

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home!

IMMOKALEE LOCAL ADVISORY BOARD MEETING

April 21, 2021

9:00 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency



2021

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January							February							March							April												
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S						
					1	2						5	6							5	6							5	6				
3	4	5	6	7	8	9	7	8	9	10	11	12	13	7	8	9	10	11	12	13	4	5	6	7	8	9	10						
10	11	12	13	14	15	16	14	15	16	17	18	19	20	14	15	16	17	18	19	20	11	12	13	14	15	16	17						
17	18	19	20	21	22	23	21	22	23	24	25	26	27	21	22	23	24	25	26	27	18	19	20	21	22	23	24						
24	25	26	27	28	29	30	28							28	29	30	31				25	26	27	28	29	30							
31																																	
May							June							July							August												
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S						
						1						5						1	2	3							6	7					
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14						
9	10	11	12	13	14	15	13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21						
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28						
23	24	25	26	27	28	29	27	28	29	30				25	26	27	28	29	30	31	29	30	31										
30	31																																
September							October							November							December												
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S						
						1						1	2							1	2	3	4							1	2	3	4
5	6	7	8	9	10	11	10	11	12	13	14	15	16	7	8	9	10	11	12	13	5	6	7	8	9	10	11						
12	13	14	15	16	17	18	17	18	19	20	21	22	23	14	15	16	17	18	19	20	12	13	14	15	16	17	18						
19	20	21	22	23	24	25	24	25	26	27	28	29	30	21	22	23	24	25	26	27	19	20	21	22	23	24	25						
26	27	28	29	30			31							28	29	30				26	27	28	29	30	31								

Template © calendariabs.com

- CRA Meeting
- MSTU Meeting
- Special Meeting
- Joint Meeting
- Cancelled

All meetings held at CareerSource SWFL located at 750 South 5th Street, Immokalee FL unless otherwise noted.

All meetings are held at the CareerSource SWFL Conference Room located at 750 South 5th Street, Immokalee, FL 34142 unless otherwise noted. CRA Meetings are held every third Wednesday of the month. MSTU Meetings are held every fourth Wednesday of the month.

◆ Hybrid Remote Public Meeting

Some of the Board Members and staff may be appearing virtually, with some Board Members and staff present in person. The public may attend either virtually or in person. Space will be limited.

CRA Board

Commissioner
William McDaniel, Jr.
Co-Chair

Commissioner
Rick LoCastro

Commissioner
Burt L. Saunders

Commissioner
Penny Taylor

Commissioner
Andy Solis, Esq

CRA Advisory Board

Frank Nappo
Chair

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Mark Lemke
Francisco Leon
Estil Null
Edward "Ski" Olesky
Yvar Pierre

**MSTU Advisory
Committee**

Bernardo Barnhart
Chair

Andrea Halman
Vice-Chair

Norma Garcia
Christina Guerrero
Peter Johnson
Cherryle Thomas
David Turrubiarz Jr.

CRA Staff

Debrah Forester
Director

Christie Betancourt
Operations Manager

Yvonne Blair
Project Manager

Monica Acosta
Administrative
Assistant

**Meeting of the Collier County Community Redevelopment Agency
Immokalee Local Redevelopment Advisory Board.**

AGENDA

**Hybrid Remote Public Meeting
(*Please see details below)**

Immokalee CRA
750 South 5th Street
CareerSource SWFL Conference Room 1
Immokalee, FL 34142
239.867.0025

April 21, 2021 - 9:00 A.M.

- A. Call to Order.
- B. Prayer and Pledge of Allegiance.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. (Action Item)
- CRA Board Action
- E. Approval of Agenda. (Action Item)
- CRA Board Action
- F. Approval of Consent Agenda. (Action Items)
 1. Minutes
 - i. CRA Advisory Board Meeting for March 17, 2021 (Enclosure 1)
 2. Budget Reports (Enclosure 2)
 3. Community Meetings (Enclosure 3)**- CRA Board Action**
- G. Announcements.
 1. Communications Folder
 2. Public Comment speaker slips
 3. FHERO Redesignation (Enclosure 4)
- H. New Business.
 1. Immokalee Regional Airport – Andrew Bennett, Executive Manager
 2. CRA Lease (Enclosure 5) (Action Items)**- CRA Board Action**
- I. Old Business.
 1. Immokalee Local Redevelopment Advisory Board - update
 2. Immokalee Area Master Plan
 - i. IAMP Policies – LDC Amendments
 - a. **LDC Workshop Today @ 10:30 A.M.**
 3. Redevelopment Plan Updates
 - i. Focus Groups
 - a. Economic Development & Community Facilities 4/27 @ 6:00 p.m.
 - b. Ecotourism & Agrotourism and Drainage & Lake Trafford - 5/6 @ 6:00 p.m.
- J. Staff Reports
 1. Operations Manager Report (Enclosure 6)
 2. Project Manager Report (Enclosure 7)

- K. Other Agency.
 - 1. Code Enforcement updates (Enclosure 8)
 - 2. FDOT updates
 - 3. Collier EDO/Immokalee Culinary Accelerator
- L. Citizen Comments.
- M. Next Meeting Date. CRA will meet on May 19, 2021 at 9:00 at CareerSource SWFL.
- N. Adjournment.

*** Hybrid Remote Public Meeting**

Some Advisory Board members and staff will be appearing virtually, with some present in person. The public may attend wither virtually or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Monica Acosta via email at Monica.Acosta@colliercountyfl.gov by April 19, 2021 at 4:00 P.M. You may attend the meeting in person on April 21, 2021 at the CareerSource SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142. **Space will be limited.**

The public is reminded that the CDC and Department of Health recommend social distancing and avoiding public gatherings when possible.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library and provided to the County Public Information Department for distribution. Please contact Christie Betancourt at 239.867.0028 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.

MINUTES

Meeting of the Community Redevelopment Area Immokalee Local Redevelopment Advisory Board on March 17, 2021. The Advisory board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by Dr. Frank Nappo, CRA Chair at 9:05 A.M.

B. Pledge of Allegiance and Prayer.

Dr. Frank Nappo led the Pledge of Allegiance and Pastor Michael “Mike” Facundo the prayer.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA board at (9:08 A.M.).

D. Voting Privileges for Board Members via Zoom

Staff announced that no board members was on Zoom when meeting started.

CRA Board Action:

Action: Ms. Patricia “Anne” Goodnight made a motion to allow board member on Zoom the ability to vote. Mr. Edward “Ski” Olesky seconded the motion and it passed by unanimous vote. 7-0.

CRA Advisory Board Members Present in Person:

Frank Nappo, Patricia “Anne” Goodnight, Edward “Ski” Olesky, Estil Null, Yvar Pierre, Michael “Mike” Facundo, and Andrea Halman.

CRA Advisory Board Members Absent/Excused:

Francisco “Frank” Leon and Mark Lemke.

Others Present in Person:

Richard P. Henderlong, Principal Planner, Growth Management Department/Zoning Division

Others Present via Zoom:

Sara Catalia, Victoria Peters, Allison Evanitz, Mark Beland, Arlinda Karuli, Michelle Mosca, Silvia Puente, Francie Hunt, Pam Brown, Abel Jaimes, Brent Trout, Lupita Vasquez Reyes, and Commissioner William “Bill” McDaniel.

Staff Present in Person: Debrah Forester, Christie Betancourt, and Yvonne Blair.

E. Approval of Agenda.

Staff presented the agenda to the board citing a revision to add a FDOT presentation as Item I.3.

CRA Action:

Action: Mr. Estil Null made a motion to approve the amended agenda as presented. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 7-0.

F. Approval of Consent Agenda.

1. Minutes:
 - i. Budget and Workshop Meeting on February 17, 2021 (Enclosure 1)
 - ii. Minutes for the Joint CRA Advisory Board and MSTU Advisory Committee Meeting on February 24, 2021 (Enclosure 2)
2. Budget Reports (Enclosure 3)
3. Community Meetings (Enclosure 4)

CRA Action:

Action: Ms. Anne Goodnight made a motion to approve the Consent Agenda as presented. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 7-0.

G. Announcements.

1. Communications Folder
Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this meeting.
2. Public Comments speaker slips
CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
3. Annual Workshop – April 6, 2021 @ 9:00 A.M.
Staff reminded board members of the Board of County Commissioners Annual Workshop meeting in Naples on April 6, 2021 at 9:00 A.M.
4. Community Redevelopment Plan Update – Surveys
Staff announced the roll-out of the online surveys for the Community Redevelopment Plan. There will be a new survey every week for five weeks. Everyone is encouraged to take it and share with everyone in the community. Flyers will be distributed, and the established QR code will remain the same throughout the five weeks. A link to the survey can be accessed by going to the Immokalee CRA webpage at www.Immokaleecra.com.

H. New Business.

1. 2020 Annual Report (Enclosure 5)
The Annual Report is being finalized and will be available online and as a print version for distribution instead of copies after the BCC adopts the 2020 Annual Report.

I. Old Business.

1. Immokalee Local Redevelopment Advisory Board Bylaws (Enclosure 6)
As requested at the February 24, 2021 meeting, Staff presented the board with a copy of the bylaws for discussion regarding amending the bylaws for effectiveness of in-person and virtual participation for hybrid meetings to reach a quorum and review of Section 8, Attendance.

Ms. Debrah Forester stated we will always have Zoom capacity and with the distribution of the COVID-19 vaccine, perhaps more board members would be comfortable coming to meetings in the future. Dr. Frank Nappo asked each board member to comment on if a change to the bylaws is needed.

Mr. Mike Facundo was 50/50 on if a change was warranted. Ms. Andrea Halman supported a change to the bylaws. All other board members were fine with no changes. Ms. Anne Goodnight said to keep it like it is, and Dr. Frank Nappo said to Staff we will revisit it in a few months.

Ms. Debrah Forester inquired the board's directive on Section 8 – Attendance. Dr. Frank Nappo stated that the board talked this out at the last meeting and there is no need to change the bylaws with respect to attendance.

2. Immokalee Area Master Plan

- i. IAMP Policies – LDC Amendments – Richard Henderlong, GMD
 - a. 6.1.3 Downtown Ped Amenities
 - b. 6.1.4 Central Business District (Enclosure 7a-7d)

Staff introduced Richard P. Henderlong, Principal Planner with the Collier County Growth Management Department, Zoning Division, as the presenter of the topic of the IAMP Policies – LDC Amendments 6.1.3 Downtown Pedestrian Amenities and 6.1.4 Central Business District (enclosures 7a-7d). Debrah Forester cited exhibit 7c and gave a brief description of the history of the land development code planning activities.

Mr. Henderlong said Policy 6.1.3 Downtown Pedestrian Amenities shall evaluate the needs of additional passive recreation, outdoor dining, and entertainment opportunities along downtown streets. The focus of the presentation will be on the Central Business District encompassing three areas (N 15th Street aka SR29 Commercial Overlay Subdistrict, Main Street Overlay Subdistrict and S 1st Street Subdistrict); and the development of design standards such as building heights, building setbacks and architecture. A Project Team of ten members is scheduling workshop dates and have a tentative timetable. Mr. Henderlong serves as the LDC Coordinator and named a few of the Project Team Members: Michele Mosca (Comprehensive Planning, Stormwater & Sidewalks), Eric Ortman (Neighborhoods), Lorraine Lantz, Michael Tisch and Bee Thao (Transportation & TIGER) and Michelle Arnold (Transit). Debrah Forester advised the Board that after the April 21, 2021 CRA Meeting will be the first Workshop starting at 10:30 A.M. Workshop 1 is to establish the boundaries to the Main Street, North 15th Street and 1st Street Subdistricts relative to the FLUE (Future Land Use Element) Commercial Mixed-Use Designation. The tentative timeline depicts three Workshops, Public Hearings, LDC Amendment drafts for approval by the CRA in August 2021 and the BCC Public Hearing in January 2022.

Mr. Henderlong added that notable additional policies are Policy 1.5.2 Infill and Downtown Redevelopment and Policy 6.1.2 Location of Services.

Ms. Andrea Halman questioned the map's boundaries and if the area between Roberts Avenue and Boston Avenue were included. Mr. Henderlong advised the area is within the red boundary lines collectively referred to as the "general business area" and is interconnected for the Main Street Sub-District.

Mr. Mike Facundo asked if it could be expanded. Mr. Henderlong said further north it will be expanded. The Immokalee Area Overlay Map shows special uses and restrictions. The purple and blue areas have different requirements. Mr. Mike Facundo stated the need for New Market Road to get some attention. Dr. Frank Nappo stated that the businesses in the light blue areas continue to do nothing as in improvements and cannot enforce it unless there's an ordinance to maintain. Mr. Henderlong mentioned that Bonita Springs adopted a 2-year rule that 50% must come in conformity. Mr. Mike Facundo said there will be a lot of push back. Mr. Henderlong said policy made by the BCC and Planning Commission can make recommendations optional citing as an example the Gold Gate Parkway Overlay had incentives to drive business, but not mandatory as non-conforming.

Commissioner William (Bill) McDaniel, Jr. said rewind the clock. This is all part of the Immokalee Master Plan adopted in 2019 which stipulated a new chapter in LDC for Immokalee proper so standards by Immokalee residents can be incorporated as a new chapter in the Immokalee Overlay. He continued by saying keep in mind there is a lot more going on than the map. It is a complex process that will take years to get through this.

Staff advised that they will put Mr. Henderlong's documents on the CRA website. Mr. Henderlong said that incentives are critical. The goal is to give property owners and business owners a way for getting their ideas on what is problematic.

Ms. Lupita Vazquez Reyes asked if we are taking into consideration housing. There are dense properties with trailers. These are not landowners, but rental housing. What is the plan for housing? Mr. Henderlong said the IAMP had housing improvements and sees where people are living. Ms. Lupita Vazquez Reyes asked who the real stakeholders are; and, that 2nd Street to 3rd Street are trashed up old trailers. There are multiple families living in the complex. Ms. Andrea Halman asked if housing will be a part of this. Mr. Henderlong stated there are a variety of types of housing and "linkages" – open space for how people can move, residents connecting to businesses, whether if a community park or schools, it's how people move from point A to point B. Ms. Andrea Halman said it is important for community to input. Mr. Henderlong said it is all public meetings.

Mr. Henderlong read the definition of Form Base Code. Commissioner Bill McDaniel said this is an enormously public engaged process with the community to establish development rights and incentivize competitive upgrades. Dr. Frank Nappo said how this is presented to the community must be different and careful. We do not want the community thinking "here we go again like ten years ago". Talk about the incentives first and foremost. We need a clear presentation on incentives and must spend time on how we present it. Mr. Henderlong stated the intent is rules and regulations for conformity citing height, setbacks, front faces of residential houses.

Debrah Forester asked Mr. Henderlong to give the definition or describe the differences of Land Development Code and Zoning Maps. Mr. Henderlong said on future land density of mixed residential over commercial the Zoning Department won't let you do that. It's either commercial or residential with parking behind building or alleys.

Ms. Lupita Vazquez Reyes asked how do we protect from gentrification of outside investors/developers? Mr. Henderlong said he won't answer now, the Project Team will answer.

Victoria Peters provided FDOT project updates on the Westclox/SR 29 project. She said they are acquiring equipment. Allison Evanitz and Arlinda Karuli gave an overview of The Commute Connector Program to promote carpools, van pools, etc. It is a computer program on an App utilizing Enterprise Rent-A-Car vehicles to transport 4 – 15 people. The driver takes a self-certifying safety pledge for cleanliness and COVID cleaning guidelines. If a commuter misses a Commute Connector ride, they can be reimbursed for ride share 6X/year at \$100 per ride. Dr. Frank Nappo asked what was the definition of an employer? The Commute Connector recognizes police departments, fire departments, hospitals, resorts, and federal employees.

