



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

January 7, 2026 - 5:30 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. Nomination of Chair and Vice Chair Action Item**
- 5. Public to be Heard (Non-Agenda Items)**
- 6. Adoption of Agenda Action Item**
- 7. Introduction of New Executive Director Mike McNees**
- 8. Approval of Minutes Action Item**
  - a. December 3, 2025, Meeting Minutes Pages 1-3 (Attachment)
  - b. Financial Reports Pages 4-5 (Attachment)
- 9. Community / Business Presentations**
- 10. Landscape Maintenance Report**
  - a. Armando Yzaguirre A&M Landscaping Pages 6-8 (Attachment)
  - b. Project Manager Maintenance Report –Tami Scott Pages 9-10 (Attachment)
- 11. Old Business**
- 12. New Business**
  - a. Calendar 2026 Action Item Page 11 (Attachment)
  - b. Appreciation and Dedication Plaque 17 Acres Boardwalk Page 12 (Attachment) Action Item
- 13. Staff Report**
  - a. Manager Project Updates Pages 13-14 (Attachment)
  - b. Code Enforcement Report Page 15 (Attachment)
- 14. Correspondence and Communication**
  - a. Neighborhood Information Meeting MPO Grant Sidewalk Project Pages 16-17 (Attachment)
  - b. Haldeman Creek MSTU Advisory Committee Vacancy
- 15. Advisory Committee Comments**
- 16. Public Comments**
- 17. Next Meeting Date**
  - a. February 4, 2026 @ 5:30pm Wednesday FGCU/Buehler Auditorium
- 18. Adjournment**

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



## December 03, 2025, Meeting Minutes

### BAYSHORE BEAUTIFICATION MSTU ADVISORY COMMITTEE MINUTES OF

#### December 03, 2025, MEETING

The meeting of the Bayshore Beautification MSTU Advisory Committee was called to order by Chair, Maurice Gutierrez, at 5:00 p.m.

- I. **Meeting Called to Order:** Meeting called to order by Maurice Gutierrez @ 5:00pm.
- II. **Roll Call:** Advisory Board Members Present: Maurice Gutierrez, Susan Crum, James Cascone, Oscar Perez and Nannette Staropoli; Excused Absence; Branimir Brankov  
Maurice Gutierrez opens roll call. A quorum was announced for the MSTU Board.

**Staff present in Person:**

John Dunnuck CRA Director  
Shirley Garcia, CRA/MSTU Manager  
Tami Scott, CRA/MSTU Project Manager  
Kizzie Fowler, Administration Assistant  
Mario Nal IT Technician  
Joann Talano MSTU Board Member (Zoom Participant)

- III. **Invocation & Pledge of Allegiance**

Maurice Gutierrez led the Pledge of Allegiance

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

Doug Shaw (Danford Resident) asked about the upcoming projects for Danford Street and would like to know what are the plans for Danford Street?

Shirley Garcia stated that a meeting was scheduled by Branimir Brankov and his wife with Commissioner Kowal, Collier County Transportation, Collier County Road Maintenance, and CRA staff to fix the road on Danford Street.

John Dunnuck stated that the request was, if the project was done as planned, such as walking way, improving stormwater, improving water and utilities sewage lines, it would be a 2–3-year process. Mr. Dunnuck stated that the request by Branimir Brankov was for the county to go ahead and fix the road first, because of the high tides that may occur during that time line. Mr. Dunnuck stated that Collier County Transportation agreed to the request to start within a 9-month period.



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Mike Heiser stated that there needs to be speed signs near Lakeview, because it has become very dangerous when residents are trying to cross the road.

John Dunnuck stated that the staff will take the concerns for speed control on Lakeview to Collier County Transportation.

**V. Adoption of Agenda**

**CRA Action:** Motion made by Susan Crum to accept the agenda as amended; second by James Cascone.; approved unanimously. 6-0

**CRA Action:** Motion made by Maurice Gutierrez to allow members to vote on zoom; second by Oscar Perez; approved unanimously 6-0.

