



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Bayshore Gateway Triangle Local Redevelopment Advisory Board

Collier County Community Redevelopment Agency (CRA)

AGENDA

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

December 2, 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. November 4, 2025, Meeting Minutes Pages 1-7 (Attachment)
 - b. Financial Report Pages 8-13 (Attachment)
7. County Agencies and Presentations:
 - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
 - b. Windward Landing RPUD PL20250003046, Alexis Crespo and Carol Zepeda Pages 14-28 (Attachment)
 - c. Development Report by Laura DeJohn, Johnson Engineering Pages 29-49 (Attachment)
 - d. Collier County Wastewater Robert Von Holle Director, (as needed)
8. Old Business
 - a. Project Manager Current Projects Update Report Pages 50-51 (Attachment)
 - b. Manager Project Report Pages 52 (Attachment)
 - c. Christmas Tree Location-Diane Sullivan
9. New Business
 - a. Calendar 2026 **Action Item** Pages 53 (Attachment)
10. Advisory Board and General Communications
 - a. Public Comments
 - b. Correspondence
 - i. Code Enforcement Report Page 54 (Attachment)
11. Next Meeting
 - a. **January 8, 2026 @ 6 p.m. Thursday FGCU/Buehler Auditorium**
12. Adjournment



November 4, 2025, Meeting Minutes

**BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD
MINUTES OF November 04, 2025, MEETING**

The meeting of the Bayshore/Gateway Triangle Local Redevelopment Advisory Board was called to order by Chairman, Maurice Guterrez, at 6:00 p.m.

I. Meeting Called to Order: Meeting called to order by Maurice Guterrez @6:00pm.

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

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
Laura Layden, Zoom Participant
Daniel Hall (Collier County Traffic Operations), Zoom Participant
Pam Richards, 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 Steve Rigsbee; approved unanimously. 9-0
CRA Action: Motion made by Maurice Gutierrez to accept board members on zoom to vote; second by Kristin Hood; approved unanimously. 9-0

V. Public to be Heard (Non-Agenda Items)
None

VI. Approval of Consent Agenda:
a. October 7, 2025, Meeting Minutes
CRA Action: Motion made by Maurice Gutierrez to accept October 7, 2025, meeting minutes; second by Al Schantzen.; approved unanimously 9-0.
b. Financial Report
CRA Action: Motion made by Maurice Guterrez to accept the financial report as written; seconded by Al Schantzen; approved unanimously 9-0.



VII. County Agencies and Presentations:

a. Public Safety Report by Sergeant Allen Tuff:

Sergeant Tuff was unavailable to attend the meeting.

b. Crosswalk Study- Atkins Engineering Travis Stewart P.E. and Sufyan Rharad P.E.

Tami Scott introduced the Atkins Engineers, Travis Stewart P.E. and Sufyan Rharad P.E. Mrs. Scott discussed how the study first was discussed by the board. Mrs. Scott commented the board wanted to look into the possibility of doing a crosswalk study on Bayshore and Shadowlawn. Mrs. Scott commented that the agency had discussions with Collier County Transportation, and the recommendation would be to know if a study is needed, a licensed engineer would be needed. Mrs. Scott commented that the agency selected Atkins Engineering through the county direct selection process. Mrs. Scott commented that Atkins Engineering provided a proposal for two studies, which are for Bayshore and Shadowlawn. Mrs. Scott commented that each project had three tasks. Mrs. Scott commented that one task is collecting the data and doing the report. Mrs. Scott noted that this process has been completed, and a report has been provided. Mrs. Scott commented that the next task will be the construction of documents to actually design a system.

Travis Stewart P.E., and Sufyan Rharad P.E., gave an introduction of the study and discussed what the study involved.

Travis Stewart commented that the purpose of the study was to provide a Pedestrian Engineering Planning Study for at least one pedestrian hybrid beacon PHBs on Shadowlawn Drive and least two PHBs on Bayshore Drive. Mr. Stewart discussed how the study was accomplished. He stated that Atkins Engineering used guidance from FDOT and the MUTCD. Mr. Stewart stated that this is only the first stage of this study, and the planning study for recommendations for pedestrian crossroads is the only thing that has been completed. Mr. Stewart stated that there is nothing in design just yet. Mr. Stewart stated that Atkins Engineering will organize this presentation through the mid-block crossing selection criteria, then split up the roadways and zones. Mr. Stewart stated that first Shadowlawn Drive will be discussed and afterward the two locations on Bayshore Drive will be discussed. Mr. Stewart stated that each study will have data collection first, analysis, their recommendations and some of the preliminary design considerations for each portal. Mr. Stewart stated that the mid-walk crossing selection criteria has three pedestrian treatments. Which includes, a standard marked crosswalk, rectangular rapid flashing beacon, and a pedestrian hybrid beacon, PHV. Mr. Stewart stated that the standard marked crosswalk is your crosswalk and your warning signs. Mr. Stewart stated that after the standard crosswalk is the RFP, Rectangular Rapid Flashing Peak. It is an infrastructure enhancement of the standard marked crosswalk. Mr. Stewart stated that some of the criteria behind the Rectangular Rapid Flashing Peak is a posted speed limit of less than 35 miles per hour. A current crosswalk is less than 4 travel lanes and then volume-based consideration. Mr. Stewart stated that the Pedestrian Hybrid Beacon has a stop bar and a regulatory red signal requiring drivers to stop at the stop bar when a pedestrian presses the button. Mr. Stewart stated that the criteria behind this are speeds, gaps, pedestrians delays and



volume-based considerations. Mr. Stewart discusses the study for Shadowlawn. Mr. Stewart stated that the study for Shadowlawn area was conducted from Connecticut Avenue to North of US 41, however the big pedestrian generator on Shadowlawn was the Elementary School. Mr. Stewart stated that the elementary school has a 15-mile per hour school zone that runs just parallel to the school. Mr. Stewart stated that Atkins Engineering collected crossing pedestrian counts at 6 locations. Mr. Stewart stated that at the 6 locations, the most crossing pedestrians are happening at the existing Marks Crosswalk at Shadowlawn and then just south of it. Mr. Stewart stated that Atkins Engineering collected study for speed and gaps at Shadowlawn. Speed was collected at two locations and gap at one location. Mr. Stewart stated that for the speed study, the posted speed limit on Shadowlawn is 25 miles per hour and 85th percentile speeds were just above 25, to 27 miles per hour. Mr. Stewart stated that speeds during school flashing zones were considered and there were over 80% of vehicles traveling 20 miles per hour, indicating that the school zones are slowing down traps during school drops. Mr. Stewart stated that a gap study was conducted on Shadowlawn Avenue near the existing crosswalk. Mr. Stewart stated that the average gaps are between 14 and 16 and then 85th percentile gaps, 23 to 26. Mr. Stewart stated that this information indicates that there is enough time for a pedestrian to cross the road. Mr. Stewart stated that Atkins Engineering evaluated crashes starting from 2019-2025. Mr. Stewart discussed the recent activities of crashes on Shadowlawn. Mr. Stewart stated that after Atkins Engineering looked at all the criteria, including the volume, it was determined that a pedestrian hyper beacon at the existing standard marked crosswalk is needed. Sufyan Rharad P.E. stated that the study shows where a safer crossing could be implemented and what type of people. Mr. Rharad stated that the pedestrian hybrid beacon that will be activated by pedestrians will have high visibility crosswalks, high visibility signing and pavement markings. Mr. Rharad stated that Atkins Engineering will be implementing accessibility at landing for ADA curbs, ramps, and school zone integration. Mr. Rharad stated that the PHP will be coordinated with the school zone flashes.

John Dunnuck asked, “does the FDOT pedestrian standards coming from a school meet the FDOT standards from the CRA agency office, or is this an exception, deviation of what is being proposed?”

Travis Stewart stated that Atkins Engineering is proposing the PHB off of safety considerations. Mr. Stewart stated that the volume meets a PHB from a roadway length of 80 feet, so traffic volume would need to be increased to justify it using the volumes provided by MUTCD and FDOT.

John Dunnuck asked what is an estimate for off system construction?

Sufyan Rharad stated that Atkins Engineering has not looked into construction and will be getting back with that information.

Travis Stewart discusses Bayshore Drive Study area. Mr. Stewart stated that the study for Bayshore Drive was conducted south of US-41, beginning at the current pedestrian hybrid at Weeks Avenue and south of Thomason Drive. Mr. Stewart stated that at Bayshore Drive, there are two pedestrian highways. The first is at Weeks Avenue, and



the second is at lakeview Drive. Mr. Stewart stated that compared to Shadowlawn Avenue, Bayshore Drive has had increased foot traffic throughout the last 10 years. Mr. Stewart stated that there has been a historical growth rate of 4.75% for traffic volumes. Mr. Stewart stated that the increase in traffic is from new developments on Bayshore Drive. Mr. Stewart stated that Lakeview Drive pedestrian hybrid beacon, which is in the middle of Bayshore Drive current has the most pedestrian crossing. Mr. Stewart stated that the second highest crossing count is at Weeks Avenue pedestrian Highway Beacon, which is on the north side of Bayshore Drive. Mr. Stewart stated that Gulfview Drive currently has the third most crossing count, with Linda Drive coming in fourth. Mr. Stewart stated that Atkins Engineering conducted three speed studies and two gap studies on Bayshore Drive. Mr. Stewart stated that posted speed limit on Bayshore Drive is 35 miles per hour. The average speeds ranged in that area for all three locations. Mr. Stewart stated that the 85th percentile was about 5 miles over the speed limit. Mr. Stewart stated that Atkins Engineering conducted two gap studies, which is the time it takes for a second vehicle to pass that imaginary line. Mr. Stewart stated that Bayshore Drive has a roadway length of about 70 feet, and a typical crossing time should be about 21 seconds. Mr. Stewart stated that Atkins Engineering gap study is under 21 seconds. Mr. Stewart stated that this indicates people may or may not be using the medians on Bayshore Drive to fully cross the road. Mr. Stewart stated that when Atkins Engineering analyzed crashes on Bayshore Drive, they did not see any crashes crossing Bayshore Drive and it indicated that there were pedestrians and bicyclists traveling on Bayshore Drive but not crossing Bayshore Drive. Mr. Stewart stated that Atkins Engineering recommendations on Bayshore Drive were for two PHVs, for the first location on Gulfview Drive. Mr. Stewart stated that the gap study indicated that there are not enough available grounds for a pedestrian to cross. Mr. Stewart stated that with the two recommendations mentioned, the tracked volume increases on Bayshore Drive. Mr. Stewart stated that adding pedestrian hybrid beacons on Bayshore Drive would give the drivers clear indication that you are trying to make Bayshore Drive a pedestrian friendly course.

Sufyan Rharad discussed the design of the pedestrian hybrid beacons for Bayshore Drive. Mr. Rharad stated that the first PHP design for Bayshore Drive will convert existing medians as a refuge island for the mid-block crossing. Mr. Rharad stated that Linda/Lunar recommendations are to have the PHB with potential median refuge for two-stage crossing. Mr. Rharad stated that Bayshore PHB Driveways and side streets, if a driveway or side streets are close, consider blank-out No turn during walk signal. Mr. Rharad stated that the operations and timing for Bayshore PHB beacon will turn dark until it is called yellow than red (walk) while flashing red (countdown).

