



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Bayshore Beautification MSTU
AGENDA

Hybrid Virtual Zoom Advisory Committee Meeting

4870 Bayshore Dr Naples Botanical Garden FGCU/Buehler Auditorium

November 5, 2025 - 5:00 PM

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

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Invocation & Pledge of Allegiance**
- 4. Public to be Heard (Non-Agenda Items)**
- 5. Adoption of Agenda Action Item**
- 6. Approval of Minutes Action Item**
 - a. October 8, 2025 (Pages 1-6) **Attachment**
 - b. Financials (Pages 7-9) **Attachment**
- 7. Landscape Maintenance Report**
 - a. Armando Yzaguirre A&M Landscaping (Pages 10-11) **Attachment**
 - b. Project Manager Maintenance Report –Tami Scott_(Pages 12-13) **Attachment**
- 8. Community / Business Presentations**
- 9. Old Business**
- 10. New Business**
 - a. CRA/MSTU Projects Updates (Page 14) **Attachment**
 - b. Boardwalk Promenade Canopy Tree Discussion-Tami Scott - Kevin Mangan (Pages 15-22) **Attachment Action Item**
- 11. Staff Report**
- 12. Correspondence and Communication**
 - a. Code Enforcement October Report (Page 23) **Attachment**
 - b. 2025 Florida Redevelopment Association (FRA) Conference Summary (Pages 24-29) **Attachment**
- 13. Advisory Committee Comments**
- 14. Public Comments**
- 15. Next Meeting Date**
 - a. December 3, 2025 @ 5:00pm

16. Adjournment

Bayshore CRA Office: 3335 Tamiami Trail E, Unit 102, Naples, Florida 34112

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October 08, 2025, Meeting Minutes

BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE MINUTES OF

October 08, 2025, MEETING

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Chair, Maurice Gutierrez, at 5:05 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Maurice Gutierrez @ 5:05pm.

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

Staff present in Person:

Christie Betancourt, CRA Assistant Director (Zoom Participant)
Shirley Garcia, CRA/MSTU Manager
Tami Scott, CRA/MSTU Project Manager
Kizzie Fowler, Administration Assistant
Joann Talano MSTU Board Member (Zoom Participant)
Nannette Staropoli New MSTU Board Member (Zoom Participant)
Armando Yzaguirre A&M Landscaping
Collier County Road Maintenance (Zoom Participant)

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

- IV. **Public to be Heard of (Non-Agenda Items)**
None

- V. **Adoption of Agenda**
CRA Action: Motion made by Maurice Gutierrez to accept the agenda as amended; second by James Cascone.; approved unanimously. 5-0
CRA Action: Motion made by Branimir Brankov to allow members to vote on zoom; second by James Cascone; approved unanimously 5-0.

- VI. **Approval of Minutes**

- a. **June 4, 2025**

CRA Action: Motion made by Oscar Perez to approve June 4, 2025, minutes; second by James Cascone.; approved unanimously. 5-0



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VII. Landscape Maintenance Report:

a. Armando Yzaguirre A&M Landscaping

Armando Yzaguirre provides updates of landscaping. Mr. Yzaguirre noted that it has been a lot of work done in preparation for the fiscal report. Mr. Yzaguirre noted that there is a problem with trees and oil palms in the area. However, he has a tree company coming in to trim and band up the trees. Mr. Yzaguirre noted that there are areas on Bayshore that he is waiting to receive new pumps.

Tami Scott commented that Mr. Yzaguirre and his team put new shells and rocks out on State Road 41 and Bayshore and removed a bunch of old hedges at the bridge and planted new grass. Mrs. Scott commented that the plants around the roundabout have been replanted. Mrs. Scott commented that Mr. Yzaguirre landscaping contract has been extended for another year. Mrs. Scott commented that the team has received new controllers and two new pumps. Mrs. Scott commented that the pumps located on Celebration Park and Jeepers Ave will be replaced.

VIII. Community and Business Presentations:

IX. Old Business:

a. Collier County Road Maintenance Project Updates Report

Marshall Miller (Collier County

Road Maintenance Director) introduced Eric Montalvo (Project Manager 2) to give project updates by the division. Mr. Montalvo discussed the Bayshore Stormwater Project Area 1: Pine, Becca, and Weeks Stormwater Improvement. Mr. Montalvo commented that following order number 2 changes, the division has added the additional stormwater force main relocation and the additional, water main improvements. Mr. Montalvo commented that currently the division engineer has submitted 30% plans for the review to be reviewed by PUD and to the City of Naples Water Department. Mr. Montalvo commented the division has met with the City of Naples concerning their designs moving forward, the division is waiting for 60 and PUD has added a bit more. Mr. Montalvo commented that the division has currently gotten legal descriptions and sketches, they have to just start moving forward with acquiring the easements along Becca Avenue. Mr. Montalvo commented that with the right of way acquisitions department, this easement is for ultimately the outfalls of the stormwater system. Mr. Montalvo commented that once the division has acquired them, then they will keep moving forward with construction.

