



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
3299 Tamiami Trail E. BCC Boardroom 3rd Floor BCC Chambers

January 6, 2026

6:00 PM

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

1. Meeting Called to Order
2. Roll Call
3. Invocation & Pledge of Allegiance
4. Nomination of Chair and Vice Chair **Action Item**
5. Adoption of the Agenda **Action Item**
6. Introduction of New Executive Director Mike McNees
7. Public to be Heard (Non-Agenda Items)- **Note, any item brought up must limit time to 3 minutes or less.**
8. Consent Agenda **Action Item**
 - a. December 2, 2025, Meeting Minutes Pages 1-8 (Attachment)
 - b. Financial Report Pages 9-14 (Attachment)
9. County Agencies and Presentations:
 - a. Public Safety Report by Sheriff's Office, Sgt. Allyn Tuff
 - b. Development Report by Laura DeJohn, Johnson Engineering Pages 15-33 (Attachment)
10. Old Business
 - a. Project Manager Current Projects Update Report Pages 34-35 (Attachment)
 - b. Manager Project Report Pages 36-37 (Attachment)
11. New Business
 - a. Calendar 2026 **Action Item** Page 38 (Attachment)
 - b. Appreciation and Dedication Plaque 17 Acres Boardwalk Page 39 (Attachment) **Action Item**
12. Advisory Board and General Communications
 - a. Public Comments
 - b. Correspondence
 - i. Code Enforcement Report Page 40 (Attachment)
 - ii. Haldeman Creek MSTU Advisory Committee Vacancy
13. Next Meeting
 - a. **February 5, 2026 @ 6 p.m. Thursday FGCU/Buehler Auditorium**
14. Adjournment



December 2, 2025, Meeting Minutes

BAYSHORE/GATEWAY TRIANGLE LOCAL REDEVELOPMENT ADVISORY BOARD MINUTES OF December 02, 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, Sam Saad Jr., Ron Fowle, Jr., Steve Rigsbee, Micheal Sherman, Don Romoser. Excused
Absence: Kristin Hood. James Talano, Advisory Board Member

Staff present in Person:

John Dunnuck, CRA Director
Shirley Garcia, CRA/MSTU Manager
Tami Scott, CRA/MSTU Project Manager
Kizzie Fowler, Administration Assistant
Commissioner Dan Kowal
Mario Nal IT Technician
Diane Sullivan, Zoom Participant
Krista Orick, Zoom Participant
John Robertson, Zoom Participant
Shaul Rikman, Zoom Participant
Laura Jean Layden, Zoom Participant
Joe Arciere, Zoom Participant
Tim Aten, Zoom Participant

III. **Invocation & Pledge of Allegiance**

Maurice Guterrez led the Pledge of Allegiance

IV. **Adoption of Agenda:**

CRA Action: Motion made by Maurice Gutierrez to accept the agenda as amended; second by Al Schantzen; approved unanimously. 7-0

CRA Action: Motion made by Maurice Gutierrez to accept board members on zoom to vote; second by Al Schantzen; approved unanimously. 7-0

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

None

VI. **Approval of Consent Agenda:**

a. November 4, 2025, Meeting Minutes

CRA Action: Motion made by Al Schantzen to accept November 4, 2025, meeting minutes; second by Sam Saad Jr; approved unanimously 8-0.

b. Financial Report

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

Phone: 239-252-8844

Online: www.bayshorecra.com



CRA Action: Motion made by Al Schantzen to accept Financial Report; second by Sam Saad Jr; approved unanimously 8-0.

VII. County Agencies and Presentations:

a. Public Safety Report by Sergeant Allen Tuff:

Sergeant Allen Tuff gave public safety updates and events that the Collier County Sheriff Department has conducted. Sergeant Tuff stated that the department hosted Coffee with the Cop, in partnership with WAWA gas station. Sergeant Tuff noted that the department hosted “Positive Direction” with Publix and held a blood drive on November 26, 2025, in which the department was given 3 hours which saved 33 lives. Sergeant Tuff noted that the department hosted a grant and cruiser event, in which the department partnered with the women shelter and army and go to the Target on Pine Ridge and collected donations for the pantries in Immokalee and East Naples. Sergeant Tuff noted that the department raised \$7,000 worth of food and provided it to shelters and food pantries. Sergeant Tuff noted that the department also received \$450 in cash donations. Sergeant Tuff mentioned the department hosted a homeless outreach on November 12, 2025. Sergeant Tuff provided in his report that there were no significant crimes on Bayshore for the month of November. Sergeant Tuff noted that the department conducted 228 traffic stops in the CRA district. Sergeant Tuff noted that in the CRA district there were 5 drug arrests in the month of November.

b. Windward Landing RPUD PL20250003046, Alexis Crespo and Carol Zepeda

Alexis Crespo discussed the Windward Landing project and introduced the project team; Ian Beckman (Toll Brothers, Inc.), Richard Yovanovich & Francesca Passidomo (CYK Law Firm), Nicholas Walters, P.E. (ATWELL), David Dratnol, P.E. (Trebilcock Consulting Solutions), and Andrew McAuley (Earth Tech Environmental). Mrs. Crespo stated that the project is located south of Holly Avenue and west of Bayshore Drive. Mrs. Crespo stated that the project consists of 71.4 acres. Mrs. Crespo stated that there is a preservation to the east of the property. Mrs. Crespo stated that the southern portion of property is still in agricultural zoning, so the development is looking to do a plan unit development recently to allow the homes to be clustered on upland portions of the site which won’t happen to all, but on the northern part. Mrs. Crespo stated that the development needs to accommodate the northern area, so going the PUD route will allow a second specific concept planning condition with the county. Mrs. Crespo stated that the development is requesting up to 90 single family detached dwelling units, so they are not seeking the maximum density, to allow save the high-quality preserve areas on the site. Mrs. Crespo stated that all the markers on the site will be preserved as well as uplift buffers around those features. Mrs. Crespo noted the development will have onsite water management, with features to clean the water before it is released into surrounding preserve areas. Mrs. Crespo noted in terms of access, a big item for the CRA and MSTU to consider developers’ costs will be extending the roadway to the property entry point in order to provide access to the property. Mrs. Crespo noted the development is working with staff through a couple of rounds of review to design a roundabout. Mrs. Crespo noted that the development planned to install a roundabout along South Bayshore Drive, to



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allow for a connection for the community, also first responders to quickly make a U-turn if they missed the entrance and need to get back quickly, allows them to use the roundabout of circling instead of having to do a three point turn or something that would slow them down. Mrs. Crespo stated that in addition to the type A tree buffers along the project, the development will be adding a wall to provide privacy for the residents. Mrs. Crespo noted that the developers believe that they are aligned with the CRA's goals with this project. Mrs. Crespo stated that this project will contribute to the MSTU taxing to allow for continuation of the good work the MSTU has been doing in the area. Mrs. Crespo requested the advisory board recommendation for approval to move forward with the process and support the project.

Al Schantzen asked who owns the roundabout where the project will be located?

Francesca Passidomo responded that the county owns the right of way, but the roundabout is the PUDs responsibility.

Al Schantzen suggested that the development should consider allowing Collier County to maintain the roundabout.

Francesca Passidomo responded that it is something the developer will consider, and she will make note of it.

Al Schantzen asked if the developer would have an eight-gate wall on the right of way that goes nowhere?

Alexis Crespo responded that the developer would extend their portion of the right way, and in the future, it could be developed by the county or any other developer, but it will remain in its natural state, and the developer will install buffers where they have future right away.

Al Schantzen asked if the developer would be landscaping a 10ft buffer to the right way that is not a road?

Alexis Crespo responded that the developer would have the trees on the outside of the wall.

Maurice Gutierrez asked if there would be any street lighting at the development?

Alexis Crespo responded that there will be street lighting at the entrance of the development.

Shirley Garcia asked if the developer would consider having a sidewalk alongside the road of the development for the kids to have for bus stops and walking?

Alexis Crespo responded that it is something she has the developer to consider.

Al Schantzen asked will the developer take responsibility for the infrastructure of the roads during the development process.

Alexis Crespo responded that the developers are working through their sufficiency process to include a commitment that they will go back and correct and prepare any damage to that roundabout or the roadway as a result of the construction activity.

Francesca Passidomo stated that by including 90 units or so in the MSTU boundaries, the developer is also optimistic that that would increase revenue dollars.

Ron Fowle Jr. asked where would the development drain its outflow for Naples Bay to be filtered out?



