



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Bayshore Beautification MSTU

AGENDA

Hybrid Virtual Zoom Advisory Committee Meeting

4870 Bayshore Dr Naples Botanical Garden FGCU/Buehler Auditorium

December 3, 2025 - 5:00 PM

Chairman Maurice Gutierrez, Vice Chair Susan Crum

Branimir Brankov, James Cascone, Oscar Perez, Joann Talano, Nannette Staropoli

- 1. Meeting Called to Order**
- 2. Roll Call**
- 3. Invocation & Pledge of Allegiance**
- 4. Public to be Heard (Non-Agenda Items)**
- 5. Adoption of Agenda Action Item**
- 6. Approval of Minutes Action Item**
 - a. October 8, 2025, Meeting Minutes Pages 1-6 (Attachment)
 - b. Financial Reports Pages 7-8 (Attachment)
- 7. Community / Business Presentations**
 - a. Windward Landing RPUD PL20250003046, Alexis Crespo and Carol Zepeda Pages 9-23 (Attachment)
- 8. Landscape Maintenance Report**
 - a. Armando Yzaguirre A&M Landscaping Pages 24-25 (Attachment)
 - b. Project Manager Maintenance Report –Tami Scott Pages 26-27 (Attachment)
- 9. Old Business**
- 10. New Business**
 - a. Calendar 2026 Action Item Page 28 (Attachment)
- 11. Staff Report**
 - a. Manager Project Updates Page 29 (Attachment)
 - b. Code Enforcement Report Page 30 (Attachment)
- 12. Correspondence and Communication**
- 13. Advisory Committee Comments**
- 14. Public Comments**
- 15. Next Meeting Date**
 - a. January 7, 2026 @ 5:00pm Wednesday FGCU/Buehler Auditorium
- 16. Adjournment**

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

Phone: 239-252-8844

Online: www.bayshorecra.com



October 08, 2025, Meeting Minutes

BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE MINUTES OF

October 08, 2025, MEETING

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

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

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

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

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

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

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

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

VII. Landscape Maintenance Report:

a. Armando Yzaguirre A&M Landscaping

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

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

VIII. Community and Business Presentations:

IX. Old Business:

a. Collier County Road Maintenance Project Updates Report

Marshall Miller (Collier County

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

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

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

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

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

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

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

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

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

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

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

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

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

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

Shirley Garcia responded, realistically yes.

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

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

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

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

X. New Business

a. Advisory Committee Application Nannette Staropoli.

