



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

November 4, 2025

6:00 PM

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

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. October 7, 2025, Meeting Minutes (Pages 1-10) **Attachment**
 - b. Financial Report (Pages 11-16) **Attachment**
7. County Agencies and Presentations:
 - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
 - b. Crosswalk Study- Atkins Engineering Travis Stewart P.E. and Sufyan Rharad P.E. (Pages 17-41) **Attachment**
 - c. Development Report by Laura DeJohn, Johnson Engineering (Pages 42-60) **Attachment**
 - d. Collier County Wastewater Robert Von Holle Director, (as needed)
8. Old Business
 - a. Project Manager Current Projects Update Report (Pages 61-62) **Attachment**
 - b. CRA/MSTU Project Update Report (Pages 63) **Attachment**
 - c. 17 Aces Out Parcel MPUD (Pages 64-88) **Attachment**
9. New Business
 - a. Boardwalk Promenade Canopy Tree Discussion-Tami Scott - Kevin Mangan (Pages 89-96)) **Action Item Attachment**
10. Advisory Board and General Communications
 - a. Public Comments
 - b. Correspondence
 - i. Code Enforcement October Report (page 97) **Attachment**
 - ii. 2025 Florida Redevelopment Association (FRA) Conference Summary (Pages 98-103) **Attachment**
11. Next Meeting
 - a. **December 2, 2025 @ 6 p.m. Tuesday FGCU/Buehler Auditorium**
12. Adjournment

**October 7, 2025, Meeting Minutes****BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD
MINUTES OF October 07, 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 @6:01pm.

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

Staff present in Person:

John Dunnuck, CRA Director

Christie Betancourt, CRA Assistant Director

Shirley Garcia, CRA/MSTU Manager

Tami Scott, CRA/MSTU Project Manager

Kizzie Fowler, Administration Assistant

James Talano, Advisory Board Member, Zoom Participant

Michael Sherman, Advisory Board Member, Zoom Participant

Commissioner Dan Kowal

Laura Layden, Zoom Participant

Don Romoser, New Advisory Board Member, Zoom Participant

Heidi Liebwein, Zoom Participant

Road Maintenance Division, Zoom Participant

III. **Invocation & Pledge of Allegiance**

Maurice Guterrez led the Pledge of Allegiance

IV. **Adoption of Agenda:**

CRA Action: Motion made by Al Schantzen to accept the agenda as amended; second by Kristin Hood; approved unanimously. 8-0

Shirley Garcia requested that Road Maintenance presentation be moved after Public Safety Report as 7b.

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

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

Kathy Shaw (Resident- Danford Street) commented that she had questions about Road Maintenance.

Shirley Garcia commented that CRA projects updates for the Danford Street project will be for the Danford Street Road project that the CRA is partnering with the Road Maintenance Division that will be completing the maintenance of the road. Mrs. Garcia commented that CRA will be partnering with the City of Naples to do the water



lines, public utilities will do the wastewater manhole covers and also stormwaters. Mrs. Garcia commented that there are no other projects on Danford Street that have a complete design or any updates at this point.

Kathy Shaw commented that a neighbor advised her of a design, and he has seen a project design for Danford Street.

John Dunnuck commented that the information that the residents are receiving from their neighbor is not true. Mr. Dunnuck commented that the only design that was shown to their neighbors was the conceptual design that was presented to the board that conveys how the project could look in the future.

Kathy Shaw commented that her concern was the great length of trading of properties across the street of her home. Also putting a road in front of her home.

John Dunnuck commented that CRA is following the board's action to acquire the properties that is required for the project. Mr. Dunnuck commented that the concept would still be to close off Danford Street if successful and reroute traffic from Bay Street into the park.

Cindy Tutino asked has the board received anything from the appraisals companies and will the residents be contacted once a response is received?

John Dunnuck commented that the board has not received any response from the appraisals, and the Danford Street residents will be notified when an appraisal is completed and received by the advisory board.

VI. Approval of Consent Agenda:

- a. September 4, 2025, Meeting Minutes

CRA Action: Motion made by Al Schantzen to accept September 4, 2025, meeting minutes; second by Kristin Hood.; approved unanimously 8-0.

- b. Financial Report

Al Schantzen commented that Danford Street project is not on the September financial report.

Shirley Garcia commented that the financial report was published in September, so those prior to the changes of the budget amendment that was on the Board of County Commissioners agenda. Mrs. Garcia commented that a project list update will be presented to the board for the October and November meeting, including Danford Street.

VII. 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 has collected some information about the questions that were asked in last month's meeting. Corporal Carrozza commented that this information includes calls related to services, including burglaries, traffic crashes, drug related complaints, noise complaints, robberies, shootings, vehicles stolen and traffic stops. Corporal Carrozza commented that for the month of August and September, there was (1) burglary reported. Traffic crashes decreased by 10 from August to September from 47 to 37. Corporal Carrozza commented that Danford Street drug sales activities decreased from 18 to 8 for the month of August.



Corporal Carrozza commented that (6) noise complaints was reported for the month of August, (0) robberies and (1) shooting for the month of September. Corporal Carrozza commented that (1) vehicles were stolen for the month of August and (2) for September. Corporal Carrozza commented that there were (253) traffic stops for August and (220) for September. Corporal Carrozza commented that he made (2) traffic stops on Danford Street. Corporal Carrozza commented that (22) traffic stops were conducted on South Bayshore.

Shirley Garcia commented that she has community outreach brochures that provide information to available services throughout the county.

Kristin Hood asked for an update to a crime that had taken place near Community Blvd. last month.

Corporal Carrozza commented that the department was not able to determine if a crime had occurred in the area, after speaking with witnesses and obtaining video footage.

Al Schantzen commented that on September 20, 2025, while volunteering for the Collier County Cleanup, the gate fence under the Bayshore bridge had been broken. Shirley Garcia commented that Road Maintenance went out and put a padlock on the fence to help with securing the gate.

Corporal Carrozza commented that he will visit the site upon leaving the meeting.

b. Road Maintenance CRA Project Updates Report

Marshal Miller (Collier County Road Maintenance Division Director) introduced Eric Montalvo (Project Manager1) to discuss road maintenance project updates. Mr. Montalvo discussed the Bayshore Stormwater Project Area 1: Pine, Becca, and Weeks Stormwater Improvements. Mr. Montalvo commented that during the last change order, the division included implementation, the relocation of the wastewater force main and the improvements to the City of Naples water main. Mr. Montalvo commented that Ed Blow (Engineer) has recently submitted some 30% plans over to the City of Naples water main for review, and also 30% plans for the forest main, wastewater Main Relocation, PUD for review. Mr. Montalvo commented that upon a recent meeting with the City of Naples, they agreed with the plans. Mr. Montalvo commented that there are a few adjustments, which include going back to PUD to talk to see if they are acceptable to the plans. Mr. Montalvo commented that until the review process is done, the division will be closing into 90% plans for the entire work order, and then 100% moving forward to the construction stage.

Shirley Garcia commented that she will be setting up the interlocal agreement as they wait for public utilities to agree, so that the City of Naples will be on a reimbursement. Mrs. Garcia commented that hopefully the interlocal agreement will be placed on the November agenda for the City Council and then move forward to the Board of County Commissioners' monthly meeting in December.

Eric Montalvo discussed the Bayshore Stormwater Project Area 4: Gateway Triangle: Linwood Way and Bayside St Stormwater Improvements. Mr. Montalvo commented that currently the division is moving towards the 9% plans, however, there was a little hiccup with the City of Naples water main, where the division was



going to relocate the city water, in order to make room for a new stormwater system. Mr. Montalvo commented that the City of Naples did not have the current division engineer on their library list, so the division had to go into an interlocal agreement with them. Mr. Montalvo commented that the division will be designing and constructing the plans, and the City of Naples will reimburse the division at the end. Shirley Garcia commented that she will be preparing a project agreement for the City of Naples, because they prefer a separate interlocal agreement for each project and will then be placed on the City Council meeting agenda.

Al Schantzen asked a question pertaining to Project Area. Mr. Schantzen asked, is obtaining legal descriptions for the easements of acquisition from a surveyor, that is obtaining easement from a general public property owner?

Eric Montalvo responded that yes, throughout the project there are going to be about 6 different properties that the division will acquire easements from in order to access the outfalls out in the canals. Mr. Montalvo commented that the division is currently getting the legal description and the surveyor, sketch, before contacting the homeowners to go about acquiring these easements.

Al Schantzen asked, does this put the feasibility of the overall project at jeopardy, being that there has not been any dialogue with the homeowners?

Eric Montalvo commented that he believes that Richard Orff, previous project manager, has had some communication with the homeowner before, however, the division would have to contact the homeowner again to see if they do recall having any communication with the previous project manager, and if they are still willing to give the easements for the projects.

Shirley Garcia commented that there were going to be 8 properties, but the division determined that it was going to be 6.

Eric Montalvo confirmed Shirley Garcia comments.

Al Schantzen asked, "Are there any problems with the outfalls, because there are easements already."

Eric Montalvo commented that there is no problem with the outfalls. Mr. Montalvo commented that the outfalls are currently proposed to be on the homeowners' property, however, the division plans to acquire those easements after the design has been completed, so that the division is able to present the plans and acquire those easements via to the right of way acquisition department. Mr. Montalvo commented that in order for Stormwater to be able to go to 90%, the division is relying on the project plans that are being built up. Mr. Montalvo commented that once the plans reach 90%, hopefully hand-in-hand out the stormwater, they are able to reach 90% as well and then 100% when everything has been completed in one single plan sheet. Al Schantzen asked, when the project plans get to 90%, will there be a general idea of the cost of building out?

Eric Montalvo responded Yes, for the Are Project 1. Mr. Montalvo commented that there will be an estimated as the engineers estimated probable cost for the project and they will be included once the engineer submits 90% plans.



Kristin Hood asked, “will this upcoming project, help to alleviate the flooding West of Bayshore, or would that have to be a separate project?”

Eric Montalvo responded yes. Mr. Montalvo commented that the upcoming project is in hope of mitigating the flooding from the rainfall throughout this area as well.

Marshall Miller commented that the project plans for west of Bayshore are going to be a different project. Mr. Miller commented that he could provide an update on that project at a later date. Mr. Miller commented that there is going to be an alleyway project that the division is currently working on with Stormwater Capital. Mr. Miller commented that there was funding made available, but no design was ever proposed. Mr. Miller commented that he met with the person that is running the Legion, and received information that due to last rainy season’s issues, their alleyway always floods on the way down to the pizza joint before it could get through what used to be a historical ditch to the pond. Mr. Miller commented that the division is looking to acquire maintenance rights to the pond, but there is no promise to create or recreate the ditch that used to be there going over that way, since the division maintains the wire and cross pipes from the pond to the outfall location where it goes through the City of Naples over by Sandpiper. Mr. Miller commented that the division is currently trying to acquire maintenance rights. Mr. Miller commented that the division is going to look at designing, to make a dual outfall situation to where the division can outfall to the pond and outfall to the side streets, however, there is no promise on these actions. Mr. Miller commented that there will have to be a bigger project in the future to look at the drainage inside that neighborhood, because it is large.

Shirely Garcia commented that the division can bring the project plan back to the CRA advisory board or Stormwater Subcommittee for partnership.

Marshall Miller commented that the division is still in the theoretical phase. Mr. Miller commented that if the division is able to acquire enough area and rights to maintain the areas outside of the alleyway, could the division design a project is what is being first pursued. Mr. Miller commented once he gets updates on the alleyway process, he will provide it to Shirley Garcia and John Dunnuck.

Eric Montalvo commented that Area 4, The Gateway Triangle is currently working with the City of Naples for the main relocation of the water, and the division is waiting for an interlocal agreement to be included in the project. Mr. Montalvo commented that the design is currently at a stop work order, until the division is able to get the interlocal agreement and meet with the City of Naples, so that they are able to include their design into the division project. Mr. Montalvo commented that once the division engineer of record and the City of Naples meet, they will receive a proposal, issue a charge order and move forward with the remainder of the project.

John Dunnuck commented that he will try to get a blanket interlocal agreement on the upcoming projects to move them forward faster. Mr. Dunnuck commented that he will be reaching out to Commissioner Kowal to increase the skids a little better.

Eric Montalvo discussed the Rehabilitation Design Services for Pine Tree Dr, Andrews Ave Woodside Ave. Mr. Montalvo commented that the division has come



to an agreement with the Bayshore CRA that this project is currently at a stop work order in order to work on some permitting issues that the division has. Mr. Montalvo commented that the steps the division will be taking, including the Bayshore CRA, will be maintaining and meeting the construction of Pine Tree Drive, Andrews Avenue, and Woodside Avenue. Mr. Montalvo commented that once the project has been completed, and the roadways and stormwater system on these three roads are up to standards, they will be transferred to the county for regular county maintenance. Mr. Montalvo commented that this will require a meeting with the Board of County Commissioners. Mr. Montalvo commented that the engineer has encountered some issues with the outfalls that the division wants to clarify with the engineer. Mr. Montalvo commented that once this process is complete, the division will start the order back up again, receive the permits and transfer over for construction.

Maurice Gutierrez asked, are Pine Tree Drive, Andrews Avenue, Woodside Avenue, the last remaining streets for projects to be completed in this district?

Shirely Gracia responded no, they are not the last, because she has identified more streets into the design. Mrs. Garcia commented that she will be putting together a list of other roads that the Bayshore CRA has that are not of the county standards.

Marshall Miller commented that the three roads are the last for the Bayshore CRA area. Mr. Miller commented that the roads need to be converted to current FDOT standards to be taken over for maintenance. Mr. Miller commented that the division does see a valid public purpose that will be able to make a argument with the CRA to the Board of County Commissioners.

Al Schantzen asked, Pine Tree Drive, Andrews Avenue, Woodside Avenue, although the division have the stop order for these projects, will they be going forth with stormwater to get that in line before doing the maintenance on the road?

Eric Montalvo responded that is what the construction vendor will require. Mr. Montalvo commented that is what the division is waiting for the district permits. Mr. Montalvo commented that once the division receives the required permits it will issue a stop work order again to go to 100% plans and then transfer over to construction.

Eric Montalvo discussed Roadway Maintenance for Danford Street. Mr. Montalvo commented that there has been a lot of back and forth with different agencies for this project. Mr. Montalvo commented that the division had PUDs, wastewater and sewer included in this to improve some manual linings and clean upgrades. Mr. Montalvo commented that the division also included the City of Naples water main improvements. Mr. Montalvo commented that the division has included their engineering record to include a concept design of the roadway. Mr. Montalvo commented that Shirley Garcia is working on getting the division a project number for this project, and they are also going to need an interlocal agreement with the City of Naples for this project.

John Dunnuck commented that staff have designated the pathway to be on the north side of the road. Mr. Dunnuck commented that it makes sense for pedestrians to



cross, because it connects to the current sidewalk off Hamilton, it connects to Bayshore Park. Mr. Dunnuck commented that there is 60 feet in the Danford Street project, and the project requires 60 feet to be utilized.

Marshall Miller confirmed that 60 feet will need to be used for the project. Mr. Miller commented that the division should not just be put in a walkway and road, it needs a good area, a curb, for the design concept to come up with a couple of different ways to complete the project. Mr. Miller commented that the project is being done to put in a life, health and safety standard for the roadway, it is not for beautification, or lighting or anything else. Mr. Miller commented that the division sees a need for dedicated walking paths for the public, a need for rehabilitation of the driving lanes and a need to bring into compliance the stormwater system on both sides of the roadway.

c. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn discussed Development Updates for the month of October. Mrs. DeJohn commented that 2415 Linwood Ave: 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. Asked for whole motor zoning, received a no for the request. Mr. DeJohn discussed Oakes Farm Davis PL20250010003, pre-app meeting held on 8/20/2025. Mrs. DeJohn discussed Bayshore RPUD PL20250003046, applicant currently waiting to get review initiated. Mrs. DeJohn discussed The Grove PL20250000077, staff issued first comment letter on 9/3/2025, requesting a variance to increase the height of entry feature gates from 42" to 11.6". Requires a public hearing; a decision will be made by the Hearing Examiner. Mr. DeJohn discussed Brookside MPUD PL20240010963, BCC approved on 9/23/2025. Mrs. DeJohn discussed Brookside Marina PL20250002817, First applicant submittal on 9/16/2025, in for first review. Mrs. DeJohn discussed Huey Magoos PL20240009817, HEX approval issued on 9/15/2025. Mrs. DeJohn discussed the Linwood Auto Storage PL20250009519, request for insubstantial change, need to adjust site features. Mrs. DeJohn discussed Bayshore Drive Single Family Homes PL20240009862, second applicant submittal on 9/24/2025, construction plans and plat (PPL) application for three fee-simple single-family lots. Mrs. DeJohn discussed the 2360 Shadowlawn Drive PL20250009014, 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. Mrs. DeJohn discussed the 2360 Shadowlawn Drive PL20250008035, 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. Mrs. DeJohn discussed 2409 Linwood Ave PL20250008722, verification letter issued on 8/25/2025, yes internet car sale is allowed. Mrs. DeJohn discussed the 844059 Verizon PL20250000302, SDPI approval letter issued on 8/28/2025.



VIII. Old Business:

Project Manager Update

a. 17 Acres Boardwalk

Tami Scott discussed updates for the 17 Acres Boardwalk. Mrs. Scott commented that the project is on its 249th day of a 365-day contract with 116 days to go to meet the January 28th contract date. Mrs. Scott commented that there may be some rainy days and holidays that may push the project completion date to around February 21. Mrs. Scott commented that Bayshore CRA is on the third payout for the project, in which the contract is \$3,365,000,000 with a total of \$510,000 that is to be spent to date. Mrs. Scott commented that the project is 50% complete, which is about 15% of the total cost. Mrs. Scott commented that pay out four will be substantial because the contractor will be billing for all the pilings that were put in. Mrs. Scott commented that there were 120 pilings installed, and it will show in the next payout. Mrs. Scott commented that the team was able to get a crane on the opposite side of the bridge. Mrs. Scott commented that the contractor will start framing the bridge next week. Mrs. Scott commented that the team meet with the Botanical Garden, the landscape architect and contractors to solidify a lot of the items there. Mrs. Scott commented that the landscaping will be starting next week as well. Mrs. Scott commented that the galleons, which are like retaining walls, are in place. Mrs. Scott commented that she is ordering a caution signage for the bridge. Mrs. Scott commented that there will be an entrance sign on the promenade and another on the other side that welcomes you to the bridge. Mrs. Scott offered to give a tour of the bridge.

James Talano asked has the 17-acre boardwalk been re-surveyed since it has been cleared for the project to be completed.

Tami Scott responded that yes it has been re-surveyed, which Shirley Garcia is in charge of getting completed by Stantec. Mrs. Scott discussed the MSTU landscaping project. Mrs. Scott commented that there have been a lot of maintenance issues and a lot of end-of-year items. Mrs. Scott commented that there has been some replanting near the roundabout and trimming on Jeepers Ave.

VIII. New Business

a. CRA/MSTU Manager Report

Shirley Garcia discussed Gateway Triangle Properties. Mrs. Garcia commented that the properties that the Bayshore CRA purchased are the four units, it is two duplexes, with 2 bedrooms and one bathroom. Mrs. Garcia is asking the advisory board to turn the duplexes into a affordable rental until the stormwater project is completed, which will be completed in 5 years. Mrs. Garcia would like the duplexes to be affordable for county employees.

John Dunnuck committed that it is also a safety and security issue. Mr. Dunnuck commented that there have been many break-ins. Mr. Dunnuck commented that there have been cameras and lights installed around the duplexes.



CRA Action: Motion made by Maurice Gutierrez to approve the property located at 2695 Francis Ave Unit A, C and D to be tun into affordable workforce housing; second by Kristin Hood.; approved unanimously 8-0.

Shirley Garcia discussed the Bay and Danford St. Purchases. Mrs. Garcia commented that appraisals are being completed. Mrs. Garcia commented that staff are negotiating with as many owners as they can to get the appraisals completed. Mrs. Garcia discussed the 17 Acre Outparcels. Mrs. Garcia commented that she is currently working on an Invitation to Negotiate (ITN) to be sent to County Procurement to be added to their list. Mrs. Garcia discussed the CRA Property Maintenance. Mrs. Garcia commented that she went out and submitted it to bid, it has to be out on the streets for 10 days. Mrs. Garcia commented that if it don't get enough bidders, it would have to be reposted for 7 additional days. Mrs. Garcia discussed the CRA Website. Mrs. Garcia commented that Collier County has completed their transition to the new website. Mrs. Garcia commented that the staff is trying to incorporate where the Bayshore CRA will not be separate from the county website. Mrs. Garcia commented that there will be a quarterly newsletter, which the Communication Division will assist with creating those. Mrs. Garcia commented that it will be a subscribe to option added to the website. Mrs. Garcia discussed the Gateway Triangle Masterplan. Mrs. Garcia commented that she is still trying to get the scope through procurements. Mrs. Garcia discussed the CRA/MSTU Partnership for Holiday Decorations. Mrs. Garcia commented that the holiday decorations have been put out for a bid, and there has been a low bidder. Mrs. Garcia discussed Solar Lighting vs. Electric. Mrs. Garcia commented that she is going to take a average bill for every maintenance of FP&L, the light installation of FP&L. and the yearly fees paid for electric versus solar light. Mrs. Garcia discussed the City of Naples Water vs. Collier County Reclaimed. Mrs. Garcia commented that she has spoken with Rober Von Holle from Wastewater, and he is willing to convert all of the Bayshore CRA wastewater. Mrs. Garcia commented that Mr. Von Holle insists that the Bayshore CRA pay for reclaimed water use, however, Mrs. Garcia would like to look at the costs before deciding. Mrs. Garcia discussed the Golf Cart transfer from facilities Management to BBMSTU. Mrs. Garcia commented that John Dunnuck does not agree with having a golf cart on the sidewalk. Mr. Dunnuck feels that it is too unsafe for staff. Mrs. Garcia commented that she will provide an update on the decision to have a golf cart provided for the BBMSTU. Mrs. Garcia discussed the F150 Truck available for Transfer to BBMSTU. Mrs. Garcia commented that the MSTU chevy Silverado was struck in the parking lot at the CRA office and no one left a message. Mrs. Garcia commented that an available regular cab F-150 4x2 has become available and I will process the asset transfer as soon as possible.

IX. Advisory Board and General Communication

- a. Public Comments
None

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



b. Correspondence

Kristin Hood commented that she attended a meeting with Representative Benroich, and she asked if there is any funding available for swales and bioswales within Shadowlawn, when the Bayshore CRA is completing redevelopment projects? Mrs. Hood commented that the representative aide provided her with different grants that could be used for the projects, if it is made into a sustainable reading space.

X. Staff Correspondence

a. Code Enforcement September Report

Shirley Garcia encouraged the advisory board to read up on the latest reported code enforcement violations.

b. Keep Collier Beautiful Clean Up Results

Shirley Garcia thanked everyone that participated in the cleanup. Mrs. Garcia commented that the volunteers received 500 pounds of trash.

c. Proposed Mixed Use Development Article

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

XII. Adjournment: Meeting adjourned at 7:48 p.m.

Chairman, Maurice Gutierrez

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1020000000 BAYSHORE/GATEWAY TRIANGLE REDEVELOP			212,468.81	85,997.87-	126,470.94-
REVENUE Sub Total	5,728,100.00-	5,812,352.50-		100,000.00-	5,712,352.50-
REVENUE - OPERATING Sub-Total	7,000.00-	7,000.00-			7,000.00-
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-			7,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total	5,721,100.00-	5,805,352.50-		100,000.00-	5,705,352.50-
410001 TRANSFER FROM 0001 GENERAL FUND	4,389,900.00-	4,389,900.00-		100,000.00-	4,289,900.00-
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	998,000.00-	998,000.00-			998,000.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL	333,600.00-	333,600.00-			333,600.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		84,252.50-			84,252.50-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	5,728,100.00	5,812,352.50	212,468.81	14,002.13	5,585,881.56
PERSONAL SERVICE	605,800.00	605,800.00	69,043.00	5,365.76	531,391.24
OPERATING EXPENSE	442,700.00	526,952.50	143,425.81	8,636.37	374,890.32
634210 IT OFFICE AUTOMATION ALLOCATION	11,900.00	11,900.00	11,900		
634211 INFO TECH BILLING HOURS ALLOCATION	100.00	100.00			100.00
634970 INDIRECT COST REIMBURSEMENT	28,500.00	28,500.00	28,500		
634980 INTERDEPT PAYMENT FOR SERV	141,600.00	141,600.00			141,600.00
634990 LANDSCAPE INCIDENTALS	1,500.00	1,500.00			1,500.00
634999 OTHER CONTRACTUAL SERVICES	120,000.00	204,252.50	86,381.50	7,871.00	110,000.00
639967 TEMPORARY LABOR	41,600.00	41,600.00			41,600.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,700.00	8,700.00			8,700.00
640990 TOLLS					
641230 TELEPHONE ACCESS CHARGES	1,400.00	1,400.00			1,400.00
641700 CELLULAR TELEPHONE	2,000.00	2,000.00			2,000.00
641950 POSTAGE FREIGHT AND UPS	500.00	500.00			500.00
641951 POSTAGE					
643100 ELECTRICITY	7,200.00	7,200.00	5,512.40	387.60	1,300.00
643400 WATER AND SEWER	3,500.00	3,500.00	2,722.35	27.65	750.00
644620 LEASE EQUIPMENT	2,000.00	2,000.00	1,750.54	159.14	90.32
644800 RENT SUPPLIES					
645100 INSURANCE GENERAL	3,000.00	3,000.00	3,000.00		
645260 AUTO INSURANCE	500.00	500.00	500.00		
646180 BUILDING R AND M ISF BILLINGS	1,000.00	1,000.00			1,000.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	24,600.00	24,600.00			24,600.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	300.00	300.00			300.00
646440 FLEET MAINT ISF PARTS AND SUBLET					
646445 FLEET NON MAINT ISF PARTS AND SUBLET					
646970 OTHER EQUIP REPAIRS AND MAINTENANCE					
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	7,000.00	7,000.00			7,000.00
648170 MARKETING AND PROMOTIONAL	4,000.00	4,000.00			4,000.00
648174 REGISTRATION FEES	4,700.00	4,700.00			4,700.00
649030 CLERKS RECORDING FEES ETC	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	1,500.00	1,500.00	1,500.00		
649990 OTHER MISCELLANEOUS SERVICES					
651110 OFFICE SUPPLIES GENERAL	3,000.00	3,000.00	237.50	12.50	2,750.00
651210 COPYING CHARGES	2,200.00	2,200.00	1,421.52	178.48	600.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00			1,500.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	800.00	800.00			800.00
652990 OTHER OPERATING SUPPLIES	10,000.00	10,000.00			10,000.00
652999 PAINTING SUPPLIES					

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
653710 TRAFFIC SIGNS					
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	100.00	100.00			100.00
654210 DUES AND MEMBERSHIPS	2,500.00	2,500.00			2,500.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	3,000.00	3,000.00			3,000.00
TRANSFERS	4,566,900.00	4,566,900.00			4,566,900.00
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	4,566,900.00	4,566,900.00			4,566,900.00
RESERVES	112,700.00	112,700.00			112,700.00
991000 RESERVE FOR CONTINGENCIES	25,300.00	25,300.00			25,300.00
993000 RESERVE FOR CAPITAL OUTLAY	87,400.00	87,400.00			87,400.00

Fund 1021 Bayshore CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1021000000 BAYSHORE CRA PROJECT FUND			3,823,195.77	35,984.98	3,859,180.75-
REVENUE Sub Total	4,590,300.00-	19,575,218.78-			19,575,218.78-
REVENUE - OPERATING Sub-Total	24,700.00-	24,700.00-			24,700.00-
361180 INVESTMENT INTEREST	24,700.00-	24,700.00-			24,700.00-
CONTRIBUTION AND TRANSFERS Sub-Total	4,565,600.00-	19,550,518.78-			19,550,518.78-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	4,566,900.00-	4,566,900.00-			4,566,900.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		14,984,918.78-			14,984,918.78-
489900 NEGATIVE 5% ESTIMATED REVENUES	1,300.00	1,300.00			1,300.00
EXPENSE Sub Total	4,590,300.00	19,575,218.78	3,823,195.77	35,984.98	15,716,038.03
OPERATING EXPENSE		2,786,229.77	771,642.34	35,984.98	1,978,602.45
631401 ENGINEERING FEES DESIGN		237,342.92	186,408.35	8,848.48	42,086.09
634980 INTERDEPT PAYMENT FOR SERV		44,461.38-			44,461.38-
634999 OTHER CONTRACTUAL SERVICES		2,560,917.37	555,438.63	24,501.00	1,980,977.74
639990 OTHER CONTRACTUAL SERVICE		31,462.98	28,827.48	2,635.50	
646451 LIGHTING MAINTENANCE		1,517.52	967.88		549.64
652990 OTHER OPERATING SUPPLIES		549.64-			549.64-
CAPITAL OUTLAY	4,590,300.00	15,888,989.01	3,051,553.43		12,837,435.58
761100 LAND CAPITAL OUTLAY		1,359,107.50-	550.50		1,359,658.00-
763100 IMPROVEMENTS GENERAL	4,590,300.00	17,248,096.51	3,051,002.93		14,197,093.58
GRANTS AND DEBT SERVICE		900,000.00			900,000.00
882100 REMITTANCES PRIVATE ORGANIZATIONS		900,000.00			900,000.00

