



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

September 2, 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. Consent Agenda (Attachment 1) **Action Item**
 - a. June 3, 2025, Meeting Minutes (Page 1-9)
 - b. July 28, 2025, Special Meeting Minutes (Page 10-17)
 - c. Financial Report (Page 18-24)
6. County Agencies and Presentations:
 - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
 - b. NICKS RESTAURANT & HOUKA LOUNGE INC Presentation PL20240010093& PL20250006272. Naples Workforce Housing Mixed-Use MPUD Canon Sandora, P.E **Action Item** (Page 25-33)
 - c. Development Report by Laura DeJohn, Johnson Engineering (Page 34-58)
7. Old Business
 - a. Project Manager Update
 - b. Bayview Park Update
 - c. 17 Acres Solicitation
8. New Business
 - a. New Board Application: Donald Romoser **Action Item** (Page 59-60)
9. Advisory Board and General Communications
 - a. Public Comments
 - b. Correspondence
10. Staff Correspondence
 - a. Coastal and Canal Cleanup (Page 61)
11. Public to be Heard (Non-Agenda Items)- **Note, any item brought up must limit time to 3 minutes or less.**
12. Next Meeting
 - a. **October 7, 2025 @ 6 p.m. Tuesday FGCU/Buehler Auditorium**
13. Adjournment



June 3, 2025, Meeting Minutes

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD
MINUTES OF JUNE 03, 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: Maurice Gutierrez, Al Schantzen, Kristin Hood, Sam Saad Jr. and Ron Fowle, Jr. Excused Absence, Mike Sherman and Steve Rigsbee.

Staff present in Person:

John Dunnuck, CRA Director
Shirley Garcia, CRA/MSTU Manager
Tami Scott, CRA/MSTU Project Manager
Kizzie Fowler, Administration Assistant
James Talano, Advisory Board Member, Zoom Participant
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 Maurice Gutierrez to accept the agenda; second by Kristin Hood; approved unanimously. 6-0

Motion made by Maurice Gutierrez to accept board members on zoom to vote; second by Al Schantzen; approved unanimously. 6-0

CRA Action: Shirley Garcia commented to add under new business, executive director project report.

CRA Action: Shirley Garcia commented on the board making a motion to Item 9b. FRA Conference 2025, on how many members the board would like to send to the conference. Also, the board would like to send an MSTU board member to the conference as well.

CRA Action: Al Schantzen commented on adding to new business a item under 9E, to make a motion to the CRA making complaints to Code Enforcement.



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CRA Action: Shirley Garcia commented on adding to old business an agenda item for the purchase of 2016 & 2032 Pineland Ave. To review appraised value vs how much owners are asking for the property.

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

Paul Gower commented that the House of Cities on the corner of Danford has been under construction for 5-7 years and is not completed. How is that possible?

Shirley Garcia commented that through extensions, and every time the owner gets an inspection, it gives him another 6 months to follow the compliance of the permits that he has for the construction. Mrs. Garcia commented that the owner has been following that permit and it has not expired without his knowledge. Mrs. Garcia commented that the owner has not failed to continue moving forward with his inspection.

VI. Approval of Consent Agenda:

CRA Action: Motion made by Al Schantzen to accept May 6, 2025, meeting minutes; second by Ron Fowle Jr.; approved unanimously 6-0.

CRA Action: Motion made by Al Schantzen to accept the Financial Report; second by Ron Fowle Jr; approved unanimously 6-0.

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 the sheriff department is continuing speeding and speed traps on Bayshore Drive and along Shadow Lawn. Mrs. Garcia noted that the sheriff department is issuing out speeding citations in those areas.

b. Collier County Wastewater Robert Von Hole Director, Anthony Milden, Chief Operator

Robert Von Hole Director commented on questions that the wastewater department received from the Danford community. Mr. Von Hole discussed what guarantees you have to ensure the pump station will not go out during a hurricane. Mr. Von Hole commented that Wastewater cannot make guarantees for events out of their control, such as natural disasters. Mr. Von Hole commented that wastewater sends someone out where there is a flooding situation, as soon as the winds calm down. Mr. Von Hole commented that the wastewater department operates under the same protocol, as the police and fire department. Mr. Von Hole commented that there are monthly operational inspections of all pump stations with correct action activities being promptly addressed to ensure continuous complaint operations. Mr. Von Hole commented that the department takes steps in other ways to minimize impacts during a hurricane. Mr. Von Hole commented that the wastewater department maintains a fleet of portable generators for post-event response to pump stations operating during utility power outages. Mr. Von Hole



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commented that the department cannot check private assets. Mr. Von Hole discussed if the waste water partnering with the CRA for any improvements on Danford St. Mr. Von Hole commented that with the manholes and cleanups, the department is bringing up new standards which will raise them higher. Mr. Von Hole commented that in 9 months, the department will start its process in completing some additional stations for those manholes and cleanups.

Anthony Milden commented that waste water department would like the public to understand that stormwater systems and sewer systems are completely separate. Branimir Brankov asked the wastewater staff, how involved in the planning or the renovation for the planning of Danford Ave?

Shirley Garcia commented that wastewater is reviewing their portion of the design, to make sure it meets PUD standards and requirements.

John Dunnuck commented that as partner with Road Maintenance with city of Naples, the process of replacing the lines for the sewer. Mr. Dunnuck commented that there are a lot of lines smaller than they want, but they are part of the design for the road maintenance project. Mr. Dunnuck commented that road maintenance will bring the road on Danford Ave back to its original standards. Mr. Dunnuck commented that a sidewalk is in the process of being placed on the North side along Danford St. Mr. Dunnuck commented that the position of the sidewalk fits in alignment with where the current sidewalk is in longer terms.

Al Schantzen commented that skipping over capital which the storm water project becomes a capital, because it takes a lot of engineering to get it to the right direction, the project becomes a capital item.

Cathy Shaw commented that storm water maintenance was promised to the community.

Shirley Garcia commented that a design for storm water is carefully being evaluated. Mrs. Garcia commented that it is very hard to put a stormwater system in an area that is below the level for the road. Mrs. Garcia commented that CRA don't pay for items unless it is received according to the county policies. Mrs. Garcia commented that storm water evaluated how much would help the valve, since it was on back order, it gave engineers time to review the design. Mrs. Garcia commented that the majority of the engineers say you would waste \$10,000 if you purchased the item. Mrs. Garcia commented that now the project is being reevaluated with different options for the stormwater maintenance portion of the project. Mrs. Garcia commented that storm water would like to re-look at and revisit it, but the valve that on back order in Germany never came in, and it would have been a waste of money.

Kristin Hood commented on the work that road maintenance performed on Shadowlawn.

c. Danford St Residents' Concerns

Cathy Shaw commented that Bayview Parks is being misused. It has unauthorized commercial operations, and unloading and offloading of the semi-trucks that constantly travel on Danford St. Mrs. Shaw commented that the semi-trucks are



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ripping the road apart on Danford St. Mrs. Shaw asked a question of who gives permission for jet skis to be rented out in the park?

Jaime French commented that the city of Naples owns that property and it is leased to numerous peoples. Mr. French commented that Board of Commissioners is elected to promote business that support tourism. Mr. French committed that this was a decision made by the elected body and he is unable to go against what is in place by the board.

Cathy Shaw commented that once parking was placed down the county park to be able to bring more people in the area, the front of Danford became a gateway to the park

Jaime French commented that once all the improvements were done for the street side parking that was paid by the CRA, it became more popular. Mr. French commented that the department has meet with marine industry associations, in which they stated their concern for the park. Mr. French commented that the county is fully aware of the enjoyment of Danford St, and they want to protect it, however, Bayview Park is a county facility and taxpayers as well so that other residents can have access to the park.

Cathy Shaw asked if it is okay for contractors that are doing work on the island to have their construction guys park their material in the area.

Jaime French commented that he cannot stop the construction workers from parking on Danford St.

Branimir Brankov commented that the community is asking for the county to enforce the rules that is posted in the park.

Jaime French commented that the park has a Park Ranger that monitors the site until 10pm, as well as code enforcement. Mr. French confirmed that there are staff checking the parks every night. Mr. French commented that code enforcement is going to continue following the law based on manpower and the assets that is given the community concerns. Mr. French commented that he will look into putting a gate back at the park to help with the control of traffic. Mr. French commented that he will being looking at the upcoming project for Danford St and see what can be put together to help the Danford community. Mr. French commented that the recreational boat park has the least number of restrictions. Mr. French commented that he will be working with road maintenance, code enforcement and the sheriff department to enforce more regulations for the park. John Dunnuck commented on how effective the sheriff department were for the Memorial Day weekend in Bayview Park and Hamilton.

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

Adam Collier discussed the code enforcement department. Mr. Collier commented that the department is starting to see compliance in the areas. Mr. Collier commented that there are roughly 200 active cases in the Bayshore area. Mr. Collier commented that code enforcement has had 21 cases in the Bayshore area within the last 10 days. Mr. Collier commented that he has put out a goal for



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the team to look for health safety welfare-related cases. Mr. Collier commented that he has spoken with the owner of the Farmers Market about code regulations and explained that code enforcement will be out, issuing tickets for any violations. Mr. Collier commented that code enforcement has reached out to Sunshine Motorsports and has issued a notice of violation. Mr. Collier explained that the owner was given 20 days to submit paperwork. If he doesn't submit the paper work, code enforcement is going to start processing for a hearing.

Al Schantzen commented that the 2016 list of codes was starting to disappear from the list.

Mr. Collier commented that because a lot of them get close. Mr. Collier commented that the report will only show up with lists that are open.

e. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn discussed the upcoming development plans for the county. Mrs. DeJohn commented that Bayshore RPUD PL20250003048, Subdivision to create 60 single-family lots and off-site improvements/design relating to roadway and utilities. Mrs. DeJohn commented that Schilling Lot Line Adjustment (LLA) PL20250000656, fourth application submitted. Mrs. DeJohn commented that Brookside MPUD PL20240010963, has site improvement with additional documents submitted on 5/13/2025. Mrs. DeJohn commented that Huey Magoos PL20240009817, staff issued second comment letter on 5/20/2025. Mrs. DeJohn commented that Bayview Boatyard MPUD PL20250016022, applicant proposes marina and boat storage on the north side of street and mixed-use buildings and parking on south side of street. Mrs. DeJohn commented that Palm Street Hotel PL20240007366, staff issued comment letter on 4/29/2025. Fourth application submitted on 5/09/2025, staff issued an incomplete submittal letter on 5/12/2025 and applicant hosted community meetings at BCC Chambers on 5/21/2025. Mrs. DeJohn commented that Bayshore Dr Single Family Homes PL202400009862, construction plans and plat application for three fee-simple single-family lots. Mrs. DeJohn commented that 2400 Davis Blvd Commercial Building PL20250003737, 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. Mrs. DeJohn commented that Pine Street Car Wash PL20230001721, applicant submitted a revised site plan, and transportation, deviation request on 5/09/2025. Deviation and Site Development Plan approved on 5/21/2025. Mrs. DeJohn commented that Verizon PL20250000302 submitted second applicant on 4/24/2025 & 5/13/2025. Request for insubstantial change for ground work only, to install Verizon concrete pad and stairs. Mrs. DeJohn commented that Windstar on Naples Bay-Fitness Center PL20240013453 submitted third application on 4/21/2025. Staff issued third comment letter on 5/14/2025. Fourth application submitted on 5/14/2025. Request to add a fitness center as a second story to the existing cart barn building at Windstar County Club. Mrs. DeJohn commented that Justin's Village Replat PL20240007734, staff issued first comment letter on 4/28/2025. Mrs. DeJohn commented that 2625



Davis Blvd PL20250004509, zoning verification letter issued on 5/17/2025. Mrs. DeJohn commented that 3226 Van Buren Ave PL20250002219, zoning verification letter issued on 4/29/2025.