Branimir Brankov asked, “when did the project start?”

Eric Montalvo commented that the notice to proceed with this project has been let out on November 29, 2025.

Branimir Brankov asked, “will the project be complete 2028?”

Eric Montalvo commented yes, however, that is not the completion for the design but for construction as well, since the proposal (work order) also includes post design services, where the division engineer directly will be on site and assisting



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during construction. Mr. Montalvo commented that it is the project closeout, however, if everything goes well at 100% it could be earlier.

Branimir Brankov asked, “what is the normal time to complete projects like Bayshore Stormwater project?”

Eric Montalvo commented on everything that’s been added and the extensive amount of stormwater improvements that’s been throughout the neighborhood, yes, there have been changes that had to be included. Mr. Montalvo commented that the division included the roadway alignment of Weeks Avenue, the improvements to force main, beauty force main and the water main as well. Mr. Montalvo commented that there has been some more adding on currently to change orders to this project, where more and more work has been done, and of course more agencies have been included in this project. Mr. Montalvo commented that this project has went from being just a normal stormwater improvement project to almost all utilities, and roadway alignment improvements project now. Mr. Montalvo commented that this includes stormwater, water mains, and force and wastewater force main. Mr. Montalvo discussed Bayshore Stormwater Project Area 4: Gateway Triangle: Linwood Way and Bayside St Stormwater Improvements. Mr. Montalvo commented that currently, after the 60% design plans issued to the division by the engineer of record, the designs was provided to the City of Naples, where their water main has come into the division proposed stormwater improvements have come into conflict with the water main, and discussions with the City of Naples have agreed upon that the water main will be relocated in order to make way for new stormwater improvements. Mr. Montalvo commented that the division is working on an interlocal agreement from Shirley Garcia with the City of Naples in order to get reimbursement for the design and ultimately for the construction of the project.

Branimir Brankov asked, “the completion date that is set at September 17, 2025, is it the design only?”

Eric Montalvo commented yes, that would have been for only the design. Mr. Montalvo commented that unfortunately the division has to issue a stop work order in order to acquire more time for this project, however since the division will be making an interlocal agreement with the City of Naples to include water main improvements, time will also be added along with water main and relocation design with KCA.

Branimir Brankov asked, “when is the expected completion of this project, 2028?”

Eric Montalvo commented he would not be able to say, this new completion date will be dependent on how much more time KCA will need to design the main relocation of water, and how the division are able to get the proposal on and how soon to get the proposal from the engineer of record and start moving forward.

Shirley Garcia commented that until the interlocal agreement is done, the project will not be able to move forward.



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Eric Montalvo discussed the Rehabilitation Design Services for Pine Tree Drive, Andrews Ave, and Woodside Ave. Mr. Montalvo commented that currently the project is at 90% planned. Mr. Montalvo commented that the project is at a stop work order until some issues are resolved with the permitting process with the district, since the division is placing outfalls towards the canals. Mr. Montalvo commented that it has been decided that the Bayshore CRA will be handling the construction of the improvements of these roadways back up to county standards, and the division will be maintaining it until it is sent to the Board of County Commissioners to be moved to normal county standards. Mr. Montalvo commented that the next step is to issue a start work order again; to continue on with the permit and once the division get 100% designs, this will be transferred to construction. Mr. Montalvo discussed the Roadway Maintenance Design: Danford St. Mr. Montalvo commented that since the start of the designs, and getting proposals, the division has included the City of Naples as well with some water main improvements. Mr. Montalvo commented that the division has meet with PUD Wastewater Management in order to do the lining of the manholes and they are upgrading their clean out pipes. Mr. Montalvo commented that throughout Danford Street, the division has included the addition and feasibility study of a walkway on the north section of Danford Street. Mr. Montalvo commented that Shirley Garcia is currently working on getting a project number and putting up funds for this project, so once the division receives the project number, an updated proposal will be provided, which is just changing the dates and including a project number and then start bringing it to the advisory board.

