



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Bayshore Beautification MSTU
AGENDA

Hybrid Virtual Zoom Advisory Committee Meeting
4870 Bayshore Dr Naples Botanical Garden FGCU/Buehler Auditorium

October 8, 2025 - 5:00 PM

Chairman Maurice Gutierrez, Vice Chair Susan Crum
Branimir Brankov, James Cascone, Oscar Perez, Joann Talano, Vacant

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Invocation & Pledge of Allegiance**
- 4. Public to be Heard (Non-Agenda Items)**
- 5. Adoption of Agenda Action Item**
- 6. Approval of Minutes Action Item**
 - a. June 4, 2025 (Pages 1-5)
 - b. Financials (Pages 6-8)
- 7. Landscape Maintenance Report**
 - a. Armando Yzaguirre A&M Landscaping (Pages 9-10)
- 8. Community / Business Presentations**
- 9. Old Business**
 - a. Road Maintenance Project Updates Report (Pages 11-14)
- 10. New Business**
 - a. New Board Application: Nannette Staropoli Action Item (Pages 15-17)
 - b. CRA/MSTU Managers Projects Updates (Pages 18-21)
- 11. Staff Report**
- 12. Correspondence and Communication**
 - a. Code Enforcement Sept Report (Pages 22)
 - b. KCB Clean up Report (Pages 23)
 - c. Proposed Mixed Use Development Article (Pages 24-28)
- 13. Advisory Committee Comments**
- 14. Public Comments**
- 15. Next Meeting Date**
 - a. November 5, 2025 @ 5:00pm
- 16. Adjournment**

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June 04, 2025, Meeting Minutes

BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE MINUTES OF

June 04, 2025, MEETING

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Chair, Maurice Gutierrez, at 5:00 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Maurice Gutierrez @ 5:00pm.

- II. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Branimir Brankov, Oscar Perez, Susan Crum, Excused Absence; Joann Talano
Maurice Gutierrez opens roll call. A quorum was announced for the MSTU Board.

Staff present in Person:

John M. Dunnuck III, CRA Director
Shirley Garcia, CRA/MSTU Manager
Tami Scott, CRA/MSTU Project Manager
Kizzie Fowler, Administration Assistant
James Cascone MSTU Board Member (Zoom)
James Talano (Zoom)
Nita Sharpe Resident (Zoom)
Heidi Liebwein Resident (Zoom)
Armando Yzaguirre A&M Landscaping

- III. **Invocation & Pledge of Allegiance**
Maurice Gutierrez led the Pledge of Allegiance

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

- V. **Adoption of Agenda**
Shirley Garcia noted having the Collier County Wastewater presentation presented before the Landscape Maintenance.
John Dunnuck noted to have the financials moved to Old Business 9a. Action Item.
CRA Action: Motion made by Maurice Gutierrez to accept the agenda as amended; second by Branimir Brankov.; approved unanimously. 5-0



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

CRA Action: Motion made by Maurice Gutierrez to allow members to vote on zoom; second by Susan Crum; approved unanimously 5-0.

VI. Approval of Minutes

a. May 7, 2025

CRA Action: Motion made by Susan Crum to approve May 7, 2025, minutes; second by Branimir Brankov.; approved unanimously. 5-0

VII. Landscape Maintenance Report:

a. Collier County Wastewater Robert Von Holle Director, Anthony Milden, Chief Operator

Anthony Milden discussed questions that were provided by the Danford Street residents regarding water pumps, drainage during a natural disaster and shower drains. Mr. Milden noted a question that asked; What guarantees do you have to ensure the pump station will not go out doing a hurricane? Mr. Milden noted that wastewater cannot make guarantees for events out of their control, such as natural disasters, however there are steps to minimize impacts. Mr. Milden noted that monthly operational inspections of all pump stations with correct action activities being promptly addressed to ensure continuous compliant operation. Mr. Milden noted that maintaining backup batteries in pump station control panels which allow remote monitoring of well levels for post event response prioritization purposes. Mr. Milden noted that wastewater maintains a fleet of portable generators for post event response to pump stations operating during utility power outages. Mr. Milden noted the second question as: What guarantees do you have that the sewage will not come up with their shower drains like it did before during the storms? Mr. Milden clarified that wastewater cannot make guarantees for events out of their control, such as natural disasters. Mr. Milden noted some ways that these events can be minimized outside of severe flooding or storm surge events. Mr. Milden noted that do not open wastewater system access points in an attempt to drain flood waters; these include manholes, cleanouts, and pump stations. Mr. Milden noted that wastewater asks the community not to open the wastewater collection system. Mr. Milden noted that the wastewater collection system that collects and conveys all of the domestic sewage from homes and businesses is different than the stormwater system which handles road runoff rate. Mr. Milden noted that after the storm and there are power outages, wastewater asks the community to reduce the amount of water that is used for a 72-hour period. Mr. Milden noted that the community should heed evacuation warnings after storms. James Hanrahan (Interim Director) for Parks and Recreation introduced himself and gave a little background of his service with the Collier County government office. Mr. Hanrahan noted that he has been with the facility for almost 10 years. Mr. Hanrahan noted that he is aware of the Danford Street concerns. Mr. Hanrahan noted that he has spoken with Parks and Recreation director, and they are working on the issue.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

b. Armando Yzaguirre A&M Landscaping

Armando Yzaguirre provides updates of landscaping. Mr. Yzaguirre noted that everything is working, however, there have been problems with the pumps. Mr. Yzaguirre noted that when the pumps do not get turned on to function properly, there will be an error in the green lines. Mr. Yzaguirre noted that he has received camera approval.

c. Project Manager Maintenance Report

Tami Scott provides project updates. Mrs. Scott notes that the sidewalk at the university had a focus on the Gulf Gate Plaza. Mrs. Scott noted that the contract with Atkins Engineering has been signed. Mrs. Scott noted that Atkins Engineering placed rotating cameras on light poles along Bayshore and Shadowlawn. Mrs. Scott noted that the cameras are to collect data of people crossing the street. Mrs. Scott noted that Viage Marina owner moved fence back. Mrs. Scott noted that the landscape in the Viage Marina area will be redone similar to Moorhead Manor. Mrs. Scott noted that the bathymetric study is still on going. Mrs. Scott noted that the 17-acre Boardwalk Project is on its 127th day. Mrs. Scott noted that exotics have been removed. Mrs. Scott noted that test pilots have been scheduled. However, Mrs. Scott noted that there was a logistic glitch. Mrs. Scott noted that there is a problem with installing the pilings in the waterway. Mrs. Scott noted that it is difficult to have a crane that can reach across the shoreline of the bridge. Mrs. Scott noted that one of the options is to change the material from concrete pilings to wood pilings. Mrs. Scott noted that this option will allow the crane operator to work easily in the water. Mrs. Scott noted that the team wanted to build a work area so that they could bring the crane closer and easier to travel across the water, however the plans have to be approved by the environmentalist.