VIII. Old Business:

a. Project Manager Current Projects Update Report

Tami Scott Project Manager discussed project updates. Mrs. Scott commented that the crosswalk studies contract has been signed. Notice to proceed has been issued. Mrs. Scott commented that the contract for the consultants Atkins and its 2 contracts, one for Shadowlawn and Bayshore, have already put devices on the street. The devices are cameras attached to the poles on the street. Mrs. Scott commented that the boardwalk. Mrs. Scott commented that we are in the 127th day of the boardwalk construction. Mrs. Scott commented that last month she met with some contractors to start the pilings. Mrs. Scott commented that the contractors are using a structure of 12 by 12 free cast concrete pilings 40 feet long. However, last week when a test plan was done, there was a glitch. The glitch was having logistics from trying to figure out how they was going to construct a section of the boardwalk that goes out over the water. Mrs. Scott commented that the problem was that the crane that the contractor was using was not able to access from the shoreline to install the pilings. The crane is too large, and it does not have the power to get over the shoreline. Mrs. Scott commented that the only way to solve this problem was to build a work area adjacent to the bridge. Mrs. Scott commented that the contractors would need to fill the water area with stones and molding mats so that the crane was able to reach across the waters. However, the team does not have an environmental permit to perform it. Mrs. Scott commented that the other option was to change the material of what the contractors were using to a marine grade coated concrete pile. Mrs. Scott commented that a meeting with Johnson Engineering has been scheduled to decide on what options were best for the project. Mrs. Scott commented that the team has decided to go with the changing the material out to wood, because it would require any permits. Mrs. Scott commented that this is a 4to6 weeks plan. Mrs. Scott commented that regardless of the decision made she was going to go forward with putting a stop work on the contract until the team has the correct tools for the project.

b. CRA/MSTU Manager Update Report

c. Purchase 2016 & 2032 Pineland Ave **Action Item**

John Dunnuck commented that the CRA looked at parcels around the Stormwater Pond in the triangle area and seen additional ones that was not in the original plans of purchasing those parcels, that may be able to be expanded. Mr. Dunnuck commented that there was an internal appraisal process done with the parcel, in which they came back with the price range of \$600,000-\$700,000 for the 2 parcels. However, when a formal appraisal was completed, the prices



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was approximately \$400,200. Mr. Dunnuck commented that the CRA is under the CBG grant and has to go with the appraised value. Mr. Dunnuck commented that a offer of \$400,200 was offered back to the owner, with the board's approval and pay closing cost. Mr. Dunnuck commented that the owner came back with an offer of \$650,000 as their final offer, however, his recommendation was not to move forward with the offer.

IX. New Business

a. Pine Street Car Wash Action Item

Al Schantzen asked Jaime French (Growth Management) when will the infrastructure and the improvements in the road start for the car wash?

Jaime French commented that the project has to go through design first, which takes a while as they go through permitting.

John Dunnuck commented that he will have a schedule in September for the start of the road project for Pine Street Car Wash.

Shirley Garcia commented that Pine Street Car Wash is on the US 41. Mrs. Garcia commented that there is also a stormwater project from Becca High and Weeks Ave. Mrs. Garcia commented that she has been getting a lot of complaints about the number of people using a cut through. Mrs. Garcia commented that she has asked Johnson Engineering to assist in addressing some of the concerns when it is brought up by the public. Mrs. Garcia commented that she knows that the site has an approved site plan, however, she would like for growth management to review the plan. Mrs. Garcia commented that if it needs to be brought before the advisory board to vote to appeal then that will be an option.

Jaime French commented that any appeal to the administrative approved site development plan would need to meet what Trinity would call warrants. Mr. French commented that you have to show that growth management missed something for an appeal.

Lisa Blackwood commented that Florida Transportation has total control of US 41. Mrs. Blackwood commented that if there is a side street that a project is adjacent to, DOT will force access to the side street, because they do not want curbs cut on US 41.

Ron Fowle Jr. commented that the traffic study for Pine Street Car Wash was done in the years 2009, 2010 & 2019. Mr. Fowle commented that the car wash was using 39 cars an hour.

Lisa Blackwood commented that the car wash got the number of cars from the lit trip generation manual.

Jaime French commented that ITS is based on national standards not unique to Naples, and that is where they find their legal sufficiency. Mr. French commented that is why our licenses certifications are geared towards the standards, because the county has to uphold the laws that legislative bodies or the adopted agencies has put in place.



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Maurice Gutierrez asked why the traffic issue for Pine Street Car Wash was not brought before the CRA board since it is in its district.

Jaime French commented no, because it is not required.

Kristin Hood commented that the advisory board has discussed doing master planning with the Gateway Triangle area. Mrs. Hood committed that there are so many projects happening in the Triangle, and she thinks that the board should seek approval from the Board of County Commissioners to give some sort of guidance as far as the timeframe.

Shirley Garcia commented that the concerns are how the project will negatively impact on the current stormwater infrastructure project that is being completed on Pine Street.

John Dunnuck commented that CRA has reservation for the road, and he doesn't see it as being a stormwater issue for the future because the reservation is set aside.

b. FRA Conference 2025 Location: Hilton West Palm Beach FL

Shirley Garcia suggested that the advisory board choose five board members and one MSTU member to attend the conference.

CRA Action: Motion made by Maurice Gutierrez for advisory board to choose five board members and one MSTU member; second by Kristin Hood; approved unanimously 6-0.

c. Christmas Decorations *Action Item*

Shirley Garcia commented that she would like the advisory board to support her in doing the bare minimum that it normally does with the purchasing of Christmas supplies.

d. Executive Director Project Report *Action Item*

John Dunnuck commented that county commissioners agreed to acquiring certain parcels on Bay Street. Mr. Dunnuck commented that the county commissioners tried to rezone the parcels since 2008, but the community pushed back. Mr. Dunnuck commented that he has spoken with the county manager, and transportation regarding the county going in to buy the rest of Bay Street, then reroute the entrances to Bayview Park off Bay streets and culver sack the end of Danford Street. Mr. Dunnuck commented that this will probably increase the property value in Danford Street, because now you're not dealing with a boat launch at the foot of your street. Mr. Dunnuck commented that the county would have to buy 5 or 6 parcels for the plan to go forward. Mr. Dunnuck commented that he has contacted some of the residents that reside at the end of Danford Street, and they are willing to sell. Mr. Dunnuck commented that this addresses a whole lot of issues, including access. Mr. Dunnuck commented that the result of the 2008 issue without zoning, they fed in all of the edge of the parcel, when truly the county wanted Bayview Park to be enjoyable. Mr. Dunnuck commented that this is a good time to move forward with the plans to help stop the traffic flowing through and tearing up the road on Danford St.



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Cathy Shaw asked what will happen to the property that is for sale on Danford St. if the county go forward with the plans.

John Dunnuck commented that he would use it for swaps or surplus the properties that the county buys.

CRA Action: Motion made by Maurice Gutierrez to give John Dunnuck latitude required to approach the property owners in an attempt to purchase those properties to realign the entrance to the park off of Danford Street and Bayview Street; second by Kristin Hood.; approved unanimously 6-0.

e. CRA making complaints to Code

Al Schantzen commented that he pulled up the Florida Statue that code enforcement officer may not initiate an investigation or potential violation duly by the way of an anonymous complaint.

Jaime French commented that an advisory board member cannot file a code enforcement complaint. However, as an individual you can file a complaint. Mr. French commented that it is not legally sufficient. Mr. French commented that a discussion needs to be discussed with the CRA director, county commissioners and deputy county manager about a staff making complaints for residents.

X. Advisory Board and General Communication

a. Public Comments

None

b. Correspondence

None

XI. Next Meeting: September 4, 2025 @ 6pm. Tuesday Botanical Garden
FGCU/Buehler Auditorium

XII. Adjournment: Meeting adjourned at 9:06 p.m.

Chairman, Maurice Gutierrez



July 28, 2025, Meeting Minutes

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD
MINUTES OF THE July 28, 2025, SPECIAL MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairman, Maurice Guterrez, at 5:04 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Maurice Guterrez @ 5:04pm.
- II. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Kristin Hood, Sam Saad Jr., Ron Fowle, Jr, James Talano, Steve Rigsbee and Mike Sherman.

Staff present in Person:

John Dunnuck, CRA Director
Shirley Garcia, CRA/MSTU Manager
Mike Sherman, CRA Advisory Virtual Attendance
Susan Crum Resident, Virtual Attendance
Commissioner Dan Kowal, Virtual Attendance

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

Maurice Guterrez led the Pledge of Allegiance

- IV. **Adoption of Agenda:**

CRA Action: Motion made by Maurice Gutierrez to accept the agenda; second by Steve Rigsbee.; approved unanimously. 8-0

CRA Action: Motion made by Maurice Gutierrez to allow board members to vote on zoom; second by Al Schantzen; approved unanimously. 8-0

- V. **Community Presentations**

a. Temporary Permit Use PL20220006723. Zachary Lombardo, Esq.

Zachary Lombardo, representing Thomas GST Trust, discussed issuing temporary permits to allow community parking on the site. Mr. Lombardo expressed that pursuant to the review path set forward by county staff, it was determined that the Board of County Commissioners has in their authority to approve temporary uses, but they wanted to make sure it went through a typical development review process. Mr. Lombardo expressed that a meeting was being held with fire Captain Mike Cruz, who has reviewed the plans and is awaiting a final signoff from Captain Mike Cruz. Mr. Lombardo commented that the initial plan was 80 spaces, however it has been reduced to 55 spaces to account for fire trucks access. Mr. Lombardo commented that property owners is in the process of working through a Site



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Development Plan, which later be presented to the board to build a mixed-use building that will contain a parking lot for the community within it. Mr. Lombardo said that while the company is waiting for the building to be built, it requires essential engineering and building an entire parking lot, only to tear out the parking to put in the building. Mr. Lombardo commented that there are some conditions for the plans. Mr. Lombardo explained that all the parking is to be done by valet, therefore members of the general public cannot walk on site. Mr. Lombardo said that the plans have also been reviewed by Fire Marshal. Mr. Lombardo commented that plans list 84 cars, however, the company agreed to bring it down to 55, to meet with the fire regulations. Mr. Lombardo explained that fire marshals request a maximum number of 6 days per week, and hours of operation are 11 to midnight. Mr. Lombardo commented that there is a pending site development plan that will be pending for a year while the site plan is working through the system. Mr. Lombardo commented that the building site is adjacent to the Maddox and the parking is not limited to use by Maddox. Mr. Lombardo commented that if there are other community areas that are walkable from the zone and want to use the valets, they may do so.

Steve Rigsbee noted there have been many accidents near the building site. Mr. Rigsbee also commented that there have been numerous complaints concerning the traffic flow and the problems it created near the site.

Mr. Lombardo commented that he has spoken to John Dunnick about the site. Mr. Lombardo commented that the temporary parking that the Bayshore CRA applied for was sort of definite in nature, and not a stopgap for something else. It was just to allow parking indefinitely.

John Dunnick commented that the board was asking for additional parking, and it was going to be a million over the planned budget.

Shirley Garcia commented that Bayshore CRA has a Jeepers Drive lot adjacent to the site plan, that was going to be used for construction parking, however the county would not allow construction parking on the vacant lot because it was vacant. Mrs. Garcia commented that while the CRA was going through the SDP process, they were rejected on temporary parking for all the businesses that were in need.

Mr. Lombardo commented that the building site is a commercially zoned parcel, in which there could be a parking lot and there is a final site plan that Mr. Green is working on to build the end of the day structure. Mr. Lombardo commented that half of Bayshore Drive sits on his client's property, and it would bring the cars further off the Bayshore, so that there is not presumably the issue that is being created with causing car accidents near the site. Mr. Lombardo commented that when farming season resumes, if there is no farming, it is not that there is still going to be this massive demand created by the uses of the property in this area of the



county, so the owner thinks this is better than nothing while building is being completed.

Maurice Gutierrez asked if the owner just wanted to use the vacant land to park Maddox's Park?

Mr. Lombardo commented that the site is not limited to the Maddox, therefore it could be used. Mr. Lombardo commented that there is no connection between properties.

Kristin Hood commented that there are issues with people using the wrong roads to cross the street, and asked if the building valets be able to guide people who are planning to cross the street, if the parking is to be used by other businesses along Bayshore Drive, to use the property channel to cross the street? Mrs. Hood commented that FDOT has not allowed Bayshore CRA to move the crosswalk near the building site. Mrs. Hood commented that people are crossing directly between Celebration Park and the building site for this property.

Mr. Lombardo commented that he thinks that the business can relay that to the valets. Mr. Lombardo commented that maybe there should be a map to show people where the crosswalk is located to try to improve the functionality of the Crosswalk.