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Andrew McAuley responded that all onsite stormwater models will be treated and attended onsite and discharged south.

CRA Action: Motion made by Maurice Gutierrez to accept the Windward Landing project the way it was proposed, with the acknowledge that if the road is damaged due to construction, the developers will assist in correcting those damages; second by Ron Fowle Jr.; approved unanimously 8-0.

Al Schantzen amended that the developer should take responsibility for the impact fees of the infrastructure that the development will have on it, and make any necessary repairs.

c. Development Report by Laura DeJohn, Johnson Engineering

Laura DeJohn discussed monthly updates for the development activities based on the Collier County Growth Management Department. Mrs. DeJohn stated that 2800 Davis Blvd PL20250013002. 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). Mrs. DeJohn stated that 3000 Cottage Grove Ave PL20250013015. Request for administrative variance to allow continued construction of a new single-family residence. The issue pertains to the near east side of the structure, where the slab and stem wall encroaches 0.3 ft into the required 7.5 ft setback. Mrs. DeJohn stated that Zoning Letter for Family Pillars Homecare PL20250013163. A branch is opening 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. Mrs. DeJohn stated that Request to Determine Eligibility for Lot Split at 3423 Canal Street PL20250013279 will be taken off the development list, the applicant cancel the application submittal. Mrs. DeJohn stated that Mini Triangle Mixed Use Subdistrict (GMPA) PL20250008935. First applicant submitted on 11/6/2025. An amendment to add 1.35-acre adjacent parcel (U-Haul site) and to allow 15 additional multi-family dwelling units. The building’s height will be limited to 112 feet. Mrs. DeJohn stated that Mini Triangle MPUD Amendment (PUDA) PL20250008076. 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. Mrs. DeJohn stated that Bayshore RPUD PL20250003046. Windward Landing submitted second application on 10/28/2025, additional documents submitted on 11/18/2025. Request to rezone 71.5 acres generally from Rural Agriculture (A) and Residential Single-Family Zoning Districts to RPUD to allow for 60 single-family detached residential units and private on-site amenities. Mrs. DeJohn stated that Naples Workforce Housing MPUD PL20240010093. Third application submitted 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. Mrs. DeJohn stated that 3091 Tamiami Trail E. Workforce Housing (GMPA) PL20250006272. Second

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applicant submitted 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. Mrs. DeJohn stated that The Grove PL2025000077. Second applicant submitted 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. Mrs. DeJohn stated that Lakeview Homes Multifamily PL20250012652. A 4-unit multi-family residential development is proposed; applicants will file a limited density bonus pool allocation application for one bonus unit. Mrs. DeJohn stated that Celebration Park PL20250013221. 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 4x25 access gangway connecting to a 10x13 fixed dock that is cantilevered 1 over the seawall with a 5x20 fixed finger pier. This is to accommodate five 20-foot vessels and one 38” vessel with a 12x12 lift. Additionally, parallel mooring will be provided along the remaining 121-foot of seawall along the western shoreline by installing a 4-foot-wide marginal floating dock connected by a 3x18 gangway to a 7x10 fixed dock access. Mrs. DeJohn stated that Wright RV PL20250012214. Site improvement Plan application to correct a Code Enforcement case for paving in the rear of the existing RV Sales and Repair Business. Mrs. DeJohn stated that Brookside Marina (SDP) PL20250002817. Staff issued first comment letter on 10/29/2025 with stormwater, ADA, Environmental, Fire, Landscape, Transportation, Zoning and Utility comment. Mrs. DeJohn stated that Huey Magoos PL20230016299. Second applicant submitted 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. Mrs. DeJohn stated that Bayshore Dr Single Family Homes a.k.a Cielo Azul PL20240009862. Staff issued second comment letter on 11/4/2025 with County Attorney, Survey, Utilities, Fire, Landscape, Transportation and Zoning comments. Mrs. DeJohn stated that Bayshore Dr. PL20250012309. First applicant submitted on 10/22/2025. Applicants request zoning verification that a geo-blocked, emergency access point from the property onto Bayshore is permitted under County Ordinance 92-43. Mrs. DeJohn stated that 2415 Linwood Ave PL20250010339. Zoning Verification letter issued on 11/5/2025. Mrs. DeJohn stated that 2415 Linwood Ave PL20250008735. Staff issued a zoning verification letter on 9/5/2025 indicating that the property is not zoned for use as a wholesale motor vehicle dealer operation (Florida DHSMV dealer type VW). Mrs. DeJohn stated that 183705-15 PL20250011143. 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.

- d. Collier County Wastewater Robert Von Holle Director
Unavailable



VIII. Old Business:

a. Project Manager Current Projects Update Report

Tami Scott discussed updates for irrigation. Mrs. Scott stated that new pumps and controllers have been installed. Mrs. Scott stated that electrical direction bore is still needed at the north pump. Mrs. Scott discussed the Bayshore median landscaping. Mrs. Scott stated that cleaning up is needed for the medians along Ave Maria, and the team is working with Botanical Garden to have this done. Mrs. Scott stated that now that the new pumps and controllers are up and running, staff are working with the landscaping contractor agency and the NBG to replace the old planting in the Bayshore medians. Mrs. Scott stated that landscaping will be constant at each median, simplified with two or three varieties of plants and Florida naïve. Mrs. Scott stated that the goal is to have it complete before the ribbon cutting of the 17 acres. Mrs. Scott discussed the Crosswalk Study. Mrs. Scott stated that Atkins Realis has been issued a Notice to Suspend. Mrs. Scott stated that the new information that was received by Atkins Engineering will be updated to the CRA website. Mrs. Scott discussed the 17-acre Boardwalk Project. Mrs. Scott stated that the underground electricity is complete. Mrs. Scott stated that irrigation, landscaping, boardwalk decking and the installation of handrails have started for the boardwalk. Mrs. Scott stated that the completion of the project is still scheduled to be completed by January 28, 2026, however, due to the holidays and weather conditions, the project has been given a second completion date of February 15, 2026.

b. Manager Project Report

Shirley Garcia discussed CRA Project updates. Mrs. Garcia stated that Bay CDBG Grant Agreement is on December 9, 2025, BCC agenda to approve the CRA subrecipient grant agreement and accept the award of \$1,388,500 for land acquisition off of Bay Street. Mrs. Garcia reported that Removal of receivables owed to CRA from Southern Motor Sports LLC, for a judgement of \$12,720.00 for nonpayment of rent to the CRA but is considered uncollectable since the business has dissolved the item is on the BCC December 9th agenda to approve removing the receivable from the CRA revenue account. Mrs. Garcia noted that CRA Property Maintenance Update, A&M Landscaping, has the purchase order to start maintaining all CRA properties. Mrs. Garcia noted the 17acre outparcels, that she and CRA director will meet with procurement director to move forward on to the ITN and to ensure the agency follows the appropriate guidelines prior to bringing proposals to LRAB and CRAB. Mrs. Garcia noted that CRA Strategic Planning Workshop will be on February 5, 2026, instead of the regular scheduled public meeting. Mrs. Garcia noted that the budget and priorities will be discussed at the workshop. Mrs. Garcia stated that she would like to apply for a new CDBG grant to purchase a 2663 Francis Ave property to expand the Stormwater Pond. Mrs. Garcia is asking the advisory board to support her in applying for the grant. Mrs. Garcia noted that a new tenant will be moving into one of the apartments at 2695 Francis Ave on December 10, 2025, and rent will be deposited in the Operating Fund.



CRA Action: Motion made by Sam Saad Jr., to support Shirley Garcia in applying for the CDBG grant for additional funding to purchase Francis Ave property; second by Steve Rigsbee.; approved unanimously 8-0.

CRA Action: Motion made by Sam Saad to approve John Dunnuck (Facility Director) and wife to rent apartment at Francis Ave, with no refundable deposit required. Second by Ron Fowle Jr. approved unanimously 8-0.

John Dunnuck, noted staff, Commissioner Kowal had met with some of the Danford Street residents to discuss the Danford project and getting the resurfacing of the road immediately and going back to do the new line and the water line and sidewalk down the road. Mr. Dunnuck noted that the Becca Pines and Weeks project is at 90%.

c. Christmas Tree Location-Diane Sullivan

Diane Sullivan was not available to speak. Lisandra Duarte discussed the Christmas tree placement. Mrs. Duarte stated that residents were informed by her after the vote in 2023 and at a CRA advisory board meeting last year that this year the Christmas tree would be paid for her event. Mrs. Duarte stated that she has strong concerns about safety, marketing and press materials from the businesses in the area if the tree was not in the parking lot. Mrs. Duarte stated that last year at a CRA advisory meeting, she had planned to put the Christmas tree at the CRA parking lot, for a community event for her and Diane Sullivan to sell food, drinks, and bring Santa Claus.

