



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Gateway Triangle Local Redevelopment Advisory Board

Collier County Community Redevelopment Agency (CRA)

AGENDA

**Hybrid Virtual Zoom Regular Meeting**  
**4870 Bayshore Drive Botanical Garden FGCU/Buehler Auditorium**

October 7, 2025

6:00 PM

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

1. Meeting Called to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Adoption of the Agenda **Action Item**
5. Public to be Heard (Non-Agenda Items)- **Note, any item brought up must limit time to 3 minutes or less.**
6. Consent Agenda **Action Item**
  - a. September 4, 2025, Meeting Minutes (Pages 1-9)
  - b. Financial Report (Pages 10-16)
7. County Agencies and Presentations:
  - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
  - b. Development Report by Laura DeJohn, Johnson Engineering (Pages 17-35)
8. Old Business
  - a. Road Maintenance CRA Project Updates Report (Pages 36-39)
9. New Business
  - a. CRA/MSTU Manager Report (Pages 40-43) **Action Item**
10. Advisory Board and General Communications
  - a. Public Comments
  - b. Correspondence
    - i. Code Enforcement September Report (Pages 44)
    - ii. Keep Collier Beautiful Clean Up Results (Pages 45)
    - iii. Proposed Mixed Use Development Article (Pages 46-50)
11. Next Meeting
  - a. **November 4, 2025 @ 6 p.m. Tuesday FGCU/Buehler Auditorium**
12. Adjournment



## September 2, 2025, Meeting Minutes

### **BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF September 02, 2025, MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairman, Maurice Guterrez, at 6:02 p.m.

I. **Meeting Called to Order:** Meeting called to order by Maurice Guterrez @ 6:02pm.

II. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Al Schantzen, Kristin Hood, Sam Saad Jr. and Ron Fowle, Jr., Steve Rigsbee. Excuse James Talano

Staff present in Person:

John Dunnuck, CRA Director

Shirley Garcia, CRA/MSTU Manager

Tami Scott, CRA/MSTU Project Manager

Kizzie Fowler, Administration Assistant

Michael Sherman, Advisory Board Member, Zoom Participant

Laura DeJohn, Johnson Engineering

Sharyn Newkirk, Zoom Participant

Laura Layden, Zoom Participant

Dean & Kathy Smart, Zoom Participant

Tim Aten, Zoom Participant

Don Romoser, New Advisory Board Member, Zoom Participant

Graham Lausterer, Zoom Participant

III. **Invocation & Pledge of Allegiance**

Maurice Guterrez led the Pledge of Allegiance

IV. **Adoption of Agenda:**

Motion made by Al Schantzen to accept the agenda; second by Steve Rigsbee; approved unanimously. 7-0

Motion made by Maurice Gutierrez to accept board members on zoom to vote; second by Al Schantzen; approved unanimously. 7-0

V. **Approval of Consent Agenda:**

**CRA Action:** Motion made by Al Schantzen to accept June 3, 2025, meeting minutes; second by Steve Rigsbee.; approved unanimously 7-0.

**CRA Action:** Motion made by Kristin Hood to accept July 28, 2025, meeting minutes; second by Steve Rigsbee.; approved unanimously 7-0.

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



## VI. County Agencies and Presentations:

### a. Public Safety Report by Sergeant Allen Tuff:

Sergeant Tuff was unavailable to attend the meeting.

Corporal Carrozza commented that he does not have any data to present and ask if there were any questions.

Rich Long commented that there needs to be more patrol on Bayshore Drive for the increase of speeders on the road. Mr. Long asked the Corporal for ticket data records for Bayshore Dr.

Corporal Carrozza commented that he will request that information and bring it back for the next meeting in October.

Shirley Garcia asked for more patrols on South Bayshore Drive.

### b. NICKS Restaurant & Houka Lounge INC. Presentation PL20240010093 & PL20250006272. Naples Workforce Housing Mixed-Use MPUD Canon Sandora, P.E.

Canon Sandora and Bill Glass discussed a proposed mixed-use development project located on 2632 & 2647 Andrew Drive, that includes workforce housing and a restaurant. The project requires the rezoning of residential lots to C-3 commercial zoning and involves creating a Planned Unit Development (PUD) with 40 residential units, including affordable housing.

Canon Sandora commented that Nick the developer says that he will not be selling alcohol at he proposed restaurant. Mr. Sandora commented that the developer is also asking for accessory uses such as walls against the residents building, berms, signage and development excavations for stormwater drainage detention and retention areas. Mr. Sandora commented that the height of the building is 56 feet. Mr. Sandora commented that the open space is above the requirement, which is 30%, in which the required open space is 35%. Mr. Sandora commented that the developer is proposing the Land Development Code Standard Buffers and setbacks. Mr. Sandora commented that about 90% of the units are between 500 and 600 feet. Mr. Sandora commented that it is smaller than the 700 square foot land development code standard for Bayshore Gateway Triangle Overlay. Mr. Sandora commented that the developer would like to do 60% of the overall units that are offered for affordable housing. Mr. Sandora discussed how the development can be located and accessed. Mr. Sandora commented that there will be a food pickup lane on the site. Mr. Sandora commented that the developer is applying for a parking exemption through a deviation process, which requires a separate hearing with the hearing examiner of Collier County to allow for parking across the street. Mr. Sandora commented that the developer is considering more parking lot on 2615 Andrew Drive. Mr. Glass commented that the windows on the building will start at 3 feet, because it is required by FEMA.

Bill Glass chief architect. Mr. Glass commented that the restaurant fills the downstairs of the building. Mr. Glass commented that there is a 5-foot walkway from the three handicapped spots to get to the restaurant and residence. Mr. Glass commented that the building is all concrete. Mr. Glass commented that all the



drainage is on the exterior of the building. Mr. Glass commented that the flood elevation is 89. Mr. Glass commented that the floors in the building will be 7.5 and have 30 inches of flooding walls. Mr. Glass commented that the doors will be water proof.

Ron Fowle Jr. asked what is the seating capacity in the restaurant?

Bill Glass commented that he does not have that information present, because the developer is currently working as a designer.

Shirley Garcia asked will the restaurant be a mixed of the Houka Lounge?

Nick the developer commented that no, the restaurant will only be a restaurant.

Doug Shaw asked when the developer decreases the size of the apartments, will he be asking for more density than is allowed by the current code.

Bill Glass commented that it is 700 square feet, and since the developer is filing for a PED, they are able to propose whatever the developer wants for the development.

Rich Long asked what is the company definition of workforce housing?

Canon Sandora commented that the county definition of workforce housing is 60% of the units are affordable housing. Mr. Sandora commented that in which 30% of the 60% is at the 100% AMI, which is the average median income level. Mr. Sandora commented that the median income level of \$114,000, which is 30% of the median income, can go towards rent, and proposes the other 30% of the 60% at the 80% income level for the average median income level mark. Mr. Sandora commented that the rest of the units will be at a market rate.

Maurice Gutierrez asked how many residential lots are rezone to achieve the project?

Bill Glass commented that one residential lot are rezoned for this project.

Canon Sandora commented that two residential lots are rezoned for this project. Mr. Sandora commented that the two residential lots are a part of the 1 acres Master Concept Plan.

Shirely Garcia asked if 2615 Andrew Drive lot is another lot that is a part of the proposed development plan?

Canon Sandora commented yes. 2615 Andrew Drive is a potential lot that the developer would like to look into rezoning to residential.

Maurice Gutierrez commented that the advisory board has a two-fold mission. Mr. Gutierrez commented that one is to protect the residents. The residents are the ones who will be impacted by the decisions commissioners make. Mr. Gutierrez commented that he has a real concern the minute a existing residential property has to be rezoned commercially in order to make the commercial project viable, because it ends up disabling the community.

Al Schantzen asked how many deviations are in the development plans?

Canon Sandora commented that the only deviation is to do with the parking. Mr. Sandora commented that the developer may not do the parking as a deviation to the PUD, so that would be zero deviations. Mr. Sandora commented that the developer is looking to expand the deviation because there is a need for workforce housing in this area for county employees and Walmart employees to name a few.

Tami Scott asked what is the minimum lot size for a PUD?





Canon Sandora commented that he was not sure what the minimum lot size was.

Laura DeJohn commented that the county code standard PUD minimum size is 2 acres, except there's several exceptions to those 2 acres, and the proposed project qualifies for one of those exceptions. It is an infill project.

Kristin Hood asked, "is the density not another condition for the project?"

Canon Sandora commented that the density is not another condition, the developer can go through both the PUD and the growth management plan amendment process.

Mr. Sandora commented that if it is a companion item to the PUD, which is that GMPA to get the density to go the allowable density per the Bayshore Gateway Triangle overlay.

Kristin Hood asked what the height of the building was.

Canon Sandora commented that the height of the building is a maximum height of 56 feet that is allowable within the overlay and the plans do not plan to go over the that required height for the building.

Kristin Hood asked how close is the next residential area from the proposed development site?

Canon Sandora commented that the next residential area is about 50 feet from the proposed development.

Al Schantzen asked Laura DeJohn, will there be any issues with the shadow of distances from the development and residential area?

Laura DeJohn commented that there was massing required for a previous hotel project, which required architectural massing.

Al Schantzen asked Laura DeJohn, "Is height a variable by how close you are to the residential property?"

Laura DeJohn commented that architectural review involves some massing requirements to break up the bulk of building next to single-family homes.

Al Schantzen asked Laura DeJohn for clarification on the time period for workforce housing.

Laura DeJohn clarified that the project is being proposed regardless of Florida Statue for 30 years of a particular project. Mrs. DeJohn commented that the proposed project is asking locally for permission to change the growth management plan and local conditions to be applied.

John Dunnuck asked what is the action request for the proposed project?

Shirley Garcia commented that the developer is asking for deviations, the GMPA and other conditions for the development plan.

Ron Fowle Jr. Asked what are the planned operations of the restaurant?

Nick the developer commented that the restaurant will only be serving lunch and dinner and closing at 9pm.

John Dunnuck asked how do the developer sees the traffic pattern for the parallel parking on Andrew?

Canon Sandora commented that traffic would have to turn around at ingress-degrees or come across the road.

Shirley Gracia asked where is the existing sidewalk where the kids walk to school?



Canon Sadora commented that a new sidewalk will need to be place to connect the same way the existing sidewalk did.

Kristin Hood asked what kind of landscape buffers are listed?

Canon Sandora commented that the detailed landscaping plans is like a SDP stage, and what is presented to the board today is the required 15-foot type B buffers, which are up against anytime commercial is up against a residential lot. Mr. Sandora commented that the developer will consider putting up a smaller landscape that is required.

Maurice Gutierrez commented that commercial creep is going to be around for a long time and its poison destabilizes smaller neighborhoods, Triangle is not that big. Mr. Gutierrez commented that if residential lots start getting zoned C3, the impact on the neighborhood is going to totally dismantle, because it will not stop. Mr. Gutierrez commented that he does not feel that moving residential property into C3 benefits anyone but the property owner. Mr. Gutierrez commented that as a landowner, he has a duty to protect the developers from excessive development. Mr. Gutierrez commented that redevelopment is not overdevelopment, it's rethinking what we have, and blending in with those that are already there. Mr. Gutierrez commented that the advisory board should not approve this project, because it is going to base on rezoning residential lots.