Lori Barefield asked if the desire for safety and slower speeds on Bayshore, why not lower the speed limit?

Daniel Hall (Collier County Traffic Operations) stated that to lower speeds, you have to do a speed study.

Tami Scott stated that she recommends that the crosswalk study that has been completed by Atkins Engineering, placed on hold until a cost plan is in place and



recommendations from Daniel Hall (Collier County Traffic Operations) have been made. Mrs. Scott gave a recap of the tasks that the CRA advisory board agreed regarding placing the crosswalk study on hold. Mrs. Scott stated that she is going to issue a notice to suspend for both projects with Atkins Engineering. Mrs. Scott stated that she will be meeting with transportation with the crosswalk study to receive their feedback on whether or not this project in its current numbers would be something the advisory board could support. Mrs. Scott stated that then there will be additional data collected regarding the study. Mrs. Scott stated that she will also get a construction estimate as well.

c. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn discussed updated development activities based on the Collier County Growth Management Department. Mrs. DeJohn stated 183705-15 (ZLTR): PL202500011143. Applicants request a zoning verification letter, including documentation of any variances or special use permits located at 2600 Tamiami Tri E. Mrs. DeJohn stated that the 5th Avenue Car Club (CU): PL20250011303. Applicants seek conditional use of the C-4 (General Commercial) zoning district for motor freight transportation and warehousing to allow a car storage project. Proposing 36 two-story units with mezzanine/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 Drive. Mrs. DeJohn stated that 3195 Connecticut Ave (LS): PL20250011714. Applicant initial request to split combined lots 7 & 8 into 2 separate 50' wide lots. It will come off report, because the applicant cancels the application in October. Mrs. DeJohn stated that Bayshore RPUD PL20250003046. Staff issued first comment letter on 10/77/2025. NIM scheduled for 11/3/2025 at 5:30 pm at East Naples Community Park, 3500 Thomasson Dr. Naples, FL 34112. Mrs. DeJohn stated that this project requires public hearings. It would go to the Planning Commission and then it will finally go to the boarding. Mrs. DeJohn stated that Jenson Canopy (BLC): PL20250001596. Hearing Examiner Hearing scheduled for November 13, 2025. Applicant seeks to install a 40 x 18 removable boat lift canopy. This exceeds the standard 35' length. Mrs. DeJohn stated that Metro South: PL20250011671. Amending Site Development Plan 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. Mrs. DeJohn stated that Brookside Marina: PL20250002817. Staff issued an incomplete submittal letter on 9/23/2025 citing missing applications and plans. Applicant submitted additional documents on 10/14/2025. Mrs. DeJohn stated that Linwood Auto Storage: PL20250009519. Staff issued second comment letter on 9/24/2025 with landscape plant materials comments. Applicant third submittal on 9/25/2025. SDPI Approval letter issued on 10/1/2025. Mrs. DeJohn stated that Pine Street Car Wash (SDP): PL20230001721. The administrative appeal of the decision to approve the Pine Street Car Wash will be in front of the hearing examiner on November 13, 2025.

VIII. Old Business:

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



Project Manager Update

a. Irrigation

Tami Scott discussed updates for irrigation. Mrs. Scott stated that there are two new pumps on Bayshore, Jeepers and Celebration Park. Mrs. Scott stated that there are two new controllers that have been installed, and all the electricity has been redone. Mrs. Scott stated that it's about \$125,000 worth of work being done. Mrs. Scott stated that there will be an app that will be able to adjust the irrigation on Bayshore through the phone.

b. Tree Trimming

Tami Scott stated that Royal Palms on Bayshore Drive have been trimmed. Mrs. Scott stated that Palms trees at the south end of Bayshore Drive before the roundabout are scheduled to be trimmed. Mrs. Scott stated that Palm Trees on Thomasson and Hamilton are scheduled to be trimmed.

c. Haldeman Creek Survey

Tami Scott stated that the survey is complete, workshops complete, staff is waiting on a final document and will be uploaded to new website.

d. 17 Acres Boardwalk Project FB

Tami Scott stated that pilings have been completed for the boardwalk. Promenade pavers are complete, boardwalk framing has started, and landscape installation has started. Mrs. Scott stated that the boardwalk is still on track to be completed on January 28th completion date. Mrs. Scott stated that the boardwalk is on its 4 payouts.

IX. New Business

a. Boardwalk Promenade Canopy Tree Discussion- Tami Scott and Kevin Mangan

Tami Scott and Kevin Mangan discussed promenade canopy trees. Mrs. Scott stated that Kevin Mangan designs this project two years ago. Mrs. Scott stated that a substitution of Tabahulia tree for a satin leaf tree at no cost, to be placed alongside the landscape on the boardwalk. Mrs. Scott stated that this project has the potential of being submitted for a native species project with the State of Florida.

Kevin Mangan stated that one idea that was originally considered was bringing color to the flower and the tree. Mr. Mangan stated that the satin leaf not only being native, but it got an interesting leaf. Mr. Mangan stated that the leaf has dark green on the top and cooper rusty underneath.

CRA Action: Motion made by Maurice Gutierrez to accept Boardwalk Promenade Canopy Tree project to move forward by Tami Scott (Project Manager); second by Kristin Hood; approved unanimously. 9-0

X. Advisory Board and General Communication

a. Public Comments

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

Phone: 239-252-8844

Online: www.bayshorecra.com



None

b. Correspondence

1. Code Enforcement October Report

2. 2025 Florida Redevelopment Association (FRA) Conference Summary

Kristin Hood commented on her experience at the (FRA) conference. Mrs. Hood shared information about the speaker at the conference and will be providing video information to staff for the advisory board to follow up on.

XI. Next Meeting: December 2, 2025 @ 6pm. Tuesday Botanical Garden FGCU/Buehler Auditorium

XII. Adjournment: Meeting adjourned at 8:20 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			222,734.00	40,538.94-	182,195.06-
REVENUE Sub Total	5,728,100.00-	5,812,352.50-		101,078.62-	5,711,273.88-
REVENUE - OPERATING Sub-Total	7,000.00-	7,000.00-		1,078.62-	5,921.38-
361170 OVERNIGHT INTEREST				160.48-	160.48
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		573.14-	6,426.86-
369300 REIMBURSEMENT FOR PRIOR YEAR EXPENDITURE				345.00-	345.00
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	222,734.00	60,539.68	5,529,078.82
PERSONAL SERVICE	605,800.00	605,800.00	69,043.00	45,048.65	491,708.35
OPERATING EXPENSE	442,700.00	526,952.50	153,691.00	15,491.03	357,770.47
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	84,372.00	9,925.50	109,955.00
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		3,076.42	5,623.58
640990 TOLLS					
641230 TELEPHONE ACCESS CHARGES	1,400.00	1,400.00		175.00	1,225.00
641700 CELLULAR TELEPHONE	2,000.00	2,000.00		149.68	1,850.32
641950 POSTAGE FREIGHT AND UPS	500.00	500.00			500.00
641951 POSTAGE					
643100 ELECTRICITY	7,200.00	7,200.00	5,150.05	749.95	1,300.00
643400 WATER AND SEWER	3,500.00	3,500.00	2,472.41	277.59	750.00
644620 LEASE EQUIPMENT	2,000.00	2,000.00	1,591.40	318.28	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	11,765.00		12,835.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	300.00	300.00		22.00	278.00
646440 FLEET MAINT ISF PARTS AND SUBLET				5.14	5.14-
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		20.00	3,980.00
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	220.50	110.02	2,669.48
651210 COPYING CHARGES	2,200.00	2,200.00	1,286.72	313.28	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		152.79	647.21

Fund 1020 Bayshore/Gateway Triangle

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
652990 OTHER OPERATING SUPPLIES	10,000.00	10,000.00	1,432.92	195.38	8,371.70
652999 PAINTING SUPPLIES					
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			2,993,802.39	830,634.57	3,824,436.96-
REVENUE Sub Total	4,590,300.00-	19,575,218.78-		44,133.79-	19,531,084.99-
REVENUE - OPERATING Sub-Total	24,700.00-	24,700.00-		44,133.79-	19,433.79
361170 OVERNIGHT INTEREST				18,570.01-	18,570.01
361180 INVESTMENT INTEREST	24,700.00-	24,700.00-		25,563.78-	863.78
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	2,993,802.39	874,768.36	15,706,648.03
OPERATING EXPENSE		2,786,229.77	762,307.18	86,326.64	1,937,595.95
631401 ENGINEERING FEES DESIGN		237,342.92	176,482.37	18,774.46	42,086.09
634980 INTERDEPT PAYMENT FOR SERV		44,461.38-			44,461.38-
634999 OTHER CONTRACTUAL SERVICES		2,560,917.37	556,029.45	64,916.68	1,939,971.24
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	2,231,495.21	788,441.72	12,869,052.08
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	2,230,944.71	788,441.72	14,228,710.08
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	424,128.99	27,573.64	9,193,578.12
EXPENSE Sub Total	3,678,600.00	9,645,280.75	424,128.99	27,573.64	9,193,578.12
OPERATING EXPENSE		1,233,992.23	423,578.49	27,573.64	782,840.10
631401 ENGINEERING FEES DESIGN		237,342.92	176,482.37	18,774.46	42,086.09
634980 INTERDEPT PAYMENT FOR SERV		3,910.00-			3910.00-
634999 OTHER CONTRACTUAL SERVICES		1,000,559.31	247,096.12	8,799.18	744,664.01
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	2,345,786.03	815,578.22	804,091.12
EXPENSE Sub Total		3,965,455.37	2,345,786.03	815,578.22	804,091.12
OPERATING EXPENSE		564,806.33	272,318.98	27,136.50	265,350.85
634980 INTERDEPT PAYMENT FOR SERV		40,551.38-			40,551.38-
634999 OTHER CONTRACTUAL SERVICES		573,894.73	243,491.50	24,501.00	305,902.23
639990 OTHER CONTRACTUAL SERVICE		31,462.98	28,827.48	2,635.50	
CAPITAL OUTLAY		3,400,649.04	2,073,467.05	788,441.72	538,740.27
763100 IMPROVEMENTS GENERAL		3,400,649.04	2,073,467.05	788,441.72	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	158,199.93	31,616.50	
EXPENSE Sub Total		189,816.43	158,199.93	31,616.50	
OPERATING EXPENSE		967.88	967.88	31,616.50	31,616.50-
634999 OTHER CONTRACTUAL				31,616.50	31,616.50-
646451 LIGHTING MAINTENANCE		1,517.52	967.88		549.64
652990 OTHER OPERATING		549.64-			549.64-
CAPITAL OUTLAY		188,848.55	157,232.05		31,616.50
763100 IMPROVEMENTS GENERAL		188,848.55	157,232.05		31,616.50

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



November 17, 2025

Shirley Garcia
Program Manager
Bayshore Gateway Triangle CRA3335 Tamiami Trl. E, Unit 102
Naples, FL 34112

**RE: Windward Landing RPUD (FKA Enclave at Bayshore)
 PL20250003046**

Dear Ms. Garcia,

Enclosed for your review is a conceptual design package for a PUD rezone for a project known as Windward Landing ("Project"). The site comprises 71.4± acres and is generally located south of Holly Avenue and west of Bayshore Drive in unincorporated Collier County, FL.

