



Creativity in Bloom

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 Buehler Auditorium, Naples, FL
34112 July 28, 2025
5:00 PM
Chairman Maurice Gutierrez
Ron Fowle, Kristin Hood,
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
5. Community Presentations
 - a. Application for Temporary Use PL20220006723. Zachary Lombardo, Esq.
6. Advisory Board and General Communications
7. Staff Comments
8. Public Comments
9. Next Meeting
 - a. **September 2, 2025 @ 6 p.m. FGCU/Buehler Auditorium**
10. Adjournment



WOODWARD, PIRES & LOMBARDO, P.A.

ATTORNEYS AT LAW

EST. 1971

July 23, 2025

MARK J. WOODWARD

Board Certified: Real Estate Law
and in Condominium
& Planned Development Law

ANTHONY P. PIRES, JR.

Board Certified: City, County,
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CRAIG R. WOODWARD

Senior Counsel

CAMERON G. WOODWARD

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Licensed in FL and NY

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MARCO ISLAND, FL 34145
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By email

Bayshore Community Redevelopment Authority Advisory Board

c/o Shirley Garcia

Program Manager

Shirley.Garcia@colliercountyfl.gov

Subject: Application for Temporary Use

To the Bayshore CRA Advisory Board:

This firm represents the applicant.

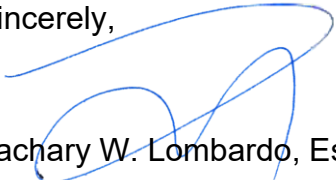
Pursuant to section 5.04.05.E. of the Collier County Land Development Code, Becky Colbert, Administrator of the Thomas Burgess GST Trust dated December 18, 2020, the applicant and property owner of Collier County Parcel Numbers 7158025008 and 71580260001 (the "Property"), is applying to the Board of County Commissioners of Collier County for a temporary use permit for the valet parking of cars on the Property to provide parking relief for the Bayshore community for a period of 1 year with month-to-month extensions pursuant to the attached concept plan and subject to the following conditions:

1. All entry onto the Property and parking will be performed by valets;
2. All parking shall be as shown on the attached concept plan (the "Concept Plan");
3. The valet stand shall be located as specified on the attached concept plan (which is approximately 133 feet from Bayshore Drive);
4. The maximum number of cars to be parked shall be 84;
5. The maximum number of days per week for use of the parking shall be 6;
6. The hours of operation shall be 11:00 a.m. to 12:00 a.m.; and
7. After the initial 1 year, provided the Site Development Plan PL20220006723 is still active and/or issued and until building permits pursuant to Site Development Plan PL20220006723 are issued, the applicant may extend this temporary approval month to month.

This temporary use is planned to address parking shortages in the Bayshore community and is temporary as it is planned to be replaced by the improvement contemplated in Site Development Plan PL20220006723, which includes public parking. The current shortages can be seen by code enforcement cases involving parking in the Bayshore community.