Gina Green (Engineering) commented that the owner was trying to push the county to put a signal light near the crosswalk and the building site because of Celebration Park Avenue business.

John Dunnuck commented that Bayshore CRA has a survey under review right now on Bayshore and Shadowlawn to look at appropriate locations for traffic lights.

Ron Fowle asked where the valet stand be located.

Gina Green explained the location of the valet stand on their site plan. Mrs. Green commented that the valet stand sits in front of the parking lot building. Mrs. Green commented that the business has spoken with Rebecca, a neighboring business to the building site, and she is okay with the project.

Maurice Gutierrez commented that the property owner has created a parking area, without any ownership and without any income and costs. Mr. Gutierrez asked where is the value of the property that is being built?

Mr. Lombardo commented that the proposal is free, and the owner believes this to be something that will be helpful for alleviating parking and not charging anything for it.

Gina Green commented that there will be a muti story building with the building parking on the backside of the building.



Mr. Lombardo commented that a need was identified, and the property owner figured out how to do it safely.

Al Schantzen asked how does this building site plan fall underneath the land development acquisition?

Mr. Lombardo commented that the land development specifically enables the Board of County Commissioners to approve temporary uses that are not specifically temporary.

James Talano asked if there was any intent to put any additional signage up to advertise the partner?

Mr. Lombardo commented that No.

John Dunnuck commented that the Bayshore CRA is here to support businesses. The CRA wants businesses to be successful. Mr. Dunnuck commented that if the issue is not resolved in some form or fashion, it will eventually come back to the CRA down the road. Mr. Dunnuck agrees that the building site is a nice private sector. Mr. Dunnuck commented that he had met with the property owner, and they were able to go over the vision for the site. Mr. Dunnuck commented that the owner is trying to figure out the footprint to build a parking garage which could benefit the residents. Mr. Dunnuck recommended the Bayshore CRA to recommend a report for the building site after a year.

Gina Green commented that is why the Board will be handling the decisions for the building site plan.

Mr. Lombardo commented that if the board did not like paragraph 7 on the site plan, because it was approved months ago, he understands.

Shirley Garcia commented that property owners are using and selling parking spaces on their vacant lots throughout this district.

Gina Green asked if the parking lots being used by other businesses are as limited as that of the parking lot that she represents with a valet parking?

Ron Fowle asked what is going to happen when the building starts and everyone is getting used to the parking lot and all of a sudden everything stops.

Mr. Lombardo commented that at the end of the day, no one will have extra parking as the proposed parking lot plan. Mr. Lombardo commented that the property owner is planning to address all the concerns about the parking lot project.

James Talano commented that he would like to see a cross walk near the site.

Gina Green commented that temporary use as with anything gets approved or permitted in Collier County. Mrs. Green commented that if there is an issue with



parking or anything that becomes a health and welfare issue, the Bayshore CRA has the right to contact code enforcement.

Mr. Lombardo commented that if the board is not comfortable with the month-to-month extension plan, it can be limited to a certain time to see if that will be a recommendation.

Kristin Hood asked will there be any plans for mitigation?

Gina Green commented that the grass will stay as it is. Mrs. Green commented that once the building is completed, there will be full landscaping maintenance. Mrs. Green commented that there will not be a impervious surface created to shed water or to add to storm water management that's already there. Mrs. Green commented that the building would not have the general public walking in it.

Mr. Lombardo commented that the proposed building site plan does not include any landscaping or landscaping bumpers.

Maurice Gutierrez asked if the property owner is offering valet parking, why don't he offer it in lots that would not have an impact on the residents in the area?

Mr. Lombardo commented that county staff felt it was appropriate to bring the parking lot issue before the board, to be reviewed.

Shirley Garcia commented that the Bayshore CRA has the ability to put stipulations on the agreement to partner with the property owner if there is issues with public health safety, and revoke that temporary permit. Mrs. Garcia recommended the board revisit the permit every 6 months to see how the business is helping the community or if it is impacting negatively on the community or the street traffic.

Shirley Garcia asked will a turning lane be placed on the property?

Gina Green commented that per the County Commissioners, a turning lane has to be placed on the property.

James Talano commented that the building site plan is the concern of the County Commissioners, not the Bayshore CRA. Mr. Talano commented that if CRA concerns public safety and facilitating community development, what are the objectives?

Al Schantzen commented that the property owner is not following code regulations, when it comes to parking regulations. Mr. Schantzen commented that the owner of the property will be cited by code enforcement for allowing parking on a grassy surface.

Gina Green commented that it is a residential lot, it is different from a commercial lot.



Mr. Lombardo commented that there is not a code base way to get to permanent parking.

Maurice Gutierrez asked why did the property owner started the building site plan?

Gina Green commented that the business did not have temporary permitting. Mrs. Green commented that they are going through the process recommended by the County Commissioners. Mrs. Green commented that County Commissioners are asking for support from the CRA. Mrs. Green commented that what if the business wants to host an event to bring people to the Bayshore district. Wha does the district have against a business having an event that brings people to a business so that they can be successful.

John Dunnuck asked, will there be valet parking 100% of the time on the hours that the representative had described earlier? Mr. Dunnuck commented when the restaurant is full and there is no valet, how will no parking restrictions be enforced?

Mr. Lombardo commented that there is currently a fence on the property that will help control the parking restriction.

Michael Sherman commented that he thinks that the proposal should be made. Mr. Sherman commented that businesses on Bayshore Drive have experienced a huge boom in the community. Mr. Sherman commented that he thinks that the board should do this work.

James Talano made a motion to approve the creation or use of space temporarily as a parking lot, with conditions that don't advertise parking in a way that draws in parking for other businesses across the street. Mr. Talano commented that he thinks that it should be for a period of time with a review. Mr. Talano commented that maybe put a month to month for another review in 12 months and add on after.

Susan Crum, a resident of (Bayshore Drive) commented that she does not agree with the motion, because she feels that code enforcement and local law enforcement is not going to help the Bayshore Drive residents.

Mr. Lombardo commented that the building site plan for the upcoming park lot is an allowed process. Mr. Lombardo commented that the property owner is not asking for any waivers or any applicable code of sections.

Steve Rigsbee commented that he agrees to a 6-month review and does not think a temporary permit does anyone any good.

Maurice Gutierrez commented that he is concerned that there will be a downturn in the economy if the plan goes forward. Mr. Gutierrez recommended having a timeline to evaluate the temporary permit.



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Kristin Hood commented that if it was a 6-month process, that would be between January and February, in which it is the middle of the season. Kristin Hood recommends at least 8 to 9 months for a review to be done.

Mr. Lombardo reflected on the conditions of the board. Mr. Lombardo commented that the board is asking for no advertising, focusing on the way paragraph 7 was initially drafted.

Commissioner Dan Kowal commented that he will be the one making the motion on the proposed business site plan. Commissioner Kowal commented that he thinks that the plan is in an infinite stage at the moment, and there are a lot of layers to it. Commissioner Kowal commented that when it comes to welfare and public safety, it would not take a year to shut down a business. Commissioner Kowal commented that if there is a public safety issue with the project, it will be shut down in hours. Commissioner Kowal commented that the business is getting a temporary permit for a parking lot to become a permanent parking lot. Commissioner Kowal commented that the use of that property isn't going to be the same in the future for a permanent parking lot. Commissioner Kowal commented that the proposal will be to keep the people that are going to Rebecca's restaurant safe on their side of the street when parking and going to events and dinners. Commissioner Kowal commented that the proposed parking lot will free up parking on Celebration Park, so that the people will have parking again. Commissioner Kowal commented that he wants the facility director and CRA board to get all the details about the planning so everyone can come to an agreement, and that is how he will be making his motion.

John Dunnuck commented that the board will track the proposed site plan for progress.

James Talano asked if there is a 1-year plan with a month to month with an ability to extend the review. Does that go indefinitely, and how do you extend the approval.

Mr. Lombardo commented that there needs to be a capped 24 months for the review. Mr. Lombardo commented that he is proposing 4 is reduced to 55 by 4, which the fire department required, no advertisement, there is after the month to month, not to extend 24 months.

Maurice Gutierrez recommended allowing the permit to go through one season, with reviewing in April for a full understanding of how the impact would be.

Shirley Garcia commented that if there are issues prior to the review, the owner needs to be aware of it and make changes as needed. Mrs. Garcia recommended if there are any issues inviting the property owner to the next meeting if there are any changes.



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Mr. Lombardo commented that the maximum number of cars is 55 in paragraph 7. Mr. Lombardo commented that that the review is not to exceed 24 months with review by the CRA Advisory Board at the end of April. Mr. Lombardo commented that there is a new paragraph 8 the specifically confirms there is no advertisement.

CRA Action: Motion made by Maurice Gutierrez to approve the temporary building permit use; second by James Talano; approved unanimously. 5-2

VI. Advisory Board and General Communication:

VII. Staff Comments:

John Dunnuck provided an update on the Bayview Park presentation, in which he presented to the county commissioners. Mr. Dunnuck commented that the board voted 5-0 for him to proceed with the negotiations under discussion. Mr. Dunnuck commented that he asked the board to be able to utilize land swap and grants revenue sources. Mr. Dunnuck commented that the lots on 17 acres will be split, and it will be done with the property appraiser. Mr. Dunnuck commented that the survey came in, and he will be giving an update on September 2, 2025, the next board meeting. Shirley Garcia commented that there is a meeting on September 6, 2025, at 4:30pm in room K-123 Botanical Garden, regarding a rezone of residential lots on Andrew Drive for the lounge.

VIII. Public Comments

None.

IX. Next Meeting: September 2, 2025@ 6 p.m. FGCU/Buehler Audition

X. Adjournment: Meeting adjourned at 6:32 p.m.

Chairman, Maurice Gutierrez

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP			113,333.52	222,813.09-	109,479.57
REVENUE Sub Total	4,891,700.00-	4,962,218.25-		4,896,105.23-	66,113.02-
REVENUE - OPERATING Sub-Total	20,000.00-	20,000.00-		25,399.23-	5,399.23
361170 OVERNIGHT INTEREST	13,000.00-	13,000.00-		13,572.44-	572.44
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		11,826.79-	4,826.79
CONTRIBUTION AND TRANSFERS Sub-Total	4,871,700.00-	4,942,218.25-		4,870,706.00-	71,512.25-
410001 TRANSFER FROM 0001 GENERAL FUND	3,793,500.00-	3,793,500.00-		3,793,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	862,400.00-	862,400.00-		862,400.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	216,800.00-	216,800.00-		214,806.00-	1,994.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		70,518.25-			70,518.25-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,000.00	1,000.00			1,000.00
EXPENSE Sub Total	4,891,700.00	4,962,218.25	113,333.52	4,673,292.14	175,592.59
PERSONAL SERVICE	500,500.00	500,500.00		465,232.43	76,267.57
OPERATING EXPENSE	364,200.00	434,718.25	113,333.52	232,359.71	48,025.02
634210 IT OFFICE AUTOMATION ALLOCATION	15,100.00	15,100.00		15,100.00	
634970 INDIRECT COST REIMBURSEMENT	39,800.00	39,800.00		39,800.00	
634980 INTERDEPT PAYMENT FOR SERV	65,600.00	65,600.00		49,284.50	16,315.50
634990 LANDSCAPE INCIDENTALS	1,500.00	1,500.00			1,500.00
634999 OTHER CONTRACTUAL SERVICES	100,800.00	168,918.25	103,203.25	67,917.54	2,202.54-
639967 TEMPORARY LABOR	35,000.00	35,000.00			
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	10,000.00	10,000.00		4,722.16	5,277.84
640990 TOLLS				15.90	15.90-
641230 TELEPHONE ACCESS CHARGES	1,400.00	1,400.00		1,023.77	376.23
641700 CELLULAR TELEPHONE	1,500.00	1,500.00		1,373.14	126.86
641950 POSTAGE FREIGHT AND UPS	500.00	500.00		121.10	378.90
641951 POSTAGE	5,200.00	5,200.00		2,699.31	2,500.69
643100 ELECTRICITY	900.00	900.00	600.66	4,127.42	3,828.08-
643400 WATER AND SEWER	1,000.00	1,000.00	294.68	2,205.32	1,500.00-
644620 LEASE EQUIPMENT	2,000.00	2,000.00	159.14	1,750.54	90.32
644800 RENT SUPPLIES	1,000.00	1,000.00			1,000.00
645100 INSURANCE GENERAL	4,200.00	4,200.00		4,200.00	
645260 AUTO INSURANCE	500.00	500.00		500.00	
646180 BUILDING R AND M ISF BILLINGS				3,180.33	3,180.33-
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00	4,400.00	9,600.00	6,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	900.00	900.00		770.00	130.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00			200.00
646445 FLEET NON MAINT ISF PARTS AND SUBLET	200.00	200.00		69.87	130.13
646970 OTHER EQUIP REPAIRS AND MAINTENANCE		2,400.00	2,400.00	3,214.75	3,214.75-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	4,500.00	4,500.00			4,500.00
648170 MARKETING AND PROMOTIONAL				8,522.60	8,522.60-
648174 REGISTRATION FEES	200.00	200.00		1,185.00	985.00-
649000 SALES TAX EXPENSE					
649030 CLERKS RECORDING FEES ETC	9,400.00	9,400.00		1,945.23	1,454.77
649100 LEGAL ADVERTISING	1,000.00	1,000.00	1,500.00		500.00-