Steve Rigsbee commented that the residents of the Andrew and Bayshore were not in favor of this project because it will cause their quality of life to diminish significantly. Mr. Rigsbee commented that there are numerous unhoused personnel within the gateway triangle that says this project would be continuing and attracting continued illegal activities within the quiet residential streets of Andrew and Bayshore. Mr. Rigsbee commented that the residents are not in favor of approving a use that is not allowed. Mr. Rigsbee commented that the residents hope that the commissioners, planning commissioners and hearing examiners would consider the residents request not to approve this project for fear their whole quality of life ultimately with it.

**CRA Action:** Motion made by Maurice Gutierrez to not support the proposed project because it involves rezoning residential lots directly abutting homes and is not compatible with the neighboring residential neighborhood, and the deviations and all the other items that are required in order to make this project work is not the type of redevelopment the Advisory Board would support; second by Kristin Hood; Not Approved 5-2.

c. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn discussed the upcoming development plans for the county. Mrs. DeJohn commented that 2409 Linwood Ave PL20250008722 is requesting a zoning verification letter to confirm the zoning and uses on the property and if internet care sales are allowed. Mrs. DeJohn commented that Mini Triangle Mixed Use Subdistrict PL20250008935 received an amendment to add 1.35-acre adjacent parcel (U-Haul site) and to allow 15 additional multi-family dwelling units. The building's height will be limited to 112 feet. Preapplication is set for September 10,



2025. Mrs. DeJohn commented that Mini Triangle MPUD Amendment PL20250008076 pre-application meeting scheduled for September 10, 2025. Mrs. DeJohn commented that 2059 Tamiami TRL E PL20250008193 application cancelled on August 15, 2025, per Mike Bosi clarifying the proposed use does not require conditional use. Mrs. DeJohn commented that The Grove PL20250000077 requests a variance to increase the height of entry feature gates from 42' to 11.6'. First applicant submittal on August 18, 2025. This property requires a public hearing decision to be made by the Hearing Examiner. Mrs. DeJohn commented that Brookside MPUD PL20240010963, project presented for CCPC on August 21, 2025, and scheduled for BCC on September 23, 2025. Mrs. DeJohn commented that Huey Magoos PL20240009817 submitted third applicant on July 28, 2025. Scheduled HEX on September 11, 2025, deviation hearing. Mrs. DeJohn commented that Jenson Canopy PL20250001596, staff issued their comment letter on August 1, 2025. Fourth applicant sub on August 11, 2025. Mrs. DeJohn commented that Van Buren Apartments PL20250008343, Pre-Application Meeting held on August 13, 2025. Applicants propose 13 apartments on 1.87 acres with associated site improvements. Mrs. DeJohn commented that Porsche of Naples-Service Shop Extension PL20250007685, Pre-Application meeting held on August 6, 2025. The project is located at the northwest corner of Airport Road (CR31) and Davis Blvd. The proposed project consists of the expansion of the existing Porsche of Naples detail building. Mrs. DeJohn commented that 844059 Verizon PL20250000302, staff issued a comment letter on August 8, 2025. Third application submitted on August 18, 2025. Third round of negotiations. Mrs. DeJohn commented that 9 South (formerly Shadowlawn Drive Multi-Family Development PL20220005562, sixth applicant submittal on August 1, 2025. Applicants propose a 9-unit multi-family development at 1795 Shadowlawn Dr. along with associated utility connections, a stormwater system, a parking lot, landscaping & site lighting. Mrs. DeJohn commented that Court Plaza III-Addition of Three Handicap PL20250007542. Applicant second submittal on August 1, 2025. Staff issued second comment letter on August 7, 2025. Third applicant submittal on August 11, 2025. SDPl approval letter issued on August 19, 2025. Mrs. DeJohn commented that Palm Street Hotel (formerly Naples Hotel) PL20240007366, SDP approval issued on August 15, 2025. Mrs. DeJohn commented that Bayshore Gulf Gate Plaza PL20250007923, zoning verification letter issued on August 15, 2025. Applicant requests a zoning verification letter for existing retail development built in 1983 of approximately 3.3 acres.

## **VII. Old Business:**

- a. Project Manager Update
  - 1. Crosswalk Study

Bayshore CRA Office: 3335 Tamiami Trail E, Unit 102, Naples, Florida 34112  
Phone: 239-252-8844  
Online: [www.bayshorecra.com](http://www.bayshorecra.com)



Tami Scott discussed the updates for the crosswalk study that has been completed. Mrs. Scott commented that the study was conducted by Atkins Engineering for Bayshore Drive and Shadowlawn. Mrs. Scott commented that Atkins Engineering has completed their data collection and reports for the two studies and will be presenting it at the October 7<sup>th</sup> meeting. Mrs. Scott commented that after the presentation, there will be a decision made whether to move forward with the next steps. Mrs. Scott commented that there are three phases in this project, they include study, design development and then construction documents. Mrs. Scott commented that the county commissioners need to be involved in these projects. Mrs. Scott commented that Dan Hall (Collier County Transportation) has reviewed the proposal and all materials and will his recommendation at the October 7 meeting.

2. Haldeman Creek Bathometric study.

Tami Scott discussed the updates for Bathometric Study. Mrs. Scott commented that the study has been completed. Mrs. Scott commented that there is a workshop scheduled for September 8, 2025, next Monday. Mrs. Scott commented that the workshop is for the Haldeman Creek advisory board to review the data that has been collected. Mrs. Scott commented that after the workshop, a final package will be prepared for everyone.

3. Village Pilot Project

Tami Scott commented that the Village Pilot project on Bayshore is completed. Mrs. Scott commented that a new sidewalk has been built on the Bayshore. Mrs. Scott commented that existing pavers were ripped up, and the sidewalk has been widened with concrete.

4. 17 Acres Boardwalk

Tami Scott discussed updates for the 17 Acres Boardwalk. Mrs. Scott commented that the project is on its 217<sup>th</sup> day of a 365-day contract with 148 days to go to meet the January 28<sup>th</sup> contract date. Mrs. Scott commented that the team decided to move forward with the concrete pilings that were specified in the plans. Mrs. Scott commented that there were some issues with getting a crane company with a big crane. Mrs. Scott commented that a meeting has been scheduled for Friday September 5, 2025. Mrs. Scott commented that the electricians were on the site today. Mrs. Scott commented that the pavilion will be lit up with exterior lighting and landscaping.

b. Bayview Park Update

John Dunnuck discussed updates for Bayview Park. Mr. Dunnuck commented that negotiations for the available properties on Danford Street start on September 3, 2025. Mr. Dunnuck commented that all appraisals should be completed by next week, according to the appraisers. Mr. Dunnuck commented that Del's property is being appraised and maybe included later on in the negotiation discussions. Mr. Dunnuck commented that he will be retiring in January and the process of negotiations for the planned properties Danford Street is moving very fast.

Cathy Shaw asked John Dunnuck, will the agreement that was proposed in the last meeting go all the way upon his retirement?



John Dunnuck commented that until we get into negotiations with all the participants, we will not know who wants to really negotiate with the CRA. Mr. Dunnuck commented that his goal is to get the land acquisition completed and begin designing the road change immediately. Because that is going to take some time. Mr. Dunnuck commented that the CRA wants to show good faith of what they're trying to do and what they said they were going to do, which is to close off Danford Street. Mr. Dunnuck commented that today, he received good news that the CRA has a million dollars of CDBG money immediately available on October 1, 2025. Mr. Dunnuck commented that he spoke with the head person over the grants, and she said that everything is ready to go. Mr. Dunnuck commented that the environmental study has been completed and so everything can start moving forward with Ms. Garcia applying for the grant and would like a consensus of the board to support purchasing properties with the grant money. Mr. Gutierrez and the board were enthusiastic with not using County funding for the acquisitions and fully support the CDBG application to move forward. Mr. Dunnuck commented that Jaime French is in the process of putting telephone pole type pilings in the park to prevent the big boats from coming over the back of the bumper stops and parking in the park.

c. 17 Acres Solicitation

Shirley Garcia reported that the 17 acres have been split and combined as necessary, and the updated information has been submitted to the Property Appraiser's office. She noted that Stantec has completed the placement of property markers. The next step in the process is to move forward with issuing an Invitation to Negotiate (ITN).

John Dunnuck added that the overall process will also include conducting a property survey and obtaining appraisals to determine the property's value. Mr. Dunnuck requested that this item be brought back for further discussion at the upcoming meeting scheduled for **October 7**.

## **VIII. New Business**

a. New Board Application: Donald Romoser (**Action Item**)

**CRA Action:** Motion made by Maurice Gutierrez to accept new board member Donald Romoser application; second by Steve Rigsbee.; approved unanimously 7-0.

## **IX. Advisory Board and General Communication**

a. Public Comments

Rich Long expressed concerns about the deteriorating road conditions in the Bayshore area. He emphasized the need for the county to ensure that developers are held accountable for their responsibilities during and after construction. Mr. Long also noted that there are no proper outfalls to manage internal flooding in the Bayshore area. As a result, water collects in the retention ponds and fails to drain effectively during rain events.



b. Correspondence

Shirley Garcia commented that CRA cannot open any code cases.

**X. Staff Correspondence**

a. Coastal and Canal Cleanup

Shirley Garcia asked for volunteers for the International Coastal Cleanup on September 20, 2025. Mrs. Garcia also provided information to residents that would like to participate.

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

None

**XII. Next Meeting:** October 7, 2025 @ 6pm. Tuesday Botanical Garden FGCU/Buehler Auditorium

**XIII. Adjournment:** Meeting adjourned at 8:27 p.m.

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**Chairman, Maurice Gutierrez**



## Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP</b>			<b>95,314.20</b>	<b>148,944.54-</b>	<b>53,630.34</b>
<b>REVENUE Sub Total</b>	<b>4,891,700.00-</b>	<b>4,962,218.25-</b>		<b>4,901,095.97-</b>	<b>220,822.28-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>20,000.00-</b>	<b>20,000.00-</b>		<b>30,389.97-</b>	<b>10,389.97</b>
361170 OVERNIGHT INTEREST	13,000.00-	13,000.00-		14,635.46-	1,635.46
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		15,754.51-	8,754.51
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>4,871,700.00-</b>	<b>4,942,218.25-</b>		<b>4,870,706.00-</b>	<b>231,212.25-</b>
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-
489200 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		159,700.00-			159,700.00-
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
<b>EXPENSE Sub Total</b>	<b>4,891,700.00</b>	<b>4,962,218.25</b>	<b>95,314.20</b>	<b>4,752,151.43</b>	<b>274,452.62</b>
<b>PERSONAL SERVICE</b>	<b>500,500.00</b>	<b>500,500.00</b>		<b>519,063.61</b>	<b>38,436.39</b>
<b>OPERATING EXPENSE</b>	<b>364,200.00</b>	<b>434,718.25</b>	<b>95,314.20</b>	<b>257,387.82</b>	<b>25,016.23</b>
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		49,362.50	16,237.50
634990 LANDSCAPE INCIDENTALS	1,500.00	1,500.00			1,500.00
634999 OTHER CONTRACTUAL SERVICES	100,800.00	168,918.25	87,006.15	84,114.64	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		6,681.58	3,318.42
640990 TOLLS				15.90	15.90-
641230 TELEPHONE ACCESS CHARGES	1,400.00	1,400.00		1,235.25	164.75
641700 CELLULAR TELEPHONE	1,500.00	1,500.00		1,470.61	29.39
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	125.74	4,602.34	3,828.08-
643400 WATER AND SEWER	1,000.00	1,000.00	228.51	2,271.49	1,500.00-
644620 LEASE EQUIPMENT	2,000.00	2,000.00		1,909.68	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	3,400.00	10,600.00	6,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	900.00	900.00		924.00	24.00-
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		755.41	555.41-
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		4,795.00	4,595.00-
649000 SALES TAX EXPENSE					
649030 CLERKS RECORDING FEES ETC	9,400.00	9,400.00		1,945.23	1,454.77

## Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649100 LEGAL ADVERTISING	1,000.00	1,000.00	1,500.00		500.00-
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00			500.00
651110 OFFICE SUPPLIES GENERAL	2,500.00	2,500.00	141.00	1,365.73	993.27
651210 COPYING CHARGES	3,000.00	3,000.00	512.80	1,404.45	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		468.96	331.04
652990 OTHER OPERATING SUPPLIES	20,000.00	20,000.00		5,106.64	893.36
652999 PAINTING SUPPLIES	1,500.00	1,500.00			1,500.00
653710 TRAFFIC SIGNS	5,000.00	5,000.00			3,000.00
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
<b>TRANSFERS</b>	<b>3,975,700.00</b>	<b>3,975,700.00</b>		<b>3,975,700.00</b>	<b>211,000.00</b>
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	3,975,700.00	3,975,700.00		3,975,700.00	211,000.00
<b>RESERVES</b>	<b>51,300.00</b>	<b>51,300.00</b>			
991000 RESERVE FOR CONTINGENCIES	14,300.00	14,300.00			
993000 RESERVE FOR CAPITAL OUTLAY	37,000.00	37,000.00			

## Fund 1021 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1021000000 BAYSHORE CRA PROJECT FUND</b>			<b>3,884,966.05</b>	<b>2,148,387.47-</b>	<b>1,736,578.58-</b>
<b>REVENUE Sub Total</b>	<b>3,999,100.00-</b>	<b>17,074,870.61-</b>		<b>4,449,339.30-</b>	<b>12,836,531.31-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>24,600.00-</b>	<b>24,600.00-</b>		<b>473,639.30-</b>	<b>449,039.30</b>
361170 OVERNIGHT INTEREST				233,700.90-	233,700.90
361180 INVESTMENT INTEREST	24,600.00-	24,600.00-		239,938.40-	215,338.40
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>3,974,500.00-</b>	<b>17,050,270.61-</b>		<b>3,975,700.00-</b>	<b>13,285,570.61-</b>
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	3,975,700.00-	3,975,700.00-		3,975,700.00-	211,000.00-
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
<b>EXPENSE Sub Total</b>	<b>3,999,100.00</b>	<b>17,074,870.61</b>	<b>3,884,966.05</b>	<b>2,300,951.83</b>	<b>11,099,952.73</b>
<b>OPERATING EXPENSE</b>	<b>150,000.00</b>	<b>3,414,316.55</b>	<b>807,627.32</b>	<b>403,557.43</b>	<b>1,978,602.45</b>
631401 ENGINEERING FEES DESIGN		357,803.23	195,256.83	120,460.31	42,086.09
634980 INTERDEPT PAYMENT FOR SERV				44,461.38	44,461.38-
634999 OTHER CONTRACTUAL SERVICES	150,000.00	2,994,774.10	579,939.63	196,318.74	1,980,977.74
639990 OTHER CONTRACTUAL SERVICE		61,739.22	31,462.98	30,276.24	
646451 LIGHTING MAINTENANCE			967.88	11,491.12	549.64
652990 OTHER OPERATING SUPPLIES				549.64	549.64-
<b>CAPITAL OUTLAY</b>	<b>3,349,100.00</b>	<b>12,225,130.03</b>	<b>3,077,338.73</b>	<b>1,897,394.40</b>	<b>8,221,350.28</b>
761100 LAND CAPITAL OUTLAY			<b>550.50</b>	<b>1,359,107.50</b>	<b>1,359,658.00-</b>
763100 IMPROVEMENTS GENERAL	3,349,100.00	12,225,130.03	3,076,788.23	538,286.90	9,581,008.28
<b>GRANTS AND DEBT SERVICE</b>	<b>500,000.00</b>	<b>1,435,424.03</b>			<b>900,000.00</b>
882100 REMITTANCES PRIVATE ORGANIZATIONS	450,000.00	900,000.00			900,000.00
884200 RESIDENTIAL REHAB	50,000	535,424.03			

## Fund 1021 Project 50197 Residential Grants

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

## Fund 1021 Project 50198 Commercial Grants

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

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

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50203 BAYSHORE CRA PROJECT FUND</b>	<b>1,472,200.00</b>	<b>7,484,092.56</b>	<b>450,002.63</b>	<b>1,517,411.81</b>	<b>5,516,678.12</b>
<b>EXPENSE Sub Total</b>	<b>1,472,200.00</b>	<b>7,484,092.56</b>	<b>450,002.63</b>	<b>1,517,411.81</b>	<b>5,516,678.12</b>
<b>OPERATING EXPENSE</b>		<b>1,392,296.54</b>	<b>449,452.13</b>	<b>158,304.31</b>	<b>784,540.10</b>
631401 ENGINEERING FEES DESIGN		357,803.23	195,256.83	120,460.31	42,086.09
634980 INTERDEPT PAYMENT FOR SERV				3,910.00	3910.00-
634999 OTHER CONTRACTUAL SERVICES		1,034,493.31	254,195.30	33,934.00	746,364.01
<b>CAPITAL OUTLAY</b>	<b>1,472,200.00</b>	<b>6,091,796.02</b>	<b>550.50</b>	<b>1,359,107.50</b>	<b>4,732,138.02</b>
761100 LAND CAPITAL OUTLAY			550.50	1,359,107.50	1,359,658.00-
763100 IMPROVEMENTS GENERAL	1,472,200.00	6,091,796.02			6,091,796.02

**Fund 1021 Project 50204 Linwood**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50204 BAYSHORE CRA PROJECT FUND</b>					
<b>EXPENSE Sub Total</b>					
<b>OPERATING EXPENSE</b>					
634999 OTHER CONTRACTUAL SERVICES					
<b>CAPITAL OUTLAY</b>					
763100 IMPROVEMENTS GENERAL					

**Fund 1021 Project 50206 Ackerman-Dells**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50206 BAYSHORE CRA PROJECT FUND</b>		<b>16,979.00</b>	<b>12,679.00</b>	<b>4,300.00</b>	
<b>EXPENSE Sub Total</b>		<b>16,979.00</b>	<b>12,679.00</b>	<b>4,300.00</b>	
<b>OPERATING EXPENSE</b>		<b>12,679.00</b>	<b>12,679.00</b>	<b>4,300.00</b>	<b>4,300.00-</b>
634999 OTHER CONTRACTUAL SERVICES		12,679.00	12,679.00	4,300.00	4,300.00-
<b>CAPITAL OUTLAY</b>		<b>4,300.00</b>			<b>4,300.00</b>
763100 IMPROVEMENTS GENERAL		4,300.00			4,300.00

**Fund 1021 Project 50207 Bayshore Parking Lot**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50207 BAYSHORE CRA PROJECT FUND</b>		<b>64,586.31</b>			<b>64,586.31</b>
<b>EXPENSE Sub Total</b>		<b>64,586.31</b>			<b>64,586.31</b>
<b>CAPITAL OUTLAY</b>		<b>64,586.31</b>			<b>64,586.31</b>
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
<b>50208 BAYSHORE CRA PROJECT FUND</b>	<b>1,050,000.00</b>	<b>4,700,868.49</b>	<b>3,153,674.25</b>	<b>735,413.12</b>	<b>811,781.12</b>
EXPENSE Sub Total	1,050,000.00	4,700,868.49	3,153,674.25	735,413.12	811,781.12
OPERATING EXPENSE		789,630.45	291,765.48	224,824.12	273,040.85
634980 INTERDEPT PAYMENT FOR SERV				40,551.38	40,551.38
634999 OTHER CONTRACTUAL SERVICES	50,000.00	727,891.23	260,302.50	153,996.50	313,592.23
639990 OTHER CONTRACTUAL SERVICE		61,739.22	31,462.98	30,276.24	
<b>CAPITAL OUTLAY</b>	<b>1,000,000.00</b>	<b>3,911,238.04</b>	<b>2,861,908.77</b>	<b>510,589.00</b>	<b>538,740.27</b>
763100 IMPROVEMENTS GENERAL	1,000,000.00	3,911,238.04	2,861,908.77	510,589.00	538,740.27

**Fund 1021 Project 50254 Communications**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50254 BAYSHORE CRA PROJECT FUND</b>		<b>25,000.00</b>			<b>25,000.00</b>
EXPENSE Sub Total		25,000.00			25,000.00
OPERATING EXPENSE		25,000.00			25,000.00
634999 OTHER CONTRACTUAL SERVICES		25,000.00			25,000.00

**Fund 1021 Project 50255 Bayshore Gateway Master Plan**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50255 BAYSHORE CRA PROJECT FUND</b>		<b>1,402,290.58</b>			<b>1,402,290.58</b>
EXPENSE Sub Total		1,402,290.58			1,402,290.58
CAPITAL OUTLAY		1,402,290.58			1,402,290.58
763100 IMPROVEMENTS GENERAL		1,402,290.58			1,402,290.58

**Fund 1021 Project 50256 Commun. Safety Improve**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50256 BAYSHORE CRA PROJECT FUND</b>	<b>576,900.00</b>	<b>209,285.92</b>	<b>189,816.43</b>	<b>19,469.49</b>	
EXPENSE Sub Total	576,900.00	209,285.92	189,816.43	19,469.49	
OPERATING EXPENSE		13,008.64	967.88	12,040.76	
646451 LIGHTING MAINTENANCE		13,008.64	967.88	11,491.12	549.64
652990 OTHER OPERATING				549.64	549.64
<b>CAPITAL OUTLAY</b>	<b>576,900.00</b>	<b>196,277.28</b>	<b>188,848.55</b>	<b>7,428.73</b>	
763100 IMPROVEMENTS GENERAL	576,900.00	196,277.28	188,848.55	7,428.73	

**Fund 1021 Project 50258 General Rd Improve**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50258 BAYSHORE CRA PROJECT FUND</b>	<b>400,000.00</b>	<b>1,281,877.72</b>	<b>66,814.78</b>	<b>23,687.44</b>	<b>1,191,375.50</b>
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
<b>CAPITAL OUTLAY</b>	<b>300,000.00</b>	<b>754,630.11</b>	<b>26,030.91</b>	<b>19,599.20</b>	<b>709,000.00</b>
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 Shadowlawn Corridor**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50259 BAYSHORE CRA PROJECT FUND		445,200.00			445,200.00
EXPENSE Sub Total		445,200.00			445,200.00
CAPITAL OUTLAY		445,200.00			445,200.00
763100 IMPROVEMENTS GENERAL		445,200.00			445,200.00

**Fund 1021 Project 50261 Housing**

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

**Fund 1021 Project 50262 N Bayshore Enhance**

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50262 BAYSHORE CRA PROJECT FUND		755,020.06	11,978.96		743,041.10
EXPENSE Sub Total		755,020.06	11,978.96		743,041.10
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		325,095.10			325,095.10
763100 IMPROVEMENTS GENERAL		325,095.10			325,095.10

**Fund 1021 Project 50263 Complete Streets**

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



**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					
EXPENSE Sub Total					
OPERATING EXPENSE					
634999 OTHER CONTRACTUAL SERVICES					

## October 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. 2415 Linwood Ave (ZLTR): PL20250010339\*

Location: 2415 Linwood Ave

Current Zoning: C-5-GTZOD-MXD

Owner: HVG Management LLC

Status: Applicant first submittal on 9/10/2025.