Ms. Andrea Halman has noticed traffic lining up from SR82 to New Market Road. Victoria Peters stated that FDOT is aware and the primary goal is safety. Their Project Managers are actively working to educate people to take a right turn on red. They put up signage to notify drivers. Ms. Lupita Vasquez Reyes stated through chat that the right turns on red after stop notifications have been effective and has already helped.

J. Staff Reports.

1. Operations Manager Report (Enclosure 8)

Ms. Christie Betancourt referenced the operations manager report as shown in enclosure 8.

2. Project Manager Report (Enclosure 9)

Ms. Yvonne Blair reviewed the project managers report. Ms. Lupita Vasquez Reyes stated the need for street sweeping and trash pick-up. Christie Betancourt said it is time to have Waste Connection return to a meeting in April. She said we use to have a community task force to discuss issues such as trash and recycling. We may need to return to a task force committee.

K. Other Agency

1. Code Enforcement updates (Enclosure 10)

Staff provided board updates for Code Enforcement (Enclosure 10) and said a focus is on community clean up from 9th Street to 1st street for residents.

2. FDOT updates

No further updates were provided.

3. Collier EDO/Immokalee Culinary Accelerator

No updates.

Other Community Agency updates"

Immokalee Library update was provided by Silvia Puente. The Library is open M-F, 10AM – 5PM. They have computers available for residents to take the Redevelopment Surveys and are ready and willing to assist any person that needs assistance with the survey.

Mr. Brent Trout shared that the Immokalee Pioneer Museum at Roberts Ranch is in the bidding process for the historical house because of a \$453,000 grant. The Easter egg hunt is scheduled for 4.3.21 and Brent will be churning butter on Saturday, March 20th, from noon to 1PM. Museum events are posted on www.colliercountymuseum.com.

L. Citizens Comments.

Ms. Lupita Vasquez Reyes suggested the museum links be displayed on the CRA Website.

M. Next Meeting Date.

The next CRA meeting will be on April 21, 2021 at 9:00 A.M. at the Career Source SWFL located at 750 South 5th Street Immokalee Fl.

N. Adjournment.

Meeting Adjourned @ 11:23 A.M.

** Presentation documents by Mr. Richard Henderlong are attached to the minutes for the record.*

** Zoom Meeting chat is attached to the minutes for the record.*

Immokalee CRA- 3/17/21 Presentation Outline

- INTRODUCTION:
 - LDC Amendment Policies 6.1.4 and 6.1.3 and FBC Staff Team Members.

- PRESENT:
 - Timeline, Workshop Schedule and RWA 2015, Central Business District, page 7 of Enclosure 7B for 3 Subdistricts:
 - **North 15th Street** aka SR.29 Commercial Overlay Subdistrict
 - **Mainstreet** Overlay Subdistrict
 - **South 1st Street** Subdistrict

- STATE:
 - Which one of the 3 Subdistricts in RWA's 2015 Central Business District Design Overlay should the FBC design guidelines be drafted as development standards first (Main Street).

- CONFIRM:
 - First Workshop Date: April 21 at 10:30 AM
Location: TBD
Give Questionnaire to Zoom Participants

Immokalee-Central Business District Form Base Code

Project Team Members

Comprehensive Planning and Stormwater:

Michele Mosca-Michele.Mosca@colliercountyfl.gov 252-7268

Neighborhoods:

Michele Mosca and Eric Orthman-Eric.Ortman@colliercountyfl.gov 252-1032

Pathways and Sidewalks:

Michele Mosca

Transportation-TIGER Complete Streets:

Lorraine Lantz- Lorraine.Lantz@colliercountyfl.gov 252-5779

Michael Tisch- Project Manager: Michael.Tisch@colliercountyfl.gov 252-5839

Bee Thao- Engineer: Bee.Thao@colliercountyfl.gov 252-5844

Architecture:

Peter Shawinsky: Peter.Shawinsky@colliercountyfl.gov 252-8523

Landscaping:

Mark Templeton- Immokalee mature/historic trees-

Mark.Templeton@colliercountyfl.gov 252-2475

Transit:

Michell Arnold or Omar Deleon- Michelle.Arnold@colliercountyfl.gov 252-5843

Omar.Deleon@colliercountyfl.gov 252 4996

Development Review Services:

Cormac Giblin- Cormac.Giblin@colliercountyfl.gov 252-2460

S.R.29-FDOT:

Bessie Reina, Planning Manager- Bessie.Reina@dot.state.fl.us Cell: (863)-221-9193

Office: (863)-519-2656

Victor Suguri, Community Planner-Victor.Suguri@dot.state.fl.us

LDC Development Code Coordinator:

Richard Henderlong-Richard.Henderlong@colliercountyfl.gov 252-2464

Date: 3-17-21



Growth Management Department
Zoning Division

LDC Amendments

IAMP Policies: 6.1.4 and 6.1.3

Tentative Timeline- Dates Subject to Change

Working Document

Date: 3-17-21

Target Date	Action
March 17, 2021	Kickoff Meeting, Timeline/Schedule, CRA Direction- Determine Subdistricts Priority , Establish Workshop Date(s)
April -21, 2021	Workshop 1 Establish the Boundaries to the Main Street , North 15 th Street and 1 st Street South Subdistricts relative to the FLUE Commercial Mixed Use (CMU) Designation.
May - Date TBD	Workshop 2 (Evening or Daytime)
June - Date TBD	Workshop 3 (Evening or Daytime)
July - Date TBD	Draft LDC Amendments
August - Date TBD	Approve LDC Amendments
September 21, 2021	DSAC-LDR Subcommittee
October 04, 2021	Deadline to Title Approval for Legal Advertisement (45 days)
October 06, 2021	DSAC
November 18, 2021	CCPC Public Hearing

December 03, 2021	Deadline to Ordinance Title Approval for Legal Advertisement
December 14, 2021	Deadline to Submit Executive Summary for BCC Hearing
January 18, 2022	BCC Public Hearing

Policy 6.1.4: Central Business District

By [2 years of the date of adoption of the ordinance], Collier County, in coordination with the Immokalee CRA, will initiate a review of the Public Realm Plan and the Central Business District Form-Based Guidelines. Based on the review, Collier County will initiate amendments to the LDC (Ordinance 04-41, as amended), as necessary.

Policy 6.1.3: Downtown Pedestrian Amenities

By [2 years of the date of adoption of the ordinance], Collier County, in coordination with the Immokalee CRA, will evaluate the need for additional passive recreation and outdoor dining and entertainment opportunities along downtown streets, and, if warranted, adopt amendments to the Collier County LDC (Ordinance 04-41, as amended) to incentivize and encourage the development of these amenities, provided the free and safe movement of pedestrians is maintained.

Additional Policies:

Policy 1.5.2 Infill and Downtown Redevelopment

The County will promote infill development and redevelopment within the Commercial-Mixed Use Subdistrict through amendments to the LDC that facilitate mixed-use projects and provide for flexible performance-based incentives.

Policy 6.1.2 Location of Services

The County shall encourage community parks and other community facilities to be placed within one-half mile of residential and mixed-use centers, in order to encourage walking, bicycling and non-vehicular access to and from these service uses. The County shall require interconnection of pedestrian facilities to the existing pedestrian network.

Figure 1: Central Business District Design Overlay



The 15th Street Subdistrict is more suburban in nature than the rest of the CBD; however, due to its proximity to the CBD and potential for future commercial and mixed-use development, it is included as a potential future expansion area. Each subdistrict contains design guidelines tailored to the unique character and existing conditions found in the area. See Figure 1 for the location of the Main Street Subdistrict, the First Street Subdistrict and the Fifteenth Street Subdistrict.

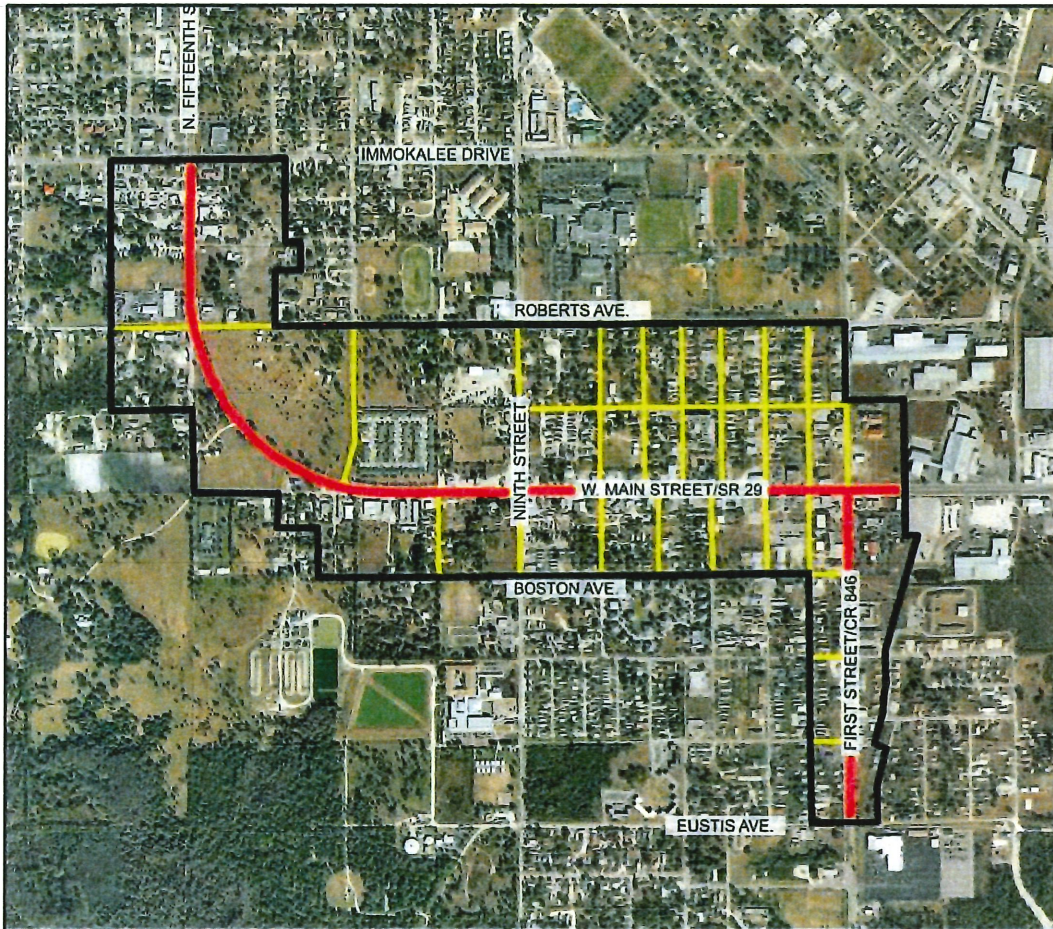
The guidelines and the forthcoming LDRs are intended to create, over time, a distinctive pedestrian-friendly business district. The intent is **not** to require existing buildings to conform to these new regulations unless they are subject to substantial renovations. As property owners decide to renovate their buildings, they will be encouraged to conform to the guidelines contained in this document. Figure 2 shows conceptual examples of minor façade improvements that would help reinforce the character of the Immokalee CRA.

***The Advisory Board paused briefly to discuss the Immokalee Commercial Façade Improvement Grant Program. They requested that staff 1) change the liability provisions within the program, 2) hire an Architect to provide renderings of key commercial properties within the CBD, and 3) provide an Opinion of probable Construction Costs (OPC) for the examples to illustrate to the owners the visual impact of a minimal investment.

They also requested that the photographs contained within the document be changed to pictures of Immokalee.

New development should **not be allowed discouraged** to vacate existing rights-of-way, including alleys, to form mega/super blocks. **Figure 3** shows the current block layout within the design Districts.

In the Fifteenth Street district, new development should consider the creation of new streets to improve vehicular and pedestrian connectivity in the area.

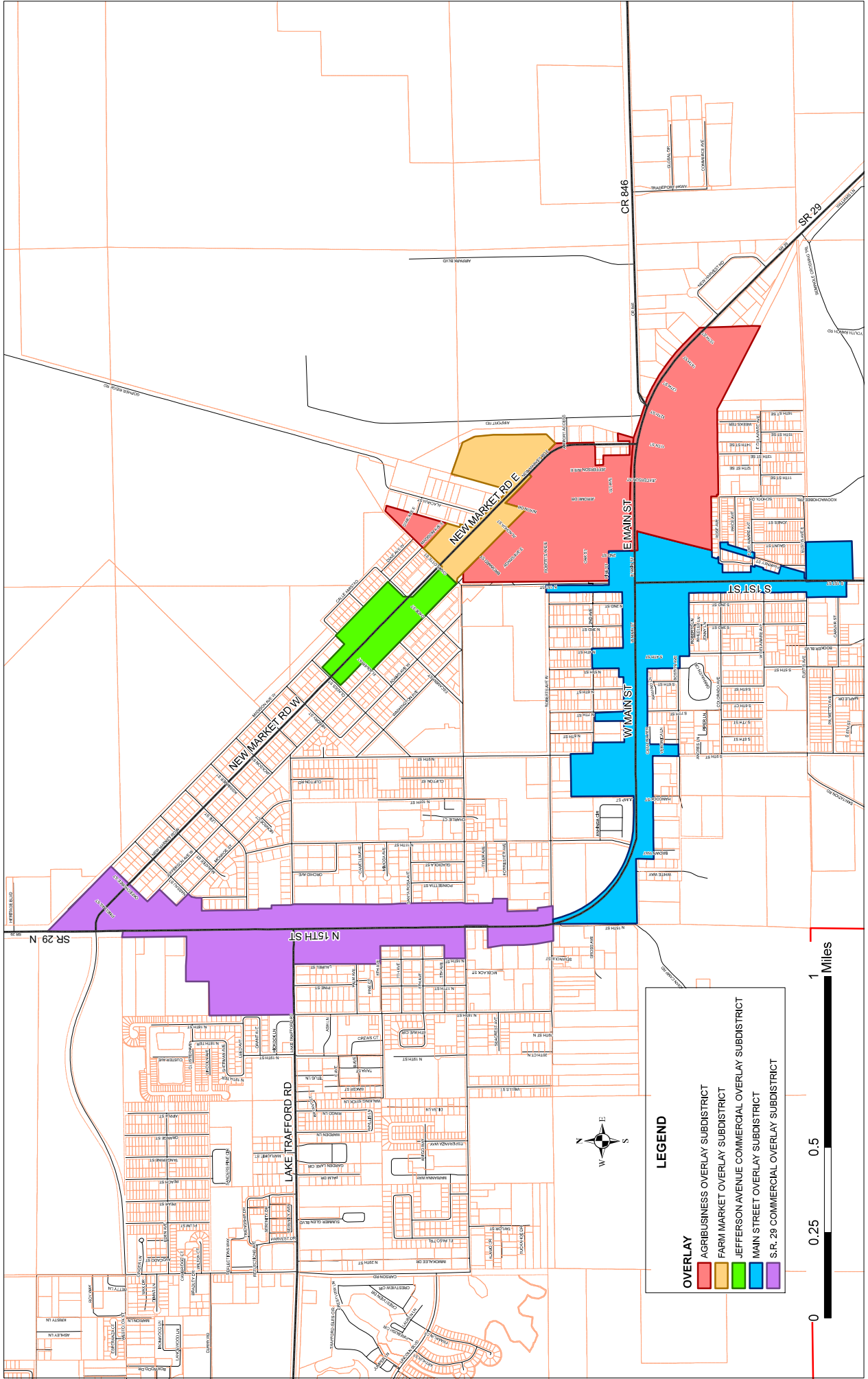


B. BUILDING PLACEMENT

1. Building Setbacks

Buildings should be located as close to the street as possible. However, it is important that sufficient width is preserved along the sidewalk to provide for adequate walking space. **Table 1** lists the required front/corner and side yard setbacks for new development within the various design subareas. Rear yard setbacks shall follow the requirements for the zoning district