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

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50203 BAYSHORE CRA PROJECT FUND	3,678,600.00	9,645,280.75	441,154.15	8,848.48	9,195,278.12
EXPENSE Sub Total	3,678,600.00	9,645,280.75	441,154.15	8,848.48	9,195,278.12
OPERATING EXPENSE		1,233,992.23	440,603.65	8,848.48	784,540.10
631401 ENGINEERING FEES DESIGN		237,342.92	186,408.35	8,848.48	42,086.09
634980 INTERDEPT PAYMENT FOR SERV		3,910.00-			3910.00-
634999 OTHER CONTRACTUAL SERVICES		1,000,559.31	254,195.30		746,364.01
CAPITAL OUTLAY	3,678,600.00	8,411,288.52	550.50		8,410,738.02
761100 LAND CAPITAL OUTLAY		1,359,107.50-	550.50		1,359,658.00-
763100 IMPROVEMENTS GENERAL	3,678,600.00	9,770,396.02			9,770,396.02

Fund 1021 Project 50206 Ackerman-Dells

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50206 BAYSHORE CRA PROJECT FUND		12,679.00	12,679.00		
EXPENSE Sub Total		12,679.00	12,679.00		
OPERATING EXPENSE		8,379.00	12,679.00		4,300.00-
634999 OTHER CONTRACTUAL SERVICES		8,379.00	12,679.00		4,300.00-
CAPITAL OUTLAY		4,300.00			4,300.00
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
50207 BAYSHORE CRA PROJECT FUND		64,586.31			64,586.31
EXPENSE Sub Total		64,586.31			64,586.31
CAPITAL OUTLAY		64,586.31			64,586.31
763100 IMPROVEMENTS GENERAL		64,586.31			64,586.31

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

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50208 BAYSHORE CRA PROJECT FUND		3,965,455.37	3,126,537.75	27,136.50	811,781.12
EXPENSE Sub Total		3,965,455.37	3,126,537.75	27,136.50	811,781.12
OPERATING EXPENSE		564,806.33	264,628.98	27,136.50	273,040.85
634980 INTERDEPT PAYMENT FOR SERV		40,551.38			40,551.38
634999 OTHER CONTRACTUAL SERVICES		573,894.73	235,801.50	24,501.00	313,592.23
639990 OTHER CONTRACTUAL SERVICE		31,462.98	28,827.48	2,635.50	
CAPITAL OUTLAY		3,400,649.04	2,861,908.77		538,740.27
763100 IMPROVEMENTS GENERAL		3,400,649.04	2,861,908.77		538,740.27

Fund 1021 Project 50254 Communications

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50254 BAYSHORE CRA PROJECT FUND		25,000.00			25,000.00
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
50255 BAYSHORE CRA PROJECT FUND		1,402,290.58			1,402,290.58
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
50256 BAYSHORE CRA PROJECT FUND		189,816.43	189,816.43		
EXPENSE Sub Total		189,816.43	189,816.43		
OPERATING EXPENSE		967.88	967.88		
646451 LIGHTING MAINTENANCE		1,517.52	967.88		549.64
652990 OTHER OPERATING		549.64			549.64
CAPITAL OUTLAY		188,848.55	188,848.55		
763100 IMPROVEMENTS GENERAL		188,848.55	188,848.55		

Fund 1021 Project 50258 General Rd Improve

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50258 BAYSHORE CRA PROJECT FUND	911,700.00	2,169,890.28	41,029.48		2,128,860.80
EXPENSE Sub Total	911,700.00	2,169,890.28	41,029.48		2,128,860.80
OPERATING EXPENSE		523,159.37	40,783.87		482,375.50
634999 OTHER CONTRACTUAL SERVICES		523,159.37	40,783.87		482,375.50
CAPITAL OUTLAY	911,700.00	1,646,730.91	245.61		1,646,485.30
763100 IMPROVEMENTS GENERAL	911,700.00	1,646,730.91	245.61		1,646,485.30

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 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 50270 Mini-Triangle TIF Agreement

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

Pedestrian Midblock Crossing Study

Shadowlawn Drive and Bayshore Drive

November 4th, 2025



Presenters

Travis Stewart, P.E.

Transportation Planning

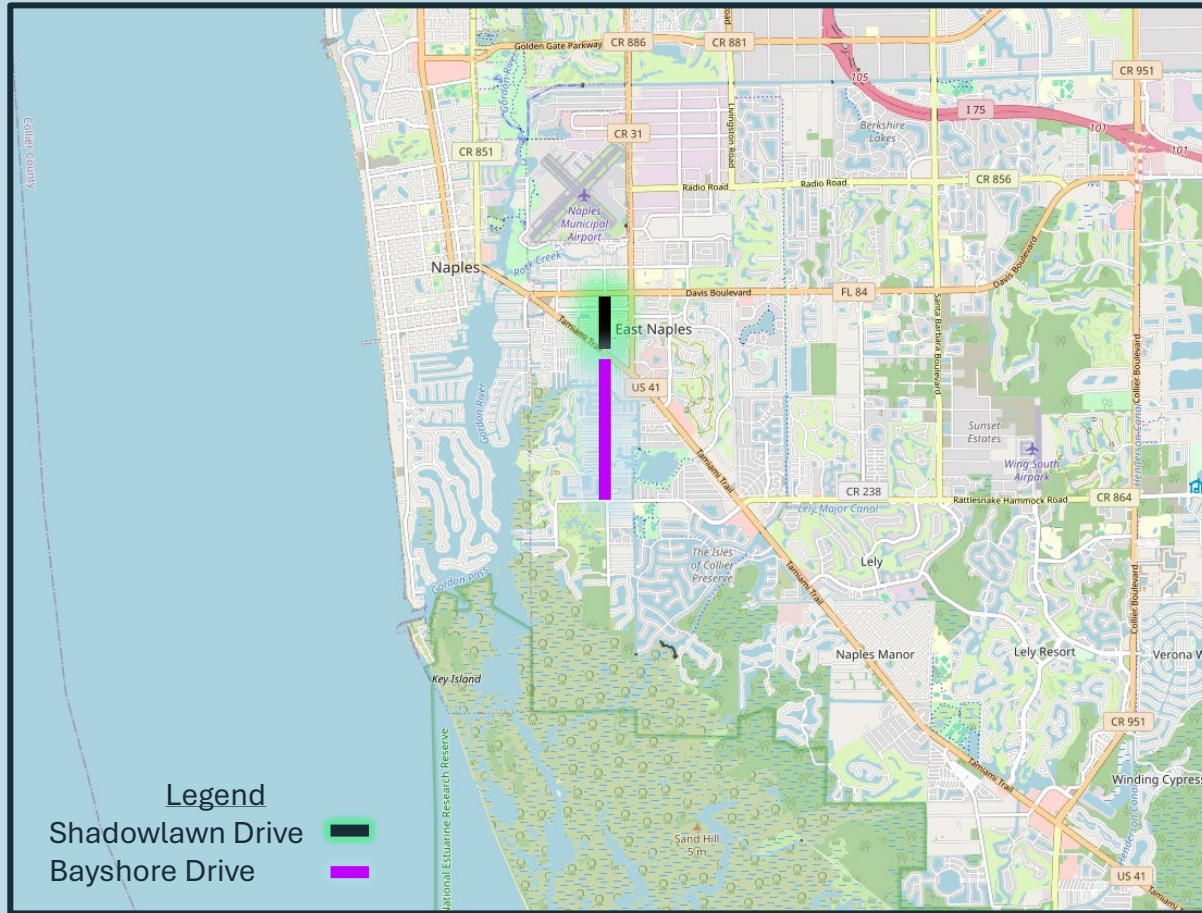


Sufyan Rharad, P.E.

ITS/Traffic Design



Introduction and Agenda



Study Purpose – To provide a Pedestrian Engineering Planning Study for at least one pedestrian hybrid beacon (PHB) on Shadowlawn Drive and at least two PHBs on Bayshore Drive.

Study Scope – The Pedestrian Engineering Study was completed using justification and engineering guidance for midblock pedestrian crossings per MUTCD and FDOT TEM. Task included data collection, analysis, midblock crossing selection criteria evaluation, recommendations and documentation.

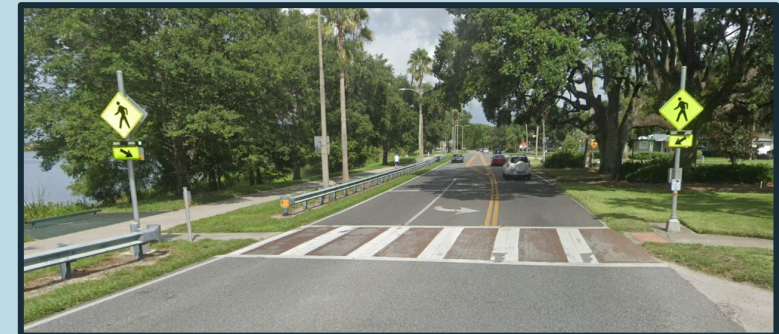
- 01 Midblock Crossing Selection Criteria
- 02 Data Collection
- 03 Analysis
- 04 Recommended Pedestrian Crossing Location
- 05 Design and Operations

Midblock Crosswalk Selection Criteria

Treatment	Existing Conditions Criteria
Standard Marked Crosswalk	Pedestrian volumes threshold for 20+ in a single hour. However, pedestrian volume demand data is not required for marked School Zones/Certain Context Classifications
	Proximity to significant pedestrian generator.
	Vehicle volume with 2,000 ADT or greater.
	Potential location is outside a signalized intersection influence area or nearest alternative crossing are located outside 300 ft.



Treatment	Existing Conditions Criteria
Rectangular Rapid Flashing Beacon (RRFB)	Posted speed limit of 35 mph or less
	A marked special emphasis crosswalk.
	Four (4) or fewer through lanes (both directions) irrespective of median presence, or five (5) lanes with a median refuge island.
	Volume Based Considerations



Treatment	Existing Conditions Criteria
Pedestrian Hybrid Beacon (PHB)	Where a midblock traffic control signal is not justified under Chapter 4C of the MUTCD signal warrants and when gaps in traffic are not adequate to permit pedestrians to cross.
	Where the speed of vehicles approaching the location on the major street is too high to permit pedestrians to cross.
	Where pedestrian delays are excessive.
	Volume Based Considerations

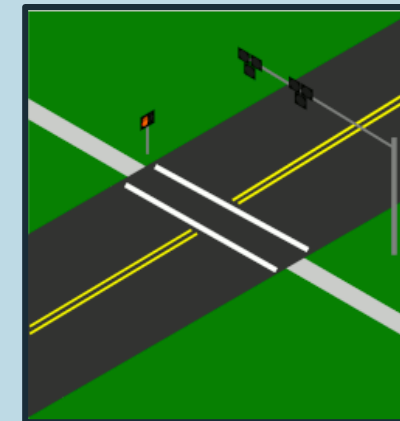


Midblock Crosswalk Selection Criteria

Treatment	Existing Conditions Criteria
Rectangular Rapid Flashing Beacon (RRFB)	Posted speed limit of 35 mph or less
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	Volume Based Considerations



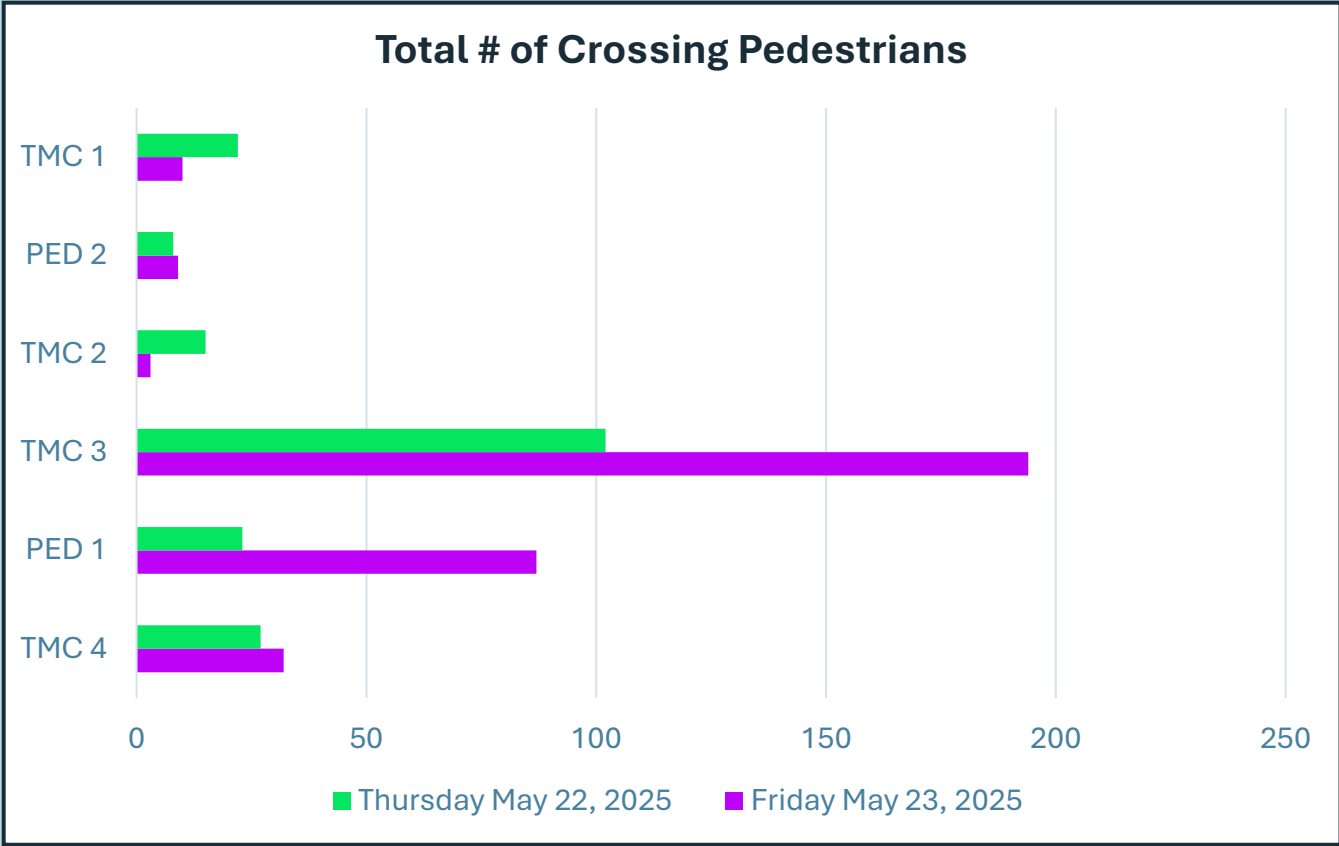
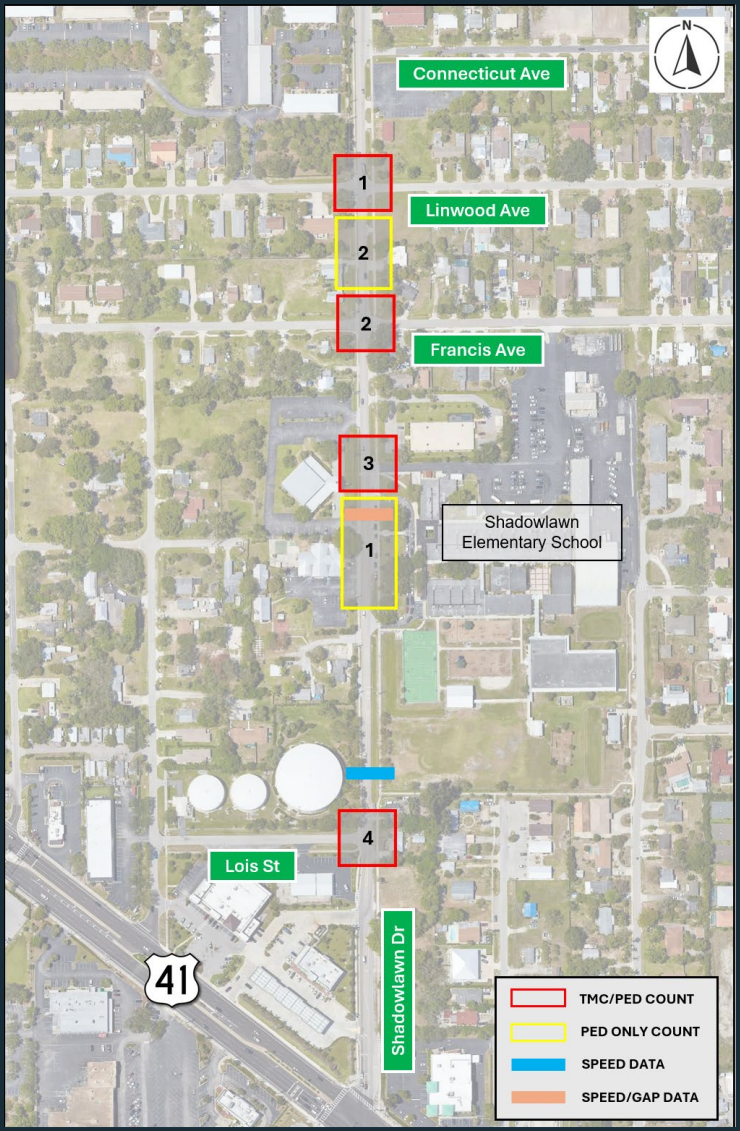
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	Where pedestrian delays are excessive.
	Volume Based Considerations

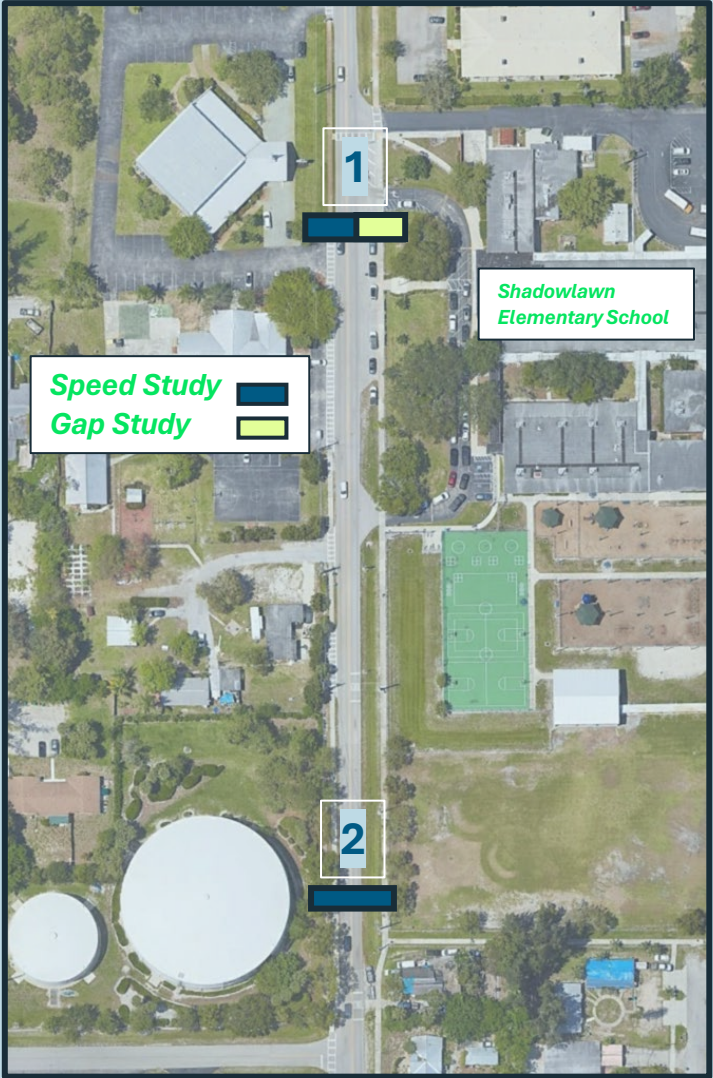


Shadowlawn Drive **Page 22**

Data Collection – Study Area

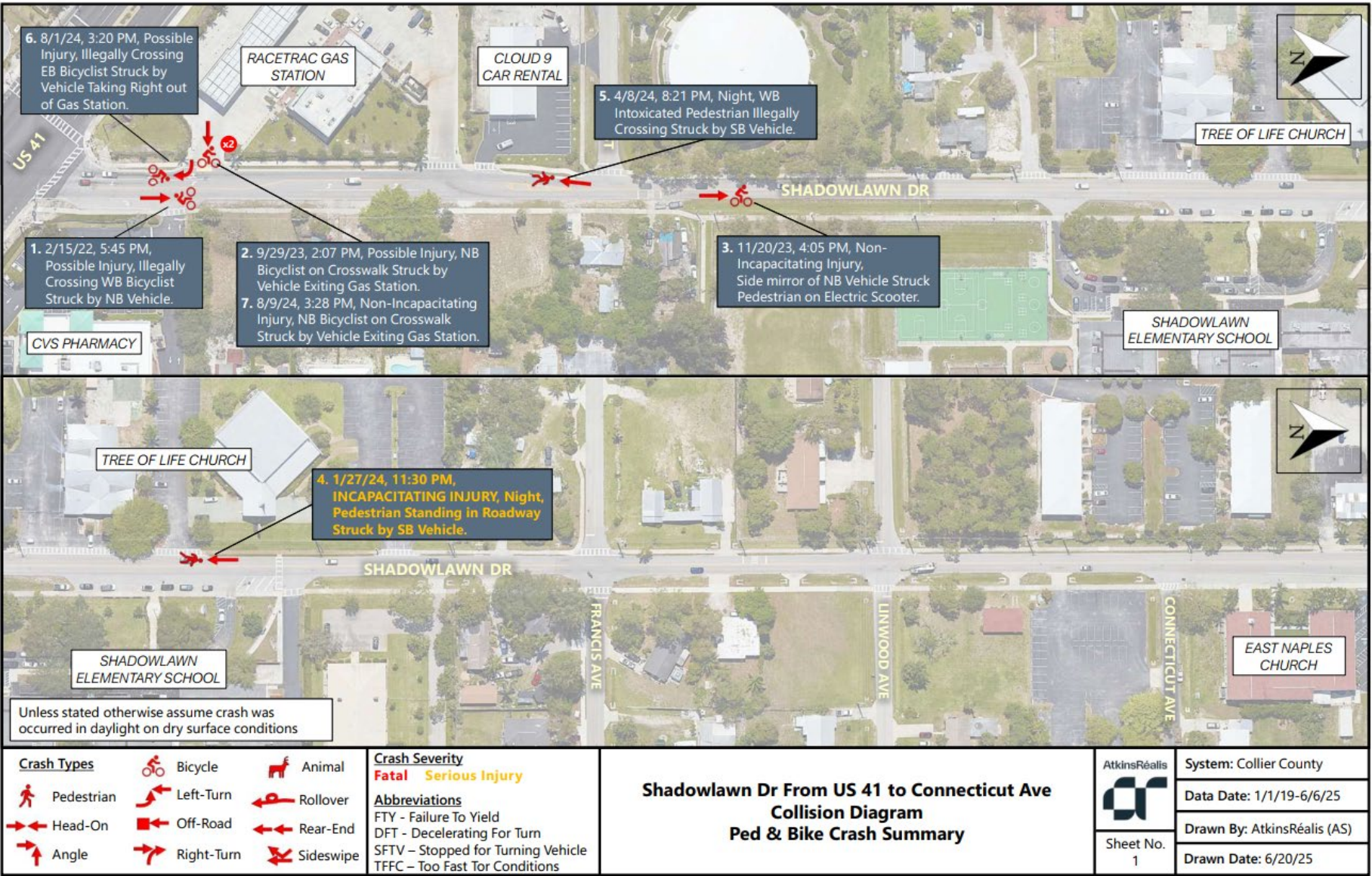






Speed Summary	Northbound (1)	Southbound (1)	Northbound (2)	Southbound (2)
Average Speed	18mph	19mph	21mph	22mph
85 th Percentile	23mph	25mph	26mph	27mph

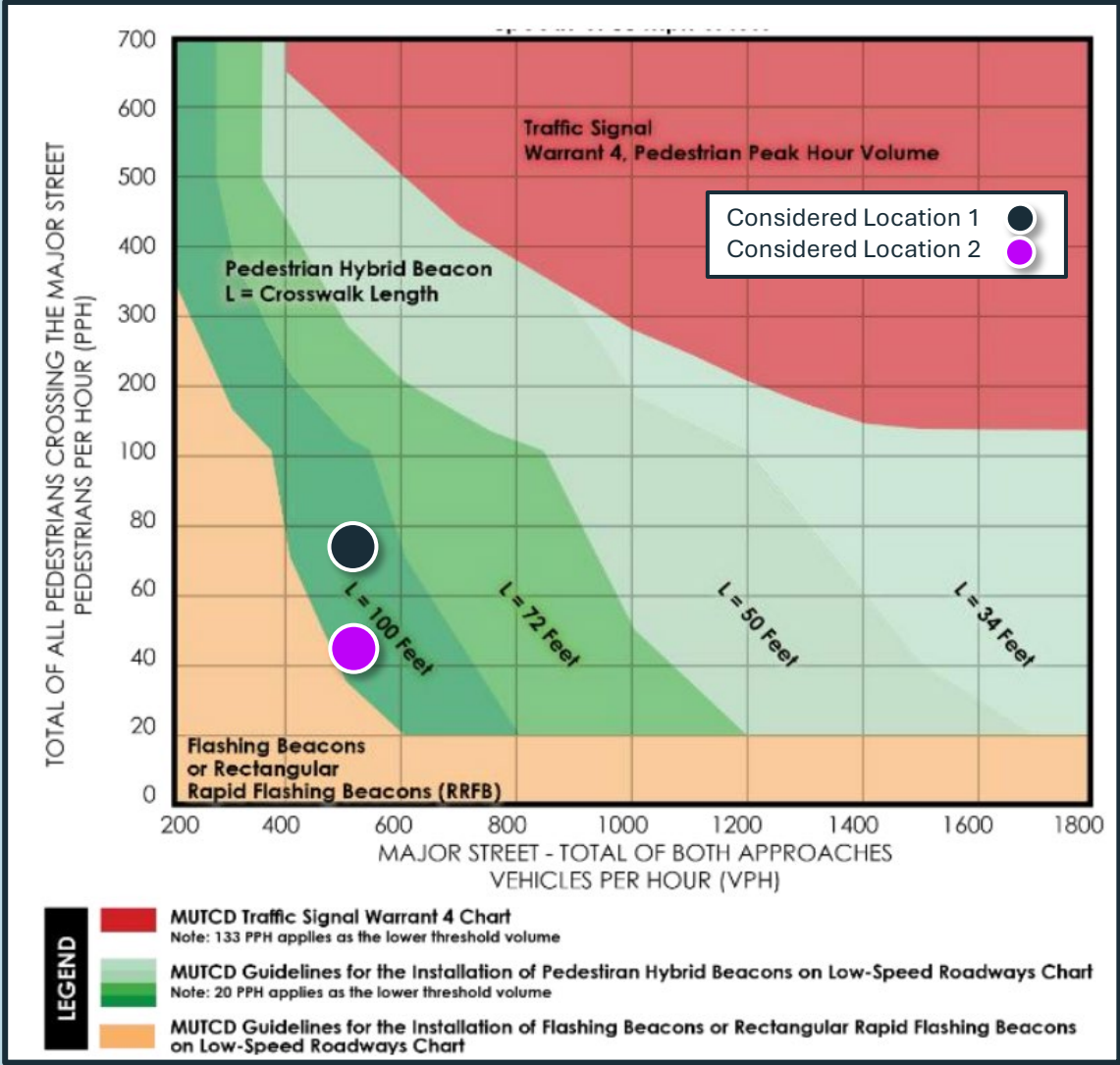
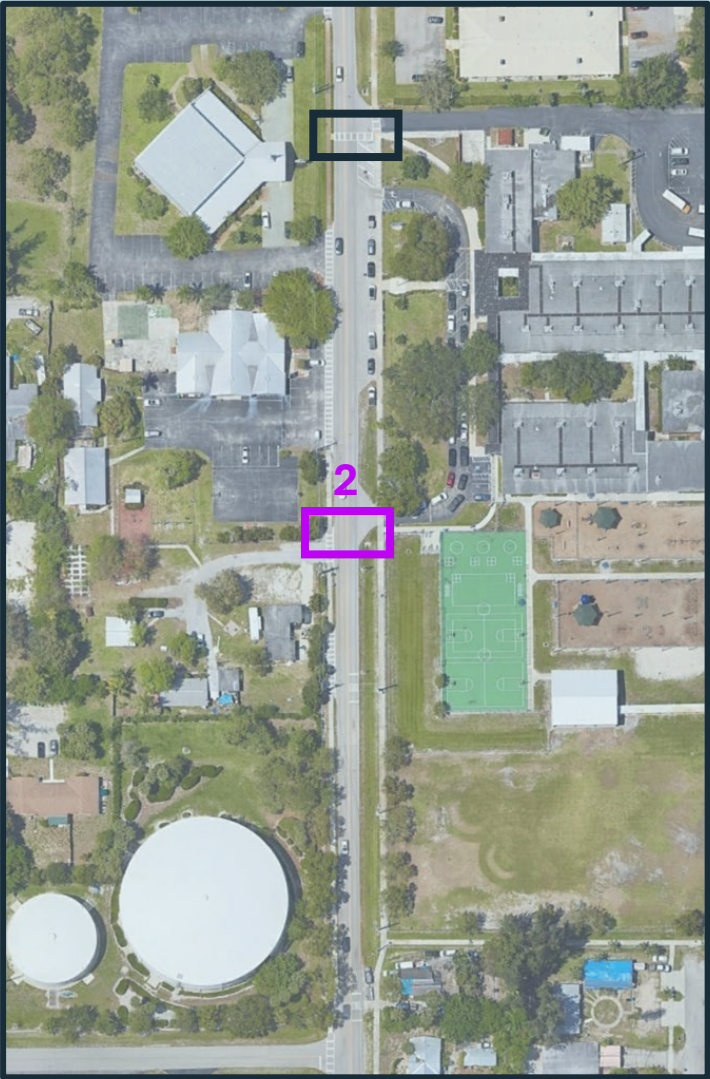
Gap Summary	Northbound (1)	Southbound (1)
Average	16.4 seconds	14.1 seconds
85 th Percentile	26.0 seconds	23.0 seconds