Maurice Gutierrez asked who planned the Christmas tree to be placed on the CRA parking lot for this year?

Lisandra Duarte stated that last year at the CRA office, the placement for the Christmas tree to be placed at the CRA parking lot at her request. Mrs. Duarte thought in 2023 the advisory board agreed to pay for the tree, and the Bayshore district execute the tree lighting event for the residents and businesses.

Maurice Gutierrez stated that there are concerns about the funding for the Christmas tree, for just Mrs. Duarte and her businesses, it didn't set a good precedence, and it has always been placed on the bridge. Mr. Gutierrez stated that the CRA and MSTU will not be sponsoring any Christmas event for businesses, now or in the future, Mrs. Duarte would need to plan future events on her own property and coordinate with the businesses to pay for their own decorations.

John Dunnuck asked Lisandra Duarte does she have a special event permit and who signed off on it, because the event is on county property and needs permission.

Lisandra Duarte stated that she does have a special event permit, and it has been rolled over and does not need to reapply again ever.

John Dunnuck stated that the tree was decided to be placed on the bridge according to tradition.

Al Schantzen explained the meaning of tradition and stated that the tradition was not to move the Christmas tree in the CRA parking lot. Mr. Schantzen motions to place the tree on the bridge.

CRA Action: Motion made by Al Schantzen to keep the Christmas Tree on the bridge; Second by Ron Fowle Jr. approved unanimously 8-0.



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IX. New Business

a. Calendar 2026

X. CRA Action: Motion made by Al Schantzen to accept the 2026 Calendar; Second by Maurice Gutierrez. approved unanimously 8-0.

XI. Advisory Board and General Communications

a. Public Comments

b. Correspondence

i. Code Enforcement Report

XII. Next Meeting: January 8, 2026 @ 6pm.

XIII. Adjournment: Meeting adjourned at 7:44pm

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			200,346.40	3,086,911.61-	2,886,565.21
REVENUE Sub Total	5,728,100.00-	5,812,352.50-		5,520,872.30-	291,480.20-
REVENUE - OPERATING Sub-Total	7,000.00-	7,000.00-		1,772.30-	5,227.70-
361170 OVERNIGHT INTEREST				257.17-	257.17
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		1,170.13-	5,829.87-
369300 REIMBURSEMENT FOR PRIOR YEAR EXPENDITURE				345.00-	345.00
CONTRIBUTION AND TRANSFERS Sub-Total	5,721,100.00-	5,805,352.50-		5,519,100.00-	286,252.50-
410001 TRANSFER FROM 0001 GENERAL FUND	4,389,900.00-	4,389,900.00-		4,389,900.00-	
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-		131,200.00-	202,400.00-
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	200,346.40	2,433,960.69	3,178,045.41
PERSONAL SERVICE	605,800.00	605,800.00	69,043.00	100,869.43	435,887.57
OPERATING EXPENSE	442,700.00	526,952.50	131,303.40	49,641.26	346,007.84
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	14,250	14,250.00	
634980 INTERDEPT PAYMENT FOR SERV	141,600.00	141,600.00		2,152.75	139,447.25
634990 LANDSCAPE INCIDENTALS	1,500.00	1,500.00			1,500.00
634999 OTHER CONTRACTUAL SERVICES	120,000.00	204,252.50	78,542.68	20,154.82	105,555.00
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		4,992.51	3,707.49
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	4,855.69	1,044.31	1,300.00
643400 WATER AND SEWER	3,500.00	3,500.00	2,292.02	457.98	750.00
644620 LEASE EQUIPMENT	2,000.00	2,000.00	1,432.26	477.42	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		2,266.06	1,266.06-
646360 MAINTENANCE OF GROUNDS ALLOCATED	24,600.00	24,600.00	11,765.00	1,005.73	11,829.27
646430 FLEET MAINT ISF LABOR AND OVERHEAD	300.00	300.00		44.00	256.00
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	217.00	113.52	2,669.48
651210 COPYING CHARGES	2,200.00	2,200.00	1,048.75	551.25	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		1,628.30	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		2,283,450.00	2,283,450.00
911021 TRANSFER TO 1021 BAYSHORE CRA PROJECT FUND	4,566,900.00	4,566,900.00		2,283,450.00	2,283,450.00
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			2,360,987.85	875,667.87-	1,485,319.98-
REVENUE Sub Total	4,590,300.00-	19,575,218.78-		2,383,369.27-	17,191,849.51-
REVENUE - OPERATING Sub-Total	24,700.00-	24,700.00-		99,919.27-	75,219.27
361170 OVERNIGHT INTEREST				35,422.83-	35,422.83
361180 INVESTMENT INTEREST	24,700.00-	24,700.00-		64,496.44-	39,796.44
CONTRIBUTION AND TRANSFERS Sub-Total	4,565,600.00-	19,550,518.78-		2,283,450.00-	17,267,068.78-
411020 TRANSFER FROM 1020 BAYSHORE/GATEWAT TRIANGLE REDEV	4,566,900.00-	4,566,900.00-		2,283,450.00-	2,283,450.00-
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	2,360,987.85	1,507,701.40	15,706,529.53
OPERATING EXPENSE		2,786,229.77	684,260.44	164,491.88	1,941,777.45
631401 ENGINEERING FEES DESIGN		237,342.92	176,482.37	18,774.46	38,176.09
634980 INTERDEPT PAYMENT FOR SERV		44,461.38-		118.50	118.50-
634999 OTHER CONTRACTUAL SERVICES		2,560,917.37	489,703.95	131,242.18	1,903,719.86
639990 OTHER CONTRACTUAL SERVICE		31,462.98	17,106.24	14,356.74	
646451 LIGHTING MAINTENANCE		1,517.52	967.88		
652990 OTHER OPERATING SUPPLIES		549.64-			
CAPITAL OUTLAY	4,590,300.00	15,888,989.01	1,676,727.41	1,343,209.52	12,864,752.08
761100 LAND CAPITAL OUTLAY		1,359,107.50-	550.50		
763100 IMPROVEMENTS GENERAL	4,590,300.00	17,248,096.51	1,676,176.91	1,343,209.52	12,864,752.08
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	27,692.14	9,193,459.62
EXPENSE Sub Total	3,678,600.00	9,645,280.75	424,128.99	27,692.14	9,193,459.62
OPERATING EXPENSE		1,233,992.23	423,578.49	27,692.14	782,721.60
631401 ENGINEERING FEES DESIGN		237,342.92	176,482.37	18,774.46	38,176.09
634980 INTERDEPT PAYMENT FOR SERV		3,910.00-		118.50	118.50-
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		
763100 IMPROVEMENTS GENERAL	3,678,600.00	9,770,396.02			8,410,738.02

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		12,679.00	12,679.00		
634999 OTHER CONTRACTUAL SERVICES		12,679.00	12,679.00		
CAPITAL OUTLAY					
763100 IMPROVEMENTS GENERAL					

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	1,712,971.49	1,448,392.76	804,091.12
EXPENSE Sub Total		3,965,455.37	1,712,971.49	1,448,392.76	804,091.12
OPERATING EXPENSE		564,806.33	194,272.24	105,183.24	265,350.85
634980 INTERDEPT PAYMENT FOR SERV					
634999 OTHER CONTRACTUAL SERVICES		533,343.35	177,166.00	90,826.50	265,350.85
639990 OTHER CONTRACTUAL SERVICE		31,462.98	17,106.24	14,356.74	
CAPITAL OUTLAY		3,400,649.04	1,518,699.25	1,343,209.52	538,740.27
763100 IMPROVEMENTS GENERAL		3,400,649.04	1,518,699.25	1,343,209.52	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		967.88	967.88		
652990 OTHER OPERATING					
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

January 2026
Development Update



Please Note: Projects with *and highlight have been updated since the last report
Yellow highlight indicates old project with recent activity; **Blue highlight** indicates new project;
Red highlight indicates Live Local project

Zoning Petitions

1. 2068 Davis Blvd (ZLTR): PL20250014847*

Location: 2068 Davis Blvd. (formerly Remodel Paradise)
 Current Zoning: C-4-GTZO-MXD and Airport Overlay
 Owner: CC & E Investments LLC
 Status: Applicant's request submitted on 12/22/2025.