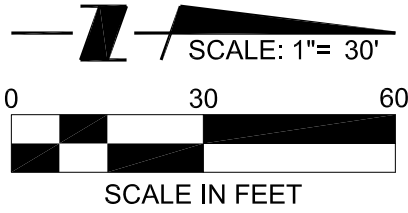
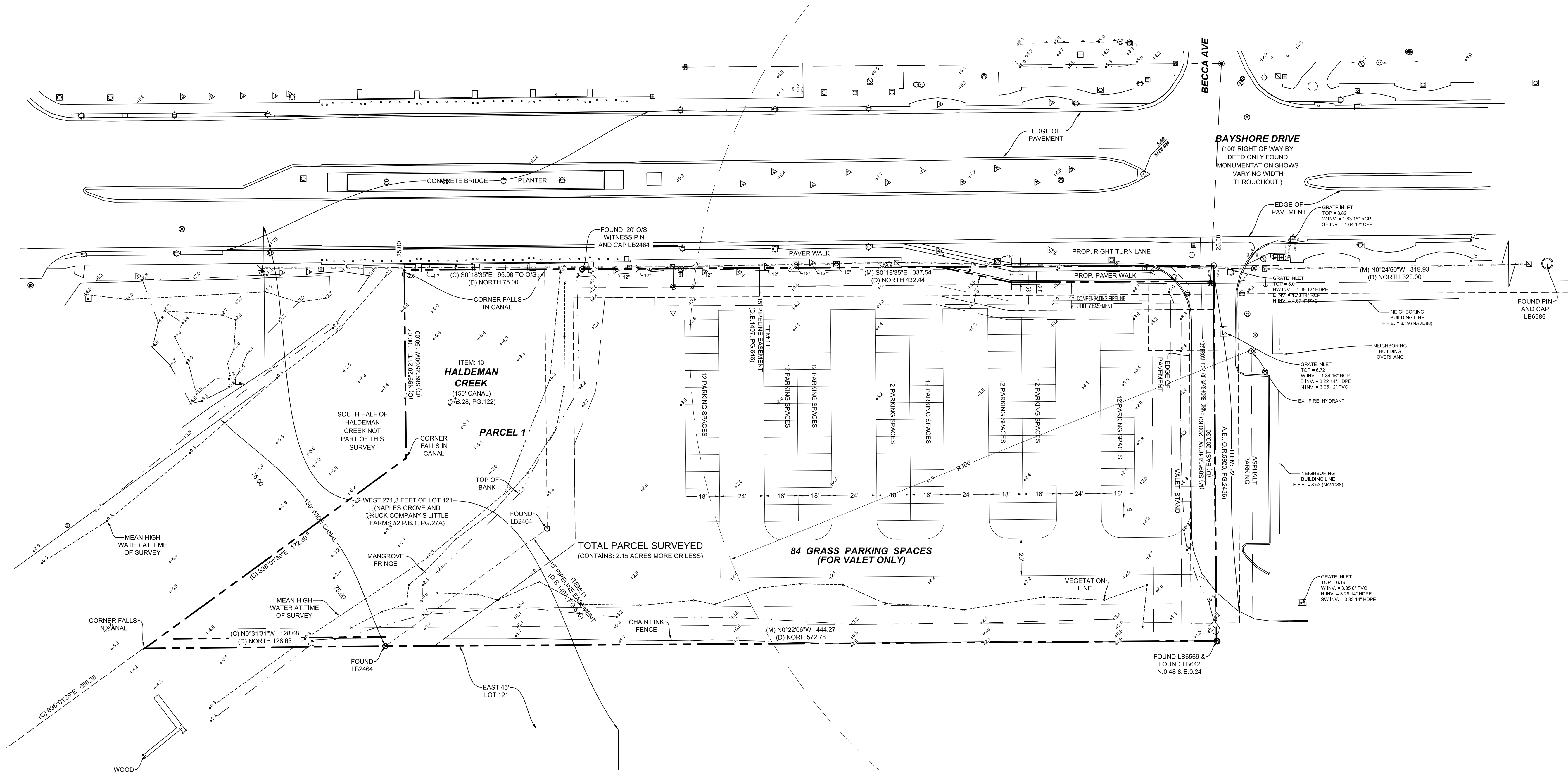
The owner of the Property respectfully requests your recommendation of approval.

Sincerely,



Zachary W. Lombardo, Esq.

Copies to: A. Patterson, J. French, M. Bosi



- SYMBOL LEGEND:**
- = CLEANOUT
 - = GRATE INLET
 - ◊ = MITERED END
 - ⊙ = STORM MANHOLE
 - ⊙ = YARD DRAIN
 - ⊙ = GUY ANCHOR
 - ⊙ = WOOD POWER POLE
 - ⊙ = CONCRETE POWER POLE
 - ⊙ = ELECTRIC PANEL
 - ⊙ = HANDHOLE
 - ⊙ = LIGHT POLE
 - ⊙ = ELECTRIC MANHOLE
 - ⊙ = ELECTRIC METER POLE
 - ⊙ = ELECTRIC RISER
 - ⊙ = TRANSFORMER PAD
 - ⊙ = GAS VALVE
 - ⊙ = GAS VALVE
 - ⊙ = CABLE RISER
 - ⊙ = GAS RISER
 - ⊙ = TELEPHONE RISER
 - ⊙ = TELEPHONE MANHOLE
 - ⊙ = IRRIGATION CONTROL BOX
 - ⊙ = SPRINKLER HEAD
 - ⊙ = WATER BLOW-OFF
 - ⊙ = FIRE HYDRANT
 - ⊙ = GATE VALVE
 - ⊙ = WELL
 - ⊙ = MONITORING WELL
 - ⊙ = WATER METER
 - ⊙ = WATER RISER
 - ⊙ = MAILBOX
 - ⊙ = PILING
 - ⊙ = SIGN
 - ⊙ = PALM TREE
 - ⊙ = OAK TREE
 - ⊙ = ORNAMENTAL TREE
 - ⊙ = PINE TREE