IMMOKALEE AREA OVERLAY



Fund 186 Immokalee Redevelopment

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 186 IMMOKALEE REDEVELOP								
** REVENUE Sub Total	1,888,200.00-	1,888,200.00-	133,266.00-		2,021,466.00-	175,366.46	499,564.78-	324,198.32
* REVENUE - OPERATING Su	12,000.00-	12,000.00-			12,000.00-		894,305.47-	1,125,737.79-
361170 OVERNIGHT INT							1,005.47-	9,571.79-
361180 INVESTMENT IN	12,000.00-	12,000.00-			12,000.00-		711.37	711.37
* CONTRIBUTION AND TRANS	1,876,200.00-	1,876,200.00-	133,266.00-		2,009,466.00-		1,716.84-	10,283.16-
481001 TRANS FRM 001	728,400.00-	728,400.00-			728,400.00-		893,300.00-	1,116,166.00-
481111 TRANS FRM 111	164,900.00-	164,900.00-			164,900.00-		728,400.00-	
481162 TRANS FRM 162	85,000.00-	85,000.00-			85,000.00-		164,900.00-	
489200 CARRY FORWARD	898,500.00-	898,500.00-			898,500.00-			85,000.00-
489201 CARRY FORWARD			133,266.00-		133,266.00-			898,500.00-
489900 NEG 5% EST RE	600.00	600.00			600.00			133,266.00-
** EXPENSE Sub Total	1,888,200.00	1,888,200.00	133,266.00		2,006,466.00	170,728.96	387,720.90	1,449,936.11
* PERSONAL SERVICE	194,700.00	194,700.00			194,700.00	14,196.50	95,699.61	84,803.89
* OPERATING EXPENSE	307,800.00	307,800.00			317,800.00	156,532.46	109,230.79	52,036.75
634207 IT CAP ALLOCA	2,400.00	2,400.00			2,400.00	1,200.00	1,200.00	
634210 IT OFFICE AUT	11,200.00	11,200.00			11,200.00	5,600.00	5,600.00	
634970 INDIRECT COST	49,400.00	49,400.00			49,400.00	24,700.00	24,700.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		2,499.96	17,500.04
634999 OTHER CONTRAC	90,000.00	90,000.00			100,000.00	55,226.05	32,918.11	11,855.84
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00	34,794.11	10,207.89	2.00-
639990 OTHER CONTRAC						1,395.00		1,395.00-
640200 MILEAGE REIMB	500.00	500.00			500.00			500.00
640300 TRAVEL PROF D	5,500.00	5,500.00			5,500.00			5,500.00
641230 TELEPHONE ACC	600.00	600.00			600.00			600.00
641400 TELEPHONE DIR	6,000.00	6,000.00			6,000.00	4,157.66	1,842.34	
641700 CELLULAR TELE	3,000.00	3,000.00			3,000.00	2,227.14	772.86	
641950 POST FREIGHT	200.00	200.00			200.00			200.00
641951 POSTAGE	100.00	100.00			100.00			100.00
643100 ELECTRICITY	1,000.00	1,000.00			1,000.00	518.17	481.83	
643400 WATER AND SEW	3,800.00	3,800.00			3,800.00	1,490.26	2,309.74	
644100 RENT BUILDING	35,000.00	35,000.00			35,000.00	17,495.28	17,495.28	9.44
644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	1,238.75	761.25	
645100 INSURANCE GEN	1,700.00	1,700.00			1,700.00	850.00	850.00	
645260 AUTO INSURANC	500.00	500.00			500.00	250.00	250.00	
646180 BUILDING RM I	500.00	500.00			500.00			500.00
646430 FLEET MAINT I	100.00	100.00			100.00		50.00	50.00
646445 FLEET NON MAI	200.00	200.00			200.00		19.52	180.48
647110 PRINTING AND	2,000.00	2,000.00			2,000.00			2,000.00
648160 OTHER ADS	200.00	200.00			200.00	200.00		
648170 MARKETING AND	5,000.00	5,000.00			5,000.00	1,600.00		
649030 CLERKS RECORD	100.00	100.00			100.00			3,400.00
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00	1,000.00		100.00
649990 OTHER MISCELL	300.00	300.00			300.00		210.00	90.00
651110 OFFICE SUPPLI	3,000.00	3,000.00			3,000.00		888.20	2,111.80

Fund 186 Immokalee Redevelopment

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARG	3,000.00	3,000.00			3,000.00	2,590.04	909.96	500.00-
651910 MINOR OFFICE	200.00	200.00			200.00			200.00
651930 MINOR OFFICE	1,000.00	1,000.00			1,000.00		764.25	235.75
651950 MINOR DATA PR	2,000.00	2,000.00			2,000.00			2,000.00
652210 FOOD OPERATIN	1,500.00	1,500.00			1,500.00			1,500.00
652490 FUEL AND LUB	500.00	500.00			500.00		136.26	363.74
652920 COMPUTER SOFT	1,000.00	1,000.00			1,000.00		933.90	66.10
652990 OTHER OPERATI	1,000.00	1,000.00			1,000.00		50.74	949.26
652999 PAINTING SUPP	1,000.00	1,000.00			1,000.00		53.42	946.58
654110 BOOKS PUB SUB	500.00	500.00			500.00			500.00
654210 DUES AND MEMB	3,500.00	3,500.00			3,500.00		3,265.28	234.72
654360 OTHER TRAININ	2,000.00	2,000.00			2,000.00			2,000.00
654370 ORGANIZATIONA	300.00	300.00			300.00		60.00	240.00
* CAPITAL OUTLAY	3,500.00	3,500.00			3,500.00			5,419.97
762200 BUILDING IMPROVEMENT						4,637.50		4,637.50-
763100 IMPROVEMENTS GEN						8,442.53		6,557.47
764900 DATA PROCESSI	2,000.00	2,000.00			2,000.00			2,000.00
764990 OTHER MACHINE	1,500.00	1,500.00			1,500.00			1,500.00
* GRANTS AND DEBT SERVIC	125,000.00	125,000.00			125,000.00			125,000.00
883100 PAY IN LIEU O	20,000.00	20,000.00			20,000.00			20,000.00
884200 RESIDENTIAL R	105,000.00	105,000.00			105,000.00			105,000.00
* TRANSFERS	257,900.00	257,900.00	133,266.00		391,166.00		182,790.50	208,375.50
910010 TRANS TO 001	53,800.00	53,800.00			53,800.00		53,800.00	
911870 TRANS TO 187	74,100.00	74,100.00			74,100.00		74,100.00	
917160 TRANS TO 716	100,000.00	100,000.00	133,266.00		233,266.00		24,890.50	208,375.50
921110 ADV/REPAY TO	30,000.00	30,000.00			30,000.00		30,000.00	
* RESERVES	999,300.00	999,300.00			974,300.00			974,300.00
991000 RESV FOR CONT	62,400.00	62,400.00			62,400.00			62,400.00
993000 RESV FOR CAPI	936,900.00	936,900.00			911,900.00			911,900.00

Fund 162 Immokalee Beautification

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Carryf Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 162 IMMOKALEE BEAU								
** REVENUE Sub Total	1,292,200.00-	1,292,200.00-	170,457.80-		1,462,657.80-	103,486.03	305,454.15-	201,968.12
* REVENUE - OPERATING Su	437,000.00-	437,000.00-			437,000.00-		364,738.88-	1,097,918.92-
311100 CUR AD VALORE	430,000.00-	430,000.00-			430,000.00-		341,995.76-	88,004.24-
311200 DELAD VALORE							363.75-	363.75
361170 OVERNIGHT INT							620.82-	620.82
361180 INVESTMENT IN	7,000.00-	7,000.00-			7,000.00-		1,576.10-	5,423.90-
361320 INTEREST TAX							29.59-	29.59
369130 INS CO REFUNDS							20,152.86-	20,152.86
* CONTRIBUTION AND TRANS	855,200.00-	855,200.00-	170,457.80-		1,025,657.80-			1,025,657.80-
486600 TRANS FROM PR								
486700 TRANS FROM TA								
489200 CARRY FORWARD	877,100.00-	877,100.00-			877,100.00-			877,100.00-
489201 CARRY FORWARD			170,457.80-		170,457.80-			170,457.80-
489900 NEG 5% EST RE	21,900.00	21,900.00			21,900.00			21,900.00
** EXPENSE Sub Total	1,292,200.00	1,292,200.00	170,457.80		1,462,657.80	111,928.55	50,842.21	1,299,887.04
* OPERATING EXPENSE	278,500.00	278,500.00	75,778.80		354,278.80	98,848.53	41,858.97	213,571.30
631400 ENG FEES	50,000.00	50,000.00	64,560.80		114,560.80	40,592.80	26,698.00	47,270.00
631650 ABSTRACT FEES	400.00	400.00			400.00			400.00
634970 INDIRECT COST	2,000.00	2,000.00			2,000.00	1,000.00	1,000.00	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		3,720.97	16,279.03
634999 OTHER CONTRAC	100,000.00	100,000.00	11,218.00		111,218.00	38,833.70	8,775.00	63,609.30
639990 OTHER CONTRAC							1,395.00	1,395.00-
643300 TRASH AND GA	1,000.00	1,000.00			1,000.00			1,000.00
645100 INSURANCE GEN	800.00	800.00			800.00	400.00	400.00	
646311 SPRINKLER SYS	15,000.00	15,000.00			15,000.00			15,000.00
646451 LIGHTING MAIN	85,000.00	85,000.00			85,000.00	15,627.03		69,372.97
649010 LICENSES AND	2,000.00	2,000.00			2,000.00			2,000.00
649100 LEGAL ADVERTI	200.00	200.00			200.00			800.00-
651110 OFFICE SUPPLI	500.00	500.00			500.00		31.75	468.25
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00			1,000.00
652210 FOOD OPERATIN	500.00	500.00			500.00			500.00
652990 OTHER OPERATI	100.00	100.00			100.00		1,233.25	1,133.25-
* CAPITAL OUTLAY	110,000.00	110,000.00			110,000.00	13,080.02		96,919.98
762200 BUILDING IMPR						4,637.50		4,637.50-
763100 IMPROVEMENTS	100,000.00	100,000.00			100,000.00	8,442.52		91,557.48
764990 OTHER MACHINE	10,000.00	10,000.00			10,000.00			10,000.00
* TRANSFERS	85,000.00	85,000.00	94,679.00		179,679.00			179,679.00
911860 TRANS TO 186	85,000.00	85,000.00			85,000.00			85,000.00
917160 TRANS TO 716			94,679.00		94,679.00			94,679.00
* TRANSFER CONST	13,500.00	13,500.00			13,500.00		8,983.24	4,516.76
930600 PA BUDGET TR	4,200.00	4,200.00			4,200.00		1,636.06	2,563.94
930700 TC BUDGET TR	9,300.00	9,300.00			9,300.00		7,347.18	1,952.82
* RESERVES	805,200.00	805,200.00			805,200.00			805,200.00
993000 RESV FOR CAPI	805,200.00	805,200.00			805,200.00			805,200.00

Fund 111 Immok Rd SR29

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 163805 IMMOK RD & SR 29	217,900.00	217,900.00	217,900.00	19,898.00	102,062.20	95,939.80
** EXPENSE Sub Total	217,900.00	217,900.00	217,900.00	19,898.00	102,062.20	95,939.80
* OPERATING EXPENSE	217,900.00	217,900.00	217,900.00	19,898.00	102,062.20	95,939.80
634990 LANDSCAPE INC	12,600.00	12,600.00	12,600.00	2,216.00	9,600.00	784.00
634999 OTHER CONTRAC	175,000.00	175,000.00	175,000.00	600.00	80,184.00	94,216.00
643100 ELECTRICITY	9,000.00	9,000.00	9,000.00	5,600.37	3,899.63	500.00-
643300 TRASH AND GA	4,000.00	4,000.00	4,000.00	2,608.48	1,391.52	
643400 WATER AND SEW	10,000.00	10,000.00	10,000.00	7,946.52	4,053.48	2,000.00-
646311 SPRINKLER SYS	1,000.00	1,000.00	1,000.00	926.63	73.37	
646318 MULCH	6,000.00	6,000.00	6,000.00		2,860.20	3,139.80
652310 FERT HERB CHE	300.00	300.00	300.00			300.00

Upcoming Community Events
Updated 4/16/2021

Lipman 5k Run for Backpacks

Date: 4/17/2021 at 8:00 a.m.

Location: Ave Maria Master Association Office
5076 Annunciation Circle
Ave Maria, FL. 34142

Bicycle/Pedestrian Advisory Committee (BPAC)

Date: 4/20/2021 at 9:00 a.m.

Location: Collier County Growth Management
2800 Horseshoe Drive
Naples, FL

Housing and Mobility Focus Group for the Community Redevelopment Plan Update

Date: 4/20/2021 at 6:00 p.m.

Location: CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142
For more information contact: Monica Acosta 239.867.0025
Zoom Link: <https://us02web.zoom.us/j/81585602734>

Immokalee Local Community Redevelopment Advisory Board Meeting

Date: 4/21/2021 at 9:00 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142
For more information contact: Monica Acosta 239.867.0025

LDC Amendments Workshop

Date: 4/21/2021 at 10:30 a.m.

Location: Hybrid Remote Zoom/CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 4/21/2021 at 2:00 p.m.

Location: Hybrid Remote Zoom/North Collier Regional Park, Conference Room A
15000 Livingston Road
Naples, FL. 34109
For more information contact Miguel Rojas 239.252.4031.
Link for Zoom: <https://us02web.zoom.us/j/81440090673?pwd=eEIFV1kzcENRLOJwUEJlcnFUVGFz09>
Passcode: 511694

Immokalee Water & Sewer District Board Meeting

Date: 4/21/2021 at 4:30 p.m.

Location: Immokalee Water & Sewer District Office
1020 Sanitation Road
Immokalee, FL. 34142

Immokalee Townhall Meeting

Commissioner McDaniel, District 5

Date: 4/21/2021 at 6:00 p.m.

Location: CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For Zoom participation you must pre-register:

https://us02web.zoom.us/webinar/register/WN_bskWEV-oTsa7QWbNxCfxsA

Earth Day Event

Date: 4/22/2021 at 2:00 p.m.

Location: Immokalee Sports Complex/Various Sites
505 Escambia Street
Immokalee, FL. 34142

Economic Development and Community Facilities Focus Group for the Community Redevelopment Plan Update

Date: 4/27/2021 at 6:00 p.m.

Location: CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Zoom Link: <https://us02web.zoom.us/j/86150580564>

Immokalee Lighting & Beautification MSTU Advisory Committee Meeting

Date: 4/28/2021 at 8:30 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Immokalee Chamber of Commerce Meeting

Date: 5/05/2021 at 8:30 a.m.

Location: Lozano's Mexican Restaurant
405 New Market Road
Immokalee, FL

Ecotourism & Agritourism and Drainage & Lake Trafford Focus Group for the Community Redevelopment Plan Update

Date: 5/06/2021 at 6:00 p.m.

Location: CareerSource Conference Room
750 South 5th Street
Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Zoom Link: <https://us02web.zoom.us/j/86343862676>

Immokalee Interagency Council Meeting

Date: 5/12/2021 at 11:30 a.m.