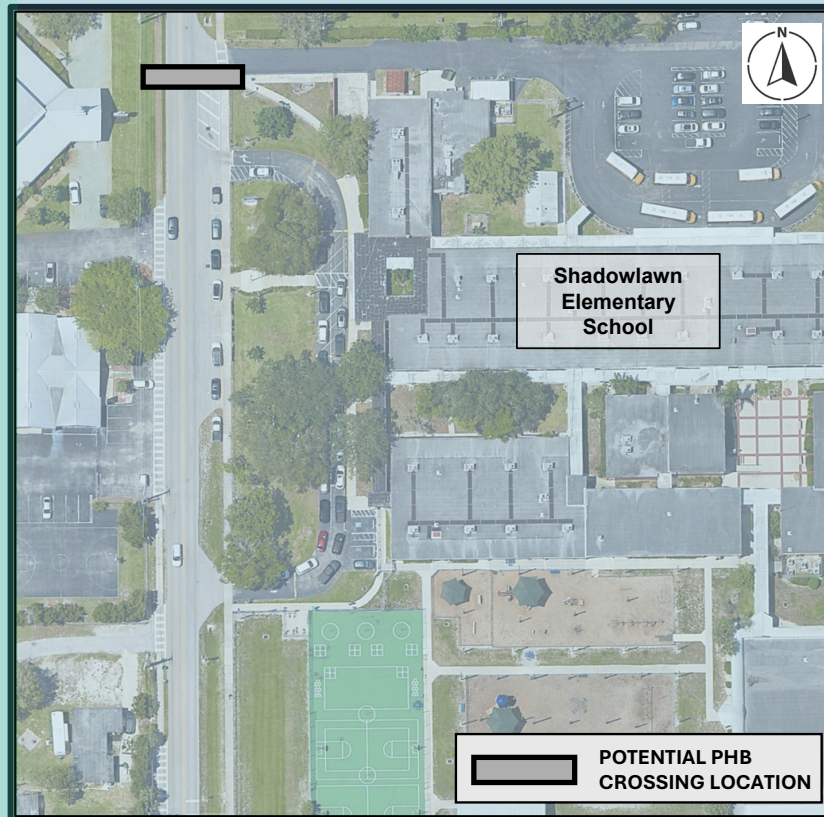
Shadowlawn Drive

Page 26

Analysis – Volume



Recommended Pedestrian Crossing Location

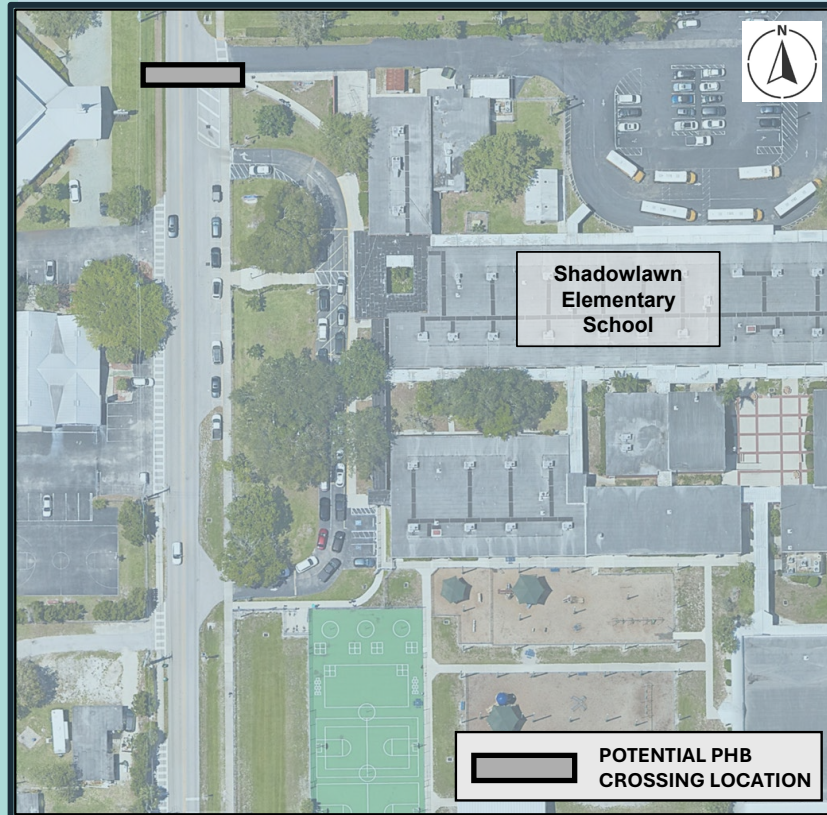


Recommendation

Based on this engineering study and conversation with Shadowlawn Elementary School, the recommendation is to enhance the existing marked standard crosswalk to a Pedestrian Hybrid Beacon.

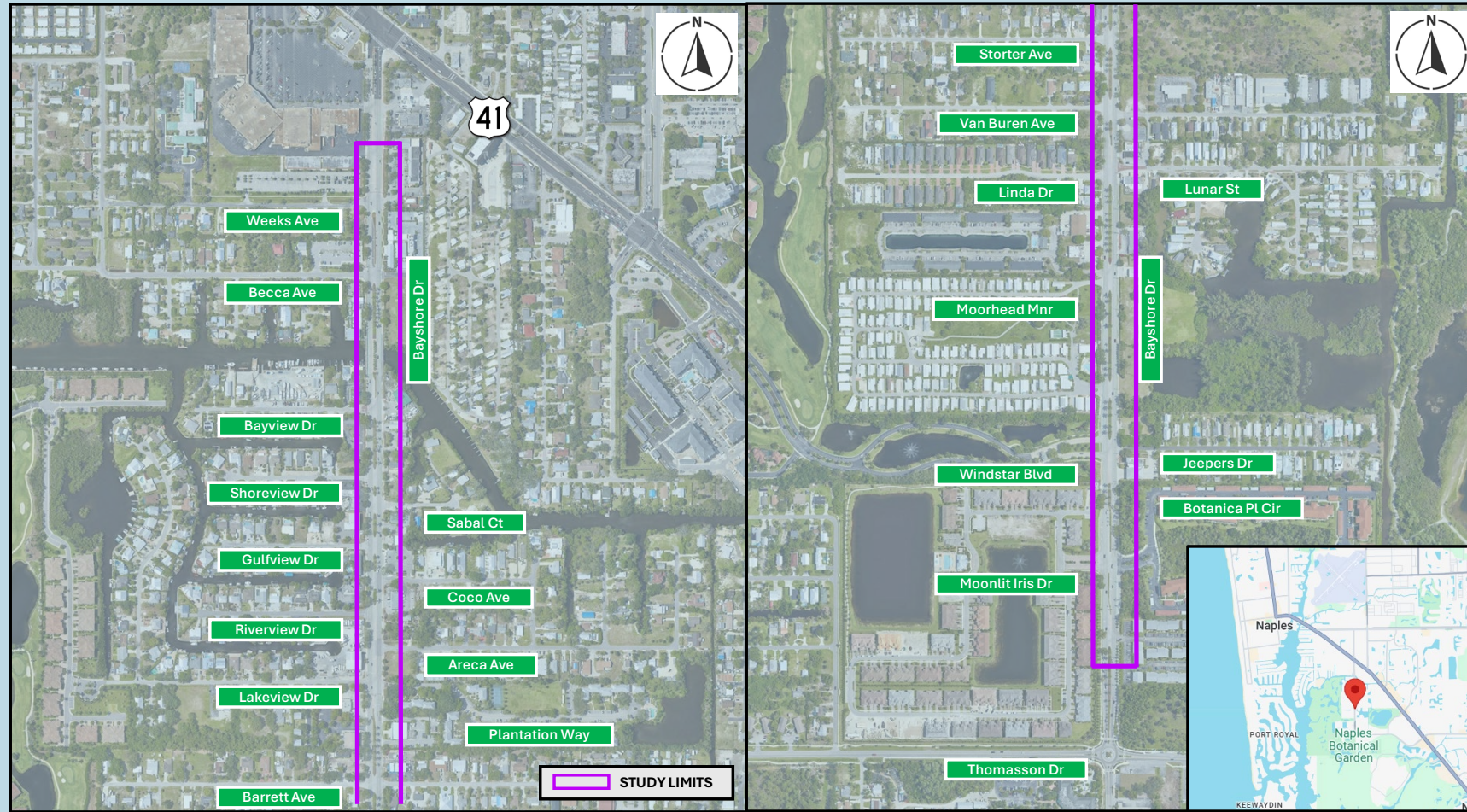
Shadowlawn Drive **Page 28**

Design and Operations



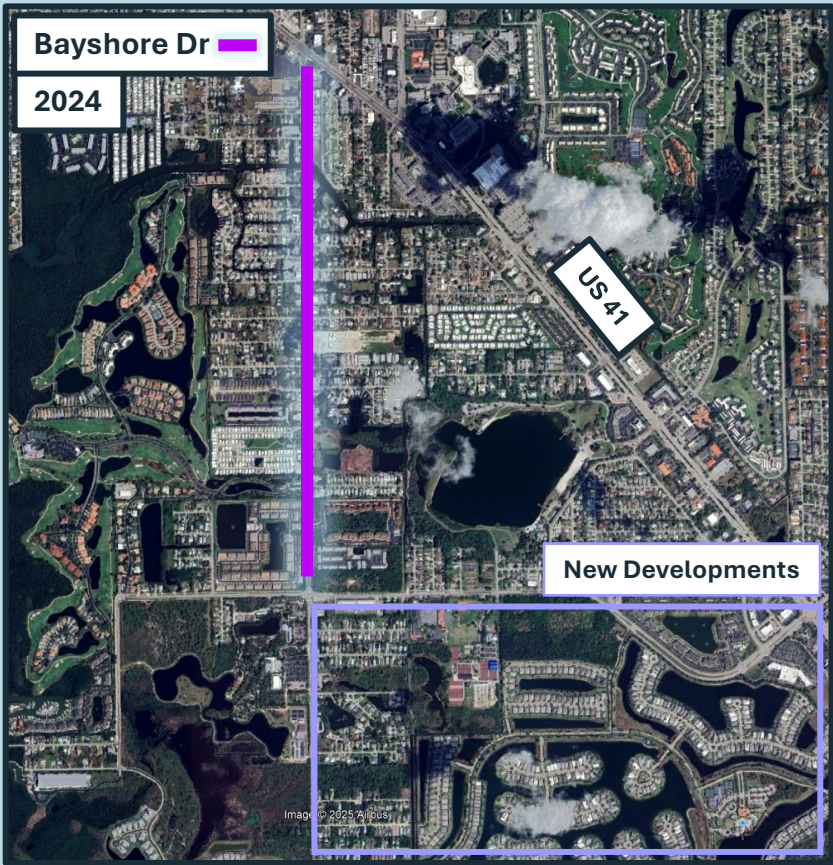
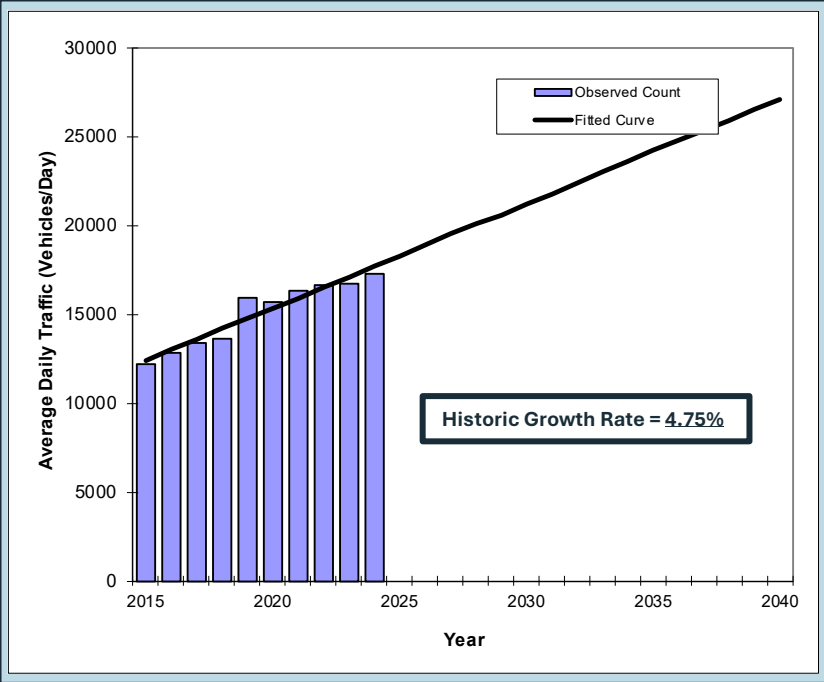
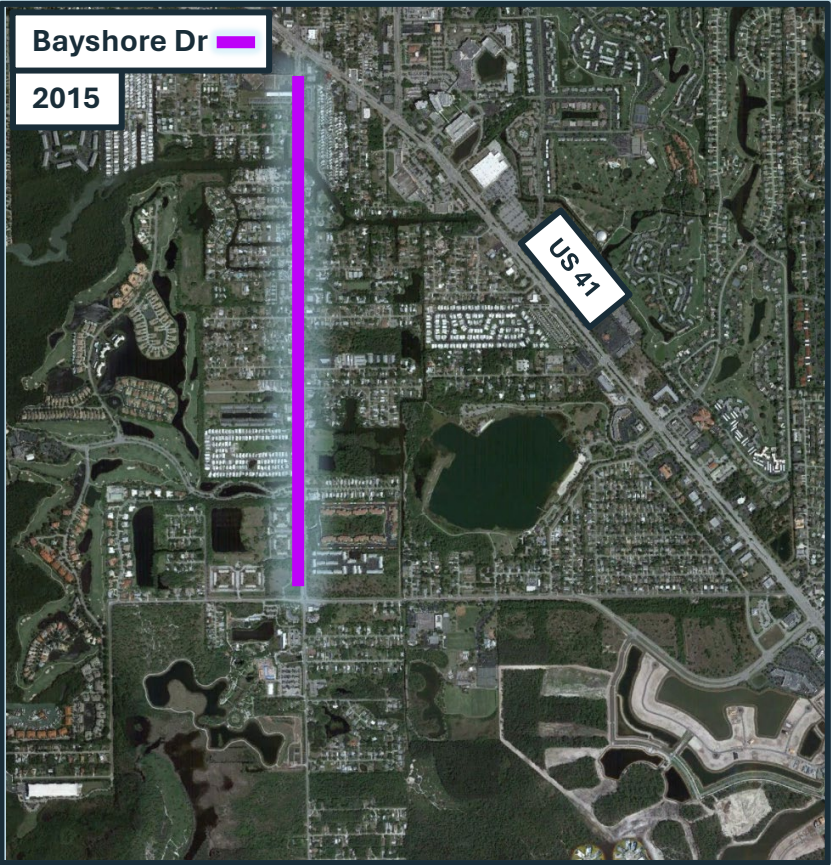
Bayshore Drive **Page 29**

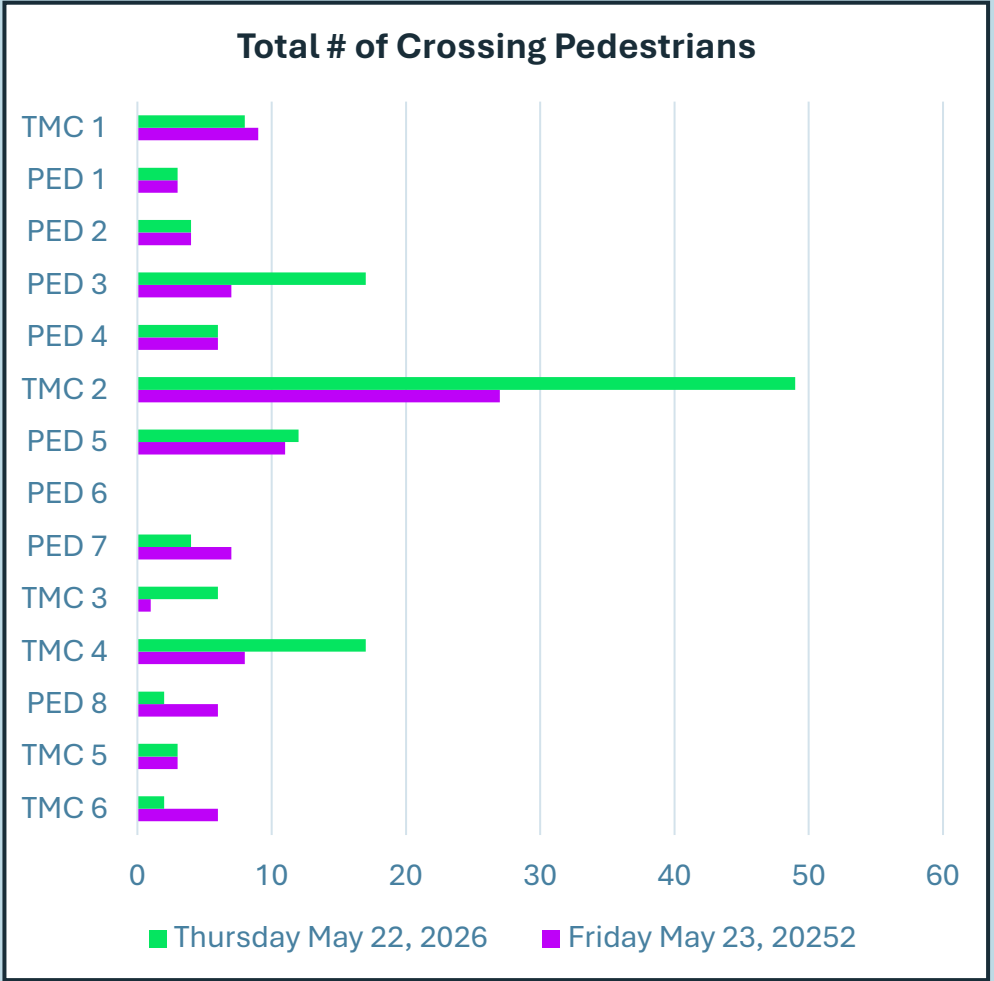
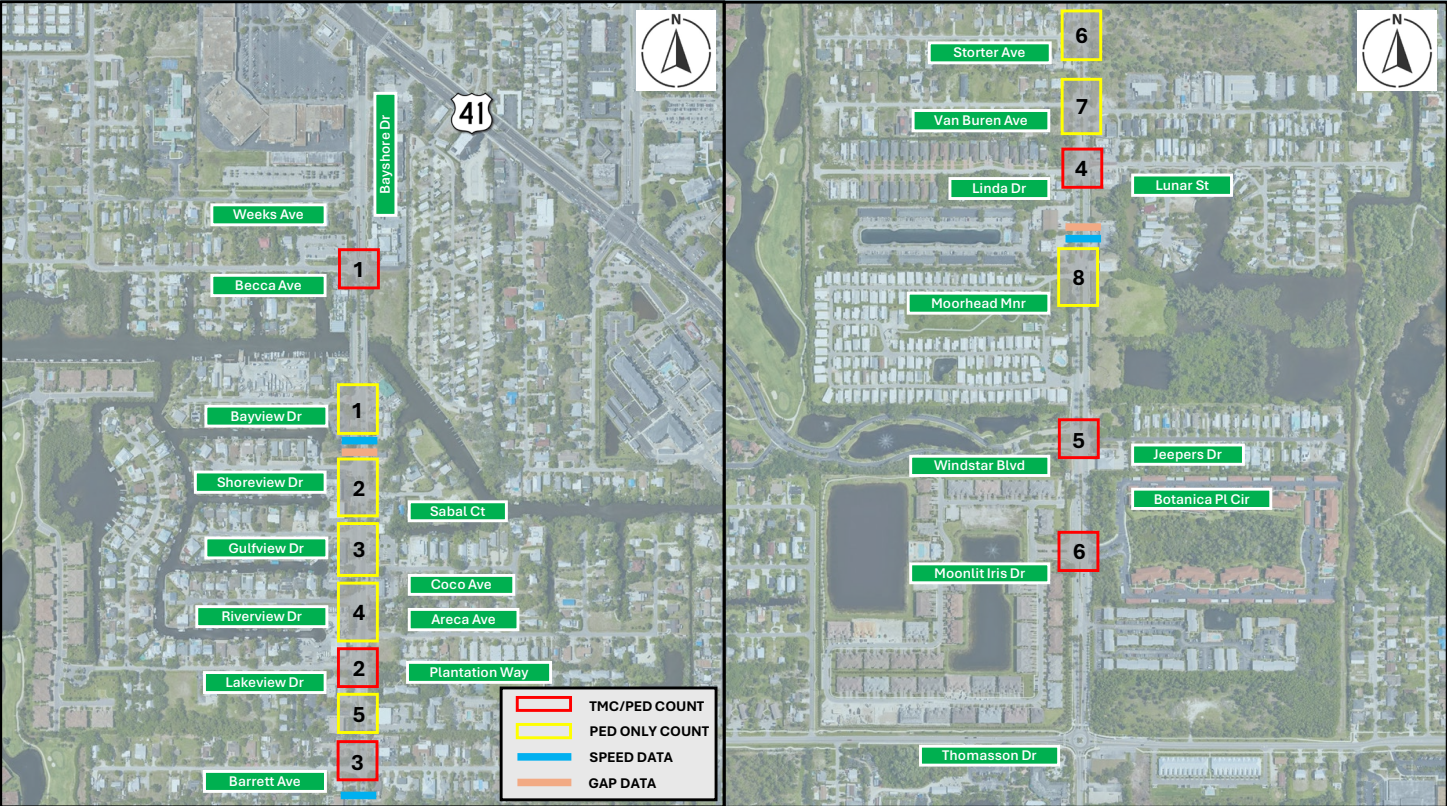
Data Collection – Study Area