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00			500.00
651110 OFFICE SUPPLIES GENERAL	2,500.00	2,500.00	153.50	1,353.23	993.27
651210 COPYING CHARGES	3,000.00	3,000.00	622.29	1,294.96	1,082.75
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00		139.05	360.95
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00		131.90	1,368.10
652490 FUEL AND LUBRICANTS ISF BILLINGS	800.00	800.00		400.94	399.06
652990 OTHER OPERATING SUPPLIES	20,000.00	20,000.00		5,031.65	14,968.35
652999 PAINTING SUPPLIES	1,500.00	1,500.00			1,500.00
653710 TRAFFIC SIGNS	5,000.00	5,000.00			5,000.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	500.00	500.00		75.00	425.00
654210 DUES AND MEMBERSHIPS	2,000.00	2,000.00		604.50	1,395.50
654360 OTHER TRAINING EDUCATIONAL EXPENSES	4,000.00	4,000.00			4,000.00
TRANSFERS	3,975,700.00	3,975,700.00		3,975,700.00	
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	3,975,700.00	3,975,700.00		3,975,700.00	
RESERVES	51,300.00	51,300.00			51,300.00
991000 RESERVE FOR CONTINGENCIES	14,300.00	14,300.00			14,300.00
993000 RESERVE FOR CAPITAL OUTLAY	37,000.00	37,000.00			37,000.00

Fund 1021 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1021000000 BAYSHORE CRA PROJECT FUND			4,244,550.42	2,458,890.60-	1,785,659.82-
REVENUE Sub Total	3,999,100.00-	17,074,870.61-		4,398,048.06-	12,676,822.55-
REVENUE - OPERATING Sub-Total	24,600.00-	24,600.00-		422,348.06-	397,748.06
361170 OVERNIGHT INTEREST				211,342.24-	211,342.24
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		211,005.82-	186,405.82
CONTRIBUTION AND TRANSFERS Sub-Total	3,974,500.00-	17,050,270.61-		3,975,700.00-	13,074,570.61-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	3,975,700.00-	3,975,700.00-		3,975,700.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		13,075,770.61-			13,075,770.61-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,200.00	1,200.00			1,200.00
EXPENSE Sub Total	3,999,100.00	17,074,870.61	4,244,550.42	1,939,157.46	10,891,162.73
OPERATING EXPENSE	150,000.00	3,414,316.55	907,235.69	301,739.06	2,220,341.80
631401 ENGINEERING FEES DESIGN		357,803.23	219,227.70	96,489.44	42,086.09
634980 INTERDEPT PAYMENT FOR SERV				42,251.38	42,251.38-
634999 OTHER CONTRACTUAL SERVICES	150,000.00	2,994,774.10	652,663.63	123,594.74	2,218,515.73
639990 OTHER CONTRACTUAL SERVICE		61,739.22	34,376.48	27,362.74	
646451 LIGHTING MAINTENANCE			967.88	11,491.12	2,541.00
652990 OTHER OPERATING SUPPLIES				549.64	549.64-
CAPITAL OUTLAY	3,349,100.00	12,225,130.03	3,337,314.73	1,637,418.40	7,235,396.90
761100 LAND CAPITAL OUTLAY			550.50	1,359,107.50	1,359,658.00-
763100 IMPROVEMENTS GENERAL	3,349,100.00	12,225,130.03	3,336,764.23	278,310.90	8,595,054.90
GRANTS AND DEBT SERVICE	500,000.00	1,435,424.03			1,435,424.03
882100 REMITTANCES PRIVATE ORGANIZATIONS	450,000.00	900,000.00			900,000.00
884200 RESIDENTIAL REHAB	50,000	535,424.03			535,424.03

Fund 1021 Project 50197 Residential Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50197 BAYSHORE CRA PROJECT FUND	50,000	246,422.50			246,422.50
EXPENSE Sub Total	50,000	246,422.50			246,422.50
GRANTS AND DEBT SERVICE	50,000	246,422.50			246,422.50
884200 RESIDENTIAL REHAB	50,000	246,422.50			246,422.50

Fund 1021 Project 50198 Commercial Grants

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50198 BAYSHORE CRA PROJECT FUND		289,001.53			289,001.53
EXPENSE Sub Total		289,001.53			289,001.53
GRANTS AND DEBT SERVICE		289,001.53			289,001.53
884200 RESIDENTIAL REHAB		289,001.53			289,001.53

**Fund 1021 Bayshore CRA Projects
Fund 1021 Project 50203 Stormwater**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50203 BAYSHORE CRA PROJECT FUND	1,472,200.00	5,617,568.53	475,299.00	1,489,905.44	3,652,364.09
EXPENSE Sub Total	1,472,200.00	5,617,568.53	475,299.00	1,489,905.44	3,652,364.09
OPERATING EXPENSE		564,534.53	474,748.50	130,797.94	41,011.91-
631401 ENGINEERING FEES DESIGN		357,803.23	219,227.70	96,489.44	42,086.09
634980 INTERDEPT PAYMENT FOR SERV				1,700.00	1,700.00-
634999 OTHER CONTRACTUAL SERVICES		206,731.30	255,520.80	32,608.50	81,398.00-
CAPITAL OUTLAY	1,472,200.00	5,053,034.00	550.50	1,359,107.50	3,693,376.00
761100 LAND CAPITAL OUTLAY			550.50	1,359,107.50	1,359,658.00-
763100 IMPROVEMENTS GENERAL	1,472,200.00	5,053,034.00			5,053,034.00

Fund 1021 Project 50204 Linwood

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

Fund 1021 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50206 BAYSHORE CRA PROJECT FUND		615,756.50	16,979.00		598,777.50
EXPENSE Sub Total		615,756.50	16,979.00		598,777.50
OPERATING EXPENSE		12,679.00	16,979.00		4,300.00-
634980 INTERDEPT PAYMENT FOR SERV					4,300.00-
634999 OTHER CONTRACTUAL SERVICES		12,679.00	16,979.00		
CAPITAL OUTLAY		603,077.50			603,077.50
763100 IMPROVEMENTS GENERAL		603,077.50			603,077.50

Fund 1021 Project 50207 Bayshore Parking Lot

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

**Fund 1021 Bayshore CRA Projects
Fund 1021 Project 50208 17 Acre Site**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50208 BAYSHORE CRA PROJECT FUND	1,050,000.00	4,700,868.49	3,483,662.25	405,425.12	811,781.12
EXPENSE Sub Total	1,050,000.00	4,700,868.49	3,483,662.25	405,425.12	811,781.12
OPERATING EXPENSE		789,630.45	361,777.48	154,812.12	273,040.85
634980 INTERDEPT PAYMENT FOR SERV				40,551.38	40,551.38
634999 OTHER CONTRACTUAL SERVICES	50,000.00	727,891.23	327,401.00	86,898.00	313,592.23
639990 OTHER CONTRACTUAL SERVICE		61,739.22	34,376.48	27,362.74	
CAPITAL OUTLAY	1,000,000.00	3,911,238.04	3,121,884.77	250,613.00	538,740.27
763100 IMPROVEMENTS GENERAL	1,000,000.00	3,911,238.04	3,121,884.77	250,613.00	538,740.27

Fund 1021 Project 50254 Communications

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

Fund 1021 Project 50255 Public Art

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

Fund 1021 Project 50256 Commun. Safety Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50256 BAYSHORE CRA PROJECT FUND	576,900.00	712,799.00	189,816.43	19,469.49	503,513.08
EXPENSE Sub Total	576,900.00	712,799.00	189,816.43	19,469.49	503,513.08
OPERATING EXPENSE		15,000.00	967.88	12,040.76	1,991.36
646451 LIGHTING MAINTENANCE		15,000.00	967.88	11,491.12	2,541.00
652990 OTHER OPERATING				549.64	549.64
CAPITAL OUTLAY	576,900.00	697,799.00	188,848.55	7,428.73	501,521.72
763100 IMPROVEMENTS GENERAL	576,900.00	697,799.00	188,848.55	7,428.73	501,521.72

Fund 1021 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50258 BAYSHORE CRA PROJECT FUND	400,000.00	1,281,877.72	66,814.78	23,687.44	1,191,375.50
EXPENSE Sub Total	400,000.00	1,281,877.72	66,814.78	23,687.44	1,191,375.50
OPERATING EXPENSE	100,000.00	527,247.61	40,783.87	4,088.24	482,375.50
634999 OTHER CONTRACTUAL SERVICES	100,000.00	527,247.61	40,783.87	4,088.24	482,375.50
CAPITAL OUTLAY	300,000.00	754,630.11	26,030.91	19,599.20	709,000.00
763100 IMPROVEMENTS GENERAL	300,000.00	754,630.11	26,030.91	19,599.20	709,000.00

Fund 1021 Bayshore CRA Projects
Fund 1021 Project 50259 Multi-Modal Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50259 BAYSHORE CRA PROJECT FUND		150,000.00			150,000.00
EXPENSE Sub Total		150,000.00			150,000.00
CAPITAL OUTLAY		150,000.00			150,000.00
763100 IMPROVEMENTS GENERAL		150,000.00			150,000.00

Fund 1021 Project 50261 Housing

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50261 BAYSHORE CRA PROJECT FUND		295,200.00			295,200.00
EXPENSE Sub Total		295,200.00			295,200.00
OPERATING EXPENSE		295,200.00			295,200.00
634999 OTHER CONTRACTUAL SERVICES		295,200.00			295,200.00

Fund 1021 Project 50262 N Bayshore Enhance

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

Fund 1021 Project 50263 Complete Streets

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50263 BAYSHORE CRA PROJECT FUND		65,765.07		669.97	65,095.10
EXPENSE Sub Total		65,765.07		669.97	65,095.10
CAPITAL OUTLAY		65,765.07		669.97	65,095.10
763100 IMPROVEMENTS GENERAL		65,765.07		669.97	65,095.10

**Fund 1021 Bayshore CRA Projects
Fund 1021 Project 50270 Mini-Triangle TIF Agreement**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50270 BAYSHORE CRA PROJECT FUND	450,000.00	900,000.00			900,000.00
EXPENSE Sub Total	450,000.00	900,000.00			900,000.00
GRANTS AND DEBT SERVICE	450,000.00	900,000.00			900,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS	450,000.00	900,000.00			900,000.00

Fund 1021 Project 50271 Neighborhood Initiative

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50271 BAYSHORE CRA PROJECT FUND		320,100.00			320,100.00
EXPENSE Sub Total		320,100.00			320,100.00
OPERATING EXPENSE		320,100.00			320,100.00
634999 OTHER CONTRACTUAL SERVICES		320,100.00			320,100.00

Planning Application Status

PL20240010093

In order to view fees, you need to be signed in.