Location: Virtual

For more information contact: Mark Beland 239.285.9300

Metropolitan Planning Organization (MPO)

Date: 5/14/2021 at 8:30 a.m.

Location: BCC Chambers

3299 Tamiami Trail E

Naples, FL 34112

Bicycle/Pedestrian Advisory Committee (BPAC)

Date: 5/18/2021 at 9:00 a.m.

Location: Collier County Growth Management

2800 Horseshoe Drive

Naples, FL

Immokalee Local Community Redevelopment Advisory Board Meeting

Date: 5/19/2021 at 9:00 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room

750 South 5th Street

Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 5/19/2021 at 2:00 p.m.

Location: Hybrid Remote Zoom/North Collier Regional Park, Conference Room A

15000 Livingston Road

Naples, FL. 34109

For more information contact Miguel Rojas 239.252.4031.

Immokalee Water & Sewer District Board Meeting

Date: 5/19/2021 at 4:30 p.m.

Location: Immokalee Water & Sewer District Office

1020 Sanitation Road

Immokalee, FL. 34142

Immokalee Fire Control District Board Meeting

Date: 5/20/2021 at 6:00 p.m.

Location: Hybrid Remote Zoom/Fire Control District

502 E. New Market Road

Immokalee, Fl 34142

Immokalee Lighting & Beautification MSTU Advisory Committee Meeting

Date: 5/26/2021 at 8:30 a.m.

Location: Hybrid Remote Zoom/ CareerSource Conference Room

750 South 5th Street

Immokalee, FL. 34142

For more information contact: Monica Acosta 239.867.0025

If you have a community event you would like us to add to the list, please send to Christie.Betancourt@colliercountyfl.gov

CRA Board

Commissioner
William McDaniel,
Jr.
Co-Chair

Commissioner
Rick LoCastro

Commissioner
Burt L. Saunders

Commissioner
Penny Taylor
Co-Chair

Commissioner
Andy Solis, Esq

CRA Advisory Board

Frank Nappo
Chairman

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Mark Lemke
Frank Leon
Estil Null
Ski Olesky
Yvar Pierre

MSTU Advisory Committee

Bernardo Barnhart
Chair

Andrea Halman
Vice-Chair

Norma Garcia
Cristina Guerrero
Peter Johnson
Cherryll Thomas
David Turrubiarz,
Jr.

CRA Staff

Debrah Forester
Director

Christie Betancourt
Operations Manager

Yvonne Blair
Project Manager

Monica Acosta
Administrative
Assistant

April 7, 2021

Mr. Terry Burroughs, Chairman
Florida's Heartland Economic Region of Opportunity, Inc.
304 NW 2nd Street
Room 123
Okeechobee, Florida

Dear Mr. Burroughs:

As Director of the Collier County Community Redevelopment Agency overseeing the Immokalee Community Redevelopment Area (CRA), I am submitting this letter of support for the Florida Heartland Economic Region of Opportunity, Inc. (FHRO) re-designation of the South Central region composed of Desoto, Glades, Hardee, Hendry, Highlands, and Okeechobee Counties, the cities of Pahokee, Belle Glade and South Bay in Palm Beach County and the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County as a rural area of Opportunity (RAO).

Governor Scott signed Executive Order 16-150 which re-designated the area for a five-year term in June of 2016. The term expires in June 2021. Florida's legislature recognizes rural communities to face extraordinary challenges in their efforts to significantly improve their economies, and as such, Section 288.0656, Florida Statutes (F.S.) established the Rural Economic Development Initiative (REDI) with DEO and authorizes the participation of State and regional organizations in this initiative.

Section 288.0656 (7)(a), F.S. provides for the designation of up to three RAOs. RAOs are comprised of rural communities that have been adversely affected by extraordinary economic events, severe or chronic distress, a natural disaster, or an event that presents a unique economic development opportunity of regional impact.

FHRO provides economic development support and collaboration throughout the south-central region through marketing, facilitation, and advocacy in rural South-Central Florida. The regional collaboration builds capacity by linking and uniting leadership networks. Over the last few years, the communities in the FHRO region have seen the benefit of collaboration and leveraging each other's resources to gain strength individually, as well as regionally.

The Immokalee community values the ability to have discussions and resolve issues with partners that not only understand, but share the same challenges, goals, and aspirations.

We appreciate the FHERO Board of Directors' and staff's proactive approach to regional collaboration. Renewal of this designation is critical to the success of economic development initiatives in the rural communities of Florida and to the State as a whole. The Immokalee community has benefited from participation in this regional collaboration. We support efforts to continue this designation to provide the needed incentives and tools to implement an economic strategy during these challenging times.

Sincerely,



Debrah Forester
CRA Director

**REGION 24
SOUTHWEST FLORIDA WORKFORCE DEVELOPMENT BOARD
LEASE AGREEMENT**

LEASE NO. : _____

THIS LEASE AGREEMENT (this "**Lease**") is made and entered into as of this _____ day of _____, 2021 between **Southwest Florida Workforce Development Board, Inc.**, a Florida not-for-profit corporation ("**Lessor**"), having an address of 6800 Shoppes at Plantation Dr. #170, Fort Myers, FL 33912 and whose Federal Identification Number (F.E.I.D. or S.S.) is 65-0778245, and the **Board of County Commissioners of Collier County, Acting as the Community Redevelopment Agency** ("**Lessee**"), having an address of 3299 Tamiami Trail, Naples, Florida 34112.

WITNESSETH:

Lessor, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by Lessee, has demised and leased to Lessee, for the term and under the conditions hereinafter set out, those certain premises located in the CareerSource Southwest Florida building located at 750 South Fifth Street, Immokalee, FL 34142, described as follows: **2669** square feet of the building comprised of "Suite C" as designated by Lessor and a portion of the shared data room as designated by Lessor for Lessee's equipment, located at 750 South 5th Street, Immokalee, Florida 34142 ("**Premises**" as depicted on **Exhibit "A"**) at the rental rate set forth herein. Lessee's allocated data room area shall be sufficient in size to reasonably store Lessee's data equipment.

Article 1. TERM

The initial term of this Lease ("**Initial Term**") shall commence on August 1, 2021 ("**Commencement Date**") and, unless sooner terminated pursuant to the terms of this Lease, shall expire on July 31, 2023. The Initial Term, together with any applicable Renewal Term, Month-to-Month Election, or Renewal Month-to-Month Election as described in Article 18, is referred to herein as the "**Term**".

Article 2. RENT

a. Lessor hereby leases to Lessee and Lessee hereby leases from Lessor the Premises for the Term set out in this Lease. From and after the Commencement Date, Lessee agrees to pay as rent to Lessor without notice, demand, deduction, or set off whatsoever, in lawful United States currency, the rental amount stated in **Addendum "A"** per month for the Term ("**Rent**") and, if applicable, the sum as specified in **Addendum "A"** for the Renewal Term, Month-to-Month Election, or Renewal Month-to-Month Election as provided in Articles 1 and 18 of this Lease, together with any additional rent described herein. Rent for any fractional part of the first month shall be prorated. Rent shall be paid to Lessor on the first day of the month at the following address (or at such other address as Lessor may designate from time to time):

Southwest Florida Workforce Development Board, Inc.
Attention: Michael Egan, Fiscal Director
6800 Shoppes at Plantation Dr. #170

Fort Myers, FL 33912

b. Lessor reserves the right to impose a 5% late charge upon each rent installment not received by Lessor by the tenth of each month in addition to any and all other rights and remedies available under this Lease and applicable law for a Lessee default.

c. In addition to the Rent payment, Lessee shall pay the sum of \$N/A per month, which shall represent Lessee's share of the collocated costs for the rental period.

Article 3. HEATING, AIR CONDITIONING AND JANITORIAL SERVICES

a. Except for damage caused or repairs made necessary by Lessee, Lessor agrees to furnish to Lessee heating and air-conditioning equipment and maintain same in satisfactory operating condition at all times for the Premises during the Term at the expense of Lessor. Lessee shall be solely responsible for any maintenance, repairs, or replacements caused or made necessary by Lessee its officers, agents, employees, or guests.

b. Lessor agrees to furnish its standard janitorial services and reasonably necessary janitorial supplies including the provision of recycling and trash disposal for the Premises during the Term of the Lease at the expense of Lessor.

c. All services required above shall be provided during Lessee's normal working hours, which are normally from 7:30 a.m. to 5:30 p.m., Monday through Friday, excluding state holidays.

Article 4. LIGHT FIXTURES

a. Lessor agrees to install in the Premises light fixtures for the use of Lessee.

b. Lessor shall be responsible for replacement of all bulbs, lamps, tubes and starters used in such fixtures existing at the Premises on the Commencement Date for the purpose of furnishing light (unless damaged by Lessee, its officers, agents, employees, or guests, in which case Lessee shall be responsible therefor).

Article 5. MAINTENANCE AND REPAIRS

a. Lessor shall provide for structural maintenance and repairs in accordance with generally accepted good practices, and shall also be responsible for any required: (i) interior repainting; (ii) repairs or replacement of worn floor covering; and (iii) repairs or replacement of interior equipment that existed within the Premises prior to the Commencement Date, all as the foregoing may be necessary due to ordinary, reasonable usage, and specifically excluding any damage caused by or repairs and/or replacements made necessary by Lessee, its officers, agents, employees, or guests (Lessee being solely responsible for the same). Lessee shall, during the Term, keep the interior of the Premises in as good a state of repair as it existed on the Commencement Date, reasonable wear and tear and natural casualties excepted.

b. Lessor shall maintain and keep in repair the exterior of the Premises during the Term and shall be responsible for the replacement of all windows broken or damaged in the Premises, except such breakage or damage caused to the exterior of the Premises by Lessee, its officers, agents, employees, or guests (Lessee being solely responsible for the same).

c. Except for modifications installed by Lessee and Lessee's equipment and trade fixtures, Lessor shall ensure the Premises, including grounds and parking areas, conform to all applicable health and safety laws, ordinances, and codes (excepting any laws, ordinances, and codes where the Premises would be deemed "grandfathered-in" due to having been constructed prior to enactment).

d. Lessor agrees to furnish ordinary pest control services for the Premises during the Term at the expense of Lessor.

e. Lessee agrees to promptly make, at Lessee's sole expense and to the satisfaction of Lessor, any and all repairs and/or replacements of any damage to the Premises caused by Lessee, its officers, agents, employees, or guests.

Article 6. UTILITIES

Lessor will promptly pay all gas, water, sewer, solid waste, power and electric light rates or charges which may become payable during the Term for the gas, water, sewer and electricity used and disposal of solid waste generated by Lessee on the Premises (excepting any extraordinary use by Lessee of any of the foregoing, as reasonably determined by Landlord, which shall be the responsibility of Lessee). The foregoing notwithstanding, Lessee shall pay for all separately metered utilities including, without limitation, telephone, internet, satellite, and other data or wireless charges.

Article 7. ACCESSIBILITY STANDARDS AND ALTERATIONS

a. To the best of Lessor's knowledge, the Premises now conform, or that prior to Lessee's occupancy, said Premises shall, at Lessor's expense, be brought into conformance with the requirements of the Florida Americans With Disabilities Accessibility Implementation Act, Section 553.501 - 553.513, Florida Statutes, and the current Florida Disability Code for Building Construction, providing requirements for persons with disabilities and with the requirement of Public Law 101-336 enacted July 26, 1990, effective January 26, 1992, Section 28 CRF Part 35 and Appendix to Section 36 CRF Part 1191, known as the "Americans with Disabilities Act of 1990."

b. Lessee shall have the right at its sole cost and expense to make non-structural alterations in and to the interior of the Premises during the Term upon first having obtained the written consent thereto of Lessor. Lessor shall not unreasonably withhold the consent to any such non-structural, interior alterations. Subject to Section 768.28, Florida Statutes, Lessee shall indemnify, defend, and hold Lessor harmless from and against any and all claims, costs, damages, and liabilities related to any alterations or modifications which Lessee makes to the Premises.

Article 8. INJURY OR DAMAGE TO PROPERTY ON PREMISES

All property of any kind of Lessee or its officers, agents, employees, or guests that may be on the Premises or other property of Lessor during the Term shall be at the sole risk of Lessee, and except for any gross negligence or willful misconduct of Lessor, Lessor shall not be liable to

Lessee or its officers, agents, employees, or guests for loss or damage to such property. Lessee shall also give prompt notice to Lessor in case of casualty or accidents in or about the Premises.

Article 9. FIRE AND OTHER HAZARDS; RADON

a. In the event that the Premises, or the major part thereof, are destroyed by fire, lightning, storm or other casualty, Lessor at its sole and absolute option may forthwith repair the damage to the Premises at its own cost and expense using any insurance proceeds procured therefor. Unless caused by Lessee or Lessee's officers, agents, employees, or guests, the Rent thereon shall cease until the completion of such repairs and Lessor will refund the pro rata part of any Rent paid in advance by Lessee prior to such destruction. Should the Premises be only partly destroyed, so that the major part thereof is usable by Lessee, then the Rent shall abate to the extent that the injured or damaged part bears to the whole of such Premises and such injury or damage may, at Lessor's sole and absolute option be restored by Lessor as speedily as is practicable and upon the completion of such repairs, the full Rent shall commence and the lease shall then continue the balance of the term. In no event shall Lessor be obligated to incur any costs or expenses for repair or replacement of the Premises beyond that which is recoverable from Lessor's insurance policies, if any.

b. Lessor shall provide for fire protection equipment during the Term in accordance with the applicable fire safety standards of the State Fire Marshal. Except for damage caused by Lessee, Lessor shall be responsible for maintenance and repair of all fire protection equipment necessary to conform to the applicable requirements of the State Fire Marshal. Lessor and Lessee agree that the Premises shall be available for inspection by the State Fire Marshal, prior to occupancy by Lessee, and at any reasonable time thereafter. Notwithstanding the foregoing, in the event the Premises does not conform in any way due to some act of Lessee (including, without limitation, placement or installation of furniture, fixtures, or equipment), Lessee shall immediately correct the same at Lessee's sole cost.

c. Lessor certifies it has no actual knowledge that asbestos was used in the construction of the Premises.

d. Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities, may present health risk to persons who are exposed to it over time. Levels of radon that exceed Federal and State guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from the county public health unit. This notice is given pursuant to Section 404.056(8), Florida Statutes.

e. Lessee shall not keep or store any hazardous chemicals or other substances upon the Premises without Lessor's prior written consent, which consent may be withheld in Lessor's sole and absolute discretion.

Article 10. EXPIRATION OF TERM

a. At the expiration of the Term, Lessee will peaceably yield up to Lessor the Premises in good and workmanlike repair, reasonable and ordinary wear and tear excepted. It is understood and agreed between the parties that Lessee shall have the right to remove from the Premises all personal property of Lessee and all trade fixtures, machinery, equipment, and appliances placed or

installed on the Premises by Lessee, provided Lessee restores the Premises to as good a state of repair as they existed prior to installation.

b. Should Lessee continue in occupancy of the Premises after expiration of this Lease, Lessee shall become a tenant from month-to-month upon each and all of the terms herein provided, and any such holding over shall not constitute a renewal or extension of this Lease. During any such holding over Lessee shall pay Rent in an amount which is double the amount which was payable by Lessee immediately prior to such holding over in accordance with Florida Statutes, plus all other amounts due hereunder, with sales tax thereon. Nothing herein shall be constructed to eliminate or diminish Lessor's ability to terminate this Lease at the expiration of the Term.

