

Collier County Community Redevelopment Agency

**IMMOKALEE CRA**

i The Place to Call Home !

**JOINT MEETING  
OF THE COMMUNITY  
REDEVELOPMENT AGENCY  
&  
THE IMMOKALEE  
BEAUTIFICATION  
MSTU  
(Municipal Service Taxing Unit)  
ADVISORY COMMITTEE**

**October 26, 2022**

**9:00 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

**CRA** Collier County Community  
Redevelopment Agency



## 2022

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January 2022	February 2022	March 2022	April 2022
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May 2022	June 2022	July 2022	August 2022
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September 2022	October 2022	November 2022	December 2022
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- CRA Meeting
- MSTU Meeting
- Special Meeting
- BCC Joint Workshop
- Joint Meeting
- Cancelled
- No Meeting

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  
District 5

Commissioner  
Penny Taylor  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Andy Solis, Esq  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Anne Goodnight  
Chairman

Jonathan Argueta  
Vice-Chair

Mike Facundo  
Andrea Halman  
Mark Lemke  
Frank Nappo  
Estill Null  
Edward "Ski" Olesky  
Yvar Pierre

**MSTU Advisory Committee**

David Turrubiardez Jr.  
Chairman

Bernardo Barnhart  
Vice- Chair

Ana Estrella  
Andrea Halman  
Norma Garcia  
Christina Guerrero  
Cherryle Thomas

**CRA Staff**

Debrah Forester  
CRA Director

Christie Betancourt  
Operations Manager

Yvonne Blair  
Project Manager

Yuridia Zaragoza  
Administrative  
Assistant

**Joint Meeting of the Collier County Community Redevelopment Agency  
Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification  
MSTU Advisory Committee.**

**AGENDA**

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

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

October 26, 2022 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Moment of Silence.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. *(CRA & MSTU Action Item)*
- E. Approval of Agenda. *(CRA & MSTU Action Item)*
- F. Approval of Consent Agenda. *(CRA & MSTU Action Item)*
  - 1. Minutes
    - i. Joint CRA & MSTU Advisory Board Meeting for September 21, 2022 (Enclosure 1)
  - 2. Budget Reports (Enclosure 2)
  - 3. Code Enforcement Report (Enclosure 3)
  - 4. Staff Reports
    - i. Operations Manager Report (Enclosure 4)
    - ii. Project Manager Report (Enclosure 5)
    - iii. Project Observation Field Report (Enclosure 6)
- G. Announcements.
  - 1. Public Comment speaker slips
  - 2. Communications
  - 3. Community Meetings (Enclosure 7)
  - 4. Christmas Tree Lighting Event – December 1, 2022 (Enclosure 8)
  - 5. Christmas Around the World – December 10, 2022 (Enclosure 9)
- H. Other Agencies.
  - 1. FDOT updates
  - 2. Other Community Agencies
- I. Community Presentations
  - 1. Naples Pathways Coalition – Michelle Aviola
- J. Old Business.
  - 1. Contractor Maintenance Report
    - i. A& M Property Maintenance
      - a. Maintenance Report & Schedule (Enclosure 10)
  - 2. Advisory Board
    - i. Board Vacancies update
  - 3. Florida Redevelopment Association (FRA) updates

K. New Business.

L. Citizen Comments.

M. Next Meeting Date.

The CRA and MSTU board will be meeting Jointly on Wednesday November 16, 2022, at 9:00 A.M. at CareerSource SWFL.

N. Adjournment.

**\* Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Christie Betancourt via email at [Christie.Betancourt@colliercountyfl.gov](mailto:Christie.Betancourt@colliercountyfl.gov) by November 15, 2022, at 4:00 P.M. You may attend the meeting in person on November 16, 2022, at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142.

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

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on September 21, 2022. The Advisory board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

CareerSource  
750 South 5<sup>th</sup> Street  
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by Anne Goodnight, CRA Chair and Bernardo Barnhart, MSTU Vice-Chair at 9:03 A.M.

B. Pledge of Allegiance and Moment of Silence.

Ms. Anne Goodnight led the Pledge of Allegiance and asked for a moment of silence. Mr. Bernardo Barnhart followed with an opening prayer.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA board and the MSTU board.

CRA Advisory Board Members Present in Person:

Andrea Halman, Edward “Ski” Olesky, Estil Null, Mark Lemke, Michael “Mike” Facundo, Patricia “Anne” Goodnight, and Jonathan Argueta.

CRA Advisory Board Members Present via Zoom:

Frank Nappo.

CRA Advisory Board Members Absent/Excused:

Yvar Pierre.

MSTU Advisory Committee Members Present:

Andrea Halman, Bernardo Barnhart, Norma Garcia, Cherryle Thomas (9:30) and Christina Guerrero (9:40).

MSTU Advisory Committee Members Present via Zoom:

No one on by zoom.

MSTU Advisory Committee Members Absent/Excused:

David Turrubiardez, and Ana Estrella.

Others Present in Person:

Aristeo Alviar, Raquel Ramirez, Peggy Rodriguez, Eddie Gloria, Lluvia Zavala, Mary Martinez, Madisyn Facundo, Danny Gonzalez, Andrew VanValin, Steve Kirk, Rosa Perez, Daniel Delisi, Clara Herrera, Maria Yzaguirre, Julyssa Arevalo, Edna Hernandez, Maricela Cortez, Misty Smith, Vicki Aguilar, Jolane Clark, Randi Hopkins, Marlene Dimas, Dottie Cook, Armando Yzaguirre, and Commissioner William “Bill” McDaniel.

Others Present via Zoom:

Carrie Williams, Annie Alvarez, Arol Buntzman, Yuridia Zaragoza, David Haight, David Dowling, Charlene Paillere, William Rollins, and Victoria Peters.

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

D. Voting Privileges for Board Members via Zoom.

One CRA board member was present via zoom. We may have an MSTU board member join by zoom.

**CRA Action:** *Mr. Ski Olesky made a motion to allow board members on zoom privileges. Mr. Estil Null seconded the motion and it passed by unanimous vote. 7-0.*

**MSTU Action:** *Ms. Norma Garcia made a motion to allow board members zoom privileges. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

E. Approval of Agenda.

Staff presented the agenda to the boards for approval. Staff announced changes to the agenda. Add Enclosure 15 to Item J. Old Business 1. Catholic Charities and add H.3. Little League Road and add H.4. BPAC updates.

**CRA Action**

**Action:** *Mr. Mark Lemke made a motion to approve the agenda with added Enclosure 15 to Item J. Old Business 1. Catholic Charities and added Item H. Other Agencies 3. Little League Road, and added Item H. Other Agencies 4. BPAC updates. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 8-0.*

**MSTU Action**

**Action:** *Ms. Norma Garcia made a motion to approve agenda with added Enclosure 15 to Item J. Old Business 1. Catholic Charities and added Item H. Other Agencies 3. Little League Road, and added Item H. Other Agencies 4. BPAC updates. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 4-0.*

F. Approval of Consent Agenda

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for September 21, 2022 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
  - i. Operations Manager Report (Enclosure 4)
  - ii. Project Manager Report (Enclosure 5)
  - iii. Project Observation Field Report (Enclosure 6)

**CRA Action:**

**Action:** *Mr. Mike Facundo made a motion to approve the Consent Agenda as presented. Mr. Mark Lemke seconded the motion and it passed by unanimous vote. 8-0.*

**MSTU Action:**

**Action** *Ms. Norma Garcia made a motion to approve the Consent Agenda as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 3-0.*

G. Announcements.

1. 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.

2. Communications Folder

Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this joint meeting and community event flyers for upcoming events.

3. Community Meetings (Enclosure 7)

Staff provided a copy of Enclosure 7 which is a copy of the upcoming community meetings. Staff read the upcoming community meetings.

4. Blue Zone Project SWFL – Real Age Survey (Enclosure 8)

Staff provided a copy of Enclosure 8 which is a copy of the real age flyer. Staff encouraged all present to take the real age test using QR code or going to the Blue Zone Project SWFL website at <https://bzpsouthwestflorida.sharecare.com/>.

5. Internet Speed Test (Enclosure 9)

Staff provided a copy of Enclosure 9 which is information and map on an internet speed test that rates the speed of the internet in your area. If you click the link provided from your computer, tablet, laptop, iPad you can test the internet speed at your location. Staff asked all present to take the [Speed Test](#) and to encourage others to take the test that populates into the Broadband availability map [Speed Test Map link](#).

H. Other Agencies

1. FDOT updates

Ms. Victoria Peters provided FDOT updates on questions asked at previous meeting. On the SR82 corridor in Lee, Hendry and Collier a 10-foot-wide shared use path will be constructed the along south side of SR82. Concrete sidewalks on the north side.

The final segment from Hendry County to Gator Slough in starting construction in the new year. The Loop Road is in design and the Right A Way portion is funded but the construction is not funded. It's on FDOT priority listing. The PD&E is ongoing from I75 to Oil Well.

2. Other Community Agencies

Collier County Library, Silvia Puente, Branch Manager

Ms. Puente provided updates for the Immokalee library and the Homework Center.

For more information, please visit the website at [www.CollierLibray.org](http://www.CollierLibray.org).

Parks & Recreation, Randi Hopkins, Regional Manager

Ms. Hopkins provided program updates for the Immokalee area.

She said they are at 60% design for the Immokalee Sports Complex sports fields and pool. They are hoping to be at 100% design next week so they can get it out to Bid. The plan is to start construction in March on the storm drainage, which is the biggest part that needs to be fixed first before we move on. She also said that the Trunk or Treat and Haunted House event will be held at the Immokalee Sports Complex on October 28, 2022, from 6-10.

Ms. Goodnight asked about the status of the Water Aerobic Program.

Ms. Hopkins announced that she doesn't have an answer for that program at this time. She will get with park staff.

Rural Neighborhoods, Steve Kirk, Director

Mr. Kirk announced changes to the Casa Amigos project at Esperanza Place. The original 96-bed, 24-unit will be converted to 24 family apartments. 14 will be directed to income restricted and 10 reserved for farm workers.

Chamber, Danny Gonzalez, President

Mr. Gonzalez provided updates on behalf of the Immokalee Eastern Chamber of Commerce. He provided information on upcoming events and announced Hispanic Heritage month.

### 3. Little League Road

CRA staff announced Little League Road was added to the agenda at the request of the CRA chair. Ms. Edna Hernandez was asked to speak on behalf of the resident of that area.

Ms. Edna Hernandez said she has lived in this area her whole life. She lives on the portion of Little League Road that is not county maintained. This road has been a big issue lately due to heavy rains. It has become a health and safety issue because the Immokalee First Control District's first responders can't get their vehicles through that area because the condition of the road. Her family had been maintaining the area from time to time. No one is currently maintaining the area since her husband is no longer able to do it. She and the other community members present would like to see if the county can help get the road improved and brought up to county standards.

Board asked staff if we have a program that can help with private roads.

Commissioner McDaniel said that he wants to create a countywide MSTU to improve private roads. It would be set up with a millage rate no more than 1.0 and he will cap it at \$50 a property annually.

He said he will work with staff to draft a resolution and provide to the CRA for December 2022/January 2023 BCC meeting.

CRA chair said residents can sign a petition to show support for the countywide MSTU program.



4. Bicycle & Pedestrian Advisory Committee (BPAC)

Ms. Andrea Halman BPAC board member provided updates for the committee. She said bicycle riders who travel around the county are wanting to come down the west coast. They they've done in the east coast and want to come down the west coast. They approached the BPAC about a route. She said they suggested for them to come down SR82. She also said that Everglades City would like to include Immokalee on some of their activities since people are coming for the centennial.

I. Community Presentations

1. Pulte Family Foundation – Housing Development – Andrew VanValin

Mr. Andrew VanValin wanted to start by clarifying that Pulte family Charitable Foundation is entirely separate from Pulte Homes. It is a foundation that was created after Mr. Bill Pulte, donated his resources.

Guided by the belief in the inherent dignity of all persons, the Pulte Family Charitable Foundation works to meet the basic human needs of the most marginalized members of the human family, including socioeconomically disadvantaged youth; the aged; persons with physical, intellectual, and developmental disabilities; and those with the fewest material resources. In addition to the above, the Foundation seeks to serve religious communities and correlative organizations of Judeo-Christian beliefs.

The Foundation supports humanitarian initiatives led by nonprofit organizations and educational institutions. We currently partner with over 200 nonprofits across six continents.

The four areas of giving in the foundation are care for others, education, hunger and thirst, and shelter.

The Pulte Family Charitable Foundation is setting up a non-profit organization called Nuestra Senora De La Vivenda Community Foundation. This foundation is providing the financial resources to purchase the land and resourceful to raise funds. The new nonprofit will raise funds for vertical construction.

The property is located at the northeast corner of the intersection of Westclox St and Carson Rd. The land area is 50 acres which is currently zoned Agricultural with a Mobile Home Overlay. The housing community featuring an estimated 200 single-family detached homes for rent and an early education center across five phases.

Residential unit mix will include mostly 3-Bedroom homes with some 4-bedroom homes. Phase 1 will be 40 single-family homes Community Center Building with offices for leasing, maintenance, and the community liaison officer. 3 acres of land set aside for the incorporation of the Early Education Center to be built by a 3rd party

This is a draft site plan and is expected to change slightly through the completion of the design and approval process. Once a final plan is complete the foundation will bring back to the board for support.

*\* Presentation is attached to the minutes for the record.*

2. Williams Property Rezone Request – Dan Delisi

Mr. Dan Delisi introduced himself and presented on the rezone request for the Williams property.

He said the property is on the south side of Lake Trafford Road as shown on map. Rezone property to Single Family Residential – 2 units per acre, 336 units, Amenity Center, Preserve, Camp Keais Strand on south, Preservation of creek and 50’ buffer on east, Secondary Access to Miraham Terrace. We currently don’t have a builder on board.

After much discussion board agreed to support the rezone identified on the portion of the Williams Property.

*\* Presentation is attached to the minutes for the record.*

**CRA Action:**

**Action:** *Mr. Estil Null made a motion to support the Rezone of the identified portion of the Williams Property. Mr. Ski Olesky seconded the motion and it passed by unanimous vote. 8-0.*

J. Old Business.

1. Catholic Charities update (Enclosure 15)

Staff provided added Enclosure 15 which is a draft purchase agreement.

At the request of the board this item was tabled. Staff will come back to board once both parties agree with negotiated terms.

2. Contractor Maintenance Report

i. A&M Property Maintenance

a. Maintenance Report & Schedule (Enclosure 10)

Staff provided Enclosure 10 which is A&M maintenance reports, incidental invoice, and upcoming schedule for work in the MSTU area.

Mr. Armando Yzaguirre with A&M provided brief updates for the beautification area.