TEMPORARY VALET PARKING SITE PLAN

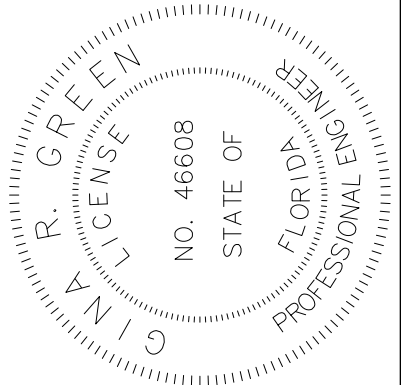
SCALE: 1"=30'

- GENERAL SURVEY NOTES:**
- BEARINGS ARE BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE (NAD83) WITH THE WEST RIGHT OF WAY LINE OF BAYSHORE ROAD BEING NORTH 00°26'41" WEST.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM, 1988 (N.A.V.D.).
 - LINES SHOWN OUTSIDE OF THE LAND DESCRIBED ARE FOR REFERENCE USE ONLY AND WERE NOT SURVEYED.
 - PROPERTY LIES WITHIN FLOOD ZONE AE 7.0 PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL #120067 0304 H DATED MAY 16, 2012.

- LEGEND:**
- A.E. = ACCESS EASEMENT
 - BM = BENCHMARK
 - C.L. = CENTERLINE
 - C.U.E. = COUNTY UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - EL. & ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - O.R.L. = OFFICIAL RECORDS BOOK
 - P.B. = PLAT BOOK, D.B. = DEED BOOK
 - P.G. = PAGE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - P = PLAT, M = MEASURED, C = CALCULATED, F = FIELD
 - (S.I.P.) SET 5/8" IRON PIN & CAP STAMPED LB-8479
 - (F.C.M.) FOUND IRON PIN & CAP STAMPED AS SHOWN
 - (F.C.M.) FOUND CONCRETE MONUMENT
 - (F.N.D.) FOUND PK NAIL & DISK STAMPED

- GENERAL NOTES:**
- TEMPORARY PARKING LOT WILL BE VALET ONLY. NO PUBLIC ACCESS WILL BE ALLOWED.
 - EXISTING LOT IS CLEARED AND GRASSED. NO VEGETATION WILL BE REMOVED TO ALLOW FOR PARKING OF CARS.
 - 84 TOTAL CARS WILL BE ALLOWED TO PARK IN THIS LOT.
 - TEMPORARY USE WILL TERMINATE WHEN CONSTRUCTION COMMENCES FOR SAID PARCELS.

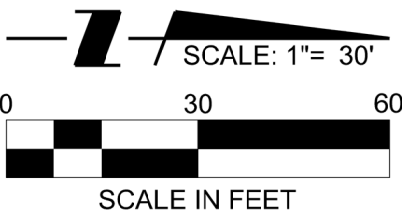
REVISIONS		NO.	DESCRIPTION	DATE
DRAWN BY :	GRG			
CHECKED BY :	GRG			
DATE :	JUNE 2025			
SCALE :	1"=30'			
PROJECT NO.	250603			
DWG FILE:	BRKES PARK LOT			



GINA R. GREEN, P.A.