The Applicant ("Toll Brothers") proposes to rezone the property from Residential Single-Family (RSF-3) and Rural Agricultural (A) to a Residential Planned Unit Development (RPUD) to allow for a maximum of 90 single-family detached dwelling units, accessory uses and supportive infrastructure.

Background and Proposed Development

The subject property ("Property") consists of 71.4+/- acres and is identified by the Collier County Property Appraiser as Parcel ID #s 61837960006 and 61838000004. Currently vacant and vegetated, the site is accessed via the southern terminus of Bayshore Drive.

The property lies predominantly within the Urban Coastal Fringe Future Land Use designation, with approximately 5 acres designated as Conservation. Additionally, the entire site is located within the Coastal High Hazard Area (CHHA), as identified in the Collier County Growth Management Plan ("GMP"). Zoning for the property includes approximately 31 acres designated as Residential Single Family (RSF-3) in the northern portion, and 40 acres zoned Rural Agricultural (A) in the southern portion. The RSF-3 area also falls within the boundaries of the Bayshore Gateway Triangle Community Redevelopment Area (CRA). Based on the existing zoning districts, the site is currently zoned for 101 dwelling units. The GMP would permit up to 199 residential dwelling units.

Surrounding Properties

The surrounding development falls under Collier County's jurisdiction. The areas consist of a mix of residential land uses and supportive preserve lands as follows:

	FUTURE LAND USE	ZONING	EXISTING LAND USE
NORTH	Urban Coastal Fringe	Village Residential (VR)	Mobile Home Subdivision
SOUTH	Conservation; Urban Coastal Fringe	Mixed Use Planned Unit Development (MPUD); Agricultural (A)	Preservation (Isles of Collier Preserve)
EAST	Urban Coastal Fringe	Mixed Use Planned Unit Development (MPUD)	Single-Family Detached Residential & Preservation (Isles of Collier Preserve)
WEST	Conservation; Urban Coastal Fringe	Mixed Use Planned Unit Development (MPUD)	Single-Family Attached Residential; Preservation (Isles of Collier Preserve)

Request

The proposed community proposes to develop the 71.4-acre site as a carefully planned, 90-unit single-family residential subdivision. The project provides for the opportunity to incorporate private on-site amenities and supporting infrastructure, as outlined in the accompanying PUD Conceptual Master Plan. Based on the current zoning district's densities, the RPUD represents a reduction of 109 units allowed under the GMP.

Bayshore Drive will be extended to the site's proposed access point with a cul-de-sac to address public safety measures. The entry is proposed to be gated and will meet all required stacking requirements for entering vehicles.

Perimeter buffers meet or exceed those required in the LDC and are largely provided by the proposed preserves along the project perimeters. A deviation is requested to allow for a combined wall/berm not to exceed 8 feet to allow for privacy, external compatibility and design flexibility considering the relatively low elevation of existing grades. All other required perimeter buffers meet the requirements of the LDC.

The community includes residential tracts comprised of up to 90 single-family detached dwelling units and internal rights-of-way. A deviation is proposed to allow for a 50-foot-wide internal right-of-way to maximize on-site preservation of sensitive wetlands and ensure a compact, clustered development program. This deviation is typical of clustered PUD zoning districts with private streets.

An optional amenity area is also shown on the PUD master plan, central to the community and buffered from on-site preserve areas and offsite residential uses for compatibility purposes.

Although the site's current GMP allows for up to 199 dwelling units, the project is pursuing a lower-density development strategy. This approach emphasizes the preservation of open space and seeks to minimize land disturbance. By aligning the project with the natural characteristics of the site and its surroundings, this development aims to create a more environmentally conscious community designed in harmony with the land. In addition, single family homes are consistent with nearby development.

The project will meet the minimum 60% open space requirements for PUDs and will substantially exceed the minimum preservation requirements as shown on the PUD Master Plan.

Existing and available infrastructure and public services are available to serve the project at the proposed density. Where extensions are required to connect to the existing infrastructure, these improvements will be fully funded by the developer.

Requested Deviations

The Applicant is requesting the following deviations to allow for design flexibility within the project, largely to accommodate native preservation and enhanced open space, as well as enhance the community design.

Deviation 1: A deviation from LDC Section 6.06.02.A., "Sidewalks, Bike Lanes and Pathway Requirements", which requires five-foot wide sidewalks to be constructed on both sides of the local/internal rights-of-way, to allow a 6-foot-wide side sidewalk on only the west side of the Bayshore Drive Extension.

Review Criteria

Deviation 2: From LDC Section 5.03.02.C.2, "Fences and walls", which permits a maximum fence/wall height of 6 feet in residential components of Planned Unit Development zoning districts, to allow for a maximum fence/wall/berm height of 8 feet along the PUD perimeter boundary.

Deviation 3: From LDC Section 6.06.01.N, "Minimum right-of-way widths", which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 50-foot right-of-way internal private right-of-way.

Deviation 4: From LDC 5.06.02.B.6 "On-premises signs", which permits within residential districts, ground signs with a maximum height of 8 feet, to allow for a maximum sign height of 10.

Deviation 5: From LDC 5.06.02.B.6 "Ground or Wall sign Square foot", which permits ground or wall signs to have a maximum combined area of 64 square feet to allow for a maximum combined 100 square feet.

Deviation 6: From LDC Section 6.06.01.J. Street System Requirements, which limits cul-de-sacs to 1,000' in length, to allow for a maximum cul de sac length of 2,000 l.f.

Deviation 7: From LDC Section 6.06.01.N, "Minimum right-of-way widths", which establishes the minimum right-of-way width of 60 feet to be utilized, to allow for a 50-foot right-of-way for the extension of Bayshore Drive along the project frontage.

LDC Sections 10.02.13 B.5. and 10.02.08.F require PUD rezones to be analyzed based upon the following criteria:

- a. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.**

The Property is located within an area of existing residential development at the southern

terminus of Bayshore Drive. The site is predominantly within the Urban Coastal Fringe Future Land Use (FLU) designation with 5 acres of the site within the Conservation FLU. 30.97 acres of the site are within the RSF-3 zoning district, while the remaining 40.39 acres are in the Rural Agricultural (A) zoning districts. The RSF-3 zoned portion is also within the Bayshore Gateway Triangle CRA.

Access to the subject property will be provided via an extension of Bayshore Drive, which presently terminates at the northeast corner of the site. The proposed Bayshore Drive extension will be constructed in accordance with applicable County standards, with two requested deviations: (1) placement of the sidewalk along the west side of the roadway, as the adjoining lands to the east are designated preservation areas, and (2) a reduction in the right-of-way width to 50 feet based upon the existing right-of-way width.

The Property will be served by centralized water and wastewater service by Collier County. The developer will incur the costs of connecting the site to the utility system. A statement of utilities demand is enclosed as part of this application.

The site abuts the Holly Terrace Subdivision mobile home community to the north. The properties to the south, east, and west are zoned MPUD as part of The Sabal Bay Mixed-Use Planned Development (AKA Isles of Collier Preserve). These lands are developed with single-family detached and attached residential uses, as well as conservation lands per the MPUD zoning approval.

Public services and infrastructure are available in the immediate vicinity to serve the project for potable water, sewer, Sheriff, Fire/EMS, parks and schools. Please see attached Public Facilities Map.

The RPUD proposes single family residential uses that will serve as a logical extension of the residential development pattern and carefully balanced with the environmental sensitivity of the site through a clustered design approach. Perimeter buffers are proposed per the LDC where proposed preserves do not abut the PUD boundary. Additional wall/berm height is requested to further ensure screening between the proposed homes and the adjacent communities.

Based upon the proposed low density usage, nature of surrounding lands and the established development pattern along Bayshore Drive, and the existing levels of public infrastructure available, the Property is suitable for the development of a residential subdivision as proposed through this application.

- b. Adequacy of evidence of unified control and suitability of agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense. Findings and recommendations of this type shall be made only after consultation with the County Attorney.**

The subject property is under unified control by Forrest G Amaranth Land Trust C/O Holmes Fraser PA, who has authorized the Applicant, Toll Bros., to file the application, as demonstrated by the Covenant of Unified Control included in the PUD application.

- c. Conformity of the proposed PUD with the goals, objectives, policies, and the Future Land Use Element of the Growth Management Plan.**

The proposed changes maintain the project's consistency with the following Collier County Growth Management Plan Policies:

FLUE Policy 5.6: "New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004, and effective October 18, 2004, as amended)."

The proposed change does not alter the development's compatibility with surrounding land uses as the proposal is for single-family, low-density development. The existing development rights per the RSF-3 and A zoning districts allow for this site to be constructed with up to 101 dwelling units. The existing GMP designations allow up to 199 residential dwelling units. Therefore, the proposed PUD is a reduction in allowable density per the proposed 90 single-family detached dwellings. The proposed preserve areas abut the majority of the PUD perimeters. Where residential uses abut the project perimeter, landscape buffers are proposed per the LDC. Additionally, an 8-foot-tall wall/berm is proposed for enhanced screening and compatibility.

FLUE Policy 7.1: "The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code."

An extension of Bayshore Drive is proposed to provide direct access to the site. This extension will be constructed in compliance with county development standards, except for the request to locate sidewalks on the west side only and the request to reduce the right-of-way width to 50 ft. The roadway extension will ensure appropriate access while supporting the intent of connecting to the surrounding collector road network. A deviation is requested to allow for the required sidewalk facility on the west side of the extension to serve the project, as the Bayshore Drive Extension will be "single-loaded" and will not serve development on the east side of the roadway due to the buildout of the Isle of Collier project.

FLUE Policy 7.3: "All new and existing developments shall be encouraged to connect their local streets and/or interconnection points with adjoining neighborhoods or other developments regardless of land use type. The interconnection of local streets between developments is also addressed in Policy 9.3 of the Transportation Element."

While the proposed development will have access to a public roadway, interconnectivity to the north is not feasible due to existing preserve lands and a developed mobile home park subdivision that physically prevents a roadway connection. Based on existing conditions/environmental constraints, the RPUD is consistent with this policy.

FLUE Policy 7.4: "The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities and a range of housing prices and types."

This proposed low-density development provides a significant amount of open space and preserves environmentally sensitive areas, aligning with the County's goals for thoughtful, sustainable growth. While the project emphasizes lower density, it contributes meaningfully to the diversity of the housing market by offering a product type that is currently in demand, helping to meet the needs of the community while preserving

the site's natural resources. Sidewalks are proposed along internal roadways in accordance with the LDC and will connect to the sidewalk on Bayshore Drive Extension.

CCME Policy 6.1:

In accordance with Policy 6.1, a residential development in the Coastal High Hazard Area (CHHA) greater than 2.5 acres, must provide a minimum of 25% of the native vegetation present. As determined by the native vegetation present on the Project site prior to clearing, the Collier County native vegetation preservation requirement totals 17.09 acres (68.36 acres x 0.25). The development is proposing to provide 22.13 acres, or 32%, native vegetation, thereby exceeding the requirements of this policy. Moreover, the preserve areas consist of mangrove swamp FLUCCS communities, representing preservation of the highest quality habitat on-site.