VIII. Community and Business Presentations:

a. Danford St. Residents' Concerns

None

VIII. Old Business:

a. Financials- Taxable Values Look ahead report

Shirley Garcia noted that before the tax milage can be considered to be lowered to 2, a few things were missing from the cost. Mrs. Garcia noted that electricity, lighting, irrigation and maintenance needed to be included.

Tami Scott noted that she created a potential 5-year cost plan for all ongoing projects. Mrs. Scott noted that landscape contractor cost is \$2,025. Mrs. Scott noted that landscaping maintenance with Armando services is \$85,000. Mrs. Scott noted that another \$75,000 is paid for miscellaneous landscaping items. Mrs. Scott noted that the cost of landscaping will be doubling, because of the maintenance of the 17-acres boardwalk project.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

John Dunnuck noted that if the board wants to roll back the mileage taxable value of cost, and create a new number, there is no recovering from it. Mr. Dunnuck noted that requesting a new milage by the board needs to be discussed for next year. This will give the board enough time to decide where they want to go with the new milage number.

CRA Action: Motion made by Maurice Gutierrez to keep the 2.11 tax neutral and add milage neutral to the taxable values; second by Oscar Perez.; approved unanimously. 5-0.

X. New Business

a. Advisory Committee Application Natalie Strapoli. Not available to attend.

CRA Action: Motion made by Maurice Gutierrez not to recommend advisory committee applicant Natalie Strapoli as an advisory committee; second by Oscar Perez.; approved unanimously. 5-0.

b. FRA Conference 2025 Location; Hilton West Palm Beach, FL

Shirley Garcia noted that every year one member of the MSTU advisory board is sent to the FRA Conference with a CRA board member to represent the Community Redevelopment Agency in Collier County.

CRA Action: Motion made by Branimir Brankov to send Oscar Perez to the FRA Conference 2025 in West Palm Beach FL; second by Susan Crum; approved unanimously. 5-0.

c. Christmas Decorations

CRA Action: Motion made by Susan Crum to allow Shirley Garcia to make decisions for Christmas decorations; second by Branimir Brankov; approved unanimously. 5-0.

XI. Staff Report

a. CRA/MSTU Manager Update Report

Shirley Garcia noted that a complaint was made by a resident for the roadways on Gulfview Drive. Mrs. Garcia noted that the resident also wanted information about the completion of resurfacing the roads on Gulfview Drive. Mrs. Garcia noted that according to road maintenance, the roads will be completed by the fiscal year 2027 for road maintenance. Mrs. Garcia noted that Gulfview Drive will be resurfaced not raised. Mrs. Garcia noted that there are other streets in Bayshore, but it has been identified by road maintenance to total the cost for resurfacing the roads. Mrs. Garcia noted that she is waiting for a quote for the lighting on Gulfview Drive and will be bringing it back in the September monthly meeting. Mrs. Garcia noted that she will be bringing back the cost for the solar light located on Commercial Drive. Mrs. Garcia noted that the CDBG grant will be removed from the agenda, due to no agreement with the property owners on Pineland Ave. Mrs. Garcia noted that 17-acre parcel survey is in process. Mrs. Gracia noted that Woodside, Pine Tree and Andrews are at 90% design. Mrs. Gracia noted that Danford Street Road



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

maintenance contract is going out to get a purchaser order for the design professional. Mrs. Gracia noted that an agreement has been reached with public utility, partnering with the City of Naples and the CRA. Mrs. Gracia noted that no reports on the sidewalks were applied for Pineland Ave and Areca Ave from the transportation division for an MPO grant funding. Mrs. Garcia noted that DAS intern will be staying at CRA owned duplex on Francis Ave for 11 days. Mrs. Garcia noted that she could not collect any incident report Shadowlawn for May 4.

