



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – August 25, 2025 – 9:03 a.m.

It is noted for the record that all documentation electronically appended hereto is also contained in the file for this meeting in the City Clerk's Office.

1) ROLL CALL

Board Members Present:

Mary Waller, Chair
Anthony Matonti, Vice Chair

Keith Choff
Natalia Hester
Christopher Shucart
Liset Zelaya

Staff Present:

Sharon Linsner, Attorney at Dickman Law Firm

Anita Jenkins, CRA Administrator
Dr. George Yilmaz, Director of Critical Infrastructure

Jeffrey Brammer, Senior Planner-Long Range

Ali Duran, Executive Assistant

2) PLEDGE OF ALLEGIANCE

Vice Chair Matonti led the Pledge of Allegiance.

3) SET AGENDA

MOTION by Matonti to SET the Agenda as presented; seconded by Shucart and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

4) PUBLIC COMMENT

None.

5) MINUTES

MOTION by Matonti to APPROVE the June 9, 2025 and June 23, 2025 meeting minutes; seconded by Hester and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[June 9, 2025 CRAAB Meeting Minutes](#)

[June 23, 2025 CRAAB Meeting Minutes](#)

6) OLD BUSINESS

None.

7) NEW BUSINESS

- 7.A) A Resolution Determining Fifth Avenue South Parking Allocation Petition 25-PKAL1 for the Purpose of Allocating Eight Public Parking Spaces Pursuant to Section 58-1134(d)(2) of the Code of Ordinances to Meet the Parking Requirements for a New Mixed-Use Development with a Restaurant and Three Residential Units on Property Owned by AG Naples, LLC, a Florida Limited Liability Company, and Located at 472 5th Avenue South, More Fully Described Herein; and Providing an Effective Date.**

Chair Waller read the title of the item. This being a quasi-judicial proceeding, Notary Public Ali Duran administered an oath to those intending to testify; all responded in the affirmative. Members then made the following ex parte disclosures: Hester, Zelaya, and Matonti / had no

information to disclose; Waller / drove by the site; Choff / visited the site; and Shucart / visited the site and had viewed the previous presentations delivered at various past meetings.

Matthew Allen, Architect at MHK Architecture, utilized an electronic presentation to provide an overview of the request to allocate eight parking spaces from the 6th Avenue South Parking Garage to satisfy the parking requirement for a new mixed-use development under three residential units at 472 5th Avenue South. Architect Allen explained that six parking spaces for the residential units and an American with Disabilities Act (ADA) accessible parking space will be located on-site for the residential units.

Senior Planner-Long Range Jeffrey Brammer testified on behalf of the City and provided an overview of the agenda memorandum and the conditions set forth by staff in the proposed Resolution. Senior Planner Brammer informed the Board that the project required a total of 15 parking spaces; seven will be provided on-site, and the proposed allocation of eight parking spaces in the 6th Avenue South Parking Garage would cost the petitioner \$43,493.90 per parking space. He stated that staff mailed out 523 letters to neighboring property owners, and the office received two phone calls with questions about the location of the allocated parking spaces.

Public Comment: None.

Discussion ensued, and Members expressed concern about future parking shortages on 5th Avenue South, employee parking, and the lack of required parking for outdoor dining. Member Shucart suggested that the petitioner consider voluntarily allocating additional parking spaces for the outdoor dining.

MOTION by Shucart to RECOMMEND APPROVAL of Parking Allocation Petition 25-PKAL1 as presented; seconded by Hester and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Staff Memorandum](#)

[Resolution](#)

[Application](#)

[Disclosure of Interest - Property Owner](#)

[Warranty Deed](#)

[Survey](#)

[Aerial](#)

[Site Plan](#)

[Architectural Plans](#)

[Landscape Plans](#)

[Traffic Impact Statement](#)

[Vehicle Tracking Exhibit](#)

[Site Plan Sufficiency Letter](#)

[Resolution - Preliminary DRB](#)

[Resolution - 2008 Parking Allocation Establishment](#)

[Current Parking Garage Allocation](#)

[Credentials - Petitioners](#)

[Credentials - Staff](#)

[Public Notice Mailing Addresses](#)

[Petitioner's Presentation](#)

7.B) Discussion of the Multi-Basin Prioritization Plan Projects within the Redevelopment Area.

CRA Administrator Anita Jenkins utilized an electronic presentation to provide an overview of the various proposed Multi-Basin Prioritization Plan stormwater projects located in the River Park East neighborhood, River Park West/Design District neighborhoods, and the 6th Avenue South area of the Redevelopment Area. The presentation included the design, permitting, and construction costs for each project. Questions were answered throughout the presentation.