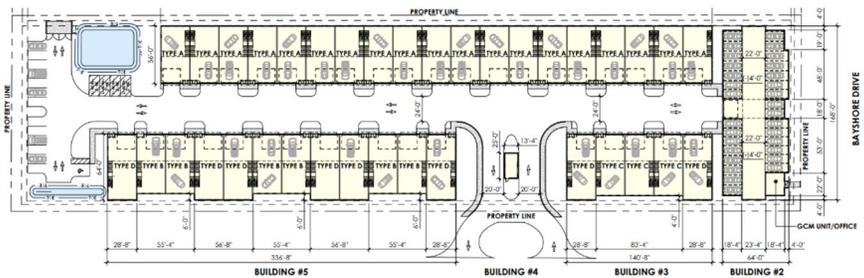


Request for a Zoning Verification Letter to confirm the current zoning district designation for the property and whether surface parking is allowable as a permitted or accessory use.

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

Location: 2740 Bayshore Dr.
 Current Zoning: C-4-GTZO-MXD and Airport Overlay
 Owner: Gulf Gate South Trust LLC
 Status: Pre app meeting held on 10/22/2025.

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



5th Avenue Car Club (SDP): PL20250014009*

Status: Pre app meeting scheduled for 1/14/2026.

Request for a Site Development Plan for a new car storage facility.

Bayshore Gulf Gate Plaza (ZLTR): PL20250007923

Status: Initial applicant submittal on 7/13/2025.
Staff issued an incomplete submittal letter on 7/14/2025. Zoning Verification Letter issued on 8/15/2025.



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. $16 \text{ du/ac} \times 3.3 \text{ acres} = 52.8 = 53$ total units. Maximum building height in the GTZO-MXD district is 42 feet for residential uses and 56 feet for mixed-use or commercial uses.

3. Oakes Farm Davis (GMPA): PL20250010003

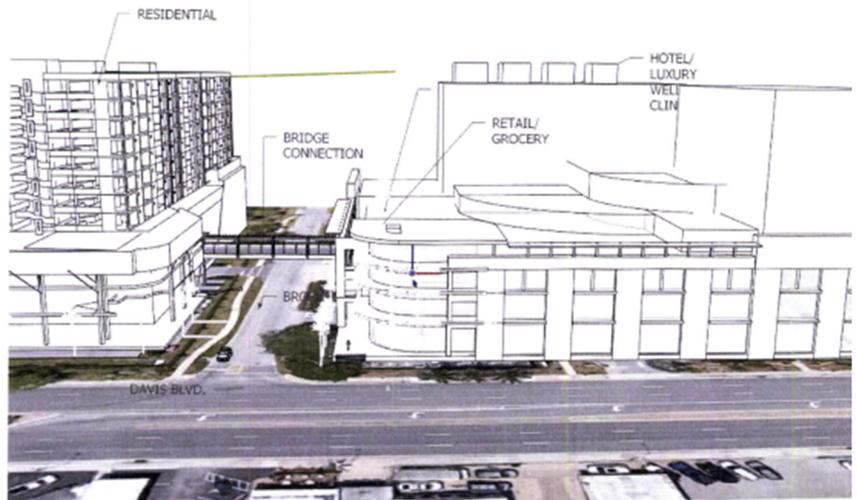
Location: 1420 Brookside Dr; 2205 & 2255 Davis Blvd
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owners: Terra Aqua LLC - 1420 Brookside Dr
Christopher J Bower LIV Trust - 2205 Davis Blvd
Christopher J Bower Trust - 2255 Davis Blvd
Status: Pre-app meeting held on 8/20/2025.



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

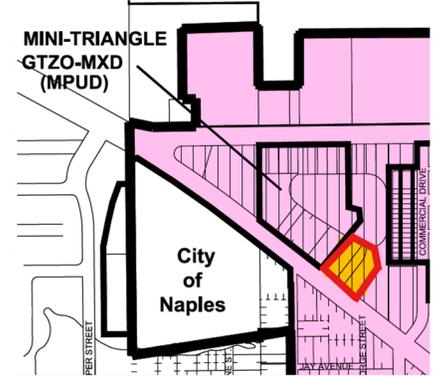
Status: Pre-app meeting held on 8/20/2025.



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

Location: 2001 Tamiami Trl E
Current Zoning: MPUD-GTZP-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. Staff issued first comment letter on 12/22/2025 with Zoning, Stormwater, Utility and General comments.

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.

**5. 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).



6. 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).



7. Windward Landing RPUD [formerly 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. Applicant presented to the CRA Advisory Board and the Board voted in support on 12/2/2025, with staff recommendation to review sidewalk connections for school children. Staff issued second comment letter on 12/11/2025 with environmental, utilities, transportation, and zoning comments.



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.

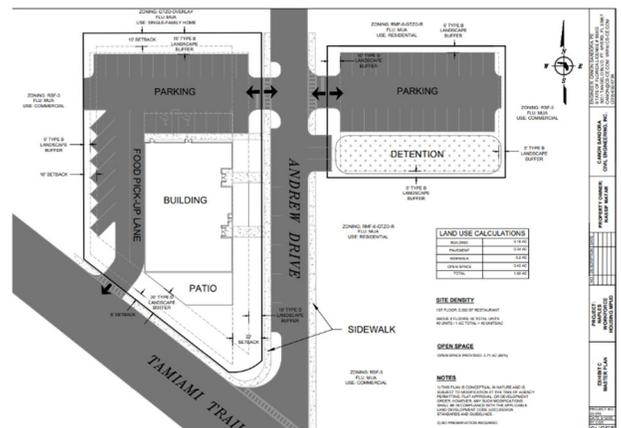
Bayshore RPUD (PPL): PL20250003048

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.

8. 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. **Staff issued second comment letter on 12/19/2025 with Planning, Utility and General comments.**

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.

9. The Grove (VA): PL20250000077*

Location: 3771 Bayshore Dr.
Current Zoning: RMF-6-BZO-R1 and Airport Overlay
Owner: Naples Groves Lot 113 LLC
Status: Pre application meeting held on 1/30/2025.
First applicant submittal on 8/18/2025. Staff issued first comment letter on 9/3/2025. Second applicant submittal on 11/20/2025. **Staff issued second comment letter on 12/23/2025 with Zoning, County Attorney and General comments.**

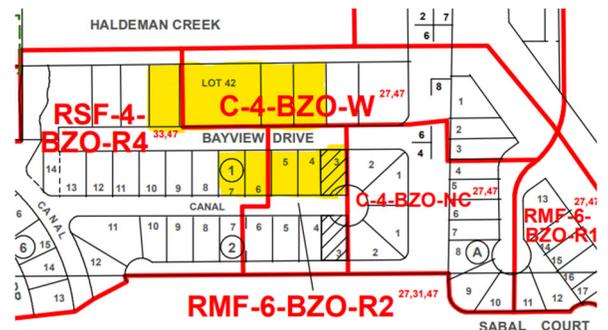
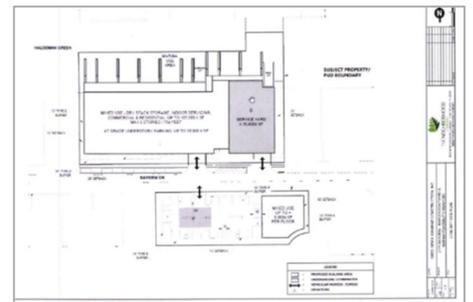


The applicant requests a variance to increase the height of entry feature gates from 42" to 11'-6". Requires a public hearing; decision will be made by the Hearing Examiner.

10. 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.



Development Review Petitions

11. SIP Pre-Planning Meeting PUD Property (SIP): PL20250014838*

Location: 3531 Plantation Way (Naples 701 Apartments)
Current Zoning: PUD and Airport Overlay
Owner: Naples 701 Owner LLC
Status: Pre-app meeting to be scheduled.

Request for a Site Improvement Plan to install a 12' x 30' DBPR Premanufactured Storage Shed. Originally proposed as an Insubstantial Change (SDPI) in March 2025 (PL20250002906) to install and anchor to ground a storage shed with flood vents; no electric.



12. 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.