XII. Correspondence and Communication

XIII. Advisory Board

None

XIV. Public Comments

None

XV. Next Meeting: September 3, 2025 –5:00 p.m.

XII. Adjournment: Meeting adjourned at 6:53 p.m.

Chairman, Maurice Gutierrez

Fund 1630 Bayshore MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1630000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			201,032.50	768,723.56	969,756.06-
REVENUE Sub Total	3,539,700.00-	3,582,161.08-		2,418,170.24-	1,163,990.84-
REVENUE - OPERATING Sub-Total	2,476,800.00-	2,476,800.00-		2,418,170.24-	58,629.76-
311100 CURRENT AD VALOREM TAXES	2,473,600.00-	2,473,600.00-		2,300,833.66-	172,766.34-
311200 DELINQUENT AD VALOREM TAXES				61,211.37-	61,211.37
361170 OVERNIGHT INTEREST	2,200.00-	2,200.00-		25,427.04-	23,227.04
361180 INVESTMENT INTEREST	1,000.00-	1,000.00-		28,278.69-	27,278.69
361320 INTEREST TAX COLLECTOR				2,419.48-	2,419.48
CONTRIBUTION AND TRANSFERS Sub-Total	1,062,900.00-	1,105,361.08-			1,105,361.08-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,186,800.00-	1,186,800.00-			1,186,800.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		42,461.08-			42,461.08-
489900 NEGATIVE 5% ESTIMATED REVENUES	123,900.00	123,900.00			123,900.00
EXPENSE Sub Total	3,539,700.00	3,582,161.08	201,032.50	3,186,893.80	194,234.78
OPERATING EXPENSE	820,700.00	831,862.06	201,032.50	495,417.36	135,412.20
631400 ENGINEERING FEES	60,000.00	60,000.00			60,000.00
634970 INDIRECT COST REIMBURSEMENT	6,400.00	6,400.00		6,400.00	
634980 INTERDEPT PAYMENT FOR SERV	125,500.00	125,500.00		123,630.00	1,870.00
634990 LANDSCAPE INCIDENTALS	117,500.00	117,500.00	17,996.81	132,092.07	32,588.88-
634999 OTHER CONTRACTUAL SERVICES	100,000.00	100,000.00	39,473.09	64,774.66	4,247.75-
643100 ELECTRICITY	120,000.00	120,000.00	14,676.25	22,968.82	82,354.93
643400 WATER AND SEWER	50,000.00	50,000.00	709.96	13,502.24	35,787.80
645100 INSURANCE GENERAL	2,800.00	2,800.00		2,800.00	
645260 AUTO INSURANCE	900.00	900.00		900.00	
646311 SPRINKLER SYSTEM MAINTENANCE	60,000.00	60,000.00	66,933.14	4,925.62	11,858.76-
646318 MULCH	7,000.00	7,000.00	2,492.60	2,507.40	2,000.00
646320 LANDSCAPE MATERIALS	10,000.00	10,000.00		6,287.92	3,712.08
646360 MAINTENANCE OF GROUNDS ALLOCATED	82,500.00	82,500.00	1,403.77	81,096.55	0.32-
646430 FLEET MAINT ISF LABOR AND OVERHEAD	2,500.00	2,500.00		2,460.00	40.00
646440 FLEET MAINT ISF PARTS AND SUBLET	300.00	300.00		236.80	63.20
646445 FLEET NON MAINT ISF PARTS AND SUBLET	100.00	100.00		57.58	42.42
646451 LIGHTING MAINTENANCE	55,000.00	66,162.06	56,346.88	20,655.99	10,840.81-
646970 OTHER EQUIP REPAIRS AND MAINTENANCE	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	1,500.00	1,500.00		873.71	626.29
649100 LEGAL ADVERTISING			1,000.00		1,000.00-
651110 OFFICE SUPPLIES GENERAL				8.82	8.82-
652140 PERSONAL SAFETY EQUIPMENT	1,000.00	1,000.00			1,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	500.00	500.00			500.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	800.00	800.00		1,053.12	253.12-
652989 LUMBER AND LAMINATES	400.00	400.00			400.00
652990 OTHER OPERATING SUPPLIES	10,000.00	10,000.00		8,186.06	1,813.94
653710 TRAFFIC SIGNS	5,000.00	5,000.00			5,000.00
CAPITAL OUTLAY		31,299.02		31,299.02	
762200 BUILDING IMPROVEMENTS		31,299.02		31,299.02	
TRANSFERS	2,597,800.00	2,597,800.00		2,597,800.00	
911627 TRANSFER TO 1627 BAYSHORE AVALON BEAUTIFICATION	2,597,800.00	2,597,800.00		2,597,800.00	
TRANSFER CONST	62,900.00	62,900.00		62,377.42	522.58
930600 BUDGET TRANSFERS PROPERTY APPRAISER	14,000.00	14,000.00		14,072.02	72.02-
930700 BUDGET TRANSFERS TAX COLLECTOR	48,900.00	48,900.00		48,305.40	594.60
RESERVES	58,300.00	58,300.00			58,300.00
991000 RESERVE FOR CONTINGENCIES	20,800.00	20,800.00			20,800.00
993000 RESERVE FOR CAPITAL OUTLAY	37,500.00	37,500.00			37,500.00

Fund 1627 Bayshore Capital Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1627000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			301,521.20	2,677,151.71-	2,375,630.51
REVENUE Sub Total	2,684,600.00-	5,019,403.19-		2,711,988.56-	2,307,414.63-
REVENUE - OPERATING Sub-Total	14,200.00-	14,200.00-		114,188.56-	99,988.56
361170 OVERNIGHT INTEREST				59,159.32-	59,159.32
361180 INVESTMENT INTEREST	14,200.00-	14,200.00-		55,029.24-	40,829.24
CONTRIBUTION AND TRANSFERS Sub-Total	2,670,400.00-	5,005,203.19-		2,597,800.00-	2,407,403.19-
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	2,597,800.00-	2,597,800.00-		2,597,800.00-	
489200 CARRY FORWARD GENERAL	73,300.00-	73,300.00-			73,300.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		2,334,803.19-			2,334,803.19-
489900 NEGATIVE 5% ESTIMATED REVENUES	700.00	700.00			700.00
EXPENSE Sub Total	2,684,600.00	5,019,403.19	301,521.20	34,836.85	4,683,045.14
OPERATING EXPENSE	2,200.00	1,561,924.40	299,165.20	6,288.23	1,256,470.97
631400 ENGINEERING FEES		762,940.61	291,698.70	4,088.23	467,153.68
634970 INDIRECT COST REIMBURSEMENT	2,200.00	2,200.00		2,200.00	
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
652990 OTHER OPERATING SUPPLIES					
CAPITAL OUTLAY	2,682,400.00	3,457,478.79	2,356.00	28,548.62	3,426,574.17
763100 IMPROVEMENTS GENERAL	2,682,400.00	3,457,478.79	2,356.00	28,548.62	3,426,574.17

Fund 1627 Project 50171 Hamilton Ave Parking

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50171 BAYSHORE/AVALON BEAUTIFICATION MSTU		144,325.57			144,325.57
EXPENSE Sub Total		144,325.57			144,325.57
OPERATING EXPENSE					
634980 INTERDEPT PAYMENT FOR SERV					
CAPITAL OUTLAY		144,325.57			144,325.57
763100 IMPROVEMENTS GENERAL		144,325.57			144,325.57

Fund 1627 Project 50172 Thomasson Drive

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50172 BAYSHORE/AVALON BEAUTIFICATION MSTU		31,137.22		28,548.62	2,588.60
EXPENSE Sub Total		31,137.22		28,548.62	2,588.60
CAPITAL OUTLAY		31,137.22		28,548.62	2,588.60
763100 IMPROVEMENTS GENERAL		31,137.22		28,548.62	2,588.60

Fund 1627 Project 50173 South Bayshore

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50173 BAYSHORE/AVALON BEAUTIFICATION MSTU		66,635.00			66,635.00
EXPENSE Sub Total		66,635.00			66,635.00
OPERATING EXPENSE		11,635.00			11,635.00
631400 ENGINEERING FEES		11,635.00			11,635.00
CAPITAL OUTLAY		55,000.00			55,000.00
763100 IMPROVEMENTS GENERAL		55,000.00			55,000.00

Fund 1627 Project 50174 North Bayshore

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50174 BAYSHORE/AVALON BEAUTIFICATION MSTU	2,682,400.00	4,775,105.40	301,521.20	4,088.23	4,469,495.97
EXPENSE Sub Total	2,682,400.00	4,775,105.40	301,521.20	4,088.23	4,469,495.97
OPERATING EXPENSE		1,548,089.40	299,165.20	4,088.23	1,244,835.97
631400 ENGINEERING FEES		751,305.61	291,698.70	4,088.23	455,518.68
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
652990 OTHER OPERATING SUPPLIES					
CAPITAL OUTLAY	2,682,400.00	3,227,016.00	2,356.00		3,224,660.00
763100 IMPROVEMENTS GENERAL	2,682,400.00	3,227,016.00	2,356.00		3,224,660.00