3. MSTU Landscape Maintenance Solicitation update (Enclosure 11)

Staff Recommended improvements Enclosure 11 which is information in Solicitation #22-8029. Staff informed the board that more time was allotted on the current contract that A&M Property Maintenance has. The time was extended from 2/28/2022 to 8/23/2023. That will allow staff to make additional changes to the current draft solicitation.

Staff would like to add additional service within the two identified public areas. The Historical Cemetery on SR 29 at 815 W Main Street (PID# 00127320003 appx. 28’ X 95’ containing .06 acres more or less, Owner: Collier County) and the Zocalo Plaza on the corner of W. Main Street and N. 1<sup>st</sup> Street at 107 N. 1<sup>st</sup> Street (POD’s #8168196009 & 81681720003 approx. .58 acres Owner: Collier County CRA).

Collier County Parks & Recreation (P&R) currently performs general grounds maintenance at the historical cemetery and Zocalo Plaza. It may be beneficial to the community if the MSTU took over the maintenance of the cemetery and the tasks not performed by P&R at Zocalo Plaza (e.g., removal of exotic vegetation, trimming bougainvillea & bamboo, spray weeds).

It would assure consistent maintenance and the level of service the community has requested. P&R has no objection to the MSTU taking over the maintenance of the historical cemetery. This transfer of services would need approval by the MSTU Advisory Board and/or determined by the BCC if the BCC recognizes the cemetery and Zocalo Plaza as a “public area” pursuant to Section 5, Ordinance 92-40.

The proposed monthly maintenance of the fenced historical cemetery as an additional service or maintenance task would be in addition to the adjacent strip of right-of-way on SR 29 and includes, but not limited to general grounds maintenance, additional plantings, mulch, landscape rocks, cleaning of the landscape rocks, troubleshoot, maintain, and repair irrigation system.

***MSTU Action:***

***Action: Ms. Andrea Halman made a motion to recommends that the MSTU Advisory Committee acknowledges the historic cemetery and Zocalo Plaza as public areas and authorizes Staff to proceed with the actions necessary for the transfer from Parks & Recreation to the Immokalee MSTU the responsibility for the maintenance and the associated costs for said maintenance of the historical cemetery at 815 W Main Street, Immokalee and additional services not performed by P&R at Zocalo Plaza at 107 N 1<sup>st</sup> Street. Ms. Norma Garcia seconded the motion and it passed by unanimous vote. 4-0.***

4. Main Street Corridor Streetscape Improvement Project

i. Johnson Engineering update

Staff provided board with brief updates on the project. Notice to Proceed was issued to Johnson Engineering on September 1, 2022, for design of Main Street from 9<sup>th</sup> Street to E. 2<sup>nd</sup> Street. Cost this project will be the CRA & MSTU.

5. Immokalee Sidewalk Project – Phase III – Delaware Avenue and Eustis Avenue

i. HUD EDI/CPF Grant #B-22-C-FL-0233 (Enclosure 12)

Staff provided a copy of Enclosure 12 which is grant funding received from the Economic Development Initiative (EDI) Community Project Funding (CPF) for Immokalee Sidewalk Phase III Project.

The CRA has been tentatively awarded federal appropriations grant funds in the estimated amount of \$987,000 for the construction portion of this project. The MSTU is paying \$114,763 for the design portion. The estimated probable construction cost is \$1,007,822.50. The Immokalee Beautification MSTU and the Immokalee CRA will partner on this project.

Staff is processing the grant submittal package and needs board support to authorize staff to prepare and obtain execution by the Chairman of the BCC for the required Federal Forms

**CRA Action:**

**Action:** *Mr. Ski Oleksiy made a motion to recommend CRA Advisory board approves and authorizes Staff to prepare and obtain execution by the Chairman of the BCC of the required Federal Forms for timely submittal to HUD associated with said grant submittal package. Mr. Jonathan Argueta seconded the motion and it passed by unanimous vote. 8-0.*

6. Advisory Board

i. Andrea Halman Application (Enclosure 13)

Staff provided Enclosure 13 which is a renewal application for Andrea Halman.

**MSTU Action:**

**Action** *Ms. Norma Garcia made a motion to reappoint Andrea Halman to the MSTU Advisory Committee. Ms. Christina Guerrero seconded the motion and it passed by unanimous vote. 3-0.*

ii. Board Vacancies

a. Press Release (Enclosure 14)

Staff provided board with Enclosure 14 which is a press release of county board vacancies. The MSTU currently has two seats exposing in September. Applicants must be permanent residents within the MSTU or must own a business or commercial property in the MSTU or must represent a non-profit operating in the MSTU.

7. Florida Redevelopment Association (FRA) updates

i. 2022 Conference October 12-14 Daytona Beach, FL.

Staff provided board information regarding upcoming FRA Conference. Staff announced three board members have confirmed they would be attending.

ii. FRA Awards – Call for Entries

a. CRA Application Planning Studies for Redevelopment Plan

Staff informed board and members of the public that CRA staff along with Johnson Engineering entered for an FRA award in the planning studies category for the 2022 Redevelopment Plan.

K. Citizens Comments.

Andrea Halman would like for board to take a tour of Immokalee with staff.

Danny Gonzalez wanted to voice his concerns for the lack of rental housing in Immokalee.

L. Next Meeting Date.

The next meeting will be a Joint CRA and MSTU meeting to be held on October 26, 2022, at 9:00 A.M. at CareerSource SWFL.

M. Adjournment.

Meeting Adjourned @ 11:28 A.M.

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



**PULTE FAMILY**  
CHARITABLE FOUNDATION

**Nuestra Señora de la Vivienda  
Community Foundation**  
Immokalee, FL

## Our Mission



Guided by the belief in the inherent dignity of all persons, the Pulte Family Charitable Foundation works to meet the basic human needs of the most marginalized members of the human family, including socioeconomically disadvantaged youth; the aged; persons with physical, intellectual and developmental disabilities; and those with the fewest material resources. In addition to the above, the Foundation seeks to serve religious communities and correlative organizations of Judeo-Christian beliefs.

The Pulte Family Charitable Foundation supports humanitarian initiatives led by nonprofit organizations and educational institutions. We currently partner with over 200 nonprofits across six continents.

# Our Four Areas of Giving



## CARE FOR OTHERS

We support nonprofit initiatives in the areas of mental and behavioral healthcare, physical healthcare, persons with disabilities, disadvantaged youth, crisis assistance, religious organizations, human trafficking, seniors, social services, and humanitarian issues.



## EDUCATION

We support educational initiatives, public and private schools, colleges, universities, trade schools, academic leadership, and research for effective, sustainable humanitarian initiatives in the United States and globally.



## HUNGER & THIRST

We support nonprofit initiatives that support clean water, sustainable water, infrastructures, and nutritional and food access programs, such as food banks, school meal programs, and agricultural solutions for hunger.



## SHELTER

We support nonprofit initiatives that assist those experiencing homelessness, poverty, victims of domestic and family violence, victims of human trafficking, teenage single mothers, individuals with intellectual and developmental disabilities, veterans, disadvantaged youth, and youth in foster care.



## PULTE FAMILY CHARITABLE FOUNDATION

*Mission: Guided by the belief in the inherent dignity of all persons, the Pulte Family Charitable Foundation works to meet the basic human needs of the most marginalized members of the human family, including socioeconomically disadvantaged youth; the aged; persons with physical, emotional, and mental disabilities; and those with the fewest material resources. In addition, the Foundation seeks to serve religious communities and correlative organizations of Judeo-Christian beliefs.*



- Land Acquisition
- Site Planning & Design
- Land Development

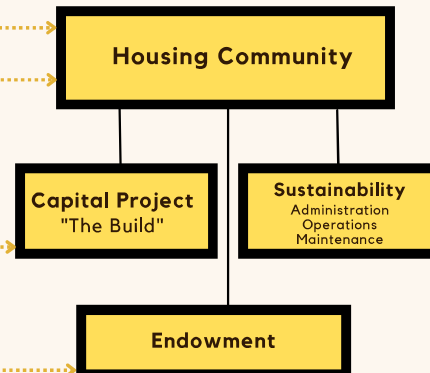
- Land Entitlement
- Financial Oversight
- Communications & PR

- Community Partners
- Public & Private Partners
- Corporations & Foundations
- Philanthropists



## NUESTRA SEÑORA DE LA VIVIENDA COMMUNITY FOUNDATION Immokalee, Florida

*Nuestra Señora de la Vivienda Community Foundation is a registered 501(c)3 nonprofit organization.*



# Site Summary

- Property is located at the northeast corner of the intersection of Westclox St and Carson Rd
- **Land Area:** 50 acres
- **Current Zoning:** Agricultural with a Mobile Home Overlay
- **Current Land Use:** High Residential District – 8 dwelling units/acre
- **Overlays:** Special Treatment/Wellfield-3; Special Treatment Wellfield-4; Airport
- **Proposed Zoning:** Mixed Use Planned Unit Development (MXPUD)
- **Land Use Cover and Forms Classification:** Woodlands Pastures; Pine Flatwoods



5

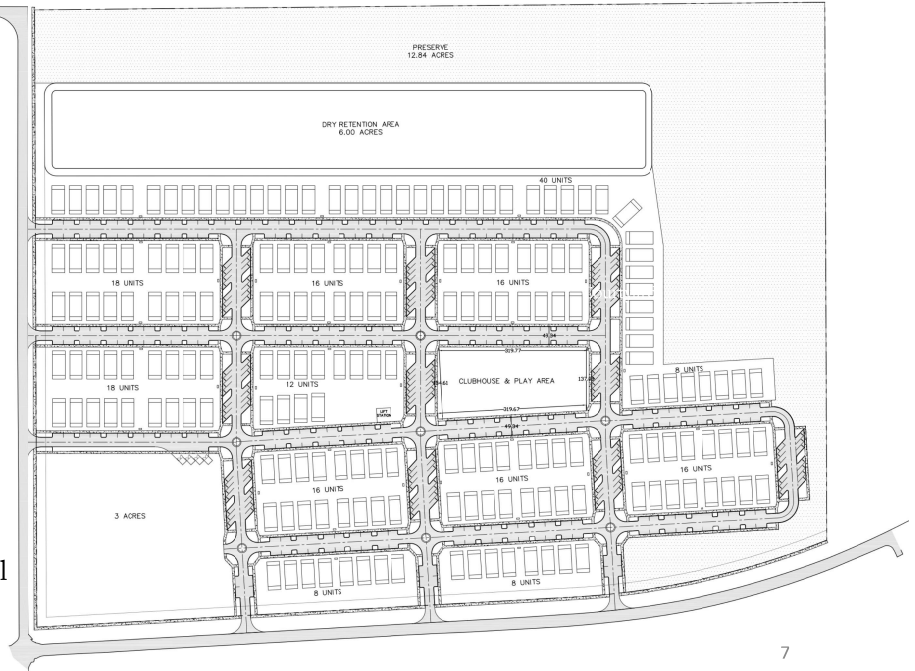
# Community Vision

- A housing community featuring an estimated 200 single-family detached homes for rent and an early education center across five phases
  - Residential Unit mix will include mostly 3-Bedroom homes with some 4-bedroom homes.
- **Phase 1**
  - ~40 single-family homes
  - Community Center Building with offices for leasing, maintenance, and the community liaison officer.
  - 3 acres of land set aside for the incorporation of the Early Education Center to be built by a 3<sup>rd</sup> party
- **Phases 2 through 5**
  - ~40 single-family homes per phase
- As this will be a not-for-profit endeavor, any surplus revenue will go back into the community.
  - Operating Expenses
    - Staff
    - Maintenance
    - Capital Improvement
  - Surplus Revenue will be used for Community Programs, such as:
    - Scholarship Fund for Early Education Center
    - Community Events and Programming

6

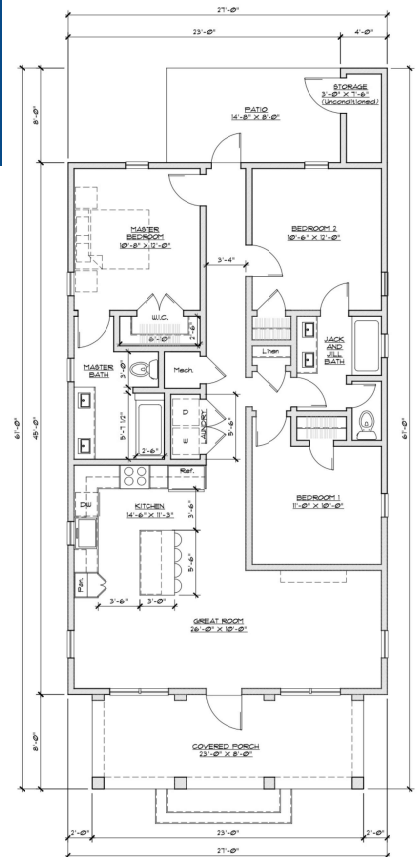
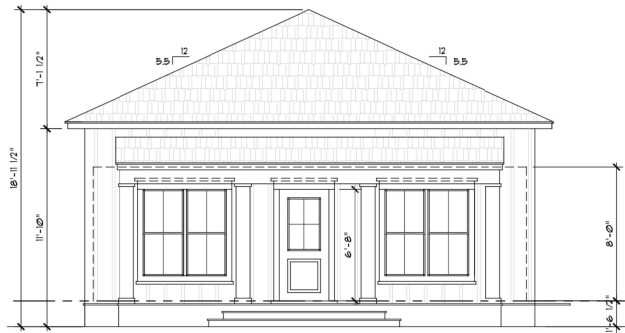
# Draft Site Plan

- This is a draft site plan. It is expected to change slightly through the completion of the design and approval process.
- This plan shows:
  - 192 single-family homes
  - 414 parking spaces
  - Community Amenity Area for a community center and playground
  - 12.8 acres for native vegetation preserve and 6 acres for water management
  - 3 acres for an Early Education Center
  - All streets will have street trees, pedestrian-scale streetlights, and sidewalks.
  - Small trash receptacles on each face of each block where the trash will be gathered by a maintenance employee and taken to a central trash pick-up location on the school parcel.