Applicant requests a second Zoning Verification Letter (PL20250010339) to verify if the property is zoned to permit a retail motor vehicle dealer (Florida DHSMV dealer type "VR").



#### 2415 Linwood Ave (ZTLR): PL20250008735\*

Staff issued a Zoning Verification Letter on 9/5/2025 indicating that the property is not zoned for use as a wholesale motor vehicle dealer operation (Florida DHSMV dealer type "VW").

#### 2. Oakes Farm Davis (GMPA): PL20250010003\*

Location: 1420 Brookside Dr; 2205 & 2255 Davis Blvd

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

Owners:

Terra Aqua LLC - 1420 Brookside Dr

Christopher J Bower LIV Trust - 2205 Davis Blvd

Christopher J Bower Trust - 2255 Davis Blvd

Status: Pre-app meeting held on 8/20/2025.

This is a Growth Management Plan Amendment for proposed Oakes Farm Davis to include Oakes Farms retail/grocery, restaurant, 186 residential units and 239 hotel units in two 12-story buildings with two 5-level parking garages.



#### Oakes Farm Davis Rezone (PUDZ): PL20250008619

Status: Pre-app meeting held on 8/20/2025.



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

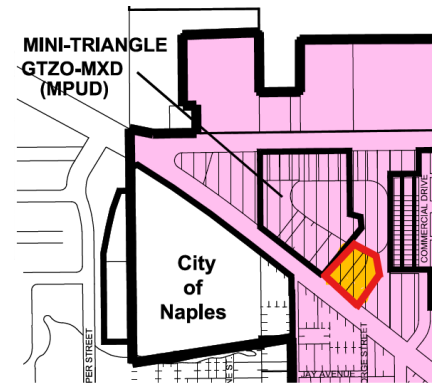
Location: 2001 Tamiami Trl E

Current Zoning: MPUD-GTZO-MXD and Airport Overlay

Owner: Naples Triangle Dev

Status: Pre-app meeting held on 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 held on 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

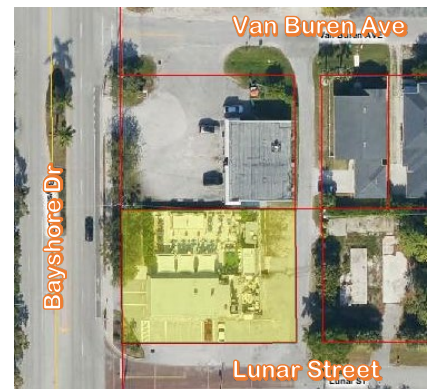
Location: 3929 Bayshore Dr

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

Owner: MICELI FAMILY REVOCABLE TRUST

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

Currently 2 food trucks exist on the site. One food truck is allowed. The second food truck requires a Conditional Use (CU).



### 5. 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).



## 6. 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 on 8/25/2025. Additional documents submitted on 9/1/2025 for review.

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.

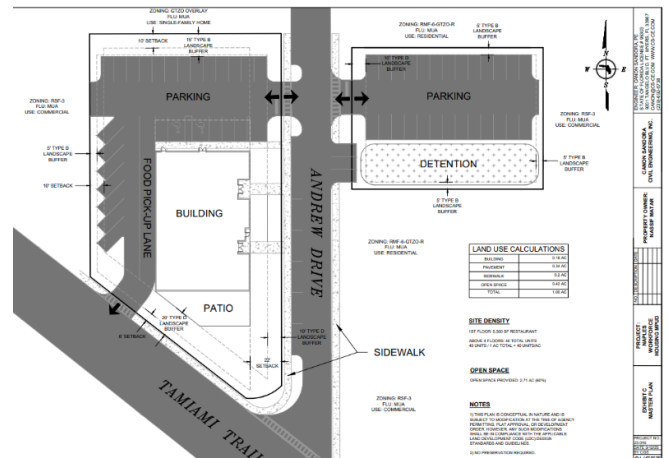


## 7. Naples Workforce Housing MPUD (PUDZ): PL20240010093

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. NIM held on 9/2/2025, 4:30 pm at the Naples Botanical Gardens; the CRA Advisory Board voted at its 9/2/2025 meeting to not support the project as proposed.

Request to rezone 2632 & 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.



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

Status: Pre-application meeting held on 6/17/2025. First applicant submittal on 7/3/2025. Staff issued comment letter on 8/22/2025. 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.

## **8. 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.

## **9. 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. **Staff issued first comment letter on 9/3/2025.**

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.



## 10. 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. CCPC

recommended approval on 8/21/2025. **BCC approved 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. **First applicant submittal on 9/16/2025.**

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).



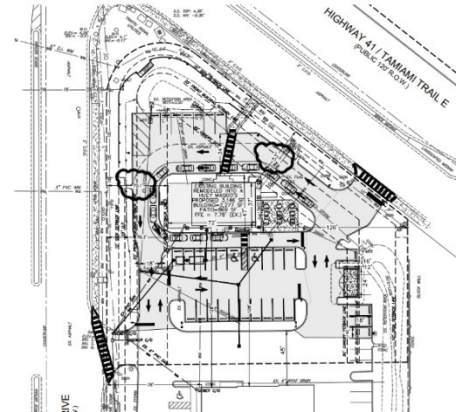
## 11. Huey Magoos (DR): PL20240009817\*

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. **HEX approval issued on 9/15/2025.**



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 (SDPA): 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.

## 12. Bayview Boatyard MPUD (PUDZ): PL20250004550

Location: 2707 & 2775 Bayview Dr (Boat Yard)

2754, 2772, 2800, 2836 Bayview Dr (south side)

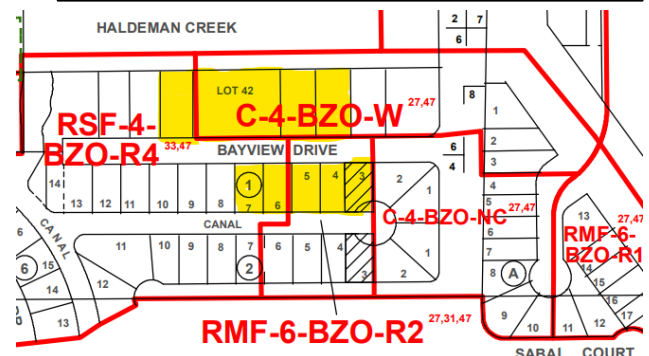
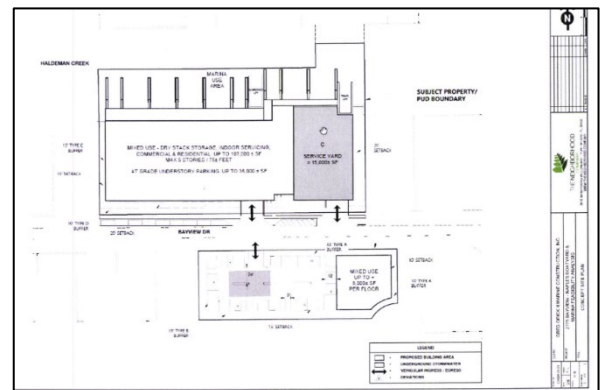
Current Zoning: 2707 (RSF-4-BZO-R4); 2775 (C-4-BZO-W); 2754 & 2772 (RSF-4-BZO-R4); 2800 (RMF-6-BZO-R2); 2836 (RMF-6-BZO-R2-APZ) and Airport Overlay

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.



## 13. 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.



## Development Review Petitions

### 14. Linwood Auto Storage (SDPI): PL20250009519\*

Location: 2365 Linwood Ave

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

Owner: JR Descendants Trust

Status: First applicant submittal on 8/21/2025. Staff issued first comment letter on 9/16/2025. Applicant second submittal on 9/17/2025.

Request for insubstantial change to modify sidewalk to pavers, gate to swing gate, add bollards around propane tank, adding a keypad to gate, as well as revising the grading from the north side of wall to toe of slope, modifying swale grading and revising landscape plan to reflect enhanced plantings, moving buffer trees along east and west property line into utility easement; FPL issued letter of no objection.



### 15. Bayshore Dr Single Family Homes (PPL): PL20240009862\*

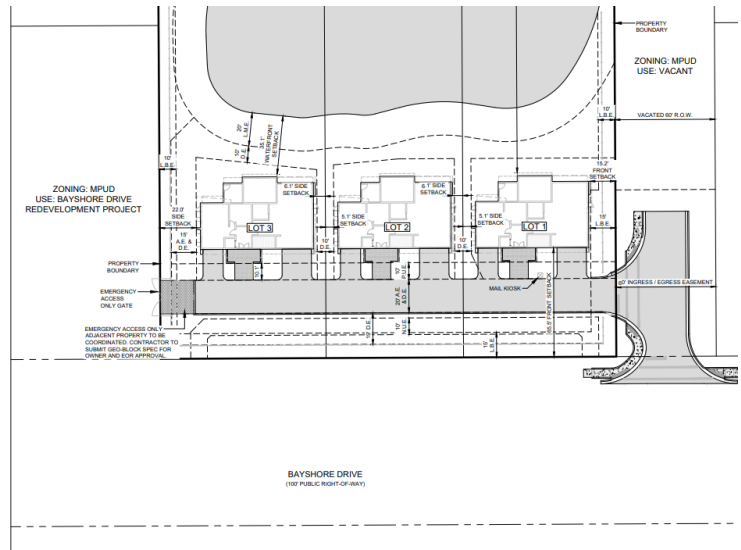
Location: Bayshore Drive (surrounded by the CRA 17-acre site)

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

Owner: Clyde O Shadley Trust

Status: Pre-application meeting held on 10/01/2024. First applicant submittal on 5/09/2025. Staff issued first comment letter on 6/26/2025. **Second applicant submittal on 9/24/2025.**

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.*

## 16. 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.



Site Development Plan for 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.

Staff issued verification that maximum eligible density is 5 units per acre, or 9 units and that up to 2 additional units per acre can be granted through the limited density bonus pool allocation process.

## 17. 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.

Site Development Plan for a 3-story building on  $\pm 2.16$  acres 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.



Applicant appeared at CRA AB special meeting on 7/28/2025 regarding temporary use for valet parking based on previously approved SDP-PL20220006723.

## 18. 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-application 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.





## 19. 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.



## 20. 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.



ZVL-PL20250000221 issued on 2/14/2025 outlined max allowable density of 4 units and options for additional density through affordable housing bonus or Live Local Act.

## 21. Snappy Car Wash (SDP): PL20220001088

Location: 3300 Davis Blvd.

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

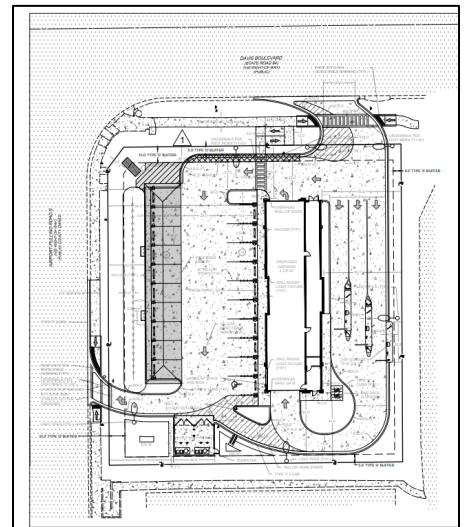
Owner: RKDavis Real Est Holdings LLC C/O Michael Duffy

Status: Pre-application meeting 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.