Fund 1631 Haldeman Creek MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1631000000 HALDEMAN CREEK MSTU			49,271.50	320,879.00-	271,607.50
REVENUE Sub Total	1,553,900.00-	1,562,312.50-		341,062.19-	1,221,250.31-
REVENUE - OPERATING Sub-Total	315,600.00-	315,600.00-		341,014.83-	25,414.83
311100 CURRENT AD VALOREM TAXES	312,200.00-	312,200.00-		283,441.16-	28,758.84-
311200 DELINQUENT AD VALOREM TAXES				9,376.69-	9,376.69
361170 OVERNIGHT INTEREST	2,400.00-	2,400.00-		23,680.24-	21,280.24
361180 INVESTMENT INTEREST	1,000.00-	1,000.00-		24,207.02-	23,207.02
361320 INTEREST TAX COLLECTOR				309.72-	309.72
CONTRIBUTION AND TRANSFERS Sub-Total	1,238,300.00-	1,246,712.50-		47.36-	1,246,665.14-
486600 TRANSFER FROM PROPERTY APPRAISER				47.36-	47.36
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,254,100.00-	1,254,100.00-			1,254,100.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		8,412.50-			8,412.50-
489900 NEGATIVE 5% ESTIMATED REVENUES	15,800.00	15,800.00			15,800.00
EXPENSE Sub Total	1,553,900.00	1,562,312.50	49,271.50	20,183.19	1,492,857.81
OPERATING EXPENSE	30,800.00	39,212.50	49,271.50	12,251.73	12,548.27
631400 ENGINEERING FEES	6,000.00	14,412.50	49,271.50		
634970 INDIRECT COST REIMBURSEMENT	400.00	400.00		400.00	
634980 INTERDEPT PAYMENT FOR SERV	11,300.00	11,300.00		11,183.00	117.00
634999 OTHER CONTRACTUAL SERVICES	5,000.00	5,000.00			5,000.00
641951 POSTAGE	1,500.00	1,500.00			1,500.00
645100 INSURANCE GENERAL	100.00	100.00		100.00	
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	4,500.00	4,500.00			4,500.00
649030 CLERKS RECORDING FEES ETC	2,000.00	2,000.00		568.73	1,431.27
TRANSFER CONST	8,600.00	8,600.00		7,931.46	668.54
930600 BUDGET TRANSFERS PROPERTY APPRAISER	1,700.00	1,700.00		1,601.10	98.90
930700 BUDGET TRANSFERS TAX COLLECTOR	6,900.00	6,900.00		6,330.36	569.64
RESERVES	1,514,500.00	1,514,500.00			1,479,641.00
991000 RESERVE FOR CONTINGENCIES	800.00	800.00			800.00
993000 RESERVE FOR CAPITAL OUTLAY	1,513,700.00	1,513,700.00			1,478,841.00

BAYSHORE MSTU-MONTHLY SERVICES			
PO#4500233954	\$	82,500.32	Landscape Maintenance
Invoice Date	Inv No	Amount	Description
10/31/24	CCBAY-037	\$ 7,545.49	October Maintenance
11/30/24	CCBAY-038	\$ 6,110.72	November Maintenance
12/31/24	CCBAY-039	\$ 6,110.72	December Maintenance
1/31/25	CCBAY-040	\$ 7,731.21	January Maintenance
2/27/25	CCBAY-041	\$ 6,110.72	February Maintenance
3/31/25	CCBAY-042	\$ 6,110.72	March Maintenance
4/30/25	CCBAY-043	\$ 7,326.07	April Maintenance
5/30/25	CCBAY-044	\$ 6,330.14	May Maintenance
6/30/25	CCBAY-045	\$ 6,330.14	June Maintenance
7/31/25	CCBAY-046	\$ 6,330.14	July Maintenance
8/31/25	CCBAY-047	\$ 6,330.14	August Maintenance
9/30/25	CCBAY-048	\$ 7,950.63	September Maintenance
Total Monthly Maintenance		\$ 80,316.84	
PO Balance:		\$ 2,183.48	
BAYSHORE MSTU-ADDITIONAL SERVICES			
	\$	150,000.00	Additional Services
Invoice Date	Inv No	Amount	Description
10/25/24	BAYINC-062	\$ 1,200.00	Clean-Up debris at the shop and haul off
10/31/24	BAYWK-1024	\$ 2,400.00	October Additional Clean-Up
10/31/24	BAY14-015	\$ 200.00	October Bayshore & 41
11/22/24	BAYINC-063	\$ 4,400.00	CRA Parking Lot-Heavy Clean-Up
11/30/24	BAYWK-1124	\$ 3,000.00	November Additional Clean-Up
11/30/24	BAY14-016	\$ 200.00	November Bayshore & 41
12/31/24	BAYWK-1224	\$ 2,400.00	December Additional Clean-Up
12/31/24	BAY14-017	\$ 200.00	December Bayshore & 41
1/31/25	BAYWK-0126	\$ 3,000.00	January Additional Clean-Up
1/31/25	BAY41-018	\$ 200.00	January Bayshore & 41
2/3/25	BAYINC-069	\$ 1,050.00	Debris & Trash Maintenance
2/27/25	BAYWK-0225	\$ 2,400.00	February Additional Clean-Up
2/27/25	BAY41-019	\$ 200.00	February Bayshore & 41
2/14/25	BAYINC-027	\$ 625.00	Planting Assistance-Bridge & Roundabout
3/1/25	BAYINC-070	\$ 1,050.00	Concrete Base for Bench
3/22/25	BAYINC-071	\$ 250.00	Stake Trees
3/31/25	BAYWK-0325	\$ 2,400.00	March Additional Clean-Up
3/31/25	BAY41-020	\$ 200.00	March Bayshore & 41
4/30/25	BAYWK-0425	\$ 2,400.00	April Additional Clean-Up
4/30/25	BAY41-021	\$ 200.00	April Bayshore & 41
5/2/25	BAYINC-072	\$ 250.00	Install Risers to Sprinklers
5/2/25	BAYINC-073	\$ 375.00	Median #11-Irrigation Repairs
5/28/25	BAYINC-074	\$ 2,625.00	Bridge: Trees & Irrigation
5/16/25	BAYINC-075	\$ 250.00	Median #8-Irrigation Repairs
5/20/25	BAYINC-076	\$ 1,457.50	Roundabout: Plant Installation
5/30/25	BAYWK-0525	\$ 3,000.00	May Additional Clean-Up
5/30/25	BAY41-022	\$ 200.00	May Bayshore & 41
6/6/25	BAYINC-077R	\$ 1,400.00	Median 8 & 20-Remove Plant Material
6/20/25	BAYINC-078	\$ 450.00	Median #7 & 10- Plant Trees, Irrigation
6/27/25	BAYINC-079	\$ 3,300.00	Median #20- Replant Sunflowers
6/20/25	BAYINC-080	\$ 875.00	Median #20-Irrigation
6/13/25	BAYINC-081	\$ 125.00	Thomasson- Remove Foxtail
6/13/25	BAYINC-082	\$ 525.00	Bayview Dr- Remove Royal Palm
6/27/25	BAYINC-083	\$ 1,134.00	Bayshore Dr & US 41- Plant Cocoplum
6/30/25	BAYWK-0625	\$ 2,400.00	June Additional Clean-Up
6/30/25	BAY41-023	\$ 200.00	June Bayshore & 41
7/23/25	BAYINC-084	\$ 875.00	Irrigation Main Break
7/31/25	BAYWK-0725	\$ 2,400.00	July Additional Clean-Up
7/31/25	BAY41-024	\$ 200.00	July Bayshore & 41
8/1/25	BAYINC-085	\$ 1,302.05	Hamilton Ave-Install Duckbills
7/25/25	BAYINC-086	\$ 112.50	Irrigation Repairs
7/26/25	BAYINC-087	\$ 312.50	Median 20-Irrigation Repairs
7/18/25	BAYINC-088	\$ 2,757.75	Viage-Install Podacarpus
8/4/25	BAYINC-089	\$ 375.00	Roundabout-Debris from Broken Pipe
8/31/25	BAYWK-0825	\$ 3,000.00	August Additional Clean-Up
8/31/25	BAY41-025	\$ 200.00	August Bayshore & 41
8/31/25	BAYINC-090	\$ 26,000.00	Viage-Sidewalk
8/31/25	BAYINC-091	\$ 11,950.00	Viage-Trees, Plants, Irrigation
8/31/25	BAYINC-092	\$ 2,600.00	Viage-Curb
9/1/25	BAYINC-093	\$ 1,400.00	Remove Juniper
9/5/25	BAYINC-094	\$ 5,850.00	Bridge- 2' Pavers
9/7/25	BAYINC-095	\$ 350.00	Jeepers (Retirement)-Clear Vegetation
9/19/25	BAYINC-096	\$ 1,300.18	Install Shell @ Bayshore Entry
9/29/25	BAYINC-097	\$ 1,780.42	Install Bulbines & Rock @ CRA Parking Lot
9/21/25	BAYINC-098	\$ 897.60	Install Fountain Grasses - Several Areas
9/30/25	BAYINC-099	\$ 7,710.00	Remove vegetation @ Jeepers
9/30/25	BAYINC-100	\$ 11,704.50	Install plants & mulch @ Roundabout
9/30/25	BAYINC-101	\$ 1,800.00	Jeepers (Neighbor)-Clean-up
9/30/25	BAYWK-0925	\$ 2,400.00	September Additional Clean-Up
9/30/25	BAY41-026	\$ 200.00	September Bayshore & 41
Total Expenses:		\$ 134,019.00	
PO Balance:		\$ 15,981.00	
COMBINED PO TOTAL \$ 232,500.32			
COMBINED BILLED TO DATE \$ 214,335.84			
COMBINED PO FUNDS AVAILABLE \$ 18,164.48			