# House Plan

- 1,241 SF 1-Story Single Family Home
  - 3 Bedrooms
  - 2 Bathrooms
  - 184 SF Covered Front Porch
  - 80 SF Back Patio
  - In-unit laundry
  - Full Kitchen
- We are finalizing a 2-Story home with:
  - 4 bedrooms
    - 1 bedroom with a full bath on the first floor
  - 3 bathrooms





# Current Project Status

- Working on Site Plan and Engineering Design, Traffic Impact Study, Environmental Data and Rezoning Application
- Property is located at the northeast corner of the intersection of Westclox St and Carson Rd
- The Approval period is 15 months with two possible 90-day extensions.
- An estimated project timeline is below:

Event	Start	Finish
Sign Contract	March 2022	April 2022
Inspection Period	April 2022	August 2022
Approval Period	August 2022	November 2023
Phase 1 Development Permits	April 2023	November 2023
Close on Land	November 2023	December 2023
Phase 1 Site Development	January 2024	Summer 2024
Vertical Construction	Summer 2024	Summer 2025



**PULTE FAMILY**  
CHARITABLE FOUNDATION

**Nuestra Señora de la Vivienda  
Community Foundation**

Immokalee, FL



# WILLIAMS FARM PUD

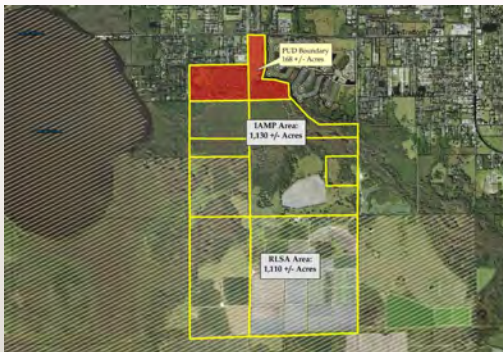
CRA ADVISORY BOARD MEETING

SEPTEMBER 20<sup>TH</sup>, 2022

1

## PROPERTY LOCATION

- ☐ South side of Lake Trafford Road
- ☐ West of Arrowhead Reserve



2



## STORMWATER

- ❑ Water directed internal to on-site lakes for storage and water quality
- ❑ Discharge south to Camp Kaeis Strand



5

## QUESTIONS?

6



# Fund 186 Immokalee Redevelopment

Enclosure 2

10/01/2021- 9/30/2022

Fund 186 Immokalee Redevelopment      c.c.186-138324

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						196,214.41	19,078.40	215,292.81-
** REVENUE Sub Total	861,400.00-	1,307,400.00-			1,321,405.87-			1,321,405.87-
* REVENUE - OPERATING Su	7,200.00-	7,200.00-			7,200.00-			7,200.00-
324102 DEF IMPCT FEE PAY								
361170 OVERNIGHT INT								
361180 INVESTMENT IN	7,200.00-	7,200.00-			7,200.00-			7,200.00-
* CONTRIBUTION AND TRANS	854,200.00-	1,300,200.00-			1,314,205.87-			1,314,205.87-
481001 TRANS FRM 001	984,800.00-	984,800.00-			984,800.00-			984,800.00-
481111 TRANS FRM 111	223,000.00	223,000.00-			223,000.00-			223,000.00-
481162 TRANS FRM 162	92,800.00-	92,800.00-			92,800.00-			92,800.00-
489200 CARRY FORWARD GEN								
489201 CARRY FORWARD OF					14,005.87-			14,005.87-
489900 NEG 5% EST RE	400.00	400.00			400.00			400.00
** EXPENSE Sub Total	1,134,100.00	1,134,100.00			1,192,705.87	154,414.41	11,411.82	1,112,779.64
* PERSONAL SERVICE	194,700.00	194,700.00			239,500.00	28,592.00	7,404.38	203,503.62
* OPERATING EXPENSE	311,400.00	311,400.00			325,205.87	125,822.41	4,007.44	154,276.02
634207 IT CAP ALLOCA								
634210 IT OFFICE AUT	11,000.00	11,000.00			11,000.00			
634970 INDIRECT COST	29,800.00	29,800.00			29,800.00			
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC	100,000.00	100,000.00			114,005.87	64,505.87		49,500.00
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00			45,500.00
639990 OTHER CONTRAC								
640200 MILEAGE REIMB								
640300 TRAVEL PROF D	6,500.00	6,500.00			6,500.00		890.00	5,610.00
640410 MOTOR POOL RENTAL	6,600.00	6,600.00			6,600.00			6,600.00
641230 TELEPHONE ACC	200.00	200.00			200.00			200.00
641400 TELEPHONE DIR	6,000.00	6,000.00			6,000.00	12,000.00		6,000.00-
641700 CELLULAR TELE	3,000.00	3,000.00			3,000.00			3,000.00
641950 POST FREIGHT	200.00	200.00			200.00			200.00
641951 POSTAGE	100.00	100.00			100.00			100.00
643100 ELECTRICITY	1,200.00	1,200.00			1,000.00			200.00
643400 WATER AND SEW	5,000.00	5,000.00			5,000.00	3,800.00		1,200.00
644100 RENT BUILDING	37,400.00	37,400.00			37,400.00	34,217	3,093.46	90.00
644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	2,000.00		
645100 INSURANCE GEN	1,700.00	1,700.00			1,700.00	1,700		
645260 AUTO INSURANC	500.00	500.00			500.00	500		
646180 BUILDING RM I								
646316 MAINT BLEACHERS								
646430 FLEET MAINT I	400.00	400.00			400.00			400.00





# Fund 162 Immokalee Beautification

Fund 162 Immokalee Beautification c.c.162-162524

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						349,079.94	727.33	(349,807.27)
** REVENUE Sub Total	1,453,100.00-	1,453,100.00-			1,774,777.58-		291.33-	1,774,486.25-
* REVENUE - OPERATING Su	522,300.00-	522,300.00-			522,300.00-			522,300.00-
311100 CUR AD VALORE	515,300.00-	515,300.00-			515,300.00-			515,300.00-
311200 DEL AD VALORE								
361170 OVERNIGHT INT								
361180 INVESTMENT IN	7,000.00-	7,000.00-			7,000.00-			7,000.00-
361190 INTEREST OTHER								
361320 INTEREST TAX								
369130 INS CO REFUNDS								
369620 MISCELLANEOUS REV								
* CONTRIBUTION AND TRANS	930,800.00-	930,800.00-			1,252,477.58-		291.33-	1,252,186.25-
486600 TRANS FROM PR							291.33-	291.33
486700 TRANS FROM TA								
489200 CARRY FORWARD	957,000.00-	957,000.00-			957,000.00-			957,000.00-
489201 CARRY FORWARD					321,677.58-			321,677.58-
489900 NEG 5% EST RE	26,200.00	26,200.00			26,200.00			26,200.00
** EXPENSE Sub Total	1,452,600.00	1,452,600.00			1,774,277.58	347,880.44	1,018.66	1,424,178.98
* OPERATING EXPENSE	431,700.00	431,700.00			753,377.58	347,880.44	33.53	404,264.11
631400 ENG FEES	150,000.00	150,000.00			388,244.00	238,244.50		150,000.00
631650 ABSTRACT FEES								
634970 INDIRECT COST	3,400.00	3,400.00			3,400.00	3,400		
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC	150,000.00	150,000.00			233,433.58	103,681.94		129,751.64
639961 PAINTING CONTRACT	20,000.00	20,000.00			20,000.00	2,554.00		17,446.00
639990 OTHER CONTRAC								
643100 ELECTRICITY	1,500.00	1,500.00			1,500.00			1,500.00
645100 INSURANCE GEN	1,200.00	1,200.00			1,200.00			
646318 MULCH								
646311 SPRINKLER SYS								
646451 LIGHTING MAIN	80,000.00	80,000.00			80,000.00			80,000.00
649010 LICENSES AND PERM	1,000.00	1,000.00			1,000.00			1,000.00
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00			1,000.00
651110 OFFICE SUPPLI	100.00	100.00			100.00			100.00
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00			1,000.00
652210 FOOD OPERATIN	500.00	500.00			500.00		33.53	466.47
652990 OTHER OPERATI	2,000.00	2,000.00			2,000.00			2,000.00
652999 PAINTING SUPPLIES	500.00	500.00			500.00			500.00

## Fund 162 Immokalee Beautification

Enclosure 2

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
* CAPITAL OUTLAY	800,000.00	800,000.00			800,000.00			800,000.00
762200 BUILDING IMPR								
763100 IMPROVEMENTS	800,000.00	800,000.00			800,000.00			800,000.00
<b>162</b>	<b>92,800.00</b>	<b>92,800.00</b>			<b>92,800.00</b>			<b>92,800.00</b>
911860 TRANS TO 186	92,800.00	92,800.00			92,800.00			92,800.00
917160 TRANS TO 716								
* TRANSFER CONST	15,300.00	15,300.00			15,300.00		985.13	14,314.87
930600 PA BUDGET TR	4,500.00	4,500.00			4,500.00		985.13	3,514.87
930700 TC BUDGET TR	10,800.00	10,800.00			10,800.00			10,800.00
* RESERVES	112,800.00	112,800.00			112,800.00			112,800.00
993000 RESV FOR CAPI	112,800.00	112,800.00			112,800.00			112,800.00

# Fund 111 Immok Rd SR29

Fund 111 Immok Rd SR29

c.c.163805

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 163805 IMMOK RD & SR 29	220,300.00	220,300.00	220,300.00	211,500.00		8,800.00
** EXPENSE Sub Total	220,300.00	220,300.00	217,300.00	211,500.00		8,800.00
* OPERATING EXPENSE	220,300.00	220,300.00	217,300.00	211,500.00		8,800.00
634990 LANDSCAPE INC	15,000.00	15,000.00	15,000.00	15,000		
634999 OTHER CONTRAC	177,000.00	177,000.00	177,000.00	175,000.00		2,000.00
643100 ELECTRICITY	9,500.00	9,500.00	9,500.00	9,500.00		
643300 TRASH AND GA	3,000.00	3,000.00				3,000.00
643400 WATER AND SEW	12,000.00	12,000.00	12,000.00	12,000.00		
646311 SPRINKLER SYS	500.00	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00	3,000.00			3,000.00
652310 FERT HERB CHE	300.00	300.00	300.00			300.00

Fund 786 Capital & Programs

Fund 786 Immokalee CRA Proj

c.c.786-138346

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 786 IMMOKALEE CRA PROJ						12,400.00		(12,400.00)
** REVENUE Sub Total								
* REVENUE - OPERATING Su								
361170 OVERNIGHT INTEREST								
361180 INVESTMENT IN	6,500.00-	6,500.00-			6,500.00-			6,500.00
* CONTRIBUTION AND TRANS								
481186 TRANS FROM 186 IMM	434,200.00-	434,200.00-			434,200.00-			434,200.00
489201 CARRY FORWARD					1,919,600.00-			1,919,600.00
489900 NEG 5% EST RE	400.00	400.00			400.00			400.00
** EXPENSE Sub Total								
* OPERATING EXPENSE								
631400 ENGINEERING FEES						12,400.00		12,400.00-
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC	50,000.00	50,000.00			318,000.00			318,000.00
* CAPITAL OUTLAY	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
763100 IMPROVEMENTS	390,300.00	390,300.00			1,921,900.00			1,921,900.00
* GRANTS AND DEBT SERVIC		100,000.00			100,000.00			100,000.00
884200 RESIDENTIAL REHAB		100,000.00			100,000.00			100,000.00

**Fund 786 Project 50243 Imm CRA-Stormw In**

c.c.786-138346

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50243 Imm CRA-Stormw In</b>					<b>278,000.00</b>			<b>278,000.00</b>
EXPENSE Sub Total					278,000.00			278,000.00
OPERATING EXPENSE					68,000.00			68,000.00
634999 OTHER CONTRACTUAL					68,000.00			68,000.00
CAPITAL OUTLAY								
763100 IMPROVEMENTS					210,000.00			210,000.00

**Fund 786 Project 50244 Imm CRA-S Sidewalk**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50244 Imm CRA-S Sidewalk</b>					<b>414,300.00</b>	12,400.00		<b>401,900.00</b>
EXPENSE Sub Total					250,000.00			250,000.00
OPERATING EXPENSE					50,000.00			50,000.00
631400 ENGINEERING FEES						12,400.00		(12,400.00)
634999 OTHER CONTRACTUAL					50,000.00			50,000.00
CAPITAL OUTLAY								
763100 IMPROVEMENTS					364,300.00			364,300.00

**Fund 786 Project 50245 Imm CRA-Park & Rec**

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50245 Imm CRA-Stormw In</b>				20,000.00	<b>140,000.00</b>			<b>140,000.00</b>
EXPENSE Sub Total				20,000.00	70,000.00			70,000.00
OPERATING EXPENSE					20,000.00			20,000.00
634980 INTERDEPT PAY					20,000.00			20,000.00
CAPITAL OUTLAY								
763100 IMPROVEMENTS	70,000.00				120,000.00			120,000.00

**Fund 786 Project 50246 Imm CRA-Neigh R**

c.c.786-138346

Fund / Comm Item	BCC Adopt Budge	Tot Adopt Budge	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50246 Imm CRA-Neigh R</b>				83,600.00	<b>383,600.00</b>			<b>383,600.00</b>
EXPENSE Sub Total				83,600.00	183,600.00			183,600.00
OPERATING EXPENSE					50,000.00			50,000.00
634999 OTHER CONTRACTUAL					50,000.00			50,000.00
CAPITAL OUTLAY				83,600.00	133,600.00			133,600.00
763100 IMPROVEMENTS					333,600.00			333,600.00

**Fund 786 Project 50248 Imm CRA-Main St C.**

Fund / Comm Item	BCC Adopt Budge	Tot Adopt Budge	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50248 Imm CRA-Main St C</b>					<b>644,000.00</b>			<b>644,000.00</b>
EXPENSE Sub Total					423,700.00			423,700.00
OPERATING EXPENSE					100,000.00			100,000.00
634999 OTHER CONTRACTUAL					100,000.00			100,000.00
CAPITAL OUTLAY					323,700.00			323,700.00
763100 IMPROVEMENTS	220,300.00	220,300.00			544,000.00			544,000.00

**Fund 786 Project 50250 Imm CRA-First St**

Fund / Comm Item	BCC Adopt Budge	Tot Adopt Budge	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50250 Imm CRA-First St</b>					<b>250,000.00</b>			<b>250,000.00</b>
EXPENSE Sub Total					250,000.00			250,000.00
OPERATING EXPENSE								
634999 OTHER CONTRACTUAL								
CAPITAL OUTLAY					250,000.00			250,000.00
763100 IMPROVEMENTS					250,000.00			250,000.00

Fund 786 Project 50252 Imm CRA-Com Gra

c.c.786-138346

Fund / Comm Item	BCC Adopt Budge	Tot Adopt Budge	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>** Grand Total-Fund/ CI</b>								
<b>* 50252 Imm CRA-Com Gra</b>					100,000.00			100,000.00
EXPENSE Sub Total					100,000.00			100,000.00
<b>OPERATING EXPENSE</b>								
634999 OTHER CONTRACTUAL								
<b>CAPITAL OUTLAY</b>								
763100 IMPROVEMENTS								
<b>GRANTS AND DEBT SERVICE</b>					100,000.00			100,000.00
884200 RESIDENTIAL R					100,000.00			100,000.00





Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20220007795	NA	Closed	08/18/2022	2840 39th Ave NE	High grass
CENA20220007940	NA	Open	08/22/2022	22430015368	High weeds
CENA20220007944	NA	Open	08/23/2022	22430015384	High weeds
CENA20220007952	NA	Open	08/23/2022	22430015423	High weeds
CEOCC20220007973	OCC	Closed	08/23/2022	758 Crestview Cir #107	Selling food & wine from unit. Non-english speaking. People constantly coming by often being loud. Roaches have been seen.
CENA20220007983	NA	Closed	08/23/2022	34569100048	High weeds
CENA20220008150	NA	Closed	08/29/2022	1211 Bush St E	Litter is up on the property and not curbside. Complaint:mattress in front of 1211 Bush Street East. It has been there for weeks. not my residence but is an eyesore.
CENA20220008151	NA	Closed	08/29/2022	821 W Main St	Weeds in excess 18" inches in ROW
CENA20220008173	NA	Open	08/29/2022	114 Immokalee Dr	Weeds in excess 18" inches (Improved)
CENA20220008177	NA	Closed	08/29/2022	911 Madison Ave W	Weeds in excess 18" inches (occupied)
CES20220008238	S	Open	08/31/2022	1006 Taylor Terrace, Immokalee	311 call Service Request #99379 (Signs) Stop sign and post is damaged and down. Has been like this for a week+. On Hall Rd right at Lake Trafford Rd. DUPLICATE CASE Ref Case CEROW20220008283
CEROW20220008283	ROW	Open	09/01/2022	4955 Lake Trafford Rd Hall Rd at Lake Trafford	311 call Service Request #99379 (Signs) Stop sign and post is damaged and down. Has been like this for a week+. On Hall Rd right at Lake Trafford Rd
CENA20220008285	NA	Closed	09/01/2022	212 Jerome Dr	Weeds in excess 18" inches (occupied commercial)
CENA20220008294	NA	Closed	09/01/2022	507 NEW MARKET RD E	Litter consisting of, but not limited to; vegetative debris, tires etc.
CESD20220008342	SD	Closed	09/02/2022	407 13th ST SE (Lot Split) 409 13TH ST SE folio 117720105	two or three mobile home trailers placed on this property without permits.
CENA20220008351	NA	Open	09/02/2022	Folio 116640008	Litter/trash from the homeless. Check parcel history for contacts for the Collier's to work with for them to clean up and mow/bushhog this area to assist keeping the homeless out.
CENA20220008355	NA	Open	09/02/2022	30733640008	litter tires, pile of aluminum
CENA20220008356	NA	Open	09/02/2022	75212920000	high weeds
CENA20220008357	NA	Open	09/02/2022	66930200008	High weeds
CENA20220008358	NA	Open	09/02/2022	66880320009	High weeds
CEPM20220008360	PM	Open	09/02/2022		Pot Holes
CEVR20220008384	VR	Open	09/06/2022	3380 2nd Ave SE	Clearing in the rear of the property without permits
CEA20220008386	A	Open	09/06/2022	3380 2nd Ave SE	Verify not more than 25 fowl on Estates zoned property and no more than 2 hoofed animals per acre. (2.73 acre parcel)
CENA20220008431	NA	Open	09/07/2022	66220880002, vacant lot across 425 13th St SE	weeds and grass over 18 inches

CEROW20220008477	ROW	Open	09/08/2022	house across 420 Habitat	Clogged drainage
CENA20220008701	NA	Open	09/13/2022	22430018103	litter bed frame, plastic container, high chair, stroller, bucket, paper, plastic
CENA20220008710	NA	Open	09/14/2022	30732760109	High weeds
CENA20220008713	NA	Open	09/14/2022	70040003	litter mattress tires plastic
CENA20220008716	NA	Open	09/14/2022	30733320001	litter end tables, card board boxes, plastic bags, chairs,
CENA20220008718	NA	Open	09/14/2022	66881200005	high weeds
CENA20220008758	NA	Closed	09/14/2022	66930160009	High weeds
CENA20220008797	NA	Open	09/15/2022	63083200	litter tires
CENA20220008799	NA	Open	09/15/2022	30731400004	high weeds
CESD20220008965	SD	Closed	09/21/2022	411 13 th St SE	Mobile Home placed on this property without permits Ref. Case CESD20220008342
CESD20220008969	SD	Closed	09/21/2022	407 13th St SE 403 13th St SE (Lot Split)	(2) Single Wide Mobile Home without permits Ref. Case CESD20220008342
CEAU20220009028	AU	Open	09/21/2022	40860680002	Three canopy tents

**Operations Manager Report**

**October 21, 2022**

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.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com) website.

- Implementation schedule was provided at the November 2020 Meeting.

No update.

2. Immokalee Area Overlay District LDC Updates

- 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.
- First LDC Workshop was held on May 19, 2021, following the CRA meeting.
- County staff held Kick off meeting on June 16, 2022, with consultant The Neighborhood Company (TNC).
- The Neighborhood Company held a Site Visit with CRA staff on August 12, 2022. TNC staff is continuing to gather data to draft the LDC updates.
- The Neighborhood Company held an onsite meeting with CRA staff on September 14, 2022.

3. CRA Office

CareerSource SWFL building is open.

Job Bank Assistant – staff is continuing to use KeyStaff temp service until further action is taken. Our new Administrative Assistant is Yuridia Zaragoza.

4. Redevelopment Plan

On May 10, 2022, the of Collier County Board of County Commissioner (BCC), acting as the Community Redevelopment Agency Board (CRA), approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan. First quarter implementation schedule is attached to this report.

5. Infrastructure Projects (County) in Immokalee (Not funded by CRA/MSTU)

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
- Adding time to the contract Stop work issued until CO is approved.



2) **Lake Trafford Road**

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 18<sup>th</sup> Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19<sup>th</sup> Street, if required. Constrained right-of-way at 19<sup>th</sup> Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is discussed under Stormwater projects. No update



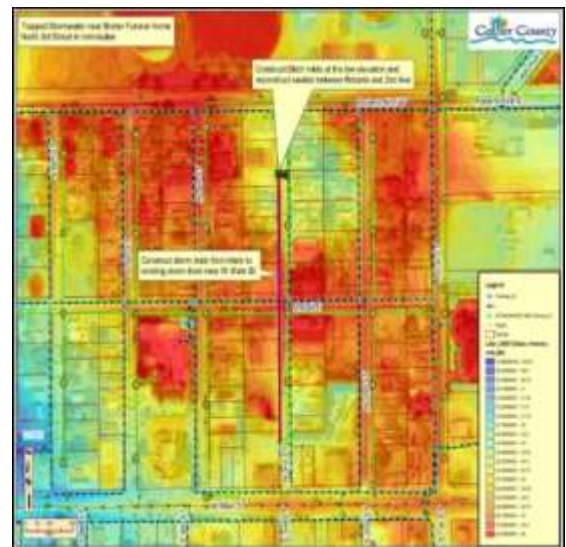
3) **Stormwater Improvements**

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 3<sup>rd</sup>. Street Stormwater Improvements:**

The North 3<sup>rd</sup>. Street Drainage proposed project is located on North 3<sup>rd</sup>. Street between 2<sup>nd</sup> Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3<sup>rd</sup>. 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 project manager is Brittany Lazo with Collier County Stormwater Management. No update.



**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. 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.



**Eden Gardens project:**

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 \$602,786.32. The county applied for CDBG-DR grant funding for this project.

**Lake Trafford Road Area:**

The single negotiated contract for designing both a stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace was applied for by the Board of County Commissioners in 2021. 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. Design for Phase 1 was completed in 2021 and construction is tentatively scheduled to begin in the last quarter of 2022. Phase 2 design is anticipated to begin in 2022.



6. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA implanted the Program in October 2008.

**Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.**

Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures. Program is in place and being reviewed for revisions.



7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. Staff attended the September 12, 2022 meeting by zoom. It was announced that the Rural Summit would be held in St. Augustine on December 8-10. Some staff will be attending.

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

Staff will be attending the Florida Rural Economic Development Association (FREDA) Rural Summit from December 7-9 in St. Augustine, FL.

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

Please see link to view copy of [2021 Retail Demand Analysis](#).

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South-Central RAO for another five-year term with an expiration date of June 28, 2026. For more information on FHERO please visit <https://flaheartland.com/>

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](http://passportpublications.com/FHERO_Guide.html)



8. 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. The Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m. The next meeting is scheduled for Thursday, November 10<sup>th</sup> @ 10:00 a.m. via Zoom due to the holiday on Friday. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>

9. Development in Immokalee

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

The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that will serve as a hands-on learning laboratory for student in the foundation’s program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor.

On July 13, 2021, BCC board meeting (Agenda item 16.F.10) board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000.

The Immokalee Foundation sold its first home in December 2021. The second home was sold in May 2022 and in August 2022 the third home was sold to Mr. Joel Garcia. No update.



**2) 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 more information, please visit <http://www.ifha.info/>. Revised rendering will be provided at a future meeting. IFHA received final county approval of Site Development Plan (SDP) and they are currently out for bid. Land clearing started in September 2021. Groundbreaking was held on November 10, 2021. Construction is under way. The infrastructure work which also include utility work is complete. The asphalt was laid in the construction access areas. The site is ready for vertical construction which is slated to start in September. The awarded contractor is Heatherwood Construction. They will construct the first building which is 16 units.







**3) Habitat for Humanity of Collier County Kaicasa Housing Development**

Kaicasa will be located at the Southeast corner of Immokalee, on state road 29 as you enter the agricultural village from the south. The new affordable community will sit adjacent to the existing Farm Workers Village: subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions. Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country. Construction is set to start in August 2022. Habitat is taking in applications for this development. The first phase may be reduced to 65 homes due to supply shortage. Anticipated start construction time is July 2022.

Homes:

- Two-story home design
  - Three & Four-unit configurations
  - Contemporary style architecture
  - Affordable, no-interest mortgages
  - Three and four-bedroom, two-bath homes
  - Great room design
  - Single-car garage
- 
- Estimated 280 homes when complete
  - Permit-monitored parking
  - Designated visitor parking
  - Premium landscaping
  - Homeowners Association
  - Roughly 3 acres of recreational area with a large central playground and two smaller playgrounds for convenient access
  - Access to Village Oaks Elementary via pedestrian walkway & bridge to keep children safe



**Ten years. Three Phases.**

Initial infrastructure will soon begin for this sprawling community, with additional infrastructure added as the phases progress. We anticipate phase one construction to last for about 16 months, with families moving into their homes as certificates of occupancy are secured. Once complete, this neighborhood will boast nearly 300 homes, making it the largest Habitat subdivision in the country.

**Projected Phase Progress:**

*(estimated to begin late 2022)*

Phase 1: approximately 126 homes

Phase 2: approximately 110 homes

Phase 3: approximately 44 homes



For more information, please visit <https://www.habitatcollier.org/communities/kaicasa/>

4) ***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. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. CRA Board supported the proposed development. At the February 16, 2022, Parks & Recreation Meeting, H&F Architects provided updated renderings of the proposed development. A charter school is in the expansion plans, but it is currently planned as a development center. RCMA is reviewing partnership options for the development of the recreational fields with Parks & Recreation. No update.



5) *Casa San Juan Diego Multi-Family Affordable Housing Development National Development of America, Inc.*

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. National Development of America, Inc. applied for grant funding but didn't receive. They will continue to look for other funding to build Casa San Juan Diego development in Immokalee. No update.



\*Casa San Juan Diego will only be 2 story units

6) Casa Amigos – Farmworker units at Esperanza Place

At the September 21, 2022, CRA meeting Rural Neighborhoods announced that the 96-bed, 24-unit rental community at Esperanza Place will be converted to 24 family apartments. 14 will be directed to income restricted and 10 reserved for farm workers.



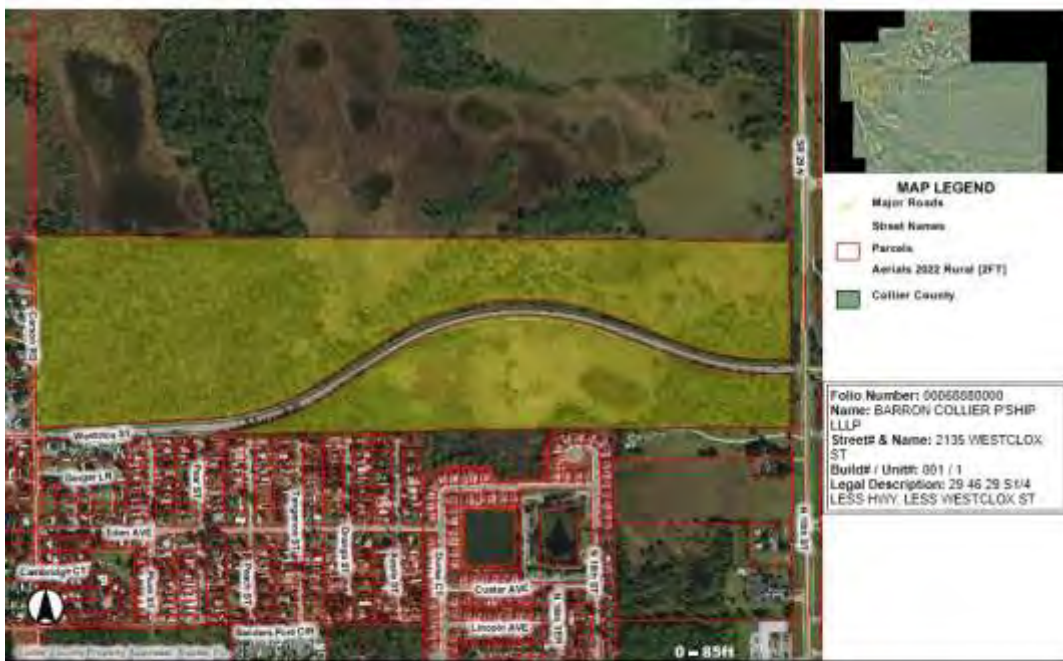
7) **LGI Homes**

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee.



8) **Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)**

Pulte Foundation is proposing 200 single-family homes, built to rent, and an early education center for roughly 250 students. The foundation presented at the CRA September 21<sup>st</sup> meeting.



2024 Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

9) Williams Farms of Immokalee (James E Williams Jr. Trust) RPUD (PUDZ) PL20210001434 Lake Trafford Road near Arrowhead (Property ID# 00113600106 & 0011360009 ) Current Zoning is A-MHO. 171 acres +/- . Williams Farms has submitted an application for a residential community on the south side of Lake Trafford Road. The consultant Daniel Delisi held an information meeting on August 30, 2022. They presented to the CRA on September 21, 2022.