CCME Objective 7.1:

Please refer to the Environmental Report for description of listed species on the property. The proposed development will be consistent with Objective 7.1 in that the project provides substantial preserve areas for the provision of habitat. The project will be designed and constructed in a manner that avoids adverse impacts to any listed or endangered species and their habitats. Should any listed species be identified during subsequent stages of development, appropriate avoidance, protection, or mitigation measures will be implemented in coordination with State, Federal, and County requirements.

- d. The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

The Planned Unit Development proposes a low-density residential subdivision. All required setbacks, buffers, and development standards will be consistent with the regulations established within the proposed Planned Unit Development. Buffers will meet the LDC and provide adequate screening. Preserves are also strategically located on project perimeters to further buffer adjacent land uses.

- e. The adequacy of usable open space areas in existence and as proposed to serve the development.**

This site incorporates a substantial amount of open space designed to benefit residents while carefully preserving the wetlands present on the property. The proposed preserve area far exceeds the minimum required 17+/-acres per the LDC.

- f. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.**

As detailed in the enclosed application, all necessary public infrastructure is available and sufficient to support the proposed RPUD. Moreover, the RPUD proposes less density than allowed by the current zoning.

- g. The ability of the subject property and of surrounding areas to accommodate expansion.**

The site abuts existing development and is zoned for up to 101 dwelling units currently, and the GMP allows up to 199 dwelling units. The proposed PUD will employ a clustered development approach to minimize disturbances to the native vegetation on the site, far in excess of the LDC and GMP requirements, and well below the allowable densities. The application demonstrates adequate infrastructure, and services are available to serve the project.

- h. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

The proposed development is generally consistent with the PUD regulations outlined in the RPUD and Land Development Code. The deviations will enhance compatibility with the environmental and neighborhood by allowing a clustered development footprint and increased screening.

Rezone Findings:

LDC section 10.02.08.F requires the Planning Commission hearing and recommendation to be based on the following criteria:

- 1. Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map and the elements of the Growth Management Plan.**

The proposed PUD Rezone is consistent with the Future Land Use Element of the Growth Management Plan and proposed substantially less density than authorized by the underlying Urban Coastal Fringe and Conservation future land use designations.

- 2. The existing land use pattern.**

The project is consistent with adjacent residential land use patterns and preservations lands based upon the sensitive environmental design of the site.

- 3. The possible creation of an isolated district unrelated to adjacent and nearby districts.**

The proposed PUD is not proposing any changes that would cause the creation of an isolated district. Surrounding properties to the north, south and east are zoned MPUD.

- 4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

The proposed PUD boundary is logically drawn, following property boundaries under common ownership.

- 5. Whether changed or changing conditions make the passage of the proposed amendment necessary.**

Passage of this rezoning will assign a zoning district more compliant with the GMP than the current zoning. The site is a mix of Rural Agriculture (A) and Residential Single-Family (RSF-3) zoned lands that do not support a cohesive development pattern on the site. Rural

Agriculture is not an appropriate designation considering the surrounding development and infrastructure. The proposed rezoning supports a compact development with consistent set of development standards and compliant with the GMP.

6. Whether the proposed change will adversely influence living conditions in the neighborhood.

The proposed change will not adversely affect living conditions in the neighborhood. The proposed PUD is compatible with adjacent land uses, provides substantial buffering via preserve and open space placement, and is lower density than permitted by the GMP.

7. Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.

Due to the low density of the site there will be minimal impact to traffic. A traffic impact analysis has been conducted for this site and demonstrates the RPUD will reduce PM peak hour trips by 100 trips when compared to the density allowed by the GMP.

8. Whether the proposed change will create a drainage problem.

The request will not create a drainage problem; stormwater management requirements are addressed through Environmental Resource Permitting (ERP) with the South Florida Water Management District (SFWMD). The project will comply with all local and state criteria. The project's water management design will maintain historic flows through the site; therefore, not impacting regional drainage.

9. Whether the proposed change will seriously reduce light and air to adjacent areas.

The proposed PUD Rezone will not reduce light and air to adjacent areas inside or outside the PUD via the proposed setbacks and maximum building height.

10. Whether the proposed change will adversely affect property values in the adjacent area.

The rezoning will not adversely affect the property values. The low density, master planned community will serve as an enhancement to the neighborhood via the proposed design.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

The subject rezoning request to allow for up to 90 residential units will not deter development activity or improvement of surrounding properties. The surrounding lands are largely preserves to support development in Isles of Collier Preserve, as well as a mobile home subdivision to the north. The project's water management design will maintain historic flows through the site therefore not impacting regional drainage.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

The development complies with the GMP and LDC and therefore does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

While the property can be used in accordance with the existing zoning, the proposed plan takes a more environmentally sensitive approach by opting for lower density development, reducing potential impacts on the site and surrounding area.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the county.

The proposed change is not out of scale with the needs of the neighborhood and the county it is consistent with the growth in the adjacent areas. The density is lower than the existing zoning and GMP allows. The single-family community will be complimentary to the surrounding neighborhoods.

15. Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.

There may be other sites in the County that could accommodate the uses proposed; however, this is not the determining factor when evaluating the appropriateness of a zoning decision. The petition was reviewed on its merit for compliance with the GMP and the LDC, and staff does not review other sites in conjunction with a specific petition.

16. The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.

Any development anticipated by the PUD Document would require site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the site development plan approval process and again later as part of the building permit process. The PUD Master Plan provides additional preserve beyond the minimum County standards.

17. The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance [Code Ch. 106, art. II], as amended.

The development will have to meet all applicable criteria set forth in the LDC regarding Adequate Public Facilities. The project must also be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities. This petition has been reviewed by County staff responsible for jurisdictional elements of the GMP as part of the rezoning process, and staff has concluded that the developer has provided appropriate commitments so that the impacts to the Level of Service (LOS) will be minimized.

18. Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.

To be determined by the BCC during its advertised public hearing.

Alignment with Bayshore Gateway Triangle CRA 5.0.2 Goals

The proposed 71.4-acre residential community has been thoughtfully designed to align with the goals of the CRA by promoting a compact residential subdivision that complements the area's identity and natural features. The development emphasizes a cohesive visual environment through clustered residential design, enhanced perimeter buffers, and preservation areas that reinforce the site's aesthetic and environmental integrity. The mangrove areas will be preserved along with an upland buffer around these sensitive areas. Recreation and open space goals are achieved through the incorporation of extensive preservation tracts, a centralized amenity area, and an overall plan that meets and exceeds the County Land Development Code's 60% open space requirement.

Private development within the CRA is intended to strengthen neighborhood character, ensuring long-term stability and prosperity for residents and increase the tax base. Transportation and connectivity objectives are supported through the planned extension of Bayshore Drive with a gated entry and cul-de-sac, providing safe, convenient, and accessible circulation throughout the site. Infrastructure improvements will be coordinated and developer-funded to ensure efficient service delivery while preserving environmental quality and community design standards. The planning process reflects a balanced, community-oriented approach that engages and serves local interests, resulting in a development that harmonizes with its surroundings while fostering a sustainable, connected, and high-quality living environment.

Community Impact and Benefits

The proposed residential community will provide a range of meaningful impacts and benefits to the surrounding area.

The entire property will be brought into the CRA and MSTU boundary, which could lower the millage rate for current contributors in the MSTU and contribute to improvements in the immediate area. Toll Brothers also plans to enter into a development agreement to beautify and maintain the Bayshore extension to the project entrance. Additionally, the project's water management design will maintain historic flows through the site; therefore, not impacting regional drainage.

By implementing a lower density, clustered development pattern, the project preserves significant open space and sensitive wetlands, promoting environmental stewardship and harmony with the natural landscape. The thoughtfully designed site plan enhances community character and visual cohesion, aligning with the CRA's goals for high quality, context sensitive development. Infrastructure improvements, including the extension of Bayshore Drive and the addition of a gated entry and cul-de-sac, will improve local connectivity, circulation, and public safety without imposing costs on existing public resources. Collectively, these improvements strengthen the area's identity, support long term economic stability, and contribute to a vibrant, well planned, and environmentally conscious community.

Conclusion

In summary, the proposed PUD rezone will allow for a low-density, single-family residential development with a maximum density of 1.27 DU/A, which is well below the 199 dwelling units permitted under the underlying Urban Coastal Fringe and Conservation future land use designations per the GMP, and lower than the 101 dwelling units permitted by right per the RSF-3 and A zoning districts.

The site provides for compatible residential development in manner that maximizes the preservation of environmentally sensitive areas via clustering. The developer will incur all site-related infrastructure

improvements to support the development. As outlined in the attached application, the proposed standards are consistent with the LDC and GMP.

If you have any questions, please do not hesitate to contact me directly at (239) 850-8525 or acrespo@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

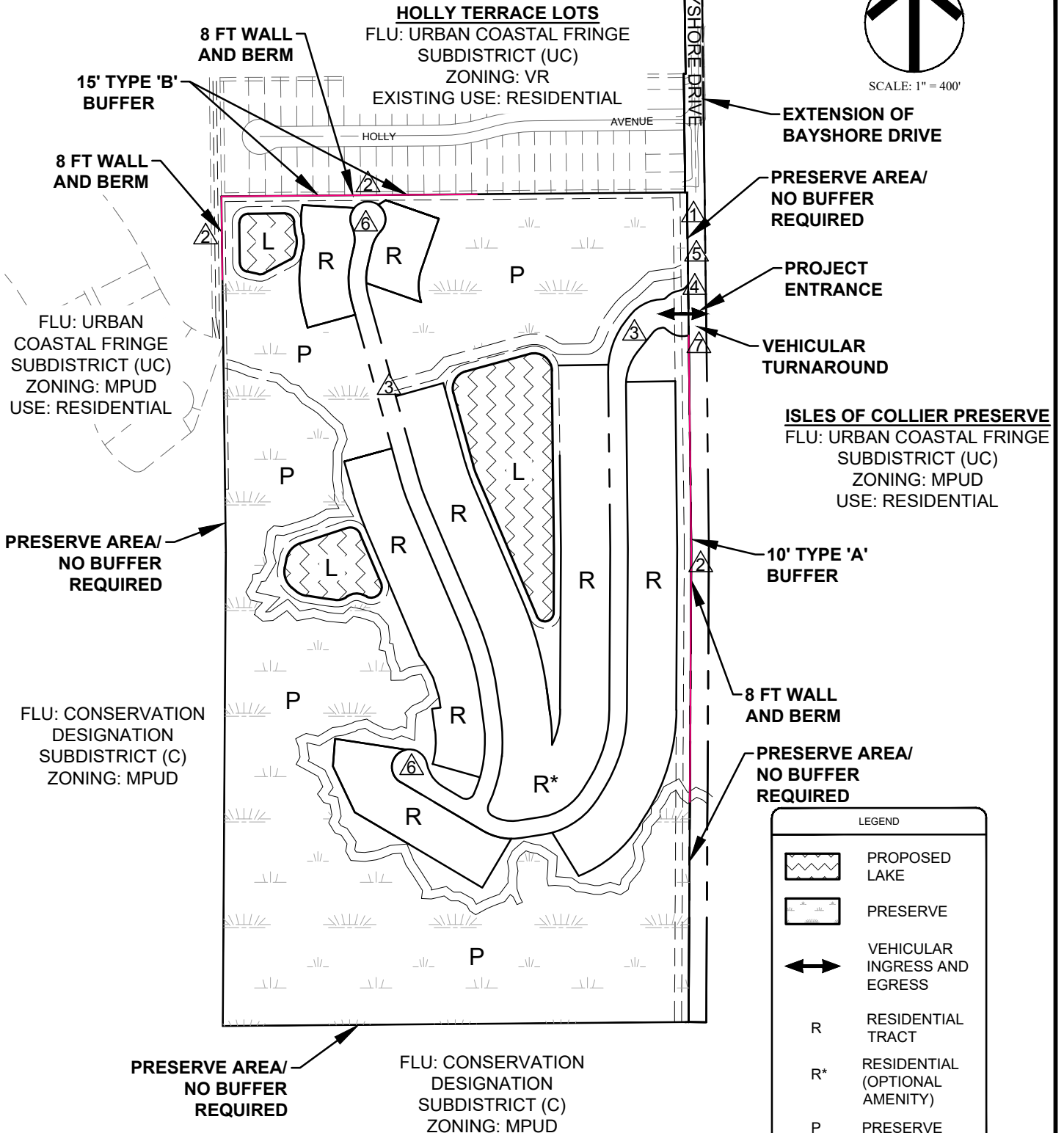
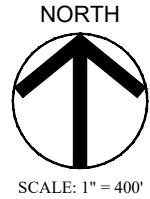