Summary

Planning Project Application Number: PL20240010093

Project Name: Naples Workforce Housing MPUD (PUDZ)

Project Type: Planned Unit Development Rezone

Application Types: Pre-Application Meeting (Status: Resubmit - Open for Uploads)
Planned Unit Development Rezone (Status: Resubmit - Open for Uploads)

Application Status: Resubmit - Open for Uploads

Date Entered: 08/26/2024

Property Owner's Full Name: NICKS RESTAURANT & HOUKA LOUNGE INC

Project Description: The property owner would like to rezone 2632 Andrews Drive to C-3 zoning. The property owner also owns the adjacent parcel to the south, 3091 Tamiami Trl. East, which is zoned C-3, and would like to rezone 2632 Andrews Drive to have the same zoning so that both properties can be developed as one project.
COMPANION GMPA - PL20250006272- 3091 Tamiami Trl. E Workforce Housing (GMPA)-Parker Klopff, Planner

Planner: Laura DeJohn VEN

Planner Email: Laura.DeJohn@colliercountyfl.gov

Locations

Application Types (Click to See Reviews)

Inspections

Conditions

Documents & Images

Planning Application Status

PL20250006272

In order to view fees, you need to be signed in.

Summary

Planning Project Application Number: PL20250006272

Project Name: 3091 Tamiami Trl. E Workforce Housing (GMPA)

Project Type: Growth Management Plan Amendment Adoption

Application Types: Pre-Application Meeting (Status: Resubmit - Open for Uploads)
Growth Management Plan Amendment Adoption (Status: Resubmit - Open for Uploads)

Application Status: Resubmit - Open for Uploads

Date Entered: 05/27/2025

Property Owner's Full Name: NICKS REST & HOUKA LOUNGE INC # 1 # 1

Project Description: The proposed project is a 1-acre mixed-use planned unit development located at 3091 Tamiami Trl. East, 2632 and 2647 Andrew Dr. in Naples, Florida. The owner is proposing a new, safe, hurricane resistant, 1st floor restaurant with four stories of apartment above including on-site drainage and utility infrastructure. The project proposes a total of 40 apartments.

This pre-app meeting request is for the companion GMPA that will go along with the MPUD rezone application which has already been submitted (PL20240010093).

Planner: Parker Klopf

Planner Email: Parker.Klopf@colliercountyfl.gov

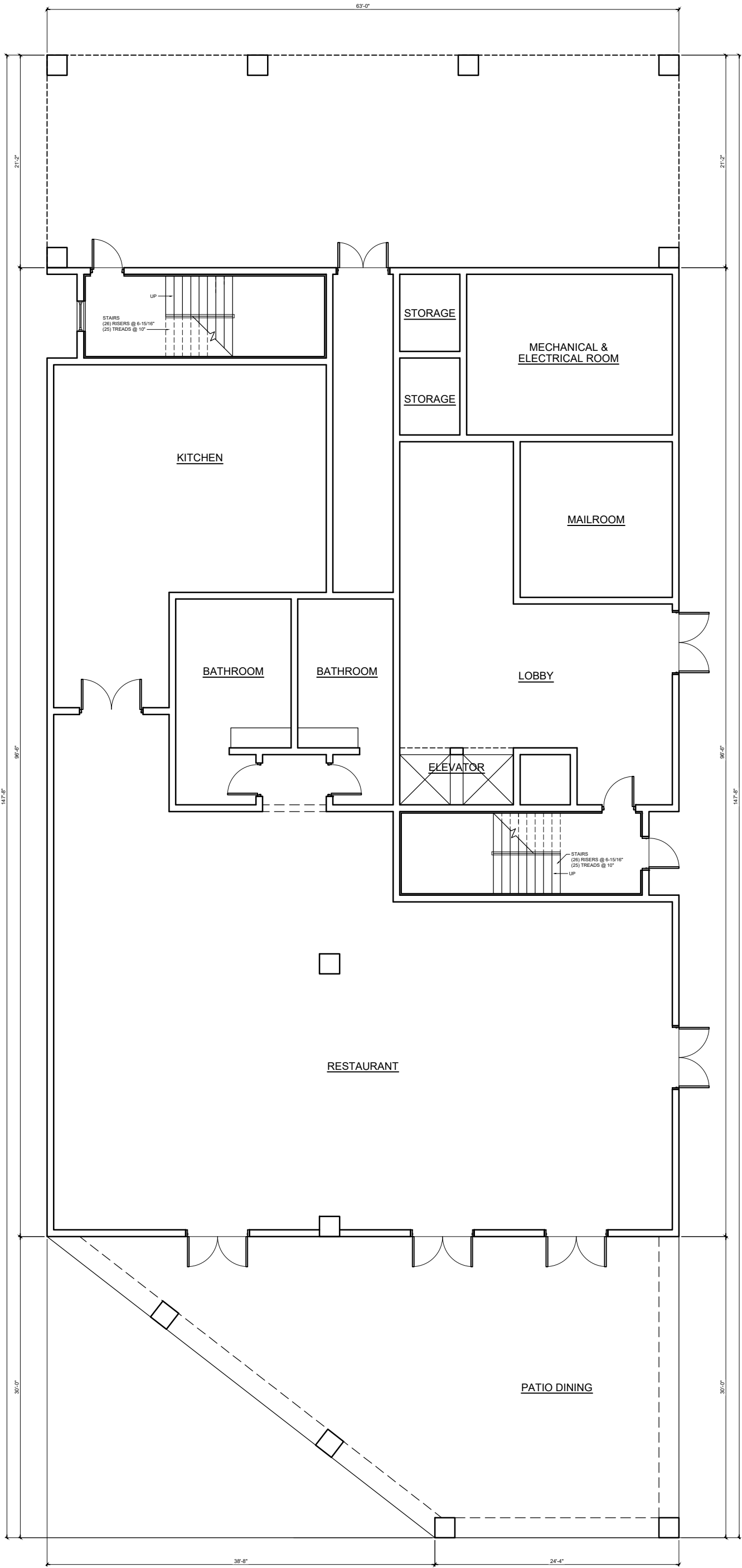
Locations

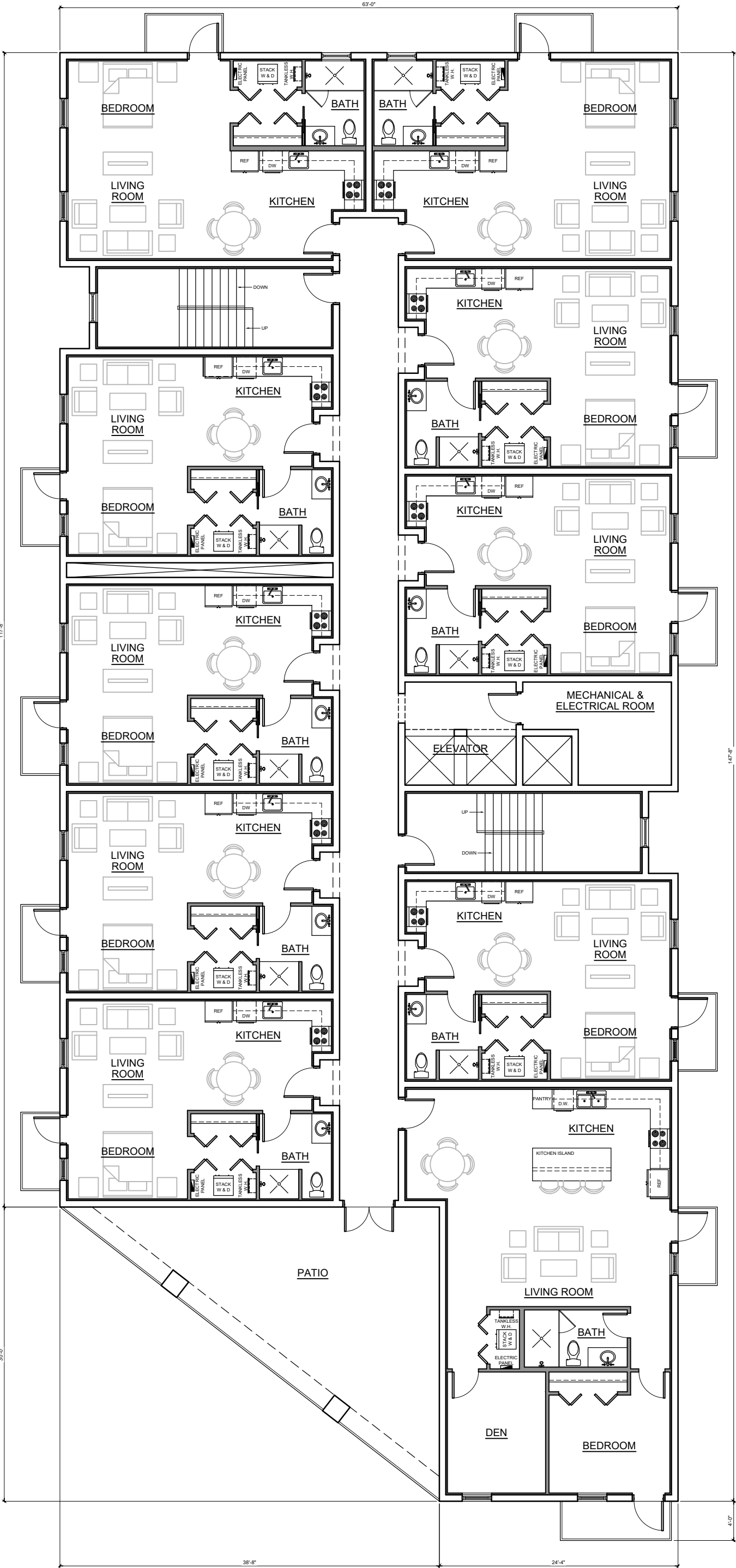
Application Types (Click to See Reviews)

Inspections

Conditions

Documents & Images













September 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. 2409 Linwood Ave (ZLTR) : PL20250008722*

Location: 2409 Linwood Ave
Current Zoning: C-5GTZO-MXD and Airport Overlay
Owner: HVG Management LLC
Status: First applicant submittal on 8/1/2025.

The applicant is requesting a zoning verification letter to confirm the zoning and uses on the property and if internet car sales are allowed.



2. Oakes Farm Davis Rezone (PUDZ) : PL20250008619

Location: 2205 Davis Blvd
Current Zoning: C-4-GTZO-MXD-PU and Airport Overlay
Owner: TERRA AQUA LLC
Status: Pre-app meeting held on 8/20/2025.

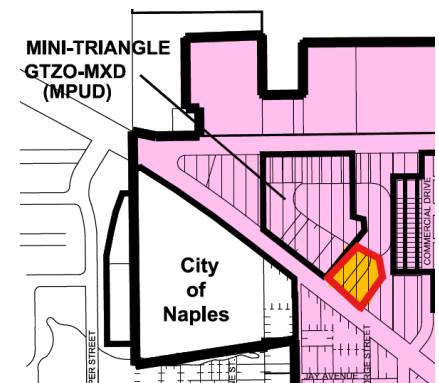
The applicant proposes to rezone from C-4 to PUD.



3. Mini Triangle Mixed Use Subdistrict (GMPA) : PL20250008935*

Location: 2001 Tamiami Trl E
Current Zoning: MPUD-GTZO-MXD and Airport Overlay
Owner: Naples Triangle Dev
Status: Pre-app meeting scheduled for 9/10/2025.

This is an amendment to the Mini-Triangle Mixed Use Subdistrict to add 1.35 acre adjacent parcel (U-Haul site) and to allow 15 additional multi-family dwelling units. The building height will be limited to 112 feet.



Mini Triangle MPUD Amendment (PUDA) : PL20250008076*

Status: Pre-app meeting scheduled for 9/10/2025).

The applicant proposes an amendment to the existing MPUD to add the former 1.35-acre U-Haul Site to the Mini Triangle MPUD to add 15 multi-family units to the maximum allowable density (491 DUs) for a total allowable density of 506 DUs.

4. The Med Restaurant of Bayshore (CU) : PL20250007361

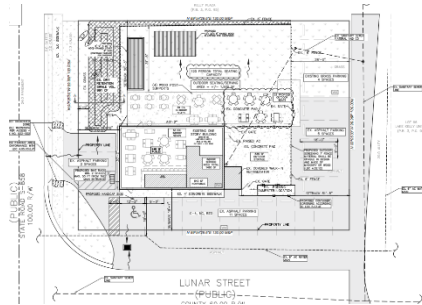
Location: 3929 Bayshore Dr

Current Zoning: C-4-BZO-NC and Airport Overlay

Owner: MICELI FAMILY REVOCABLE TRUST

Status: Pre-app meeting held on 8/6/2025.