10) Proposed **7 Eleven** at corner of 9<sup>th</sup> and Main Street

The original proposed development was approved by the CCPC on May 6, 2021. PUD was approved under Zoning Ordinance 21-22 and Resolution 21-116 for 4,650 SF store, 1,000 sf car wash and 16 unleaded and 4 diesel fueling positions. 7 Eleven requested to amend the PUD to add a drive through and remove the car wash. At the October 20, 2021, CRA meeting the advisory board voted unanimously to support requested changes to remove car wash and add drive thru. The proposed development went to the CCPC on February 17, 2022 and was approved with some contingencies. No outdoor music, no Alcohol can be sold from drive thru, and some changes were made to the SIC code.



The development was approved by the BCC board on March 22, 2022. Creighton Construction held a pre-construction meeting in March and started clearing property in April. Construction is underway. They are coordinating with the CRA and the United Arts Council (UAC) for a call for artist for the Murals.



### 11) Seminole Trading Post

The Immokalee Trading Post will feature 10 gas pumps, five electric vehicle (EV) charging stations and a 7,200-square-foot convenience store. The dispensers will offer regular, mid-grade, premium, diesel and Rec90 fuel. The plans include two canopies: one in the front for regular vehicles and small trucks, and one in the back for semi-trucks and recreational vehicles. The trading post will work with the nearby Seminole Casino Hotel and accept players' points for gas and items inside the store. On April 29, 2021, the Seminole Tribe of Florida held the groundbreaking ceremony. Construction is underway. Grand Opening is expected by the end of 2022.



Picture by Beverly Bidney



12) Seminole Tribe medical and public safety facility

On April 26, 2022, a groundbreaking ceremony was held for a medical and public safety building on the Immokalee Reservation. The ceremony featured current and past tribal leaders as well as one of the founding mothers of the Immokalee reservation, Nancy Motlow.

The 41,000-square foot building that will house the clinic, Center for Behavioral Health, and public safety departments on 9.7 acres on Seminole Crossing Trail. Construction is underway.



Picture by Beverly Bidney



13) Immokalee Fire Control District

Groundbreaking was held on September 27, 2021, for Fire Station 30 located at 510 New Market Road. The state-of-the-art firehouse will feature three apparatus bays and be equipped with bunker gear storage and a shop area. The building also will feature a lobby, conference room and two offices. Fire Station No. 30 will replace the existing firehouse located at 502 New Market Road. Construction started in December 2021 and is expected to be completed in December 2022.





## 14) Budget Inn (PL20220001199 CU)

On March 16, 2022, a pre-application meeting was held with county for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. They are in the early preliminary stages and don't have a conceptual plan yet.

9. The Face of Immokalee

On December 12, 2018, Michelle Tricca, a local Artist, presented The Face of Immokalee, a proposed outdoor photography installation celebrating the soul of Immokalee. CRA board supported the project and have formed a subcommittee to move the project forward.

The subcommittee last met on December 9, 2019, to discuss the art wall options for the old McCrory's building (S&O Grocery), Lipman Produce (trucks/building), site on 1<sup>st</sup> Street (Gadsden blue building), and the Zocalo plaza. Committee supported rendering provided by artist with minor changes.

On October 22, 2020, CRA staff and Lipman staff met with Michelle Tricca to discuss project status. On October 29, 2020, WGPU did a story on Ms. Tricca's public art installation for the Phase 1 portion of the project. Please see link to the WGPU Face of Immokalee story. [WGPU Face of Immokalee Story.](#)

On November 18, 2020, both the CRA and MSTU board supported The Face of Immokalee project and made a motion to allow the use of Zocalo Plaza Art Wall as a canvas for the project.

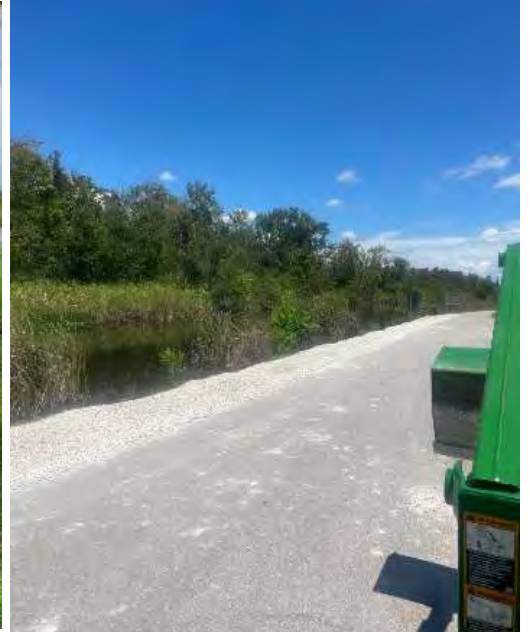
In May 2021 Ms. Tricca provided project updates to staff and announced that the project has started to receive donations via her fiscal sponsorship with ASMP Foundation. She also noted that the project was featured in [Florida Weekly.](#)

Visit project page for more information <https://www.michelletricca.com/projects/the-face-of-immokalee>

## 10. Collier County Parks &amp; Recreation – Immokalee area

CRA staff and Parks & Recreation staff are coordinating monthly meetings to discuss improvements of all Immokalee Parks. Ann Olesky Park had some improvements these past few months. The improvements included new sod, replaced signs, replaced wooden boards, added 57 stone to the north parking lot and repaired the boat doc. Temporary benches were also added to park.

Please see pictures of some of the improvements to the Immokalee parks.



11. Impact Fee Installment Payment Program

The program is for areas within the Immokalee CRA Boundary. The program took effect on October 2017. Program was modified July 2021.

- Pay your impact fees in installments over 30 years.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 2.24% fixed interest rate (2021 applicants).
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except state, county, and municipal taxes.
- Call or email for complete program requirements.

**Growth Management Department**

**Capital Project Planning, Impact Fees and Program Management Division**

2685 Horseshoe Drive South, Unit 103

Naples, Florida 34104

Phone: 239-252-6237

E-Mail: [Brandi.Pollard@colliercountyfl.gov](mailto:Brandi.Pollard@colliercountyfl.gov)

12. Adopt A Road Program

Adopt a Road – dormant for the past two years due to COVID and staffing changes.

In August 2021, Rich Koenigsnecht was assigned the program and Road Maintenance began the assessment. Samantha Roe is assisting and is the first point of contact if anyone would like to participate in the program.

Immokalee - In Town Roadways
Main Street from Brown Way to Lake Trafford Road
Main Street from Jerome Avenue to Brown Way
N 9th Street from Habitat Center to Lake Trafford Road
N 9th Street from 2nd Avenue N (south) to SR29 (Main Street)
South 1st Street from Stockade Road to SR29 (Main Street)
S 5th Street from West Delaware Avenue south to Breezewood Drive
Lake Trafford Road from N 15th Street west to Carson Road
Westclox Street from SR29 (Main Street) to the end
North 1st Street from SR29 (Main Street) to Adams Avenue
Lake Trafford Road from N 9th Street west to N 11th Street
Lake Trafford Road from N 11th Street west to N 15th Street
Lake Trafford Road from Little League Road west to Lake Trafford Marina Boundry
Lake Trafford Road from Carson Road west to Little League Road

No Sponsors reported to be active

The first task was to reach out to see what organizations were active and still wanted to participate. The second task was to complete an inspection of the signage. A photo was taken of every sign. The complete list will be sent to Traffic Operations who will make the signs. New signs are scheduled for the FY23 budget.

Immokalee is within Area 4.

Area 4 is larger than the Immokalee CRA boundaries. There are currently 13 road segments in Immokalee CRA boundary identified for the program, covering 8.75 miles. 10 of those segments at one point in time had sponsors. No sponsors are active today based on the recent assessment.



### 13. Collier County Opportunity Zone Program

This program is a 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. 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**

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 TO 5 YEARS)		
FY22 FIRST QUARTER (OCTOBER TO DECEMBER) UPDATE		
Project	Status 1	Status 2
<b>CAPTIAL</b>		
<b>Infrastructure Upgrades</b>		
Eustis Avenue & West Delaware Avenue		
Immokalee Sidewalk Phase III Project	Design FY22 -\$114,763 MSTU funds. Environmental \$12,400 FY23 CRA Capital fund 786.	Construction FY23-\$1,007,822.50. Received 987,000 Federal Funds. Substantial completed date 02.2023.
Carson Road		
Safe Routes to School - Eden Park Elementary Schools Sidewalks. Sidewalks on Carson Road. Grant funded and managed by GMD.	6' Sidewalk on south and west side of the road. Construction FY22/23-\$663,000.	
Lake Trafford Road		
Lake Trafford Road from Laurel Street to Tippens Terrace Project is three Phases. Grant funded and managed by GMD.	Design for Phase I & II FY 21/22 and Construction FY22/23	Phase III Pathway and Drainage Improvements Design FY21/22
Lake Trafford Road Corridor Lighting Study. Lake Trafford from SR29 to Ann Olesky Park & a portion of Carson Road.	Design in FY23. MSTU Funds \$243,990	Construction estimated cost \$2,500,000. Construction fund allocated for upcoming years.
Immokalee Complete Streets - TIGER Grant		
TIGER (Transportation Investment Generating Economic Recovery) Grant and managed by Collier County.	The design/build portion of this project started in early 2022 and construction is set to be completed early 2024.	Construction Budget is \$22,869,280 Funding sources are FHWA grant funds = \$13,132,691 County match funds = \$9,736,589.
TIGER Grant Coordination - Lighting Improvements	MSTU to pay for Utility fees	Cost is TBD.
Main Street		
Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street	Design FY22 -\$212,598 MSTU funds	Construction estimated cost \$2,500,000. Construction fund allocated for upcoming years.
First Street		
First Street Corridor Pedestrian Safety Improvement Project - South 1st Street from Main Street to School Road/Seminole Crossing Trail	Design FY23 - \$250,000 CDGB Funds	Construction estimated cost \$850,000. Construction fund allocated for upcoming years.
<b>Stormwater Infrastructure Upgrades</b>		
2018 Stormwater Master Plan Improvement Program		
Stormwater Improvement Program	Allocate CRA funds for priority project	
North 3rd Street Drainage Project		
The North 3 <sup>rd</sup> Street Drainage proposed project is located on North 3 <sup>rd</sup> Street between 2 <sup>nd</sup> Avenue and Roberts Avenue West. CDBG-DR Grant Funds. Project managed by Stormwater Department.	The project would include roadside swales, installation of inlets on 3 <sup>rd</sup> 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.
Eden Garden Bypass		
The Eden Garden Bypass Drainage Improvement proposed project is located is the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. Project managed by Stormwater Department.	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. The County applied for upcoming CDBG-DR grant funding for this project.
Madison Avenue Channel		
Madison Avenue Channel project. Project managed by Stormwater Department.	6 acre parcel to provide a pond site to improve stormwater quality from the outfalls along Madison Ave.	

REDEVELOPMENT PLAN IMPLEMENTATION - SHORT TERM PROJECTS (1 TO 5 YEARS)		
FY22 FIRST QUARTER (OCTOBER TO DECEMBER) UPDATE		
Project	Status 1	Status 2
<b>NON-CAPITAL</b>		
<b>First Street Corridor Zocalo Improvements</b>		
Zocalo Maintenance	CRA Property Maintenance First Street Zocalo Park	MSTU and CRA share cost \$10,000 each
Electrical Assessment and Upgrades - MSTU Project	FY22 Electrical enhancements for additional loads and to provide a cut-off switch in the electrical room area for the Plaza.	FY22/23 Replacement of light fixtures.
Installation of Plantings		
Installation of Fence along Stage area		
Chicken nuisance	DAS has installed two traps.	
<b>Monuments</b>		
Welcome Sign at First and Eustis and Triangle Area. MSTU Project	Construction was completed in March 2021.	Seasonal plantings at monument locations.
Welcome Sign at Panther Crossing SR29 (Farm Worker Village). MSTU Project	Redesign FY22/23 12,817 MSTU funds.	Construction estimated cost \$100,000. Construction fund allocated for upcoming years.
<b>9th Street Property</b>		
CRA owned property located at 107 S. 9th Street	FY22/23 Letter of Intent submitted by Catholic Charities to purchase the 1.96 acres of land.	Appraisal were obtained. Finalizing Purchase Agreement.
<b>Community Safety and Clean up</b>		
Prioritize Neighborhood initiative		
Community Safety and Clean Up Strategy- code enforcement issues and safety		
<b>Immokalee Area Master Plan Initiatives</b>		
Immokalee Area Overlay District Land Development Code (LDC) Updates	Consultant hired in FY22.	
<b>Economic Development</b>		
Florida Heartland Economic Region of Opportunity (FHERO) Annual Membership Fees	Pursuant to Executive Order 21-149, the RAO designation for the area around Immokalee included within the Round II Federal Enterprise Community located in NE Collier County shall be in effect for five years and will expire on 06/28/26.	
Economic Development Strategy		
<b>Grants and Programs</b>		
Commercial Façade Grant Program	Need review and update as necessary	Main Street focus
Sweat Equity Grant Program	Need review and update as necessary	
Economic Development Incentives Program		
Demolition Program		

Project Manager Report  
10/19/2022

**1. Main Street Improvements**

Grates:

On 9.12.22 reported to Ferrovail Services, FDOT's subcontractor, damaged grates at the SW and SE corners of the W Main/S 3<sup>rd</sup> Street intersection. The repair work was completed on 9.19.22.



09.12.22 Broken grate Main/3<sup>rd</sup> S



10.18.22 Grate repaired

**2. First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street)**

*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.

*ii. CRA*



10.10.22 Bamboo Trimming Service



Lighting Enhancements completed 9.22.22 except overhead lights

Bamboo. On 9.21.22 received a quote from A&M in the amount of \$1,087.50 for the trimming of the bamboo trees and the removal of the overhead vines and limbs. A&M was authorized to move forward on the bamboo trimming on 10.19.22 once the new fiscal year Purchase Order was finalized.

Lighting Enhancements:

The MSTU Board authorized a lighting assessment at the 3.23.22 MSTU Board meeting to get lighting improvements on the band shell, trellis, and string of lights over the diagonal walk. Staff received a quote of \$28,011.73 from Simmonds and the MSTU Board to approve the work pursuant to the lighting assessment to enhance the security and safety at the plaza on 6.30.22. Simmonds Electric received a PO on 7.25.22. Installation is completed for everything except the overhead string lights which delivery of string lights is anticipated for 10.21.22.

Container – Parks & Recreation Staff is moving the existing fence at South Park to accommodate Parks & Recreation’s utilization of their field. A RFQ for the fencing is being processed to include the relocation and raising of the storage container, add a vent & ramp and paint the exterior. The solicitation had been extended to 10.20.22 to secure quotes.

Holiday – The Zocalo Tree Lighting is on 12.1.22 and the Christmas Around the World Parade is 12.10.22.

Trimmers Holiday Décor provided a bid of \$19,250 for the installation of the holiday tree and garland. Staff is processing the Request for PO on 10.19.22. Staff plans to have the street light pole angels and holiday banners installed. The FDOT permit was issued on 8.29.22.