Article 11. SUBLETTING AND ASSIGNMENT

a. Lessee shall have no right to sublet all or any part of the Premises or to assign this Lease in whole or in part without obtaining prior the written consent of Lessor, which consent may be granted or withheld in Lessor's sole and absolute discretion. Lessor may, without notice to or the required consent from Lessee, assign this Lease in connection with any sale or transfer of the property comprising the Premises and Lessee shall attorn to Lessor's successor and remain bound by the terms and conditions of this Lease.

Article 12. WAIVER OF DEFAULTS

All waivers under this Lease must be in writing and the waiver by either party of any breach of this Lease by the other party shall not be construed as a waiver of any subsequent breach of any duty or covenant imposed by this Lease.

Article 13. RIGHT OF LESSOR TO INSPECT

Lessor, at all reasonable times, may enter into and upon the Premises for the purpose of viewing and inspecting the same and for the purpose of making any such repairs as they are required to make under the terms of this Lease. Lessor may enter the Premises at any time in the event of an emergency.

Article 14. DEFAULT

a. Monetary Default. If Lessee shall fail to pay rent or any other sums under this Lease within fifteen (15) days of the date when due under this Lease, then Lessee shall be in immediate default hereunder without notice and Lessor shall have those remedies set forth in subsection d.

b. Non-Monetary Defaults. If Lessee fails to perform any of the other non-monetary covenants, duties, agreements, undertakings or terms of this Lease, Lessor shall give Lessee thirty (30) days written notice to cure the same or to commence to cure the same and diligently prosecute to completion if the same cannot be cured within a thirty (30) day period. If Lessee does not cure the breach or begin to take such material steps and institute and diligently prosecute to completion such actions as will cure such breach (if same cannot be cured) within thirty (30) days after Lessor gives notice, then Lessee shall be immediately in default hereunder without further notice and Lessor shall have those remedies set forth in subsection d below.

c. If the Premises are deserted, vacated, or not used then Lessee shall have twenty (20) days to cure such non-use after notice thereof from Lessor, failing which Lessee shall be in immediate default hereunder without further notice and Lessor shall have those remedies set forth in the subsection d below. The foregoing shall apply even though Lessee may continue to pay rent or other charges during the period of non-use.

d. If the Lessee is in default under this Lease then the Lessor, in addition to all the rights and remedies granted under the laws of the State of Florida and not as a limitation thereof, shall have any or all of the following rights: (1) to re-enter and remove all persons and property from the Premises, and such property may be removed and stored in a public warehouse or elsewhere at the cost of and for the account of Lessee; (2) to terminate the Lease and relet the Premises for account of Lessor or within the sole discretion of Lessor the Premises may be relet for the account of the Lessee; and (3) to accelerate all rent and any other monies due Lessor under the Lease for the balance of the Term and declare the same to be immediately due and payable. All rights and remedies granted to Lessor hereunder shall be cumulative and may be exercised concurrently or successively. Failure to exercise any right or remedy shall not constitute a waiver thereof, nor prevent any subsequent or concurrent resort to any right or remedy. Upon default by Lessee under this Lease, Lessee shall pay all attorney's fees and costs of Lessor in connection with said default prior to any litigation. In connection with any litigation proceedings arising under this Lease, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs at all levels of litigation.

Article 15. ACKNOWLEDGMENT OF ASSIGNMENT

Lessee upon the request of Lessor shall execute such acknowledgment or acknowledgments, or any assignment, or assignments, of rentals and profits made by Lessor to any third person, firm or corporation, provided that Lessor will not make such request unless required to do so under a mortgage, or mortgages executed by Lessor.

Article 16. TAXES, INSURANCE AND BROKER COMMISSIONS

a. Lessor shall pay all real estate taxes and fire insurance premiums on the Premises. Lessor shall **not** be liable to carry fire insurance on the person or property of Lessee or any other person or property which may now or hereafter be placed in the Premises. Lessee shall maintain comprehensive general liability insurance naming Lessor as a non-contributory additional insured with coverages no less than \$1,000,000.00 per occurrence. Lessee shall deliver proof of such insurance no later than thirty (30) days after the Commencement Date and on each annual anniversary thereof during the Term. Lessee shall pay personal property taxes applicable to its equipment and furnishings and shall maintain insurance on the property of Lessee.

b. Lessor and Lessee represent and warrant that they have not utilized the services of any broker. No commission will be due from Lessor or Lessee to any third party, and Lessor and Lessee hereby indemnify and hold each other harmless from any liability, loss, claim, damage, cost or expense (including reasonable attorneys' fees at trial and on appeal) relating to any other broker claiming by or through such party.

c. Lessor agrees, covenants, certifies and warrants to Lessee that no portion of the Rent payable pursuant to Article 2 of this Lease Agreement is at an increased rate, above the going

rate of the building, based on or attributable to any commission or fee which is paid or is payable by Lessor as the result of Lessor's having utilized or contracted for the services of any real estate broker, salesman, agent or firm in any aspect of Lessor's dealings or any dealings involving the leasing of the Premises to Lessee.

Article 17. USE OF PREMISES

Lessee will not make or suffer any unlawful, improper or offensive use of the Premises or any use or occupancy thereof contrary to the laws of the State of Florida or to such ordinances of the city and/or county in which the Premises is located, now or hereinafter made, as may be applicable to Lessee. Subject to the foregoing, Lessee shall use the Premises only for a general corporate office and training consistent with applicable laws, ordinances, and zoning codes and shall not use the Premises for any other purpose without Lessor's prior written consent, which consent may be granted or withheld in Lessor's sole and absolute discretion.

Article 18. RENEWAL OR MONTH TO MONTH ELECTION

Provided Lessee is not in default at the end of the Term and has not been in default of this Lease on more than two (2) occasions in any twelve (12) month period (regardless of any applicable cure or cure period) during the Term, Lessee may elect one of the following two options:

- (i) Renew the Lease for a one (1) year term (a "**Renewal Term**"). All terms and conditions of this Lease are to remain the same during this initial Renewal Term (the "**First Renewal Term**") and in full force and effect, except that the monthly rent due from Lessee shall be as set forth in Addendum "A". If Lessee desires to renew this Lease for the First Renewal Term under the provisions of this subsection (i), Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the Initial Term. Lessee's failure to timely so notify Lessor in the above manner shall automatically be deemed Lessee's waiver of Lessee's option for the First Renewal Term and any subsequent renewals. By electing to renew the Lease pursuant to this subsection (i), Tenant waives any and all right to the Month-to-Month Election under subsection (ii). Provided Lessee is not in default at the end of the First Renewal Term and has not been in default of this Lease on more than two (2) occasions in any twelve (12) month period (regardless of any applicable cure or cure period) during the Term, Lessee may elect one of the following two options, at the discretion of Lessee:
 - a) Renew this Lease for an additional one (1) year Renewal Term (the "**Second Renewal Term**"). If Lessee desires to renew this Lease for the Second Renewal Term under the provisions of this subsection (i), Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the First Renewal Term. Lessee's failure to timely so notify Lessor in the above manner shall automatically be deemed Lessee's waiver of Lessee's option for the Second Renewal Term.
 - b) Continue in occupancy of the Premises at the end of the First Renewal Term as a tenancy at will on a month-to-month basis for a period not to exceed twelve (12) months from the expiration of the First Renewal Term ("**Renewal Month-**

to-Month Election”). All terms and conditions of this Lease are to remain the same during the Renewal Month-to-Month Election and in full force and effect, except that the monthly rent due from Lessee shall be \$3,281.85 per month. In addition, during this Renewal Month-to-Month Election, either Lessor or Lessee shall have the right to terminate Lessee’s tenancy by giving the other party not less than 45 days’ written notice prior to the end of any monthly period. If Lessee desires to exercise this option to occupy the Premises under this Renewal Month-to-Month Election, Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the First Renewal Term. Lessee’s failure to timely so notify Lessor in the above manner shall automatically be deemed Lessee’s waiver of Lessee’s option for the Renewal Month-to-Month Election.

- (ii) Continue in occupancy of the Premises at the end of the Initial Term as a tenancy at will on a month-to-month basis for a period not to exceed twelve (12) months from the expiration of the Initial Term (“**Month-to-Month Election**”). All terms and conditions of this Lease are to remain the same during the Month-to-Month Election and in full force and effect, except that the monthly rent due from Lessee shall be \$3,186.26 per month. In addition, during this Month-to-Month Election, either Lessor or Lessee shall have the right to terminate Lessee’s tenancy by giving the other party not less than 45 days’ written notice prior to the end of any monthly period. If Lessee desires to exercise this option to occupy the Premises under this Month-to-Month Election, Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the Initial Term. Lessee’s failure to timely so notify Lessor in the above manner shall automatically be deemed Lessee’s waiver of Lessee’s option for the Month-to-Month Election. By electing to exercise the Month-to-Month Election pursuant to this subsection (ii), Tenant waives any and all right to renew the Lease under subsection (i).

Article 19. TERMINATION AND AVAILABILITY OF FUNDS

Lessee shall have the right to terminate, without penalty, this Lease provided that a ninety (90) day advance written notice of intent to terminate is given, prior to termination, to Lessor. If the Federal Government or the State of Florida does not contract with or provide funds to continues the services at the Immokalee One Stop, to Lessee and Lessee must cease to operate, this Lease Agreement will be terminated and Lessee must vacate the Premises as of the date of expiration of the contract or discontinuance of funding. Lessee must provide Lessor with written substantiation as to the discontinuance of funding or loss, expiration of contract.

Article 20. NOTICES AND INVOICES

All notices required to be served upon Lessor shall be served by hand delivery, certified mail, return receipt requested or commercial next-business day delivery (such as FedEx or UPS), at the following address (or such other address as Lessor may from time to time designate in writing):

Southwest Florida Workforce Development Board, Inc.,
Attention: Mr. Mike Egan

6800 Shoppes at Plantation Dr. #170
Fort Myers, FL 33912

and all notices required to be served upon Lessee shall be served by hand delivery, certified mail, return receipt requested or commercial next-business day delivery (such as FedEx or UPS), at the following address of Lessee (or such other address as Lessee may from time to time designate in writing):

Board of County Commissioners
c/o Real Property Mgmt. Dept.
3301 Tamiami Trail East, Administration Bldg, Naples, Florida 34112

Article 21. LIMITATION OF LIABILITY AND INDEMNITY

To the extent permitted by law, and subject to Section 768.28, Florida Statutes, Lessee, with respect to itself and its agents, employees, servants, and invitees, agrees to indemnify and hold Lessor, its agents, employees, and invitees harmless of, from, and against all risks and damages to persons and Property by reason of the present or future condition of the Premises. Additionally, to the extent permitted by law, and subject to Section 768.28, Florida Statutes, Lessee agrees to indemnify and hold Lessor, its agents, employees, and invitees harmless of, from and against all claims, actions, damages, liabilities, and expenses asserted against Lessor and/or Lessor on account of injuries to person or damage to property when and to the extent that any such damage or injury may be caused wholly or in part, by any act or omission, whether negligent or not, of Lessee or any of its agents, servants, employees, contractors, patrons, or invitees (while such invitees are on the Premises) or of any other person entering on the Premises under or with the expressed or implied invitation of Lessee, or if any such injury or damage may in any other way arise from or out of the occupancy or use by Lessee, its agents, employees, and invitees, of the Premises. Nothing in this paragraph is considered a waiver of sovereign immunity by Lessee.

Article 22. DEFINITION OF TERMS

- a. The terms "Lease," "Lease Agreement," or "Agreement" shall be inclusive of each other and shall also include any renewals, extensions or modifications of this Lease.
- b. The terms "Lessor" and "Lessee" shall include the successors and assigns for the parties hereto.
- c. The singular shall include the plural and the plural shall include the singular whenever the context so requires or permits.

Article 23. SUBORDINATION; ESTOPPEL

This Lease shall be subject and subordinate at all times to the liens of all present and future mortgages, rents, and encumbrances placed upon the Premises. No further instrument or act by Lessee shall be necessary to effectuate such subordination; however, Lessee shall execute and deliver, within ten (10) days after demand of Lessor or any such mortgagee, proposed mortgagee, or other person, all further instruments evidencing subordination of this Lease to the lien of such mortgage or other encumbrance. Lessee irrevocably appoints Lessor as its attorney-in-fact to execute and deliver all such instruments for and on behalf of Lessee. Lessee agrees to execute,

acknowledge, and deliver to Lessor, within ten (10) days after the request of Lessor at any time during the Term, an estoppel in such form as Lessor may require.

Article 24. RULES AND REGULATIONS

Lessor reserves the right from time to time to promulgate, and Lessee hereby agrees to strictly comply with, reasonable rules and regulations for the Premises. If promulgated, Lessor shall provide Lessee with a copy of the current rules and regulations, which Lessor may modify from time to time throughout the Term in Lessor's sole and absolute discretion.

Article 25. MISCELLANEOUS

The non-prevailing party in any dispute hereunder agrees to pay any and all expenses so incurred by the prevailing party, including reasonable attorneys' fee at trial and on appeal. Time is of the essence with respect to the performance of each of Lessee's covenants of this Lease. This Lease shall be governed, construed, and interpreted under the laws of the State of Florida. Jurisdiction and venue for any judicial proceedings concerning this Lease shall lie exclusively in a court of competent jurisdiction in Collier County, Florida, and in no other forum or venue. If any provision of this Lease or the application thereof be deemed invalid or unenforceable, neither the remainder of this Lease nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law. This Lease shall not be modified, changed, altered or amended in any way except through a written instrument signed by both Parties.

Article 26. ADDITIONAL TERMS

(Check One)

XX All additional covenants or conditions appear on attached Addendum(s) "A, which is incorporated as part of this Lease Agreement."

IN WITNESS WHEREOF, the parties hereto have hereunto executed this instrument for the purpose herein expressed, the day and year above written.

LESSOR:

**SOUTHWEST FLORIDA
WORKFORCE
DEVELOPMENT BOARD, INC.,**
a Florida not-for-profit corporation

By: _____

Print Name: _____

Title: _____

LESSEE:

**BOARD OF COUNTY
COMMISSIONERS OF COLLIER
COUNTY, FLORIDA
IN ITS CAPACITY AS THE COLLIER
COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

ATTEST:

By: _____
CRYSTAL K. KINZEL,
DEPUTY CLERK

By: _____
PENNY TAYLOR, CHAIRMAN

Approved as to form and
legality:

Print Name: _____
Assistant County Attorney

ADDENDUM “A”

MONTHLY RENTAL RATE SCHEDULE

2669 Sq. Ft.

Effective 08/01/2021

<u>YEAR</u>	<u>AMOUNT PER SQ. FT.</u>	<u>MONTHLY RENTAL</u>
Year 1 08/01/21 – 07/31/22	\$13.50	\$3,003.36 Three thousand three dollars and thirty-six cents
Year 2 08/01/22 - 07/31/23	\$13.91	\$3,093.46 Three thousand ninety-three dollars and forty-six cents
Year 3 (<i>First Renewal Term</i>) 08/01/23 - 07/31/24	\$14.33	\$3,186.26 Three thousand one hundred eighty-six dollars and twenty- six cents
Year 4 (<i>Second Renewal Term</i>) 08/01/24 - 07/31/25	\$14.75	\$3,281.85 Three thousand two hundred eighty-one dollars and eighty- five cents

LESSEE:

Board of County Commissioners
Collier County Acting as Collier County
Community Redevelopment Agency

LESSOR:

Southwest Florida Workforce
Development Board, Inc.

Operations Manager Report

April 14, 2021

1. Immokalee Area Master Plan (IAMP) Restudy

(PL201880002258) Approved by BCC for final adoption on 12/10/2019.

Copy of IAMP as amended by Ordinance 2019-47 can be found at www.ImmokaleeToday.com website. Implementation schedule was provided at the November meeting.

County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021 CRA Meeting.