Alexis Crespo, AICP

Vice President of Planning

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Attachment 7

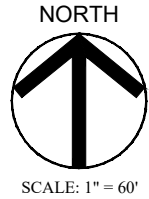


PLAN REVISIONS		REV00 <<SUBMITTED>> 10/07/25
10/15/2025	REVISED PER COLLIER COUNTY COMMENTS	

WINDWARD LANDING RPD		PUD CONCEPTUAL MASTER PLAN	
PREPARED FOR:		SECTION: TOWNSHIP: RANGE:	
TOLL BROTHERS		23,26 50S 25E	
24201 WALDEN CENTER DRIVE, SUITE 204		COLLIER COUNTY, FLORIDA	
BONITA SPRINGS, FLORIDA 34134		FILE NAME: 25001640-E03.dwg	
PHONE: (239) 596-6600		SHEET: 1 OF 4	



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BAYSHORE DRIVE

20.0'

50.0' ROW

R50.0'

R3.0'

R170.0'

20.0'

R32.0'

R32.0'

LEGEND



PROPOSED
ACCESS
EASEMENT

PLAN REVISIONS REV00 <<SUBMITTED>> 10/07/25

10/15/2025 REVISED PER COLLIER COUNTY COMMENTS

WINDWARD LANDING RPD

PUD CONCEPTUAL MASTER PLAN

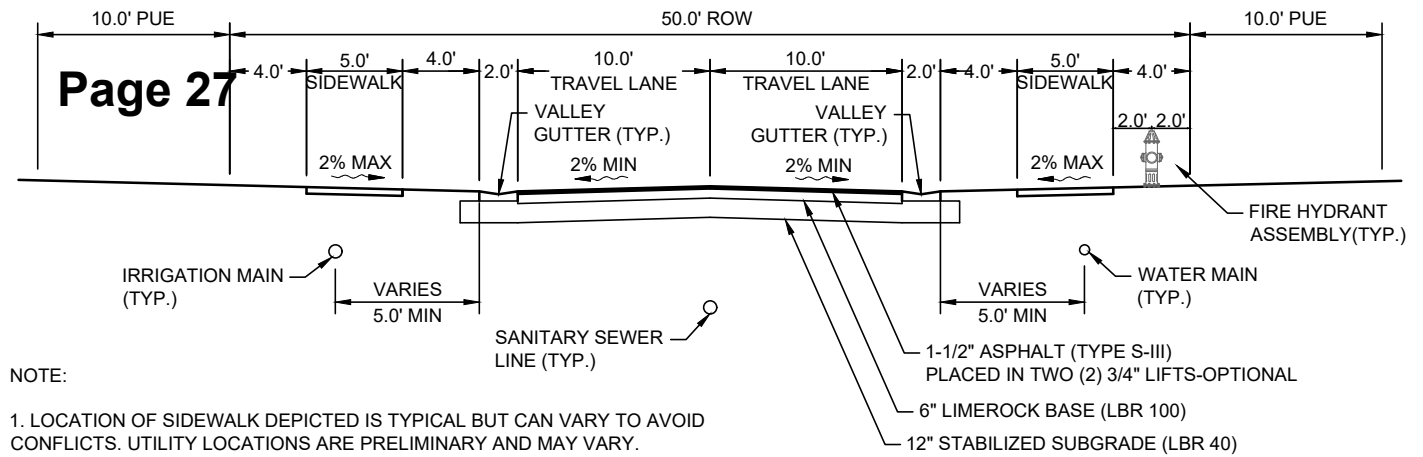
PREPARED FOR:

TOLL BROTHERS
24201 WALDEN CENTER DRIVE, SUITE 204
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 596-6600

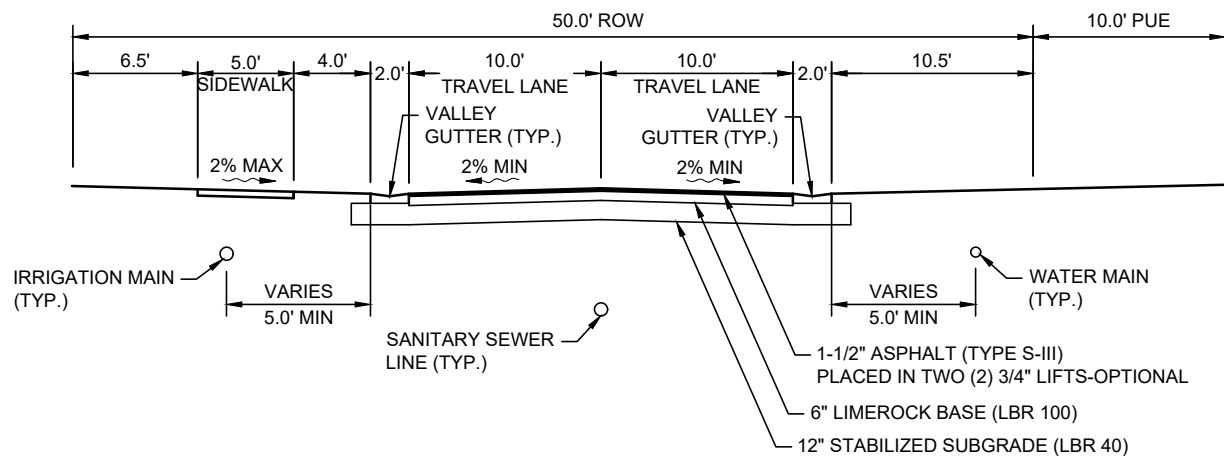
SECTION: TOWNSHIP: RANGE:
23,26 50S 25E
COLLIER COUNTY, FLORIDA

FILE NAME: 25001640-E03.dwg
SHEET: 2 OF 4



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3



7

LAND USE SUMMARY

CATEGORY	ACREAGE	PERCENT
RESIDENTIAL TRACT*	28.58± AC	40.00%
PRESERVE	22.13± AC	36.03%
LAKES	4.70± AC	6.58%
OTHER OPEN SPACE	16.05± AC	17.39%
TOTAL SITE	71.46± AC	100%

* PORTION OF THE TOTAL RESIDENTIAL TRACT AREA INCLUDES AREA FOR AN OPTIONAL AMENITY SITE

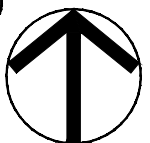
OPEN SPACE/PRESERVE SUMMARY

OPEN SPACE/ PRESERVE REQUIRED	
OPEN SPACE REQUIRED (60% OF SITE)	42.88 AC
PRESERVE REQUIRED (25% OF 68.36 AC)	17.09 AC
OPEN SPACE/ PRESERVE PROVIDED	
PRESERVE PROVIDED	22.13 AC
LAKE PROVIDED	4.70 AC
OTHER OPEN SPACE PROVIDED	16.05 AC
TOTAL OPEN SPACE PROVIDED	42.88 AC

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES EXCEPT PRESERVE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.
3. MINIMUM 25-FOOT VEGETATED UPLAND BUFFER ADJACENT TO THE WETLAND PER LDC SECTION 3.05.07 F.3.F.

NORTH



SCALE: 1" = 10'

PLAN REVISIONS

REV00 <<SUBMITTED>> 10/07/25

10/15/2025	REVISED PER COLLIER COUNTY COMMENTS

WINDWARD LANDING RPD

PUD CONCEPTUAL MASTER PLAN

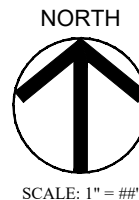
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SECTION: TOWNSHIP: RANGE:
23,26 50S 25E
COLLIER COUNTY, FLORIDA

FILE NAME: 25001640-E03.dwg
SHEET: 3 OF 4





SITE DATA TABLE	
CURRENT ZONING	RSF-3, A
PROPOSED ZONING	RPUD
PROPOSED DWELLING UNITS	90
PROPOSED DENSITY	1.27 DU/AC
MAXIMUM BUILDING HEIGHT	35 FEET

DEVIATIONS
DEVIATION 1: A DEVIATION FROM LDC SECTION 6.06.02.A, "SIDEWALKS, BIKE LANES AND PATHWAY REQUIREMENTS", WHICH REQUIRES FIVE-FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ON BOTH SIDES OF THE LOCAL/INTERNAL RIGHTS-OF-WAY, TO ALLOW A 6-FOOT-WIDE SIDEWALK ON ONE SIDE OF THE RIGHT-OF-WAY OF THE BAYSHORE DRIVE EXTENSION.
DEVIATION 2: FROM LDC SECTION 5.03.02.C.2, "FENCES AND WALLS", WHICH PERMITS A MAXIMUM FENCE/WALL HEIGHT OF 6 FEET IN RESIDENTIAL COMPONENTS OF PLANNED UNIT DEVELOPMENT ZONING DISTRICTS, TO ALLOW FOR A MAXIMUM FENCE/WALL/BERM HEIGHT OF 8 FEET ALONG THE PUD PERIMETER BOUNDARY.
DEVIATION 3: FROM LDC SECTION 6.06.01.N, "MINIMUM RIGHT-OF-WAY WIDTHS", WHICH ESTABLISHES THE MINIMUM RIGHT-OF-WAY WIDTH OF 60 FEET TO BE UTILIZED, TO ALLOW FOR A 50-FOOT RIGHT-OF-WAY INTERNAL PRIVATE RIGHT-OF-WAY.
DEVIATION 4: FROM LDC SECTION 5.06.02.B.6, "ON-PREMISES SIGNS", WHICH PERMITS WITHIN RESIDENTIAL DISTRICTS, GROUND SIGNS WITH A MAXIMUM HEIGHT OF 8 FEET, TO ALLOW FOR A MAXIMUM SIGN HEIGHT OF 10 FEET.
DEVIATION 5: FROM LDC 5.06.02.B.6, "GROUND OR WALL SIGN SQUARE FOOT", WHICH PERMITS GROUND OR WALL SIGNS TO HAVE A MAXIMUM COMBINED AREA OF 64 SQUARE FEET TO ALLOW FOR A MAXIMUM COMBINED AREA OF 100 SQUARE FEET.
DEVIATION 6: FROM LDC SECTION 6.06.01.J, "STREET SYSTEM REQUIREMENTS", WHICH LIMITS CUL-DE-SACS TO 1,000 FEET IN LENGTH, TO ALLOW FOR A MAXIMUM CUL-DE-SAC LENGTH OF 2,000 LINEAR FEET.
DEVIATION 7: FROM LDC SECTION 6.06.01.N, "MINIMUM RIGHT-OF-WAY WIDTHS", WHICH ESTABLISHES THE MINIMUM RIGHT-OF-WAY WIDTH OF 60 FEET TO BE UTILIZED, TO ALLOW FOR A 50-FOOT RIGHT-OF-WAY FOR THE EXTENSION OF BAYSHORE DRIVE ALONG THE PROJECT FRONTAGE.