Papaney & Sons will provide the Zocalo Plaza decorating for the Tree Lighting Event. A Request for Purchase Order was processed for \$3,900 on 10.2.22.

**3. Street Light Poles #29, #11, #8, #3B and #20**

On 9.6.22 Staff advised of a knocked down pole #20. Staff filed claim #5009022212971 and received a quote of \$20,248.36 on 9.19.22 from Simmonds Electric to furnish and install a replacement pole. A Request for Purchase Order was processed on 10.12.22.





Claims being processed. Awaiting delivery of equipment.

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#29 217 N 15 <sup>th</sup> St	12.15.21	\$23,493.92	04.02.22			4.22.22 ordered pole \$500 Deductable. Delivery 11.4.22
#11 Triangle	09.01.19	\$18,299.29 +\$7,434.29	04.13.22	\$10,865.00	10.03.19	Claim paid, install not completed. 5.5.22 ordered pole. Delivery 10.28.22.
#8 Triangle	04.25.22	\$24,669.28	05.24.22			6.21.22 Pole ordered. Delivery 11.25.22.
#3B S 1 <sup>st</sup> St at in median at E Delaware	05.07.22	\$15,667.21	05.24.22	\$15,484.03	06.21.22	No replacement. \$500 deductable.
#20 SR29 on the curve	9/2-6/22	\$20,248.36	09.19.22			Filed Claim & processed Request for PO on 10.12.22.

#### 4. Panther Crossing Welcome Sign

Q. Grady Minor (QGM) provided a proposal of \$10,195 for the redesign of the monument sign. QGM provided plans that were reviewed for comments by County’s Landscape Department and Naples Botanical Gardens Staff.

There is no water on the side of SR29 where the sign will be constructed which will require a FDOT permit for a directional bore under SR29 from across the roadway. On 9.14.22 received proposal for additional services in the amount of \$2,622 for the directional bore. Change Order #1 was approved on 10.18.22 for the additional services for the revised scope to the plan and costs for the FDOT permit. Staff is preparing the Request for PO Modification for this CO.



*Report by: Yvonne Blair, Project Manager Dated: October 19, 2022*



1

## HURRICANE IAN DAMAGES

Location	Address	% Flooded	Surge (AFF)	Damage	Likely Action Required	Budget	Action/Response
Main Street (MSTU area from CR846-Hancock Street)	East Main Street	0%	N/A	Minor	Debris Cleanup /Tree Removal	\$ 1,500.00	Cleaned and removed trees
1st Street (MSTU area from W. Main Street to Carver Street)	1st Street Corridor	0%	N/A	Minor	Debris Cleanup /Tree Removal	\$ 300.00	Cleaned and removed trees
Triangle Area	Intersection at SR29 & Westclox	1%	1'	Minor	Debris Cleanup	\$ 300.00	Cleaned and removed trees
9th Street Property	107 South 9th Street	1%	2'	Minor	Debris Cleanup /Tree Removal	\$ 600.00	Cleaned and removed trees
Eustis Pond	Eustis Avenue	0%	N/A	Minor	Tree Removal	\$ 200.00	Verifying if work will be done by the other agency maintaining pond.
Zocalo Park	107 North 1st Street	0%	N/A	Minor	Debris Cleanup	\$ 300.00	Park staff cleaned area up.
						<b>\$ 3,200.00</b>	

## MAIN STREET (MSTU AREA)

BEFORE



AFTER



## MAIN STREET (MSTU AREA)

BEFORE

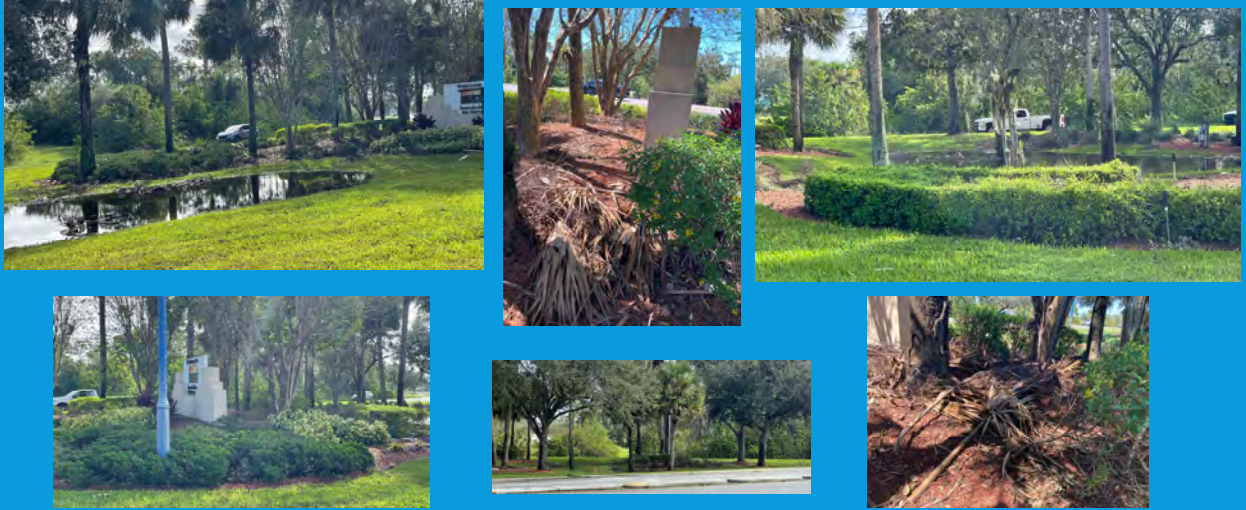


AFTER



## TRIANGLE (MSTU AREA)

BEFORE



## TRIANGLE (MSTU AREA)

AFTER



# 9<sup>TH</sup> STREET PROPERTY (COUNTY OWNED)

BEFORE



# 9<sup>TH</sup> STREET PROPERTY (COUNTY OWNED)

AFTER



## ZOCALO PARK (COUNTY OWNED)

BEFORE



## ZOCALO PARK (COUNTY OWNED)

AFTER



## FIRST STREET (MSTU AREA)

BEFORE



AFTER



## EUSTIS POND (COUNTY OWNED)

BEFORE



CURRENTLY







# Immokalee Community Redevelopment Area

## Projects Updates

October 17, 2022

## Table of Content

### ICRA Projects (Funded by CRA and MSTU)

- Immokalee Sidewalk Phase III
  - Eustis Avenue & West Delaware
- First Street Corridor Pedestrian Safety Improvements
  - South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail
- Lake Trafford Road Corridor Lighting Study
  - Lake Trafford from SR29 (15<sup>th</sup> St.) to Ann Olesky Park & a portion of Carson Road
- Main Street Corridor Streetscape
  - SR29 (Main Street) from 9<sup>th</sup> Street to E 2<sup>nd</sup> Street
- Monument – Welcome Sign
  - Panther Crossing – SR29

### Other County Projects

- Immokalee Complete Streets
  - Transportation Investment Generation Economic Recovery (TIGER) Grant
- CRA owned property located at 107 South 9<sup>th</sup> Street

## Eustis Avenue & West Delaware

**Project #:**

**Project Sponsor:** Immokalee CRA

**Project Manager:** Yvonne Blair

**Project Scope:** A comprehensive sidewalk plan for the southern area of the Immokalee Community. Consists of 6' wide concrete sidewalks as well as drainage improvements along Eustis Street and W. Delaware from S 5<sup>th</sup> Street to S 1<sup>st</sup> Street (approximately 2,500 linear feet).

**Design Budget:** \$114,763 MSTU Funds

**Construction Costs:** 100% cost estimate \$1,007,822.50

Total Estimated: \$1.4M

**Federal Appropriations Funds (Estimated):** \$987,000

**Architect/Engineer:** Agnoli, Barber & Brundage (ABB)

**Owner's Representative (CEI):** Total Municipal Solutions

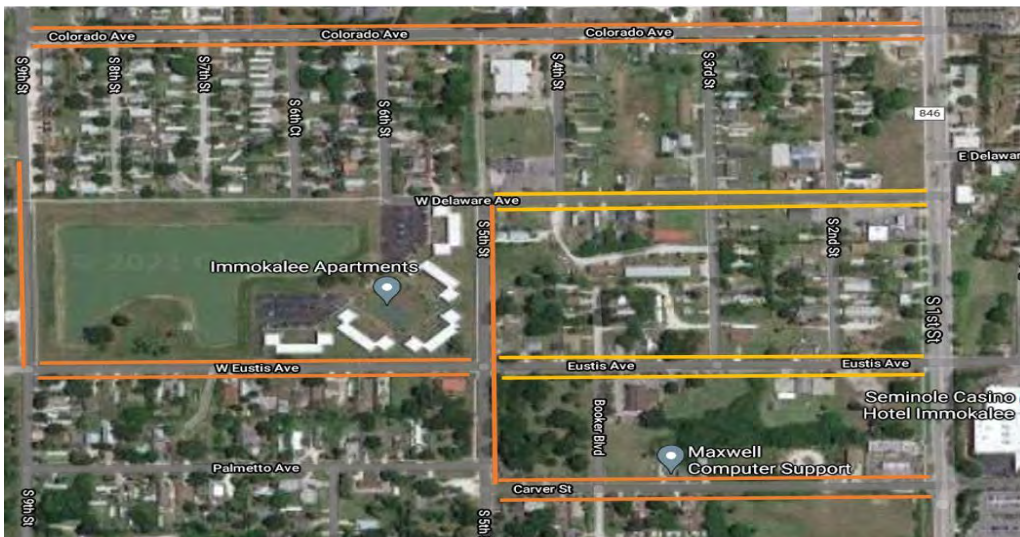
**CEI Budget:** TBD CRA Funds

**General Contractor:** TBD

**BCC Board Date:** TBD

**Notice to Proceed Date:** 08.16.2021

**Estimated Substantial Completion Date:** 02.07.2023



### Milestones/Challenges To Date: 10/17/2022

- On 9/15 sent ABB Suspension of Work Notice & will resume Work Order activities after solicitation for Contractor process is completed. WO expires 2.7.23.
- A Request for PO for Civita LLC is being processed for the Environmental Review.
- Total Municipal Solutions (TMS) next on rotation for CEI Services and TMS is evaluating resources to accept the award.
- Immokalee CRA Advisory Board authorized staff to have the BCC execute the required federal forms for funding. Staff to process an executive summary.

DESCRIPTION OF WORK	% COMPLETE
Procurement	15%
Design	100%
Construction	0%

## South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail

**Project #:33831-01**

**Project Sponsor: Immokalee MSTU**

**Project Manager: Yvonne Blair**

**Project Scope:** In 2021 Q Grady Minor (QGM) provided a Conceptual Plan Report that recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles for pedestrian safety. Staff applied for a Community Development Block Grant for the design of the lighting and safety improvement plans.

**CHS CDBG Grant #CD22-03-IMM (Design Only)**

**Design Budget:** \$250,000 CDBG Funds

**CDBG Design Funds End:** 04.30.2024

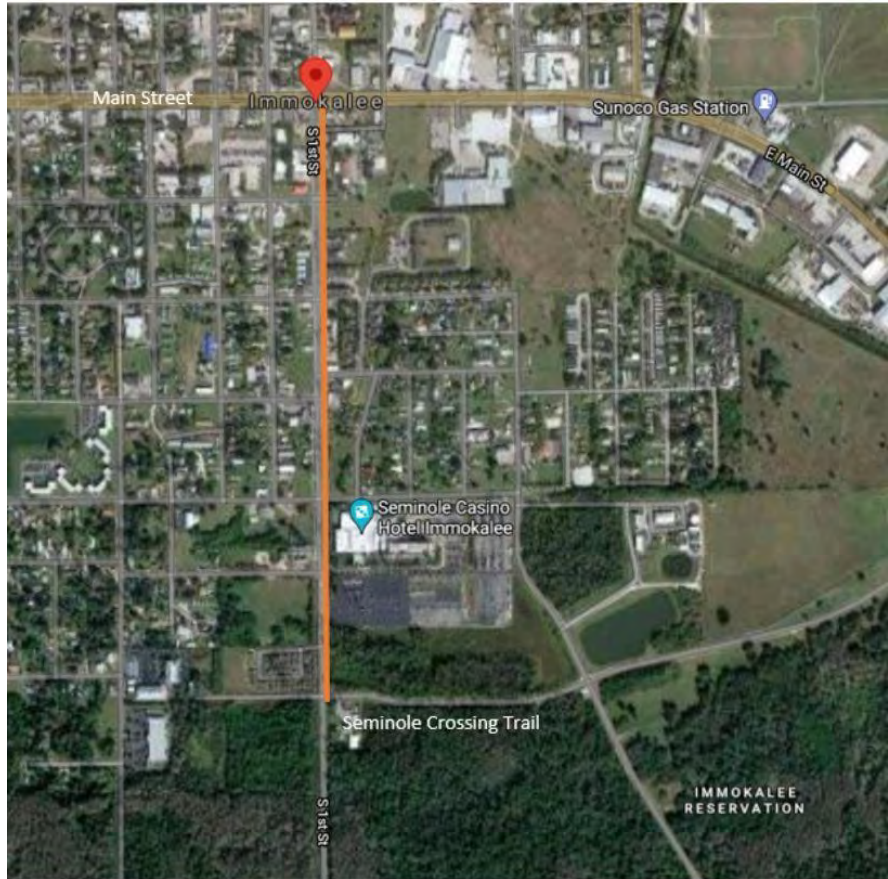
**Construction Budget:** \$850,000 CRA & MSTU Funds

**Architect/Engineer:** TBD

**General Contractor:** TBD

**Notice to Proceed Date:** TBD

**Estimated Substantial Completion Date:** TBD



### Milestones/Challenges To Date: 10/17/2022

- A draft RFP was revised on 10/6 and in the review process before sending to OMB & CHS.
- Subrecipient Agreement & Budget Amendment was approved by BCC's 9.13.22 Consent Agenda. CHS Partnership Meeting scheduled on 10/18 with Staff for the \$250,000 Grant Agreement for the design project.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%

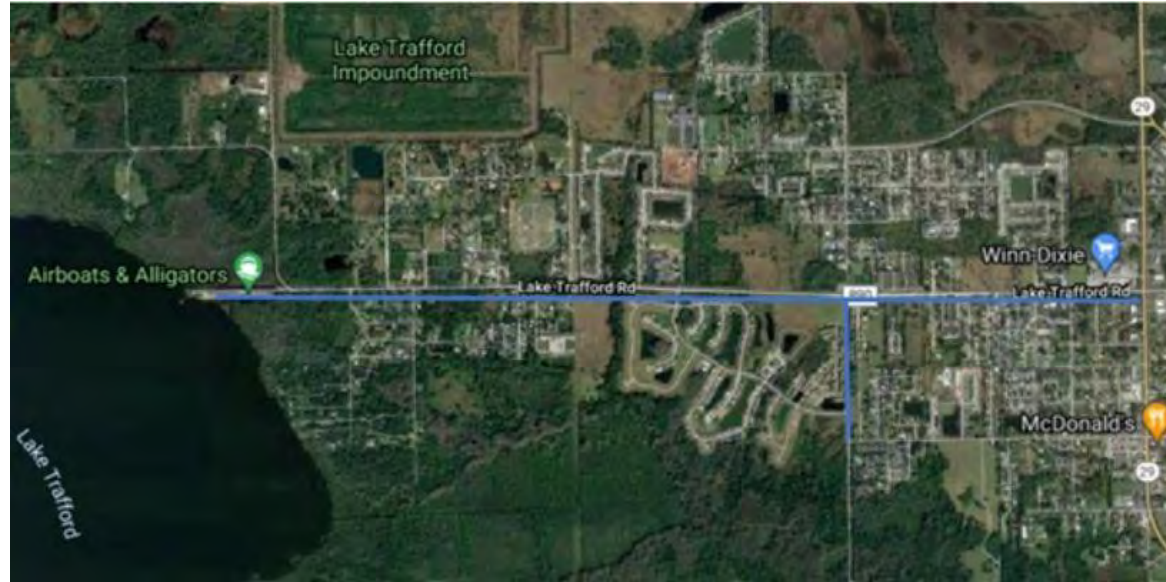
**Project #:**

**Project Sponsor:** Immokalee MSTU  
**Project Manager:** Yvonne Blair

**Project Scope:** Jacobs Engineering Group (Jacobs) is to prepare a revised Proposal for a lighting justification study to determine lighting requirements utilizing LCEC equipment and to survey the project's corridors. The project will be completed in phases to coordination the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.