LDC Workshop will be held at 10:30 a.m. on April 16, 2021 following the CRA meeting.

2. CRA Office

CareerSource SWFL building is open by appointment only.

Job Bank Assistant – staff is continuing to use temp service until further action is taken.





3. Redevelopment Plan

Staff issued Notice to Proceed to Johnson Engineering on December 1, 2020 to provide planning support services for the Immokalee Community Redevelopment Plan. Their proposal of \$79,710 is based on planning support services for the CRA staff’s update to the Immokalee Community Redevelopment Plan. This effort is specific to Section 4 of the Collier County Community Redevelopment Agency Community Redevelopment Plan, amended May 2019. The Immokalee Community Redevelopment Plan will be prepared consistent with the policies of the Immokalee Area Master Plan adopted as part of the County’s Growth Management Plan on December 10, 2019. Completion of this project is set for March 31, 2022 (485 days).

On February 16, we began a weekly online survey with a variety of questions to solicit public input on the following topics: Cultural Survey, Recreation Survey, Housing Survey, Economic Development Survey, and Transportation Survey. If you haven’t taken the survey it is available on our website at <https://immokaleecra.com/redevelopment-plan>. A Community Kick-Off Hybrid Meeting was held on March 31, 2021 at the CareerSource SWFL.

Over the next several months, there will be various public outreach events to gather additional input and comments on proposed changes.

Next Steps – Focus Groups

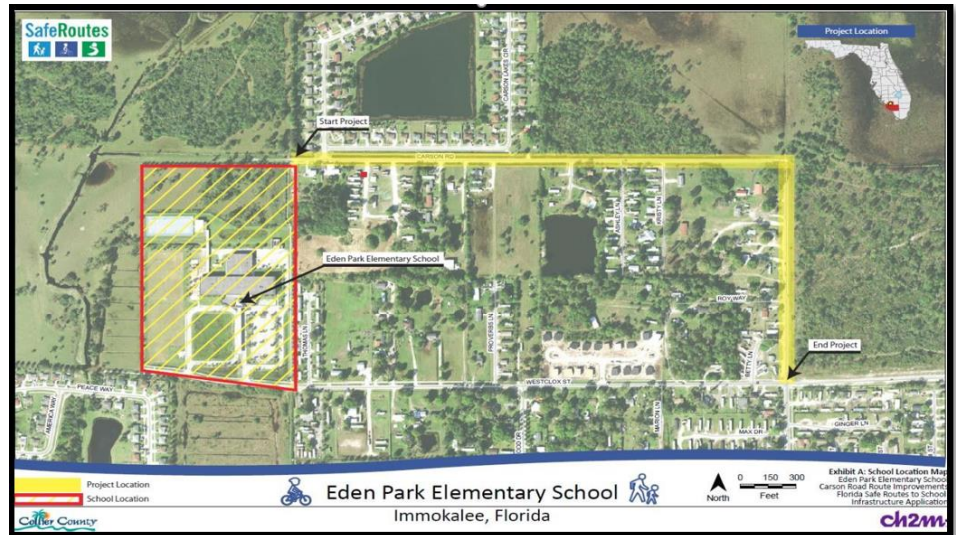
 <p>Culture Recreation</p>	<p>April 13, 2021 @ 6:00 p.m. ✓</p>	 <p>Housing Mobility</p>	<p>April 20, 2021 @ 6:00 p.m.</p>
 <p>Economic Development Community Facilities</p>	<p>April 27, 2021 @ 6:00 p.m.</p>	 <p>Ecotourism & Agrotourism Stormwater & Lake Trafford</p>	<p>May 6, 2021 @ 6:00 p.m.</p>

***All Focus Group Meetings will be held via Hybrid Zoom and in person at 750 South 5th Street, Immokalee, FL 34142.

4. Infrastructure Projects in Immokalee

1) *Carson Road Project - Eden park Elementary Safe Routes to School*

- 6' Sidewalk on the south and west side of the road.
- Construction costs \$663,000.
- Funded with Safe Routes to School funds in FY 21/22.
- Construction in FY 22/23



2) *Lake Trafford Road*

- Design for projects 1&2 (Lake Trafford) has not started. In Negotiations.
- BCC award of Design has been pushed back to February 2021.
- Construction 2022/2023
- Project 3 is discussed under Stormwater projects.



Design of bicycle and pedestrian features on Lake Trafford Road from Little League Road to Laurel Street. The project length is approximately 1.850 miles. Specifically, the design will provide for bicycle lanes on each side of the roadway within the project limits and design of a 6' sidewalk on the south side of the roadway from Carson Road to Krystal Lane and from North 18th Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19th Street, if required. Constrained right-of-way at 19th Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location.

No update

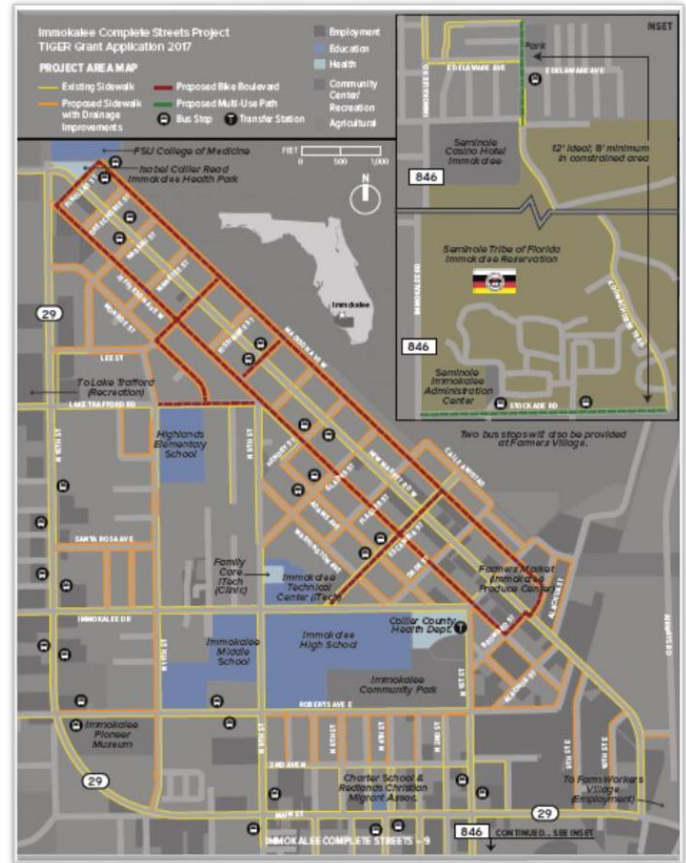
3) **TIGER (Transportation Investment Generating Economic Recovery) Grant**
Immokalee Complete Streets TIGER Grant – \$16,415,864 Project total. Funding sources are FHWA grant funds (80%) = \$13,132,691 County match funds (20%) = \$3,283,173.

Includes design and construction of 20 Miles of concrete sidewalks, a bike boulevard network, a shared-use path, street lighting, bus shelters, a new transit center, landscaping, drainage improvements, and intersection and traffic calming retreats.

Collier County has provided the CRA with an overview of estimated schedule with milestones. The design/build portion of this project is set to start early 2022 and construction is set to be completed early 2024.

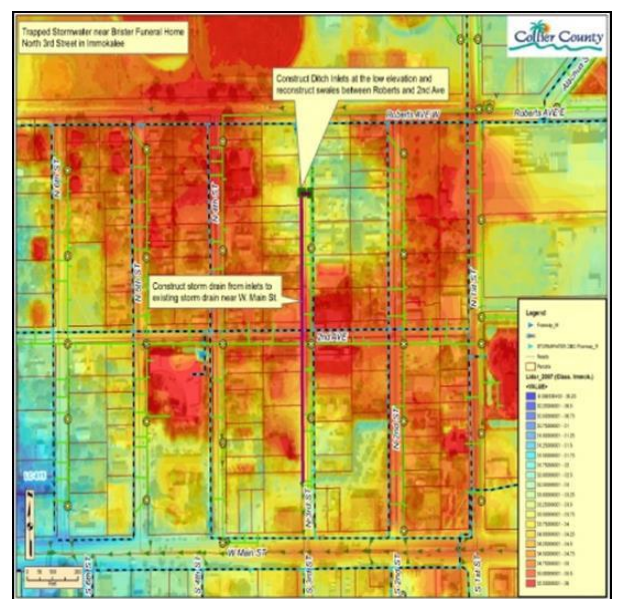
4) **Stormwater Improvements**

The original Immokalee Stormwater Master Plan (ISWMP) was prepared by H.W. Lochner (2005). Camp Dresser & McKee (CDM) was contracted in 2010 to prepare construction plans for the Downtown Immokalee and Immokalee Drive projects plus update the ISWMP. A draft update document was prepared but not finalized. On November 28, 2018 county staff presented the follow-up analysis.



Immokalee Stormwater Project updates:
North 3rd Street Stormwater Improvements:

The North 3rd Street Drainage proposed project is located on North 3rd Street between 2nd Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3rd Street, construction of a storm drainpipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street. Cost for repairs is estimated at \$600,000. The grant funding contract is now finalized, and the project is entering the contractor bidding phase. The new project manager is Brittany Lazo with Collier County Stormwater Management. The contractor procurement process typically takes 5 or 6 months, but the process is moving forward.



Eden Gardens project:

The County has again applied for CDBG-DR grant funding for this project. The application is now in the review and response to questions stage. The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens.

The project would construct a new ditch along the northern boundary of Eden Gardens, install a 24" pipe under Boxwood Dr. to tie into the existing ditch along the northwest boundary of Eden Gardens to convey flows further west. Cost for repairs is estimated at \$600,000.



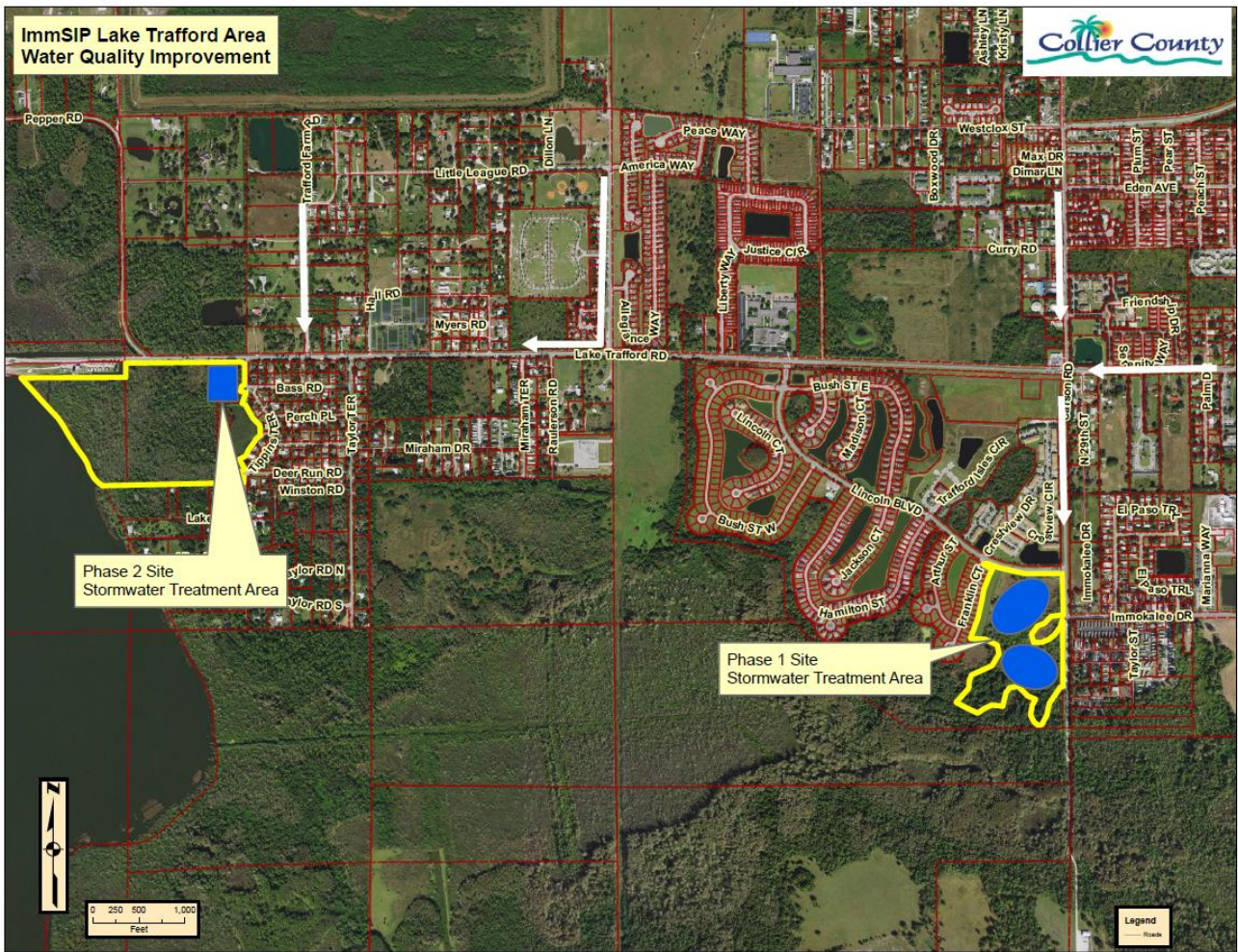
Madison Avenue Channel project:

On the northeastern side of Immokalee, county staff obtained Board of County Commissioners approval to purchase a 6-acre parcel just to the east of the Immokalee Foundation Career Path Learning Lab site. They are still working through the closing with the owner. That site will provide a pond site to improve stormwater quality from the outfalls along Madison Ave. Additionally, county staff is working with FDOT's design firms to coordinate the alignment of the SR-29 bypass loop so they can avoid having to route the stormwater from the Madison Avenue channel all the way around the north and east sides of the airport. So far, this coordination looks favorable.

Lake Trafford Road Area:

The single negotiated contract for designing both the stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and the pathway and needed drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace is being scheduled for Board of County Commissioners approval in October.

County staff is looking at phasing the construction, with Phase 1 being the Arrowhead Tract 3 site and Phase 2 being the pathway and drainage west of Little League Road. The goal is to get the Phase 1 design done by roughly late February/early March 2021 so county staff can then start bidding for its construction start in FY 20/21. Staff plan on bidding the Phase 2 construction in the following fiscal year FY 21/22.



5. Commercial Façade Grant

Program is in place and being reviewed for revisions. On June 19, 2019 CRA board approved Lozano’s Mini Mart for a \$20,000 façade grant for improvements to property located at 102 New Market Rd.

Staff met with Mini Mart owners to complete package for BCC submittal. No update.



6. FHERO

Florida Heartland Economic Region of Opportunity – updates Staff continues to attend monthly meetings.

FHERO was awarded a \$22,000 grant to prepare an Economic Strategic Plan for Immokalee. Site Tour was conducted by VisonFirst on March 13, 2020. Staff provided VisonFirst with updates to draft Strategic plan. Final copy will be presented at a future meeting.



The new digital flip-book edition of the **FHERO Guide** is live, active and public. For complete 32 page guide please visit http://passportpublications.com/FHERO_Guide.html

Staff processed annual membership fee in the amount of \$2,415.40. Pursuant to Executive Order 16-150, the RAO designation for the area around Immokalee included within the Round II Federal Rural Enterprise Community located in northeast Collier County shall be in effect for five years and will expire on June 27, 2021.

The CRA was awarded through FHERO a Site Improvement Plan DEO Grant totally 13,540 for Professional Services for Airpark Blvd. The Proposed scope of work include general consulting, engineering, planning, and survey services to evaluate the subject site for commercial development.