**VI. Approval of Minutes**

**a. October 8, 2025**

**CRA Action:** Motion made by Susan Crum to approve October 8, 2025, minutes; second by Oscar Perez.; approved unanimously. 6-0

**b. Financial Report**

**CRA Action:** Motion made by Susan Crum to accept the financial report; second by Oscar Perez.; approved unanimously. 6-0

**VII. Community/Business Presentations**

**a. 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 the project is within the CRA/MSTU boundaries. 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 the developer is requesting walls in limited areas, where buffers will be planted along the Bayshore extension. Mrs. Crespo stated that the rest of the area of development will be preserved, in which there will be no walls, and habitats and species in that area will be preserved and continue to live in the area. Mrs. Crespo stated that there will be a cul-de-sac in the entry of the development, for the benefit of residents and first responders. Mrs. Crespo stated that the development will be gated. Mrs. Crespo stated that there will be onsite stormwater management. Mrs. Crespo stated that the CRA advisory board recommended that any damage caused by the development on Bayshore will be repaired by the developers. Mrs. Crespo stated that it will be incorporated into their contract.

Oscar Perez asked about the timing for the completion of the project.

Mrs. Alexis Crespo stated that the completion of the project will be 2-3 years build out.



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**CRA Action:** Motion made by James Cascone to accept the Windward Landing project the way it was proposed and to rebounder into the MSTU district; second by Oscar Perez; approved unanimously. 6-0

**VIII. Landscape Maintenance Report:**

a. Armando Yzaguirre A&M Landscaping

b. Project Manager Maintenance Report

Shirley Garcia discussed Project Manager Report. Mrs. Garcia stated that on Bayshore Drive the irrigation is still being repaired, so the area looks a little rough. Mrs. Garcia stated that the Royal Palm canopy trees will remain, however, bushes will be removed and replaced. Mrs. Garcia stated that the natural grass around the medians will be removed and replaced with mulch. Mrs. Garcia stated that Tami Scott (Project Manager) is working with Armando Yzaguirre and Botanical Garden to include flowering canopy trees in the medians between the Royal Palms and entrance into the boardwalk.

**IX. Old Business**

**X. New Business**

a. Calendar 2026

**CRA Action:** Motion made by Maurice Gutierrez to move accept the 2026 Calendar as amended; second by Susan Crum.; approved unanimously. 6-0.

Maurice Gutierrez amended the new meeting time to start at 5:30pm on the first Wednesday of the month.

**XI. Staff Report**

a. Manager Project Updates

Shirley Garcia stated that she will be applying for a CDBG grant to purchase property on Francis Ave to expand the Stormwater Pond. Mrs. Garcia stated that the CRA Director and staff met with procurement director to move forward on to the ITN and to ensure the agency follows the appropriate guidelines prior to bringing the proposals to the LRAB and CRAB.

b. Code Enforcement Report

**XII. Correspondence and Communication**

None

**XIII. Advisory Board**

None

**XIV. Public Comments**

None

**XV. Next Meeting:** January 7, 2026 @5:30 p.m.

**XVI. Adjournment:** Meeting adjourned at 5:58 p.m.

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**Chairman, Maurice Gutierrez**