Bayshore Drive **Page 30**

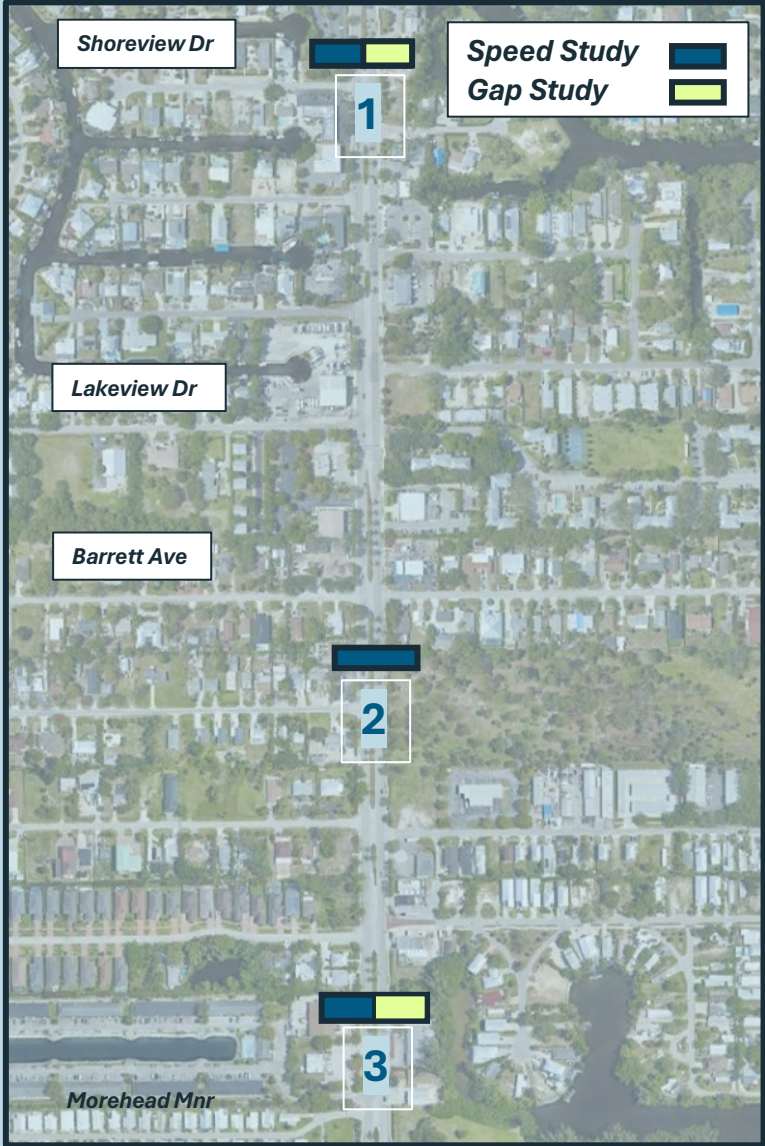
Data Collection – Historical Traffic





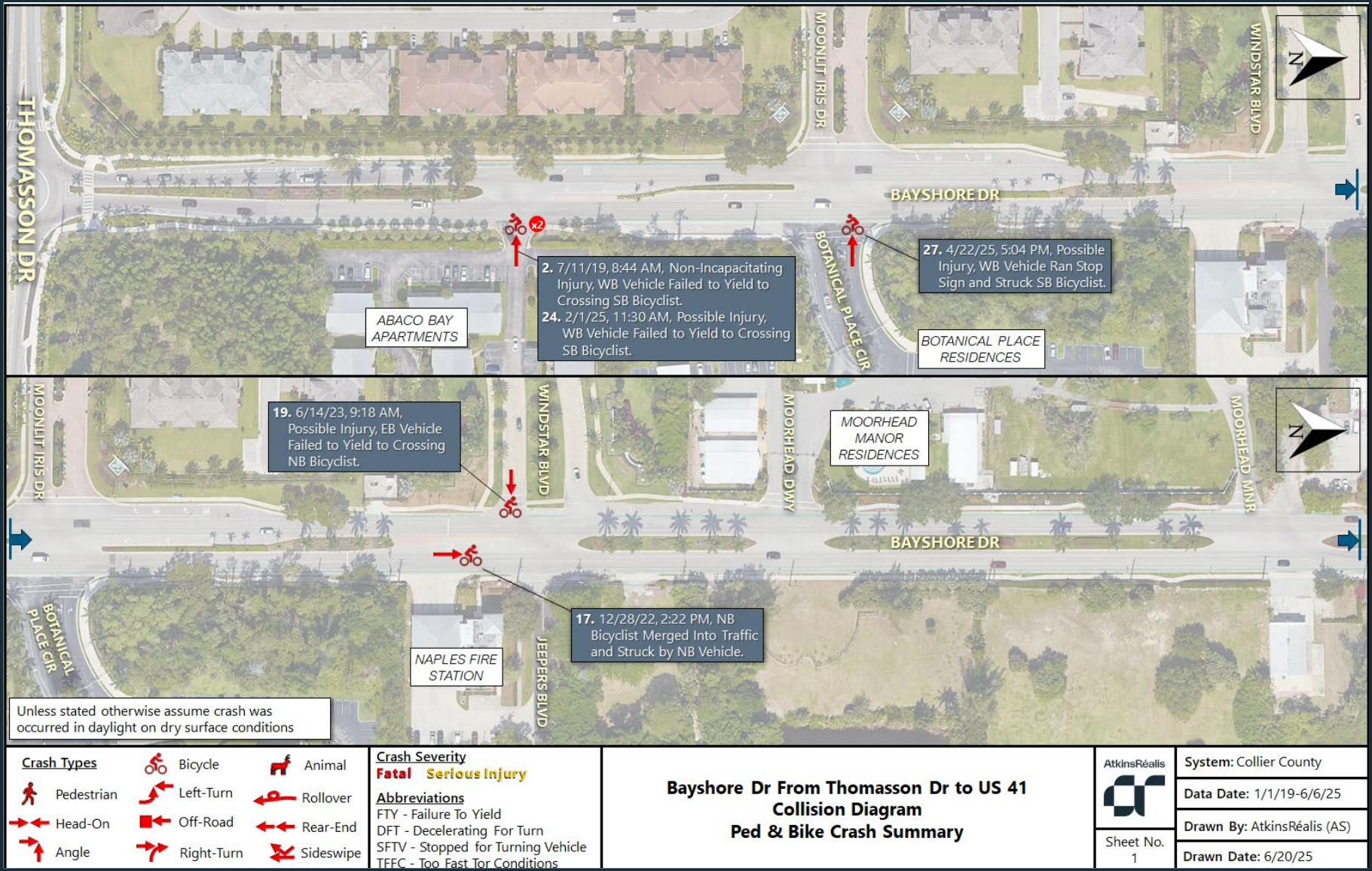
Bayshore Drive **Page 32**

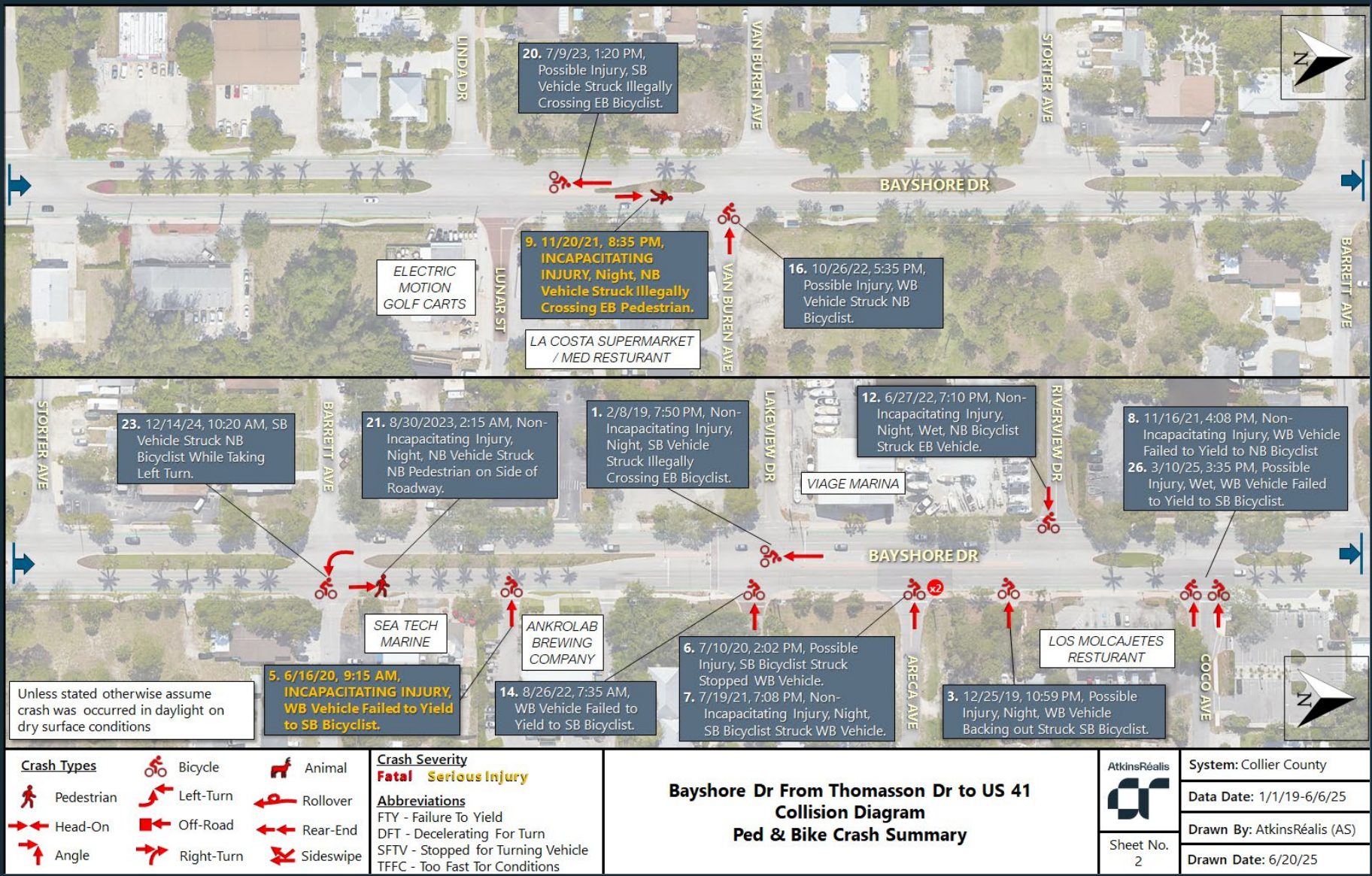
Analysis – Speed and Gap

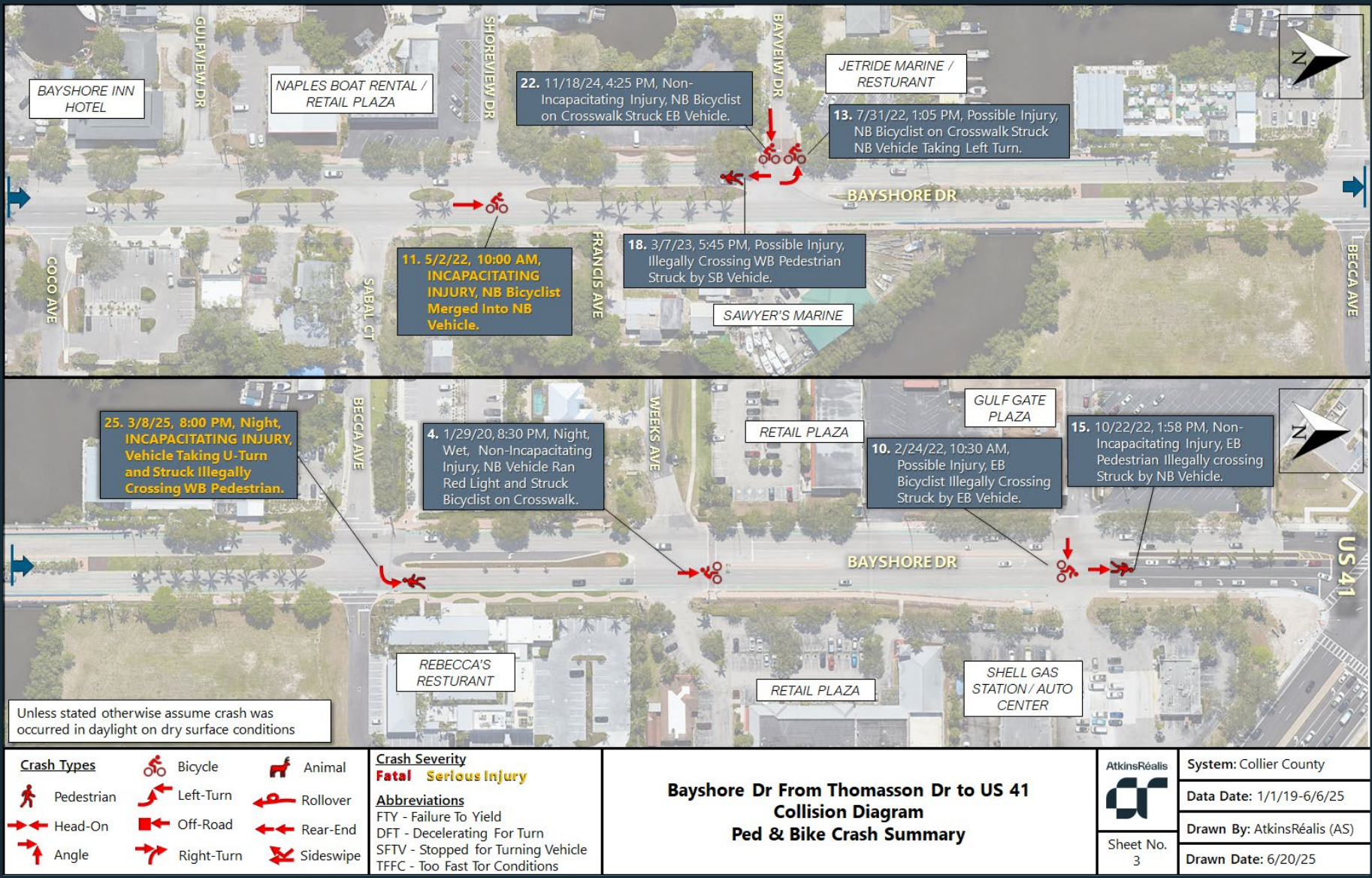


Speed Summary	Northbound (1)	Southbound (1)	Northbound (2)	Southbound (2)	Northbound (3)	Southbound (3)
Average Speed	36mph	34mph	36mph	34mph	33mph	32mph
85 th Percentile	41mph	39mph	41mph	39mph	38mph	37mph

Gap Summary	Northbound (1)	Southbound (1)	Northbound (3)	Southbound (3)
Average	12.0 seconds	14.0 seconds	13.6 seconds	15.1 seconds
85 th Percentile	18.5 seconds	24.0 seconds	21.5 seconds	25.0 seconds



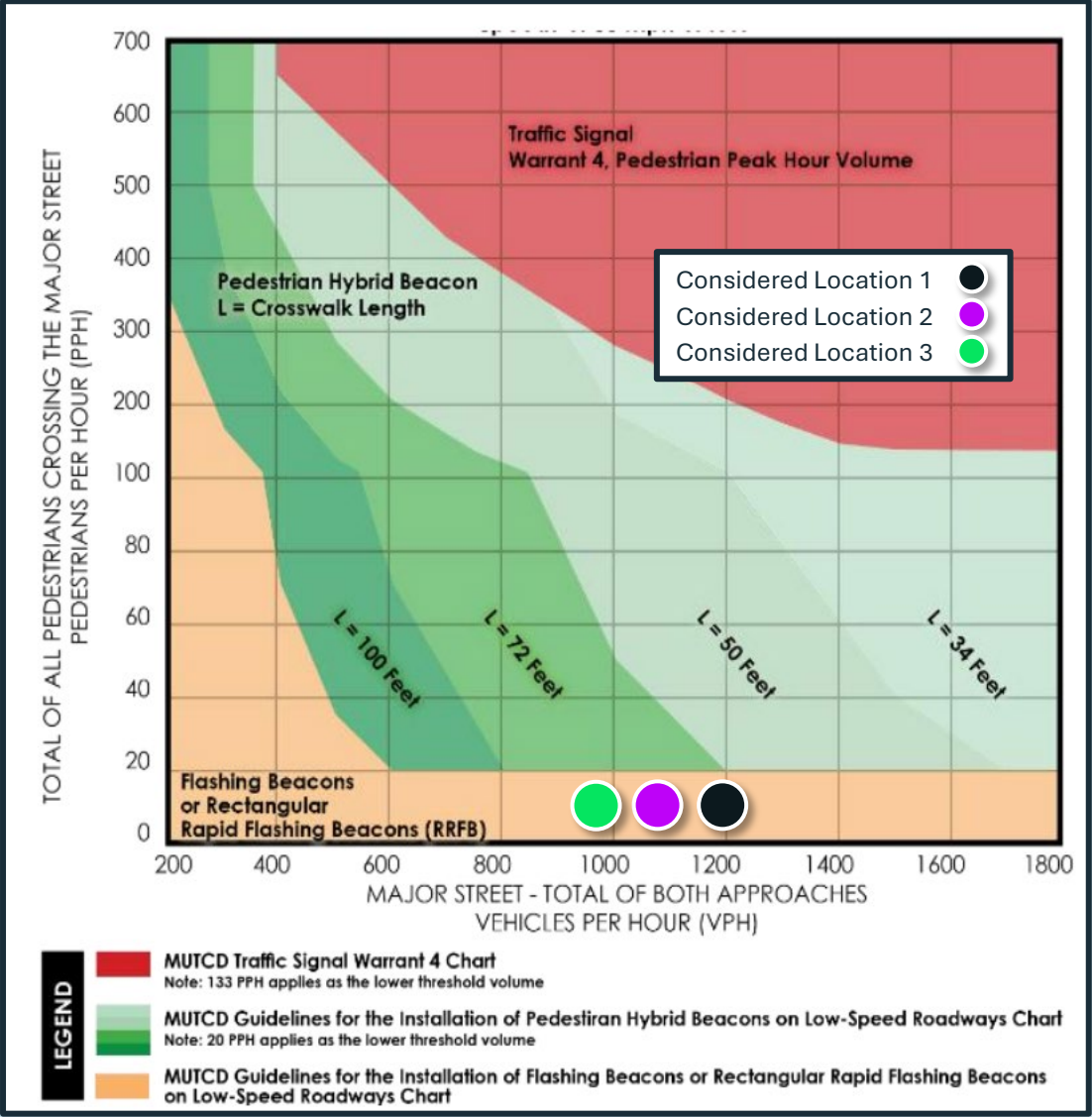
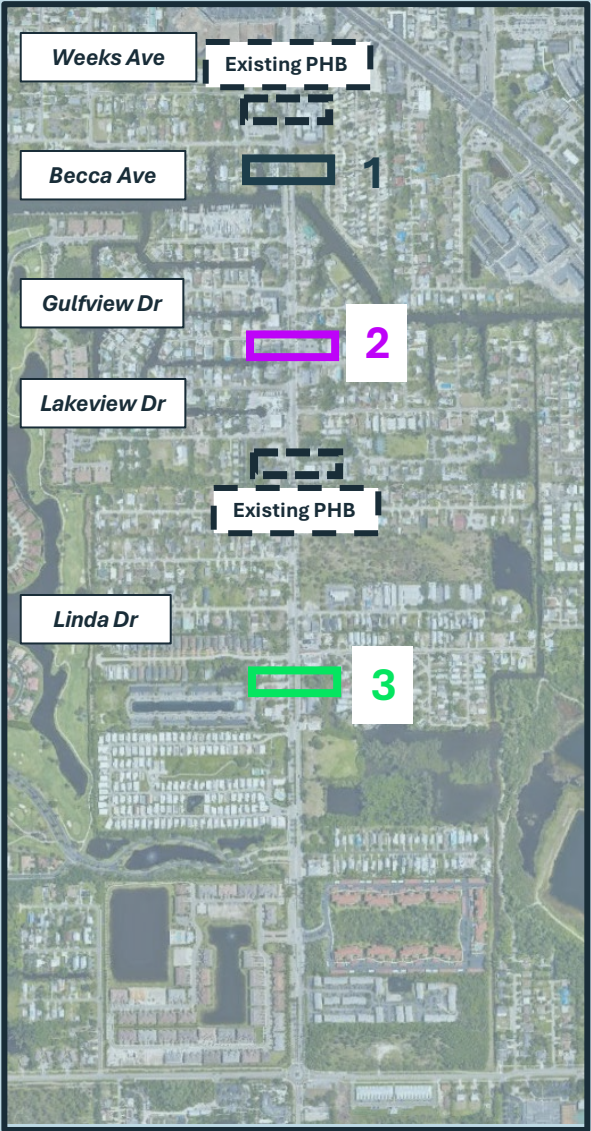




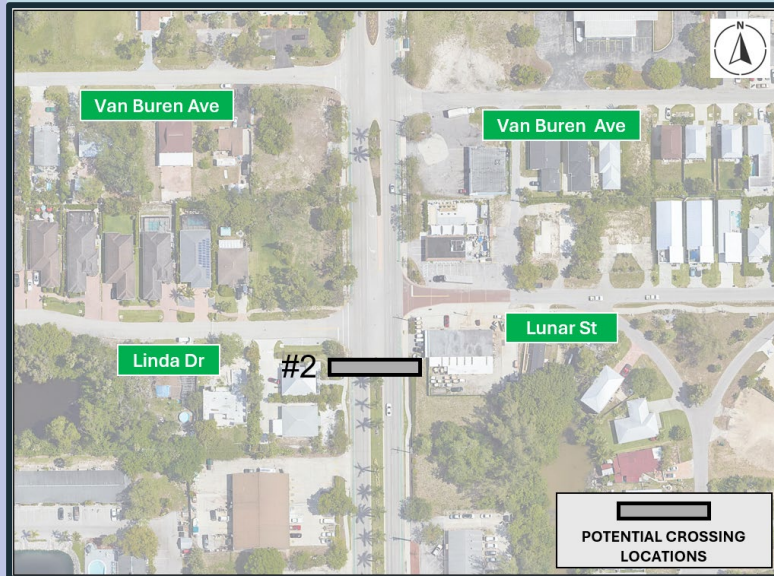
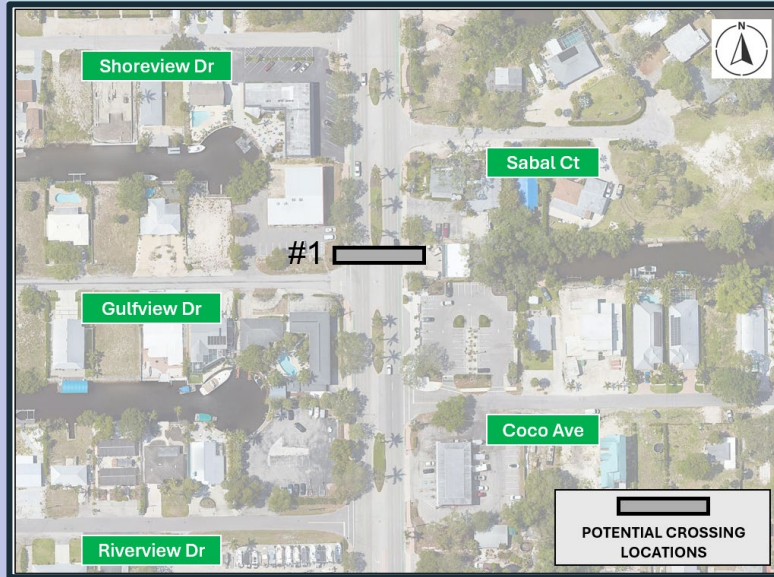
Bayshore Drive

Page 36

Analysis – Volume



Recommended Pedestrian Crossing Location



Recommendations

Based on this engineering study, proposed crossing locations for a PHB are at Bayshore Drive & Gulfview Drive and Bayshore Drive & Linda Drive.

- **Gulfview Drive**

- 2nd most pedestrian crossing activity
- Gap Study reveals pedestrians need to take refuge on the median

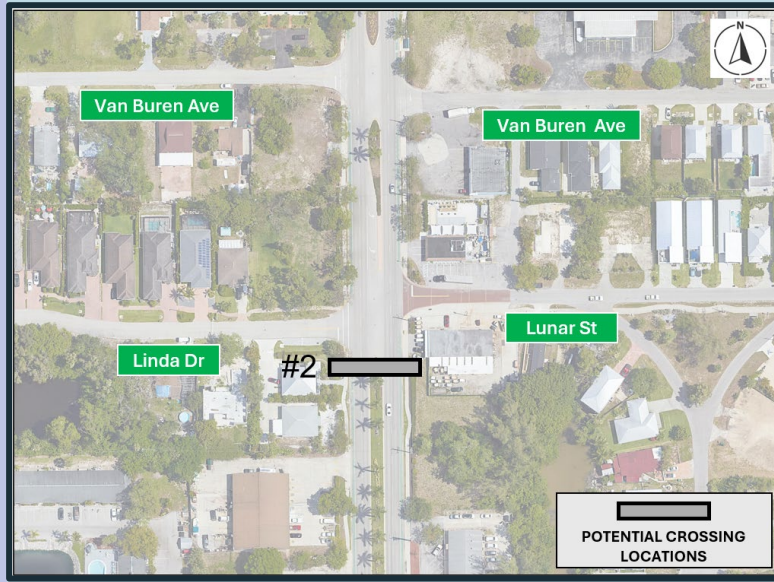
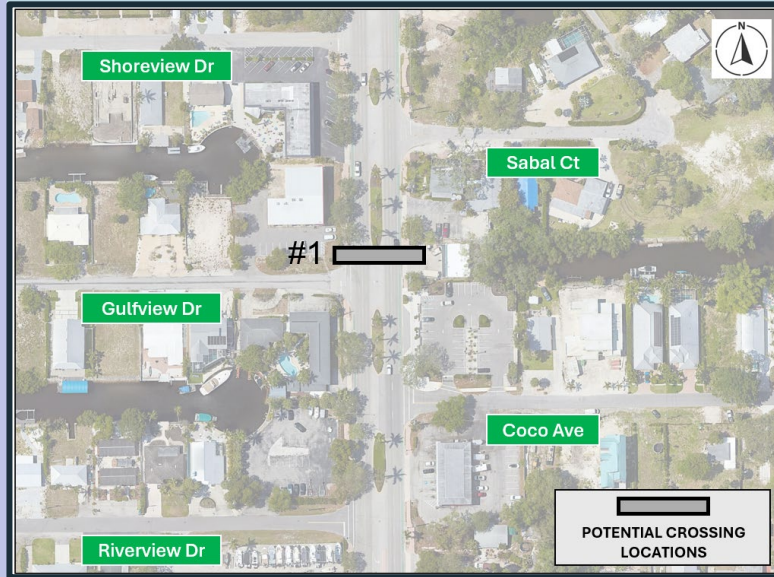
- **Linda Drive**

- Crash History
- Shortening distance between safe crossing areas on the south side of Bayshore Drive

Bayshore Drive

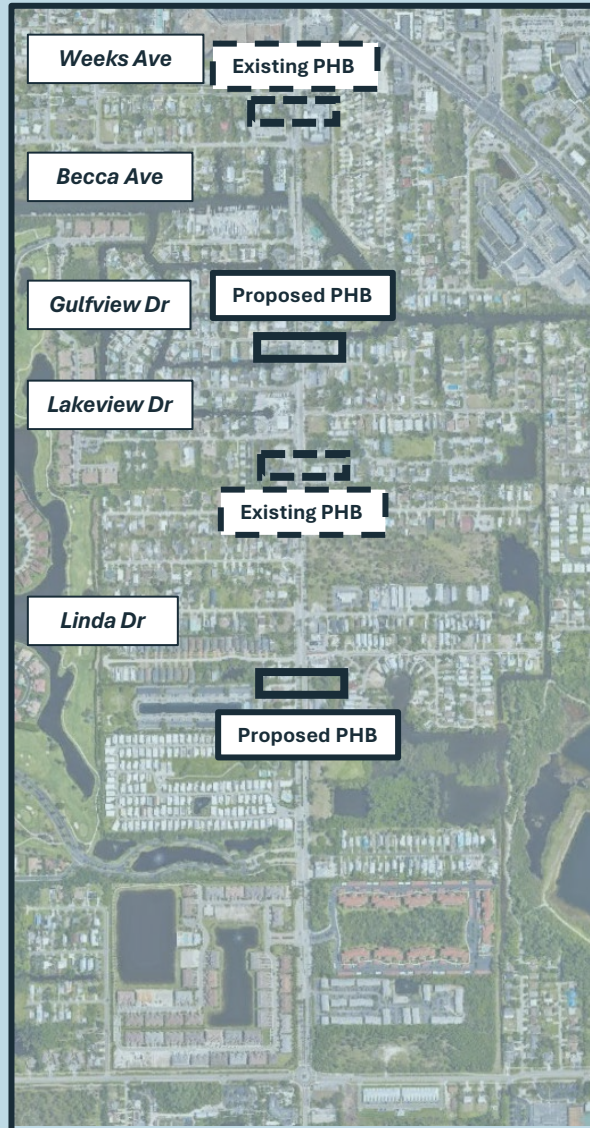
Page 38

Design and Operations



Bayshore Drive **Page 39**

Existing PHB Recommendations



Existing PHB Recommendations

Based on this engineering study, existing PHB crossings were evaluated to determine if the locations should remain, be relocated or removed.

- **Weeks Avenue (Relocate or Remove)**
 - *HOLD (Updating counts to compare Weeks and Becca in fall)*
- **Lakeview Drive (Remain)**
 - Highest concentration of pedestrian activity in the study area.



Innovative Pedestrian Midblock Crossing Treatments

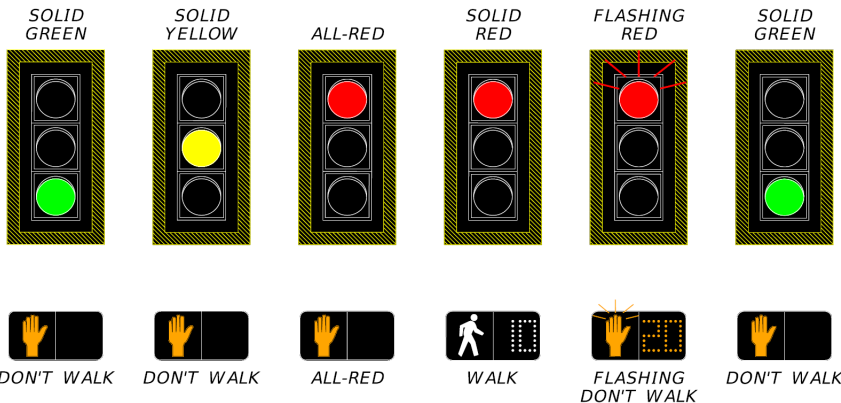
A MPS operates very similar to a PHB with the appearance of a standard traffic signal. Applicable in areas that may have higher vehicle delays due to pedestrian crossings.

Key Differences to a PHB

- Traditional Signal Heads
- Rest in GREEN instead of DARK

Key Difference to a traffic signal

- Flashing Red allows for drivers to “STOP then proceed with caution if there are no conflicts”





THANK YOU, NOW TIME FOR QUESTIONS!

For more information please contact:

Travis Stewart (travis.stewart@atkinsrealis.com)

Sufyan Rharad (sufyan.rharad@atkinsrealis.com).

November 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. 183705-15 (ZLTR): PL20250011143*

Location: 2600 Tamiami Trl E

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

Owner: Gold Coast Prem Prop VII LLC

Status: Initial applicant submittal on 10/3/2025, pending fee payment.

Applicant requests a Zoning Verification Letter, including documentation of any variances or special use permits.



2. 5th Avenue Car Club (CU): PL20250011303*

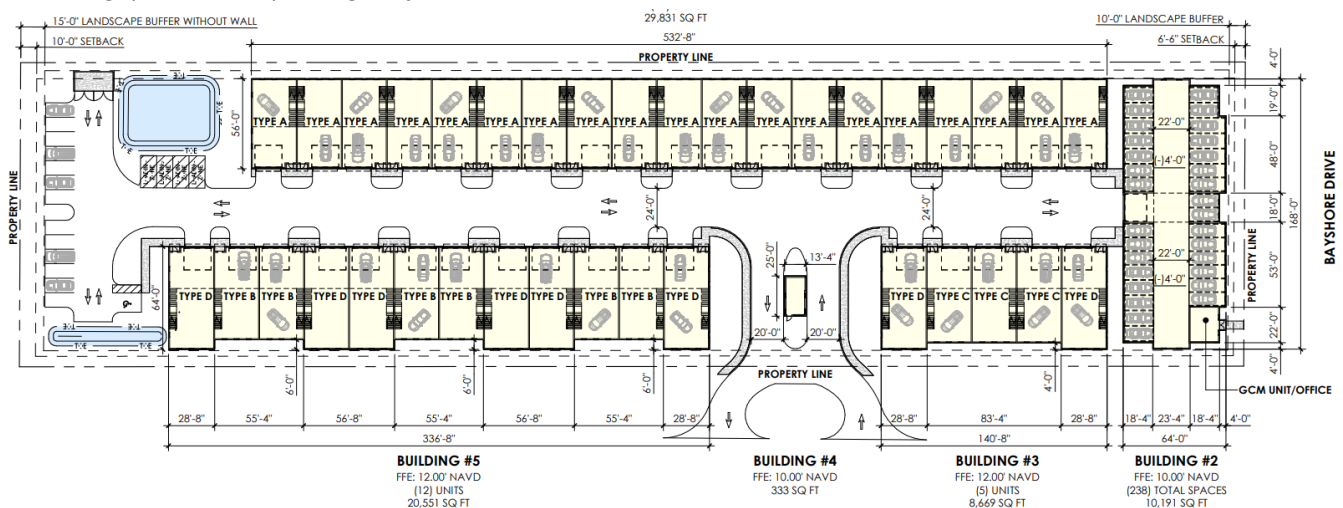
Location: 2740 Bayshore Dr.

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

Owner: Gulf Gate South Trust LLC

Status: Pre app meeting held on 10/22/2025.

Applicant seeks Conditional Use of the C-4 (General Commercial) zoning district for motor freight transportation and warehousing (SIC 4225, air conditioned and mini-and self-storage warehousing only), to allow a car storage project. Proposing 36 two-story units with mezzanines/lounge space (24 feet tall) along Weeks Avenue, and 238 car spaces accessed via vertical conveyor in a 7-level building (56 feet tall) along Bayshore Dr.