A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT

Bayshore Beautification MSTU Landscape & Irrigation Maintenance

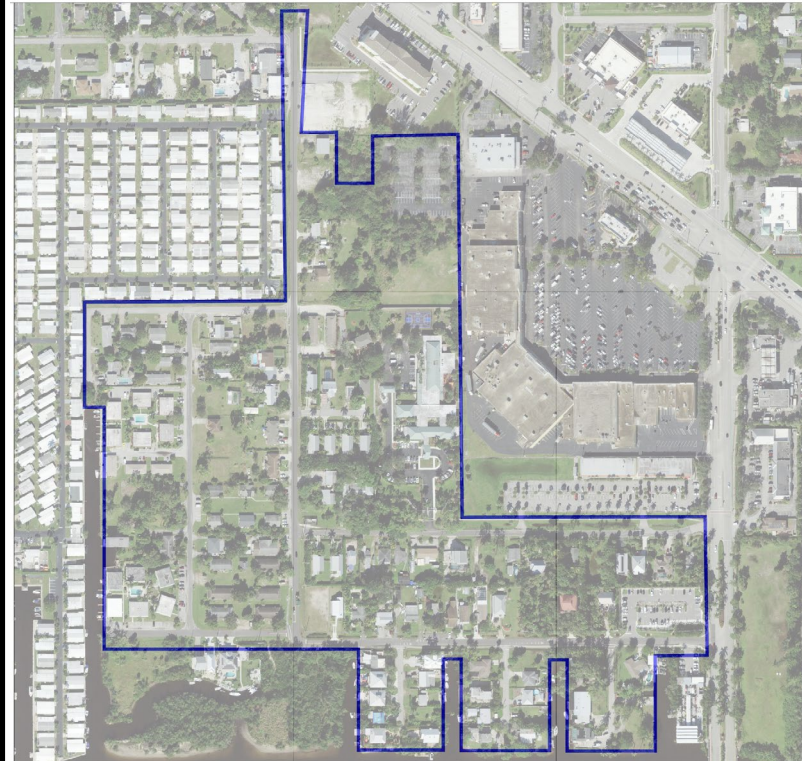
Month of: September 2025

Work Area 1-North Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	n/a
Trimming & Pruning	n/a	9/8/25	n/a	9/22/25	n/a
Pre & Post Cleaning	9/1/25	9/8/25	9/15/25	9/22/25	9/29/25
Irrigation Maintenance	9/1/25	9/8/25	9/15/25	9/22/25	9/29/25
Work Area 2-South Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	9/1/25	9/8/25	9/15/25	9/22/25	9/29/25
Work Area 3-Thommason Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	n/a
Trimming & Pruning	9/1/25	n/a	9/15/25	n/a	n/a
Pre & Post Cleaning	9/1/25	9/8/25	9/15/25	9/22/25	9/29/25
Irrigation Maintenance	9/1/25	n/a	n/a	n/a	n/a
Work Area 4- Lunar Street ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	9/8/25	n/a	n/a	n/a
Pre & Post Cleaning	9/1/25	9/8/25	n/a	n/a	n/a
Work Area 5- Bayview Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	9/8/25	n/a	n/a	n/a	n/a
Work Area 6- Community Parking Lot	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	9/29/25
Trimming & Pruning	9/1/25	n/a	9/15/25	n/a	9/29/25
Pre & Post Cleaning	9/1/25	n/a	9/15/25	n/a	9/29/25
Irrigation Maintenance	9/1/25	n/a	9/15/25	n/a	9/29/25
Work Area 7- Hamilton to Bay ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	9/1/25	n/a	9/15/25	n/a	9/29/25
Trimming & Pruning	9/1/25	n/a	9/15/25	n/a	9/29/25
Pre & Post Cleaning	9/1/25	n/a	9/15/25	n/a	9/29/25
Additional services all Work Areas	Week #1	Week #2	Week #3	Week #4	Week #5
Ornamental Turf Spraying	n/a	n/a	n/a	n/a	n/a
Fertilizer	n/a	n/a	n/a	n/a	n/a
Mulch	n/a	n/a	n/a	n/a	n/a
ADDITIONAL INFORMATION/COMMENTS (plant/pest problems, site issues, recent traffic accidents, etc.)					