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

Phone: 239-252-8844

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## Fund 1630 Bayshore MSTU

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1630000000 BAYSHORE/AVALON BEAUTIFICATION MSTU</b>			<b>237,326.99</b>	<b>1,385,855.76-</b>	<b>1,148,528.77</b>
<b>REVENUE Sub Total</b>	<b>3,332,300.00-</b>	<b>3,422,145.73-</b>		<b>2,291,736.53-</b>	<b>1,130,409.20-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>2,955,600.00-</b>	<b>2,955,600.00-</b>		<b>2,291,736.53-</b>	<b>663,863.47-</b>
311100 CURRENT AD VALOREM TAXES	2,952,400.00-	2,952,400.00-		2,285,379.17-	667,020.83-
361170 OVERNIGHT INTEREST				2,001.15-	2,001.15
361180 INVESTMENT INTEREST	3,200.00-	3,200.00-		4,356.21-	1,156.21
361320 INTEREST TAX COLLECTOR					
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>376,700.00-</b>	<b>466,545.73-</b>			<b>466,545.73-</b>
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
<b>EXPENSE Sub Total</b>	<b>3,332,300.00</b>	<b>3,422,145.73</b>	<b>237,326.99</b>	<b>905,880.77</b>	<b>2,278,937.97</b>
<b>OPERATING EXPENSE</b>	<b>671,500.00</b>	<b>761,345.73</b>	<b>237,326.99</b>	<b>218,265.16</b>	<b>305,753.58</b>
631400 ENGINEERING FEES					
634970 INDIRECT COST REIMBURSEMENT	7,300.00	7,300.00	3,650.00	3,650.00	
634980 INTERDEPT PAYMENT FOR SERV	125,500.00	125,500.00			125,500.00
634990 LANDSCAPE INCIDENTALS	125,000.00	125,000.00	102,365.50	47,634.50	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	29,875.56	4,624.44	4,500.00-
643400 WATER AND SEWER	15,000.00	15,000.00	5,784.88	2,081.05	7,134.07
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	7,984.64	61,928.68	10,945.44
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	61,608.63	20,891.69	37,499.68
646430 FLEET MAINT ISF LABOR AND OVERHEAD	1,300.00	1,300.00		214.00	1,086.00
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	3,257.78	45,639.86	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		144.91	855.09
652989 LUMBER AND LAMINATES					
652990 OTHER OPERATING SUPPLIES	15,000.00	15,000.00		1,327.81	13,672.19
653710 TRAFFIC SIGNS	7,000.00	7,000.00			7,000.00
<b>TRANSFERS</b>	<b>95,000.00</b>	<b>95,000.00</b>		<b>637,250.00</b>	<b>1,911,750.00</b>
911627 TRANSFER TO 1627 BAYSHORE AVALON BEAUTIFICATION	19,400.00	19,400.00		637,250.00	1,911,750.00
<b>TRANSFER CONST</b>	<b>75,600.00</b>	<b>75,600.00</b>		<b>50,365.61</b>	<b>44,634.39</b>
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		46,762.78	28,837.22
<b>RESERVES</b>	<b>58,300.00</b>	<b>58,300.00</b>			<b>16,800.00</b>
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			256,441.40	621,105.12-	364,663.72
REVENUE Sub Total	2,652,600.00-	7,637,166.34-		667,884.92-	6,969,281.42-
REVENUE - OPERATING Sub-Total	14,200.00-	14,200.00-		30,634.92-	16,434.92
361170 OVERNIGHT INTEREST				11,424.81-	11,424.81
361180 INVESTMENT INTEREST	14,200.00-	14,200.00-		19,210.11-	5,010.11
CONTRIBUTION AND TRANSFERS Sub-Total	2,638,400.00-	7,622,966.34-		637,250.00-	6,985,716.34-
411630 TRANSFER FROM 1630 BAYSHORE/AVALON BEAUTIFICATION	2,549,000.00-	2,549,000.00-		637,250.00-	1,911,750.00-
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	256,441.40	46,779.80	7,333,945.14
OPERATING EXPENSE	201,700.00	1,757,336.17	254,085.40	46,779.80	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	850.00	850.00	
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

## A&amp;M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT

Bayshore Beautification MSTU Landscape &amp; Irrigation Maintenance

Month of: December 2025

Work Area 1-North Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	12/8/25	n/a	12/22/25	n/a	n/a
Trimming & Pruning	n/a	12/15/25	n/a	12/29/25	n/a
Pre & Post Cleaning	12/8/25	12/15/25	12/22/25	12/29/25	n/a
Irrigation Maintenance	12/8/25	12/15/25	12/22/25	12/29/25	n/a
Work Area 2-South Bayshore Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	12/8/25	n/a	12/22/25	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	12/8/25	12/15/25	12/22/25	12/29/25	n/a
Work Area 3-Thommason Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	12/8/25	n/a	12/22/25	n/a	n/a
Trimming & Pruning	12/8/25	n/a	12/22/25	n/a	n/a
Pre & Post Cleaning	12/8/25	12/15/25	12/22/25	12/29/25	n/a
Irrigation Maintenance	12/8/25	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	12/8/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	12/15/25	n/a	n/a	n/a
Pre & Post Cleaning	12/8/25	12/15/25	n/a	n/a	n/a
Work Area 5- Bayview Drive	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	12/8/25	n/a	n/a	n/a	n/a
Trimming & Pruning	n/a	n/a	n/a	n/a	n/a
Pre & Post Cleaning	12/8/25	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	12/8/25	n/a	12/22/25	n/a	n/a
Trimming & Pruning	12/8/25	n/a	12/22/25	n/a	n/a
Pre & Post Cleaning	12/8/25	n/a	12/22/25	n/a	n/a
Irrigation Maintenance	12/8/25	n/a	12/22/25	n/a	n/a
Work Area 7- Hamilton to Bay ROW	Week #1	Week #2	Week #3	Week #4	Week #5
Mowing, Weeding & Edging	12/8/25	n/a	12/22/25	n/a	n/a
Trimming & Pruning	12/8/25	n/a	12/22/25	n/a	n/a
Pre & Post Cleaning	12/8/25	n/a	12/22/25	n/a	n/a
Additional services all Work Areas	Week #1	Week #2	Week #3	Week #4	Week #5
Ornamental Turf Spraying	n/a	n/a	n/a	n/a	n/a
Fertilizer	n/a	n/a	n/a	n/a	n/a
Mulch	n/a	n/a	n/a	n/a	n/a