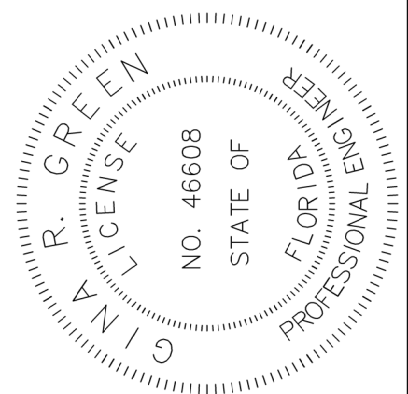
CIVIL ENGINEERING
3310 1ST AVE. N.W.
NAPLES, FLORIDA 34120
(239) 348-0500 FAX (866) 720-4923
APPROVED: DATE:

PREPARED FOR:	THOMAS BURGESS GST TRUST
PROJECT:	BURGESS COMMERCIAL SITE BAYSHORE BLVD
SHEET:	1 OF 1
COPYRIGHT:	2025 BY GINA R. GREEN, P.A. ALL RIGHTS RESERVED



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-  = CLEANOUT
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 -  = ORNAMENTAL TREE
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DRAWN BY : GRG		REVIEWS	
CHECKED BY : GRG	NO.	DESCRIPTION	DATE
DATE : JUN 2025			
SCALE : 1" = 30'			
PROJECT NO. 250603			
DWG FILE: BIRKSS PARKING LOT			



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THOMAS BURGESS GST TRUST
BURGESS COMMERCIAL SITE
BAYSHORE BLVD
TEMPORARY VALET PARKING LOT
BY GINA R. GREEN P.A. ALL RIGHTS RESERVED

SHEET: 1 OF 1

SCALE: 1"=30'

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5.04.05 - Temporary Events

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A.

Special Events. This section establishes the location and development standards for special events, including temporary market events, sales and promotional events, and sports, religious, community events, and events in County right-of-way.

1. Standards applicable to all special events.

a. Sanitary facilities shall be provided for the duration of the event. Proof of consent by business management shall be provided if permanent business restrooms are to be used.

b. Safe ingress and egress shall be provided to the site, including emergency access measures.

c. A maximum of 25 percent of the vehicular use area may be occupied or otherwise rendered unusable by the placement of temporary structures, equipment, and merchandise associated with the special event, unless equivalent additional off-site parking is provided.

d. The minimum required number of handicapped parking spaces for the site pursuant to LDC section [4.05.07](#) shall not be used for the special event.

e. In support of the special event, temporary structures, equipment, merchandise, and signage may be placed on the site subject to the approval of a site diagram depicting the locations of principal structures, parking, temporary structures, and signage.

i. Temporary signage shall be subject to the restrictions set forth in LDC section [5.04.06](#).

ii. All temporary structures, equipment, merchandise, or placement and parking of vehicles in conjunction with the special event shall be located in a parking lot or open space at least 10 feet from the property line, except events in County right-of-way that are approved in accordance with LDC section [5.04.05](#) A.5. All temporary structures, equipment, merchandise, or placement and parking of vehicles in conjunction with the special event shall be removed at the conclusion of each event.

iii. A building permit may be required for the erection of temporary tents or structures.

f. See Collier County Code of Laws Sections 118-102 and 118-131 to 118-155, or successor sections, for additional standards related to solid waste and recycling collection.

g. No sales, advertising, or other activity related to the special event shall be permitted in the public right-of-way in accordance with Collier County Code of Laws Section 26-1, or successor sections, unless approved in accordance with LDC section [5.04.05](#) A.5.

h. Application. The Administrative Code shall establish the procedural requirements for special events.

2. Temporary Market Events. A Temporary use permit is required for temporary market events to allow for the temporary sale of retail products which may not normally be available in non-residential zoning districts. Temporary market events shall be defined as a single- or multi-vendor event where vendors sell goods or personal services directly to the public, such as, but not limited to: farmers markets, art fairs, and craft fairs.

a. Location. Temporary market events are allowed on improved or unimproved non-residential properties. For temporary events on Collier County Property, see LDC section [5.04.05 D](#).

b. The **applicant** shall provide a letter from the property owner or property manager granting permission to utilize the subject property for the temporary market event during the requested time period.