Branimir Brankov asked, “when do the division expect this project to be completed? Eric Montalvo commented that concerning their time line just for the design, DRMP requested around 580 days to complete the design for this project. Mr. Montalvo commented that this includes the water main improvements, the force main, the wastewater cleanouts and cleanouts upgrades and manhole linings along with feasibility of the walkway and the walkway on the roadway and construction after that. Mr. Montalvo commented that construction can take from about 6 months to a year.

Branimir Brankov asked, “is the time around 3 years?”

Shirley Garcia responded, realistically yes.

Branimir Brankov asked “is there anything the Danford Street residents can do to help with the City of Naples?”

Eric Montalvo commented that currently Shirley Garcia is assisting the division with getting the interlocal agreement done. Mr. Montalvo commented that there is also an interlocal agreement for the Danford Street project as well with the City of Naples. Mr. Montalvo commented that this does not stop the division from moving forward with the work order, which the division will be issuing as soon as it is able to get a project number. Mr. Montalvo commented that once the division receives



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the project number, it will be able to issue this work via work order and then start getting the design.

Marshall Miller commented that the Bayshore CRA is looking at a cycle with all these projects and is trying to make a blanket interlocal agreement, so that way, the division does not have to spend as much time on each individual project.

Shirley Garcia commented that staff will keep the board update if there is any public meetings regarding doing an interlocal, and if there is additional support needed.

X. New Business

a. Advisory Committee Application Nannette Staropoli.

CRA Action: Motion made by Maurice Gutierrez to move accept Natalie Strapoli application as an advisory board member and present it to the Board of County Commissioners; second by James Cascone.; approved unanimously. 5-0.

b. CRA/MSTU Manages Projects Updates

Shirley Garcia discussed 17 Acre Outparcels. Mrs. Garcia commented that there will be three parcels. Mrs. Garcia commented that one of the parcels is already surveyed because it was bought separately. Mrs. Garcia commented that she was not going to assign the remaining parcels, because she wants the new owners to assign an address once they come in with a pre-application for their development. Mrs. Garcia commented that she needs to get the parcels appraised and will be working on the appraisals for the parcels. Mrs. Garcia discussed the CRA Website. Mrs. Garcia commented that Bayshore CRA is getting a new website, and Collier County is redoing their website and has been gracious to include the CRA and MSTU in their website. Mrs. Garcia discussed the CRA/MSTU Partnership for Holiday Decorations. Mrs. Garcia commented that she will be speaking with the bidders and discussing expectations for this year's holiday decorations. Mrs. Garcia discussed Solar Lighting vs. Electric. Mrs. Garcia commented that the Bayshore CRA will be trying to complete an electric and solar analysis that is accurate, because the recent analysis was not accurate. Mrs. Garcia discussed the Golf Cart transfer from facilities Management to BBMSTU. Mrs. Garcia commented that she received a golf cart that was requested 5 years ago, however, John Dunnuck would like to vet it again through risk management for safety purposes. Mrs. Garcia discussed the F150 Truck available for Transfer to BBMSTU. Mrs. Garcia commented that the truck was free of charge.

XI. Staff Report

Tami Scott (Project Manager) gave a verbal report. Mrs. Scott commented that the landscaping team did get to the trimming of the royal pond, so it will be expanded to include other palm trees. Mrs. Scott commented that there are three missing black



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lights and one missing FP&L light in front of the viage. Mrs. Scott commented that she has contacted FP&L to try to get them to replace the lights, and the electrician to replace the black lights. Mrs. Scott discussed the 17 acres project. Mrs. Scott commented that the walkthrough last month was a success. Mrs. Scott commented that the project is on its 249 days, and there are 116 days left for completion, with the original completion date of January 28, 2026. Mrs. Scott commented that there are some rain and holidays that may affect the completion date, therefore, a new date has been set to February 21, 2025. Mrs. Scott commented that the contractor may or may not need the new date to complete the project. Mrs. Scott commented that in terms of time the project is around 68% complete. Mrs. Scott commented that there have been 3 payouts for a total of \$510,000. Mrs. Scott commented that the next payout will be big because it will include all of the pilings, which may total a million dollars. Mrs. Scott commented that to date 120 pilings were installed. Mrs. Scott commented that the team met with the Botanical Garden, who they are partnering with, which they are going to start the landscaping on the peninsula. Mrs. Scott commented that she is ordering caution and welcoming signages.

XII. Correspondence and Communication

a. Code Enforcement September Report

b. KCB Cleanup Report

Shirley Garcia thanked everyone that volunteered for the canal and intercoastal cleanup. Mrs. Garcia commented that the team collected 500 pounds of litter in a 30-yard dumpster.

c. Proposed Mixed Use Development Article

Shirley Garcia commented that the owner is requesting to turn his development into a mixed-use development for residential use also, however the Bayshore Advisory Board did not approve the request.