Bayshore Gulf Gate Plaza (ZLTR): PL20250007923

Status: Initial applicant submittal on 7/13/2025. Staff issued an incomplete submittal letter on 7/14/2025.

Staff issued a Zoning Verification Letter on 8/15/2025 indicating 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.



3. 3195 Connecticut Ave (LS): PL20250011714*

Location: 3195 Connecticut Ave
Current Zoning: RMF-6-GTZO-R and Airport Overlay
Owner: Steven & Mona Kaplan
Status: Initial applicant submittal on 10/7/2025. Application canceled as of 10/21/2025.

Applicant initial request to split combined lots 7 & 8 into 2 separate 50' wide lots.



4. 2415 Linwood Ave (ZLTR): PL20250010339

Location: 2415 Linwood Ave
Current Zoning: C-5-GTZOD-MXD and Airport Overlay
Owner: HVG Management LLC
Status: Applicant first submittal on 9/10/2025. Fee paid on 10/8/2025 and under review.

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").



5. 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.



6. Mini Triangle Mixed Use Subdistrict (GMPA): PL20250008935

Location: 2001 Tamiami Trl E

Current Zoning: MPUD-GTZO-MXD and Airport Overlay

Owner: Naples Triangle Dev

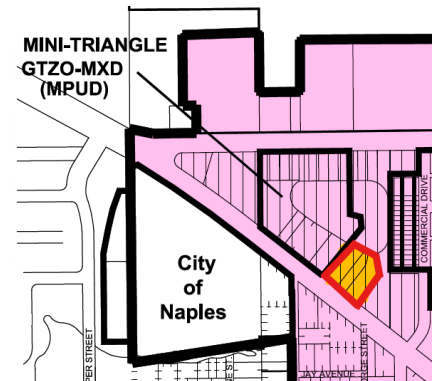
Status: Pre-app meeting held on 9/10/2025.

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.



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

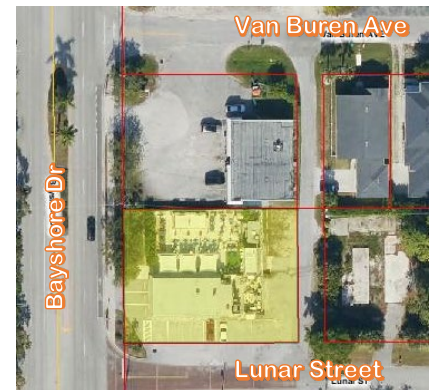
Location: 3929 Bayshore Dr

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).



8. 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).



9. 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. Staff issued first comment letter on 10/7/2025. NIM scheduled for 11/3/2025 at 5:30 pm at East Naples Community Park, 3500 Thomasson Dr Naples, FL 34112.

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.



10. Naples Workforce Housing MPUD (PUDZ): PL20240010093

Location: 2632 & 2647 Andrew Drive; 3091 Tamiami Trail E

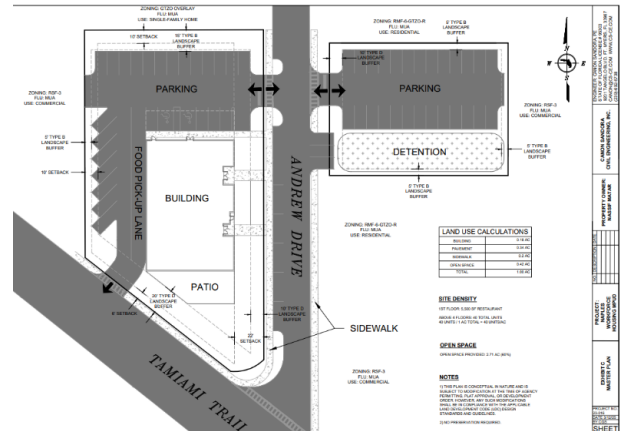
Current Zoning: RMF-6-GTZO-R; C-3-GTZO-MXD and Airport Overlay

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.

11. Bayside Street Duplexes (ZLTR): PL20250004641

Location: 2415 & 2439 & Lot 5 Bayside St

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

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 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.



12. 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.



13. Bayview Boatyard MPUD (PUDZ): PL20250004550

Location: 2707 & 2775 Bayview Dr (Boat Yard)

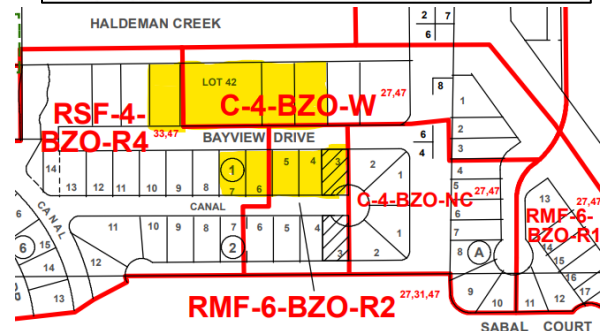
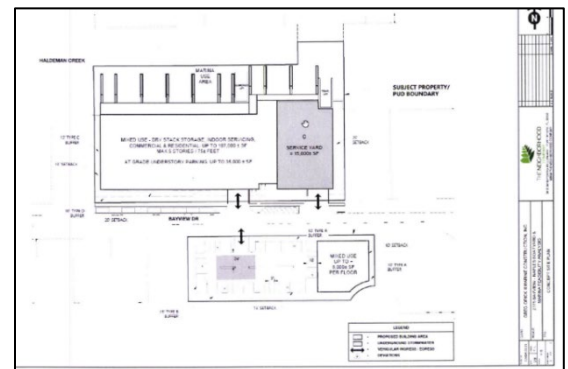
2754, 2772, 2800, 2836 Bayview Dr (south side)

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.



14. Jensen 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 with comment stating

Certificate of Completion was issued in error due to survey not portraying the protrusion of the new boat lift. Fourth applicant submittal on 8/11/25. **Hearing Examiner Hearing scheduled for November 13, 2025.**

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



Development Review Petitions

15. Metro South (SDPA): PL20250011671*

Location: 3010 Tamiami Trl
Current Zoning: C-3-GTZO-MXD and Airport Overlay
Owner: D&D Retirement Trust LLC
Status: Pre-app meeting held on 10/24/2025.

Amending Site Development Plan SDP-04-AR-5410 to construct a mixed use residential multi-family/commercial development. Mixed Use Project (MUP) was approved by Board Resolution 2025-017 for up to 8 residential units including 7 Bonus Density Units and 3,860 square feet of commercial space.



16. Brookside Marina (SDP): PL20250002817*

Location: 1933 Davis Blvd; 1949 & 2015 Davis Blvd
Current Zoning: C-4-GTZO-MXD and C-4 (submerged lands) and Airport Overlay
Owner: 1933 Davis LLC; Naples Marina Holdings LLC
Status: Pre-application meeting held on 3/26/2025. First applicant submittal on 9/16/2025.
Staff issued an incomplete submittal letter on 9/23/2025 citing missing applications and plans.
Applicant submitted additional documents on 10/14/2025.

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

Brookside MPUD (PUDZ): PL20240010963

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. 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 (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).

17. Huey Magoos (SDPA): PL20230016299

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

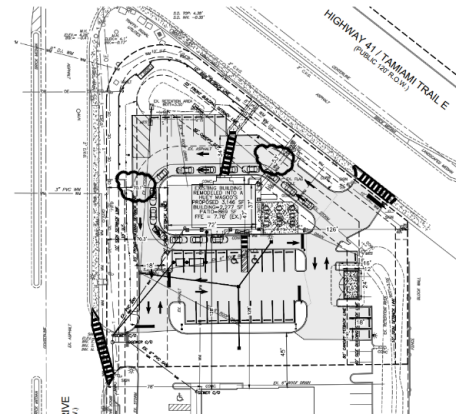
Current Zoning: C-4-BZO-NC and Airport Overlay

Owner: NNN TR Inc

Status: Pre-application meeting 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.



Huey Magoos (DR): PL20240009817

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.

18. Bayshore Dr Single Family Homes a.k.a. Cielo Azul (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

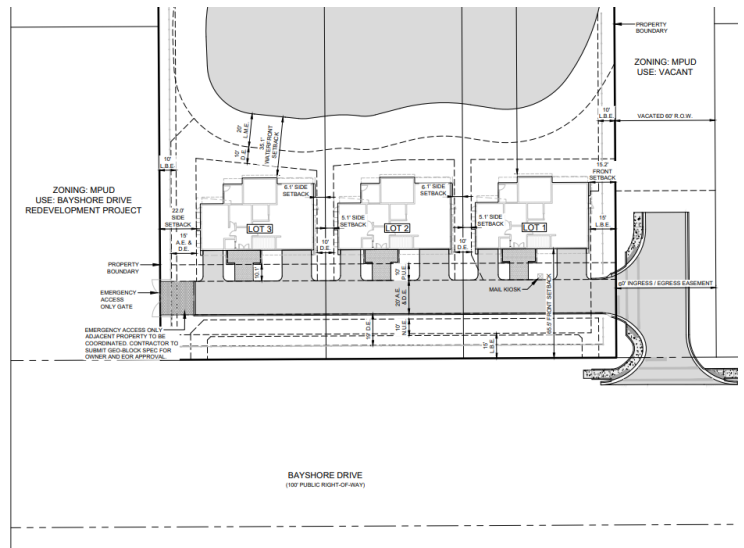
Owner: Clyde O Shadley Trust

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.*

19. 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.

20. 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 ±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.

21. 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.



22. 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.



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

Location: 3000 Areca Ave. (Lots 3, 4, 5 & 6 of Sabal Shores)
Current Zoning: RMF-6-BZO-NC & RMF-6-BZO-R1(APZ) and Airport Overlay
Owner: 3467 Bayshore Drive LLC
Status: Pre-application meeting held on 3/19/25.

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

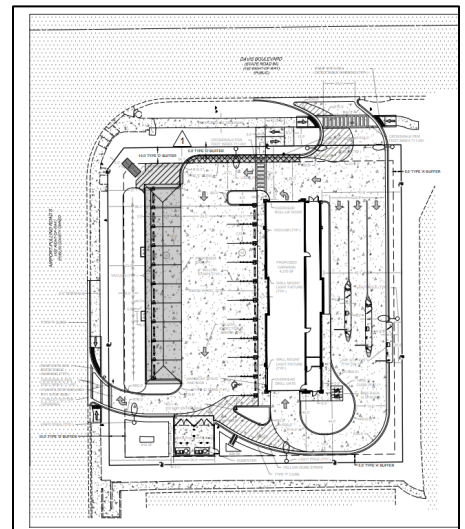


ZVL-PL20250000221 issued on 2/14/2025 outlined max allowable density of 4 units and options for additional density through affordable housing bonus or Live Local Act.

24. 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.

25. 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.

26. 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

27. **Linwood Auto Storage (SDPI): PL20250009519***

Location: 2365 Linwood Ave

Current Zoning: C-5-GTZO-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. **Staff issued second comment letter on 9/24/2025 with landscape plant material comments. Applicant third submittal on 9/25/2025. SDPI Approval letter issued on 10/1/2025.**

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.



28. **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.

29. 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.



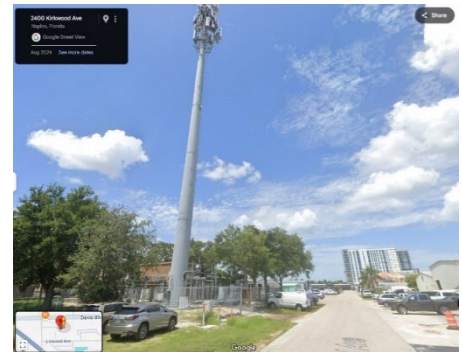
30. 844059 Verizon (SDPI): PL20250000302

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.

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

Location: 2671 Airport Rd S

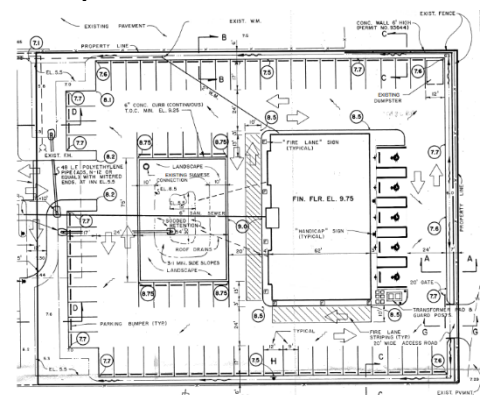
Current Zoning: C-4-GTZO-MXD and Airport Overlay

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.



32. **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.

33. **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.



34. **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.



35. 2918 Orange St (ZLTR): PL20250006757

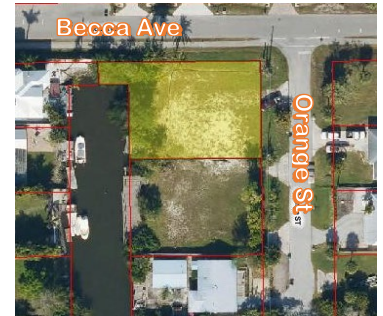
Location: 2918 Orange St

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.



36. 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.

37. 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.

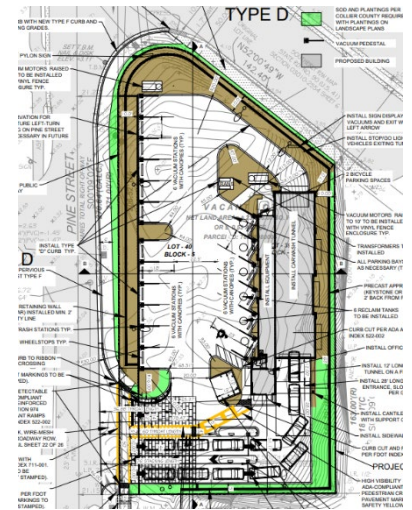
38. Pine Street Car Wash (SDP): PL20230001721

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.



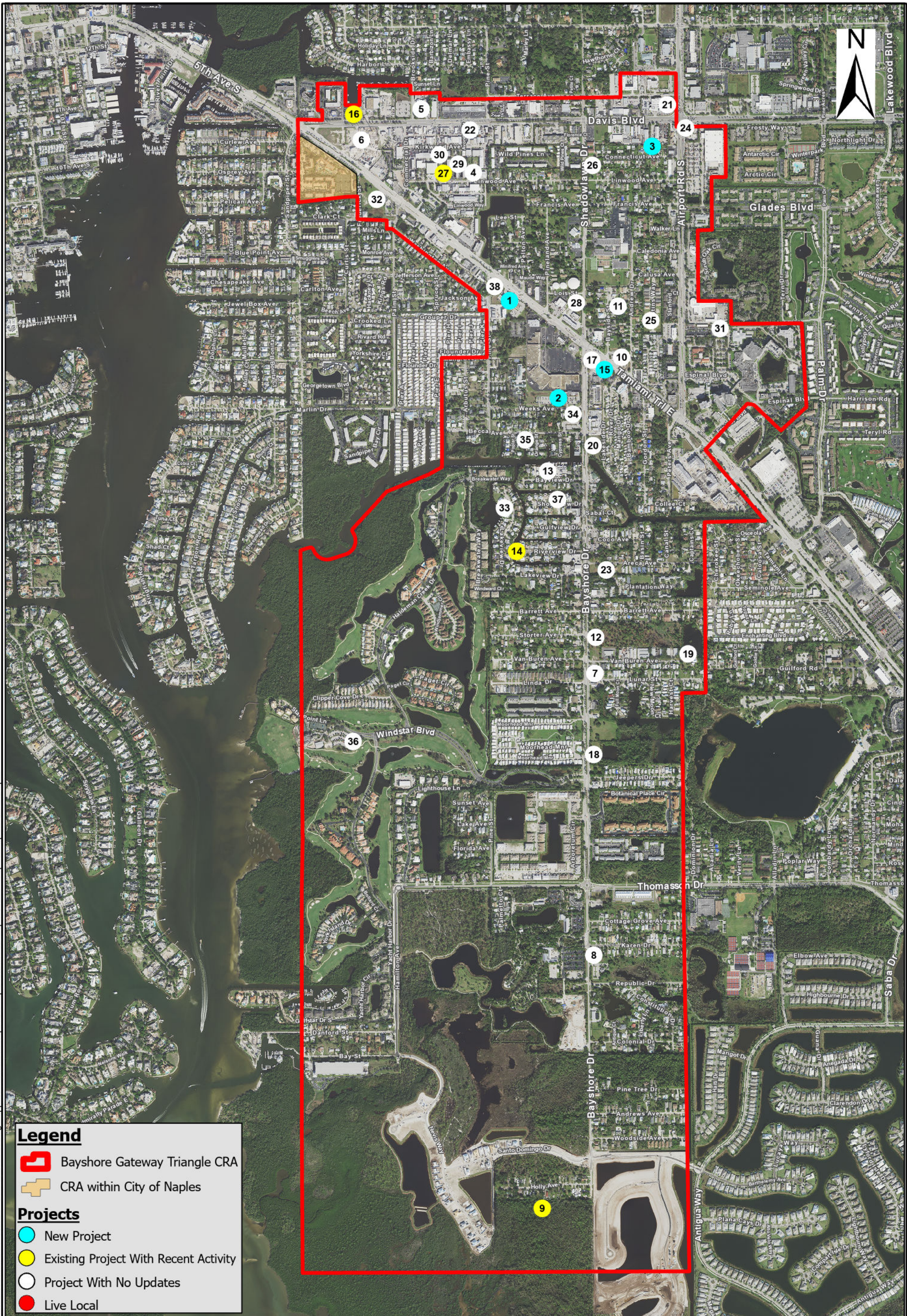
Site Development Plan for an automated tunnel express car wash with free vacuum parking spaces. Administrative fence waiver issued 8/19/2024 to allow landscaping in lieu of wall along pine street (AVA) : PL20240008879.

Pine Street Car Wash (ADA): PL20250008001

Status: Initial submittal on 7/22/2025.

Administrative appeal of Pine Street Car Wash Site Development Plan (PL20230001721).

H:\2020\0000\20203067-017 - BGT CRA Planning Support\Private Development Report\ARC GIS Map\CRA Dev Report Map-November.aprx



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

November 2025
Development Update

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

MEMORANDUM

TO: BBMSTU and CRA ADVISORY BOARD
VIA: JOHN DUNNUCK, CRA DIRECTOR
FROM: TAMI SCOTT, PROJECT MANAGER
SUBJECT: CURRENT PROJECTS
DATE: NOVEMBER 4, 2025

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

- **Irrigation**
 - New North and South Irrigation pumps have been installed.
 - New North and south Irrigation Controllers have been installed
 - Electrical repairs have been completed with both the controllers and pumps.
- **Tree trimming**
 - Royal palms on Bayshore drive have been trimmed.
 - Palm trees at the south end of Bayshore before the roundabout are scheduled to be trimmed
 - Palm trees on Thomasson and Hamilton are scheduled to be trimmed.
- **Sidewalk Pavers**
 - Home Care Pressure Cleaning, LLC. Area to be address this month will be the North east side of Bayshore adjacent to the Gulf Gate Plaza If anyone should see any area that needs attention, please contact tamiscott @colliercountyfl.gov
- **Crosswalk Study**
 - Atkins Engineering has been given the go ahead to state the projects; Notice to Proceed for Task 1 has been issued. Atkins is currently collecting the traffic data. Stakeholder meetings will be scheduled for both Bayshore Drive and Shadowlawn Drive.
- **Haldeman Creek Survey**
 - Survey is complete, workshops complete, Staff is waiting on final documents. has moved forward with the purchasing process and awaiting the PO to issue a Notice to Proceed
- **17 Acres Boardwalk Project**
 - Pilings are complete – Crane has left the site
 - Promenade pavers are complete
 - Boardwalk framing has started
 - Landscape instillation has started



Construction Stats as October 3, 2025

Contract Status:

Contractor: Infinite Construction, LLC

Begin Work Date:	Tuesday, January 28, 2025		
Original Contract Time:	365		
Weather Days:	5	Rain Day	6/03, 6/04, 7/14, 09/04, 9/16
Holidays:	4	Holidays	5/26, 7/04, 09/01, 11/11
Other Delays	15	Delays	
Allowable Contract Time:	365		
Current Contract Time:	389		
Contract Day	248	of	365
Current Calendar Day	Friday, October 3, 2025		
Contract Time:	67.95%		
Days Remaining After Today Allowable	117		
Days Remaining Current Contract Time	141		
Original Completion Date:	Wednesday, January 28, 2026		
Current Completion Date:	Saturday, February 21, 2026		
Original Contract Amount:	\$3,372,497.77		
Invoice No.	3		
Current Cut-off Day	03/29/2025 thru 09/04/2025		
Amount Earned to Date:	\$510,589.00		
% Earned to Date:	15.14%		

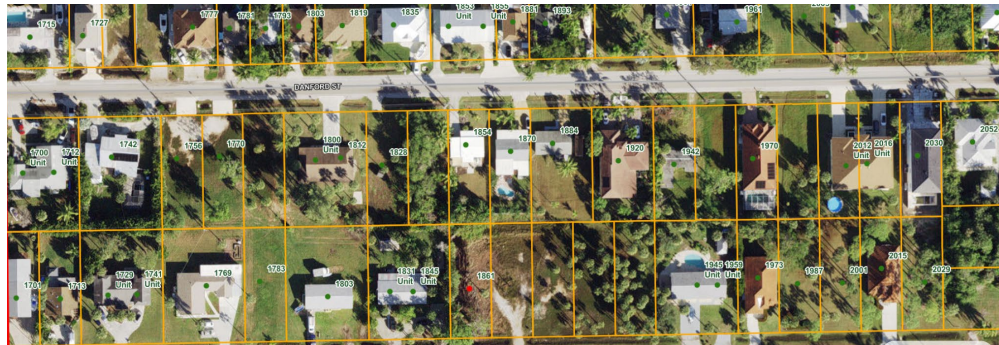
Shirley Garcia, CRA/MSTU Manager

CRA PROJECT UPDATES

1. **Gateway Triangle Properties: Update:** Human Resources Dept has a need for housing for new employees relocating to Collier County; 1 for Public Utilities Dept and one for Transportation and Engineering Dept. they will utilize the 2695 Francis Ave Unit A, C and D. there will be a fee of \$40 a day with CRA paying utilities and lawn maintenance.



2. **Bay and Danford St Purchases: Update:** On October 28, the BCC unanimously approved purchasing 3 lots on Danford St, closing will be in 45 days.



3. **CRA Property Maintenance: Update:** CRA Manager is awaiting lowest bidder on lawn monthly maintenance to open a Purchase Order.
4. **CRA Website: Update:** the CRA website will go live on December 1, please plan on visiting the web page to subscribe to meetings, quarterly newsletters and Alerts. www.bayshorecra.com
5. **CRA/MSTU Partnership for Holiday Decorations: Update:** New holiday decorating company Sight and Sound was lowest bidder, the decorations should be put up around November 15th, 2025.

To: BGTCRA Local Redevelopment Advisory Board

From: Shirley Garcia, CRA/MSTU Manager

CC: John Dunnuck Facilities/Redevelopment Executive Director

Subject: 17acre MPUD Ordinance 2012-21

Date: November 4, 2025

The attached 2012–21 Ordinance outlines the existing entitlements and regulations for the property (e.g., zoning, density, allowable uses, development standards).

The ITN (Invitation to Negotiate) will include that ordinance to inform potential purchasers of the current development framework.

However, the purchaser will be responsible for any zoning amendment needed to align with their proposed project

Staff is requesting that the BGTCRA LRAB (Local Redevelopment Advisory Board) articulate what the community's preferred vision is for the property's redevelopment — essentially, the board's policy guidance or “wish list.”

Example “E.” in the MPUD shows a model of how the redevelopment could be framed — likely a list of preferred land uses, design elements, or community benefits.

The ordinance also lists additional allowable uses, so the LRAB can consider which of those uses best fit the community's goals.

Staff is asking for, the LRAB's Review and Input:

1. Review the MPUD and Ordinance (2012–21):

- Identify the current allowable and conditional uses.
- Note the development intensity, height, and design standards.

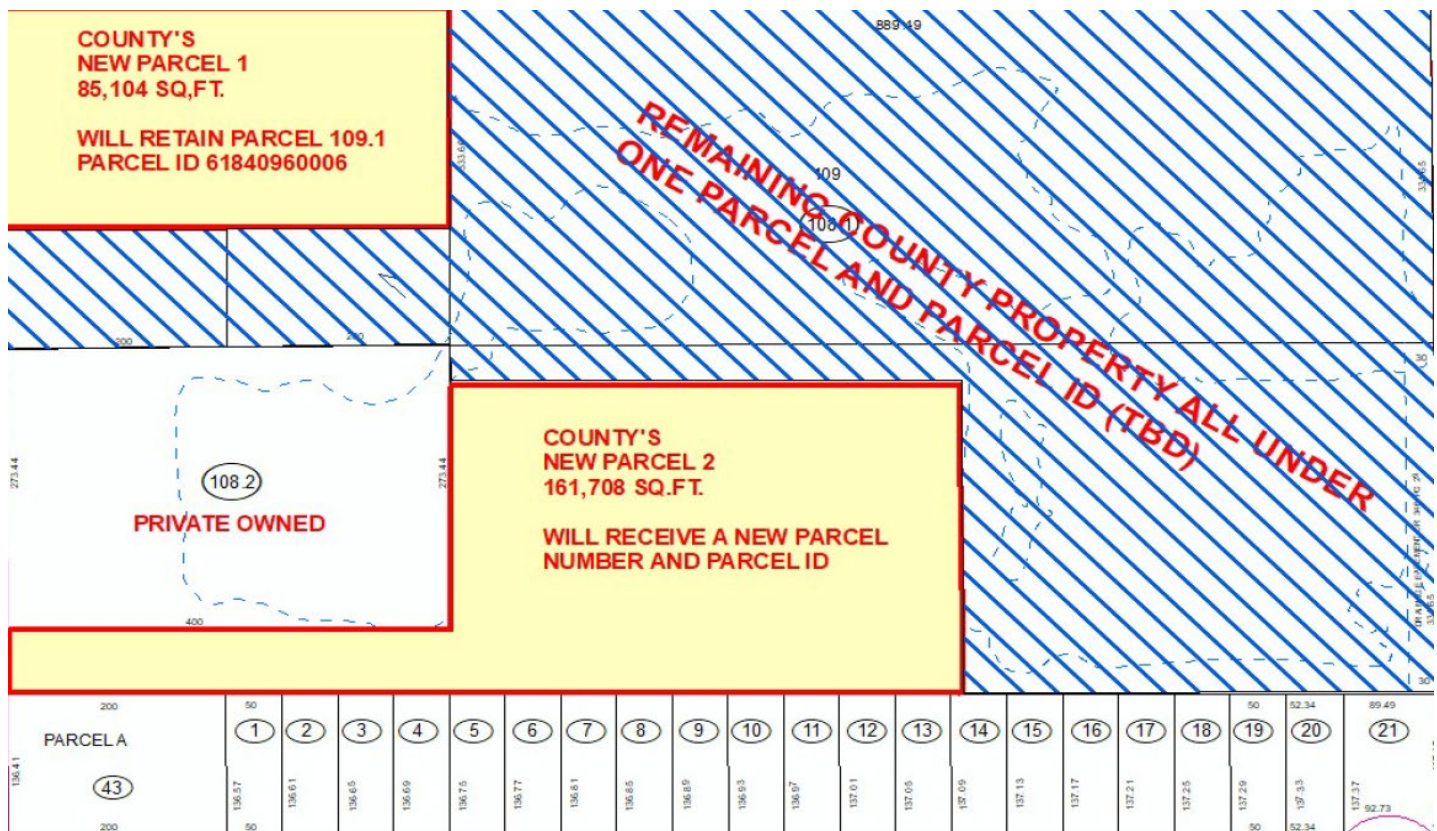
2. Assess Community Vision and Prior Plans:

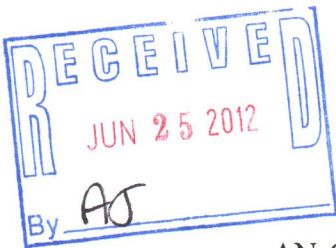
- Reference prior CRA plans, neighborhood plans, or the community's input from public meetings.
- Determine priorities such as affordable housing, mixed-use development, cultural facility, small business space, green space, or community amenities.

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Haldeman Creek MSTU

3. Staff will bring back proposals for ranking once the ITN closes:

- Staff will begin with a clear vision statement (e.g., “The community envisions the site as a mixed-use development that supports housing, retail, and public open space consistent with the character of the surrounding area.”)
- Staff will list preferred uses (e.g., residential over retail, civic space, small business incubation, cultural arts amphitheater, public market, etc.).