3. Sales and Promotional Events.

a. A temporary use permit is required for temporary sales and/or promotional events on non-residential property, such as grand openings, going out of business sales, special promotional sales, **sidewalk** sales, overstock sales, tent sales, or other similar uses for sales and promotional events related to the **principal** activities in operation at the subject property, unless otherwise provided for in this section.

b. Temporary use permits for sales may be issued to the owner(s) of a commercial establishment, or to the tenant(s) operating within a commercial establishment with the approval of the property owner or property manager, provided said tenant provides documentation of a current annual lease with the property owner. Uses permitted by an approved temporary sales permit shall be operated by the property owner or tenant(s), except as provided for in LDC sections [5.04.05 A.3.e](#). and [5.04.05 A.3.f](#). below.

c. Temporary use permits for sales shall be restricted to those zoning districts in which the sale of the items would normally be permitted. Further, the sales activity permitted by the temporary use permit shall be related to the principal commercial activities in operation on the subject property, except as provided for in LDC sections [5.04.05 A.3.e](#). and [5.04.05 A.3.f](#). below.

d. Special event temporary use permits for Sales and Promotional Events shall not be issued for unimproved properties, with exception to pre-construction ground breaking events with a valid **development order**.

e. The County Manager or designee may issue temporary use permits for satellite locations subject to the applicable restrictions set forth in this section, provided the **applicant** currently operates a business from a permanent, approved commercial location within the County. Additionally, the purpose of the temporary sale shall be the same as the principal purpose of the existing commercial business of the **applicant**.

f. The County Manager or designee may, in determining a specific benefit to the public, grant a temporary use permit to facilitate the sale of an item or items not generally available within a specific planning community, subject to the applicable restrictions set forth in this section.

4. Sports, religious, and community events.

- a. A temporary use permit is required for sports, religious, community, or other similar events sponsored by profit, nonprofit, charitable, civil, or membership organizations, on lands not specifically developed and approved for such activities on a regular basis.
- b. Temporary use permits of this type may, in support of the use being permitted, include a **mobile home** as an office, but not for residency.
- c. Temporary use permits in this category shall be restricted to those zoning districts in which the use would be compatible, unless otherwise approved by the Board of County Commissioners via a public petition request.
- d. The County Manager or designee shall accept, without fee, temporary use permit applications for sports, religious, community, or other similar events, upon presentation of documentation that the sponsor of the event is a bona fide nonprofit organization and the event is intended to benefit the community at large or a specific group of individuals. Two such events per calendar year per organization are eligible for this permit.

5. Events in County Right-of-Way.

- a. A temporary use permit shall be required for events which take place in any County right-of-way.
- b. The temporary use permit application shall be submitted at least 120 days prior to an event that requires Hearing Examiner or Board approval or 60 days prior to an event that requires administrative approval.
- c. At a minimum, temporary use permit applications for events shall be reviewed by the following Collier County departments, divisions, and outside agencies:
 - i. Collier County Growth Management Department shall determine compliance with all applicable requirements.
 - ii. Collier County Sheriff's Office shall determine whether any additional security or police service is necessary.
 - iii. The applicable Fire District shall determine whether any additional fire service is required.
 - iv. Emergency Medical Services shall determine whether any additional medical services are required.
 - v. Collier County Bureau of Emergency Services shall determine whether additional crowd control is required.
 - vi. Collier County Risk Management shall determine whether additional insurance or bonds are required for the event.
- d. Any event that necessitates the use of the right-of-way of any arterial or collector roadway, or any event which necessitates closing all or part of any County right-of-way between the hours of 7:00 AM through 9:00 AM or 3:30 PM through 6:30 PM shall require review and approval at a public hearing of the Hearing Examiner or Board of County Commissioners. Public notice shall be in accordance with LDC section [10.03.06](#) Z. Any appeal from a Hearing Examiner decision shall be to the Board of Zoning Appeals.

e. Events that do not require a public hearing as set forth in LDC section [5.04.05](#) A.5.d above, shall be reviewed by the County Manager or designee. Any appeal from an administrative determination shall be to the Hearing Examiner or Board of Zoning Appeals, as applicable.

f. Criteria for review:

i. The applicant has complied with all required criteria on the permit application form.

ii. Sufficient support personnel, including certified crowd managers are available to assist in the conduct of the event.

iii. Adequate support facilities are available for the event including, but not being limited to, parking, refuse collection, sanitation, and lighting.

iv. No conflict exists with the requested event and other approved and previously scheduled events.

v. Crowd size has been determined to be a manageable size for the proposed event and site.

vi. The event is generally compatible with the character of the surrounding area.

vii. The applicant complied with the terms and conditions of any previously approved permits.