XIII. Advisory Board

None

XIV. Public Comments

None

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

XVI. Adjournment: Meeting adjourned at 6:43 p.m.

Chairman, Maurice Gutierrez

Fund 1630 Bayshore MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1630000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			363,407.57	53,878.28	417,285.85-
REVENUE Sub Total	3,332,300.00-	3,422,145.73-		2.39-	3,422,143.34-
REVENUE - OPERATING Sub-Total	2,955,600.00-	2,955,600.00-		2.39-	2,955,597.61-
311100 CURRENT AD VALOREM TAXES	2,952,400.00-	2,952,400.00-			2,952,400.00-
361180 INVESTMENT INTEREST	3,200.00-	3,200.00-			3,200.00-
361320 INTEREST TAX COLLECTOR				2.39-	2.39
CONTRIBUTION AND TRANSFERS Sub-Total	376,700.00-	466,545.73-			466,545.73-
486600 TRANSFER FROM PROPERTY APPRAISER					
489200 CARRY FORWARD GENERAL	524,500.00-	524,500.00-			524,500.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		89,845.73-			89,845.73-
489900 NEGATIVE 5% ESTIMATED REVENUES	147,800.00	147,800.00			147,800.00
EXPENSE Sub Total	3,332,300.00	3,422,145.73	363,407.57	53,880.67	3,004,857.49
OPERATING EXPENSE	671,500.00	761,345.73	363,407.57	50,277.84	347,660.32
631400 ENGINEERING FEES					
634970 INDIRECT COST REIMBURSEMENT	7,300.00	7,300.00	7,300.00		
634980 INTERDEPT PAYMENT FOR SERV	125,500.00	125,500.00			125,500.00
634990 LANDSCAPE INCIDENTALS	125,000.00	125,000.00	118,365.50	31,634.50	25,000.00-
634999 OTHER CONTRACTUAL SERVICES	100,000.00	123,986.97	23,986.97	450.00	99,550.00
643100 ELECTRICITY	30,000.00	30,000.00	32,615.96	1,884.04	4,500.00-
643400 WATER AND SEWER	15,000.00	15,000.00	7,000.00		8,000.00
645100 INSURANCE GENERAL	2,900.00	2,900.00	2,900.00		
645260 AUTO INSURANCE	900.00	900.00	900.00		
646311 SPRINKLER SYSTEM MAINTENANCE	15,000.00	80,858.76	67,858.76		13,000.00
646318 MULCH	10,000.00	10,000.00			10,000.00
646320 LANDSCAPE MATERIALS	12,000.00	12,000.00			12,000.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	120,000.00	120,000.00	74,549.69	7,950.63	37,499.68
646430 FLEET MAINT ISF LABOR AND OVERHEAD	1,300.00	1,300.00			1,300.00
646440 FLEET MAINT ISF PARTS AND SUBLET	300.00	300.00			300.00
646445 FLEET NON MAINT ISF PARTS AND SUBLET					
646451 LIGHTING MAINTENANCE	80,000.00	80,000.00	26,930.69	8,069.31	45,000.00
646970 OTHER EQUIP REPAIRS AND MAINTENANCE	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	1,500.00	1,500.00			1,500.00
649100 LEGAL ADVERTISING			1,000.00		1,000.00-
651110 OFFICE SUPPLIES GENERAL					
652140 PERSONAL SAFETY EQUIPMENT	500.00	500.00			500.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	300.00	300.00			300.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00			1,000.00
652989 LUMBER AND LAMINATES					
652990 OTHER OPERATING SUPPLIES	15,000.00	15,000.00		289.36	14,710.64
653710 TRAFFIC SIGNS	7,000.00	7,000.00			7,000.00
CAPITAL OUTLAY	2,549,000.00	2,549,000.00			2,549,000.00
762200 BUILDING IMPROVEMENTS	2,549,000.00	2,549,000.00			2,549,000.00
TRANSFERS	95,000.00	95,000.00		3,602.83	91,397.17
911627 TRANSFER TO 1627 BAYSHORE AVALON BEAUTIFICATION	19,400.00	19,400.00		3,602.83	15,797.17
TRANSFER CONST	75,600.00	75,600.00			75,600.00
930600 BUDGET TRANSFERS PROPERTY APPRAISER	16,800.00	16,800.00			16,800.00
930700 BUDGET TRANSFERS TAX COLLECTOR	16,800.00	16,800.00			16,800.00
RESERVES	58,300.00	58,300.00			58,300.00
991000 RESERVE FOR CONTINGENCIES	20,800.00	20,800.00			20,800.00