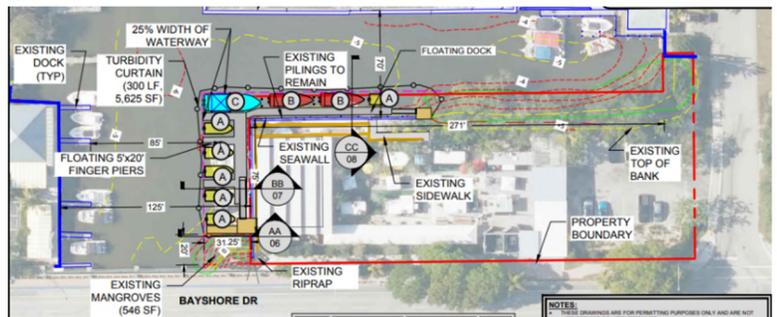
This project is located on the recently split lot (0.44 Acres) just north of 3570 Bayshore Drive, Naples 34112. A 4-unit multi-family residential development is proposed; applicant will file a Limited Density Bonus Pool Allocation application for one bonus unit.



13. 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 held on 12/3/2025.

Request for Boat Dock Extension to install a floating dock with three 5'x 20' floating finger piers with a 4'x 25' access



gangway connecting to a 10'x13' fixed dock that is cantilevered 1' over the seawall with a 5'x 20' 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'x 18' gangway to a 7'x 10' 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 the subject canal.

14. 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 held on 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.



15. Metro South (SDPA): PL20250011671

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

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



16. The Halcyon Naples (formerly 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. **Second applicant submittal on 12/8/2025.**



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

Brookside MPUD (PUDZ): PL20240010963

Status: Pre-application meeting held on 10/17/2024. First applicant submittal on 11/12/2024. Applicant submitted additional documents on 11/21/2024. Staff issued first comment letter on 12/31/2024. Second applicant submittal on 1/23/2025. Staff issued second comment letter on 3/4/2025. Applicant presented to BGT CRA Adv Board on 3/6/2025. Third applicant submittal on

3/19/2025. NIM held on 3/24/2025. Additional documents submitted on 5/13/2025 & 6/27/2025. CCPC recommended approval on 8/21/2025. BCC approved on 9/23/2025.

Folio # 00386320006 is 1933 Davis Blvd (westernmost property) owned by 1933 Davis LLC. Folio #s 00386120002, 00386080003, 00386200003 are submerged lands owned by Naples Marina Holdings LLC; these were rezoned from RSF-4 to C-4 by Ordinance 2023-42, allowing a maximum of 120 wet slips. Folio #s 00386160004 & 00386280007 are 1949 & 2015 Davis Blvd owned by Naples Marina Holdings LLC. Rezone to a Mixed Use PUD to permit 66 multi-family units and a 120-boat slip marina. Eligibility for the residential density is per Growth Management Plan commercial conversion policy, which allows up to 16 units/acre on the 4.1-4.25 acres of upland when converting from commercial to residential use on properties deemed "Consistent by Policy" per the Zoning Re-evaluation Program.

Brookside Marina (SIP): PL20250003315

Status: First applicant submittal on 3/18/2025 with additional documents submitted on 4/24/2025. Staff issued an incomplete submittal letter on 5/02/2025. Second applicant submittal on 5/8/2025. Staff issued comment letter on 5/30/2025. SIP Approval Letter issued on 7/2/2025.

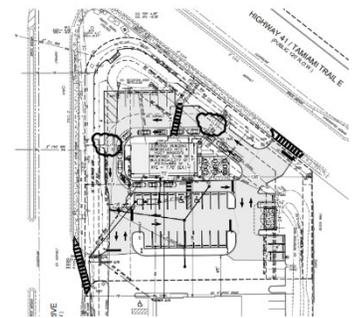
Brookside Marina is a 66-unit multifamily residential and marina development. This application seeks approval for the construction of a sales facility at 1933 Davis Blvd (Capital Pawn).

17. Huey Magoos (SDPA): PL20230016299*

Location: 2934 Tamiami Trail E (former Circle K & Shell)
 Current Zoning: C-4-BZO-NC and Airport Overlay
 Owner: NNN TR Inc

Status: Pre-application meeting held on 11/8/2023. Applicant introduced the project at the 5/7/2024 BGT CRA Advisory Board Meeting. First applicant submittal on 5/31/2024.

Staff issued incomplete submittal letter on 6/6/2024. Supplemental documents submitted on 6/19/2024 and 7/14/2024 for First review. Staff issued first comment letter on 8/12/2024. Second applicant submittal on 10/31/2025. Staff issued second comment letter on 12/19/2025 with Transportation, Zoning and Landscape comments.



Proposed demolition of an existing commercial building, with construction of a new ~2,650 S.F. restaurant with a drive-thru, parking, and associated drive aisles on a 1.19-acre lot.

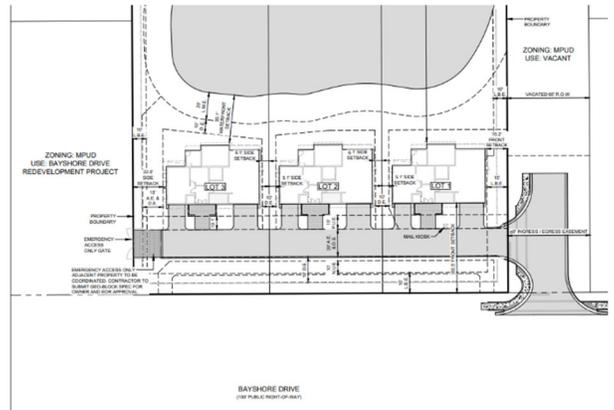
Huey Magoos (DR): PL20240009817

Status: Pre-application meeting waived based on the previous SDP discussions. First applicant submittal on 9/13/2024. Staff issued first comment letter on 10/14/2024. Second applicant submittal on 4/18/2025. Staff issued second comment letter on 5/20/2025. Third applicant submittal on 6/13/2025. Revised list of deviations submitted on 7/1/2025. Third applicant submittal on 7/28/2025. HEX approval issued on 9/15/2025.

The applicant seeks deviations from maximum setbacks for redevelopment of the existing building into a Huey Magoo's. Required setbacks are 5' minimum & 20' maximum; the building is setback 53' from US 41 and 70' from Bayshore Drive. The location of the existing building was previously approved under SDP #99-014. The Site Plan with Deviations (DR) request is decided at a Hearing Examiner hearing.

18. Bayshore Dr Single Family Homes a.k.a. Cielo Azul (PPL): PL20240009862

Location: Bayshore Drive (surrounded by the CRA 17-acre site)
 Current Zoning: C-2-BZO-NC and MH-BZO-NC and Airport Overlay
 Owner: 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. Zoning Verification Letter issued on 11/25/2025.

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

19. Van Buren Apartments (SDP): PL20250008343

Location: 3226 Van Buren Ave
 Current Zoning: RSF-5-BZO-NC & RSF-5-BZO-R3 and Airport Overlay
 Owner: Van Buren Community, LLC
 Status: Pre-app meeting held on 8/13/2025.



Site Development Plan for 13 apartments on 1.87 acres with associated site improvements.

3226 Van Buren Ave (ZLTR): PL20250002219

Status: Request submitted on 2/22/2025, and revised application submitted on 4/22/2025. Zoning Verification letter issued on 4/29/2025.

Staff issued verification that maximum eligible density is 5 units per acre, or 9 units and that up to 2 additional units per acre can be granted through the limited density bonus pool allocation process.

20. Bayshore Mixed Use Development (SDP): PL20250001438

Location: 2924 & 2974 Bayshore Drive
Current Zoning: C-4-BZO-NC and Airport Overlay
Owner: THOMAS BURGESS GST TRUST
Status: Pre-application meeting held on 03/5/2025.



Site Development Plan for a 3-story building on ±2.16 acres at 2924 & 2974 Bayshore Drive. The proposed building is mixed-use with commercial and restaurant uses on the first floor and 3 dwelling units on the second and third floors. Proposed number of dwelling units will require approval through the LDBPA and mixed use will also require approval through the MUP process before SDP approval.

Applicant appeared at CRA AB special meeting on 7/28/2025 regarding temporary use for valet parking based on previous SDP-PL20220006723.

21. Porsche of Naples - Service Shop Expansion (SDPA): PL20250007685

Location: 1494 Airport Rd S
Current Zoning: C-5-GTZO-MXD and Airport Overlay
Owner: TT OF TAMIAMI INC
Status: Pre-application meeting held on 8/6/2025.



The project is located at the northwest corner Airport Road (CR 31) and Davis Blvd. The proposed project consists of the expansion of the existing Porsche of Naples detail building.

22. 2400 Davis Blvd Commercial Building (SIP): PL20250003737

Location: 2400 Davis Blvd
Current Zoning: C-5-GTZO-MXD and Airport Overlay
Owner: 2400 DAVIS BLVD LLC
Status: Pre-application meeting held on 5/23/2025.