ORDINANCE NO. 12 - 21

FILED
2012 JUN 19 PM 3:14
DEPARTMENT OF SEAFAR
TALLAHASSEE, FLORIDA

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2004-41 AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM THE NEIGHBORHOOD COMMERCIAL SUBDISTRICT OF THE BAYSHORE DRIVE MIXED USE OVERLAY DISTRICT OF THE COMMERCIAL CONVENIENCE ZONING DISTRICT (C-2-BMUD-NC) AND THE NEIGHBORHOOD COMMERCIAL SUBDISTRICT OF THE BAYSHORE DRIVE MIXED USE OVERLAY DISTRICT OF THE GENERAL COMMERCIAL ZONING DISTRICT (C-4-BMUD-NC) AND THE NEIGHBORHOOD COMMERCIAL SUBDISTRICT OF THE BAYSHORE DRIVE MIXED USE OVERLAY DISTRICT OF THE MOBILE HOME ZONING DISTRICT TO A MIXED USE PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT FOR THE PROJECT TO BE KNOWN AS THE CULTURAL ARTS VILLAGE AT BAYSHORE MPUD, TO ALLOW CONSTRUCTION OF A MAXIMUM OF 40 RESIDENTIAL DWELLING UNITS AND UP TO 48,575 SQUARE FEET OF COMMERCIAL LAND USES, UP TO 84,000 SQUARE FEET OF PARKING GARAGE AND A 350 SEAT THEATRE IN SECTION 14, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA CONSISTING OF 17.89+/- ACRES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Collier County Community Redevelopment Agency, represented by Banks Engineering and Pizzuti Solutions LLC, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 14, Township 50 South, Range 25 East, Collier County, Florida, is changed from the Neighborhood Commercial Subdistrict of the Bayshore Drive Mixed Use Overlay District of the Commercial Convenience Zoning District (C-2-BMUD-NC) and the Neighborhood Commercial Subdistrict of

the Bayshore Drive Mixed Use Overlay District of the General Commercial Zoning District (C-4-BMUD-NC) and the Neighborhood Commercial Subdistrict of the Bayshore Drive Mixed Use Overlay District of the Mobile Home Zoning District to a Mixed Use Planned Unit Development (MPUD), to allow construction of a maximum of 40 residential dwelling units and up to 48,575 square feet of commercial land uses, up to 84,000 square feet of parking garage and a 350 seat theatre in accordance with Exhibits A through F, attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by super-majority vote by the Board of County Commissioners of Collier County, Florida, this 12th day of June, 2012.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
Deputy Clerk

By: Fred W. Coyle
FRED W. COYLE, Chairman

Approved as to form
and legal sufficiency:

[Signature] HIFAL
5/18/12
for Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A – Permitted Uses
Exhibit B – Development Standards
Exhibit C – Master Plan
Exhibit D – Legal Description
Exhibit E – List of Requested Deviations
Exhibit F – List of Developer Commitments

CP\10-CPS-01023\58

This ordinance filed with the
Secretary of State's Office the
14th day of June, 2012
and acknowledgement of that
filing received this 25th day
of June, 2012
By: [Signature]
Deputy Clerk

**EXHIBIT A
FOR
CULTURAL ARTS VILLAGE AT BAYSHORE MPUD
PERMITTED USES**

The Cultural Arts Village at Bayshore MPUD (Mixed Use Planned Unit Development) will be developed as a mixed use project within the Bayshore/Gateway Triangle Redevelopment Overlay comprised of a maximum of 40 residential units, 48,575 square feet of gross floor area Commercial uses (including retail, office and medical office) and a 350-fixed seat Performance Theatre and ancillary uses.

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Tracts A, C, D, E, F & G Principal Uses:

		TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	TABLE OF PERMITTED USES						
	PERMITTED PRINCIPAL USES:						
1	ACCOUNTING SERVICES (8721)	X	X				
2	ADVERTISING AGENCIES (7311)	X	X				
3	AMUSEMENTS AND RECREATION SERVICES (7999- BOAT RENTAL, MINIATURE GOLF COURSE, BICYCLE AND MOPED RENTAL, RENTAL OF BEACH CHAIRS AND ACCESSORIES, CANOE RENTAL, DAY CAMP, EXHIBITION OPERATION, EXPOSITION OPERATION, JUDO INSTRUCTION, KARATE INSTRUCTION, YOGA INSTRUCTION	X	X	X	X	X	X
4	APPAREL & ACCESSORY STORES (5611-5699) WITH 5,000 SQUARE FEET OR LESS OF GROSS FLOOR AREA IN THE PRINCIPAL STRUCTURE	X	X				
5	ARTIST STUDIOS: PAINTING, DRAWING, GRAPHICS, FINE WOOD WORKING, MIXED MEDIA, FIBER ART (WEAVING), GLASS, CUSTOM JEWELRY, CLAY (CERAMICS/POTTERY), SCULPTURE, PHOTOGRAPHY, DANCE, DRAMA, AND MUSIC (3269) (7335) (7336) (7929)	X	X	X			
6	ARCHITECTURAL, ENGINEERING, SURVEYING SERVICES (0781, 8711-8713)	X	X				
7	ATTORNEY OFFICES & LEGAL SERVICES (8111)	X	X				
8	AUTOMOBILE PARKING, AUTOMOBILE PARKING GARAGES AND PARKING STRUCTURES (7521); LIMITED TO 84,000 SQUARE FEET OR LESS OF GROSS FLOOR AREA IN THE PARKING GARAGE OR PARKING STRUCTURE. THIS USE DOES NOT INCLUDE TOW-IN PARKING LOTS OR STORAGE	X	X				

	TABLE OF PERMITTED USES	TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	PERMITTED PRINCIPAL USES:						
9	BANKS, CREDIT UNIONS AND TRUSTS (6011-6099)	X	X				
10	BARBER SHOPS OR COLLEGES (7241)	X	X				
11	BEAUTY SHOPS OR SCHOOLS (7231)	X	X				
12	BED & BREAKFAST FACILITIES (7011)	X	X				
13	BUSINESS SERVICES (7389)	X	X				
14	CHILD DAY CARE SERVICES (8351)	X	X				
15	CHURCHES (8661); CHURCH USES ARE LIMITED TO PERFORMING ARTS CENTER AND ADJOINING AMPHITHEATRE AND LAWN	X					
16	CIVIC AND CULTURAL FACILITIES; LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X	X			
17	CIVIC, SOCIAL AND FRATERNAL ASSOCIATIONS (8641); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				
18	COMMERCIAL ART AND GRAPHIC DESIGN (7336)	X	X				
19	COMMERCIAL PHOTOGRAPHY (7335)	X	X				
20	COMPUTER AND COMPUTER SOFTWARE STORES (5734); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				
21	COMPUTER PROGRAMMING, DATA PROCESSING AND OTHER SERVICES (7371-7379)	X	X				
22	DANCE STUDIOS, SCHOOLS AND HALLS (7911)	X	X	X			
23	DRINKING PLACES (5813), RESTAURANTS, HOTELS AND PRIVATE CLUB, GOLF CLUB, COUNTRY CLUB, OR CIVIC OR FRATERNAL CLUB, PURSUANT TO SECTION 5.05.01.A.7.; BOTTLE CLUBS SHALL NOT BE PERMITTED.	X	X				
24	DRUG STORES (5912); LIMITED TO LESS THAN 6,000 SQUARE FEET	X	X				
25	EATING ESTABLISHMENTS AND PLACES (5812) EXCEPT CONTRACT FEEDING, DINNER THEATERS, DRIVE-IN RESTAURANTS, FOOD SERVICES (INSTITUTIONAL), INDUSTRIAL FEEDING; LIMITED TO LESS THAN 6,000 SQUARE FEET	X	X	X			
26	EDUCATION SERVICES (8211-8222)	X	X	X			
27	ESSENTIAL SERVICES	X	X				
28	FOOD STORES (5411, 5421-5499)	X	X				
29	GENERAL MERCHANDISE STORES (5311-5399)	X	X				

	TABLE OF PERMITTED USES	TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	PERMITTED PRINCIPAL USES:						
30	GROUP CARE FACILITIES (CATEGORY I AND II), CARE UNITS, NURSING HOMES; ASSISTED LIVING FACILITIES PURSUANT TO F.S. 400.402 AND CH. 58A-5 F.A.C.; AND CONTINUING CARE RETIREMENT COMMUNITIES PURSUANT TO F.S. 651 AND CH. 4-193 F.A.C.; ALL SUBJECT TO SECTION 5.05.04); OFFENDER HALFWAY HOUSING AND HOMELESS SHELTERS SHALL NOT BE PERMITTED.	X	X				
31	HARDWARE STORES (5251); LIMITED TO LESS THAN 1,800 SQUARE FEET	X	X				
32	HEALTH SERVICES, OFFICES AND CLINICS (8011-8049, 8082)	X	X				
33	HOME FURNITURE, FURNISHINGS, EQUIPMENT STORE (5712-5719); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				
34	HOTELS AND MOTELS, EXCEPT HOSTELS	X	X				
35	HOUSEHOLD APPLIANCE STORES (5722); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				
36	LEGAL SERVICES (8111)	X	X				
37	LIBRARIES (8231) EXCEPT REGIONAL LIBRARIES	X	X				
38	MANAGEMENT SERVICES (8711-8748)	X	X				
39	MEMBERSHIP ORGANIZATIONS (8699)	X	X				
40	MISCELLANEOUS REPAIR SERVICE (7622, 7629, 7631, 7699) EXCEPT AIRCRAFT, ENGINE, BUSINESS AND OFFICE MACHINES, LARGE APPLIANCES, AND WHITE GOODS SUCH AS REFRIGERATORS, AND WASHING MACHINES.	X	X				
41	MISCELLANEOUS RETAIL SERVICES (5932-5949, 5992-5999); LIMITED TO LESS THAN 5,000 SQUARE FEET; ADULT ORIENTED SALES AND RENTALS, TATTOO PARLORS AND PAWN SHOPS SHALL NOT BE PERMITTED.	X	X	X			
42	MIXED RESIDENTIAL AND COMMERCIAL USES	X	X	X			
43	MORTGAGE BANKERS AND LOAN CORRESPONDENTS (6162)	X	X				
44	MOTION PICTURE THEATRE (7832)	X	X				
45	MULTI-FAMILY DWELLINGS	X	X	X			
46	MUSEUMS AND ART GALLERIES (8412)	X	X	X			
47	MUSICAL INSTRUMENT STORES (5736)	X	X				
48	PAINT STORES (5231)	X	X				
49	PARKS, PUBLIC OR PRIVATE	X	X	X	X	X	X
50	PERFORMING ARTS THEATER (7922) 350 SEATS	X	X				
51	PERSONAL CREDIT INSTITUTIONS (6141)	X	X				
52	PERSONAL SERVICES (7299); LIMITED TO LESS THAN 5,000 SQUARE FEET; TATTOO PARLORS SHALL NOT BE PERMITTED.	X	X				

	TABLE OF PERMITTED USES	TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	PERMITTED PRINCIPAL USES:						
53	PHOTOCOPYING AND DUPLICATING SERVICES (7334)	X	X				
54	PHOTOGRAPHIC STUDIOS (7221) INCLUDING PORTRAIT	X	X				
55	PHYSICAL FITNESS FACILITIES (7991)	X	X	X	X	X	X
56	PROFESSIONAL OFFICES (6712-6799, 6411-6399, 6531, 6541, 6552, 6553, 8111)	X	X				
57	PUBLIC ADMINISTRATION (9111-9199, 9224, 9229, 9311, 9411-9451, 9511-9532, 9611-9661); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				
58	RECORD AND PRERECORDED TAPE STORES (5735) WITH 5,000 SQUARE FEET OR LESS OF GROSS FLOOR AREA IN THE PRINCIPAL STRUCTURE; ADULT ORIENTED SALES AND RENTALS SHALL NOT BE PERMITTED.	X	X				
59	REPAIR SHOPS AND RELATED SERVICES, NOT ELSEWHERE CLASSIFIED (7699) EXCEPT ENGINE REPAIR.	X	X				
60	RESIDENTIAL USES	X	X				
61	RETAIL SERVICES - MISCELLANEOUS (5912, 5942-5961)	X	X				
62	SCHOOLS AND EDUCATION SERVICES, ART, CERAMIC, DRAMA, MUSIC (8299)	X	X	X			
63	SECURITY BROKERS, DEALERS, EXCHANGES, SERVICES (6211-6289)	X	X				
64	SHOE REPAIR SHOPS OR SHOESHINE PARLORS (7251)	X	X				
65	SINGLE-FAMILY DWELLINGS	X		X			
66	TAX RETURN PREPARATION SERVICES (7291)	X	X				
67	THEATRICAL PRODUCERS AND MISCELLANEOUS THEATRICAL SERVICES, INDOOR (7922-7929, INCLUDING BANDS, ORCHESTRAS AND ENTERTAINERS; EXCEPT MOTION PICTURE)	X	X				
68	TOWNHOUSES	X	X	X			
69	TRAVEL AGENCIES (4724, NO OTHER TRANSPORTATION SERVICES)	X	X				
70	TWO-FAMILY DWELLING UNIT	X	X	X			
71	UNITED STATES POSTAL SERVICE (4311) EXCLUDES MAJOR DISTRIBUTION CENTER	X	X				
72	VETERINARIAN'S OFFICE (0742) EXCLUDES OUTDOOR KENNELING	X	X				
73	VIDEOTAPE RENTAL (7841); ADULT ORIENTED SALES AND RENTALS SHALL NOT BE PERMITTED.	X	X				
74	VOCATIONAL SCHOOLS, COMMERCIAL ART SCHOOLS (8249)	X	X	X			
75	WALLPAPER STORES (5231); LIMITED TO LESS THAN 5,000 SQUARE FEET	X	X				

		TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	TABLE OF PERMITTED USES						
	PERMITTED PRINCIPAL USES:						
76	ANY OTHER INTERMEDIATE COMMERCIAL USE WHICH IS COMPARABLE IN NATURE WITH THE FOREGOING LIST OF PERMITTED USES.	X	X	X			

B. Tracts A, C, D, E, F & G Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

		TRACT "A"	TRACT "C"	TRACT "D"	TRACT "E"	TRACT "F"	TRACT "G"
	TABLE OF PERMITTED USES (cont'd)						
	PERMITTED ACCESSORY USES:						
1	OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE WHEN SPECIFICALLY PERMITTED FOR A USE, OTHERWISE PROHIBITED, SUBJECT TO SECTION 4.02.12.	X	X	X	X	X	X
2	PLAY AREAS AND PLAYGROUNDS	X	X	X	X	X	X

C. Preserve Tract "B"

Permitted Principal Uses:

1. Parks, passive recreational areas.
2. Native preserves and wildlife sanctuaries.

Permitted Accessory Uses:

1. Biking, hiking, and nature trails, and boardwalks as long as any clearing required to facilitate these uses does not impact the minimum required vegetation.
2. Water management structures.

D. Interim Uses for all Tracts (Excluding Tract "B"):

1. Community events such as, but not limited to, festivals.

E. Proposed Mixed Use Planned Unit Development Uses:

USE	ACRES	% of Site
TRACT "A" RESIDENTIAL UNITS: 40 COMMERCIAL: 35,000 SF PERFORMING ARTS THEATRE: 350 SEATS CLASSROOMS/STUDIOS: 925 SF ADMINISTRATIVE OFFICES: 1,650 SF PARKING GARAGE: 84,000 SF	7.72	43%
TRACT "B" REQUIRED NATIVE VEGETATION PRESERVE	0.56	3%
TRACT "C" COMMERCIAL/COMMUNITY BUILDING: 11,000 SF	1.18	7%
TRACT "D" COMMUNITY PAVILION, RECREATION, COMMUNITY OR PUBLIC USE, PEDESTRIAN ACCESSWAYS/BOARDWALK	0.87	5%
TRACT "E" RECREATION, COMMUNITY OR PUBLIC USE, PEDESTRIAN ACCESSWAYS/BOARDWALK	1.68	9%
TRACT "F" RECREATION, COMMUNITY OR PUBLIC USE, OPEN SPACE	2.82	16%
TRACT "G" RECREATION, COMMUNITY OR PUBLIC USE, OPEN SPACE	3.06	17%
TOTAL	17.89	100%

**EXHIBIT B
FOR
CULTURAL ARTS VILLAGE AT BAYSHORE MPUD**

DEVELOPMENT STANDARDS

Table 1 below sets forth the development standards for land uses within the Mixed Use PUD. Standards not specifically set forth herein shall be those specified in applicable sections of the Collier County Land Development Code (LDC) in effect as of the date of approval of the Site Development Plan or Subdivision plat.

GENERAL: Except as provided for herein, all criteria set forth above shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Condominium, and/or homeowners' association boundaries shall not be utilized for determining development Standards.

**TABLE 1
MPUD DEVELOPMENT STANDARDS**

	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA		N/A
MINIMUM LOT WIDTH		N/A
MINIMUM YARDS (external)		
From Bayshore Drive	10 feet	SPS
From North Property Line	15 feet	SPS
From South Property Line	15 feet	SPS
From East Property Line Tract "C"	15 feet	SPS
MINIMUM YARDS (internal)		SPS
Internal Drives/ROW/Property lines	5 feet	SPS
Internal Lake (1)	20 feet / 0 feet when utilizing a bulkhead (see deviation 4)	0 feet (see deviation 4)
Rear	20 feet	10 feet
Side	5 feet	SPS
MINIMUM DISTANCE BETWEEN STRUCTURES	1-story to 1-story: 12' 1-story to 2-story: 13.5' 2-story to 2-story: 15' 2-story to 3-story: 17.5' 3-story to 3-story: 20' 3-story to 4-story: 20' 4-story to 4-story: 20'	SPS
Principal/Accessory setbacks to preserve Tract "B"	25'	10'

(1) Lake setbacks are measured from the control elevation established for the lake. Lake setbacks can be reduced from 10 feet to 0 feet subject to the requirements of Section 4.02.05 of the LDC.

Note: "SPS" refers to 'same as principal' structure.

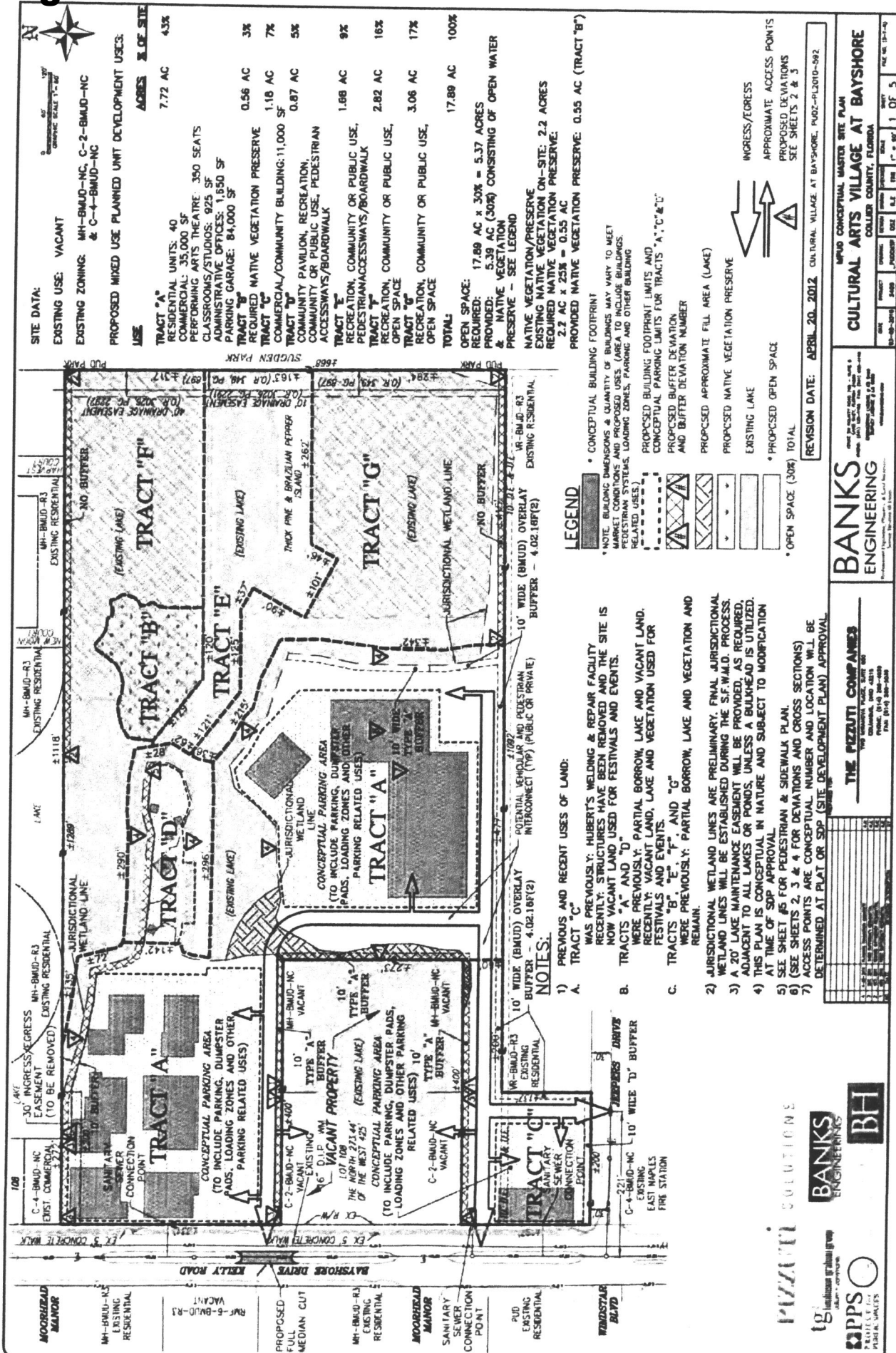
Building Standards	
Building Design	1. Building facades facing the intersecting east-west streets with Bayshore Drive shall have the same architectural design treatment as the building façade facing Bayshore Drive. 2. Buildings containing commercial and residential uses are required to have a minimum depth of 35 feet. The remaining depth of the lot may be used for parking.
Maximum square footage	A building with commercial use only is limited to a maximum gross building foot print of 20,000 square feet.
Minimum floor area	700 square foot gross floor area for each unit, residential or commercial
Maximum Height	
<u>Commercial Use Only:</u> Maximum Height of Buildings	
<u>Zoned:</u> 42.0 feet, not to exceed 3 stories (consistent with current Land Development Code)	
<u>Actual:</u> 56.0 feet, not to exceed 3 stories (consistent with current Land Development Code)	
<u>Residential Use Only:</u> Maximum Height of Buildings	
<u>Zoned:</u> 42.0 feet, not to exceed 3 stories (consistent with current Land Development Code)	
<u>Actual:</u> 56.0 feet, not to exceed 3 stories (consistent with current Land Development Code)	
<u>Mixed Use:</u> Residential on top of Commercial Uses	
<u>Zoned:</u> 56.0 feet, not to exceed 4 stories. Only the first two floors shall be used for commercial uses. (consistent with current Land Development Code)	
<u>Actual:</u> 72.0 feet, not to exceed 4 stories. Only the first two floors shall be used for commercial uses. (consistent with current Land Development Code)	
<u>Ceiling Height:</u> The first floor commercial ceiling shall be no less than 12 feet in height from the finished floor to the finished ceiling and no more than 18 feet in height from the finished floor to the finished ceiling, with the exception of a theater use (see Deviation 6)	
Maximum Residential Density: 40 dwelling units	

GENERAL:

Remaining Design Standards shall be in accordance with the Design Standards for Development in the Bayshore MPUD Neighborhood Commercial Subdistrict, LDC Section 4.02.16.B, C, D, E, F, G, H and I, with the exception of requested deviations.

Cross-access easements or shared parking commitments shall be required if separately owned tracts are established, so that all parking facilities serve as common facilities to both commercial and residential development.

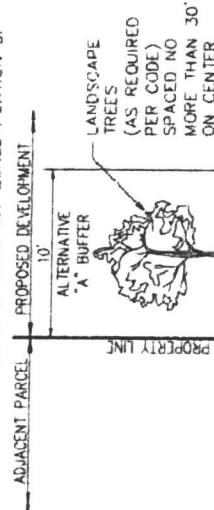
Project phasing – It is understood that the development is likely to be realized over a number of phases, the first of which will be determined at the time of Site Development Plan submission.



PROPOSED DEVIATIONS:

DEVIATION #1 SEEKS RELIEF FROM LDC SECTION 4.02.16.F.2 WHICH STATES, "BUFFERS ARE REQUIRED BETWEEN MIXED USE PUDS, BMUD-NC AND BMUD-W SUBDISTRICTS THAT ADJACENT RESIDENTIAL PROPERTY. A MINIMUM 10-FOOT WIDE LANDSCAPED AREA SHALL BE REQUIRED. THIS AREA SHALL INCLUDE: A SIX-FOOT HIGH OPAQUE MASONRY WALL, A ROW OF TREES SPACED NO MORE THAN 25 FEET ON CENTER, AND A SINGLE ROW OF SHRUBS AT LEAST 24 INCHES IN HEIGHT, AND 3 FEET ON CENTER AT THE TIME OF PLANTING. LANDSCAPING SHALL BE ON THE COMMERCIAL SIDE OF THE WALL. THE ALTERNATIVE PROPOSED IS A 10-FOOT WIDE ALTERNATIVE "A" BUFFER ON TRACT "A" AND ON TRACT "C" ADJACENT TO THE MH-BMUD-NC ZONED PORTION OF THE VACANT PROPERTY WHICH ADJACENTS THE INTERNAL LOOP ROAD.

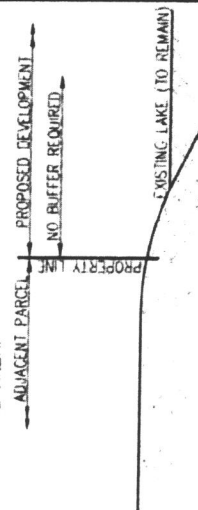
DEVIATION #3 SEEKS RELIEF FROM LDC SECTION 4.02.16.F.3 WHICH STATES, "A SHARED 10 FOOT WIDE LANDSCAPE BUFFER WITH EACH ADJACENT PROPERTY CONTRIBUTING A MINIMUM OF 5 FEET IS REQUIRED BETWEEN BMUD-NC AND BMUD-W SUBDISTRICTS ADJACENT COMMERCIAL ZONED DISTRICTS OR ADJACENT BMUD-NC OR BMUD-W SUBDISTRICTS. HOWEVER, THE EQUIVALENT BUFFER AREA SQUARE FOOTAGE MAY BE PROVIDED IN THE FORM OF LANDSCAPED AND HARDSCAPED COURTYARDS, MINI-PLAZAS, OUTDOOR EATING AREAS, AND BUILDING FOUNDATION PLANTING AREAS." THE ALTERNATIVE WILL ALLOW A 10-FOOT WIDE ALTERNATIVE "A" BUFFER ON TRACT "A" ADJACENT TO THE C-2-BMUD-NC ZONED PORTION OF THE NORTH AND ON TRACTS "A" AND "C" ADJACENT TO THE C-2-BMUD-NC ZONED PORTION OF THE VACANT PROPERTY.



DEVIATION #1 & #3
N.T.S.

PROPOSED DEVIATION:

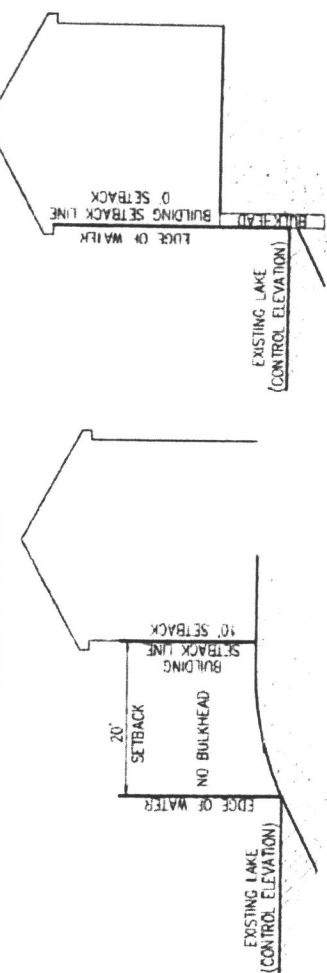
DEVIATION #2 SEEKS RELIEF FROM LDC SECTION 4.02.16.F.2 WHICH STATES, "BUFFERS ARE REQUIRED BETWEEN MIXED USE PUDS, BMUD-NC AND BMUD-W SUBDISTRICTS THAT ADJACENT RESIDENTIAL PROPERTY. A MINIMUM 10-FOOT WIDE LANDSCAPED AREA SHALL BE REQUIRED. THIS AREA SHALL INCLUDE: A SIX-FOOT HIGH OPAQUE MASONRY WALL, A ROW OF TREES SPACED NO MORE THAN 25 FEET ON CENTER, AND A SINGLE ROW OF SHRUBS AT LEAST 24 INCHES IN HEIGHT, AND 3 FEET ON CENTER AT THE TIME OF PLANTING. LANDSCAPING SHALL BE ON THE COMMERCIAL SIDE OF THE WALL. THE ALTERNATIVE PROPOSAL WILL ALLOW NO BUFFER ALONG THE NORTHERN PROPERTY LINE (PORTION OF TRACT "T") AND SOUTHERN PROPERTY LINE (TRACT "G") THAT IS LOCATED WITHIN AND ADJACENT TO THE LAKE FOR THE AREA



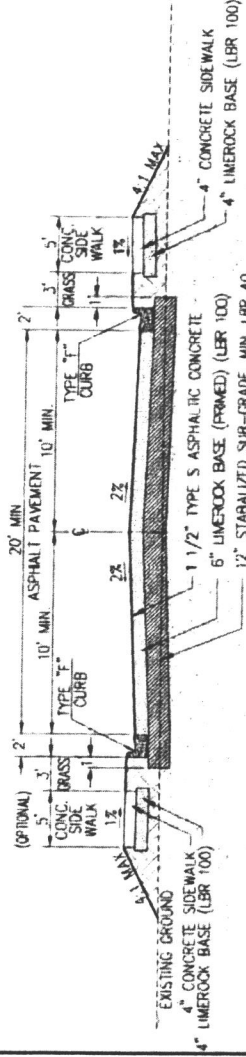
DEVIATION #2
N.T.S.