Fund 1627 Bayshore Capital Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1627000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			303,221.20		303,221.20-
REVENUE Sub Total	2,652,600.00-	7,637,166.34-			7,637,166.34-
REVENUE - OPERATING Sub-Total	14,200.00-	14,200.00-			14,200.00-
361180 INVESTMENT INTEREST	14,200.00-	14,200.00-			14,200.00-
CONTRIBUTION AND TRANSFERS Sub-Total	2,638,400.00-	7,622,966.34-			7,622,966.34-
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	2,549,000.00-	2,549,000.00-			2,549,000.00-
489200 CARRY FORWARD GENERAL	90,100.00-	90,100.00-			90,100.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		4,984,566.34-			4,984,566.34-
489900 NEGATIVE 5% ESTIMATED REVENUES	700.00	700.00			700.00
EXPENSE Sub Total	2,652,600.00	7,637,166.34	303,221.20		7,333,945.14
OPERATING EXPENSE	201,700.00	1,757,336.17	300,865.20		1,456,470.97
631400 ENGINEERING FEES	200,000.00	958,852.38	291,698.70		667,153.68
634970 INDIRECT COST REIMBURSEMENT	1,700.00	1,700.00	1,700.00		
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
CAPITAL OUTLAY	2,450,900.00	5,879,830.17	2,356.00		5,877,474.17
763100 IMPROVEMENTS GENERAL	2,450,900.00	5,879,830.17	2,356.00	0.00	5,877,474.17

Fund 1627 Project 50171 Hamilton Ave Parking

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

Fund 1627 Project 50172 Thomasson Drive

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

Fund 1627 Project 50173 South Bayshore

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50173 BAYSHORE/AVALON BEAUTIFICATION MSTU	1,000,000.00	1,066,635.00			1,066,635.00
EXPENSE Sub Total	1,000,000.00	1,066,635.00			1,066,635.00
OPERATING EXPENSE	200,000.00	211,635.00			211,635.00
631400 ENGINEERING FEES	200,000.00	211,635.00			211,635.00
CAPITAL OUTLAY	800,000.00	855,000.00			855,000.00
763100 IMPROVEMENTS GENERAL	800,000.00	855,000.00			855,000.00

Fund 1627 Project 50174 North Bayshore

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50174 BAYSHORE/AVALON BEAUTIFICATION MSTU	1,650,900.00	6,421,917.17	301,521.20		6,120,395.97
EXPENSE Sub Total	1,650,900.00	6,421,917.17	301,521.20		6,120,395.97
OPERATING EXPENSE		1,544,001.17	299,165.20		1,244,835.97
631400 ENGINEERING FEES		747,217.38	291,698.70		455,518.68
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
652990 OTHER OPERATING SUPPLIES					
CAPITAL OUTLAY	1,650,900.00	4,877,916.00	2,356.00		4,875,560.00
763100 IMPROVEMENTS GENERAL	1,650,900.00	4,877,916.00	2,356.00		4,875,560.00

Fund 1631 Haldeman Creek MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1631000000 HALDEMAN CREEK MSTU			49,971.50	413.03	50,384.53-
REVENUE Sub Total	1,888,200.00-	1,937,471.50-		0.85-	1,937,470.65-
REVENUE - OPERATING Sub-Total	342,900.00-	342,900.00-		0.85-	342,899.15-
311100 CURRENT AD VALOREM TAXES	339,500.00-	339,500.00-			339,500.00-
361180 INVESTMENT INTEREST	3,400.00-	3,400.00-			3,400.00-
361320 INTEREST TAX COLLECTOR				0.85-	0.85
CONTRIBUTION AND TRANSFERS Sub-Total	1,545,300.00-	1,594,571.50-			1,594,571.50-
486600 TRANSFER FROM PROPERTY APPRAISER					
489200 CARRY FORWARD GENERAL	1,562,500.00-	1,562,500.00-			1,562,500.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		49,271.50-			49,271.50-
489900 NEGATIVE 5% ESTIMATED REVENUES	17,200.00	17,200.00			17,200.00
EXPENSE Sub Total	1,888,200.00	1,937,471.50	49,971.50	413.88	1,887,086.12
OPERATING EXPENSE	54,500.00	103,771.50	49,971.50		53,800.00
631400 ENGINEERING FEES		49,271.50	49,271.50		
634970 INDIRECT COST REIMBURSEMENT	500.00	500.00	500.00		
634980 INTERDEPT PAYMENT FOR SERV	11,300.00	11,300.00			11,300.00
634999 OTHER CONTRACTUAL SERVICES	40,000.00	40,000.00			40,000.00
641951 POSTAGE	1,000.00	1,000.00			1,000.00
645100 INSURANCE GENERAL	200.00	200.00	200.00		
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	500.00	500.00			500.00
TRANSFER CONST	12,300.00	12,300.00		413.88	11,886.12
930600 BUDGET TRANSFERS PROPERTY APPRAISER	2,500.00	2,500.00		413.88	2,086.12
930700 BUDGET TRANSFERS TAX COLLECTOR	9,800.00	9,800.00			9,800.00
RESERVES	1,821,400.00	1,821,400.00			1,821,400.00
991000 RESERVE FOR CONTINGENCIES	1,400.00	1,400.00			1,400.00
993000 RESERVE FOR CAPITAL OUTLAY	1,820,000.00	1,820,000.00			1,820,000.00