**Design Budget (Estimate):** \$243,990 MSTU Funds  
**Construction Budget (Estimate):** \$2,500,000 CRA & MSTU Funds  
**Architect/Engineer:** Jacobs Engineering  
**Owner's Representative (CEI):** TBD  
**General Contractor:** TBD

**Notice to Proceed Date:** TBD  
**Estimated Substantial Completion Date:** TBD



**Milestones/Challenges To Date: 10/17/2022**

- No Update.
- On 8.23.22 Jacobs provided a revised Proposal to survey the corridors and coordinate with LCEC on the plan needed for LCEC equipment to be installed on the Street Lighting Design Plan. On 9.13.22 Staff reviewed the Proposal's scope and sought Transportation Engineering's recommendation on the cited survey.
- Procurement confirmed no new Direct Select needed for Jacobs on 9/23.
- On 9/23 emailed Jacobs to prepare modified proposal for construction plans (not conceptual plans) and survey (SUEs) at location of street light poles.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%

## SR29 (Main Street) from 9<sup>th</sup> Street to E 2<sup>nd</sup> Street

**Project #:**

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

**Project Scope:** Johnson Engineering (Johnson) has been selected as the Consultant to prepare a Proposal for the design improvements to the streetscape of Main Street Corridor (.61 miles). The project consists of design services, permitting, and construction oversight for streetscape enhancements.

**Design Budget:** \$212,598 MSTU Funds

**Construction Budget (Estimated):** \$2,500,000 CRA & MSTU Funds

**Architect/Engineer:** Johnson Engineering

**Design Notice to Proceed Date:** 9.1.22

**Final Design 100% Plans:** Estimated 8.31.23

**Construction Completion Date:** Estimated 08.31.2024



**Milestones / Challenges to date: 10/17/2022**

- A NTP was issued with a commencement date of 9.1.22 and design plans completed within 10-12 months.
- Kick-Off Meeting and Site Visit with Johnson's design team and CRA Staff held on 9.26.22.
- Scheduled Meeting #1 on 11/16 with Joint Immokalee CRA & MSTU/Public Meeting for wish list discussions for conceptual plans.
- Darryl Richard, FDOT District Landscape Architect D1, will be involved in design and coordination.
- Public Meeting #2 at 5 -7PM will be held in January. Date to be confirmed. Potential Dates: 1/11/23 or on 1/25/23.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	0%
Construction	0%

## Panther Crossing – SR29

**Project #:**

**Project Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

**Project Scope:** Project will provide the third and final gateway welcome sign for the community of Immokalee on SR 29 at the Panther’s Crossing/Farm Worker’s Village.

**Design Budget:** \$10,195 MSTU Funds

**Construction Budget (Estimated):** \$100,000 MSTU Funds

**Design-Build Contractor:** Q. Grady Minor (QGM)

**Notice to Proceed Date:** 08.04.22

**Completion of Design Plans (Estimated):** 11.02.22

**Estimated Final Completion Date:** 05.13.23



**Milestones/Challenges To Date: Updated 10/17/22**

- NTP commencement date of 8.4.22 and completion date of 11.2.22 for design rework plans.
- Reviewed plans and discovered no water at site. On 9.14.22 QGM provided a Proposal of \$2,622 for additional services for the FDOT directional bore permit.
- Change Order #1 for Additional Services sent to Procurement for approval on 10/12.

**DESCRIPTION OF WORK**

**% COMPLETE**

Procurement 100%

Design - Rework 30%

Construction 0%

## Transportation Investment Generation Economic Recovery

**District #: 5**  
**Project #: 33563**

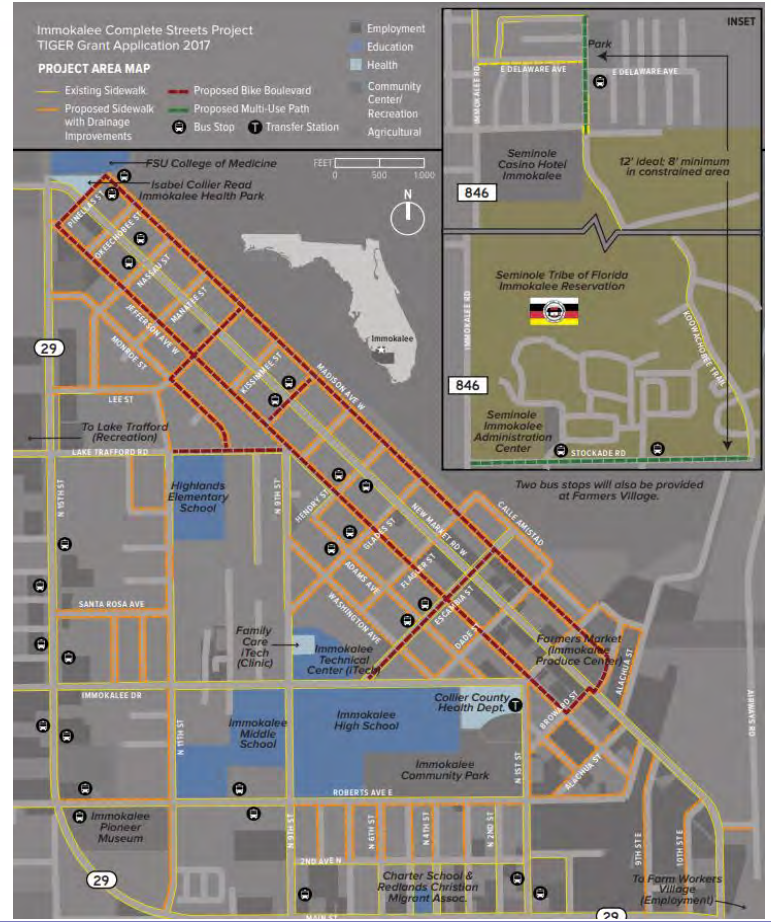
**Project Sponsor:** BCC  
**Project Manager:** Michael Tisch, Transportation Engineering  
**Monitoring Project for Community's Awareness**  
**Project Website:** <https://immokaleecompletestreets.com>

**Project Scope:** This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding the streetlight electric bill after the completion of the project.

**Construction Budget:** \$22,869,280 Funding sources: FHWA grant funds (\$13,132,691) & County match funds (\$9,736,589)  
**Architect/Engineer:** Q Grady Minor PA  
**Construction Manager:** Quality Enterprises USA  
**Owner's Representative (CEI):** Kisinger Campo & Associates  
**Contact Info:** Cella Molnar & Associates  
<https://immokaleecompletestreets.com/contact-2/>

**BCC Approval Date:** 02.08.22  
**Estimated Substantial Completion Date:** 2024

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	10%
Construction	0%



### Milestones/Challenges To Date: 10/17/2022

- The County's Contractor is continuing with the surveying, permitting and design portion of the project. Environmental field work completed in Areas 1, 2 & 3.
- Area 1 - Contractor continuing design for submittal of 90% plans.
- Area 2 - Survey of Area completed and Contractor continuing design for 60% plan.
- Area 3 - Survey of Area completed and Contractor continuing design for 30% plans.
- Area 4 - Survey ongoing and anticipate completion in October.
- Area 5 - Contractor reviewing different alignment options for multi-use trail.
- Bus Transfer Station – SDPA, ROW, SFWMD & IWSD currently under review.



**District #: 5**

**Project #: Ninth Street Parcel – Letter of Intent**

**Project Sponsor: Immokalee CRA**

**Project Manager: Debrah Forester**

**Project Scope:** In May 2021, Catholic Charities submitted a Letter of Intent (LOI) and draft concept plan to purchase the CRA property to complete the assembly of appx. 7 acres at the corner of North and Main Street in downtown Immokalee. The concept plan includes a mix of uses including urgent care facility, improved social services, community meeting room, administrative offices, retail space and affordable housing. Folio # 01228400009, 1.96 Ac., Zoning RMF-6 with C-4 MSOSD.

**Architect/Engineer: TBD**

**Construction Manager: TBD**

**Buyer:** Catholic Charities Diocese of Venice, Inc. (Catholic Charities)

**Buyer's Representative:** Eduardo (Eddie) Gloria, CEO

**BCC Approval Date:** Estimated 4<sup>th</sup> Quarter 2022

**Estimated Substantial Completion Date:** TBD

**Final Completion Date:** TBD



### Milestones/Challenges To Date: 10/17/2022

- On 07.12.22 the BCC acting as the CRA Board, accepted the 03.23.22 LOI submitted by Catholic Charities and directed staff to negotiate a Purchase Agreement
- Appraisals were obtained by both Seller and Buyer in August 2022
- Draft Purchase Agreement being reviewed by Catholic Charities
- Final Purchase Agreement will be brought forward to the CRA Board for consideration

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%



## MSTU Project Manager Field Observation & Assessment

### Project Manager Field Observations October 10, 2022

#### 1) Beautification Area Improvements:

*First Street Zocalo Plaza*

*Memorial Benches*

- Dedication event being proposed for November 2022.

8.22.22 Memorial bench completion



#### 2) *Landscape Maintenance*

- *Bamboo Trees:* The bamboo along the west wall were trimmed in February 2022 and on 9.28.22 A&M provided a quote of \$1,087.50 to trim the bamboo and authorized to proceed with the work on 10.19.22.



02.14.22 Trimmed bamboo



10.10.22 Bamboo trees

## MSTU Project Manager Field Observation & Assessment

*Oak Tree:* One oak is uprooted and leaning heavily. A PO Modification was processed on 8.25.22 and A&M will commence work to save the oak tree. Currently the ground is too wet to proceed or risk turf damage.



06.13.22 Uprooted Oak Tree



09.16.22 damaged mast arm pole

### *Mast Arm Signal Poles Damage (NW Corner of Main Street and N 1<sup>st</sup> Street)*

The newly painted signal pole was damaged with some paint scraped down to the bare metal. When there is damage like this on a mast pole, Collier County requires that we repaint the entire upright. A Request for PO is being processed for \$2,554. Staff has processed a claim with a \$500 deductible.

*A&M:* A&M is cleaning the streets according to their schedule and their work continues to be satisfactory.

### *Improvements on Main Street Project: Main Street between 1<sup>st</sup> and 9<sup>th</sup>*

*Main Street Streetscape:* Johnson Engineering was provided a Notice to Proceed on the Main Street Streetscape on 8/31 and Staff attended the 9/26 Kick-off Meeting. Johnson to prepare a project "wish list" based on comments received at the 11.16.22 Meeting #1 (Joint CRA/MSTU Meeting).

*Main Street - Paver damage:* On 10.10.22 Staff notified Ferrovia Services, FDOT's Subcontractor, regarding the sunken pavers that need repaired along Main Street. The work was completed on 10.13.22 at Azteca and Blocker House (Handy Store/9<sup>th</sup> St) and Ferrovia to replace sidewalk at Sunoco location.

## MSTU Project Manager Field Observation & Assessment



10.06.22 Azteca



9.27.22 Sunoco 516 W Main



10.10.22 Blocker House next to Handy/9<sup>th</sup> St N



10.18.22 Azteca repaired & Handy/9<sup>th</sup> St N also repaired



10.18.22 Sunoco sidewalk to be replaced

### Triangle Welcome Sign



Triangle 9.29.22 after lan



10.10.22 Triangle

## MSTU Project Manager Field Observation & Assessment



10.10.22 Triangle

*Irrigation Service Meter – 120 W Delaware/S 1<sup>st</sup> Street (Handy Store):* No power was reported to the irrigation service box and the meter was damaged and needed repairs. No power to the irrigation system. Received a quote of \$2,965.23 from Simmonds Electrical. The work has been completed and the inspection finalized. Invoice was \$2,263.5 to complete project.

