



City of Naples

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Community Redevelopment Agency Advisory Board – April 27, 2026 – 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 with the City Clerk's Office.

1) SWEARING-IN OF NEW MEMBER

Deputy City Clerk Jessica Rosenberg administered the Oath of Office to newly appointed member Lee Davidson.

2) ROLL CALL

Board Members Present:	Keith Choff
Mary Waller, Chair	Lee Davidson
Anthony Matonti, Vice Chair	Christopher Shucart
	Liset Zelaya
Board Members Absent:	Natalia Hester
Staff Present:	Jessica Rosenberg, Deputy City Clerk
Anita Jenkins, CRA Administrator	Daniel Ohrenstein, City Engineer
Sharon Linsner, Attorney at Dickman Law Firm	Ali Duran, Executive Assistant
Others Present:	Daniel Flynn

2) PLEDGE OF ALLEGIANCE

Member Zelaya led the Pledge of Allegiance.

4) SET AGENDA

MOTION by Matonti to SET the agenda; seconded by Davidson and carried 6-0 (Choff-yes, Davidson-yes, Hester-absent, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

5) PUBLIC COMMENT

None.

6) MINUTES

MOTION by Shucart to APPROVE the March 23, 2026 meeting minutes; seconded by Davidson and carried 6-0 (Choff-yes, Davidson-yes, Hester-absent, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[March 23, 2026 CRAAB Meeting Minutes](#) 

7) OLD BUSINESS

7.A) Presentation of the 1st Avenue South, 12th Street South and 10th Street 60-percent Design Plans.

CRA Administrator Anita Jenkins introduced the Item, noting that the project encompassing 1st Avenue South, 12th Street South, and 10th Street was originally approved for CRA funding in August 2023. City Engineer Daniel Ohrenstein introduced Daniel Flynn, Project Manager at Pape-Dawson (formerly Q. Grady Minor), who utilized an electronic presentation to provide an overview of the 60-percent design of the Streetscape Design Project. He explained that the plans incorporated field investigation findings, initial agency coordination, major stormwater improvements and structural design elements. He outlined the resiliency and traffic calming

elements of the design, which included shade trees to promote walkability, improved stormwater drainage levels of service, a stormwater check valve located upstream of the proposed box culvert outfall to prevent tidal backflow, curb extensions, raised intersections replacing proposed roundabouts, raised crosswalks at key locations, and bollards on the sidewalks at intersections.

Responding to questions, Project Manager Flynn stated that the number of parking spaces would be decreased by 45 spaces overall but was confident that the 1st Avenue South Parking Garage and the recent addition of 24 parking spaces on 3rd Avenue North would offset the loss. Regarding permitting questions, he stated that he was optimistic that the permitting timeline would remain on schedule, noting that the most difficult permitting would be through Collier County for the box culvert with the sheet pile wall under Goodlette-Frank Road.

Discussion ensued about the relationship between this project and the Naples Design District Pilot Project, the phasing of the project, when the Lighting Plan would be included, the construction challenges due to overhead powerlines, and the long-term adequacy of the new infrastructure. Member Shucart asked that an inundation map be created and that a copy of the 60-percent plans be emailed to the Members. He also asked if the Board could view the Lighting Plans when completed.

[Agenda Memorandum](#)  [Presentation](#) 

8) NEW BUSINESS

8.A) Discussion of the draft FY 2026-27 CRA Capital Improvement Plan Projects and Recommendations to the CRA Board.

CRA Administrator Anita Jenkins utilized an electronic presentation to introduce the FY 2026-27 draft CRA Capital Improvement Plan (CIP), informing the Members that the CRA Board conducted a reprioritization of the CIP in March 2026, which revised the FY 2025-26 budget. She informed the Board that the CRA had a budget of approximately \$22,850.00 for the next fiscal year and that most of the funds would be used for the 1st Avenue South/12th Street South/10th Avenue Streetscape Design Project, with the remaining funds being shared with the Naples Design District Improvements, 5th Avenue South and Sugden Plaza Improvements, and the Neighborhood Plan Projects. CRA Administrator Jenkins answered questions throughout the presentation.

Discussion ensued and Member Shucart asked to see the profit/loss ratio, noting the importance of including the revenue in the budget documents. He also suggested adding the Home Improvement Program figures on the CIP. Member Zelaya suggested attaching the Operating Budget so the residents can see that there are active projects with the CRA.

MOTION by Matonti to RECOMMEND APPROVAL of the FY 2026-27 Capital Improvement Plan as presented; seconded by Davidson and carried 6-0 (Choff-yes, Davidson-yes, Hester-absent, Matonti-yes, Shucart-yes, Zelaya-yes, Waller-yes).

[Agenda Memorandum](#)  [CRA Preliminary Draft CIP](#)  [Presentation](#) 

9) CRA ADMINISTRATOR'S REPORT

CRA Administrator Anita Jenkins referred to the Agenda Memorandum that was provided and offered to answer any questions. The Board had no questions or comments.

[Agenda Memorandum](#) 

10) PUBLIC COMMENT

None.

11) COMMUNICATIONS FROM CRAAB CHAIR, MEMBERS AND STAFF

At the request of Chair Waller, Member Davidson introduced himself and provided a brief overview of his background, informing the Board that he was a Naples native and a licensed Civil Engineer.

12) ADJOURN

10:38 a.m.

Mary Waller, Chair

Patricia L. Rambosk, City Clerk

Minutes prepared by:

Ali Duran, Executive Assistant

Minutes approved: 08/24/2026.