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

b. CRA/MSTU Manages Projects Updates

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

XI. Staff Report

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



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

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

XII. Correspondence and Communication

a. Code Enforcement September Report

b. KCB Cleanup Report

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

c. Proposed Mixed Use Development Article

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

XIII. Advisory Board

None

XIV. Public Comments

None

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

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

Chairman, Maurice Gutierrez

Fund 1630 Bayshore MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1630000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			353,310.60	751,655.51-	398,344.91
REVENUE Sub Total	3,332,300.00-	3,422,145.73-		873,563.74-	2,548,581.99-
REVENUE - OPERATING Sub-Total	2,955,600.00-	2,955,600.00-		873,563.74-	2,082,036.26-
311100 CURRENT AD VALOREM TAXES	2,952,400.00-	2,952,400.00-		870,795.48-	2,081,604.52-
361170 OVERNIGHT INTEREST				852.03-	852.03
361180 INVESTMENT INTEREST	3,200.00-	3,200.00-		1,916.23-	1,283.77-
361320 INTEREST TAX COLLECTOR					
CONTRIBUTION AND TRANSFERS Sub-Total	376,700.00-	466,545.73-			466,545.73-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	524,500.00-	524,500.00-			524,500.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		89,845.73-			89,845.73-
489900 NEGATIVE 5% ESTIMATED REVENUES	147,800.00	147,800.00			147,800.00
EXPENSE Sub Total	3,332,300.00	3,422,145.73	353,310.60	121,908.23	2,946,926.90
OPERATING EXPENSE	671,500.00	761,345.73	353,310.60	99,834.29	308,200.84
631400 ENGINEERING FEES					
634970 INDIRECT COST REIMBURSEMENT	7,300.00	7,300.00	7,300.00		
634980 INTERDEPT PAYMENT FOR SERV	125,500.00	125,500.00			125,500.00
634990 LANDSCAPE INCIDENTALS	125,000.00	125,000.00	115,165.50	34,834.50	25,000.00-
634999 OTHER CONTRACTUAL SERVICES	100,000.00	123,986.97	18,000.00	27,385.25	78,601.72
643100 ELECTRICITY	30,000.00	30,000.00	31,792.83	2,707.17	4,500.00-
643400 WATER AND SEWER	15,000.00	15,000.00	6,611.24	960.58	7,428.18
645100 INSURANCE GENERAL	2,900.00	2,900.00	2,900.00		
645260 AUTO INSURANCE	900.00	900.00	900.00		
646311 SPRINKLER SYSTEM MAINTENANCE	15,000.00	80,858.76	67,749.86	1,127.09	11,981.81
646318 MULCH	10,000.00	10,000.00	2,671.20		7,328.80
646320 LANDSCAPE MATERIALS	12,000.00	12,000.00			12,000.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	120,000.00	120,000.00	68,219.35	14,280.97	37,499.68
646430 FLEET MAINT ISF LABOR AND OVERHEAD	1,300.00	1,300.00		107.00	1,193.00
646440 FLEET MAINT ISF PARTS AND SUBLET	300.00	300.00			300.00
646445 FLEET NON MAINT ISF PARTS AND SUBLET					
646451 LIGHTING MAINTENANCE	80,000.00	80,000.00	31,000.62	17,897.02	31,102.36
646970 OTHER EQUIP REPAIRS AND MAINTENANCE	1,000.00	1,000.00			1,000.00
649030 CLERKS RECORDING FEES ETC	1,500.00	1,500.00			1,500.00
649100 LEGAL ADVERTISING			1,000.00		1,000.00-
651110 OFFICE SUPPLIES GENERAL					
652140 PERSONAL SAFETY EQUIPMENT	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES				71.77	71.77-
652310 FERTILIZER HERBICIDES AND CHEMICALS	300.00	300.00			300.00
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00		94.12	905.88
652989 LUMBER AND LAMINATES					
652990 OTHER OPERATING SUPPLIES	15,000.00	15,000.00		368.82	14,631.18
653710 TRAFFIC SIGNS	7,000.00	7,000.00			7,000.00
TRANSFERS	95,000.00	95,000.00			2,549,000.00
911627 TRANSFER TO 1627 BAYSHORE AVALON BEAUTIFICATION	19,400.00	19,400.00			2,549,000.00
TRANSFER CONST	75,600.00	75,600.00		22,073.94	72,926.06
930600 BUDGET TRANSFERS PROPERTY APPRAISER	16,800.00	16,800.00		3,602.83	15,797.17
930700 BUDGET TRANSFERS TAX COLLECTOR	16,800.00	16,800.00		18,471.11	57,128.89
RESERVES	58,300.00	58,300.00			16,800.00
991000 RESERVE FOR CONTINGENCIES	20,800.00	20,800.00			16,800.00

Fund 1627 Bayshore Capital Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1627000000 BAYSHORE/AVALON BEAUTIFICATION MSTU			257,291.40	32,661.51	289,952.91-
REVENUE Sub Total	2,652,600.00-	7,637,166.34-		13,268.29-	7,623,898.05-
REVENUE - OPERATING Sub-Total	14,200.00-	14,200.00-		13,268.29-	931.71-
361170 OVERNIGHT INTEREST				5,892.63-	5,892.63
361180 INVESTMENT INTEREST	14,200.00-	14,200.00-		7,375.66-	6,824.34-
CONTRIBUTION AND TRANSFERS Sub-Total	2,638,400.00-	7,622,966.34-			7,622,966.34-
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	2,549,000.00-	2,549,000.00-			2,549,000.00-
489200 CARRY FORWARD GENERAL	90,100.00-	90,100.00-			90,100.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		4,984,566.34-			4,984,566.34-
489900 NEGATIVE 5% ESTIMATED REVENUES	700.00	700.00			700.00
EXPENSE Sub Total	2,652,600.00	7,637,166.34	257,291.40	45,929.80	7,333,945.14
OPERATING EXPENSE	201,700.00	1,757,336.17	254,935.40	45,929.80	1,456,470.97
631400 ENGINEERING FEES	200,000.00	958,852.38	245,768.90	45,929.80	667,153.68
634970 INDIRECT COST REIMBURSEMENT	1,700.00	1,700.00	1,700.00		
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
CAPITAL OUTLAY	2,450,900.00	5,879,830.17	2,356.00		5,877,474.17
763100 IMPROVEMENTS GENERAL	2,450,900.00	5,879,830.17	2,356.00	0.00	5,877,474.17