PROPOSED DEVIATION:

DEVIATION #4 SEEKS RELIEF FROM LDC SECTION 4.02.16.A, TABLE 11 DESIGN STANDARDS FOR THE BMUD NEIGHBORHOOD COMMERCIAL SUBDISTRICT WHICH REQUIRES A WATERFRONT SETBACK OF 25 FEET, TO ALLOW A MINIMUM WATERFRONT SETBACK OF 20 FEET (0 FEET WITH BULKHEAD) AS SHOWN ON EXHIBIT "C" PAGE 2 OF 6. LAKE SETBACKS ARE MEASURED FROM THE CONTROL ELEVATION ESTABLISHED FOR THE LAKE. LAKE SETBACKS CAN BE REDUCED FROM 20 FEET TO 0 FEET, WHEN UTILIZING A BULKHEAD, SUBJECT TO THE REQUIREMENTS OF SECTION 4.02.05 OF THE LDC.



DEVIATION #4
N.T.S.



TYPICAL PROPOSED PUBLIC OR PRIVATE LOCAL STREET SECTION
N.T.S.

PIZZUTI SOLUTIONS

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EXPRESS PLANNING & DESIGN

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BH

THE PIZZUTI COMPANIES

1000 W. WINDY HILL RD. SUITE 100
COLUMBIA, MO 65215
TEL: (314) 299-9900
FAX: (314) 299-9900

BANKS ENGINEERING

Professional Engineer, License #11111
Professional Engineer, License #11111

REVISION DATE: **APRIL 20, 2012** CUE RURAL VILLAGE AT BAYSHORE, PUDZ-PL2010-192

DEVIATIONS CROSS SECTIONS 1 & 2 STREET CROSS SECTION

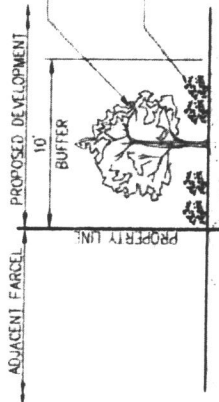
CULTURAL ARTS VILLAGE AT BAYSHORE

COLLIER COUNTY, FLORIDA

DATE	PROJECT	DESIGN	CONSTRUCTION	AS-BUILT	SCALE	SHEET	NO. OF SHEETS
4-27-2010	1000	1	1	1	N.T.S.	2	5

PROPOSED DEVIATION:

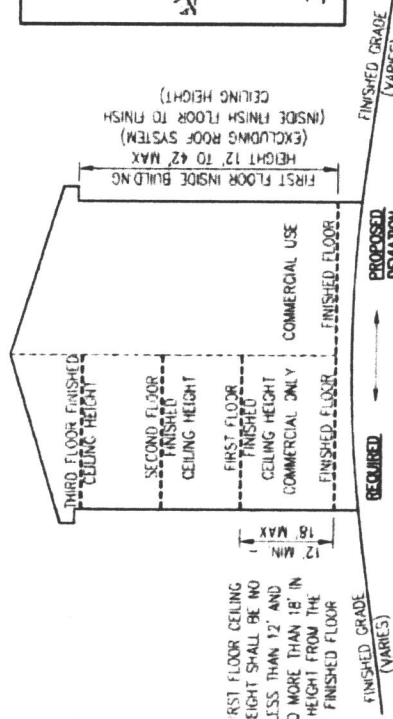
DEVIATION #5 SEEKS RELIEF FROM LDC SECTION 4.02.16.F.2, WHICH STATES, "BUFFERS ARE REQUIRED BETWEEN MIXED USE PUDS, BMUD-NC AND BMUD-W SUBDISTRICTS THAT ADJACENT RESIDENTIAL PROPERTY. A MINIMUM 10-FOOT WIDE LANDSCAPED AREA SHALL BE REQUIRED. THIS AREA SHALL INCLUDE: A SIX-FOOT HIGH OPAQUE MASONRY WALL; A ROW OF TREES SPACED NO MORE THAN 25 FEET ON CENTER; AND A SINGLE ROW OF SHRUBS AT LEAST 24 INCHES IN HEIGHT, AND 3 FEET ON CENTER AT THE TIME OF PLANTING. LANDSCAPING SHALL BE ON THE COMMERCIAL SIDE OF THE WALL. THE ALTERNATIVE WILL ALLOW A MINIMUM 10-FOOT WIDE BUFFER WITH NO WALL. SAME NUMBER OF TREES AND SHRUBS; HOWEVER, INSTEAD OF A SINGLE ROW OF SHRUBS, SHRUBS SHALL BE PLANTED IN GROUPINGS ALONG THE LAKE EDGE AND AROUND THE BUILDING FOUNDATION ALONG THE NORTHERN EDGE OF TRACTS A AND D.



DEVIATION #5
N.T.S.

PROPOSED DEVIATION:

DEVIATION #6 SEEKS RELIEF FROM LDC SECTION 4.02.16.A, TABLE 11, "DESIGN STANDARDS FOR THE BMUD NEIGHBORHOOD COMMERCIAL SUBDISTRICT", WHICH REQUIRES THAT THE FIRST FLOOR CEILING SHALL BE NO LESS THAN 12 FEET AND NO MORE THAN 18 FEET IN HEIGHT FROM THE FINISHED FLOOR TO THE FINISHED CEILING AND SHALL BE LIMITED TO COMMERCIAL USES ONLY. THIS PROPOSED DEVIATION WILL REMOVE THE MAXIMUM HEIGHT REQUIREMENT TO ACCOMMODATE A THEATER USE.



DEVIATION #6
N.T.S.

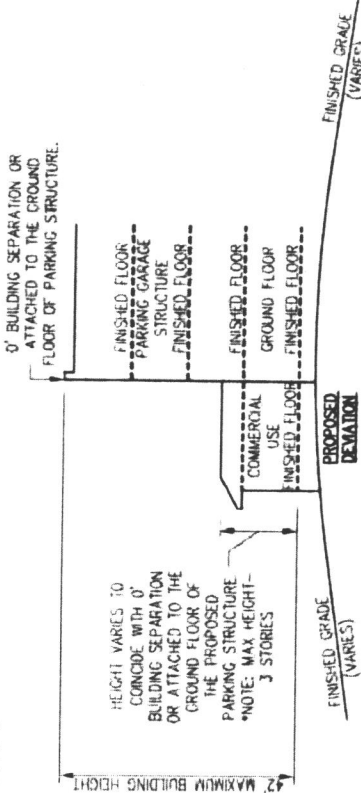
THE PIZZUTI COMPANIES
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MIAMI, FL 33157
TEL: (305) 441-1111
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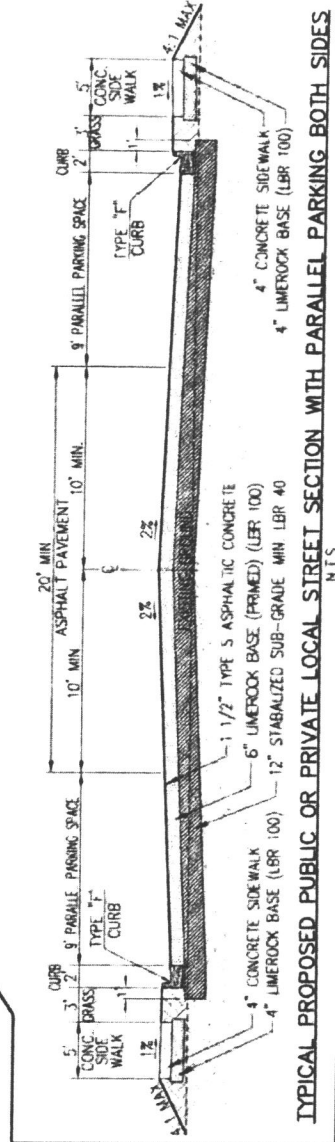
PPPS
PUBLIC PLANNING & PUBLIC SERVICES

PROPOSED DEVIATION:

DEVIATION #7 SEEKS RELIEF FROM LDC SECTION 4.02.03.A, TABLE 3, NUMBER 3, WHICH REQUIRES A MINIMUM BUILDING SEPARATION FOR MULTISTORY PARKING STRUCTURES OF "1 FOOT OF ACCESSORY HEIGHT = 1 FOOT OF BUILDING SEPARATION". TO ALLOW A 0' BUILDING SEPARATION TO ALLOW FOR A COMMERCIAL BUILDING TO ADJUT OR ATTACH TO A PARKING STRUCTURE.



DEVIATION #7
N.T.S.



TYPICAL PROPOSED PUBLIC OR PRIVATE LOCAL STREET SECTION WITH PARALLEL PARKING BOTH SIDES
N.T.S.

REVISION DATE: APRIL 20, 2012 CULTURAL VILLAGE AT BAYSHORE PUDZ-PL2010-592

DEVIATIONS CROSS SECTIONS 2 & 4 STREET CROSS SECTION
CULTURAL ARTS VILLAGE AT BAYSHORE
COLLIER COUNTY, FLORIDA

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EXHIBIT "C" - 3 OF 5

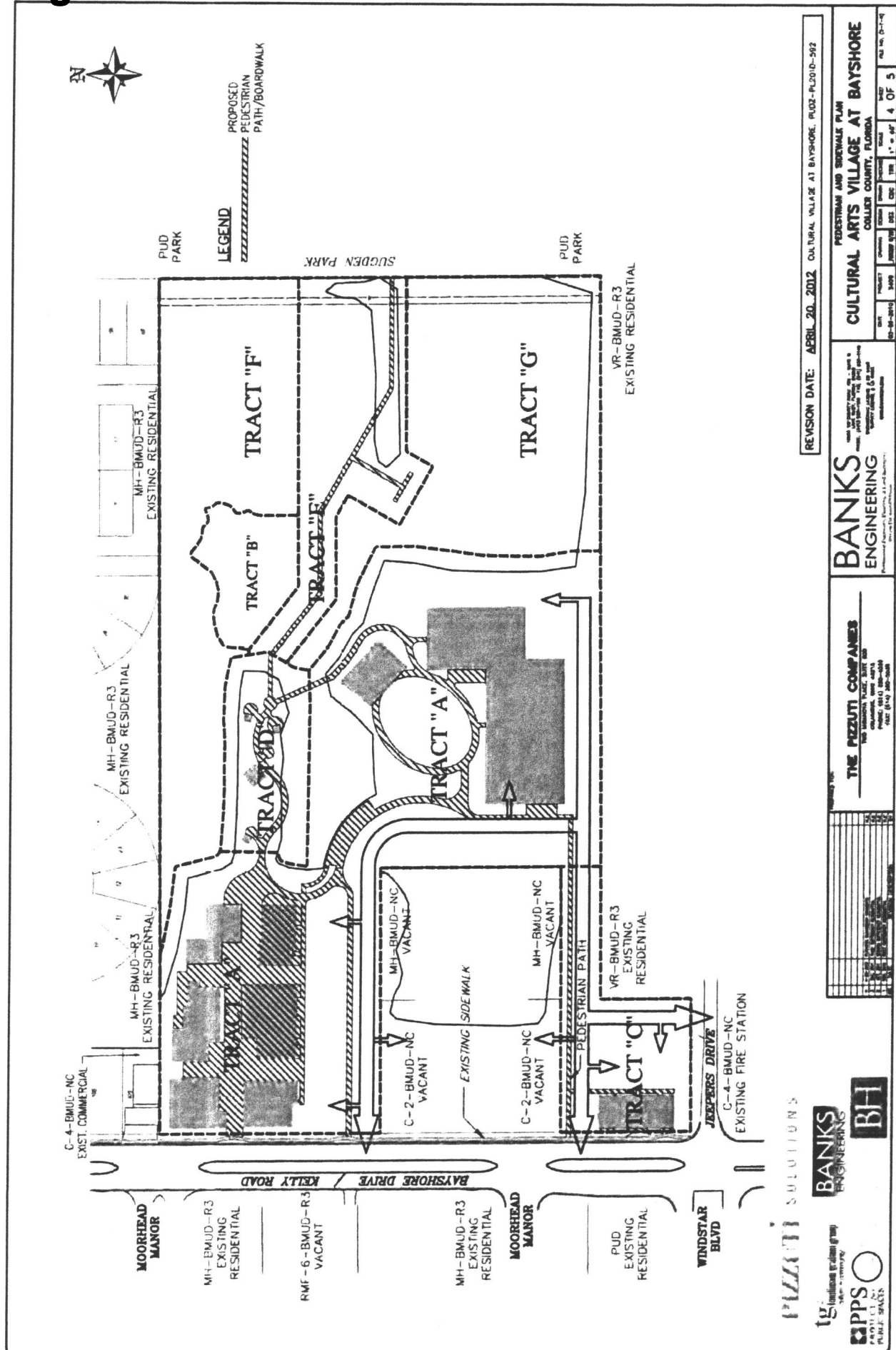


EXHIBIT "C" - 4 OF 5

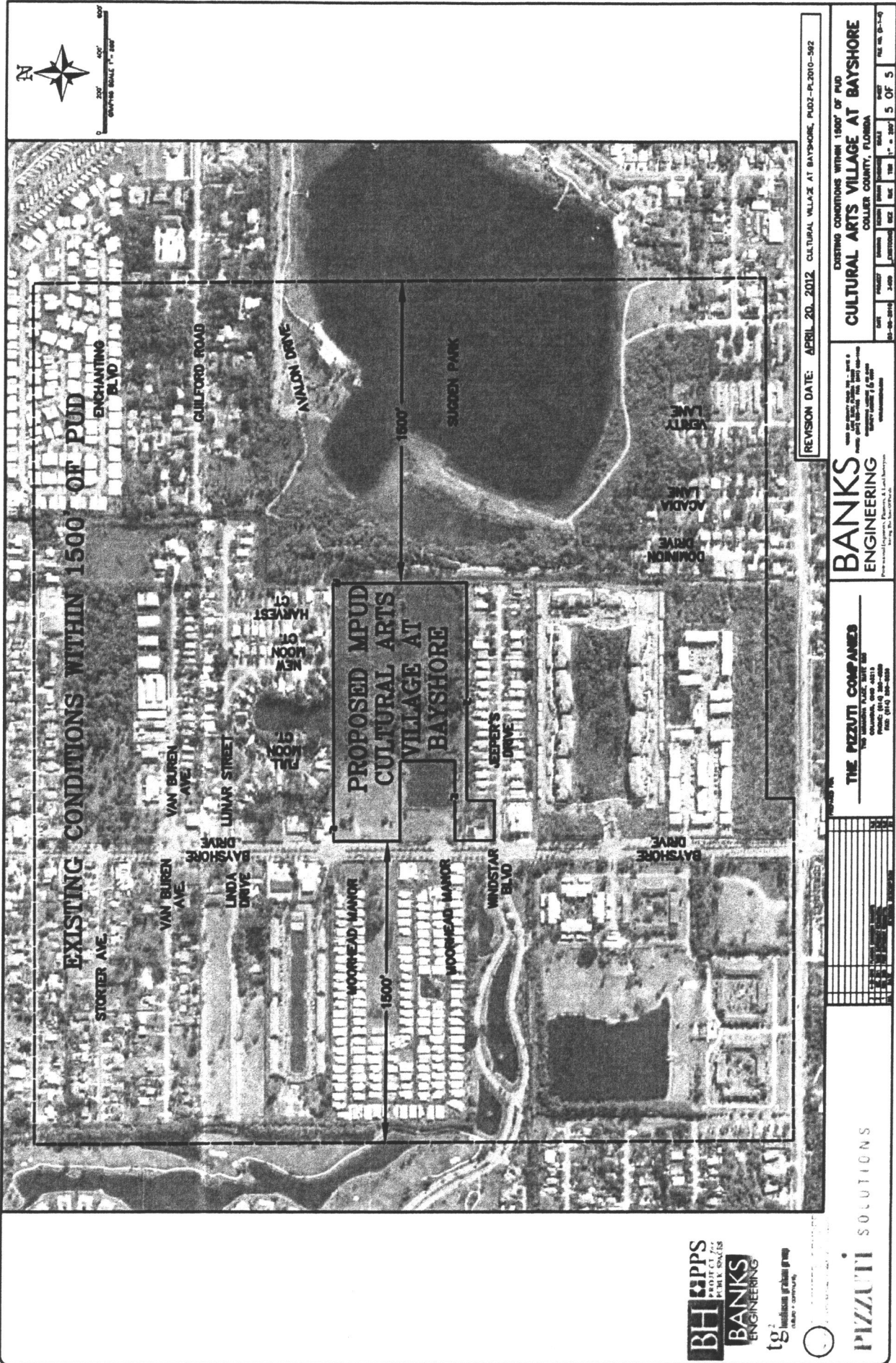


EXHIBIT "C" - 5 OF 5

EXHIBIT C

(ADDITIONAL NOTES)

CULTURAL ARTS VILLAGE AT BAYSHORE MPUD

MASTER PLAN

- A. Exhibit "C," MPUD Master Plan, illustrates the proposed Development and is conceptual in nature. Proposed area, lot or land use boundaries, or special land use boundaries shall not be construed to be final and may be varied at any subsequent approval phase such as final platting or SDP approval. Subject to the provisions and applicable sections of the LDC and the Growth Management Plan (GMP), in effect at that time, amendments may be made from time to time.
- B. All necessary easements, dedications, or other instruments shall be granted to ensure the continued operation and maintenance of all service utilities and all common areas in the project.

**EXHIBIT D
FOR
CULTURAL ARTS VILLAGE AT BAYSHORE MPUD**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 14, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

THE WEST 425 FEET OF LOT 109, NAPLES GROVE AND TRUCK CO'S LITTLE FARMS No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 27A, LESS THE EAST 200 FEET AND THE WEST 25 FEET THEREOF, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

PARCEL 2

THE EAST 200 FEET OF THE WEST 425 FEET OF LOT 109, NAPLES GROVE AND TRUCK CO'S LITTLE FARMS No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 27A, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. TOGETHER WITH AN INGRESS AND EGRESS EASEMENT ACROSS THE NORTH 30 FEET OF THE EAST 200 FEET OF THE WEST 225 FEET OF LOT 109, NAPLES GROVE AND TRUCK CO'S LITTLE FARMS No.2

PARCEL 3

ALL OF LOT 108, LESS AND EXCEPTING THE NORTH 273.44 FEET OF THE WEST 425 FEET AND THE KELLY ROAD RIGHT-OF-WAY, NAPLES GROVE AND TRUCK CO'S LITTLE FARMS No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 27A, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

TOGETHER WITH:

ALL OF LOT 109, LESS AND EXCEPTING THE WEST 425 FEET AND THE KELLY ROAD RIGHT-OF-WAY, NAPLES GROVE AND TRUCK CO'S LITTLE FARMS No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 27A, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

AND

PARCEL A, LAKESIDE MOBILE ESTATES, IN ACCORDANCE WITH AND SUBJECT TO THE PLAT RECORDED IN PLAT BOOK 9, PAGE 99, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

**EXHIBIT E
FOR
CULTURAL ARTS VILLAGE AT BAYSHORE MPUD
LIST OF REQUESTED DEVIATIONS FROM LDC**

1. Deviation #1 seeks relief from LDC Section 4.02.16.F.2. which states, "Buffers are required between mixed use PUDs, BMUD-NC and BMUD-W Subdistricts that abut residential property. A minimum 10-foot wide landscaped area shall be required. This area shall include: a six-foot high opaque masonry wall; a row of trees spaced no more than 25 feet on center; and a single row of shrubs at least 24 inches in height, and 3 feet on center at the time of planting. Landscaping shall be on the commercial side of the wall." The alternative proposed is a 10-foot wide alternative "A" buffer on Tract "A" and on Tract "C" adjacent to the MH-BMUD-NC zoned portion of the vacant property which abuts the internal loop road, as shown on Exhibit "C" page 2 of 6.
2. Deviation #2 seeks relief from LDC Section 4.02.16.F.2. which states, "Buffers are required between mixed use PUDs, BMUD-NC and BMUD-W Subdistricts that abut residential property. A minimum 10-foot wide landscaped area shall be required. This area shall include: a six-foot high opaque masonry wall; a row of trees spaced no more than 25 feet on center; and a single row of shrubs at least 24 inches in height, and 3 feet on center at the time of planting. Landscaping shall be on the commercial side of the wall." The alternative proposal will allow no buffer along the northern property line (portion of Tract "F") and southern property line (Tract "G") that is located within and adjacent to the lake for the area as depicted on Exhibit "C" "MPUD Conceptual Master Site Plan" and Exhibit "C" page 2 of 6.
3. Deviation #3 seeks relief from LDC Section 4.02.16.F.3 which states, "A shared 10 foot wide landscape buffer with each adjacent property contributing a minimum of 5 feet is required between BMUD-NC and BMUD-W Subdistricts abutting commercial zoned districts or abutting BMUD-NC or BMUD-W Subdistricts. However, the equivalent buffer area square footage may be provided in the form of landscaped and hardscaped courtyards, mini-plazas, outdoor eating areas, and building foundation planting areas." The alternative will allow a 10-foot wide alternative "A" buffer on Tract "A" adjacent to the commercial parcel to the north and on Tracts "A" and "C" adjacent to the C-2-BMUD-NC zoned portion of the vacant property as shown on "Exhibit "C" page 2 of 6.
4. Deviation #4 seeks relief from LDC Section 4.02.16.A, Table 11 "Design Standards for the BMUD Neighborhood Commercial Subdistrict" which requires a waterfront setback of 25 feet, to allow a minimum waterfront setback of 20 feet (0 feet with bulkhead) as shown on Exhibit "C" page 2 of 6. Lake setbacks are measured from the control elevation established for the lake. Furthermore, lake setbacks can be reduced from 20 feet to 0 feet when utilizing a bulkhead, subject to the requirements of Section 4.02.05 of the LDC.

5. Deviation #5 seeks relief from LDC Section 4.02.16.F.2. which states, "Buffers are required between mixed use PUDs, BMUD-NC and BMUD-W Subdistricts that abut residential property. A minimum 10-foot wide landscaped area shall be required. This area shall include: a six-foot high opaque masonry wall; a row of trees spaced no more than 25 feet on center; and a single row of shrubs at least 24 inches in height, and 3 feet on center at the time of planting. Landscaping shall be on the commercial side of the wall." The alternative will allow a minimum 10-foot wide buffer with no wall, same number of trees and shrubs; however instead of a single row of shrubs, shrubs shall be planted in groupings along the lake edge and around the building foundation along the northern edge of Tracts A and D.
6. Deviation #6 seeks relief from LDC Section 4.02.16.A, Table 11, Design Standards for the BMUD Neighborhood Commercial Subdistrict, which requires that the first floor ceiling shall be no less than 12 feet and no more than 18 feet in height from the finished floor to the finished ceiling and shall be limited to commercial uses only. This proposed deviation will remove the maximum height requirement to accommodate a theater use.
7. Deviation #7 seeks relief from LDC Section 4.02.03.A. Table 3, number 3 which requires a minimum building separation for multi-story parking structures of "1 foot of accessory height = 1 foot of building separation." The alternative is a 0' building separation to allow for a commercial building to abut or attach to a parking structure.

**EXHIBIT F
FOR
CULTURAL ARTS VILLAGE AT BAYSHORE MPUD
LIST OF DEVELOPER COMMITMENTS**

1. ENVIRONMENTAL

- A. A minimum of 0.55 acres of preserve area are required for this MPUD (2.2 acres existing native vegetation x 0.25 = 0.55).

2. PLANNING

- A. Building permits shall not be issued for more than 20,000 square feet of commercial floor area prior to issuance of Certificates of Occupancy (C.O.) for a minimum of 20 dwelling units. An exception to this limitation is that building permits may be issued for up to 30,000 square feet of commercial gross floor area if building permits are concurrently issued for all 40 dwelling units and the C.O.s for all 40 dwelling units are issued prior to or concurrent with the C.O.s for no greater than 30,000 square feet of commercial floor area.
- B. All internal access ways, drive aisles and roadways, not located within County right-of-way shall be privately maintained by an entity created by the developer, its successor in title, or assigns. All internal roads, driveways, alleys, pathways, sidewalks and interconnections to adjacent developments shall be operated and maintained by an entity created by the developer and Collier County shall have no responsibility for maintenance of any such facilities. The proposed main loop road shown on Exhibit "C" may be public or private.

3. MANAGING ENTITY

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is Collier County Community Redevelopment Agency. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new

owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD are closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

4. ADDITIONAL CONDITIONS

- A. A temporary use permit must be obtained for festivals and outdoor musical events.
- B. Boardwalk lighting shall be low intensity, no higher than the railing and shall be directed to the walk.

STATE OF FLORIDA)

COUNTY OF COLLIER)

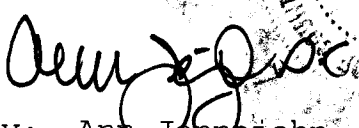
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

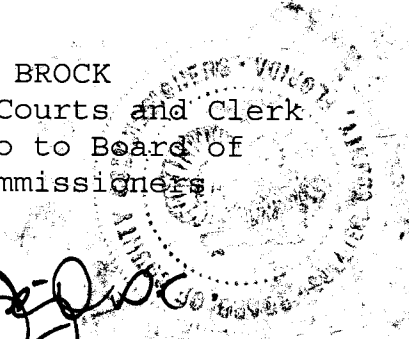
ORDINANCE 2012-21

which was adopted by the Board of County Commissioners on the 12th day of June, 2012, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 15th day of June, 2012.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners


By: Ann Jennejohn,
Deputy Clerk





Tabebuia heterophylla

Tabebuia heterophylla is a species of tree native to the Caribbean, and is also cultivated elsewhere. It is also known as **roble blanco**, **pink manjack**, **pink trumpet tree**, **white cedar**, and **whitewood**.^[3]

Description

Tabebuia heterophylla grows up to 20 to 30 feet tall. Leaves are opposite and palmately compound with five or fewer leaflets. *T. heterophylla* is considered *brevi decidius*. Flowers are showy pink, tubular and five lobed (2 to 3 inches long). The flowering time is spring and summer. Its fruit is a seedpod, it splits along 2 lines to shed the numerous thin light brown seeds (1/2 to 1 inch long with 2 white wings).^[4]

Flower anatomy

The flowers of *Tabebuia heterophylla* are in an inflorescence of the umbellate type. It is a perfect and complete flower with radial (actinomorphic) symmetry, and the whorls of the corolla and the calyx are connately joined. The ovary is superior with an axile placentation, two locules and two carpels.

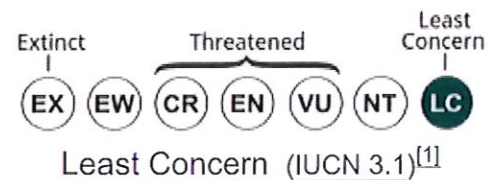
Distribution and habitat

The tree is native to the Caribbean, notably Puerto Rico and the Lesser Antilles. It is particularly common throughout Puerto Rico except in the higher elevations of the Sierra de Luquillo and the Cordillera Central.^[5] It can be found in high concentrations in the Sierra de Cayey and a protected area there, La Robleda, has recently become famous for its blooms which happen for a few weeks every year.^[6]

Tabebuia heterophylla



Conservation status



Scientific classification

Kingdom: Plantae
 Clade: Tracheophytes
 Clade: Angiosperms
 Clade: Eudicots
 Clade: Asterids
 Order: Lamiales
 Family: Bignoniaceae
 Genus: Tabebuia
 Species: ***T. heterophylla***

Binomial name

Tabebuia heterophylla

Use

Pink manjack is used as a street tree. Its height allows for it to provide lasting shade and as a result it can provide shade for a residential property near the patio or deck. Its floral display allow it to be valued and as a result, it is known as an ornamental tree.

Wood

This tree is valuable for its timber production and grown for such purposes on plantations. It is commonly harvested from the wild for use locally and for export.^[7]

Gallery



Fruit



Flowers



Bark



Leaves

(DC.) Britton

Synonyms^[2]

Bignonia leucoxylon L.