WORK COMPLETED THIS MONTH			WORK IN PROGRESS		
BAYINC-093 EST#1663- Remove Juniper @ Bayshore Drive	\$	1,400.00			
BAYINC-094 EST#1673-2' Pavers @ Bridge	\$	5,850.00			
BAYINC-095 EST#1700-Remove Bromeliads @ Retirement Area	\$	350.00			
BAYINC-096 EST#1692-Install Shell @ Bayshore Entry	\$	1,300.18			
BAYINC-097 EST#1693-Install Bulbines & Rock @ CRA Park	\$	1,780.42			
BAYINC-098 EST#1699-Install Fountain Grasses-Several Areas	\$	897.60			
BAYINC-099 EST#1694-Remove vegetation @ Jeepers	\$	7,710.00			
BAYINC-100 EST#1704R-Install plants & mulch at Roundabout	\$	11,704.50			
BAYINC-101 EST#1705-Vegetation @ Jeepers	\$	1,800.00			

Page 11

District #	County voting district number
Project #	50203.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
Scope: 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.

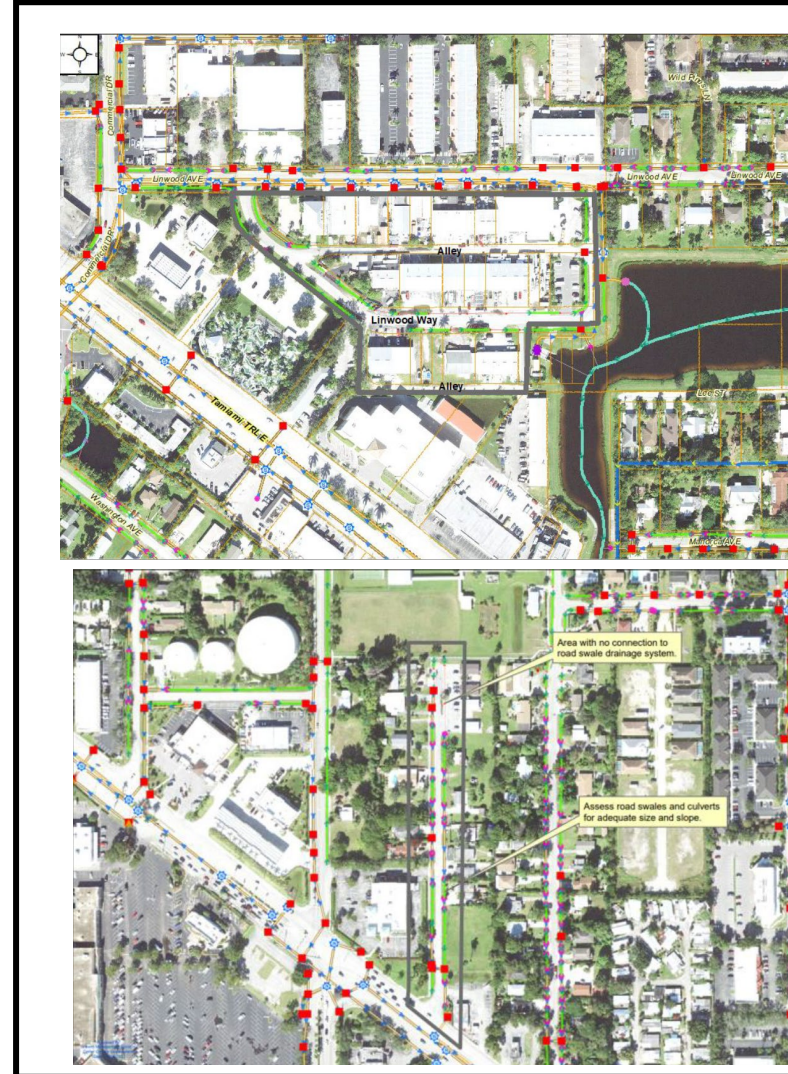
Progress 10/01/2025

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

Page 12

District #	County voting district number
Project #	50203.3.1.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA
Scope:	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%.

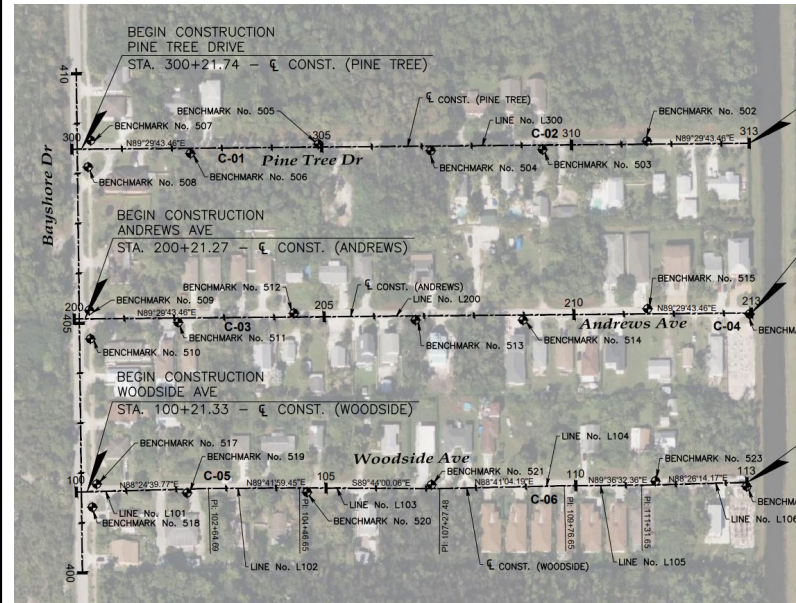
Progress 10/01/2025

- 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 13

District #	County voting district number
Project #	50258.1
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA/ Road Maintenance
Scope:	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.
Design Budget	\$154,649.00
Const Budget	\$1,143,437.50 (EOPC)
Total Budget	N/A
Arch/Eng:	CPH Consulting, LLC
General Cont	N/A
Owner Rep (CEI)	TBD
NTP Design	March 21 st , 2024
NTP Const	TBD
Sub Completion	TBD
Final Completion	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.