## Snappy Car Wash (DR): PL20240003066

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.

## 22. 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 Site Development Plan.

## 23. 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 addressing landscape comments with an updated landscape plan showing a supplemental berm and additional planting materials between the recreational areas and the adjacent residential neighbors as also stated in HEX 25-10.

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



## **Shadowlawn Drive Multi-Family (LDBPA): PL20230013981**

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

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

## **1795 Shadowlawn Drive Administrative Parking Reduction (APR): PL20240004639**

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

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

## Final Actions/Letters Issued

### 24. 2360 Shadowlawn Dr (ZLTR): PL20250009014\*

Location: 2360 Shadowlawn Dr  
Current Zoning: C-4-GTZO-MXD and Airport Overlay  
Owner: THEFOURTHAMIGO LLC  
Status: First applicant submittal on 8/11/2025. Zoning Verification letter issued on 9/8/2025.

Staff verified that misc. retail stores, nurseries, lawn and garden supply stores are permitted. Repair and service of outdoor powered lawn equipment is permitted. Maximum density is 12 units per acre.

Brian Cordero requested verification the property can be used as an outdoor power equipment sales center/dealership which engages in the sale of commercial and residential lawn equipment, aftermarket parts, along with a service/repair center.



### 2360 Shadowlawn DR (ZLTR): PL20250008035\*

Status: First applicant submittal on 7/15/2025. Zoning Verification letter issued on 8/28/2025

Robert Molina requested verification that automotive repair is allowed to establish a state-of-the-art collision repair facility at this location.

### 25. 2409 Linwood Ave (ZLTR): PL20250008722\*

Location: 2409 Linwood Ave  
Current Zoning: C-5-GTZO-MXD  
Owner: HVG Management LLC  
Status: First applicant submittal on 8/1/2025. Zoning Verification letter issued on 8/25/2025.

Staff verified that automotive dealers are a permitted use, therefore internet car sales are allowed.

The applicant requested to confirm if internet car sales are allowed.



## 26. 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. SDPI Approval letter issued on 8/28/2025.



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.

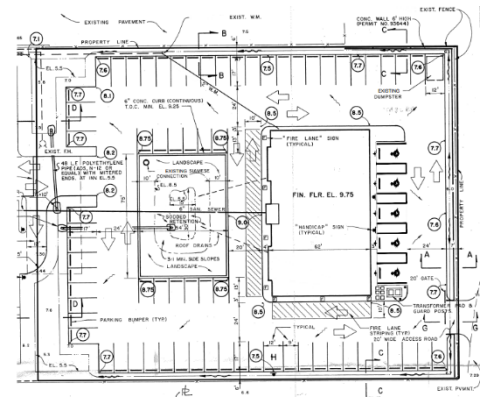
## 27. Court Plaza III - Addition of Three Handicap Spots (SDPI): PL20250007542

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.

## 28. **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.

## 29. **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.



Staff verified that the property may be eligible for up to 12 dwelling units per acre (du/ac) upon approval of a Mixed Use Project (MUP) and also eligible for the Affordable Housing density bonus of up to 12 du/ac; however the maximum density allowed by the Density Rating System of the Growth Management Plan is 16 dwelling units per acre.  $16 \text{ du/ac} \times 3.3 \text{ acres} = 52.8 = 53 \text{ total units}$ . Maximum building height in the GTZO-MXD district is 42 feet for residential uses and 56 feet for mixed-use or commercial uses.



## 30. 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, and any non-conformities.



## 31. 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.



## 32. 2918 Orange St (ZLTR): PL20250006757

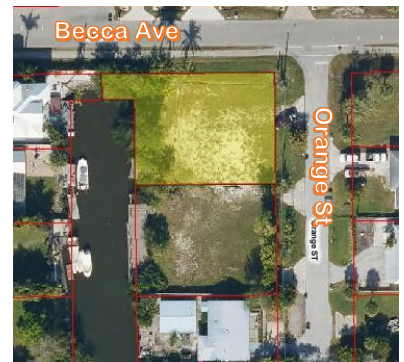
Location: 2918 Orange St (southwest corner of Becca Ave & Orange St)

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.



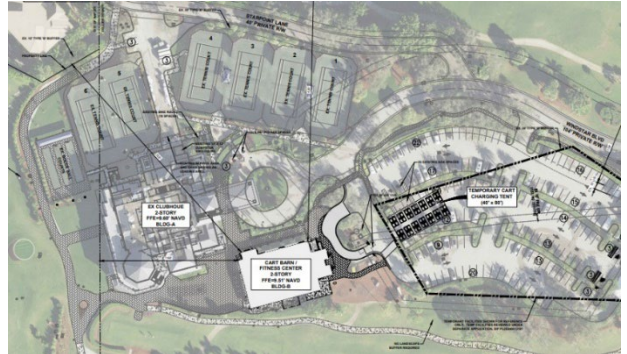
## 33. Windstar on Naples Bay - Fitness Center (SDPA): PL20240013453

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.

## 34. 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.

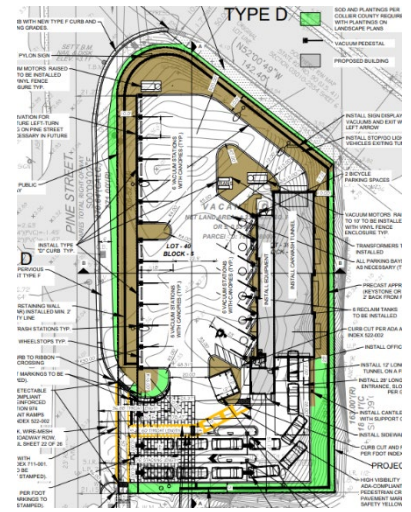
**35. Pine Street Car Wash (SDP): PL20230001721**

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.



Site Development Plan for an automated tunnel express car wash with free vacuum parking spaces.

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

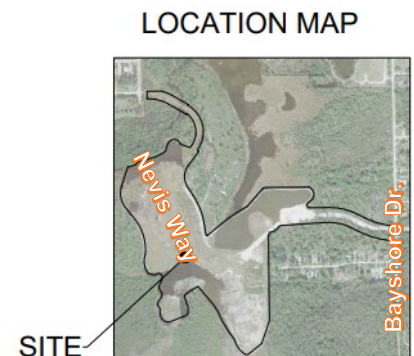
Location: 8807 Nevis Way

Current Zoning: Sabal Bay 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.



**37. 2625 Davis Blvd (ZLTR): PL20250004509**

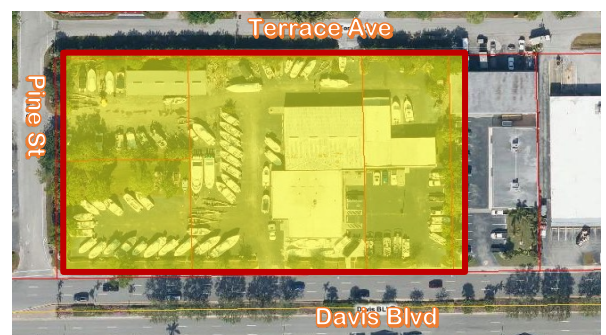
Location: 2625 Davis Blvd (at Pine Street); The Boat House Naples

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

Owner: FL City Holdings LLC

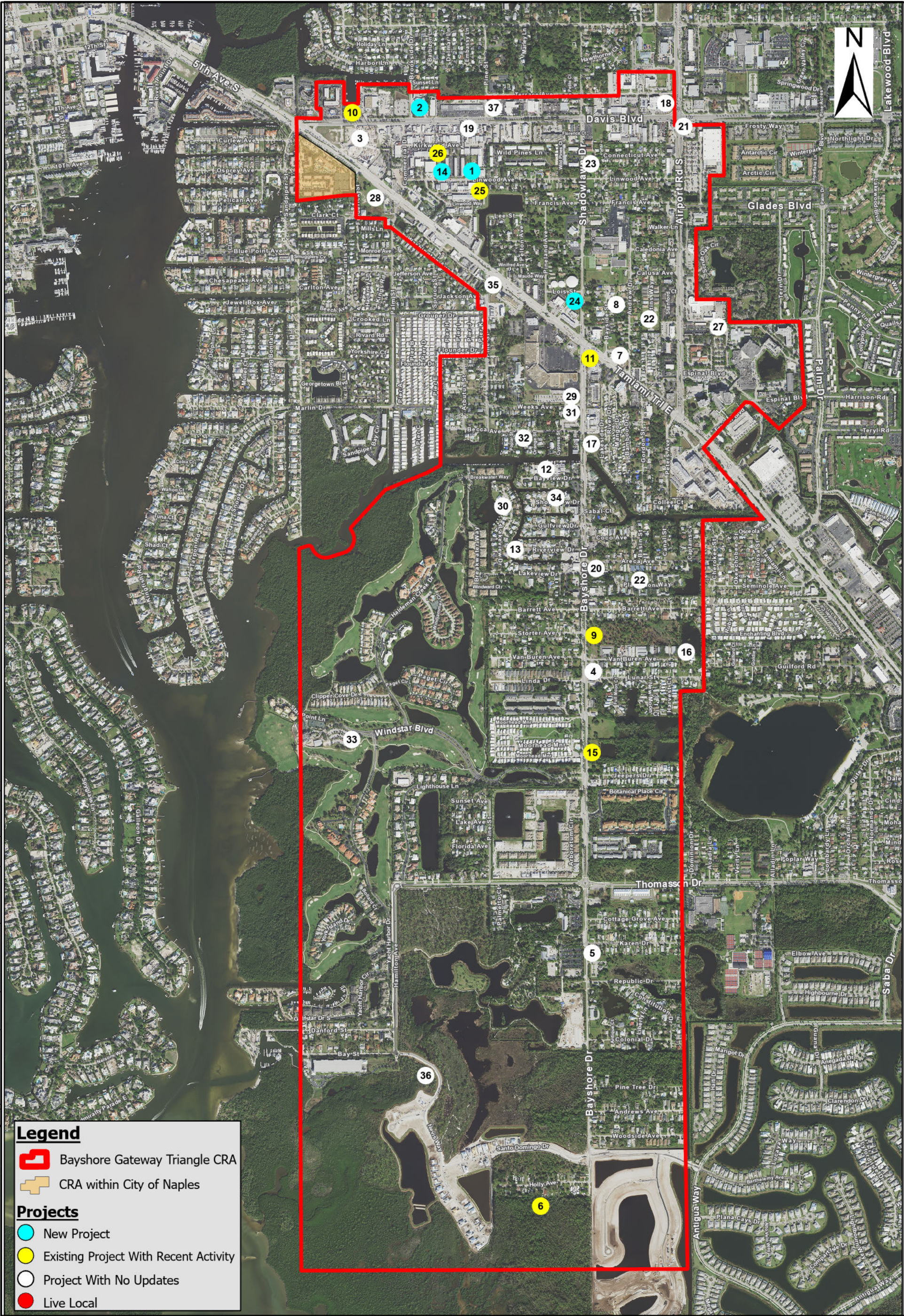
Status: Request submitted on 4/14/2025. Zoning Verification letter issued on 5/17/2025.