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES EXCEPT PRESERVE ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL.
3. MINIMUM 25-FOOT VEGETATED UPLAND BUFFER ADJACENT TO THE WETLAND PER LDC SECTION 3.05.07 F.3.F.

PLAN REVISIONS		REV00 <<SUBMITTED>> 10/07/25
△	10/15/2025	REVISED PER COLLIER COUNTY COMMENTS

WINDWARD LANDING RPD

PUD CONCEPTUAL MASTER PLAN

PREPARED FOR:

TOLL BROTHERS
 24201 WALDEN CENTER DRIVE, SUITE 204
 BONITA SPRINGS, FLORIDA 34134
 PHONE: (239) 596-6600

SECTION: TOWNSHIP: RANGE:
 23,26 50S 25E
 COLLIER COUNTY, FLORIDA

FILE NAME: 25001640-E03.dwg
 SHEET: 4 OF 4



December 2025 Development Update

Item

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. 2800 Davis BLVD 100 (ZLTR): PL20250013002*

Location: 2800 Davis Blvd

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

Owner: Lucia Foiani

Status: First applicant submittal on 11/6/2025.

Cornerstone Caregiving East, LLC seeks verification that a non-medical home care agency for "Office Use Only" is permitted; letter is needed to provide to the Agency for Healthcare Administration (AHCA).



2. 3000 Cottage Grove Ave (AVA): PL20250013015*

Location: 3000 Cottage Grove Ave

Current Zoning: RMF-6-BZO-R1

Owner: Naples Home Rentals LLC

Status: First applicant submittal on 11/6/2025.

Request for administrative variance to allow continued construction of a new single family residence. The issue pertains to the rear east side of the structure, where the slab and stem wall encroaches 0.13 ft into the required 7.5 ft setback.



3. Zoning Letter for Family Pillars Homecare (ZLTR): PL20250013163*

Location: 3080 Tamiami Trl

Current Zoning: C-3-GTZO-MXD & C-1-BZO-R1 and Airport Overlay

Owner: Trail Professional Center Condominium

Status: First applicant submittal on 11/10/2025.

Family Pillars Homecare Broward, LLC is opening a Branch at 3080 Tamiami Trail E, STE 301, Naples, FL 34112. They are required to submit to the Agency for Healthcare Administration (AHCA) a Zoning Letter showing that the address is a commercial facility able to have a Home Care agency at the building.



4. Request to Determine Eligibility for Lot Split at 3423 Canal Street (LS): PL20250013279*

Location: 3423 Canal St.

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

Owner: VTK Investments LLC

Status: First applicant submittal on 11/12/2025, then cancelled.

Applicant requested to verify if the property can be subdivided into two separate parcels. A buyer is currently under contract to purchase the property and would like to confirm the ability to split the lot prior to closing.



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

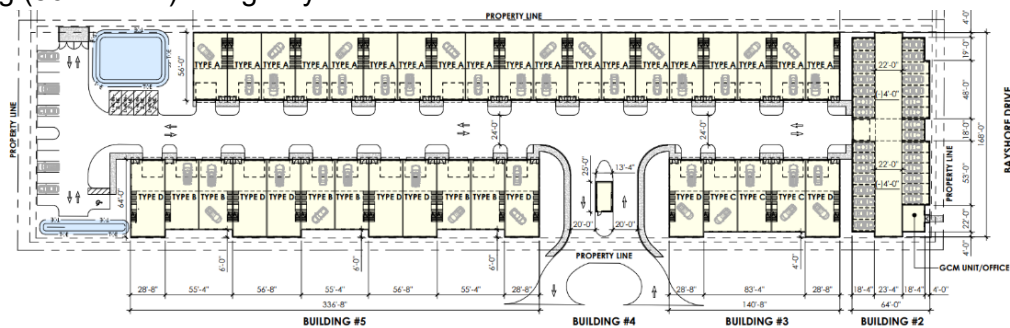
Location: 2740 Bayshore Dr.

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.



6. 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.



7. 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.



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

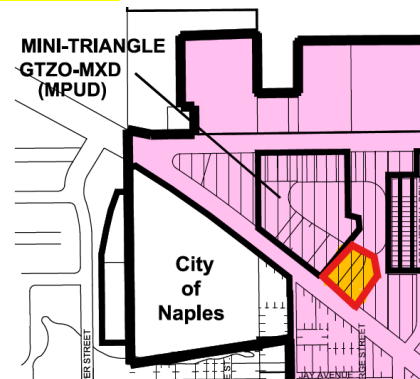
Location: 2001 Tamiami Trl E

Current Zoning: MPUD-GTZO-MXD and Airport Overlay

Owner: Naples Triangle Dev

Status: Pre-app meeting held on 9/10/2025. First applicant submittal on 11/6/2025.

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. First applicant submittal on 10/31/2025.

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 units) for a total allowable density of 506 units.

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

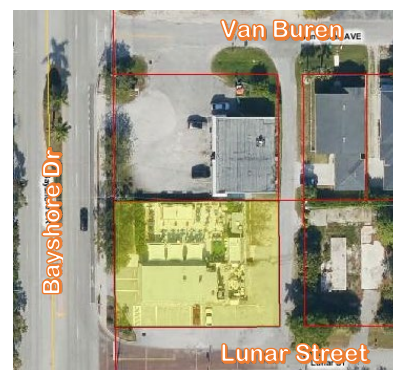
Location: 3929 Bayshore Dr

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).



10. 5035 & 5049 Bayshore Dr (LLA): PL20250006778

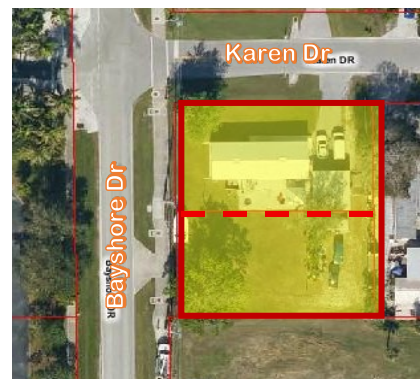
Location: 5035 & 5049 Bayshore Dr

Current Zoning: VR-BZO-R3

Owner: Kyle Holcombe

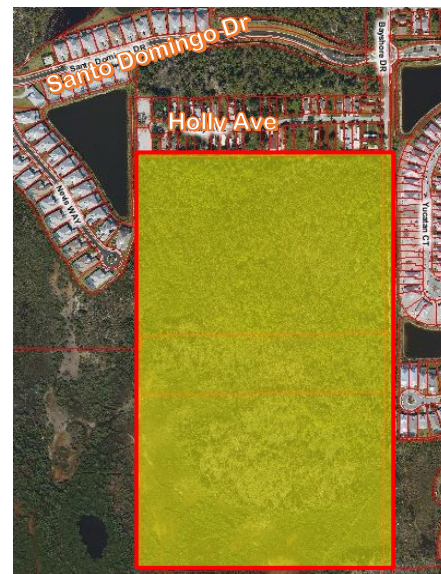
Status: Application submitted on 6/9/2025. Staff issued first comment letter on 6/30/2025.

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).



11. 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. **Second applicant submittal on 10/28/2025; additional documents submitted on 11/18/2025.**



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.

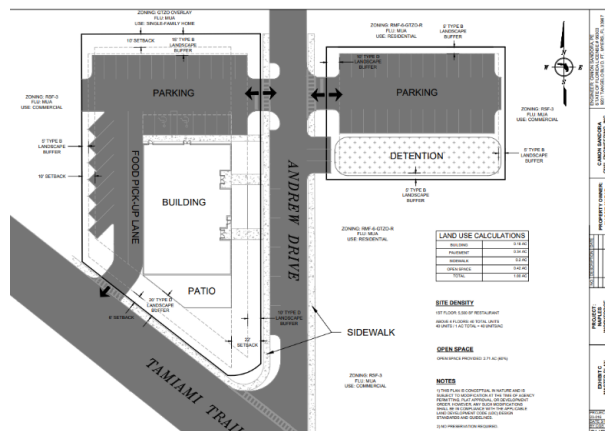
Bayshore RPUD (PPL): PL20250003048

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.

12. 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. **Third applicant
submittal on 11/19/2025.**



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. Second applicant submittal on 11/19/2025.

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.

13. The Grove (VA): PL2025000077*

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. **Second applicant submittal on 11/20/2025.**

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.



14. Bayview Boatyard MPUD (PUDZ): PL20250004550

Location: 2707 & 2775 Bayview Dr (Boat Yard)

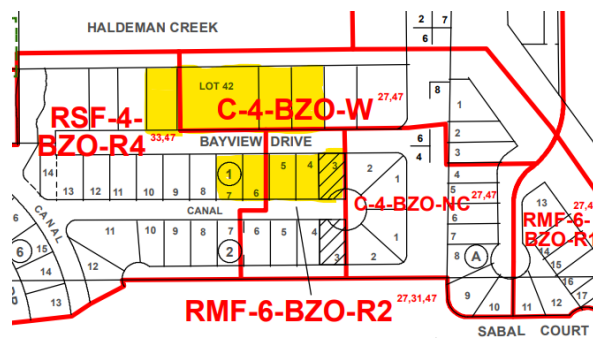
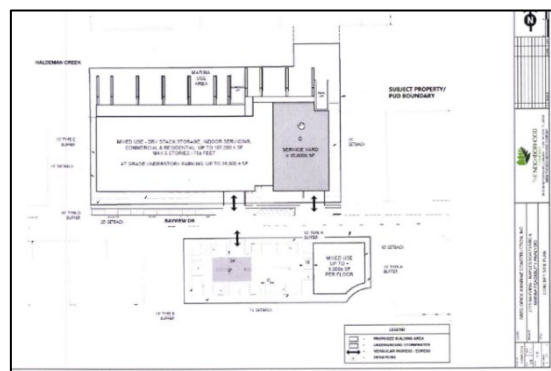
2754, 2772, 2800, 2836 Bayview Dr (south side)

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.



15. 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 held on November 13, 2025.

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



Development Review Petitions

16. Lakeview Homes Multifamily (SDP): PL20250012652*

Location: Parcel ID 61836040008 at Lakeview Dr and Bayshore Dr.

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

Owner: Lakeview Homes FL Inc.

Status: Pre-app meeting held on 11/20/2025.

This project is located on the recently split lot (0.44 Acres) just north of 3570 Bayshore Drive, Naples 34112. A 4-unit multi-family residential development is proposed; applicant will file a Limited Density Bonus Pool Allocation application for one bonus unit.