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

WORK COMPLETED THIS MONTH			WORK IN PROGRESS	
BAYINC-105   EST#1725- Irrigation Wet Check @ S Bayshore	\$	500.00		
BAYINC-106   EST#1729 - Remove Juniper all Bayshore	\$	15,750.00		
BAYINC-107   EST#1730- 2695 Francis Clean-Up	\$	15,400.00		
BAYINC-108   EST#1731-Plant Purchase & Deliver	\$	1,413.64		
BAYINC-109   EST#1732- Irrigation Repair @ Areca	\$	900.00		

INVOICE SUMMARY

BAYSHORE CRA PROPERTIES			
PO#4500226578		\$ 11,765.00	CRA Maintenance
Invoice Date	Inv No	Amount	Description
12/31/25	BAYCRA-035	\$ 650.00	December Maintenance
Total Monthly Maintenance		\$ 650.00	
PO Balance:		\$ 11,115.00	



## 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
12/30/25	CCBAY-051	\$ 6,110.72	December Maintenance
Total Monthly Maintenance		\$ 18,551.58	
PO Balance:		\$ 63,948.74	
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
12/2/25	BAYINC-105	\$ 500.00	Irrigation Wet Check @ South Bayshore
12/12/25	BAYINC-106	\$ 15,750.00	Remove Juniper @ Bayshore Drive
12/19/25	BAYINC-107	\$ 15,400.00	Clean-Up @ 2695 Francis Drive
12/16/25	BAYINC-108	\$ 1,413.64	Plant Purchase & Delivery
12/15/25	BAYINC-109	\$ 900.00	Irrigation Repairs @ Areca & Bayshore
Total Expenses:		\$ 56,763.64	
PO Balance:		\$ 93,236.36	
COMBINED PO TOTAL		\$ 232,500.32	
COMBINED BILLED TO DATE		\$ 75,315.22	
COMBINED PO FUNDS AVAILABLE		\$ 157,185.10	

*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: JANUARY 7, 2026

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**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](mailto: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



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%		



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

Bayshore Beautification MSTU Advisory Committee Meeting Calendar 2026

Meetings are held on the first Wednesday of each month at 5:30 PM unless otherwise notified

- January 7, 2026
- February 4, 2026
- **March 4, 2026, Botanical Garden**
- **April 8, 2026, BCC Boardroom**
- May 6, 2026
- June 3, 2026
- July 8, 2026
- August-**Summer Break**
- September-**Summer Break**
- October 7, 2026
- November 4, 2026
- December 2, 2026

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          |
| • <b>Christmas Eve</b>        | <b>Thursday, December 24, 2026</b> |
| • Christmas Day               | Friday, December 25, 2026          |



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

**Memorandum**

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 7, 2026

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**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.

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**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.

Shirley Garcia, CRA/MSTU Manager

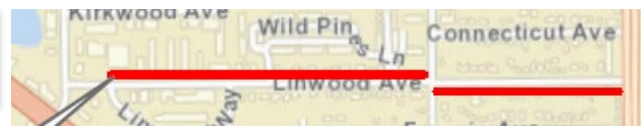
## CRA PROJECT UPDATES

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”



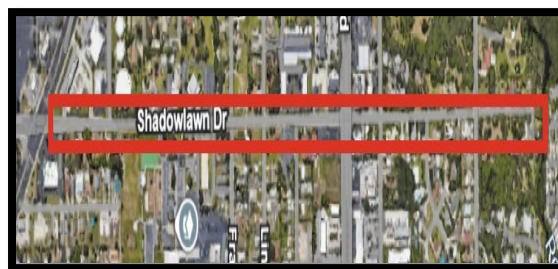
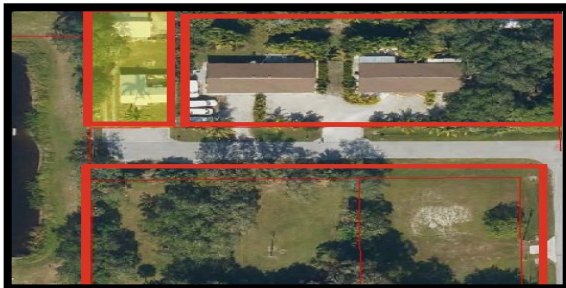
2. **Neighborhood Informational Meeting MPO Grant Sidewalks-** Collier County Transportation Division has been awarded MPO sidewalk Grants for Pine St and Linwood Ave, the NIMS is scheduled for **Thursday, Jan 8<sup>th</sup> 6pm** at the East Naples Baptist Church located at 1697 Shadowlawn Dr, please 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 1<sup>st</sup> 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.