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





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**Legend**

- Bayshore Gateway Triangle CRA
- CRA within City of Naples

**Projects**

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

Bayshore Gateway  
Triangle

**JOHNSON**  
**ENGINEERING**  
— An Apex Company —

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

October 2025  
Development Update

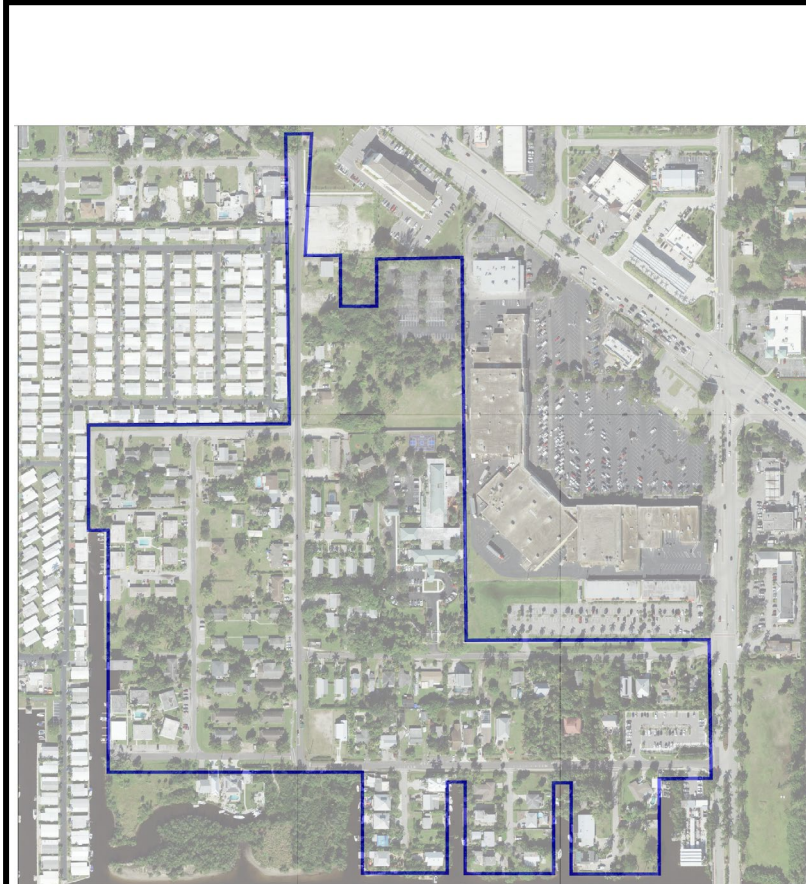
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Oct 2025	20203067-042	-	As Shown	19 of 19



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District #	County voting district number
Project #	50203.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
<b>Scope:</b> The project is for engineering services to complete a detailed stormwater management performance assessment of the project area and provide construction ready design/permitted plans with bidding documents and services along with after-construction project close out services.	
Design Budget	\$673,324.91 (As of Change Order #2)
Const Budget	N/A
Total Budget	N/A
Arch/Eng:	Blot Engineering, Inc.
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	November 29,2021
NTP Const	TBD
Sub Completion	TBD
Final Completion	Est. July 7, 2028

Stage	% Complete
Procurement	100%
Design	80%
Construction	0%
Closeout	0%



**Next Steps/Current Challenges**

- Engineer of Record has sent over 30% plans for PUDs Waste Water Force Main and City of Naples Water Main Improvements. Met with City of Naples and had input comments on designs, moving forward with Water Main Designs. PUD has requested additional work to be designed for Waste Water Gravity Main, currently working with Engineer to include in scope.
- Obtaining Legal Descriptions for Easement Acquisition from surveyor.

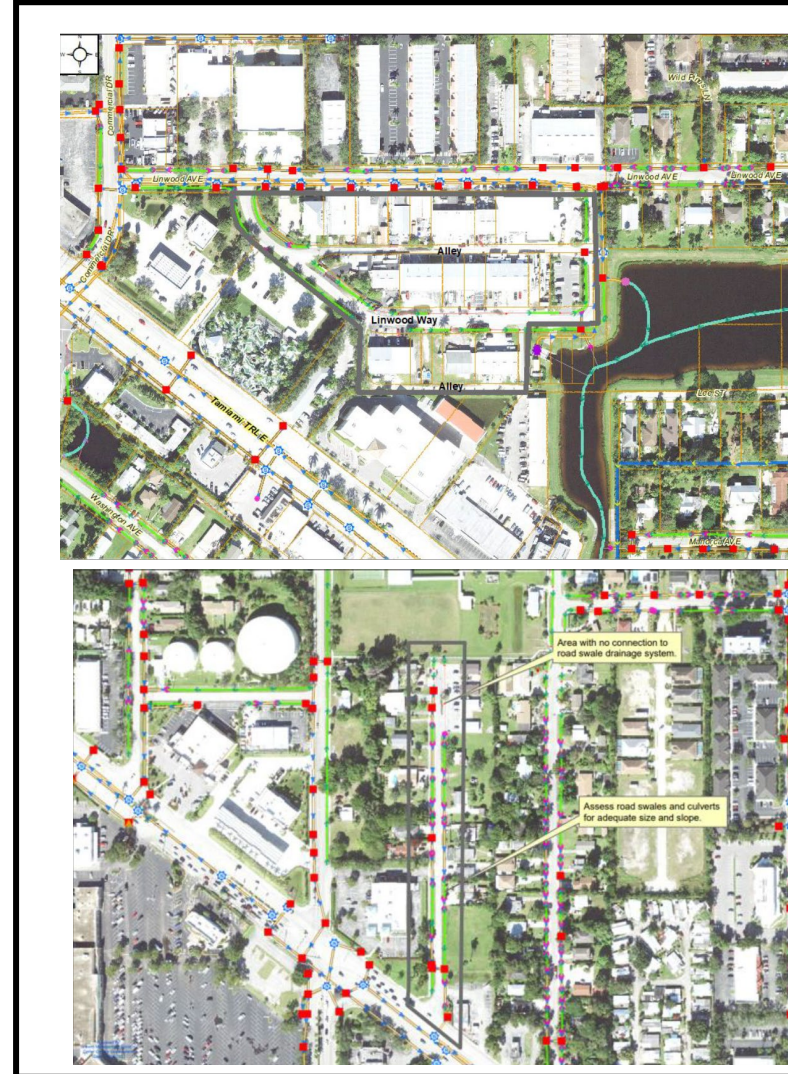
**Progress** **10/01/2025**

- Water Main and Waste Water Force Main design 30% complete.
- Acquiring Sketches and Legal Descriptions for easement acquisition.

## Page 37

District #	County voting district number
Project #	50203.3.1.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
<b>Scope:</b> The project is for engineering services to complete a detailed stormwater management performance assessment of the project area and provide construction ready design/permitted plans with bidding documents and services along with after-construction project close out services.	
Design Budget	\$257,542.00
Const Budget	N/A
Total Budget	N/A
Arch/Eng:	KCA Kisinger Campo & Associates Corp
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	January 16, 2023
NTP Const	TBD
Sub Completion	TBD
Final Completion	September 17, 2025 (Design)

Stage	% Complete
Procurement	100%
Design	60%
Construction	0%
Closeout	0%



### Next Steps/Current Challenges

- Engineer of Record to continue design and present 90% plans for review of Stormwater Improvements. City of Naples Water Main relocation design to start. First review at 30%.

### Progress 10/01/2025

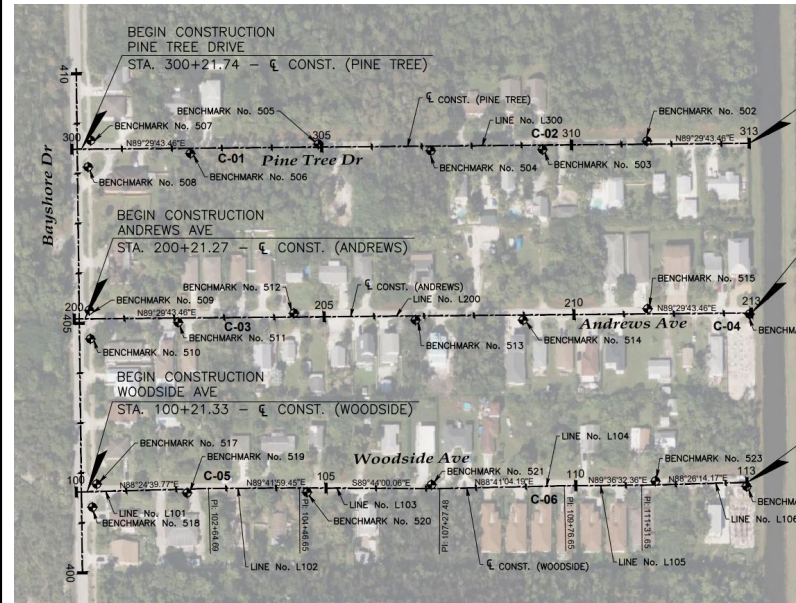
- Confirming with City of Naples for agreement with construction or design of Water Main Relocation.
- Interlocal agreement needed for City of Naples Water Main relocation.



## Page 38

District #	County voting district number
<b>Project #</b>	50258.1
<b>Project Manager</b>	Erik Montalvo
<b>Project Sponsor</b>	Bayshore CRA/ Road Maintenance
<b>Scope:</b> The project is for engineering services to complete a detailed design plan for the rehabilitation of the roadway and stormwater outfalls on Pine Tree Dr, Andrews Ave, and Woodside Ave.	
<b>Design Budget</b>	\$154,649.00
<b>Const Budget</b>	\$1,143,437.50 (EOPC)
<b>Total Budget</b>	N/A
<b>Arch/Eng:</b>	CPH Consulting, LLC
<b>General Cont</b>	N/A
<b>Owner Rep (CEI)</b>	TBD
<b>NTP Design</b>	March 21 <sup>st</sup> , 2024
<b>NTP Const</b>	TBD
<b>Sub Completion</b>	TBD
<b>Final Completion</b>	October 24, 2024 (Currently in stop work as of September 17, 2024)

Stage	% Complete
Procurement	100%
Design	90%
Construction	0%
Closeout	0%



### Next Steps/Current Challenges

- Currently working on SFWMD permit. Collier County to be listed as maintenance entity.
- Start Work Order will be issued to continue work.
- Bayshore CRA to pull Right of Way permit for the construction of the roadway.
- Need to change current outfall plan to include reinforcement.