Bignonia pentaphylla L. nom. illeg.

Handroanthus pentaphyllus Mattos
nom. illeg.

Leucoxylon acuminata Raf.

Leucoxylon riparia Raf.

Pilocarpus heterophyllus (DC.) A.
Gray

Raputia heterophylla DC.

Tabebuia arenicola Britton

Tabebuia beyeri Urb. & Ekman

Tabebuia brigandina Urb. & Ekman

Tabebuia camagueyensis Britton &
P.Wilson

Tabebuia capotei Borhidi

Tabebuia curtissii (Britton) Britton

Tabebuia dictyophylla Urb.

Tabebuia geronensis Britton

Tabebuia gonavensis Urb.

Tabebuia leptopoda Urb.

Tabebuia lindahlia Urb. & Ekman

Tabebuia lucida Britton

Tabebuia pallida (Lindl.) Miers nom.
inval.

Tabebuia pentaphylla Hemsl.

Tabebuia riparia (Raf.) Sandwith

Tabebuia triphylla DC.

Tecoma eggersii Kraenzl.

Tecoma pentaphylla (L.) A. DC.

Tecoma pentaphylla Juss. nom.
illeg.

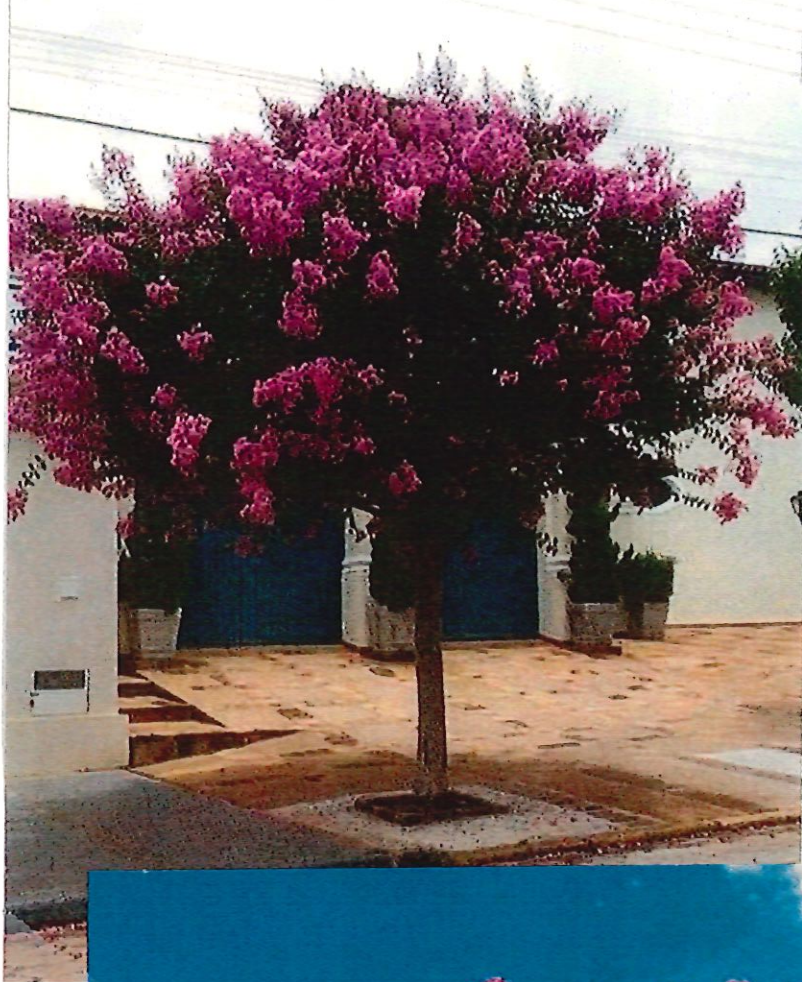


Ornamental use in
Hawaii



Full bloom in Puerto Rico

Tecoma triphylla Mart. ex DC. nom.
inval.





WIKIPEDIA
The Free Encyclopedia

Chrysophyllum oliviforme

Chrysophyllum oliviforme, commonly known as the **satinleaf**,^[3] is a medium-sized tree native to Florida, the Bahamas, the Greater Antilles, and Belize. It is also known as **damson plum**,^[3] **wild star-apple**^[3] and **saffron-tree**.^[4] It gets the name "satinleaf" from the distinctive colors of the leaves. The top of the leaf is dark green while the bottom is light brown or copper. This distinctive look makes it a very aesthetically pleasing tree that is commonly used as an ornamental in yards and public spaces.

Taxonomy

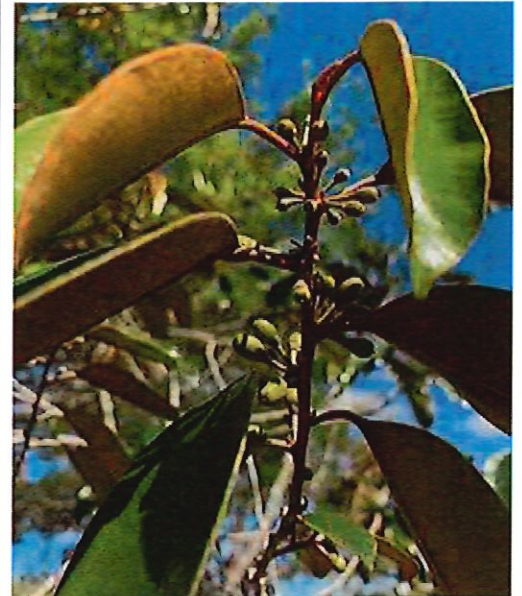
The satinleaf was one of the many species described by Linnaeus, appearing for the first time in the tenth edition of his *Systema Naturae* in 1759.

A combined DNA and morphological study of the subfamily *Chrysophylloideae* found the two main genera, *Chrysophyllum* and *Pouteria*, to be highly polyphyletic, and that *C. oliviforme* is in a clade with other members of the genus. It is most closely related to *C. cainito*.^[5]

Description

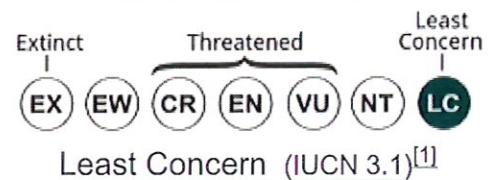
Individuals of the species are generally shrubs or small trees between 3 and 5 m (9.8 and 16.4 ft) in height, but under good growing conditions they can reach up to 10 meters (33 feet) tall. The trunks can be around 30 cm (12 in) in diameter. The bark is thin with fissures and plates. It is gray-brown in color. Typically they have only one trunk. The twigs are thin and brown in color. The branches droop slightly as the tree matures. The leaves are alternate and are a shiny dark green on top and light brown on the bottom. They are simple leaf types with pinnate venation. The leaves are *ovate* and range in length from 3 to 11 cm (1.2 to 4.3 in). The breadth of the leaves ranges from 2 to 5 cm (0.79 to 1.97 in). The leaves are evergreen so they are present year round. These trees flower all year round in some places, such as Florida, and in other

Chrysophyllum oliviforme



Leaves and fruits in Florida

Conservation status



Scientific classification

Kingdom: *Plantae*
 Clade: *Tracheophytes*
 Clade: *Angiosperms*
 Clade: *Eudicots*
 Clade: *Asterids*
 Order: *Ericales*
 Family: *Sapotaceae*
 Genus: *Chrysophyllum*
 Species: *C. oliviforme*

Binomial name

Chrysophyllum oliviforme

places they only flower between July and October, producing matured fruit in February. Puerto Rico is an example of a place where they only flower part of the year. The flowers are small and creamy yellow in color.^[6] They have 5 petals and 5 stamens. The flowers inflorescence is fasciculate. The fruit that form are dark purple when ripe and have a gum-like skin that covers an inner whitish flesh. They resemble an olive in size. The fruits are edible, albeit very chewy. They have several black seeds.^[7]

Flowers and fruits

The flowers are small, usually about 3 to 5 mm (0.12 to 0.20 in) in diameter, and have a creamy yellow color.^[6] They are pollinated by insects. In Florida, the flowers are present all year round and so are the fruit. However, in some places, for example Puerto Rico, the flowers are only present between July and October. The fruit take several months to mature and are usually ripe by February. The fruit are about the same size as an olive and are green as they ripen. Once mature they turn a dark purplish color. There are normally several black seeds per fruit. The seeds are protected by a white fleshy interior surrounded by a rubbery, gum-like covering. When cut, the seeds ooze a milky white liquid. The seeds are dispersed by birds. They eat the fruit and disperse the seeds in their feces. These trees grow at a slow pace throughout their development.^[7]

Distribution

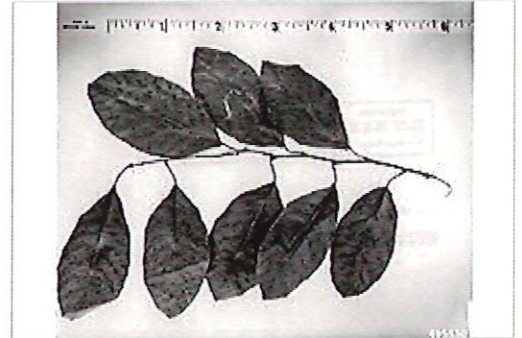
Chrysophyllum oliviforme is native to Florida, the Bahamas, the Greater Antilles, and Belize. It is also used as a decorative tree in many tropical countries. It has been declared invasive in Hawaii^[8] and has been naturalized in French Polynesia. They live in warmer, tropical climates because they do not do well with cold and can be severely damaged by temperatures lower than 0 °C.^[7]

In Florida *Chrysophyllum oliviforme* is listed as endangered in the wild, although many can still be found in south Florida owing to their role as ornamentals.^[7]

L.^[2]

Synonyms^[2]

- *Cynodendron oliviforme* (L.) Baehni
- *Dactimala oliviformis* (L.) Raf.
- *Guersentia oliviformis* (L.) Raf.



The leaves are ovate with pinnate venation

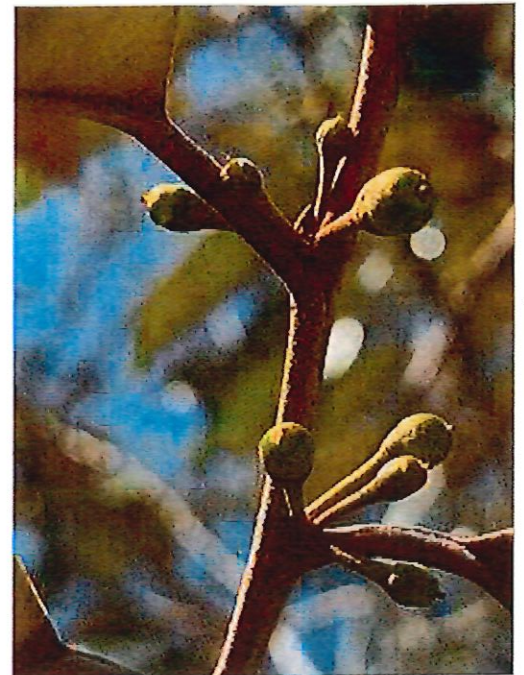


Chrysophyllum oliviforme— top of leaf coated with golden pubescence from underside of leaf above

Chrysophyllum oliviforme is invasive in Hawaii. No specific actions are being funded to remove this species, but its cultivation is discouraged.^[8]

Habitat and ecology

Chrysophyllum oliviforme can grow in a variety of soil types, including clay, sand, loam, alkaline or acidic, and well-drained or moist.^[9] They grow in the sand and shallow clay in Puerto Rico, while in Florida they are known to grow in pinelands and hammocks. They grow well in low elevation moist secondary forests. They have a low to moderate tolerance of salt and a moderate tolerance of drought.^[6] They can withstand pH between 5 and 8. As mentioned earlier, they can be severely damaged by freezing temperatures below 0 °C.^[7]



Chrysophyllum oliviforme—fruits

Usage

Food

Chrysophyllum oliviforme have edible fruit, which are generally eaten fresh.^{[7][6]}

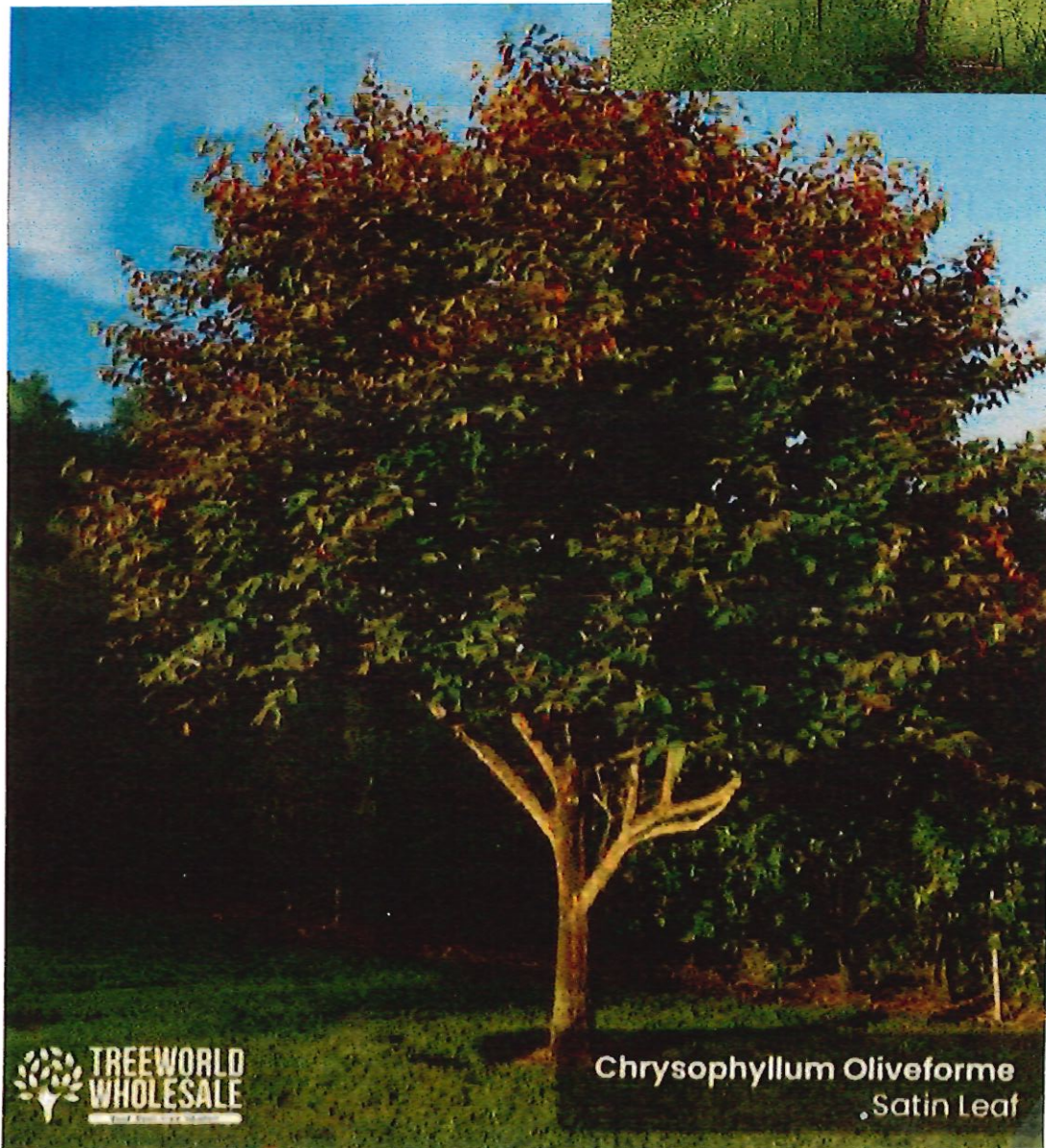
Other uses

Hard, heavy, and strong, the wood of the tree is used in construction. It is difficult to carve but good for things such as fence posts, rafters, and other situations where a strong beam is needed.^[7]



Distribution in the United States

It is also used as a decorative tree for yards, sidewalks, and other public spaces.



Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CESD20250011345	SD	Closed	09/23/2025	2522 Holly Ave	Observation decks are not being built according to their permits/building plans.
CESD20250011347	SD	Closed	09/23/2025	2523 Holly Ave	Observation decks are not being built according to their permits/building plans.
CESD20250011382	SD	Open	09/23/2025	2537 HOLLY AVE Folio 50890800004	Mobile home was removed without permits.□ *Originated from property maintenance case CEPM20250010452
CENA20250011387	NA	Closed	09/23/2025	2296 Curtis St Folio 23120160001	Overgrown grass and weeds on vacant lot.
CENA20250011434	NA	Closed	09/25/2025	3223 Lakeview Dr Folio 48174280006	High grass
CES20250011436	S	Closed	09/25/2025	3570 Bayshore Dr Folio 61836042006	Flutter flags on Bean to Cup coffee shop
CEV20250011455	V	Closed	09/25/2025	2232 Washington Ave	Commercial vehicle parked in ROW
CENA20250011460	NA	Open	09/25/2025	2195 PALM ST Folio 51692280009	overgrown grass and weeds
CELU20250011461	LU	Open	09/25/2025	2195 PALM ST Folio 51692280009	pile of broken concrete near home
CENA20250011463	NA	Closed	09/25/2025	Folio 26880040206 Vacant lot	Overgrown grass and weeds
CEV20250011467	V	Open	09/25/2025	2332 Mangrove St Folio	Truck parked on grass in ROW
CENA20250011479	NA	Closed	09/26/2025	2471 Pine St Folio 76210760009	Overgrown grass and weeds
CEV20250011480	V	Closed	09/26/2025	2435 PINE ST Folio 29830600004	Two boat trailers stored on vacant lot
CENA20250011484	NA	Closed	09/26/2025	2948 Orange St Folio 29830760009	Overgrown grass and weeds on vacant lot
CENA20250011485	NA	Closed	09/26/2025	2918 Orange St Folio 29830800008	Overgrown grass and weeds on vacant lot
CENA20250011486	NA	Closed	09/26/2025	2723 Shoreview Dr Folio 48170840000	Overgrown grass and weeds on vacant lot
CENA20250011543	NA	Open	09/29/2025	2348 Jackson Ave Folio 51694000009	Overgrown grass and weeds on vacant lot.
CENA20250011612	NA	Open	09/30/2025	2777 Lakeview Dr Folio 48173440009	Overgrown grass and weeds
CENA20250011668	NA	Open	10/01/2025	2632 Weeks Ave Folio	Overgorwn grass and weeds along with litter and prohibited storage items on property
CEV20250011674	V	Open	10/01/2025	2632 Weeks Ave Folio	2 inoperable vehicles parked in driveway
CELU20250011679	LU	Closed	10/01/2025	3405 Lakeview Dr Folio 48173960000	Plastic materials and boat trailer are stored on vacant lot.
CENA20250011700	NA	Open	10/02/2025	Folio 78545001020	Overgrown grass and weeds on vacant lot.
CENA20250011704	NA	Closed	10/02/2025	Folio 76210840000	Overgrown grass and weeds
CELU20250011708	LU	Open	10/02/2025	2635 Weeks AVE, Naples Folio	Homeless camp and litter on property
CEV20250011883	V	Open	10/07/2025	2563 Linwood Ave Folio 25080560008	5th wheel camper with full hook-ups including sewer, electrical, and water dug underground. Commercial vehicle parked in the grass and unlicensed car in driveway
CENA20250011891	NA	Open	10/07/2025	2563 Linwood Ave Folio 25080560008	Litter and prohibited storage items on property.
CENA20250011897	NA	Open	10/07/2025	2464 Florida Ave Folio 75760080007	High grass. The caller also mentioned that the port-o-let is almost in the street.
CENA20250011898	NA	Open	10/07/2025	2480 Florida Ave Folio 75760040005	High grass
CENA20250011923	NA	Closed	10/08/2025	2195 Palm St□ Front of house	Lot is overgrown at 2195 Palm Street Naples FL 34112. Garbage and furniture in driveway□ Changed case type from property maintenance to nuisance abatement
CEN20250011956	N	Closed	10/08/2025	Dog gets let out on balcony barks relentlessly. You can hear fighting all night long.	For years these occupants have been loud, due to fighting, dog barking people in and out at all hours. The lady in the condo has been yelling at the man and threatening him every night. She has been driving a newer vehicle and must be drunk when she parks.
CENA20250011977	NA	Open	10/08/2025	2147 Pineland Ave Folio	overgrown grass and weeds.
CENA20250012016	NA	Closed	10/09/2025	2195 Palm St	Trash in the yard. Squatters inside.
CESD20250012066	SD	Open	10/10/2025	3929 Bayshore	Unpermitted construction including but not limited to poles, canopies, storage area, deck with guardrails, and pergola. Multiple expired permits: PRFR20170623145; PRFR20170517339 & PRSG20220840029 Found during research on origin case CELU20240004544
CES20250012082	S	Closed	10/10/2025	1549 Sandpiper	Large corrugated real estate sign "Coming soon" at the entry to the complex
CEV20250012124	V	Open	10/13/2025	2195 Palm St Folio 51692280009	Silver Dodge truck parked in the grass.
CELU20250012146	LU	Closed	10/13/2025	At the Northeast corner of Palm and Washington St. Inomah subdivision.	New tenants in 2195 Palm St. It is a major mess. Truck parked in the side yard and all kinds of debris in front of the house. Every day it seems to be getting worse.
CEPF20250012190	PF	Open	10/14/2025	2337 Florida AVE, Naples□ Folio 75760480005	Permit PRBD20190624661 has expired with fees due.
CEPM20250012219	PM	Closed	10/15/2025	2464 Florida AVE	Two houses are under construction on Florida Avenue where it intersects with Pine St. No work has been done on the houses for at least a month, if not longer. The site appears abandoned and the vegetation is overgrown. There is also trash and construction debris on both lots. Finally, there is a porta potty on one of the lots that has a broken door.
CELU20250012227	LU	Open	10/15/2025	1500 Danford St Folio 20764120002	Boat rental company conducting business and advertising on google, social media, and website at 1500 Danford street (Bayview Park) Google, naplesrentalboat.com
CENA20250012473	NA	Open	10/21/2025	2528 Storter Ave	overgrowth of grass and weeds
CEPM20250012485	PM	Open	10/21/2025	3484 LAKEVIEW DR Folio 48175240003	Home not enclosed. No ongoing construction.



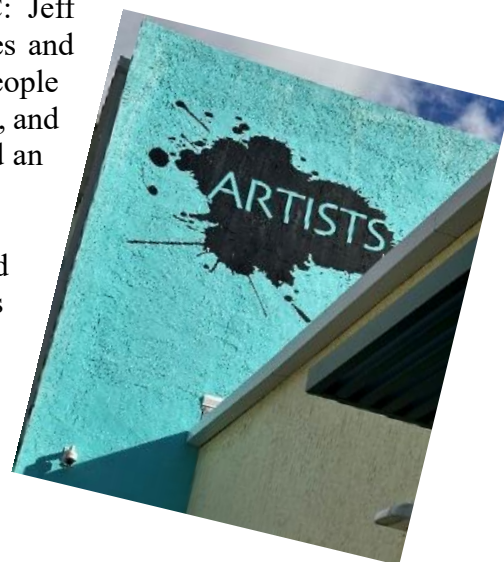
The 2025 Florida Redevelopment Association (FRA) Annual Conference was held from October 14-17, 2025, at the Hilton West Palm Beach Hotel.

The 2025 FRA Conference consisted of exploring redevelopment in action through walking and bus tours of West Palm Beach, networking with exhibitors and other key community leaders, and a series of insightful seminars and speakers. All sessions focused on the best practices and working towards redeveloping areas to allow the community members to thrive within their environment.

Highlights of Keynote Address:

The Walkable City, Jeff Speck, Partner, Speck Dempsey, LLC: Jeff Speck highlighted the importance of having more walkable cities and provided insight to other areas that have designed areas to allow people to move freely. Mr. Speck highlighted 4 ways to get people to walk, and it includes: a reason to walk, a safe walk, a comfortable walk, and an interesting walk.

Inclusive Transportation – A Manifesto for Repairing Divided Communities, Veronica Davis, PE Director, Cities Program, Atkins Realis: Veronica Davis highlighted the importance of having access to safe, reliable, and affordable transportation. She also spoke on the importance of making streets safer for pedestrians and bringing it all together to make roadways safer.



Delray Beach Tour: Arts Warehouse – The Delray Beach Community Redevelopment Agency (CRA) supported the creation of the Arts Warehouse as a public space for local artist to utilize and promote, and provide exposure for their art. This is a rehabilitated warehouse.



Workspace on 5th Street – Located at 98 NW 5th Avenue, the Delray Beach CRA supported this project initiative to support and improve the economic growth of Delray Beach and also help local businesses and freelancers thrive. Local community members are encouraged to book this workspace.



Boynton Beach Tour:

Boynton Harbor Marina – Located at 735 Casa Loma Blvd, the Boynton Harbor Marina is owned by the Boynton Beach CRA. The marina is a place where the community members and visitors can enjoy waterfront dining, scuba diving, tiki taxi, and parasailing. This marina was purchased to ensure public access to Boynton Beach Waterways and the preservation of the commercial marine industry.



The Tiki Taxi owner provided insight into the growth of his business within the marina and how important the CRA is for local businesses.

Town Square – City Hall & Library – The City’s Boynton Beach Community Redevelopment Agency (CRA) has moved forward with revitalizing a four-block area. This particular project features a new city hall and library complex, a children’s museum, a cultural center and an outdoor amphitheater. The CRA continues to improve the town square, they recently approved a plan to build two eight-story buildings that include workforce housing, retail and parking.



West Palm Beach/Riviera Beach Tour: The tour showcased the remarkable transformation of West Palm Beach and Riviera Beach through innovative redevelopment and strong public-private partnerships. It began in the Historic Northwest District, where cultural heritage meets modern investment. Attendees explored key revitalization projects including the iconic Sunset Lounge, Styx Promenade, and Heart and Soul Park—all central to the district’s renewal and community identity.

The tour continued to the Riviera Beach Marina Village, a vibrant, reimagined waterfront that now serves as a hub for recreation, culture, and economic opportunity. The final stop, the NORA (North Railroad Avenue) District, highlighted sustainable, mixed-use development that integrates adaptive reuse of historic warehouses with contemporary design.



Each destination underscored how thoughtful planning and collaboration are reshaping neighborhoods, preserving cultural legacy, and driving inclusive, long-term growth throughout Palm Beach County.

NORA District Project Summary

In West Palm Beach, NORA stands for North Railroad Avenue, which is the name of a new mixed-use development district.

The Nora District is a \$1 billion redevelopment project transforming 40 acres north of downtown West Palm Beach into a vibrant dining, shopping, and entertainment destination. Developed by NDT Development, Place Projects, and Wheelock Street Capital, Nora blends historic warehouses with modern construction to create a walkable, mixed-use neighborhood centered around North Railroad Avenue the district’s “Main Street.”

Launched in 2018 and seven years in the making, the project turned a once-blighted industrial area into a thriving hub featuring restaurants, retailers, boutique fitness centers, and beauty services. Early tenants include Sunday Motor Co., H&H Bagels, Van Leeuwen Ice Cream, Juliana's Pizza, and Sweat440.

Future phases include a 201-room Nora Hotel with a rooftop bar and Pastis restaurant, as well as plans for residential apartments and condominiums. The development gained momentum during the pandemic, as an influx of businesses and residents relocated to Palm Beach County.

As West Palm Beach's largest redevelopment since CityPlace (2000), Nora reflects a successful blend of historic preservation and urban innovation, marking a major milestone in the city's ongoing revitalization.

Website: <https://norawpb.com/>



Session Recap: Hot Legal Topics in Redevelopment

This session, moderated by Brenda Thrower, CRA Development Manager for the City of Tampa, brought together leading legal and policy experts to discuss current legislative issues affecting Community Redevelopment Agencies (CRAs). Panelists included Renee Jadusingh, Executive Director of the Delray Beach CRA; Ryan Matthews, Government Affairs and Lobbying Deputy Section Chair and FRA Lobbyist with GrayRobinson P.A.; and Cliff Shepard, FRA General Counsel with Shepard, Smith, Hand & Brackins, P.A.

The discussion focused on recent legal and legislative developments influencing redevelopment efforts across Florida. Key topics included updates to Florida Statutes Chapter 163, Part III, which governs CRAs, and Chapter 189, addressing special districts. The panel also examined proposed and recent legislation impacting CRA operations, governance, and funding.

Attendees gained valuable insight into maintaining compliance, understanding the evolving legal landscape, and preparing for future statutory changes that may shape redevelopment policy and practice statewide.

Overall, the 2025 FRA Conference was a success! The Immokalee & BGT CRA Staff look forward to the 2026 FRA Conference.

Summary

1. Is it allowed under the Community Redevelopment Act - Sections 163.387 and 163.370?
2. Is it in the Redevelopment Plan?
3. Is it in the adopted Annual Budget?