17. Celebration Park (BD): PL20250013221*

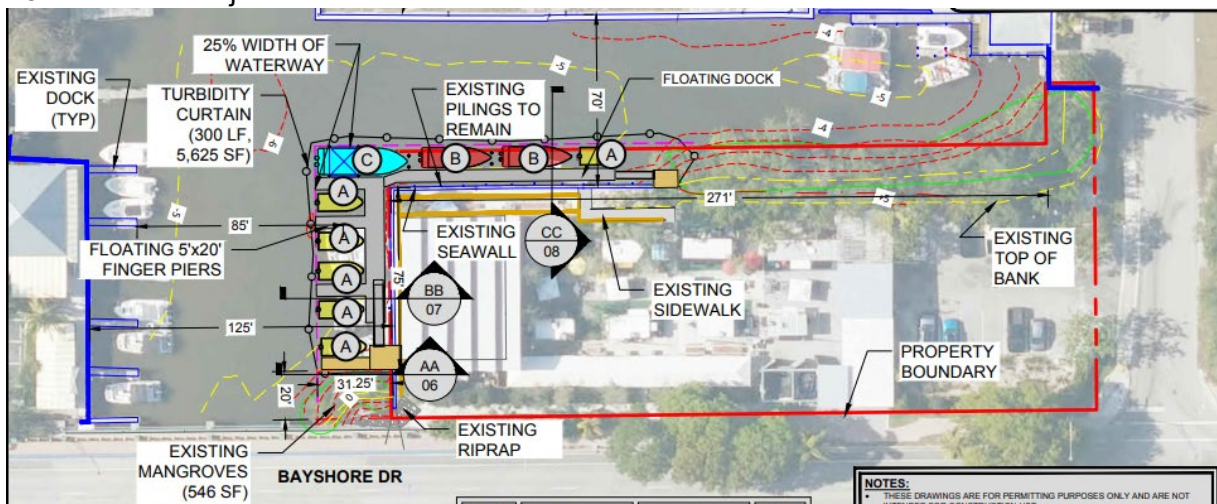
Location: 2880 Becca Ave

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

Owner: Naples 2.0 LLC

Status: Pre-app meeting scheduled for 12/3/2025.

Request for Boat Dock Extension to install a floating dock with three (3) 5-foot by 20-foot floating finger piers with a 4'x25' access gangway connecting to a 10'x13' fixed dock that is cantilevered 1' over the seawall with a 5'x20' fixed finger pier. This is to accommodate five 20-foot vessels and one 38' vessel with a 12'x12' lift. Additionally, parallel mooring will be provided along the remaining 121-feet of seawall along the western shoreline by installing a 4-foot-wide marginal floating dock connected by a 3'x18' gangway to a 7'x10' fixed dock access. The marginal dock is to accommodate two 30-foot vessels and a 20-foot vessel all of which will be for transient mooring. The entire proposed docking facility will consist of 302 sq. ft. of fixed dock and 1,343 sq. ft. floating for a total of approximately 1,645 square feet of over-water structure for the accommodation of 9 vessels. As proposed the existing mangroves along the rip-rap shoreline are to remain and the dock will be within the 25% width of subject canal.



18. Wright RV (SIP): PL20250012214*

Location: 2569 Tamiami Trl E

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

Owner: 2569 Tamiami Trl E

Status: Pre-app meeting scheduled for 12/3/2025.

Site Improvement Plan application to correct a Code Enforcement case for paving in the rear of the existing RV Sales and Repair Business.



19. 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.



20. 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. Staff issued first comment letter on 10/29/2025 with stormwater, ADA, Environmental, Fire, Landscape, Transportation, Zoning and Utility comments.



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 & 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).

21. Huey Magoos (SDPA): PL20230016299*

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

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

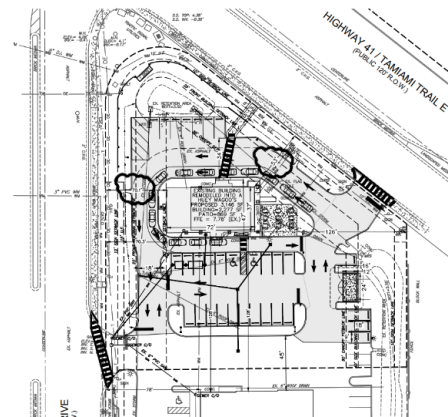
Owner: NNN TR Inc

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. Second applicant submittal on 10/31/2025.

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.



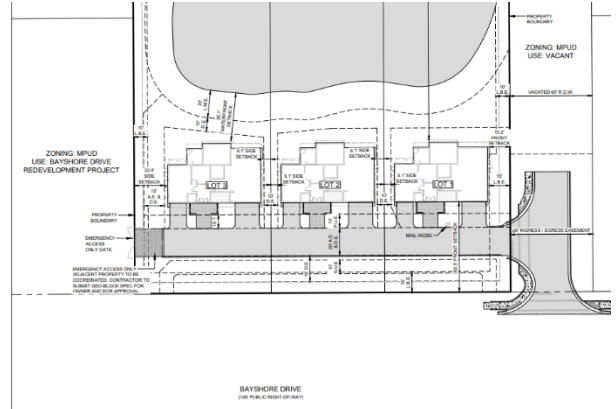
Huey Magoos (DR): PL20240009817

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.

22. 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: PHDC NAPLES LLC
 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. **Staff issued second comment letter on 11/4/2025** with County Attorney, Survey, Utilities, Fire, Landscape, Transportation and Zoning comments.



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.*

Bayshore Dr. (ZTLR): PL20250012309*

Owner: PHDC NAPLES LLC
 Status: First applicant submittal on 10/22/2025.

Applicant requests zoning verification that a geo-blocked, emergency only access point from the property onto Bayshore is permitted under County Ord. 92-43.

23. 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.

24. 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 previous SDP-PL20220006723.

25. 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.



26. 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.



27. 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.

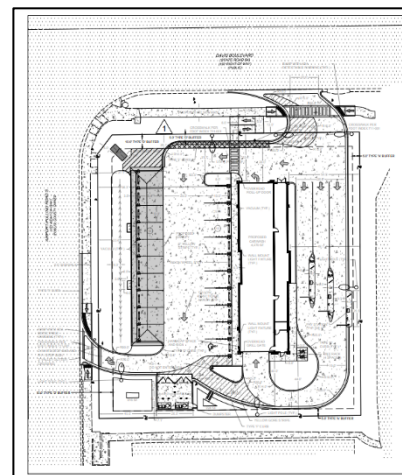


This project proposes a three-story hotel building (12 rooms) and a two story condo building (5 units) with parking underneath (+/- 35 spaces), utility connection, and associated site improvements.

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.

28. 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.

29. 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.

30. 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

31. 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.

Zoning Verification letter issued on 11/5/2025.

Applicant requests a second Zoning Verification Letter (PL20250010339) to verify if the property is zoned to permit a retail motor vehicle dealer (Florida DHSMV dealer type "VR"). Staff verified that Automotive dealers, not elsewhere classified, are identified as a permitted use by right within the C-5 zoning district. Additionally, the Gateway Triangle Zoning Overlay-Mixed Use Subdistrict (GTZO-MXD) also designates vehicle sales as a permitted use. Staff highlighted that projects may elect to establish uses, densities and intensities in accordance with their underlying zoning or in accordance with the Overlay Subdistrict. However, all projects must comply with site development standards of the GTZO as provided in LDC section 4.02.16.



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").

32. 183705-15 (ZLTR): PL20250011143*

Location: 2600 Tamiami Trl E (WoodSpring Suites)

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

Owner: Gold Coast Prem Prop VII LLC

Status: Initial applicant submittal on 10/3/2025. Zoning

Verification Letter issued on 11/19/2025.

Applicant requested a Zoning Verification Letter, including documentation of any variances or special use permits. Staff verified the site is zoned C-4-GTZO-MXD.



33. 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.



34. 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.

35. 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.



36. 844059 Verizon (SDPI): PL20250000302

Location: 2370 Kirkwood Ave.

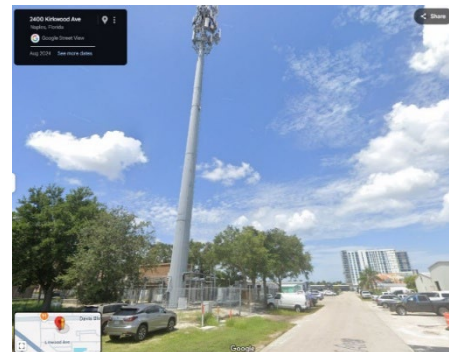
Current Zoning: C-5-GTZO-MXD and Airport Overlay

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.



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

Location: 2671 Airport Rd S

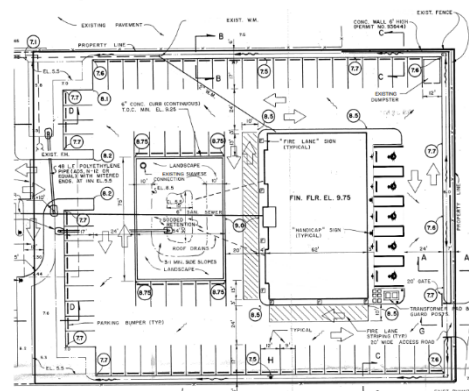
Current Zoning: C-4-GTZO-MXD and Airport Overlay

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.



38. **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.

39. **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.



40. 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: Dezege 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.



41. 2918 Orange St (ZLTR): PL20250006757

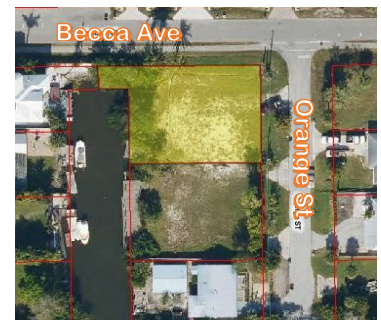
Location: 2918 Orange St

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.



42. 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.

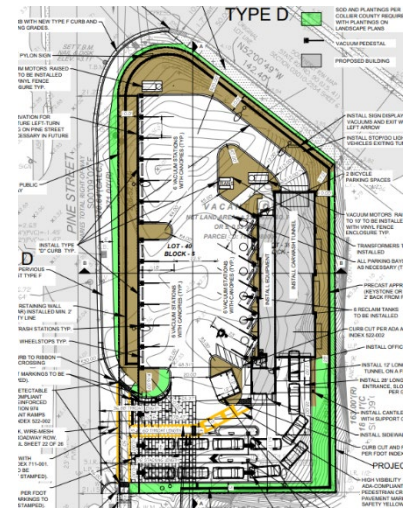
43. Pine Street Car Wash (SDP): PL20230001721

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.