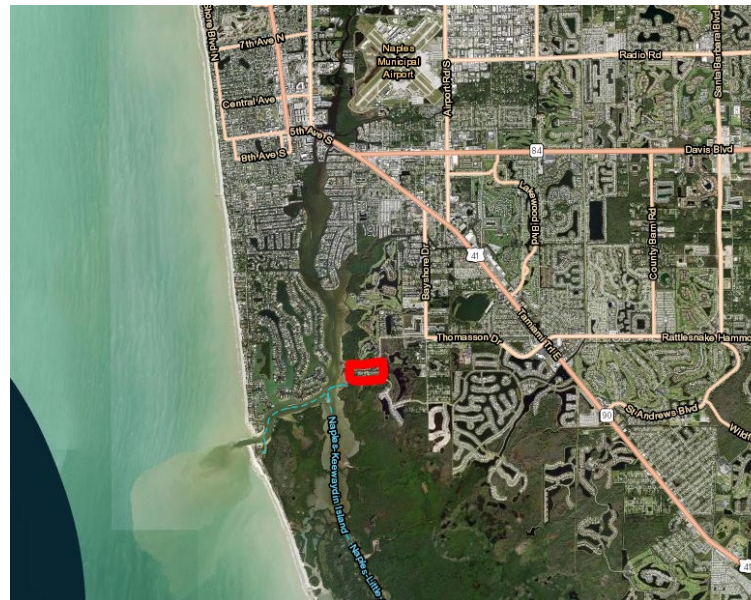
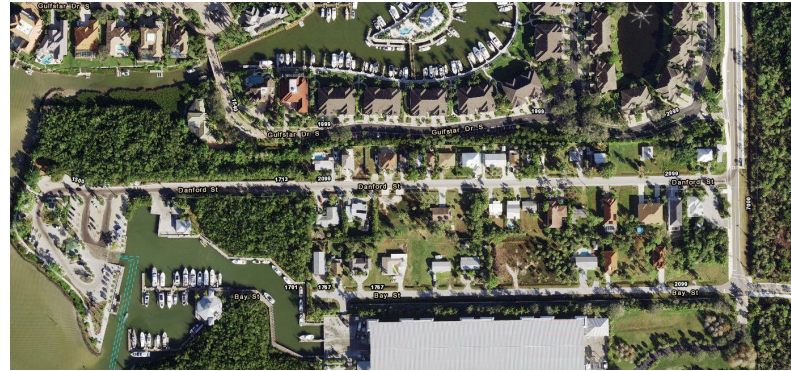
### Progress 10/01/2025

- Design plans currently at 90%.
- Start Work Order to be issued.
- Outfall redesign to include reinforcement.

## Page 39

District #	County voting district number
Project #	TBD
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA/ Road Maintenance
<b>Scope:</b> The project is for engineering services to complete a detailed design plan for the maintenance of the roadway on Danford St. This includes City of Naples Water Main, PUDs Waste Water Manhole and Cleanout linings, and potential walking path on north section of Danford St.	
Design Budget	\$242,394.00
Const Budget	TBD
Total Budget	TBD
Arch/Eng:	DRMP, Inc.
General Cont	TBD
Owner Rep (CEI)	TBD
NTP Design	TBD
NTP Const	TBD
Sub Completion	TBD
Final Completion	TBD

Stage	% Complete
Procurement	100%
Design	0%
Construction	0%
Closeout	0%



### Next Steps/Current Challenges

- Issue work order to start design that includes Roadway, Stormwater, Wastewater, and City of Naples Water Main Improvements.
- Recent addition to proposal includes feasibility of walking path on north side of Danford St and concept of final product. Project cost updated to \$242,394.00
- Need interlocal agreement with City of Naples to cover Water Main Improvements.

### Progress

10/01/2025

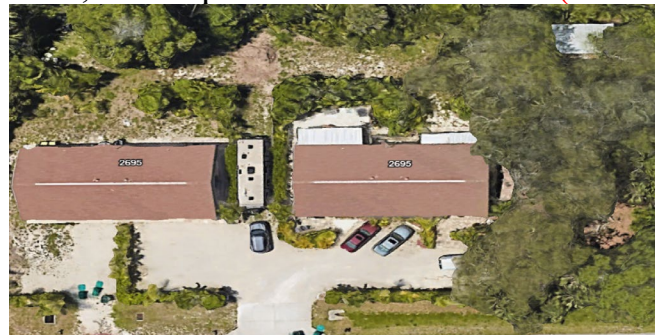
- Obtaining Project Number for Work Order and Purchase Order requisition.
- New proposal has been sent, awaiting approval of added cost from Collier County's Public Utilities Department.



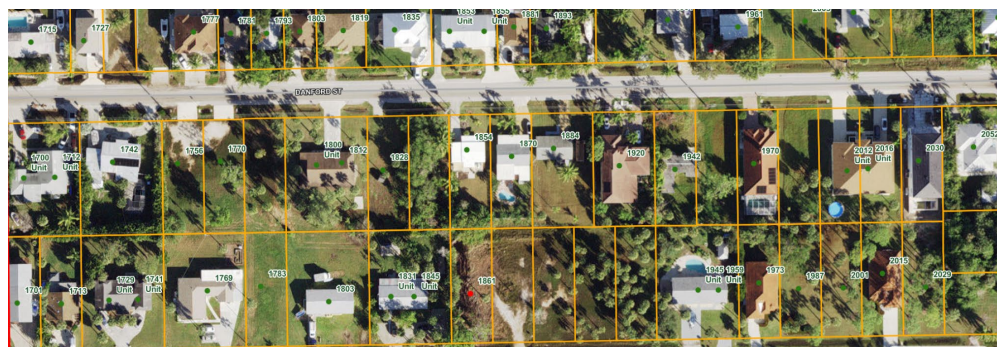
Shirley Garcia, CRA/MSTU Manager

## CRA PROJECT UPDATES

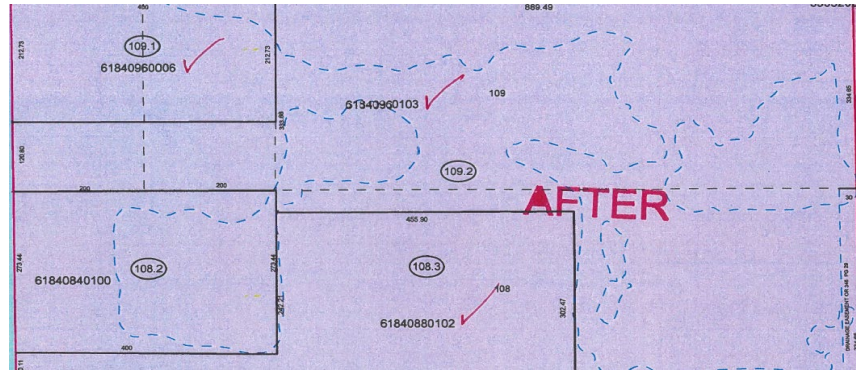
1. **Gateway Triangle Properties:** Staff requests Advisory Board motion to support renting to County Employees as affordable Housing per HUD Income Requirements for the property located at 2695 Francis Ave Unit A, C and D. Unit B is used by DAS Vendor that trains difficult dogs on a Quarterly basis one or two weeks at a time, no fee per contract with DAS. (Action Item)



2. **Bay and Danford St Purchases:** As appraisals are completed, staff is under negotiations with specific property owners, CRA Manager is submitting an application for CDBG Grant Funds to purchase 3 lots on Bay St, October 14<sup>th</sup> BCC Consent Agenda Item 16.L.1. monthly updates will be provided on status.

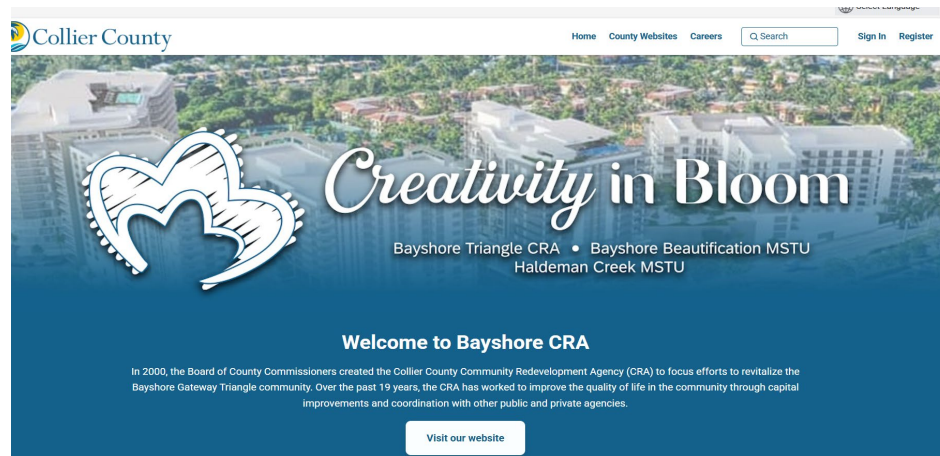


3. **17 Acre Outparcels:** CRA/MSTU Manager is currently working on the Invitation to Negotiate (ITN) to be sent to County Procurement to be added to their list, unable to provide a timeline at this time will provide monthly updates.
  - Survey completion was September 9, 2025
  - Property Appraiser updated lot split/combine October 2, 2025 (small changes will still need to be completed on appraisers' site)
  - Working on the scope for ITN for staff review and revisions



4. **CRA Property Maintenance:** CRA Manager is finalizing Scope of Work for property landscape maintenance, will be submitted in Open Gov portal
5. **CRA Website:** Collier County has completed their transition to the new website, staff is submitting CRA/MSTU's projects updates, newsletter creation, updates on all the meetings, advisory boards, business news and any additional resources pages. The Community Events calendar will be updated last.

County website <https://engage.collier.gov/hub-page/bayshore> not finalized but see how Bayshore CRA website will look like. The bayshorecra.com will remain the same domain.



6. **Interlocal Agreement for Danford St Improvement Project:** CRA Manager sent interlocal to City of Naples to be approved by City Council and will be forwarded to BCC Consent Agenda after. Project update will be provided in December meeting
7. **Gateway Triangle Masterplan:** CRA Manager submitted a scope to procurement staff for review and revisions, including phase I Commercial area and Phase II Shadowlawn Corridor. Project updates will be provided in December.
8. **CRA/MSTU Partnership for Holiday Decorations:** CRA Manager sent the scope of work on OpenGov, the bids are due back October 10<sup>th</sup> after a second round of requests. Will provide update on next monthly meeting.



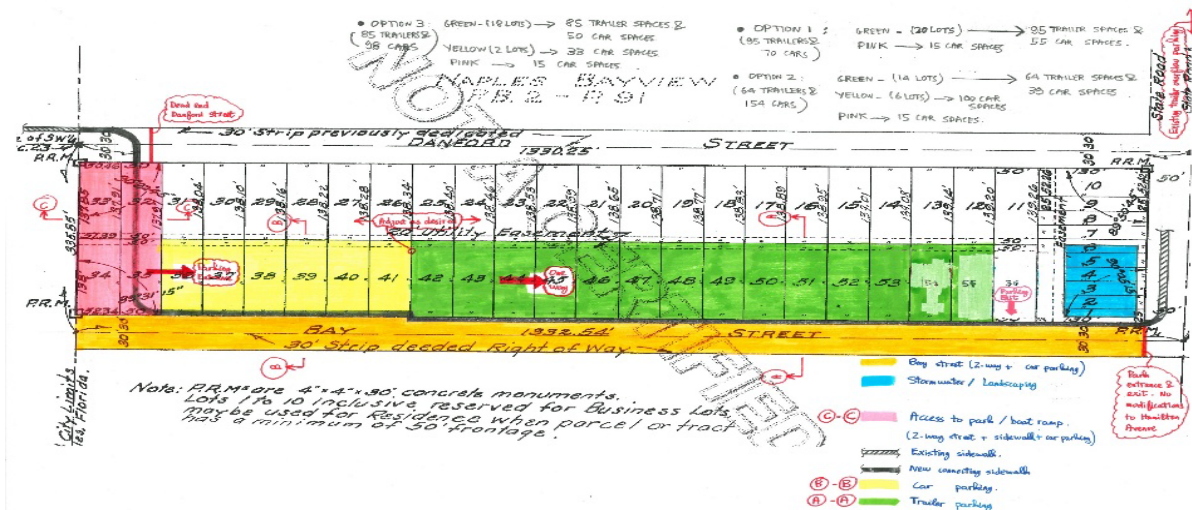


## Bayshore Beautification MSTU Updates

1. **Solar Lighting vs. Electric:** CRA/MSTU Manager will provide a cost benefit analysis in December meeting for the costs of purchase, electric, maintenance, repairs vs. Solar costs, purchase, installation, maintenance.