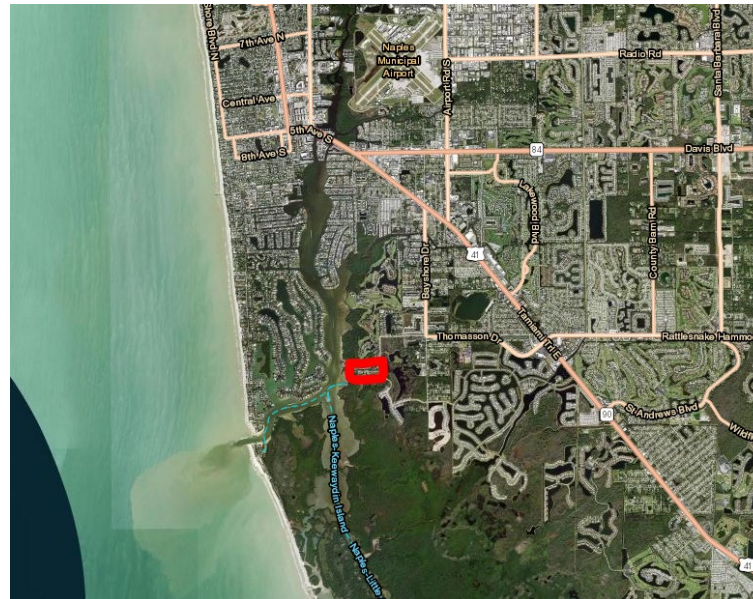
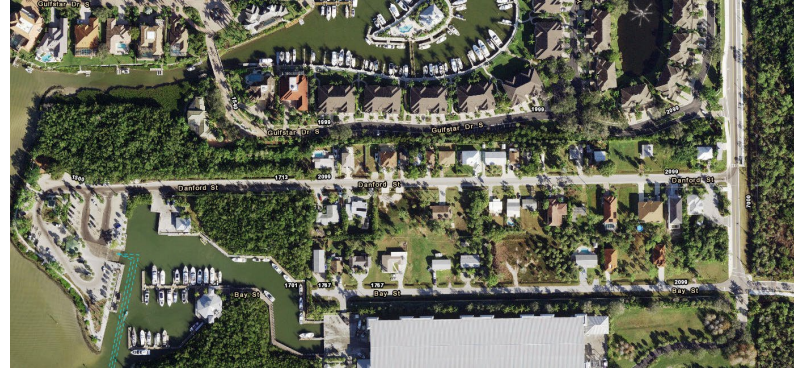
Progress 10/01/2025

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

Page 14

District #	County voting district number
Project #	TBD
Project Manager	Erik Montalvo
Project Sponsor	Bayshore CRA/ Road Maintenance
Scope: 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.

Advisory Board Application Form

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

Application was received on: 04/02/2025 08:13:22 PM

Name: Nannette Staropoli

Email Address: nannetestarr@gmail.com

Home Address: 2128 Paget Circle

City/Zip Code: Naples, 34112

Primary Phone: 239-250-1030

Secondary Phone:

Board or Committee: Bayshore Beautification MSTU Advisory Committee

Category (if Applicable): Citizen At-Large

Place of Employment? MARKIT Group

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

How many years have you lived in Collier County? More than 15

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

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

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

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

Please list your community activities and positions held: Pickleball & Sports Development - Founder & Marketing Strategist, ContentClix / MARKIT Group – spearheading community outreach for the US Open Pickleball Championships Lead Strategist, Naples Pickleball Center – overseeing local marketing and community engagement Veteran’s Day Pickleball Tournament, raising awareness and honoring service members Host and content creator for junior, pro, and adaptive pickleball clinics, promoting inclusivity and youth development Philanthropic Engagement -Marketing partner and fundraiser for The Tyber Lustig Foundation, supporting suicide prevention -Creator of campaigns supporting Hurricane relief outreach, sharing messages of care and emergency resources for Southwest Florida - Served on C'mon board, Wellfit Girls Board and PACE Center for Girls Collier at Immokalee -Organizer of community-focused campaigns promoting small business vendors, concessionaires, and food truck partners at regional events

Education: BA Duquesne University - 1983-1987 CMU - graduate studies Tony Robbins development training programs

Experience / Background: BA Duquesne University - 1983-1987 CMU - graduate studies Tony Robbins development training programs

**ADVISORY COMMITTEE APPLICANT
ROUTING MEMORANDUM**

FROM: Madison Bird, Office of the County Attorney

DATE: April 4, 2025

APPLICANT:

Nannette Staropoli
2128 Paget Circle
Naples, FL 34112

APPLYING FOR: Bayshore Beautification MSTU Advisory Committee

We currently have one vacancy on the above referenced advisory committee. The vacancy was advertised and persons interested in serving on this committee were asked to submit an application for consideration.

TO ELECTIONS OFFICE: Attn: Melanie Wain

cc: Glenda Thomas

Please confirm if the above applicant is a registered voter in Collier County, and in what commissioner district the applicant resides.

Registered Voter:

Commission District:

TO STAFF LIAISON: Attn: John Dunnuck **cc:** Shirley Garcia

An application is attached for your review. Please let me know, in writing, the recommendation for appointment to the advisory committee. In accordance with Resolution No. 2006-83, **your recommendation must be provided within 41 days of the above date.** Your recommendation memo should include:

- _____ The names of all applicants considered for the vacancy or vacancies.
- _____ The committee's recommendation for appointment or non-appointment.
- _____ The category or area of qualification the applicant is to be appointed in.
- _____ If the applicant is a reappointment, please include attendance records for the past two years.

TO ADVISORY BOARD COORDINATOR: Attn: Madison Bird

- _____ This applicant is **not** recommended for appointment. –OR–
- _____ This applicant **is** recommended for appointment. A recommendation memo is attached, please prepare an agenda item for the next available BCC agenda.

If you have any questions, please call me at 252-2939. Thank you for your attention to this matter.