Fund 1627 Project 50171 Hamilton Ave Parking

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

Fund 1627 Project 50172 Thomasson Drive

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

Fund 1627 Project 50173 South Bayshore

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

Fund 1627 Project 50174 North Bayshore

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50174 BAYSHORE/AVALON BEAUTIFICATION MSTU	1,650,900.00	6,421,917.17	255,591.40	45,929.80	6,120,395.97
EXPENSE Sub Total	1,650,900.00	6,421,917.17	255,591.40	45,929.80	6,120,395.97
OPERATING EXPENSE		1,544,001.17	253,235.40	45,929.80	1,244,835.97
631400 ENGINEERING FEES		747,217.38	245,768.90	45,929.80	455,518.68
634999 OTHER CONTRACTUAL SERVICES		796,783.79	7,466.50		789,317.29
652990 OTHER OPERATING SUPPLIES					
CAPITAL OUTLAY	1,650,900.00	4,877,916.00	2,356.00		4,875,560.00
763100 IMPROVEMENTS GENERAL	1,650,900.00	4,877,916.00	2,356.00		4,875,560.00



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.

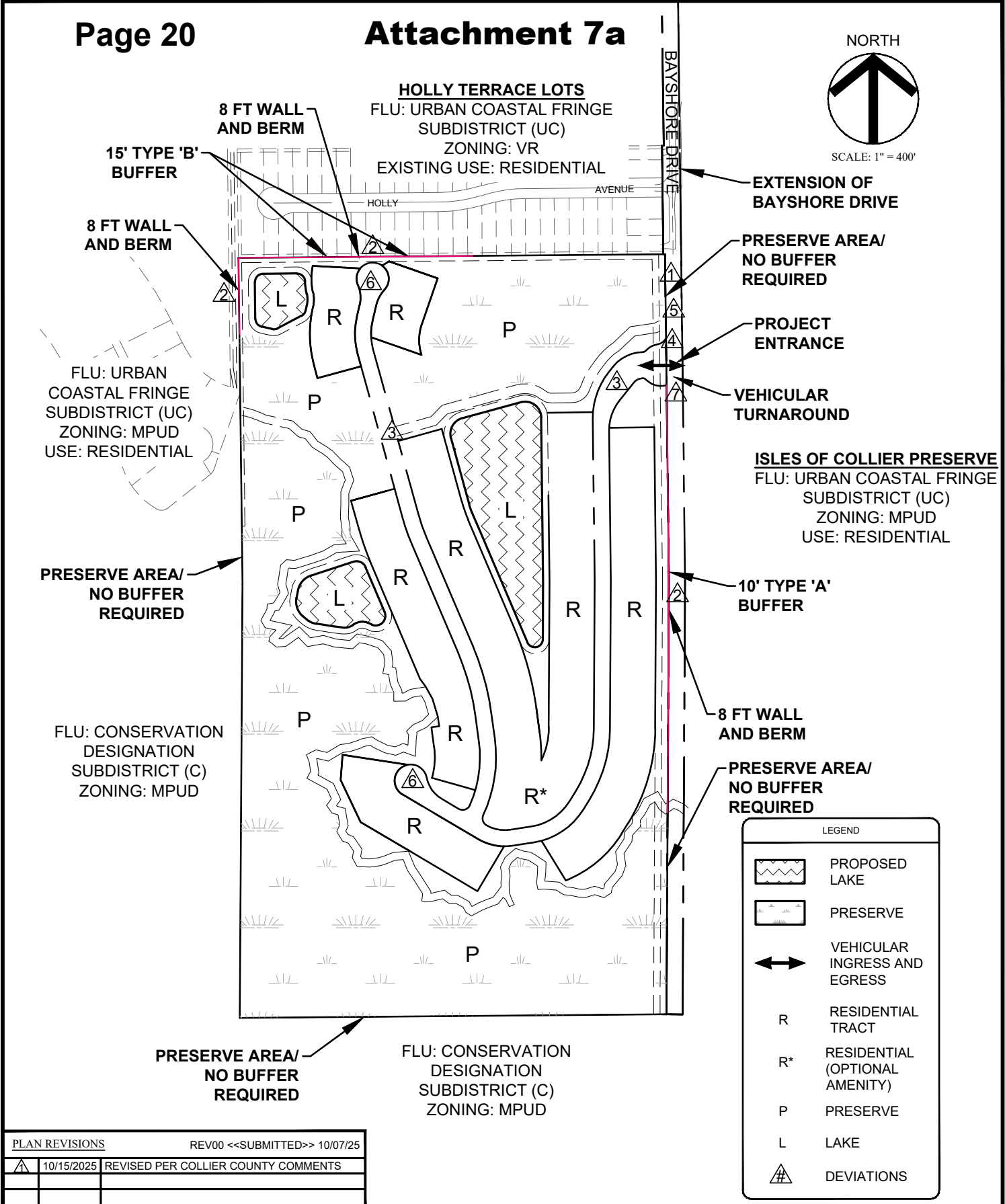
Sincerely,

RVi Planning + Landscape Architecture

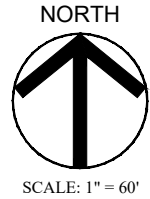


Alexis Crespo, AICP

Vice President of Planning



Page 21



BAYSHORE DRIVE

20.0'