2. **City of Naples Water vs. Collier County Reclaimed:** CRA/MSTU Manager will provide a cost benefit analysis in December meeting
3. **Bay Street and Danford St:** Project Coordination with CRA and MSTU. After purchasing properties staff will bring back a project plan for partnership opportunity with the CRA.



4. **Golf Cart transfer from Facilities Mgmt to BBMSTU;** CRA/MSTU Manager requested a Golf Cart when available and is now available for transfer; Costs for new Lithium battery and a few required maintenance estimates around \$1500 no other fees included in transfer



5. **F150 Truck available for Transfer to BBMSTU:** The MSTU Chevy Silverado was struck in the parking lot at the CRA office, the damage was significant and CRA/MSTU Manager requested a trade in for a newer truck. An available regular cab F-150 4x2 has become available and I will process the asset transfer as soon as possible; the only costs will be the quarterly maintenance and gas. I will provide an update on the next meeting with photo.

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20250010225	NA	Closed	08/25/2025	3261 Lakeview Dr Folio 48174200109	High grass/weeds
CESD20250010227	SD	Closed	08/25/2025	3411 Basin Folio 71800000543	Unpermitted gazebo in back yard. Originated from case CESD20240010637
CEPF20250010272	PF	Open	08/26/2025	2636 Bayview DR, Naples	Permit PRSO20220310383 has expired with fees due.
CENA20250010273	NA	Open	08/26/2025	Folio 48173880009	Overgrowth on vacant lot
CELU20250010274	LU	Open	08/26/2025	2547 Barrett Ave Folio 81730640005	Misc. items stored/piled up against complainant's fence, and there is boat parked in the easement behind the house.
CEV20250010282	V	Closed	08/26/2025	2531 Linwood AVE, Naples Folio 25080640009	unlicensed trailer, tire, and debris on vacant lot
CELU20250010298	LU	Closed	08/26/2025	48173880009	boat trailer on vacant lot1 *observed during grass and weeds case*
CES20250010406	S	Closed	08/28/2025	2416 Tamiami TRL E, Naples	Flutter flag in front of business
CEROW20250010443	ROW	Open	08/29/2025	Near caller's home on Jackson Ave	Caller believes Centurylink left wires connected to trees and strung across the road at this location.
CENA20250010447	NA	Closed	08/29/2025	2641 Holly	Grass and weeds above 18 inches.
CESD20250010525	SD	Open	09/02/2025	2505 LINDA DR, NAPLES FOLIO 55701000008	Expired permit PRFH20230521072 1-2 family home expired 2/22/2025 1 observed while investigating NA case
CENA20250010571	NA	Open	09/03/2025	2760 Holly Ave Folio 50891400005	Outside storage and litter.
CENA20250010574	NA	Open	09/03/2025	Folio 61838580003 vacant lot on Colonial, 2nd lot off Bayshore	Grass and weeds above 18 inches vacant lot
CENA20250010577	NA	Closed	09/03/2025	Folio 61838520005 vacant lot on the corner of Bayshore and Colonial	overgrown grass and weeds on vacant lot1 **Duplicate case CENA20250009831***
CEV20250010605	V	Open	09/04/2025	Folio 61835000201	Abandoned vehicle with no tags on northwest corner of lot
CELU20250010611	LU	Open	09/04/2025	Folio 61835000201	Litter and homeless camp in parking lot and surrounding area
CEV20250010758	V	Closed	09/08/2025	Behind 2800 Pine St on a small narrow strip of land under parcel id # ID: 81780080000-- see documents and	***Health , Safety, Welfare *** Complainant states RV/camper being lived in with illegal utility hook up's.
CEPE20250010791	PE	Closed	09/09/2025	CE 75271 5222 Martin St, Naples, FL	Vehicle parked on sidewalk on 5222 Martin St, Naples FL Vehicle - Chevy Silverado Black
CEPE20250010907	PE	Citation	09/10/2025	5476 Martin St1 Citation CE 7529	Vehicle parked on the sidewalk at 5476 Martin St, Naples, FL Citation CE 7529
CEPE20250010914	PE	Citation	09/10/2025	5518 Hardee St, Naples, FL1 Citation CE 7530	Vehicle parked on teh sidewalk at 5518 Hardee St, Naples, FL Citation CE 7530
CENA20250011000	NA	Closed	09/12/2025	2045 Danford St, Naples FL1 CO 26	Overgrown grass and weeds. CO 26
CESD20250011032	SD	Open	09/14/2025	2838 Pine St, Naples FL Folio 81780160001	unpermitted electrical installed for use of camper hook up ***Witnessed from compliant driven case #CEV20250010758 located on neighboring parcel 81780080000
CESD20250011088	SD	Open	09/16/2025	1841 Frederick St Folio 26880200101 Other parcels with fence attached: 26880240006, 26880320007, 26880000013, 26880400008, 26880440000, 26880480002, 26880560003	Caller is concerned that the way they have fenced the fire hydrant on this construction site will prevent the fire department from accessing it during an emergency.



# Community Efforts for Haldeman Creek Clean Up

Together, we can restore our beautiful canals.  
Thanks to all our volunteers!



500 lbs of litter  
and debris out of  
the waterway



Thanks to our Partnerships with Keep Collier Beautiful, Solid and Hazardous Waste, Waste Mgmt, Collier County Sheriffs Weekenders, Siobhan Cleveland at Real Macaw and Krista Orick at the Naples Boatyard





# Naples Daily News

## LOCAL BUSINESS

# Proposed mixed-use development with workforce housing faces opposition in East Naples



**Laura Layden**

Naples Daily News

Sept. 5, 2025, 5:05 a.m. ET

### Key Points AI-assisted summary ⓘ

A proposed mixed-use development in East Naples with workforce housing faces opposition.

The project would replace an abandoned restaurant with a five-story building. The building would include 40 apartments and a Mediterranean restaurant.

The proposed development has raised concerns about increased traffic, parking shortages and the rezoning of residential lots.

Plans for a mixed-use development with workforce housing in East Naples have stirred opposition.

On Sept. 2, the Bayshore Gateway Triangle Local Redevelopment Advisory Board voted 5-2 against the proposed project, which would include affordable and market-rate apartments and a casual Mediterranean-inspired restaurant, with a drive-thru pickup window.

The project would replace a long-abandoned restaurant that has become an eyesore at the northeast corner of U.S. 41 and Andrew Drive, near the Collier County Government Center.

A majority of the advisory board's members sided against the proposal based on traffic concerns and parking.



The proposal includes rezoning two residentially zoned lots to commercial as a way to provide the necessary parking for the apartments.

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The developer is also asking for a deviation to allow less parking than would be required for the proposed uses.

Plans show a total of 40 apartments on four floors, sitting over a restaurant and a lobby. The zoned height of the five-story building would be less than 56 feet, the maximum that's allowed under the site's current C3 commercial zoning.

The site is an area where redevelopment is encouraged to clean up blight. The triangle is formed by U.S. 41 East, Davis Boulevard and Airport-Pulling Road.

After getting a detailed presentation from the development team and hearing comments from concerned neighbors, Maurice Gutierrez, the Redevelopment Advisory Board's chairman, made the motion to recommend denial of the project.

During the hearing, Gutierrez said the role of the board is to be the "eyes and ears of the community," and to ensure residents are protected.

"I have a real concern the minute existing residential property has to be rezoned commercial in order to make the commercial project viable," he said. "Because it ends up destabilizing the community."

He described residential zoning as the "gold standard" that comes with protections and the understanding that you're not going to get a commercial site next door. That, he said, weighed heavily on his decision.

Board member Kristin Hood seconded the motion, with concerns about "commercial creep" in the neighborhood. Others who supported the motion agreed that the project could be more harmful than beneficial to surrounding residents, as currently proposed.

Those voting against the motion did so, in part, because of the big need for affordable housing to serve the area's workers, including teachers, firefighters, and other essential workers, including the many who work at the government complex.

The developer of the project has agreed to set aside 60% of the apartments as affordable housing, with rents of less than \$2,000 a month. The apartments would mostly be studios or efficiencies, measuring 500 to 600 square feet, designed for one or two residents at most.

The advisory board's hearing followed a neighborhood information meeting, held at the Naples Botanical Garden the same day.

Many residents who attended the neighborhood meeting raised concerns about the project creating more traffic congestion and changing the character of their community, with such intense uses on a small site.

Opponents included Nita Sharpe, who lives on Andrew Drive, in the home she grew up in.

"I moved back into my childhood home about eight years ago, and even as many times as I've reported a problem, nothing gets done about it," she said. "This is going to create more of a problem of traffic, and we don't want to see it."

She described the project as a "great plan," but not for the chosen site.

"It's very nice that you want to do this, but not on our corner ... It's not feasible," Sharpe said, addressing the developer.

She raised concerns about the type of renters the project would attract, saying: "We don't want low-income. We have enough low-income."

She argued the project would lower residential property values in the neighborhood, and the developer would be the only real beneficiary, making a "fortune" on it.

After the back-to-back meetings, Nick Matar, the developer, said in a phone interview that he still planned to pursue his redevelopment project.

Ultimately, Collier County commissioners would have to approve the development. The project will require both a rezoning and an amendment to the county's Growth Management Plan.

Matar already owns the property. He said he purchased the commercial site initially to build a restaurant, but he put those plans on hold after the COVID pandemic hit, when the local and national economy suddenly turned sour.

He said he came up with the idea of adding apartments to his project after the passage of the Live Local Act in Florida a few years ago. The act allows for administrative approval of qualifying multifamily and mixed-use developments that include affordable housing, making it much easier to get higher density projects approved.

However, the legislation didn't apply the way Matar expected, so he had to jump through more regulatory hoops than he anticipated. Still, he said, he wanted to address the need for more workforce housing while pursuing his dream to open a Mediterranean restaurant, his first restaurant in Southwest Florida.

## **More about the proposed restaurant**

Matar has a passion for food.

At his restaurant, he wants to serve everything from meat and spinach pies to kebabs and falafels. His focus would be on serving fresh, quality food, but at an affordable price, he said in the phone interview.

He envisions a restaurant that would be open for breakfast, lunch and dinner.

"All of the sandwiches, all of the bread for the sandwiches, will be made on the spot," Matar said.

He shared that he's talked to every county commissioner individually about his project, and every one of them has been supportive. He said that the county's planning department has also been encouraging, given the need for workforce housing in Collier County.

"The feedback was really very encouraging," Matar said. "That's why we went ahead and started the application."

He believes the project would be more positive than negative, not only by providing much-needed workforce housing, but by creating jobs and generating more tax revenue and fees for the county.

The opponents are seeing the glass as empty, he said, when it's 90% full because of the many benefits it will bring to the county and the community.

With the development, Matar has promised to add speed bumps on Andrew Drive and to include 15-foot buffers and fencing to minimize the impact on residential neighbors. He said success isn't guaranteed, but he's willing to take a chance and to make the investment, with a little give and take.

"It is risky," he said. "It's not guaranteed. Nothing is guaranteed in life."