The applicant requests a Conditional Use application for MFDV.



5. 2360 Shadowlawn DR (ZLTR) : PL20250008035

Location: 2630 Shadowlawn Dr

Current Zoning: C-3-GTZO-MXD and Airport Overlay

Owner: THE FOURTH AMIGO LLC

Status: First applicant submittal on 7/15/2025.

Applicant requests a zoning verification letter to establish a state-of-the-art collision repair facility at this location and would like to confirm whether the current zoning designation permits this type of automotive repair use.



6. 2059 Tamiami TRL E (CU) : PL20250008193*

Location: 2059 Tamiami TRL E
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owner: MSK 2059 LLC
Status: First applicant submittal as of 7/22/2025. Application cancelled on 8/15/2025 per Mike Bosi clarifying the proposed use does not require a conditional use.

Pre-application meeting request to discuss the use of stacked parking for the property located at 2059 Tamiami Trail East.



7. 5035 & 5049 Bayshore Dr (LLA) : PL20250006778

Location: 5035 & 5049 Bayshore Dr
Current Zoning: VR-BZO-R3
Owner: Kyle Holcombe
Status: Application submitted on 6/9/2025. Staff issued first comment letter on 6/30/2025.

Request to adjust the lot line to make the corner lot at 5035 Bayshore Dr wider by 9.5 feet, and reducing the width of 5049 Bayshore Dr to 60 feet wide. (Minimum lot width for a house in BZO-R3 is 40 feet).



8. 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.



9. 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 and Airport Overlay

Owner: Nicks Restaurant & Houka Lounge, Inc.

Status: 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. Staff issued first comment letter on

6/5/2025. Second applicant submittal on 7/3/2025.

Staff issued second comment letter on 8/13/2025.

Request to rezone 2632 Andrews Drive and 2647

Andrew Drive from RMF-6-GTZO-R and 3091

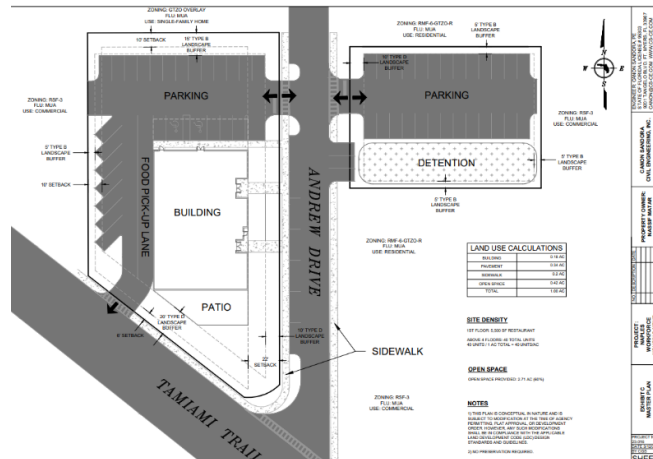
Tamiami Trail E from C-3 to MPUD. Seeking to

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, but has

been reentered as 3091 Tamiami Trl. E Workforce Housing GMPA PL20250006272.



3091 Tamiami Trl. E Workforce Housing (GMPA): PL20250006272*

Status: Pre-application meeting held on 6/17/2025. First applicant submittal on 7/3/2025. NIM held on 9/2/2025, 4:30 pm at the Naples Botanical Gardens.

Request to amend the Growth Management Plan to create a site specific subdistrict on the Future land use Map for the 1-acre project site to allow 5,500 square feet of restaurant and 40 apartments.

3091 Tamiami Trl. E Workforce Housing (SDP): PL20250006910

Status: Pre-app meeting request and payment submitted on 6/11/2025.

The proposed project is a 1-acre mixed-use planned unit development (PL20240010093). The owner is proposing a new, safe, hurricane resistant, 1st floor restaurant with four stories of apartment above including on-site drainage and utility infrastructure. A total of 40 apartments are proposed.

10. Williams Lot Divide (LS) : PL20250004479

Location: 2415 & 2439 & Lot 5 Bayside St

Current Zoning: RFM-6-GTZO-R and Airport Overlay

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. Zoning Verification letter issued on 6/5/2025.

The Zoning Verification Letter states the property is within the Urban Mixed Use District and the Bayshore Gateway Triangle Redevelopment Overlay, zoned GTZO-R with RMF-6 base zoning, which allows 6 units per acre (equal to 5 units on the 0.76-acre site). Permitted uses include single family, duplex, two-family, rowhouse, and multi-family dwellings. The 0.76-acre property is eligible for up to 2 additional dwelling units per through the Limited Density Bonus Pool Allocation process ($6+2=8$ units per acre $\times$ 0.76 acres = max. 6 units), which is decided by the Hearing Examiner. The property is also eligible for affordable housing density bonus of up to a maximum 12 units per acre if criteria are met.

11. The Grove (VA) : PL20250000077*

Location: 3771 Bayshore Dr.

Current Zoning: RMF-6-BZO-R1 and Airport Overlay

Owner: Naples Groves Lot 113 LLC

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

First applicant submittal on 8/18/2025.

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.



12. Brookside MPUD (PUDZ): PL20240010963*

Location: 1933 Davis Blvd; 1949 & 2015 Davis Blvd
Current Zoning: C-4-GTZO-MXD and C-4
(submerged lands) and Airport Overlay
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. Additional documents submitted on 6/27/2025. Decision will be made by the Hearing Examiner. **Project presented for CCPC on 8/21/2025**, and scheduled for BCC on 9/23/2025.

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 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

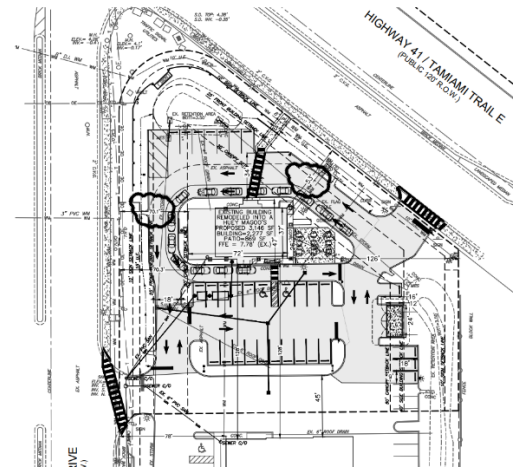
Status: First applicant submittal on 3/18/2025 with additional documents submitted on 4/24/2025. Staff issued an incomplete submittal letter on 5/02/2025. Second applicant submittal on 5/8/2025. Staff issued comment letter on 5/30/2025. SIP Approval Letter issued on 7/2/2025.

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).

13. Huey Magoos (DR): PL20240009817*

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

Current Zoning: C-4-BZO-NC and Airport Overlay
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. Third applicant submittal on 6/13/2025. Revised list of deviations submitted on 7/1/2025. **Third applicant submittal on 7/28/2025.** Scheduled for HEX on 9/11/2025.



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.

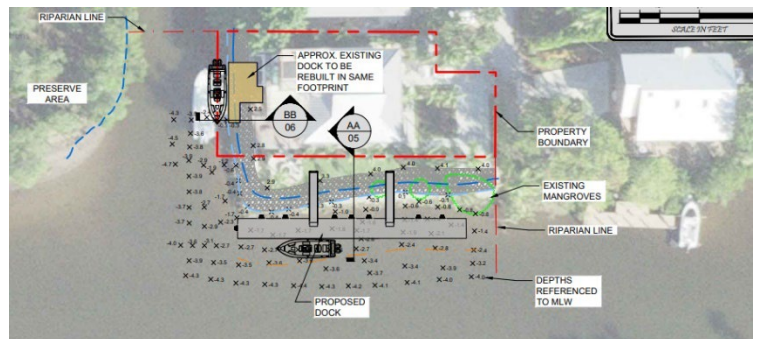
Huey Magoos (SDP): PL20230016299

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.

14. 2998 Poplar St-Dock (VA) PL20240001262 & 2998 Poplar St-Dock (BD) PL20240001265

Location: 2998 Poplar Street
Current Zoning: RMF-6-BZO-R1 and Airport Overlay
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.

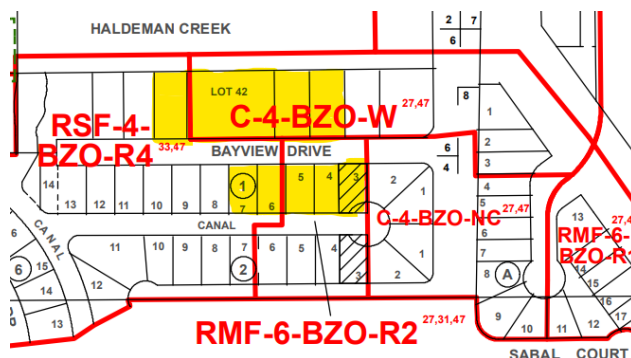
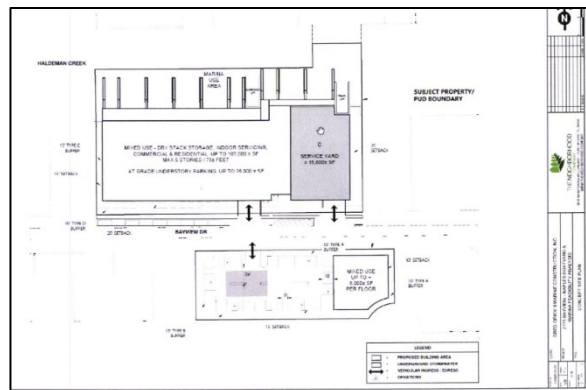


Applicant seeks a boat dock extension to allow a proposed 31-foot extension over the allowed 20 feet.

15. Bayview Boatyard MPUD (PUDZ): PL20250004550

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) and Airport Overlay
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.



16. Jenson Canopy (BLC) : PL20250001596*

Location: 2620 Riverview Dr.
Current Zoning: RSF-4-BZO-R4 and Airport Overlay
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. Staff issued second comment letter on 6/5/2025. Third applicant submittal on 6/26/2025. Staff issued third comment letter on 8/01/2025. Fourth applicant submittal on 8/11/25.



Applicant seeks to install a 40'x18' removable boat lift canopy. This exceeds the standard 35' length.

17. Shadley Property (ZTLR): PL20240007872

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

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

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 10, Bayshore Dr Single Family Homes (PPL): PL20240009862



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

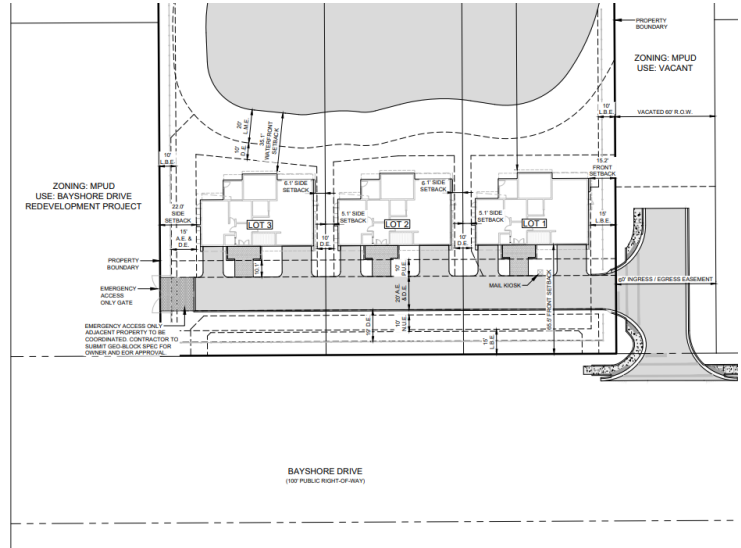
17. Bayshore Dr Single Family Homes (PPL) : PL20240009862

Location: Bayshore Drive (surrounded by the CRA 17-acre site)
 Current Zoning: C-2-BZO-NC and MH-BZO-NC and Airport Overlay
 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. Staff issued an incomplete letter on 5/16/2025. Applicant submitted additional documents on 6/6/2025 and 6/13/2025. Staff issued first comment letter on 6/26/2025.

See also page 9, 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.*

18. Van Buren Apartments (SDP) : PL20250008343*

Location: 3226 Van Buren Ave
 Current Zoning: RSF-5-BZO-NC & RSF-5-BZO-R3 and Airport Overlay
 Owner: Van Buren Community, LLC
 Status: Pre-app meeting held on 8/13/2025.