The owner proposes to remove the grassed area on the south side of the building for car/ merchandise display area for tenants of the existing building.

As a result of the pre-application meeting discussion, the owner described an alternate idea of using “excess” parking spaces along Davis Boulevard for car display.

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

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

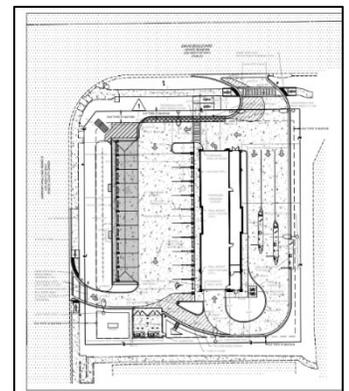


This project proposes a three-story hotel building (12 rooms) and a two story condo building (5 units) with parking underneath (+/- 35 spaces), utility connection, and associated site improvements.

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

24. Snappy Car Wash (SDP): PL20220001088

Location: 3300 Davis Blvd.
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owner: RKDavis Real Est Holdings LLC C/O Michael Duffy
Status: Pre-application meeting held on 3/15/2022. First applicant submittal on 9/8/2023. Staff issued first comment letter on 10/12/2023. Second applicant submittal on 7/1/2024. Staff issued second comment letter on 7/29/2024. Third applicant submittal on 12/04/2024. Staff issued third comment letter on 1/02/2025. Fourth applicant submittal on 3/19/25. Staff issued fourth comment letter on 4/18/2025.



Applicant seeks to redevelop former Joey D's as a 4,400 square foot car wash facility.

Snappy Car Wash (DR): PL20240003066

Status: Pre-application meeting waived. First applicant submittal on 3/8/2024. First staff review letter issued on 4/25/2024. Second applicant submittal on 7/5/2024. Staff issued second comment letter on 8/5/2024. Third applicant submittal on 11/14/2024. Applicant submitted revised letter, deviations narrative, and site plan on 12/06/2024. Applicant presented to CRA Advisory Board on 2/6/25. Hearing Examiner hearing scheduled for 2/13/2025. HEX approval issued on 3/11/25.

Deviation requested to reduce north buffer from 10' to 5' wide and reduce from a hedge row with trees 30' on center to no hedge row with trees 60' on center to accommodate pedestrian path and ramp through Davis Blvd. buffer. Compensating buffer area is proposed along the entry drive.

25. Justin's Village MF (SDP): PL20230013521*

Location: 3163 Justins Way (off Calusa Ave)
Current Zoning: RMF-12-GTZO-R 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. **Second applicant submittal on 12/9/2025 with additional documents submitted on 12/18/2025.**



Construction of multi-family units per Zoning Ordinance 2023-21 for up to 28 units on 2.33 acres.



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Haldeman Creek MSTU

Justin’s Village Replat (FP): PL20240007734

Status: Pre-application meeting held on 7/30/2024. First applicant submittal on 2/14/2025. Additional items submitted on 3/14/2025. Staff issued first comment letter on 4/28/2025.

Applicant requests a Replat of Justin’s Village to support the Multifamily Site Development Plan.

**26. 9 South (formerly Shadowlawn Drive Multi-Family Development) (SDP):
PL20220005562***

Location: 1795 Shadowlawn Drive

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

Owner: Paradise Coast Development, LLC

Status: Pre-application meeting held on 9/13/2022. First applicant submittal on 6/15/2023. Staff issued first comment letter on 8/4/2023. Second applicant submittal on 1/29/2024. Staff issued second comment letter on 2/20/2024. Third applicant submittal on 5/3/2024. Staff issued third comment letter on 5/31/2024. Fourth applicant submittal on 8/8/2024. Staff issued fourth comment letter on 9/4/2024. Applicant presented to CRA Advisory Board on 2/6/25. Fifth applicant submittal on 4/28/2025. Applicant submitted payment on 6/25/2025. Staff issued fifth comment letter on 7/17/2025. Sixth applicant submittal on 8/01/2025 addressing landscape comments with an updated landscape plan showing a supplemental berm and additional planting materials between the recreational areas and the adjacent residential neighbors as also stated in HEX 25-10. Applicant paid fee for sixth review on 12/16/2025; estimated completion date for staff reviews is 1/9/2026.

Applicant proposes a 9-unit multi-family development at 1795 Shadowlawn Dr along with associated utility connections, a stormwater system, a parking lot, landscaping & site lighting.

Shadowlawn Drive Multi-Family (LDBPA): PL20230013981

Status: Pre-application meeting held on 9/19/2023. Application fee paid on 4/29/2024. First applicant submittal on 6/19/2023. Staff issued first comment letter on 6/19/2024. Second applicant submittal on 1/29/2024. Third applicant submittal on 5/03/2024. Staff issued third comment letter on 5/31/2024. Hearing Examiner hearing on 3/27/25. Applicant fourth submittal on 8/08/2024. Staff issued incomplete letter on 8/08/2024. Applicant submittal on 8/09/2024 Staff issued comment letter on 9/04/2024. Hearing Examiner Approval issued on 4/28/2025.

Request for 2 units from the Density Bonus Pool. The property is made up of three lots with a total area of 1.15 acres and will include two (2) new 3-story buildings (13,675 & 17,250 S.F.), a parking lot, and associated site improvements. The first floor will have parking lots with an elevator and stairs per building. The second and third floors will be the 9 proposed units.

**1795 Shadowlawn Drive Administrative Parking Reduction (APR):
PL20240004639**

Status: First applicant submittal on 4/9/2024. Staff issued APR approval on 5/14/2024.

Staff approved reducing the required parking for the pool from 3.5 spaces to 0 spaces.

Final Actions/Letters Issued

27. Linwood Auto Storage (SDP/SAF): PL20230015697*

Location: 2365 Linwood Ave
 Current Zoning: C-5-GTZO-MXD and Airport Overlay
 Owner: JR Descendants Trust
 Status: First applicant submittal on 11/18/2025. Final Site Acceptance Letter issued on 12/8/2025.



Request for final acceptance of SDP 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.

Linwood Auto Storage (SDPI): PL20250009519

Status: First applicant submittal on 8/21/2025. Staff issued first comment letter on 9/16/2025. Applicant second submittal on 9/17/2025. Staff issued second comment letter on 9/24/2025 with landscape plant material comments. Applicant third submittal on 9/25/2025. SDPI Approval letter issued on 10/1/2025.

Request for insubstantial change to modify sidewalk to pavers, gate to swing gate, add bollards around propane tank, adding a keypad to gate, as well as revising the grading from the north side of wall to toe of slope, modifying swale grading and revising landscape plan to reflect enhanced plantings, moving buffer trees along east and west property line into utility easement; FPL issued letter of no objection.

28. Jenson 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 issued Decision 2025-44 on 12/11/2025, approving the request.



Applicant seeks to install a 40'x18' removable boat lift canopy, increasing allowable length from 25' to 40' and height from 12' to 14'.

**29. 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. Staff issued Zoning Verification Letter on 12/17/2025.

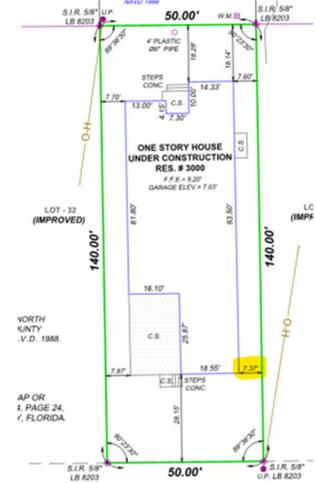
Family Pillars Homecare Broward, LLC is opening a Branch at 3080 Tamiami Trail E, STE 301, Naples, FL 34112. They are required to submit to the Agency for Healthcare Administration (AHCA) a Zoning Letter showing that the address is a commercial facility able to have a Home Care agency at the building. Staff verified that home health care services (SIC 8082) is a permitted use in the C-3 zoning district.



30. 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. Staff issued Administrative Variance approval letter on 12/9/2025.

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.



31. 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. Staff issued Zoning Verification Letter on 12/10/2025.

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). Staff verified a Nurse Registry Agency (SIC 7361 – Employment Agencies) and Personnel Supply Services (SIC 7361 and 7363) are permitted uses in the C-4 zoning district.



32. 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").

33. 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.