50.0' ROW

R50.0'

R3.0'

20.0'

R170.0'

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:

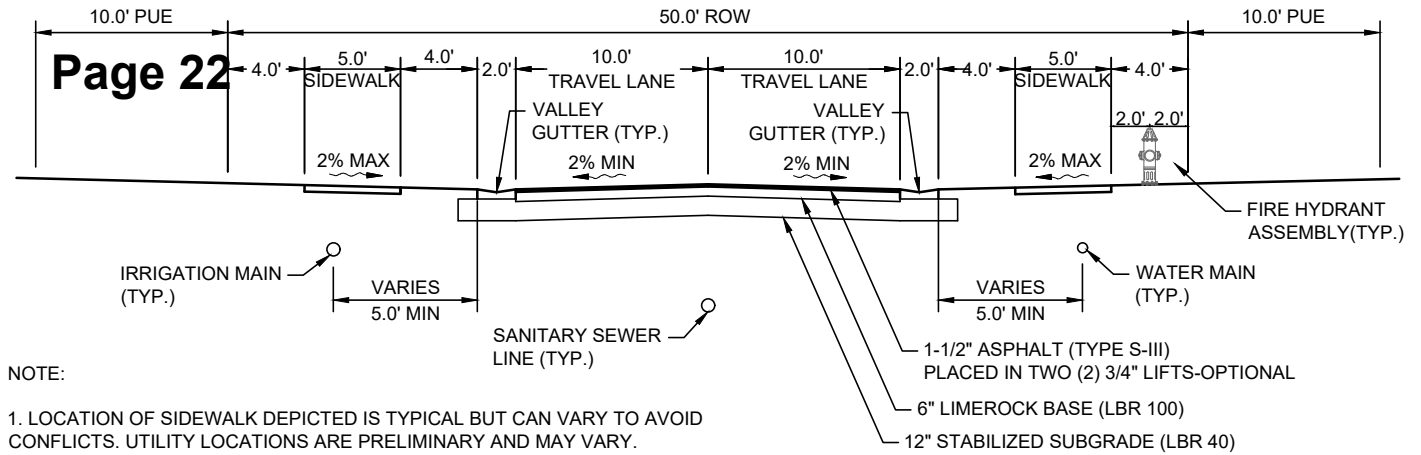
TOLL BROTHERS
24201 WALDEN CENTER DRIVE, SUITE 204
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 596-6600