A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT

Bayshore Beautification MSTU Landscape & Irrigation Maintenance

Month of: October 2025

Work Area 1-North Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	n/a	10/13/25	n/a	10/27/25	n/a
Pre & Post Cleaning	10/6/25	10/13/25	10/20/25	10/27/25	n/a
Irrigation Maintenance	10/6/25	10/13/25	10/20/25	10/27/25	n/a
Work Area 2-South Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	10/6/25	10/13/25	10/20/25	10/27/25	n/a
Work Area 3-Thommason Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	10/6/25	n/a	10/20/25	n/a	n/a
Pre & Post Cleaning	10/6/25	10/13/25	10/20/25	10/27/25	n/a
Irrigation Maintenance	10/6/25	n/a	n/a	n/a	n/a
Work Area 4- Lunar Street ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	10/13/25	n/a	n/a	n/a
Pre & Post Cleaning	10/6/25	10/13/25	n/a	n/a	n/a
Work Area 5- Bayview Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	10/6/25	n/a	n/a	n/a	n/a
Work Area 6- Community Parking Lot	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	10/6/25	n/a	10/20/25	n/a	n/a
Pre & Post Cleaning	10/6/25	n/a	10/20/25	n/a	n/a
Irrigation Maintenance	10/6/25	n/a	10/20/25	n/a	n/a
Work Area 7- Hamilton to Bay ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	10/6/25	n/a	10/20/25	n/a	n/a
Trimming & Pruning	10/6/25	n/a	10/20/25	n/a	n/a
Pre & Post Cleaning	10/6/25	n/a	10/20/25	n/a	n/a
Additional services all Work Areas	Week #1	Week #2	Week #3	Week #4	Week #5
Ornamental Turf Spraying	n/a	n/a	n/a	n/a	n/a
Fertilizer	n/a	n/a	n/a	n/a	n/a
Mulch	n/a	n/a	n/a	n/a	n/a

ADDITIONAL INFORMATION/COMMENTS
(plant/pest problems, site issues, recent traffic accidents, etc.)

[illegible]

INVOICE SUMMARY

BAYSHORE MSTU-MONTHLY SERVICES			
PO#4500241288		\$ 82,500.32	Landscape Maintenance
Invoice Date	Inv No	Amount	Description
10/31/25	CCBAY-049	\$ 6,330.14	October Maintenance
Total Monthly Maintenance		\$ 6,330.14	
PO Balance:		\$ 76,170.18	
BAYSHORE MSTU-ADDITIONAL SERVICES			
		\$ 150,000.00	Additional Services
Invoice Date	Inv No	Amount	Description
10/1/25	BAYINC-102	\$ 6,800.00	Pruning of 87 Royal Palms
10/31/25	BAYWK-1025	\$ 3,000.00	October Additional Clean-Up
10/31/25	BAY41-027	\$ 200.00	US 41 & Bayshore Drive
Total Expenses:		\$ 10,000.00	
PO Balance:		\$ 140,000.00	
COMBINED PO TOTAL		\$ 232,500.32	
COMBINED BILLED TO DATE		\$ 16,330.14	
COMBINED PO FUNDS AVAILABLE		\$ 216,170.18	