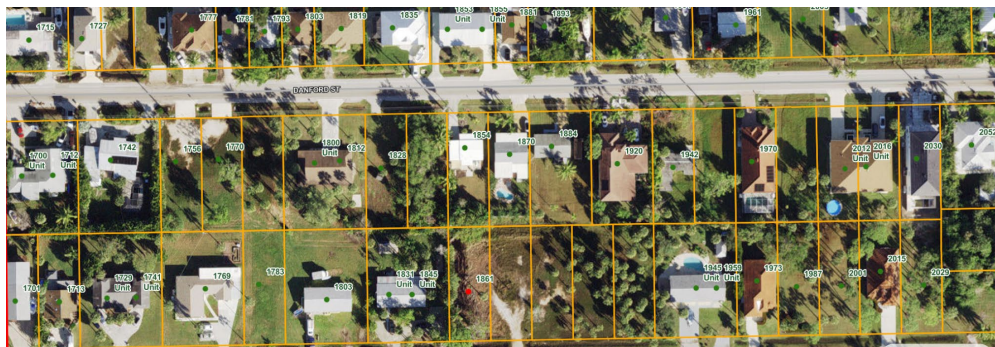
Shirley Garcia, CRA/MSTU Manager

CRA PROJECT UPDATES

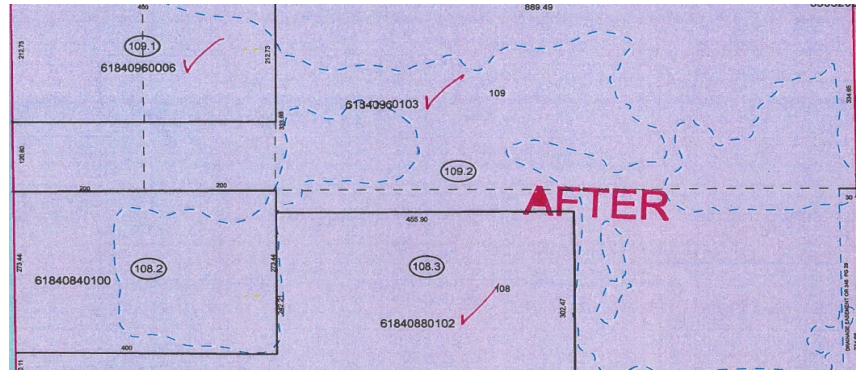
1. **Gateway Triangle Properties:** Staff requests Advisory Board motion to support renting to County Employees as affordable Housing per HUD Income Requirements for the property located at 2695 Francis Ave Unit A, C and D. Unit B is used by DAS Vendor that trains difficult dogs on a Quarterly basis 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 14th BCC Consent Agenda Item 16.L.1. monthly updates will be provided on status.

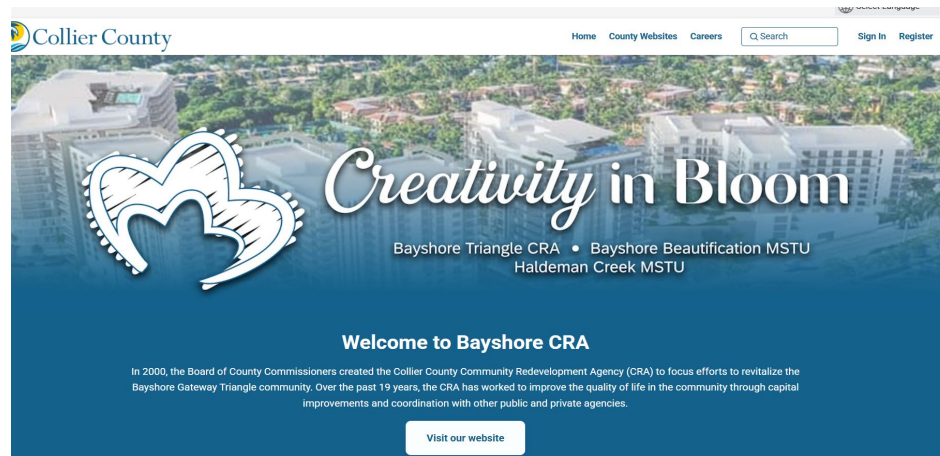


3. **17 Acre Outparcels:** CRA/MSTU Manager is currently working on the Invitation to Negotiate (ITN) to be sent to County Procurement to be added to their list, unable to provide a timeline at this time will provide monthly updates.
 - Survey completion was September 9, 2025
 - Property Appraiser updated 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 10th after a second round of requests. Will provide update on next monthly meeting.

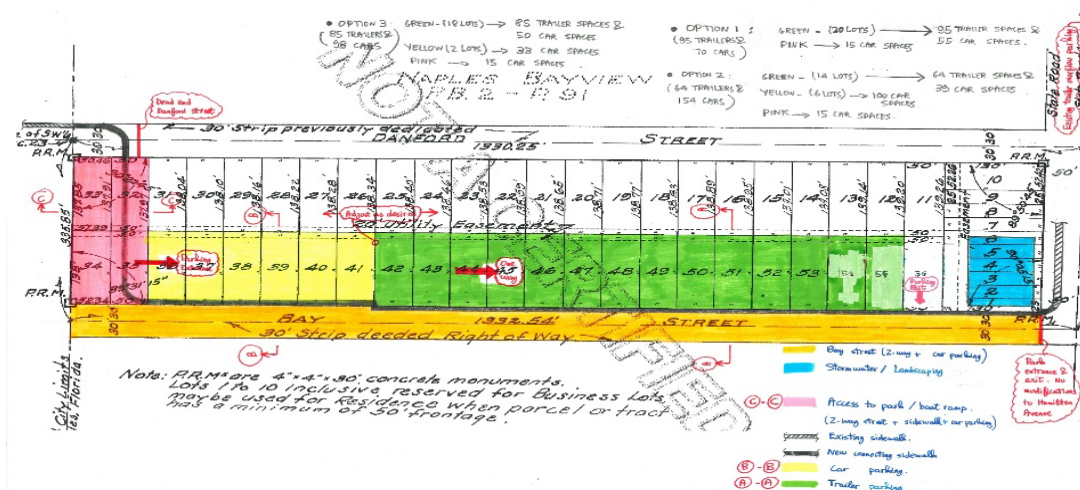


Bayshore Beautification MSTU Updates

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 CE 75271	***Health , Safety, Welfare *** Complainant states RV/camper being lived in with illegal utility hook up's.
CEPE20250010791	PE	Closed	09/09/2025	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

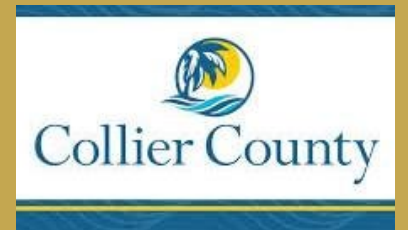
Together, we can restore our beautiful canals.
Thanks to all our volunteers!



500 lbs of litter
and debris out of
the waterway



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Naples Daily News

LOCAL BUSINESS

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



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Naples Daily News

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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."