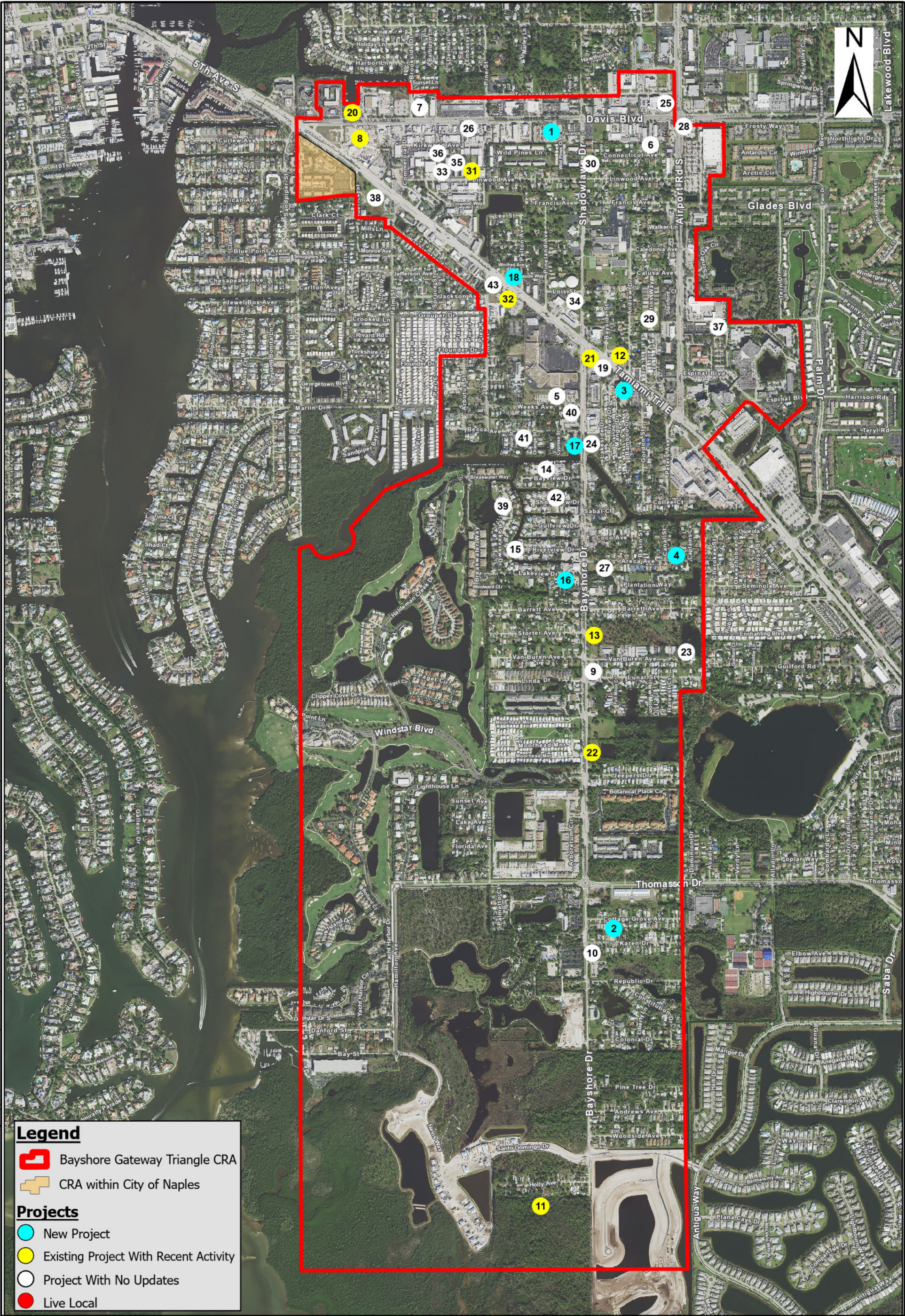


Site Development Plan for an automated tunnel express car wash with free vacuum parking spaces. Administrative fence waiver issued 8/19/2024 to allow landscaping in lieu of wall along pine street (AVA) : PL20240008879.

Pine Street Car Wash (ADA): PL20250008001

Status: Initial submittal on 7/22/2025. Hearing Examiner (HEX) hearing held on 11/13/2025.

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



Legend

- Bayshore Gateway Triangle CRA
- CRA within City of Naples

Projects

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

Bayshore Gateway
Triangle



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

December 2025
Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Dec 2025	20203067-042	-	As Shown	21 of 21

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*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: DECEMBER 2, 2025

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

- **Irrigation**
 - New Pumps and controllers completed.
 - Electrical direction bore is still needed at north pump.
- **Bayshore median landscaping**
 - Now that the new pumps and controllers are up and running, staff is working with our Landscape contractor and the NBG to replace the old planting in the Bayshore medians. Landscaping will be constant at each median, simplified with two to three varieties of plants and Florida native.
- **Tree trimming**
 - All tree trimming is complete.
- **Sidewalk Pavers**
 - Home Care Pressure Cleaning, LLC. On site once a month. please contact Tami.Scott@collier.gov if you see and troubled areas.
- **Crosswalk Study**
 - Stakeholder meeting was held November 4, 2025. Board agreed to the study on hold until the Bayshore Boardwalk was complete and we could access the pedestrian traffic in and around the boardwalk area.
 - Atkins Realis has been issued a Notice to Suspend.
 - Both the Shadowlawn and Bayshore crosswalk study Power Point and data will be uploaded to the new CRA website for anyone to access.
- **Haldeman Creek Survey**
 - Survey is complete, workshops complete, Staff is waiting on final documents. Survey will be uploaded to the new CRA website for anyone to access.

- **17 Acres Boardwalk Project**
 - Underground electrical complete
 - Irrigation started
 - Landscape started
 - Boardwalk decking started
 - Handrail started

Construction Stats as November 19, 2025

Contractor: Infinite Construction, LLC			
Begin Work Date:	Tuesday, January 28, 2025		
Original Contract Time:	365		
Weather Days:	7	Rain Day	6/03, 6/04, 7/14, 09/04, 9/16, 10/07, 10/08
Holidays:	4	Holidays	5/26, 7/04, 09/01, 11/11
Other Delays	15	Delays	
Allowable Contract Time:	365		
Current Contract Time:	391		
Contract Day	281	of	365
Current Calendar Day	Wednesday, November 19, 2025		
Contract Time:	76.99%		
Days Remaining After Today Allowable	84		
Days Remaining Current Contract Time	110		
Original Completion Date:	Wednesday, January 28, 2026		
Current Completion Date:	Monday, February 23, 2026		
Original Contract Amount:	\$3,372,497.77		
Invoice No.	5		
Current Cut-off Day	09/05/2025 thru 10/05/2025		
Amount Earned to Date:	\$1,299,020.72		
% Earned to Date:	38.52%		



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU

Haldeman Creek MSTU

Shirley Garcia, CRA/MSTU Manager

CRA PROJECT UPDATES

1. **Bay CDBG Grant Agreement:** December 9th BCC Agenda to approve the CRA subrecipient grant agreement and accept the award of \$1,388,500 for land acquisition off of Bay St.
2. **Removal of receivables owed to CRA-** Southern Motor Sports, LLC has a judgement for \$12,720.00 for non-payment of rent to the CRA but is considered uncollectable since the business has dissolved the item is on the BCC Dec 9th Agenda to approve removing the receivable off of our account.
3. **CRA Property Maintenance: Update:** A&M Landscaping has the purchase order to start maintaining all CRA properties.
4. **17acre outparcels update:** The CRA Director will meet with procurement Director to move forward on the ITN and to ensure we follow the appropriate guidelines prior to bringing proposals to the LRAB and CRAB.
5. **CRA Strategic Planning Workshop:** February 5, 2026 will be the scheduled Strategic Planning Workshop instead of the regular scheduled public meeting.
6. **MSTU Strategic Planning Workshop:** February 4, 2026 will be the scheduled Strategic Planning Workshop instead of the regular scheduled public meeting.
7. **CDBG Application:** (Action Item) There may be an opportunity to apply for additional funding to purchase property in the Gateway Triangle to expand the Stormwater Pond. I will provide monthly updates on the status.
8. **2695 Francis Ave:** The new tenant will be moving in on Dec 10, Rent will be deposited in the Operating Fund.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

CRA Advisory Board Meeting Calendar 2026

Meetings are held on the First Tuesday or First Thursday of each month at 6:00 PM unless otherwise notified

- January 7, 2026, **Wednesday (MSTU)**
- January 8, 2026, **Thursday (CRA)**
- February 4, 2026, **Wednesday (MSTU)**
- February 5, 2026, **Thursday (CRA)**
- March 3, 2026, **Tuesday (CRA) Botanical Garden**
- March 4, 2026, **Wednesday (MSTU) Botanical Garden**
- April 7, 2026, **Tuesday (CRA) BCC Boardroom Only**
- April 8, 2026, **Wednesday (MSTU) BCC Boardroom Only**
- May 5, 2026, **Tuesday (CRA)**
- May 6, 2026, **Wednesday (MSTU)**
- June 2, 2026, **Tuesday (CRA)**
- June 3, 2026, **Wednesday (MSTU)**

BCC Holiday Schedule 2026

The Board of County Commissioners recognizes the following holidays in 2026

- | | |
|-------------------------------|-----------------------------------|
| • New Year's Day | Thursday, January 1, 2026 |
| • Martin Luther King, Jr. Day | Monday, January 19, 2026 |
| • President's Day | Monday, February 16, 2026 |
| • Memorial Day | Monday, May 25, 2026 |
| • Independence Day | Friday, July 3, 2026 |
| • Labor Day | Monday, September 7, 2026 |
| • Veteran's Day | Wednesday, November 11, 2026 |
| • Thanksgiving Day | Thursday, November 26, 2026 |
| • Day After Thanksgiving | Friday, November 27, 2026 |
| • Christmas Eve | Thursday December 24, 2026 |
| • Christmas Day | Friday, December 25, 2026 |

Offices: 3299 Tamiami Trail E, Unit 103, Naples, Florida 34112

Phone: 239-252-8844

Online: www.bayshorecra.com

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEV20250012760	V	Closed	10/29/2025	SE Corner of Commercial Dr & Davis Blvd□ 1635 Commercial Dr Folio 61580080000	People parking on the SE corner of Commercial Dr & Davis Blvd. They also park along Commercial Dr, which interferes with traffic.
CEV20250012949	V	Closed	11/03/2025	2740 Bayshore Dr Folio	Enclosed cargo trailer blocking the view of traffic.
CENA20250013075	NA	Closed	11/06/2025	2195 Palm St	Ton of garbage on front lawn as well as untagged vehicles
CESD20250013255	SD	Closed	11/13/2025	2534 Windward Ct, Unit 15-202	Unpermitted construction in the unit above the complainant's, causing damage in the complainant's unit.
CENA20250013259	NA	Open	11/13/2025	Racetrac @ 2891 Tamiami Trail E Folio 61834720003	Overgrown bushes, landscaping debris and litter behind the property. Per the caller, most of the issues are from the homeless population that stay in the area.
CEN20250013435	N	Open	11/19/2025	3181 Pine Tree Dr Folio 48780800003□ Across from 3206 Pine Tree Dr	Early construction, started pouring concrete at 6:10 a.m. for new home under construction.
CENA20250013519	NA	Open	11/21/2025	2060 Tamiami Tlr E (2096 Tamiami Trail E) - New Marriott Hotel	Construction site not controlling the dirt flying everywhere.
CEA20250013554	A	Open	11/21/2025	They are congregating in a vacant lot next to 3121 Karen Drive□ 23371560007	Roaming chickens and roosters that are making alot of noise. Complainant is not sure what property they are coming from.