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

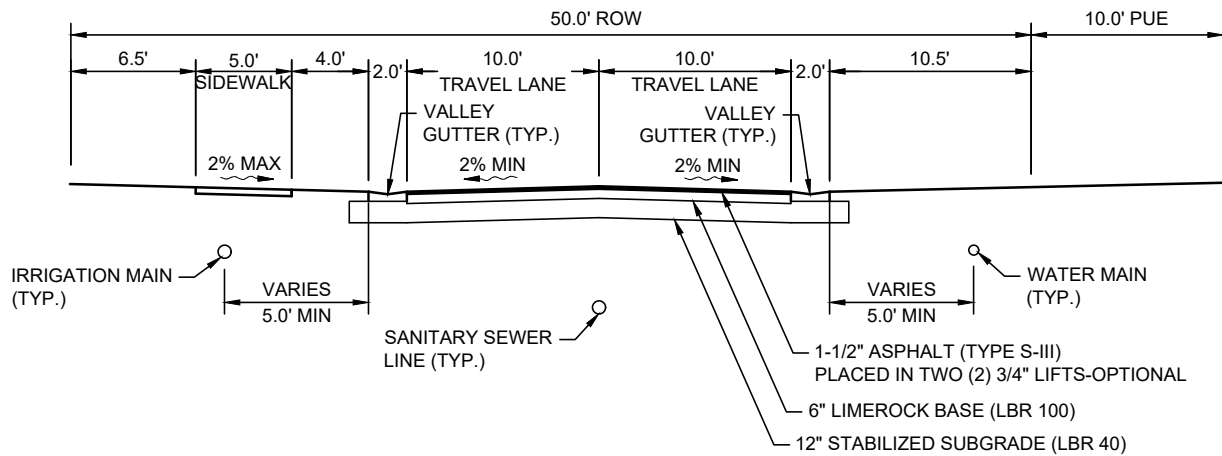
FILE NAME: 25001640-E03.dwg

SHEET: 2 OF 4



Page 22

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

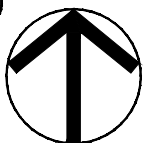
OPEN SPACE/PRESERVE SUMMARY

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

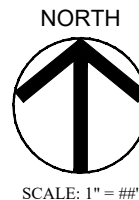
PREPARED FOR:

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: 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



Bayshore Beautification MSTU Landscape & Irrigation Maintenance

Work Area 1-North Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	11/17/25	n/a	n/a
Trimming & Pruning	n/a	11/10/25	n/a	11/24/25	n/a
Pre & Post Cleaning	11/3/25	11/10/25	11/17/25	11/24/25	n/a
Irrigation Maintenance	11/3/25	11/10/25	11/17/25	11/24/25	n/a
Work Area 2-South Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	11/17/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	11/3/25	11/10/25	11/17/25	11/24/25	n/a
Work Area 3-Thommason Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	11/17/25	n/a	n/a
Trimming & Pruning	11/3/25	n/a	11/17/25	n/a	n/a
Pre & Post Cleaning	11/3/25	11/10/25	11/17/25	11/24/25	n/a
Irrigation Maintenance	11/3/25	n/a	n/a	n/a	n/a
Work Area 4- Lunar Street ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	11/10/25	n/a	n/a	n/a
Pre & Post Cleaning	11/3/25	11/10/25	n/a	n/a	n/a
Work Area 5- Bayview Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	11/3/25	n/a	n/a	n/a	n/a
Work Area 6- Community Parking Lot	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	11/17/25	n/a	n/a
Trimming & Pruning	11/3/25	n/a	11/17/25	n/a	n/a
Pre & Post Cleaning	11/3/25	n/a	11/17/25	n/a	n/a
Irrigation Maintenance	11/3/25	n/a	11/17/25	n/a	n/a
Work Area 7- Hamilton to Bay ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	11/3/25	n/a	11/17/25	n/a	n/a
Trimming & Pruning	11/3/25	n/a	11/17/25	n/a	n/a
Pre & Post Cleaning	11/3/25	n/a	11/17/25	n/a	n/a
Additional services all Work Areas	Week #1	Week #2	Week #3	Week #4	Week #5
Ornamental Turf Spraying	n/a	n/a	n/a	n/a	n/a
Fertilizer	n/a	n/a	n/a	n/a	n/a
Mulch	n/a	n/a	n/a	n/a	n/a

[illegible]

INVOICE SUMMARY

BAYSHORE MSTU-MONTHLY SERVICES			
PO#4500241288		\$ 82,500.32	Landscape Maintenance
Invoice Date	Inv No	Amount	Description
10/31/25	CCBAY-049	\$ 6,330.14	October Maintenance
11/30/25	CCBAY-050	\$ 6,110.72	November Maintenance
Total Monthly Maintenance		\$ 12,440.86	
PO Balance:		\$ 70,059.46	
BAYSHORE MSTU-ADDITIONAL SERVICES			
		\$ 150,000.00	Additional Services
Invoice Date	Inv No	Amount	Description
10/1/25	BAYINC-102	\$ 6,800.00	Pruning of 87 Royal Palms
10/31/25	BAYWK-1025	\$ 3,000.00	October Additional Clean-Up
10/31/25	BAY41-027	\$ 200.00	US 41 & Bayshore Drive
11/21/25	BAYINC-103	\$ 8,800.00	Pruning of 135 Sabal Palms
11/21/25	BAYINC-104	\$ 1,400.00	Irrigation Wet Check
11/30/25	BAYWK-1125	\$ 2,400.00	November Additional Clean-Up
11/30/25	BAY41-028	\$ 200.00	US 41 & Bayshore Drive
Total Expenses:		\$ 22,800.00	
PO Balance:		\$ 127,200.00	
COMBINED PO TOTAL		\$ 232,500.32	
COMBINED BILLED TO DATE		\$ 35,240.86	
COMBINED PO FUNDS AVAILABLE		\$ 197,259.46	

*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.



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

- **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

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

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 CRA

December 2025

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.