g. Applications shall include a site plan and route map that shows the proposed route of the event, areas of assembly or dispersal, parking areas, location of temporary signs, maintenance of traffic signs (such as detour signs, barricades, or cones), stationing of any crowd managers, officers, or flag persons, temporary detours to be utilized by the public, and all temporary construction or structures (stages, booths, water and toilet facilities, etc.).

h. The placement and location of maintenance of traffic signs shall be in accordance with the Federal Manual on Uniform Traffic Control Devices, as amended, and FDOT's Roadway and Traffic Design standard plans.

i. Certified crowd control managers shall be provided at a minimum ratio of one per 250 participants or attendees. Hiring of off-duty law enforcement officers shall satisfy the requirement for certified crowd control managers.

j. The County Manager or designee may revoke a temporary use permit if it is determined that any condition or stipulation has been violated, that the approval was in error or based on inaccurate information, or that the use negatively impacts the surrounding uses or poses a safety hazard, or otherwise is negatively impacting the safety, health or welfare of the general public.

B. Temporary seasonal sales. A temporary use permit may be issued for seasonal and holiday related temporary sales subject to the following restrictions.

1. Temporary use permits for seasonal sales may be issued only for the following seasonal/holiday related items:

- a. Christmas trees.
 - b. Fireworks, as allowed by F.S. Chapter 791 and subject to the issuance of an approved permit by the jurisdictional fire district.
 - c. Pumpkins.
2. Temporary use permits for seasonal sales may be issued on improved or unimproved properties.
3. The **applicant** shall provide a letter from the property owner or property manager granting permission to utilize the subject property for the temporary seasonal sales.
- C. Garage sales. A permit is required for garage sales, lawn sales, and other similar temporary sales to be held at private homes, **churches** and other places of worship, community centers, or other nonprofit residentially zoned institutions.
- D. Temporary events on Collier County property:
- 1. A Board approved agreement shall be required for temporary events on all Collier County parks, facilities, and other property. A temporary use permit shall not be required.
 - 2. Signage for temporary events on Collier County property shall comply with LDC section [5.04.06](#) Temporary Signs.
 - 3. The **applicant** shall coordinate with emergency medical services, fire districts, and Collier County Sheriff's offices to determine the appropriate level of coverage required for the event.
- E. Temporary Uses, not elsewhere classified. At the direction of the BCC, the County may, from time to time, be called upon to allow certain uses for specific periods of time. After public hearing, the County Manager or designee may issue a Temporary Use Permit upon receipt of satisfactory evidence that all stipulations and/or requirements have been satisfied.
- F. Temporary event time limits.
- 1.

Table 5.04.05 F.1. - Temporary Event Time Limits

Temporary event type	Maximum number of event days allowed for each permit	Maximum number of event days allowed per calendar year per location
Temporary market events	13	52 ¹

Temporary event type	Maximum number of event days allowed for each permit	Maximum number of event days allowed per calendar year per location
Sales and promotional events	14	28 ^{2, 3}
Sports, religious, and community events	14	28 ^{2, 3}
Temporary seasonal sales	35	105
Garage sales	2 ⁴	4
Temporary events on Collier County property	As approved in accordance with LDC section 5.04.05 D .	
Temporary uses not elsewhere classified	As approved in accordance with LDC section 5.04.05 E .	

¹ Maximum consecutive event days shall not exceed two event days at any one location.

² Extension. Temporary use permits for sales and promotional events and sports, religious, and community events may be extended up to an additional four weeks when approved by the Board of County Commissioners at a regularly scheduled public meeting. Such approval may be subject to stipulations and additional constraints which shall be noted as conditions of the permit and the permittee will be required to sign a notarized agreement to abide by such conditions.

³ For multiple occupancy **parcels** with ten or more tenants the total duration of all such events shall not exceed 42 event days per calendar year.

Temporary event type	Maximum number of event days allowed for each permit	Maximum number of event days allowed per calendar year per location
⁴ The County Manager or designee may issue one 2-day permit for such events during each 6-month period.		

(Ord. No. 10-23, § 3.FF; Ord. No. 13-56, § 3.P; Ord. No. 14-33, § 3.Q; Ord. No. 14-40, § 2.C; Ord. No. 15-28, § 2; Ord. No. 16-27, § 3.P; [Ord. No. 20-44](#), § 3.G)