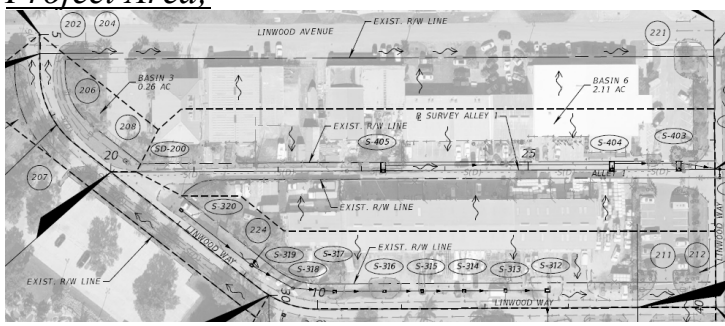


7. **CDBG Application:** Staff will apply for 2 upcoming FY 27/28 grants one for the Shadowlawn Stormwater Project, the other will be for the purchase of 2663 Francis Ave for the future expansion of the Stormwater Pond.



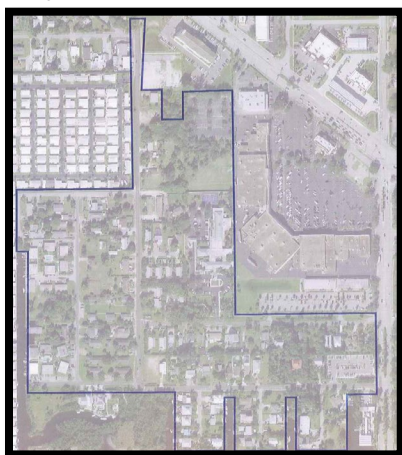
8. **Gateway Triangle Stormwater Project Interlocal Agreement:** The draft interlocal agreement has been provided to the City of Naples. Once the City Attorney completes review and approval, the County Attorney will also review and sign off. The agreement will then require approval by the City of Naples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

*Project Area;*



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

*Project Area;*



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.



## Public Information Meeting Invitation

Collier County invites you to the **Pine Street and Linwood Avenue Sidewalk Projects Public Information Meeting** on **Thursday, Jan. 8, 2026**. The public meeting will be in an informal open house format, with no formal presentation.

All interested members of the public may attend at any time from **5:00 p.m. to 6:00 p.m.** to review project displays and to talk with the project team members about the project as well as provide an opportunity for the public to offer feedback on the project.

The meeting will be held in **Fellowship Hall** which can be accessed from the parking lot on the north side of the church.



**Thursday, Jan. 8, 2026**  
5:00 p.m. - 6:00 p.m.



### Fellowship Hall

East Naples Baptist Church  
1697 Shadowlawn Dr, Naples, FL 34112

## Contact Us

If you have questions regarding the project, please contact a Collier County Project Representative at:

### Collier County Transportation Management Services Department

**Attention:** Katherine Chachere

2885 S. Horseshoe Drive  
Naples, FL 34104

**Email:** Katherine.Chachere@collier.gov

**Attention:** Connie Deane

2685 S. Horseshoe Drive  
Naples, FL 34104

**Email:** Connie.Deane@collier.gov

## Project Location Map



## About the Projects

### Linwood Avenue Sidewalk Project

Collier County is proposing to add a 6-foot-wide sidewalk along the north side of Linwood Avenue from west of Linwood Way to Shadowlawn Drive. At Shadowlawn Drive the sidewalk will transition to the south side of Linwood Avenue and continue from Shadowlawn Drive to Airport Road. The purpose of this project is to improve connectivity for children attending Shadowlawn Elementary and provide a sidewalk within proximity of the school where one is currently not present.

### Pine Street Sidewalk Project

Collier County is proposing to replace a 5-foot-wide sidewalk on the west side of Pine Street from Becca Avenue to U.S. 41 East. The purpose of this project is to improve connectivity of the existing sidewalk network.