The CRA was also awarded through FHERO a Retail Demand Analysis DEPO Grant totally \$7,700 for Professional Services for assessment of retail demand in the Immokalee Community.

7. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state or national organizations who work together to meet the unmet of Immokalee residents impacted by disaster. The Housing Committee is updating the Immokalee Disaster Recover Resiliency Plan and funding options for future projects on a quarterly basis. Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m.



8. EPA Brownfields Coalition Assessment Grant

Awarded to the Southwest Florida Regional Planning Council. Immokalee site identified in the grant was the **Immokalee Regional Airport** (165 Airpark Blvd., Immokalee, FL. 34142). Airport staff is coordinating with Terracon to complete assessment. Terracon provided staff with a draft report of the airport sites.

9. Development in Immokalee

1) *Guadalupe Center van Otterloo Campus for Learning*

The Guadalupe Center broke ground on October 30th for a new educational campus that will create lasting, transformational change for students in Immokalee. The van Otterloo Family Campus for Learning will feature two academic buildings with multiple classrooms, a library, learning lab, cafeteria and kitchen, playground, administrative offices, mentor lounges, commons areas, a medical and dental suite, outdoor gardens and a student wall of fame.

The campus will accommodate up to 154 students in Guadalupe Center's Early Childhood Education Program, as well as 125 high school students in the college-preparatory Tutor Corps Program. Guadalupe Center named the campus in honor of Rose-Marie and Eijk van Otterloo, whose generous \$5 million matching gift helped launch the project and inspired others to give. Within the campus, Brynne & Bob Coletti Hall will become the new home for the Tutor Corps Program. Barron Collier Companies donated 9.5 acres for the new campus. For more information please visit www.guadalupecenter.org



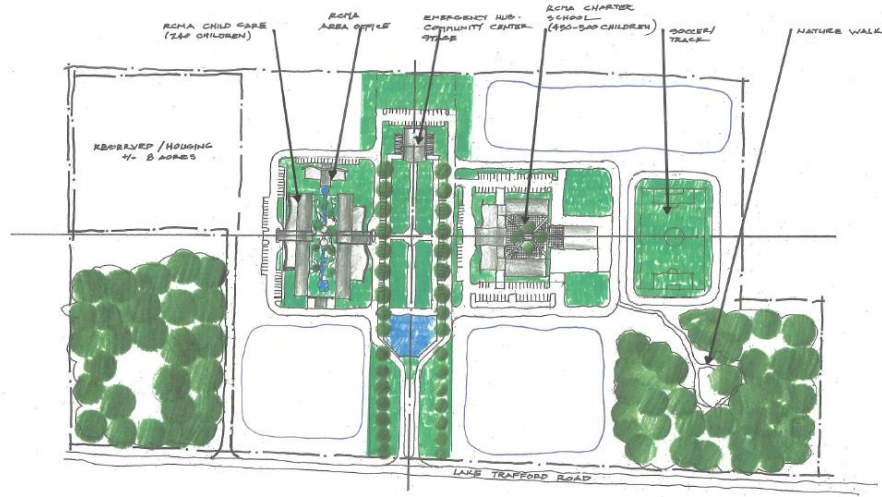
2) ***Immokalee Foundation Learning Lab 18-home subdivision***

The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8 acres of land for a housing subdivision that will serve as a hands-on learning laboratory for students in the foundation's program. Career Pathways: Empowering Students to Succeed. BCB Homes, will be serving as the general contractor.



3) ***Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub***

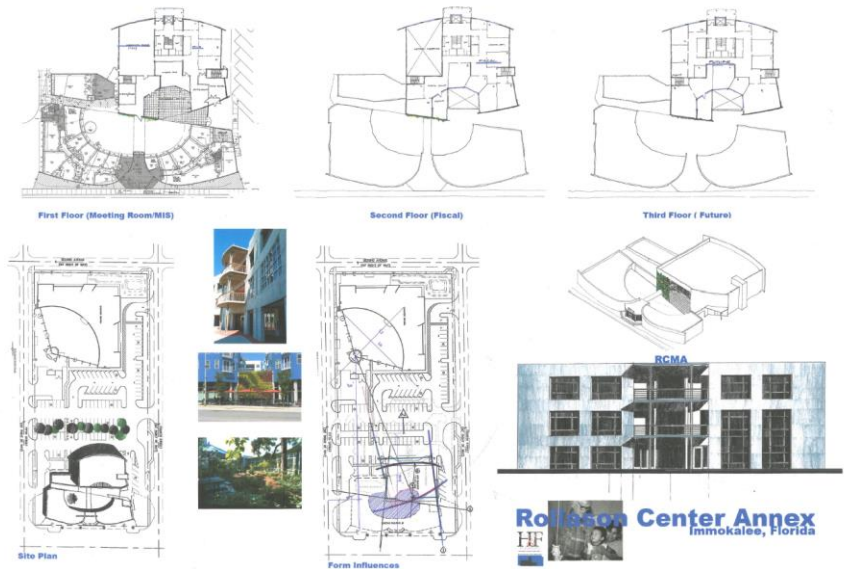
The RCMA proposed childcare center and community hub consist of Childcare classrooms, Area office, and playground. The development will accommodate 234 children and 30 employees. RCMA will be presenting to the CRA at a future meeting.



HF RCMA at Lake Trafford Road
 Schematic Overall Site Plan
 January 14, 2021

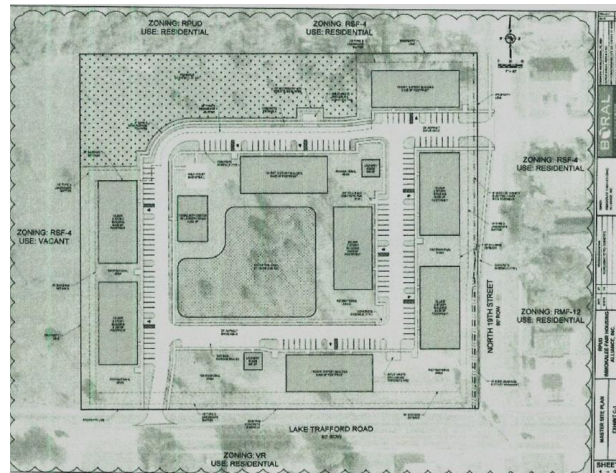
4) **Redlands Christian Migrant Association (RCMA) Rollason Center Annex Building located at 402 W. Main Street (Headquarters)**

The proposed three-story office building design is currently in discussion for development if funding permits.



5) **Immokalee Fair Housing Alliance (IFHA)**

The Immokalee Fair Housing Alliance proposed housing development consist of 8 buildings with 16 apartments each or 128 Units in all. Construction will progress in phases. Housing units will be two- and three-bedroom apartments ranging in size from about 750 to 950 square feet. For my information please visit <http://www.ifha.info/>. Revised rendering will be provided at a future meeting.



6) Proposed **7 Eleven** at corner of 9th and Main Street



10. Impact Fee Installment Payment Program

The program is for areas within the Immokalee CRA Boundary. The program took effect on October 2017.

- 1) Pay your impact fees in installments over 20 years.
- 2) Non-ad valorem special assessment on property tax bill.
- 3) One-time application fee:
 - o Residential Single Family - \$500.
 - o Residential Multi-Family or Commercial - \$1000.
- 4) Property Appraiser and Tax Collector Reimbursement:
 - o \$200 one-time fee.
- 5) An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- 6) For complete program requirements call Brandi Pollard at 239-252-6237 or email her at Brandi.Pollard@colliercountyfl.gov.

11. Collier County Opportunity Zone Program

A new community and economic development tool to drive long-term private investment in low-income communities!

Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee.

Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. They enhance the ability to attract businesses, developers and financial institutions to invest in these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments in Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators. The zones enhance local communities' ability to attract businesses, developers, and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.

It's an economic and community development tax incentive program that provides a new impetus for private investors to support distressed communities through private equity investments in businesses and real estate ventures. The incentive is deferral, reduction, and potential elimination of certain federal capital gains taxes.

U.S. investors hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone, a significant untapped resource for economic development!

To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing [Form 8996](#), Qualified Opportunity Fund, with its federal income tax return.

Three areas in and around Immokalee, from Lake Trafford to the west to the county line to the east

- 1) [Census Tract 112.05](#) area surrounding Immokalee
- 2) [Census Tract 113.01](#) area surrounding Immokalee
- 3) [Census Tract 114](#) Immokalee

Report by: Christie Betancourt, Operations Manager

Project Manager Report
4/13/2021



1. Community Development Block Grants (CDBG) Sidewalk Projects

i. Immokalee Sidewalk Project Phase II

Carver Street and S. 5th Street (funded with CDBG and CRA funds) Project #33588.1

In June 2019, through a competitive process, the Immokalee CRA was selected and awarded grant funds for additional sidewalk improvements along the southside of Immokalee. The CRA received a total of \$676,365 of HUD funding allocation for CDBG projects.

In June 2020, through a competitive bid process Coastal Concrete Products LLC d/b/a Coastal Site Development (Coastal Concrete) provided certification as a Section 3 Business and was awarded the contract in the amount of **\$821,756.00**. Total project cost is estimated at \$991,114. The Final Completion Date was 4.7.21.

Construction Budget	Amount	Percentage
CDBG Funds	\$676,365.00	82%
CRA Funds	\$145,391.00	18%
Awarded Bid	\$821,756.00	100%

11/30/2020 extended to 3/12/21

Current Activities:

Staff has processed CDBG reimbursement request to CHS for Applications #1-5 totaling \$697,144.20 or 100% of the CDBG funds in invoices for payments to the Contractor (less retainer). Application #6 will be the final submittal.

Application #1 \$20,750	Application #2 \$56,353.35	Application #3 \$263,943.40
Application #4 \$255,612.45	Application #5 \$100,485	Application #6 Final

The final walk through was on 3.30.21 with the Senior Field Inspector, Engineer, CEI, CRA Staff and Grants Coordinator. The punch list consisted of two (2) items: (i) 25’ asphalt overlay needed on the open cut at 125 Caver Street, and (ii) curbing with 3’ transitions at the sidewalk on S. 5th Street. Both items were completed on 4.2.21. The ROW Permit has not been signed off yet for the Letter of Acceptance by Road Maintenance.

The Senior Field Inspector conducted a final inspection on 4.13.21 and is awaiting the as-builts for review and approval by Transportation and Road Maintenance.

BEFORE: Condition of open cut on Carver at Final Walk Through



AFTER: Punch List completion of open cut on Carver



BEFORE: Condition of sidewalk 2' safety space at Final Walk Through



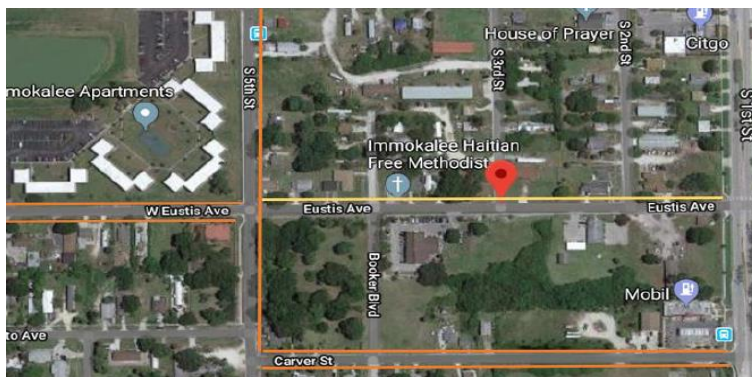
AFTER: Punch List completion of curbing with 3' transitions



Senior Field Inspector suggested the addition of a “No Parking” sign on Carver Street across the street from the 7-11 and the installation of raised PRMs (turtlebacks) at S. 5th St. and West Delaware. Staff is coordinating with Traffic Operations on the No Parking sign(s) and with Road Maintenance on the PRMs.

Staff is evaluating the opportunity for an asphalt overlay on Carver St and a portion of Booker Drive.

ii. *Immokalee Sidewalk Project Phase III – Eustis Avenue & possibly West Delaware*



On February 6, 2020 the CRA applied for a Community Development Block Grant (CDBG) for the construction of sidewalks along Eustis Avenue. Project area is highlighted in yellow from South 5th Street to South 1st Street (about .3 mile). Current and completed projects are highlighted in orange.

The total cost for the Eustis project (design and construction) was estimated at \$380,000. The MSTU (Fund 162) was to design the project with an anticipated cost of \$60,000 for Eustis. On March 6, 2020 CRA staff presented to CHS panel and staff for the grant project. In April 2020, staff were informed that they were not awarded the requested grant amount.

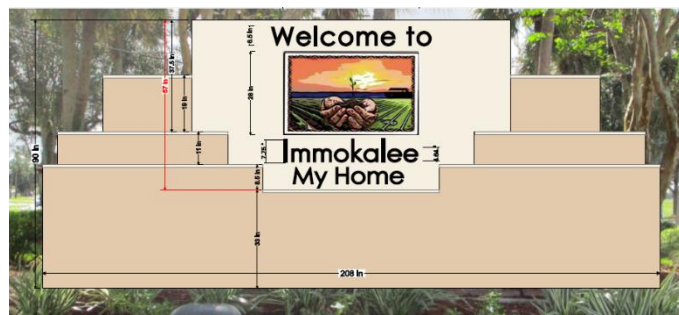
On 3.30.21 Staff identified the need for continuous sidewalks on West Delaware now that the S. 5th Street improvements have been completed. Staff may add West Delaware to the Sidewalk III Project. Staff is moving forward with the Direct Select process for a Contractor to design this project to have it ready for consideration of grant funding. W. Delaware is approximately 1,300 LF on both sides or \$598,000 for sidewalks. On 4.13.21 Agnoli, Barber & Brundage provided an estimate of \$898,000 for the sidewalk construction of W. Eustis and W. Delaware. The anticipated cost for the design of sidewalks on both streets is \$104,000 funded by the MSTU (Fund 162) for W. Eustis and W. Delaware improvements.

2. Beautification Enhancements

i. Welcome Sign (Monuments)



Immokalee Welcome Sign – First St/Eustis Ave 3.1.21



Lykins-Signtek approved sign for Triangle Welcome Sign

On the 1st/Eustis monument sign the “Field of Dreams” painted mural by artist, Marta M. Cantu, was completed on 12.24.20; and the new lettering, landscaping and irrigation were completed by 3.1.21.

Lykins has extended the permit to resume work on the Triangle sign to 4.27.21 and has completed the ACM substrate to attach to the Triangle sign with lighted lettering underneath. Installation is anticipated the week of 4.19.21.