Creativity in Bloom

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%		

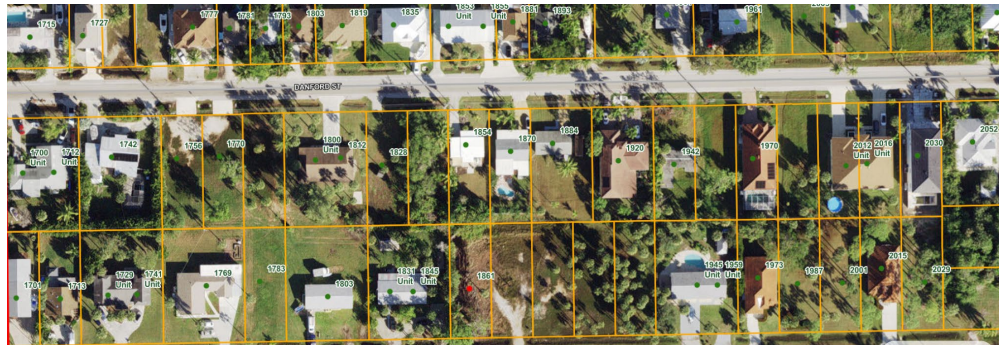
Shirley Garcia, CRA/MSTU Manager

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.





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.

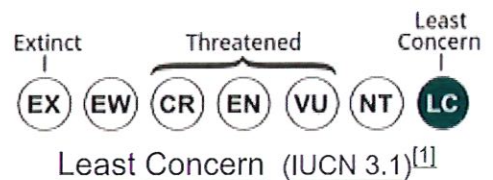
Distribution and habitat

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

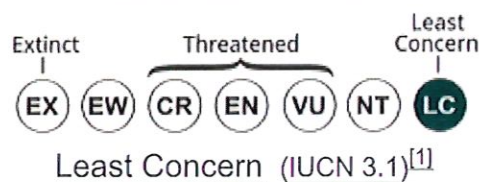
Individuals of the species are generally shrubs or small trees between 3 and 5 m (9.8 and 16.4 ft) in height, but under good growing conditions they can reach up to 10 meters (33 feet) tall. The trunks can be around 30 cm (12 in) in diameter. The bark is thin with fissures and plates. It is gray-brown 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

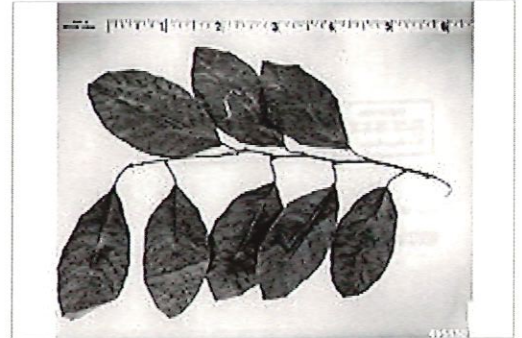
Chrysophyllum oliviforme is native to Florida, the Bahamas, the Greater Antilles, and Belize. It is also used as a decorative tree in many tropical countries. It has been declared invasive in Hawaii^[8] and has been naturalized in French Polynesia. They live in warmer, tropical climates because they 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

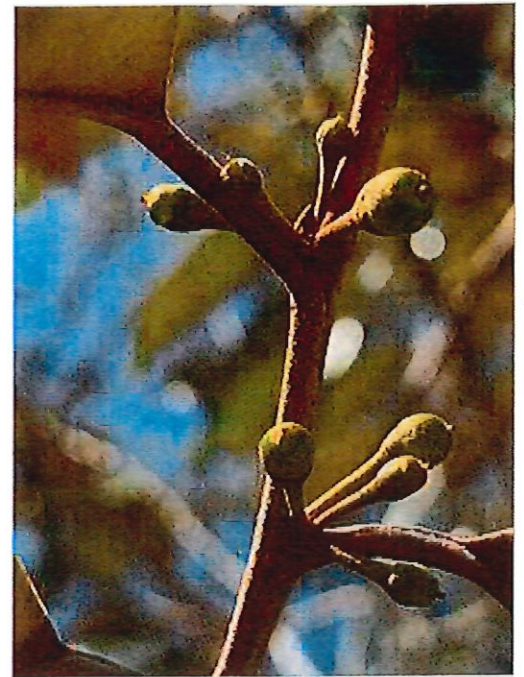


Chrysophyllum oliviforme— top of leaf coated with golden pubescence from underside of leaf above