## Upcoming Community Events

*Updated 10/17/2022*

### **Fiesta De Fajitas – Hurricane Relief**

**Date:** 10/29/2022 at 10:00 a.m.- 6:00 p.m.

**Location:** Lozano Restaurant

405 E New Market Rd.,

Immokalee, FL. 34142

For more information call 239-657-0080

### **Disaster Outreach Event @ the Amigos Center**

**Date:** 10/29/2022 at 11:00 a.m.- 5:00 p.m.

**Location:** Amigos Center

106 S 2nd St

Immokalee, FL. 34142

For more information call 239-334-4554

### **Immokalee Task Force Meeting**

**Date:** 10/31/2022 at 10:00 a.m.

**Location:** CareerSource Southwest Florida

750 South 5th Street

Immokalee, FL. 34142

### **Immokalee Chamber of Commerce**

**Date:** 11/02/2022 at 8:00 a.m.

**Location:** Lozano Restaurant

405 E New Market Rd.,

Immokalee, FL. 34142

### **Big Bus Event**

**Date:** 11/05/2022 at 9:00 a.m.- 12:00 p.m.

**Location:** 419 W First Street

Immokalee, FL. 34142

For more information call 239-252-8200

### **Collier County Public School Regular Board Meeting**

**Date:** 11/07/2022 at 4:30 p.m.

**Location:** Collier County Public Schools DR Martin Luther King Jr ADM Center

5775 Osceola Trail, Naples, FL 34109

### **Board of County Commissioners Meeting**

**Date:** 11/08/2022 at 9:00 a.m.

**Location:** Board of County Commissioners Chambers, Third Floor, Collier County Government Center  
3299 Tamiami Trail E, Naples, FL 34109

For more information go to: <https://www.colliercountyfl.gov/government/county-manager-operations/board-of-county-commissioners/meetings-and-information>

### **Immokalee Interagency Council Meeting**

**Date:** 11/09/2022 at 11:30 a.m. – 1:00 p.m.

**Location:** CareerSource SWFL, Conference Room 1  
750 South 5<sup>th</sup> Street, Immokalee, FL. 34142

For more information contact: Mark Beland at 239.285.930

### **Collier County Parks & Recreation Advisory Board Meeting (PARAB)**

**Date:** 11/16/2022 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 call 239.252.4000

### **Immokalee Water & Sewer District Board Meeting**

**Date:** 11/16/2022 at 4:30 p.m.

**Location:** IWSD Office  
1020 Sanitation Road, Immokalee, FL 34142

For more information call 239-658-3630

If you have a community event you would like us to add to the list or a correction that needs to be made, please send to [Yuridia.Zaragoza@colliercountyfl.gov](mailto:Yuridia.Zaragoza@colliercountyfl.gov) or call at 239-867-0025



# 9<sup>TH</sup> ANNUAL CHRISTMAS TREE LIGHTING

**THURSDAY, DECEMBER 1, 2022**  
**6PM @ THE IMMOKALEE ZOCALO PLAZA**  
**107 1ST STREET IMMOKALEE, FL 34142**  
DECORATIONS DONATED BY SEMINOLE CASINO HOTEL  
**FREE TO THE PUBLIC**

SANTA'S PERSONAL  
MAIL DROP STATION

CHRISTMAS  
MUSIC

PHOTO PROPS FOR  
PICS WITH SANTA

CORONATION OF  
OUR LITTLE MR. &  
MISS SNOWFLAKE

LIVE COUNTDOWN  
OF CHRISTMAS  
TREE LIGHTS



FOR MORE INFORMATION CONTACT  
**LEONOR MONTELONGO AT 239-252-4677**



CHRISTMAS AROUND THE WORLD PARADE & SNOW GALA

**CELEBRATES**  
**"IMMOKALEE MY HOME"**  
**WHAT'S YOUR MEMORABLE**  
**MOMENT**



**DECEMBER 10, 2022**

5:30PM | IMMOKALEE SPORTS COMPLEX  
SOCCER FIELD

**FOOD, GAMES, ENTERTAINMENT, PRIZES,  
SANTA PICTURES AND MUCH MORE**

**FOR MORE INFO**

[IMMOKALEECHAMBEROFCOMMERCE@GMAIL.COM](mailto:IMMOKALEECHAMBEROFCOMMERCE@GMAIL.COM)





**A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT**

## Immokalee MSTU/MSTD Landscape Maintenance

**Month of: October 2022**

Work Area 1-Hwy 29 to Hancock	Service #1	Service #2	Service #3
(1) Side ROW Mowing	n/a	10/7/22	10/14/22
(2) Median Mowing	n/a	10/7/22	10/14/22
(3) Median Mowing	n/a	10/7/22	10/14/22
(4) Turf Mowing & Edging	10/1/22	n/a	n/a
(5) Weeding	n/a	10/5/22	10/12/22
(6) General Site Pruning	n/a	10/5/22	n/a
(7) Irrigation Systems	10/1/22	10/8/22	10/15/22
(27) Street Cleaning	n/a	10/5/22	10/12/22
(28) Trash Removal	n/a	10/5/22	10/12/22
(29) Air Blow	n/a	10/5/22	10/12/22
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a
(31) Street Sweeping	n/a	10/6/22	10/13/22
(32) Bulbouts and Gutter Channel Drain Cleaning	n/a	10/5/22	n/a
(33) Pressure Water Flush	n/a	n/a	10/12/22
(34) Tree Grates	n/a	10/5/22	10/12/22
(35) Pressure Cleaning btw 9th & 1st	n/a	n/a	n/a
Work Area 2-1st to Carver & Triangle	Service #1	Service #2	Service #3
(8) Side ROW Mowing	n/a	10/7/22	10/14/22
(9) Side ROW Mowing	n/a	10/7/22	10/14/22
(10) Median Mowing	n/a	10/7/22	10/14/22
(11) Weeding	n/a	10/5/22	10/12/22
(12) General Site Pruning	n/a	10/5/22	n/a
(13) Irrigation Systems	10/1/22	10/8/22	10/15/22
(27) Street Cleaning	n/a	10/5/22	10/12/22
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a
(37) Street Sweeping	n/a	10/6/22	10/13/22
(38) Tree Grates	n/a	10/5/22	10/12/22
Work Areas 1 &2-Other Items	Service #1	Service #2	Service #3
(14-17) Canopy Tree Pruning	n/a	n/a	n/a
(18-19) Palm Pruning	n/a	n/a	n/a
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	n/a
(21) Ornamental-Herbicides	n/a	n/a	n/a
(22) Fertilization	n/a	n/a	n/a
(25-26) Mulching	n/a	n/a	n/a
(39) Banner Installation	n/a	n/a	n/a
(40) Decorations with brackets	n/a	n/a	n/a

**ADDITIONAL INFORMATION/COMMENTS**

(plant/pest problems, site issues, recent traffic accidents, etc.)

EST#1315-Additional weekly trash pickups this month= 4 (10/01, 10/08, 10/15, 10/22, 10/29)



**A&M PROPERTY MAINTENANCE- SCHEDULE**

Immokalee MSTU /MSTD Landscape Maintenance

**Month of: November 2022**

**Week Ending**

	Saturday, November 5, 2022	Saturday, November 12, 2022	Saturday, November 19, 2022	Saturday, November 26, 2022	Saturday, December 3, 2022
Work Area 1-Hwy 29 to Hancock					
(1) Side ROW Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(2) Median Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(3) Median Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(4) Turf Mowing & Edging	11/4/22	n/a	n/a	n/a	n/a
(5) Weeding	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(6) General Site Pruning	11/7/22	n/a	n/a	n/a	n/a
(7) Irrigation Systems	11/5/22	11/12/22	11/19/22	11/26/22	n/a
(27) Street Cleaning	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(28) Trash Removal	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(29) Air Blow	11/2/22	11/9/22	11/16/22	11/23/22	n/a
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a	n/a	n/a
(31) Street Sweeping**	11/3/22	11/10/22	11/17/22	11/24/22	n/a
(32) Bulbouts and Gutter Channel Drain Cleaning	11/2/22	11/9/22	11/16/22	11/23/22	n/a
(33) Pressure Water Flush	n/a	11/9/22	n/a	11/23/22	n/a
(34) Tree Grates	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(35) Pressure Cleaning btw 9th & 1st)	n/a	n/a	11/26-27/21	n/a	n/a
Work Area 2-1st to Carver & Triangle	Saturday, November 5, 2022	Saturday, November 12, 2022	Saturday, November 19, 2022	Saturday, November 26, 2022	Saturday, December 3, 2022
(8) Side ROW Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(9) Side ROW Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(10) Median Mowing	11/4/22	11/11/22	11/18/22	11/25/22	n/a
(11) Weeding	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(12) General Site Pruning	11/7/22	n/a	n/a	n/a	n/a
(13) Irrigation Systems	11/5/22	11/12/22	11/19/22	11/26/22	n/a
(27) Street Cleaning	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(28) Trash Removal	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(29) Air Blow	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a	n/a	n/a
(37) Street Sweeping	11/3/22	11/10/22	11/17/22	11/24/22	n/a
(38) Tree Grates	11/2/22	11/9/22	11/16/22	11/23/22	11/30/22
Work Areas 1 & 2-Other Items	Saturday, November 5, 2022	Saturday, November 12, 2022	Saturday, November 19, 2022	Saturday, November 26, 2022	Saturday, December 3, 2022
(14-17) Canopy Tree Pruning	n/a	n/a	n/a	n/a	n/a
(18-19) Palm Pruning	n/a	n/a	n/a	n/a	n/a
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	n/a	11/25/22	n/a
(21) Ornamental-Herbicides	n/a	n/a	11/18/22	n/a	n/a
(22) Fertilization	n/a	n/a	n/a	n/a	n/a
(25-26) Mulching	n/a	n/a	n/a	n/a	n/a
(39) Banner Installation	n/a	n/a	n/a	11/25-11/26	n/a
(40) Decorations with brackets	n/a	n/a	n/a	11/25-11/26	n/a

\*n/a's listed represents services not required for this time period

\*\*Street Sweeping scheduled at variable times in the day, sometimes outside normal business hours

**A&M Property Maintenance, LLC**  
4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Christie Betancourt  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IMMWK-0922

**DATE** 09/30/2022

**DUE DATE** 10/30/2022

**TERMS** Net 30

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**P.O. NUMBER**

4500214296

DESCRIPTION	QTY	RATE	AMOUNT
<b>IMMOKALEE MSTU ROADWAY LANDSCAPE MAINTENANCE- INCIDENTAL</b>			
Weekly rate to address excessive trash on Main Street: trash pick-up and removal of trash from bins			
(9) Labor (labor per man hour) 2 men, 3 hours per week 09/03/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 09/10/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 09/17/22	6	50.00	300.00
(9) Labor (labor per man hour) 2 men, 3 hours per week 09/24/22	6	50.00	300.00

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Thank you for your prompt payment.

**BALANCE DUE**

**\$1,200.00**



**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# Estimate

**ADDRESS**

Immokalee CRA  
1320 N 15th St.  
Immokalee, FL 34142

**SHIP TO**

Immokalee CRA  
Zocalo Plaza  
107 N 1st Street  
Immokalee, FL 34142

**ESTIMATE #** 1284R

**DATE** 09/21/2022

ACTIVITY	QTY	RATE	AMOUNT
ZOCALO PLAZA			0.00
Trim bamboo located along the west wall and the vine growing on the overhead electrical wire down to a height not to exceed 12" to 15" below the top of the existing wall.			
Remove the vine(s) and squash-type plant growing on an overhead wire from the side of the wall.			
Debris will be removed and hauled for proper disposal and area will be broom swept after trimming.			
(90) Laborer/Helper (per man hour) 3 men, 7.25 hours	21.75	50.00	1,087.50
<b>TOTAL</b>			<b>\$1,087.50</b>

Accepted By

Accepted Date

**A&M Property Maintenance, LLC**  
4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# Estimate

**ADDRESS**

Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee CRA  
Attn: Christie Betancourt  
750 S 5th Street, Ste 2  
Immokalee, FL 34142

**ESTIMATE # 1362**

**DATE 10/18/2022**

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ACTIVITY	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY LANDSCAPE MAINTENANCE- INCIDENTAL EUSTIS POND Remove down tree (90) Laborer/Helper (per man hour) 2 men, 2 hours	4	50.00	200.00
TOTAL			<b>\$200.00</b>

Accepted By

Accepted Date

**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
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# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IAN-001

**DATE** 10/01/2022

**DUE DATE** 10/31/2022

**TERMS** Net 30

**P.O. NUMBER**

4500220326

DESCRIPTION	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY MAINTENANCE DISASTER RECOVERY- HURRICANE IAN 1ST STREET Remove downed tree on ROW (90) Laborer/Worker (per hour) 4 men, 1.50 hours	6	50.00	300.00
MAIN STREET Removed downed tree on median (90) Laborer/Worker (per hour) 4 men, 2.00 hours	8	50.00	400.00
9TH STREET Removed downed tree and landscape debris (90) Laborer/Worker (per hour) 4 men, 3.00 hours	12	50.00	600.00
AIRPORT PARK Remove downed tree on median (90) Laborer/Worker (per hour) 4 men, 1.00 hours	4	50.00	200.00
Reference: Estimate #1354 Work Completed on: 10/01/2022			

Thank you for your prompt payment.

**BALANCE DUE**

**\$1,500.00**

**A&M Property Maintenance, LLC**  
4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# Estimate

**ADDRESS**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**ESTIMATE #** IAN-1354

**DATE** 09/29/2022

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ACTIVITY	QTY	RATE	AMOUNT
<b>IMMOKALEE MSTU ROADWAY MAINTENANCE DISASTER RECOVERY- HURRICANE IAN</b>			
<b>1ST STREET</b>			
Remove downed tree on ROW (90) Laborer/Worker (per hour) 4 men, 1.50 hours	6	50.00	300.00
<b>MAIN STREET</b>			
Removed downed tree on median (90) Laborer/Worker (per hour) 4 men, 2.00 hours	8	50.00	400.00
<b>9TH STREET</b>			
Removed downed tree and landscape debris (90) Laborer/Worker (per hour) 4 men, 3.00 hours	12	50.00	600.00
<b>AIRPORT PARK</b>			
Remove downed tree on median (90) Laborer/Worker (per hour) 4 men, 1.00 hours	4	50.00	200.00
<b>TOTAL</b>			<b>\$1,500.00</b>

Accepted By

Accepted Date

**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
(239) 503-0303  
aandmtotal@yahoo.com

# INVOICE

**BILL TO**

Immokalee MSTU  
Collier County Board of  
County Commissioners  
Attn: Accounts Payable  
3299 Tamiami Trail E, Ste 700  
Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**INVOICE #** IAN-002

**DATE** 10/01/2022

**DUE DATE** 10/31/2022

**TERMS** Net 30

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**P.O. NUMBER**

4500220326

DESCRIPTION	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY MAINTENANCE DISASTER RECOVERY- HURRICANE IAN 1ST STREET & MAIN STREET Picking up smaller debris and palm fronds and raking up leaves (90) Laborer/Worker (per hour) 3 men, 8.00 hours Reference: Estimate#IAN-1355 Work Completed on: 10/01/2022	24	50.00	1,200.00

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Thank you for your prompt payment.

**BALANCE DUE**

**\$1,200.00**

**A&M Property Maintenance, LLC**

4396 OWENS WAY  
AVE MARIA, FL 34142 US  
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aandmtotal@yahoo.com

# Estimate

**ADDRESS**

Immokalee MSTU  
Collier County Board of  
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Naples, FL 34112-5749

**SHIP TO**

Immokalee MSTU  
Attn: Yvonne Blair  
750 S 5th Street, Ste C  
Immokalee, FL 34142

**ESTIMATE #** IAN-1355

**DATE** 09/29/2022

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ACTIVITY	QTY	RATE	AMOUNT
IMMOKALEE MSTU ROADWAY MAINTENANCE DISASTER RECOVERY- HURRICANE IAN 1ST STREET & MAIN STREET Picking up smaller debris and palm fronds and raking up leaves (90) Laborer/Worker (per hour) 3 men, 8.00 hours	24	50.00	1,200.00
TOTAL			<b>\$1,200.00</b>

Accepted By

Accepted Date