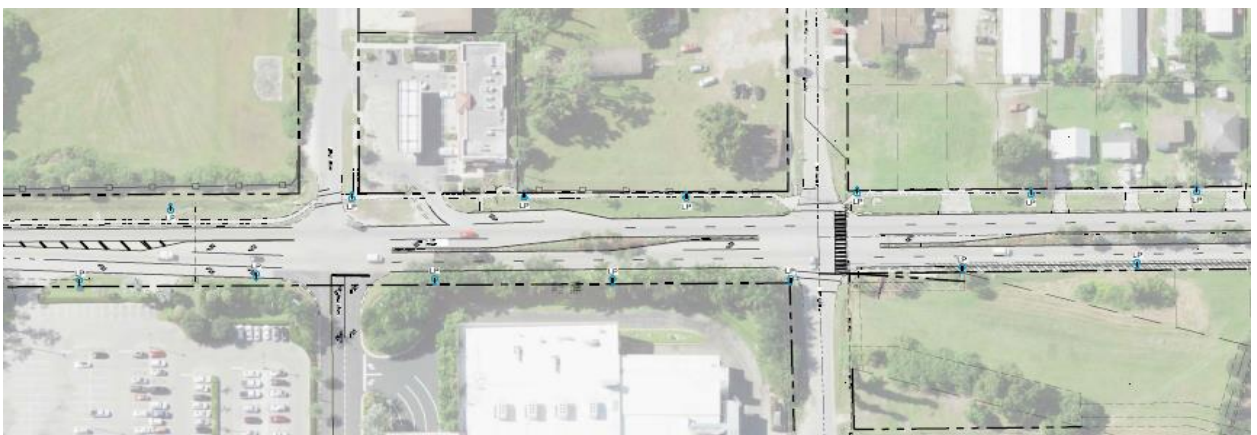
The Farm Worker's Village sign (Panther Crossing/SR 29) is pending the recording of the conveyance of an easement and the subordination, consent and joinder documents before Staff can proceed. The coordination of securing the required documentation is being managed by the Collier County Real Property Management Department (RPMD). The Housing Authority has approved the easement and has signed off. A Subordination on the mortgage is needed and it is anticipated to have the release signed by the end of April and RPMD will be able to close.

The 100 bricks are stored at road maintenance, and Staff has prepared a draft Small Projects Request for Quote to obtain bids. No Update.

3. **First Street Corridor Conceptual Plan**

Q. Grady Minor & Associates, P.A (Grady Minor) is to provide professional services for future street lighting and pedestrian safety improvements along South First Street (from Main Street to School Road/Seminole Crossing Trail) in Immokalee. The work includes feasibility studies and conceptual plans for the purpose of relocating existing decorative light poles, considering the future street lighting and pedestrian safety improvements. Additionally, it includes reviewing and providing recommendations for the location of new pedestrian crosswalks and the location of new landscape and hardscape elements. Tom Hollis Engineering Consultants, Inc. will provide sub-consultant assistance for determining lighting requirements, light pole locations, and lighting specifications.

A 3.11.21 coordination meeting with Staff, Consultants, Traffic Operations and Transportation with the recommendation for the Consultants to conduct traffic counts and coordinate lighting strategies with three stakeholders in the existing light poles (DOT, LCEC and FDOT). A Proposal for additional services in the amount of \$8,497.00 was received and Change Order #2 was drafted for the additional costs. The total project cost for the evaluation with the revised work is currently \$52,222.60.



LCEC lights south of Casino on S 1st St, DOT lights north of Casino on S 1st S to Main St, and FDOT lights at the corner of Main St and S 1st St

4. Trash Cans and Garbage Pickup

Staff is continuing cleanup efforts with our Maintenance Contractor. Earth Day is on 4.22.21 and CRA, Park & Rec and other entities are joining forces to do trash pick-up and beautify Immokalee including some designated planting area done by our volunteers.

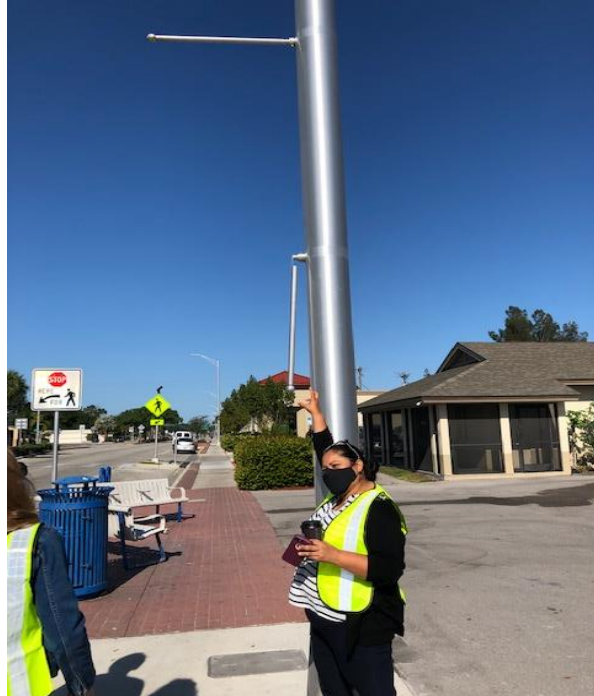
5. Main Street Improvements & Lighting (Post-FDOT’s completed lighting project)

The MSTU Board conducted an advertised observation walking tour on 4.5.21 of Main Street and identified broken grates and three (3) broken or missing lower banner arms. It was observed that where there was litter, there were chickens and the destruction they do to the plantings and mulch.

Broken grate S 2nd St - 4.5.21



Broken banner arm – 4.5.21



On 4.8.21 Staff requested bids from eleven (11) vendors for 30 Flag banners for installation on Main Street from 1 St to 9th St; and hopeful the banners will be a deterrent from vandalism of the lower banner arms. Request for bid for other seasonal banners will follow.

A Walk Through for Maintenance Meeting with Traffic Ops, FDOT and Wright was conducted on 4.12.21 for approval by Traffic Ops before the County’s acceptance of the maintenance of the project. Staff working with FDOT for the replacement of the three lower banner arms and the knocked down streetlight pole by Wright Construction prior to or as a condition of the turnover because the availability of the replacement items may be four to six weeks for delivery.

FDOT Maintenance Turnover Walk – 4.12.21



Inspection of the breakaway fuses and solid plugs. Standard detail plans show them in ground box– 4.12.21



On 4.8.21 a Direct Select was drafted for the design improvements to the streetscape of Main Street.

Twenty-seven (27) poles on SR29 had been identified that do not have power. Staff received a quote of \$24,237.80 from Simmonds Electric to add power to these poles for holiday decorations which the MSTU Board approved on 3.24.21. A Purchase Order Modification for Simmonds Electric had been prepared and submitted for processing.

6. Zocalo Plaza

i. Parks & Recreation Monthly Maintenance

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of plaza; and Staff is billing CRA & MSTU quarterly. Staff is monitoring the quality of maintenance services being provided. In addition, the chicken population is being monitored to reengage the DAS services as needed.

ii. CRA Staff

Simmonds Electric completed work (Purchase Order issued for \$15,627,03) at Zocalo for the electrical enhancements for additional loads and provide a cut-off switch in the electrical room area for the Plaza. Simmonds also completed the wiring for the proposed kiosk and better amps for holiday decorations. GEC, LLC's quote of \$4,514 was awarded as lowest bidder to purchase, permit and manage the installation of the kiosk together with the relocation of the pineapple bike rack and restoration of pavers.

The contractor anticipates delivery of the kiosk from the supplier the week of 4.19.21 and installation work to be completed in April. The Electrician will then finalize connectivity to the kiosk and relocate the step-down transformer to an above-ground location to keep it waterproof.

Simmonds provided a quote of \$2,680.27 to replace a damaged pull-box and relocate the existing low voltage transform to a concrete post above ground. The MSTU Board approved the quote on 3.24.21. A Request for Purchase Order for Simmonds Electric has been prepared and is being processed.

7. Roadway Improvements

i. SR 29/Westclox Street

The design for a roundabout for this intersection is completed. On 1.11.21 FDOT reported that the project is approved and is being authorized for the equipment to be purchased for a full signal light for that intersection. It should be constructed sometime early next year.



ii. SR 82 Road Widening Project Gator Slough Lane to SR 29 (Project # 430849-1).

The Florida Department of Transportation’s (FDOT) contractor, Ajax Paving Industries of Florida, began work at the end of the year 2019 to widen SR 82 from Gator Slough Lane to SR 29, from a two-lane undivided roadway to a four-lane divided roadway, while allowing for a future six-lane roadway. Additional improvements on this 3.2-mile corridor include construction of 5-foot wide paved shoulders, which will also serve as bike lanes, a 54-foot wide median, a 10-foot multi-use trail along the south side, and a 5-foot sidewalk along the north side.



FDOT issued a Traffic Advisory on 4.5.21. Beginning at 5AM on 4.19.21, motorists will be able to access the newly constructed designated eastbound right turn lane from SR82 to SR29.

The construction is expected to be completed by summer of 2022. The community outreach manager is Lisa Macias. The Project Manager is Dennis Day.

8. CAT Bus Stop #353 located on Roberts Ave W in front of Roberts Senior Center

Bus stop 353 located on Roberts Avenue West in front of the Roberts Senior Center was originally planned for ADA improvement but after further review it was determined based on the counts it met the criteria for a bench to be incorporated into the improvements and a shelter. CAT did not have the funds to cover all the construction. CAT obtain support from the CRA and the MSTU for a total shared cost between the CRA and MSTU of \$30,000 with each paying a not-to-exceed amount of \$15,000 to complete bus stop improvement to include ADA compliance, bench, bike rack, trash can, stormwater improvements and a shelter (see below). The shelter and amenities were ordered but are not anticipated to arrive until late April 2021 to complete the installation.

CAT Staff is to provide a video on how facilities are designed to work for a presentation to the CRA/MSTU and for the website.



Roberts Senior Center Bus Station 2.19.21



Signal Pole at Main St/9th St 3.10.21

9. Signalization Maintenance

On 3.10.21 Staff identified eleven (11) Mask Arm Poles (photo above) that need painted at intersections: (1) Main St/9th St – at the Handy Store and 2 on south side, (2) New Market Rd/Charlotte – all 4 poles, and Main St/1st St – all 4 poles. On 3.16.21 Staff received a quote of 33K/pole for New Market/Charlotte intersection and investigating alternative solutions. Staff requested quotes on all three intersections on 3.23.21 from Southern Signal.

Report by: Yvonne Blair, Project Manager Dated: April 13, 2021

Permit Number	CE Case Number	Date Entered	Work Class (Desc)	Permit Type (Desc)	Location
PRBD20190206921	CEPM20120006604/ CC ABATED	01/01/12	Alteration	Demolition	523 Eustis Ave Immokalee
PRBD20190101312	CEPM20140025629/ CC ABATED	12/30/14	Alteration	Demolition	437 Carver St Immokalee
PRBD2018105682301	CENA20180007455	10/03/18	Alteration	Demolition	1004 N 29th ST, Immokalee
PRBD2018105898301	CEPM201800011241	10/17/18	Alteration	Demolition	1026 Warden LN, Immokalee
PRBD2018105998001	CENA201800013623	10/24/18	Accessory	Demolition	317 S 7th ST, Immokalee
PRBD2018126816101	CEPM20180007449	12/21/18	Alteration	Demolition	2918 Max DR, Immokalee
PRBD2019010156901	CEPM20180007348	01/11/19	Alteration	Demolition	2919 Dimar LN, Immokalee
PRBD2019010157701	CEPM20180007454	01/11/19	Alteration	Demolition	2914 Max DR, Immokalee
PRBD2019010158101	CEPM20180007502	01/11/19	Alteration	Demolition	2909 Max DR, Immokalee
PRBD2019010170201	CEPM20170007818 / CC Abated 2 homes	01/14/19	Alteration	Demolition	616 Palmetto AVE, Immokalee
PRBD2019010372001	CENA20190000261	01/28/19	Alteration	Demolition	419 13th ST SE, Immokalee
PRBD2019030916601	CESD20190001046	03/04/19	Alteration	Demolition	220 N 5th ST, Immokalee
PRBD2019030916801	CESD20190001047	03/04/19	Alteration	Demolition	216 N 5th ST, Immokalee
PRBD2019030994201	CEPM20190001218	03/08/19	Alteration	Demolition	1405 Boxwood DR, Unit: 1, Immokalee
PRBD2019030994201	"	03/08/19	Alteration	Demolition	1405 Boxwood DR, Unit: 2, Immokalee
PRBD2019030994201	"	03/08/19	Alteration	Demolition	1405 Boxwood DR, Unit: 3, Immokalee
PRBD2019031165701	CEPM20190001122 / CC Abated	03/20/19	Alteration	Demolition	4308 Little League RD, Immokalee
PRBD2019052035301	CENA201800011053 / CC Abated	05/13/19	Alteration	Demolition	612 Palmetto AVE, Immokalee
PRBD2019072840601	CEPM201800011461	07/02/19	Alteration	Demolition	1019 Ringo LN, Immokalee
PRBD2019072887601		07/08/19	Alteration	Demolition	990 N 19th ST, Unit: 1, Immokalee
PRBD2019072887701		07/08/19	Alteration	Demolition	990 N 19th ST, Unit: 2, Immokalee
PRBD2019072887901		07/08/19	Alteration	Demolition	990 N 19th ST, Unit: 5, Immokalee
PRBD2019073253801	CESD20190001047	07/31/19	Alteration	Demolition	216 N 5th ST, Immokalee
PRBD2019073254601	CESD20190001046	07/31/19	Accessory	Demolition	220 N 5th ST, Immokalee
PRBD2019083598801	CEPM201700012229 / CC Abated	08/22/19	Alteration	Demolition	312 S 6th ST, Immokalee
PRBD2019083658701	CEPM20190009094	08/27/19	Alteration	Demolition	307 S 6th ST, Immokalee
PRBD2019093751301		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 10, Immokalee
PRBD2019093751701		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 3, Immokalee
PRBD2019093751901		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 9, Immokalee
PRBD2019093752901		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 8, Immokalee
PRBD2019093753401		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 4, Immokalee
PRBD2019093754301		09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 7, Immokalee

PRBD2019093754501	CEPM20170010898	09/04/19	Alteration	Demolition	990 N 19th ST, Unit: 6, Immokalee
PRBD2019114852201	CEPM201900012749	11/19/19	Alteration	Demolition	305 Price AVE, Immokalee
PRBD20191148625		11/20/19	Accessory	Demolition	5010 Lake Trafford Rd, Immokalee
PRBD2019114958301	CEPM201800005171	11/26/19	Alteration	Demolition	1900 8th AVE, Unit: 47, Immokalee
PRBD2019125009901	CEPM20190002467	12/03/19	Alteration	Demolition	308 S 4th ST, Immokalee
PRBD20191251708	CEPM201900012755	12/13/19	Accessory	Demolition	403 13th St SE
PRBD202000308714	CESD20180015070	03/03/20	Alteration	Demolition	219 N 7th St
PRBD20200518490	CEPM20200004935	05/11/20	Alteration	Demolition	102 S 7th St
PRBD20200520503	CEPM20200005121	05/22/20	Alteration	Demolition	1304 Christian Terrace Ext
PRBD20200520984	CEPM20200004566	05/27/20	Alteration	Demolition	408 13th St SE
PRBD20200939793	CEPM20200010401	09/25/20	Alteration	Demolition	405 13th St SE
PRBD20201042420	CEPM20200010671	10/13/20	Alteration	Demolition	403 Taylor St
PRBD20201146334	CESD20200002573	11/10/20	Alteration	Demolition	205 N 6th St
PRBD20201148614	CEPM20190010449	11/24/20	Alteration	Demolition	1423 Peach St Lot 12
PRBD20201251136	CEPM20190001908	12/14/20	Alteration	Demolition	308 Weeks Ter
PRBD20210101027	CESD20200007087	01/12/21	Accessory	Demolition	3020 Immokalee Dr
PRBD20210101027	CESD20200007087	01/12/21	Accessory	Demolition	3020 Immokalee Dr
PRBD20210102946	CEPM20190013577	01/25/21	Alteration	Demolition	305 2nd St
PRBD20210103561	CEPM202000010446/CC (in process)	01/28/21	Alteration	Demolition	409 Taylor St
PRBD20210205575	CEPM20190002611	02/10/21	Alteration	Demolition	209 Eustis Ave E
PRBD20210308708	CEPM20210001576	03/01/21	Accessory	Demolition	310 S 3rd St
	CEPM20200006626 (CC cancelled due to fire)				2617 Holly Ave

308 Weeks Terrace



409 Taylor Street