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]}

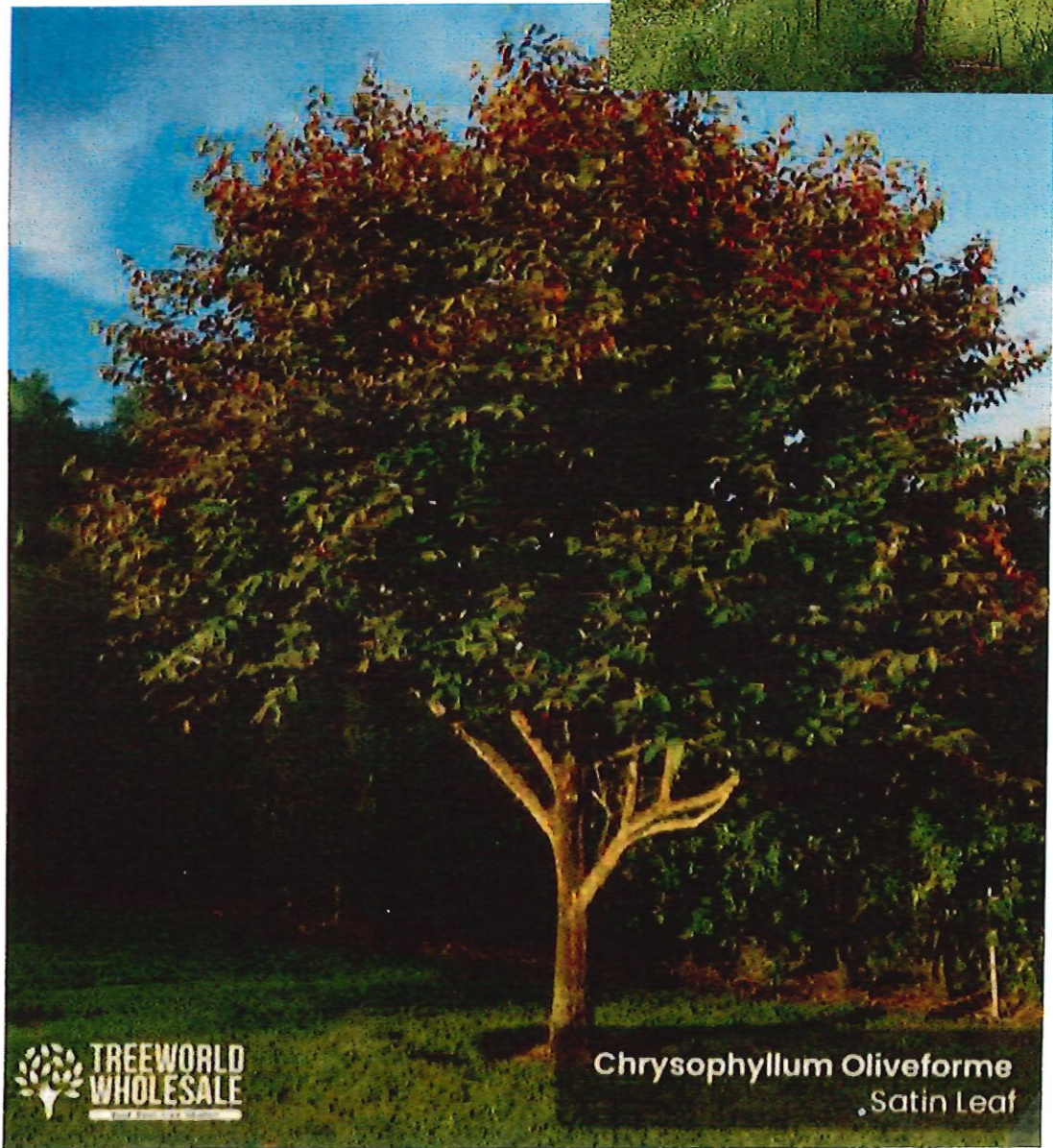
Other uses

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]

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



Distribution in the United States



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.



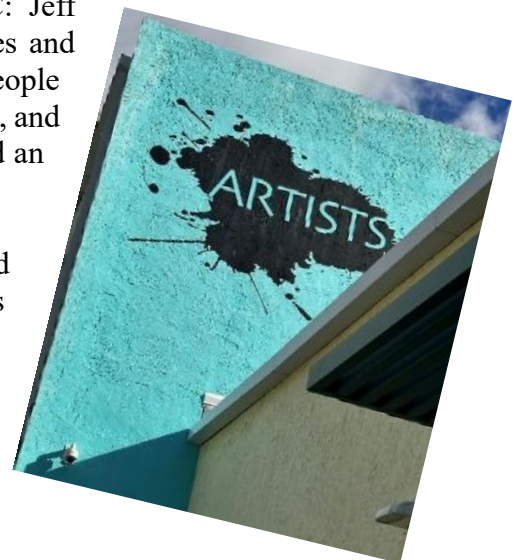
The 2025 Florida Redevelopment Association (FRA) Annual Conference was held from October 14-17, 2025, at the Hilton West Palm Beach Hotel.

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?