Director of Critical Infrastructure Dr. George Yilmaz provided information regarding a hypothetical approach to the critical infrastructure in the River Park East neighborhood. He explained his vision for the neighborhood would be to transform it into a new subdivision by updating it with new water mains, wastewater sewer system, service lines for potable water, hydrants, backflow prevention devices, lift stations, stormwater system and pump station, roads, transformers, and burying all communication utilities and power lines. He informed the Board that it would cost the City approximately \$400 million to \$600 million based on his experience in conducting similar projects in Naples Park and Palm River during his employment with Collier County. Chair Waller asked Dr. Yilmaz to provide his complete River Park East vision to CRA Administrator Jenkins for dissemination to the Board.

CRA Administrator Jenkins expressed the view that the \$1.5 million allocated for Capital Improvement Plan (CIP) Number 26C14 Neighborhood Plans Projects would cover the costs for Projects D1, E1, E2, E5, and the design costs for Project D1. Following a brief discussion, the following recommendation was proffered.

MOTION by Shucart to RECOMMEND UTILIZING the \$1.5 million allocated for CIP Number 26C14 Neighborhood Plans Projects to fund Multi-Basin Prioritization Projects E1, E2, and E5, and the design phase of D1; seconded by Hester and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Agenda Memorandum Presentation](#)

7.C) Consideration of the Naples Community Redevelopment Agency (CRA) Budget for Fiscal Year (FY) 2025-26 and Recommendation to the CRA Board.

CRA Administrator Anita Jenkins utilized an electronic presentation to provide an overview of the FY 2025-26 CRA Budget. The presentation included information regarding budget requirements; total available resources; budgeted expenses; costs of administration, community policing, and Parks, Recreation, and Facilities Division personnel; Capital Improvement Projects (CIP); and the reappropriation consideration. She informed the Board that the total available resources were \$23,154,750, with the expected fund balance as of September 30, 2025, at \$11,480,241.

Discussion ensued, and Chair Waller suggested that the CIP Project 25C11 6th Avenue North Landscape Project not be reappropriated. She expressed the view that the funds would be better utilized in a resiliency or stormwater management project for the area. Vice Chair Matonti suggested allocating funds for a multi-modal bridge from Charlie C. Anthony Park, over the Gordon River, to the Greenway.

MOTION by Matonti to RECOMMEND UTILIZING \$1.5 million allocated for CIP Number 26C14 Neighborhood Plans Projects to fund the engineering and design costs of the Multi-Basin Prioritization Projects D1, E1, E2, and E5; seconded by Hester and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

Vice Chair Matonti then followed up with a second motion.

MOTION by Matonti to RECOMMEND PURSUING a Feasibility Study to install a multi-modal bridge from Charlie C. Anthony Park to the Gordon River Greenway; seconded by Choff and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

Chair Waller revisited the discussion regarding the reallocation of funds and asked for a recommendation.

MOTION by Matonti to RECOMMEND APPROVING the reappropriation of all funds from the FY 2024-25 Budget to the FY 2025-26 Budget, with the modification that CIP Number 25C11 be reallocated to a stormwater study for the 6th Avenue North area; seconded by Shucart and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

Member Choff then made a motion to recommend obtaining a feasibility study to determine the cost of dredging the canals within the CRA. Member Shucart recalled conversations in the past where it was determined that dredging was not in the purview of the CRA Board duties, and CRA Administrator Jenkins stated that she was unable to align canal dredging with the CRA Redevelopment Plan. Sharon Linsner, Attorney at Dickman Law Firm, concurred with CRA Administrator Jenkins. Member Choff then withdrew his motion.

Member Zelaya then made a motion regarding modifying the Redevelopment Plan to include dredging of the canals within the CRA boundaries. Following multiple amendments, the final motion was proffered and seconded.

MOTION by Zelaya to RECOMMEND AMENDING the Redevelopment Plan to include a goal, objective, or policy, if appropriate, related to the feasibility of increasing property values through dredging the Gordon River and the canals within the CRA; seconded by Choff and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

Member Shucart suggested investigating alternative methods for funding the canal dredging, including the creation of a Special Taxing District.

MOTION by Matonti to RECOMMEND APPROVAL of the FY 2025-26 CRA Budget subject to the following conditions: 1. Utilizing \$1.5 million in CIP Number 26C14 Neighborhood Plans Projects to fund the engineering and design costs of the Multi-Basin Prioritization Projects D1, E1, E2, and E5; 2. Pursuing a feasibility study to install a multi-modal bridge from Charlie C. Anthony Park to the Gordon River Greenway; and 3. To reappropriate all the projects except for the 6th Avenue North Landscape Project, and reallocate those funds for a stormwater study in the 6th Avenue North area; seconded by Shucart and unanimously carried, all Members present and voting (Choff-yes, Hester-yes, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Agenda Memorandum](#)
[CRA FY26 Proposed Budget](#)
[Presentation](#)

8) CRA ADMINISTRATOR'S REPORT

CRA Administrator Anita Jenkins provided a brief overview of the CRA Administrator's Report.

[Agenda Memorandum](#)

9) PUBLIC COMMENT

None.

10) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS, AND STAFF

None.

10) ADJOURN

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: 10/27/2025