Applicant proposes 13 apartments on 1.87 acres with associated site improvements.

3226 Van Buren Ave (ZLTR) : PL20250002219

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.

19. Bayshore Mixed Use Development (SDP) : PL20250001438

Location: 2924 & 2974 Bayshore Drive
Current Zoning: C-4-BZO-NC and Airport Overlay
Owner: THOMAS BURGESS GST TRUST
Status: Pre-application meeting held on 03/5/2025.

Applicant proposes 3-story building on ±2.16 acres of property at 2924 & 2974 Bayshore Drive. The proposed building is mixed-use with commercial and restaurant uses on the first floor and 3 dwelling units on the second and third floors. Proposed number of dwelling units will require approval through the LDBPA and mixed use will also require approval through the MUP process before SDP approval.



20. Porsche of Naples - Service Shop Expansion (SDPA) : PL20250007685*

Location: 1494 Airport Rd S
Current Zoning: C-5-GTZO-MXD and Airport Overlay
Owner: TT OF TAMIAMI INC
Status: **Pre-app meeting held on 8/6/2025.**

The project is located at the northwest corner Airport Road (CR 31) and Davis Blvd. The proposed project consists of the expansion of the existing Porsche of Naples detail building.



21. 2400 Davis Blvd Commercial Building (SIP) : PL20250003737

Location: 2400 Davis Blvd
Current Zoning: C-5-GTZO-MXD and Airport Overlay
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.



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

Location: 3531 Plantation Way

Current Zoning: PUD and Airport Overlay

Owner: Naples 701 Owner LLC

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

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



23. 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) and Airport Overlay

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.



24. 844059 Verizon (SDPI) : PL20250000302*

Location: 2370 Kirkwood Ave.

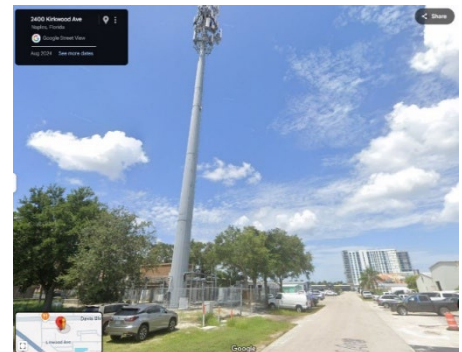
Current Zoning: C-5-GTZO-MXD and Airport Overlay

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. Staff issued an incomplete submittal letter on 7/24/2025. **Staff issued a comment letter on 8/08/2025.**

Third applicant submittal on 8/18/2025.

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.



25. Harmony Shores (PSP): PL20240009879 & Harmony Shores (PPL): PL20240009881

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

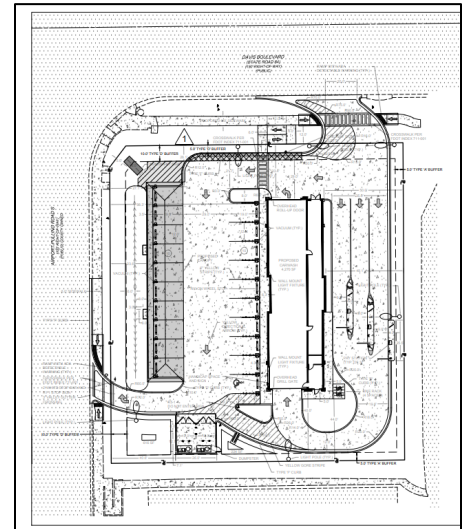
Applicant proposes Harmony Shores Preliminary Subdivision Plat (PSP) and Subdivision Construction Plans and Plat (PPL) for 36 single family detached units on 9.4 acres. The scope of the project includes roadway, utility, drainage, surface water management infrastructure, landscape, and lighting improvements.



26. Snappy Car Wash (DR): PL20240003066

Location: 3300 Davis Blvd.
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owner: RKDavis Real Est Holdings LLC C/O Michael Duffy
Status: Pre-application meeting waived. First applicant submittal on 3/8/2024. First staff review letter issued on 4/25/2024. 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.

27. Justin's Village MF (SDP): PL20230013521

Location: 3163 Justins Way (off Calusa Ave)
Current Zoning: RMF-12-GTZO and Airport Overlay
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. Staff issued first comment letter on 6/10/2025.



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.

28. 9 South (formerly Shadowlawn Drive Multi-Family Development) (SDP): PL20220005562*

Location: 1795 Shadowlawn Drive
Current Zoning: RMF-6-GTZO-R and Airport Overlay
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 submitted payment on 6/25/2025. Staff issued fifth comment letter on 7/17/2025. **Sixth applicant submittal on 8/01/2025.**

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.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

Final Actions/Letters Issued

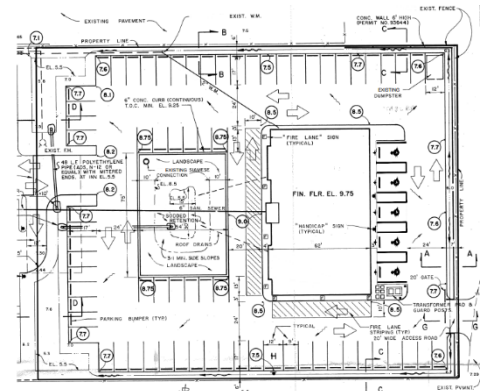
29. Court Plaza III - Addition of Three Handicap Spots (SDPI) : PL20250007542*

Location: 2671 Airport Rd S

Current Zoning: C-4-GTZO-MXD and Airport Overlay

Owner: BIGI & BIGI LLC

Status: Initial applicant submittal on 7/10/2025. Staff issued first comment letter 7/21/2025. Applicant second submittal on 8/01/2025. Staff issued second comment letter on 8/07/2025. Third applicant submittal on 8/11/2025. SDPI approval letter issued on 8/19/25.



Application for the addition of three (3) handicap-accessible parking spaces at 2671 Airport Road South (Court Plaza III).

This request addresses the recent relocation of the Collier County Veteran Services office (operating in coordination with the Department of Veterans Affairs) to this building. These spaces will be added directly outside the handicap accessible entrance.

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

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 and Airport Overlay

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

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. Additional documents submitted on 6/11/2025. Deviations approved on 6/27/2025. Staff issued comment letter on 7/14/2025. Applicant submitted additional documents on 7/14/2025. Staff issued incomplete letter on 7/15/2025. Applicant fifth submittal on 7/16/2025. SDP Approval issued on 8/15/2025.



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): PL2023000809

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. Application cancelled on 7/21/2025.

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."

31. Bayshore Gulf Gate Plaza (ZLTR) : PL20250007923*

Location: 2740 Bayshore Dr
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owner: Gulf Gate South Trust LLC
Status: Initial applicant submittal on 7/13/2025. Staff issued an incomplete submittal letter on 7/14/2025. Zoning Verification Letter issued on 8/15/2025.



Applicant requests a zoning verification letter for existing retail development built in 1983 of approximately 3.3 acres.

32. 3228 Lakeview Drive (ZLTR) : PL20250007106

Location: 3228 Lakeview Drive
Current Zoning: RSF-4-BZO-R4 and Airport Overlay
Owner: David Heinemann
Status: Application submitted on 6/17/2025. Staff issued Zoning Verification letter on 7/21/2025.



Request to verify zoning designation for the property, including any overlay districts. all property setbacks and height restrictions. All allowable uses on the property, including confirmation that the existing boat house and dockage are legally conforming and capable of maintenance and repair. Any non-conformities, if any on the property; and any applicable construction /site development provisions.

33. 2898 Weeks Ave (ZLTR): PL20250006379

Location: 2898 Weeks Ave (southwest corner of Bayshore Dr & Weeks Ave)

Current Zoning: RMF-6-BZO-R1 and Airport Overlay

Owner: Dezego Enterprises, Inc. (as of 4/21/25)

Status: Application submitted on 5/29/2025. Staff issued Zoning Verification letter on 7/8/2025.

Request to verify what can be done currently on the property, and what it could possibly be used for in the future.



34. 2918 Orange St (ZLTR) : PL20250006757

Location: 2918 Orange St (southwest corner of Becca Ave & Orange St)

Current Zoning: RMF-6-BZO-R1 and Airport Overlay

Owner: Robert Pine

Status: Application submitted on 6/6/2025. Staff issued Zoning Verification letter on 7/10/2025.

Request to verify the development standards including setbacks, building restrictions, the allowable uses, and if the 0.23-acre lot can be split into 3 separate lots while still meeting design standards.



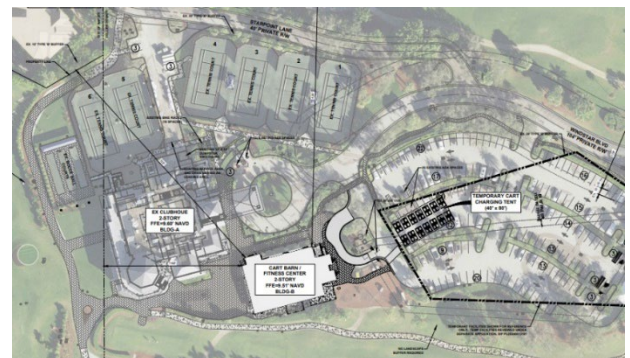
35. Windstar on Naples Bay - Fitness Center (SDPA) : PL20240013453

Location: 1700 Windstar Blvd.

Current Zoning: PUD and Airport Overlay

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. SDP approval letter issued on 5/30/2025.



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.

36. Schilling Lot Line Adjustment (LLA) : PL20250000656

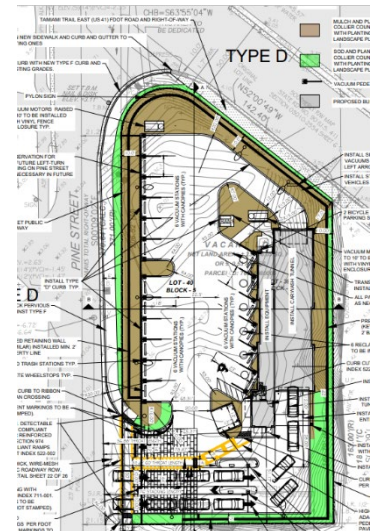
Location: 2800 & 2818 Shoreview Dr
Current Zoning: RMF-6-BZO-R2 and Airport Overlay
Owner: Gregory M Schilling
Status: First applicant submittal on 1/20/2025. Staff issued first comment letter on 2/11/2025. Second applicant submittal on 3/14/2025. Incomplete letter issued on 3/19/2025. Third applicant submittal on 5/01/2025. Staff issued comment letter on 5/16/2025. Applicant resubmitted survey on 5/16/2025. Lot Line Adjustment approval letter issued on 6/17/2025.



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.

37. Pine Street Car Wash (SDP) : PL20230001721

Location: 2100 Tamiami Trl E
Current Zoning: C-4-GTZO-MXD and Airport Overlay
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.

38. Isles of Collier Preserve Phase 16 (ICP): PL20250004753

Location: 8807 Nevis Way

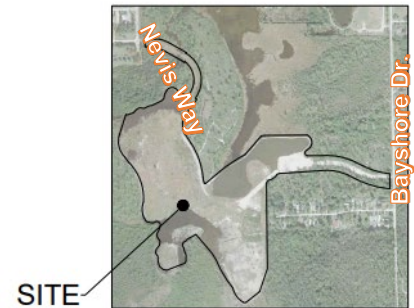
Current Zoning: MPUD

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



39. 2625 Davis Blvd (ZLTR) : PL20250004509

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

Current Zoning: C-4-GTZO-MXD and Airport Overlay

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.