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 automative 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

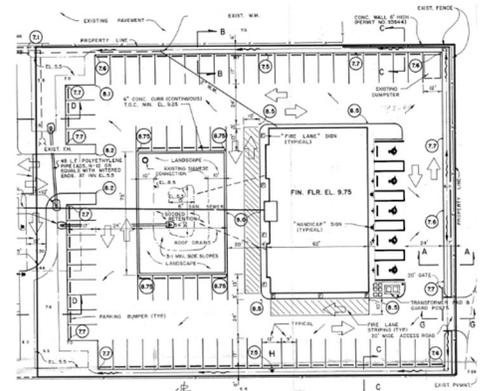
Status: First applicant submittal on 1/09/2025. Applicant submitted additional documents on 2/24/2025. Staff issued comment letter on 4/01/2025. Second applicant submittal on 4/24/2025 & 5/13/2025. Staff issued an incomplete submittal letter on 7/24/2025. Staff issued a comment letter on 8/08/2025. Third 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)

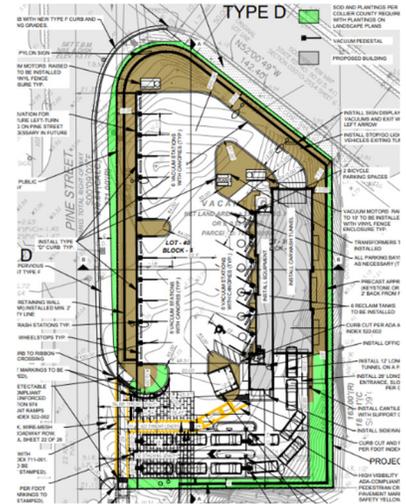
Current Zoning: C-4-GTZO-MXD and Airport Overlay
Owner: T B East Trail LLC sold to CP Naples LLC as of 2/22/2024
Status: Pre-application meeting held on 7/3/2024. First applicant submittal on 9/9/2024. Applicant submitted additional documents on 10/17/2024. Staff issued first comment letter on 11/21/2024. 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. 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; revised plans approved on 6/16/2025.

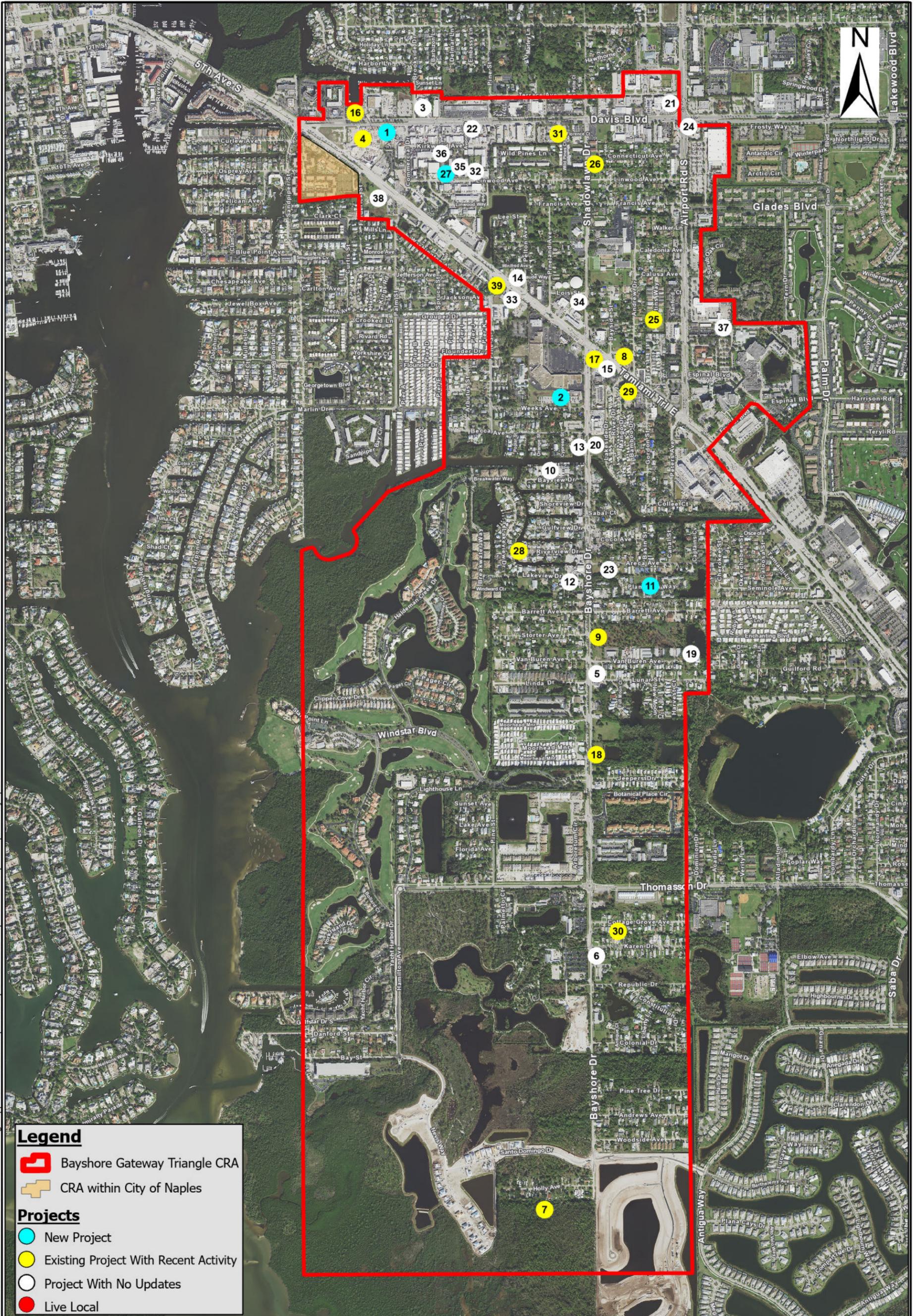


Site Development Plan for an automated tunnel express car wash with free vacuum parking spaces. Administrative fence waiver issued 8/19/2024 to allow landscaping in lieu of wall along pine street (AVA): PL20240008879.

Pine Street Car Wash (ADA): PL20250008001*

Status: Initial submittal on 7/22/2025. Hearing Examiner (HEX) Decision 2025-47 was issued on 12/12/2025 finding that the SDP complies with applicable provisions of the LDC and the appeal is denied.

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



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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

January 2026
 Development Update

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Jan 2026	20203067-042	-	As Shown	19 of 19



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: JANUARY 6, 2026

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**
 - Landscaping removed installation proposed for February.
- **17 Acres Landscaping Blitz- January 13, 2026**
 - For the past 24 months the Naples Botanical Garden has been working with staff and our landscape design professional to cultivate and provide NATIVE Florida plants to the boardwalk project. On Tuesday January 13, 2026, their hard work will come to fruition. The NBG, Stantec and Corkscrew Natives and will be placing the material and staff will be installing. Volunteers are welcome, e-mail Tami Scott at Tami.Scott@collier.gov if you are interested in helping.
- **17 Acres Boardwalk Project schedule**
 - Boardwalk decking completed
 - Handrails completed
 - Walkways and pedestal scheduled for January 2, 2026
 - Official ribbon cutting schedule for February 26, 2026



Creativity in Bloom

Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU
Haldeman Creek MSTU

Construction Stats as December 17, 2025

Contract Status:

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:	6	Holidays	5/26, 7/04, 09/01, 11/11, 11/27, 11/28
Other Delays	13	Delays	
Allowable Contract Time:	365		
Current Contract Time:	393		
Contract Day	324	of	365
Current Calendar Day	Wednesday, December 17, 2025		
Contract Time:	88.77%		
Days Remaining After Today Allowable	41		
Days Remaining Current Contract Time	69		
Original Completion Date:	Wednesday, January 28, 2026		
Current Completion Date:	Wednesday, February 25, 2026		
Original Contract Amount:	\$3,372,497.77		
Invoice No.	6		
Current Cut-off Day	11/04/2025 thru 11/30/2025		
Amount Earned to Date:	\$1,853,798.52		
% Earned to Date:	54.97%		

Shirley Garcia, CRA/MSTU Manager

CRA PROJECT UPDATES

1. **CDBG 25-03 Grant Agreement:** December 22, 2025 the CRA closed on the 4 Hamilton Harbor properties on Bay St using CDBG Funds and the County Strategic Land Acquisition purchase of the duplex on Bay St will be closing early February 2026. The remaining parcels will be negotiated during 2026.

“FINANCED IN PART BY U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND COLLIER COUNTY COMMUNITY AND HUMAN SERVICES DIVISION”

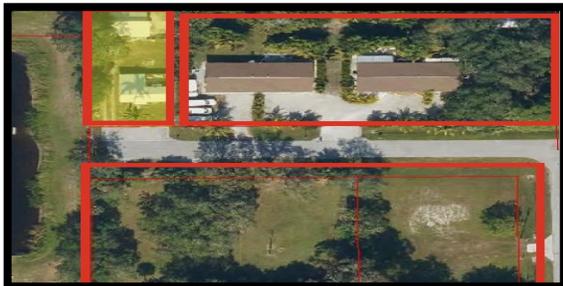


2. **Neighborhood Informational Meeting MPO Grant Sidewalks-** Collier County Transportation Division has been awarded MPO sidewalk Grants for Pine St and Linwood Ave, the NIMS is scheduled for **Thursday, Jan 8th 6pm** at the East Naples Baptist Church located at 1697 Shadowlawn Dr, please plan on attending.



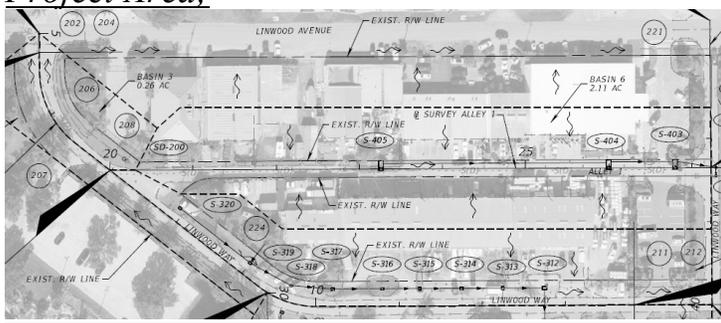
3. **CRA Property: Update:** Repairs to the units have been completed for the tenants, Dec rent has been deposited into the operating fund of the CRA. Rent is due on the 1st of each month, short term rentals require CRA pay sales tax and bed tax these taxes are taken out of the monthly rent.
4. **17acre outparcels update:** The ITN has been completed and will be submitted to procurement as soon as the appraisals have been completed on January 10th.
5. **CRA Strategic Planning Workshop:** Thursday, February 5, 2026 Strategic Planning Workshop public meeting.
6. **BBMSTU Strategic Planning Workshop:** February 4, 2026 Strategic Planning Workshop public meeting.

- CDBG Application:** Staff will apply for 2 upcoming FY 27/28 grants one for the Shadowlawn Stormwater Project, the other will be for the purchase of 2663 Francis Ave for the future expansion of the Stormwater Pond.



- Gateway Triangle Stormwater Project Interlocal Agreement:** The draft interlocal agreement has been provided to the City of Naples. Once the City Attorney completes review and approval, the County Attorney will also review and sign off. The agreement will then require approval by the City of Naples Council, followed by approval from the Board of County Commissioners acting as the Community Redevelopment Agency (CRA) Board.

Project Area;



- Becca, Pine and Weeks Ave Stormwater Project:** We are at the 60% Water Main and Wastewater Force Main design.

Project Area;





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 6, 2026, **Tuesday BCC Boardroom**
- February 5, 2026, **Thursday**
- **March 3, 2026, Tuesday Location: TBD**
- **April 7, 2026, Tuesday BCC Boardroom**
- May 5, 2026, **Tuesday**
- June 2, 2026, **Tuesday**
- July 7, 2026, **Thursday**
- August-**Summer Break**
- September-**Summer Break**
- October 6, 2026, **Tuesday**
- November 3, 2026, **Tuesday**
- December 1, 2026, **Tuesday**

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



To: LRAB/BBMSTU Advisory Boards

From: Shirley Garcia, CRA/MSTU Manager

CC: Mike McNees Facilities/Redevelopment Executive Director

Subject: Dedication and Appreciation Display 17acre Boardwalk to Sugden Park

Date: January 6, 2026

Background

For more than two decades, the Local Redevelopment Advisory Board and the Bayshore Beautification MSTU Advisory Committee have remained steadfast in their shared goal of creating a public boardwalk connection to Sugden Regional Park. This achievement is the result of sustained dedication, advocacy, and service by volunteer board members whose efforts have significantly enhanced public access, connectivity, and community pride.

In recognition of this long-standing commitment, it is appropriate to formally acknowledge and memorialize these contributions in a lasting and visible manner at the heart of the newly constructed boardwalk.

Recommendation / Recommended Motion

It is respectfully recommended that the Advisory Board make a motion to recommend that the Board of County Commissioners (BCC), acting in its capacity as the Community Redevelopment Agency Board (CRAB), approve the establishment of a Dedication and Appreciation Display at the public boardwalk.

The display would formally recognize individuals who have provided sustained and exemplary volunteer service to the Advisory Board and to the stewardship and realization of the public boardwalk, including current Commissioners and the County Manager.

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20250013599	NA	Open	11/24/2025	3204 Cottage Grove Ave - 23371600006	grass and weeds exceed 18 inches on vacant lot
CEV20250013638	V	Closed	11/24/2025	2653 Holly Ave Folio 50890480000	Vacant lot has a Ford F250 with 2 flat tires, 2 utility trailers, 1 mini enclosed trailer/camper, and an Itasca Sunflyer motor home stored on the property.
CELU20250013652	LU	Open	11/24/2025	2653 Holly Ave Folio 50890480000	Many items stored on vacant lot along with piles of vegetative debris
CELU20250013665	LU	Closed	11/24/2025	2865 Riverview Dr Folio 48172280008 □ SW corner of Bayshore Dr & Riverview Dr	Mattress was dumped on the street corner.
CEV20250013706	V	Closed	11/25/2025	1973 Bay St Folio 61381360000	Car parked on the grass in front yard
CENA20250013721	NA	Open	11/25/2025	3668 Bayshore DR, Naples Folio 81730760008	Over grown grass and weeds and prohibited storage
CENA20250013808	NA	Closed	12/01/2025	2834 Arbutus ST, Folio 81780280004□	Grass and weeds exceed 18 inches on improved lot.
CEA20250013905	A	Closed	12/03/2025	3170 Cottage Grove Ave Folio 23371520005	Chickens in yard - Free Roaming Chickens.
CENA20250013964	NA	Closed	12/04/2025	3230 Tamiami Trl E	Outside storage and litter
CETU20250013990	TU	Open	12/05/2025	3200 Bayshore Dr.	Outdoor event taking place on the property on 12.04.2025 with no TUP approval in cityview.
CEOCC20250014022	OCC	Open	12/05/2025	3570 Bayshore Dr, Unit 103 Folio 61836042006	Business (Twist Gallery) operating without a license, they also hold an art walk event every Friday without a special event permit that they advertise online. Business sign unpermitted
CELU20250014030	LU	Open	12/06/2025	2248 Tamiami Trl E, Naples, FL 34112 Folio 51690680009	Complainant called regarding a business (Burnt Pizza e' Passione) having tables outside without a permit.
CESD20250014064	SD	Open	12/08/2025	2745 Wild Pines Ln Folio 61833960000□ Wild Pines of Naples (Pool 2)	Public pool has been demolished/removed. No permit was found by the complainant. A dog park has been put in its place.
CENA20250014086	NA	Open	12/08/2025	3616 Poplar Way	Complainant states there is trash and debris all over the rear yard, an inoperable vehicle, and a free standing structure in the middle of the drive way.
CESD20250014121	SD	Open	12/09/2025	1881 Danford St Folio 61330520008	Light brown ford sedan is parked on pavers in the front yard.□ ***Changed case type from parking enforcement to site development***
CEV20250014217	V	Closed	12/10/2025	2631 Becca Ave Folio 81271000007	Abandoned vehicle in the driveway. No tag Blue Honda Civic
CEA20250014391	A	Closed	12/16/2025	Original address listed: 3161 Lunar ST Folio 53352480008	Chickens on property
CELU20250014465	LU	Closed	12/17/2025	2664 Francis AVE	Homeless camp on property. *Service Request [Request ID #202424] (Bayshore Community Redevelopment Agency Inquiry)*
CENA20250014509	NA	Open	12/19/2025	2625 Davis Blvd Folio 61833520000	Tall grass and weeds, homeless camp
CEOCC20250014530	OCC	Open	12/19/2025	3270 Bayshore Dr. Folio 48171360000	pontoon rental business storing boats in the canal
CETU20250014557	TU	Open	12/19/2025	3200 Bayshore Dr. Folio 48171320008	Bayshore Market is having a special event every Sunday without permit.