40. Mangrove Row (LDBPA): PL20220004927

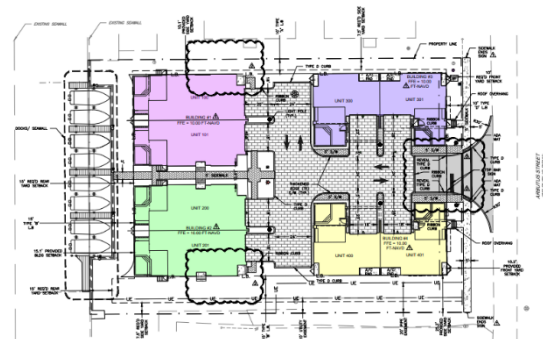
Location: 2766 Arbutus Street

Current Zoning: RMF-6-BZO-R1 and Airport Overlay

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

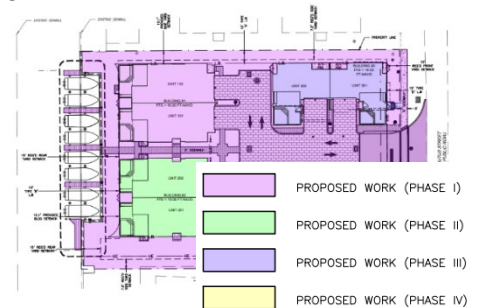
Status: Pre-application meeting held 5/4/22. First applicant submittal on 3/12/2024. Additional documents submitted 3/18/2024. Staff issued first comment letter on 4/16/2024. Second applicant submittal on 8/27/2024. Staff issued second comment letter on 9/30/2024. Third applicant submittal on 11/15/2024. 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.

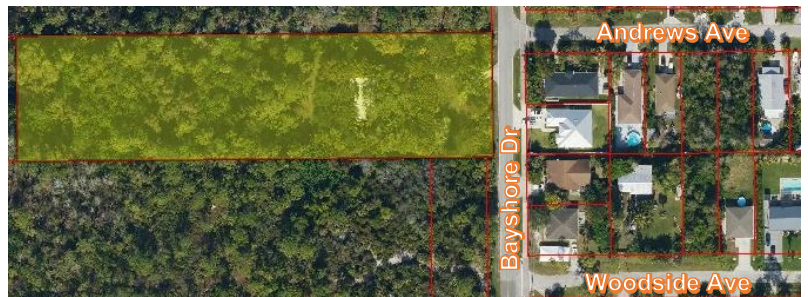


41. 8080 Bayshore Dr (ZLTR) : PL20250002064

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.

42. 3030 and 3050 Thomasson Drive (ZLTR) : PL20250002100

Location: 3030 and 3050 Thomasson Dr
Current Zoning: RMF-6-BZO-R2 and Airport Overlay

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.



43. Wild Pines Apartments (ZLTR) : PL20250002313

Location: 2580 Wild Pines Ln

Current Zoning: PUD and Airport Overlay

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.



44. 2280 Linwood Ave (ZLTR) : PL20250001752

Location: 2280 Linwood Ave.

Current Zoning: C-5-GTZO-MXD and Airport Overlay

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.



45. Bayshore Warehouse (ZLTR) : PL20250000597

Location: 3270 Bayshore Dr

Current Zoning: C-4-BZO-NC and Airport Overlay

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.



46. 2891 Bayview Dr (APR) : PL20240013928

Location: 2891 Bayview Dr. (former Three60 Market)

Current Zoning: C-4-BZO-W and Airport Overlay

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.

47. Linwood Shop (SDPI): PL20250000704

Location: 2365 Linwood Avenue

Current Zoning: C-5-GTZO-MXD and Airport Overlay

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.



23. 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) and Airport Overlay

Owner: 3467 Bayshore Drive LLC

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

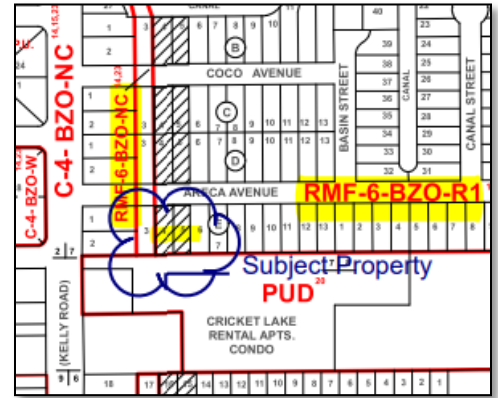
See also *Areca Ave Hotel and Condos (SDP):*
PL20250002662 on page 11

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).

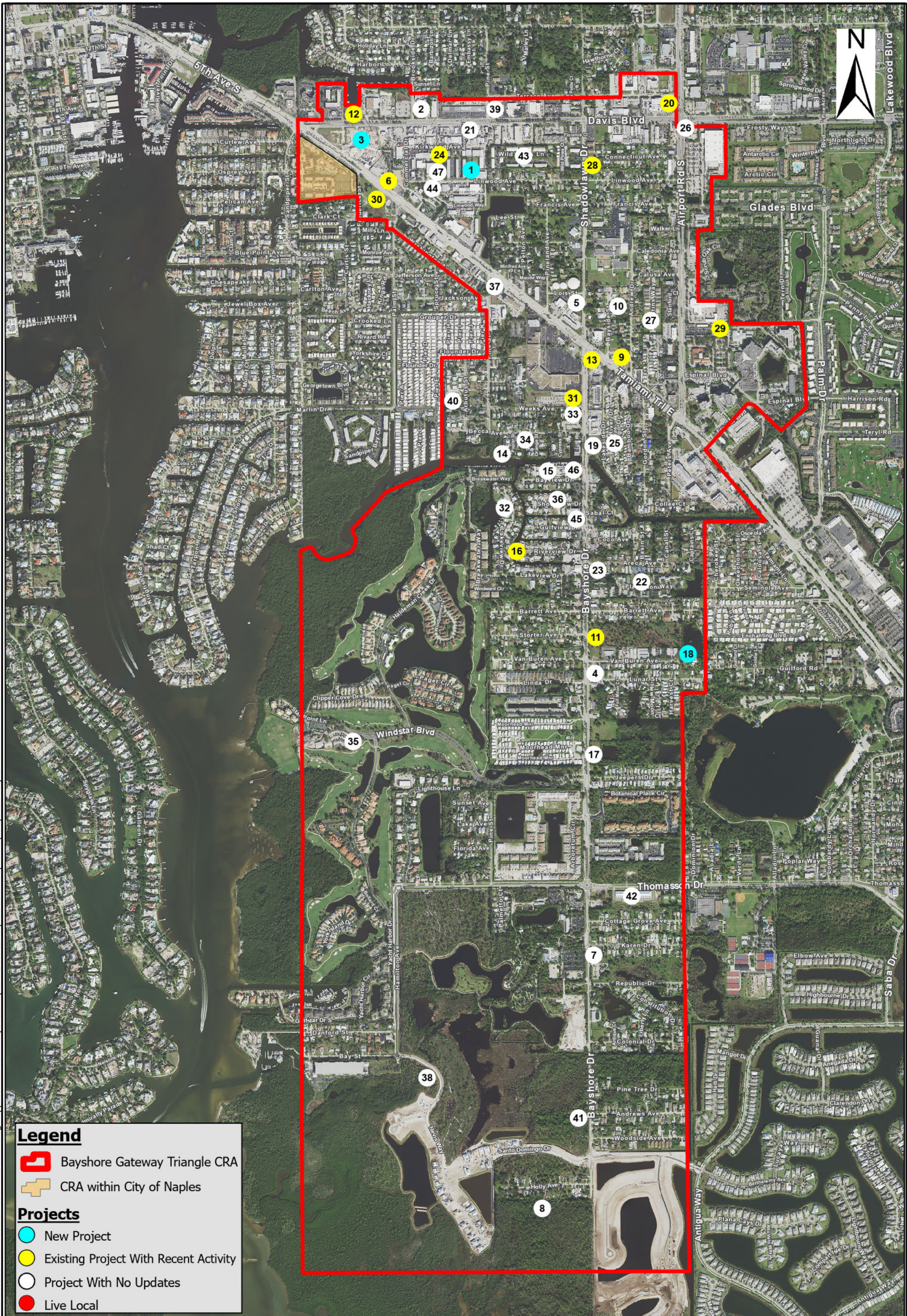
Options for increased density are the limited density bonus pool (additional 2 units/acre, or 0.62 acres x 8 units/acre = 5 units) and the affordable housing density bonus program which can allow for up to 12 units/acre, or 0.62 acres x 12 units/acre = 7 units.

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.



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Advisory Board Application Form

**Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400**

Application was received on: 04/09/2025 04:07:39 PM

Name: Donald Reed Romoser

Email Address: donromoser@gmail.com

Home Address: 3828 Clipper Cove Drive

City/Zip Code: Naples, 34112

Primary Phone: 203-947-2554

Secondary Phone: 203-947-2554

Board or Committee: Bayshore/Gateway Triangle Local Redevelopment Advisory Board

Category (if Applicable): Resident/Citizen-at-Large

Place of Employment? Retired

Do you or your employer do business with the County? No

How many years have you lived in Collier County? 5-10

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? Yes

If yes, Please Explain: As a resident of Windstar on Naples Bay, the Windstar community benefits from a healthy and vibrant Bayshore district. I am unsure if this is a conflict or part of the natural state as a resident representative. I thought it best to disclose.

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Please list your community activities and positions held: Current service includes: o Chairman, Board of Directors, Boys & Girls Club of Ridgefield, Ridgefield, CT o Vice President, Windstar Master Association, Naples, FL Previous service includes: o Member, Board of Education – District 46, Grayslake, IL o President, Saddleback Valley Education Foundation, Mission Viejo, CA o Public Will Fellow, New England Secondary School Consortium, Portland, ME o Treasurer/Founding Member, Ridgefield Education Foundation, Ridgefield, CT o Founding Member, Northwest Arkansas YMCA, Bentonville, AR o President, Central Park Elementary Parents Organization, Bentonville, AR o Chair, Board of Trustees, Santa Margarita United Methodist Church, Ranch Santa Margarita, CA o Chair, 20-to-1 Committee, Saddleback Valley Education Foundation, Mission Viejo, CA o Adventure Guide Chief, Saddleback Valley YMCA, Mission Viejo, CA o Coach, American Youth Soccer Organization, Mount Kisco, NY o Finance Committee, United Protestant Church, Grayslake, IL o Resource Manager, Ridgefield Community Emergency Response Team, Ridgefield, CT o Member, Educational Relationships Committee, Boy Scouts of America, Dallas, TX o Scoutmaster, Troop 116, Boy Scouts of America, Ridgefield, CT o Member, Field Service Committee, National PTA, Alexandria, VA o Support Team Lead, Field Service Committee, National PTA, Alexandria, VA o Mentor, Field Service Subcommittee, National PTA, Alexandria, VA o President, Connecticut PTA, North Haven, CT o Secretary/Treasurer, Connecticut PTA, North Haven, CT o President, Nutmeg Statewide PTA, North Haven, CT o Board of Directors Member, National PTA, Alexandria, VA o Chair, Resolutions Committee, National PTA, Alexandria, VA o Member, Legislative Committee, National PTA, Alexandria, VA o Member, Revocation Task Force, National PTA, Alexandria, VA o Vice President – Membership, Connecticut PTA, Hamden, CT o Vice President – Convention, Connecticut PTA, Hamden, CT o Lead, High Quality Assessment Task Force, Connecticut PTA, North Haven, CT o Finance Committee – Connecticut PTA, Hamden, CT o 1st Vice President, Ridgefield PTA Council, Ridgefield, CT o President, Branchville PTA, Ridgefield, CT o Secretary, 1st Vice President, Ridgefield High School PTSA, Ridgefield, CT o Vice President – Advocacy, East Ridge Middle School PTA, Ridgefield, CT o Vice President – Legislation, Saddleback Valley Council PTA, Mission Viejo, CA o Treasurer, Robinson Elementary PTA, Rancho Santa Margarita, CA o Various positions such as Vice President – Programs, Jog-A-Thon Chair, Fundraising Chair, WatchDOGS Dads Coordinator and, most proudly, Room Mom

Education: Bachelor of Science, Finance/Business Administration, Miami University, Oxford, OH

Experience / Background: Bachelor of Science, Finance/Business Administration, Miami University, Oxford, OH

INTERNATIONAL COASTAL CLEANUP

September 20, 2025

8:00 am to 11:00 am

The community-wide cleanup brings together volunteers, local businesses, and municipalities to support Collier County's unique environment.

Volunteer service hours are available for pre-registered students.

REGISTER ONLINE AT
[KeepCollierBeautiful.com](https://www.KeepCollierBeautiful.com)

SCAN TO REGISTER!



More than 20 cleanup sites planned, select from available sites when you register.

Email keepcollierbeautiful2021@gmail.com if you would like to register a new location.

