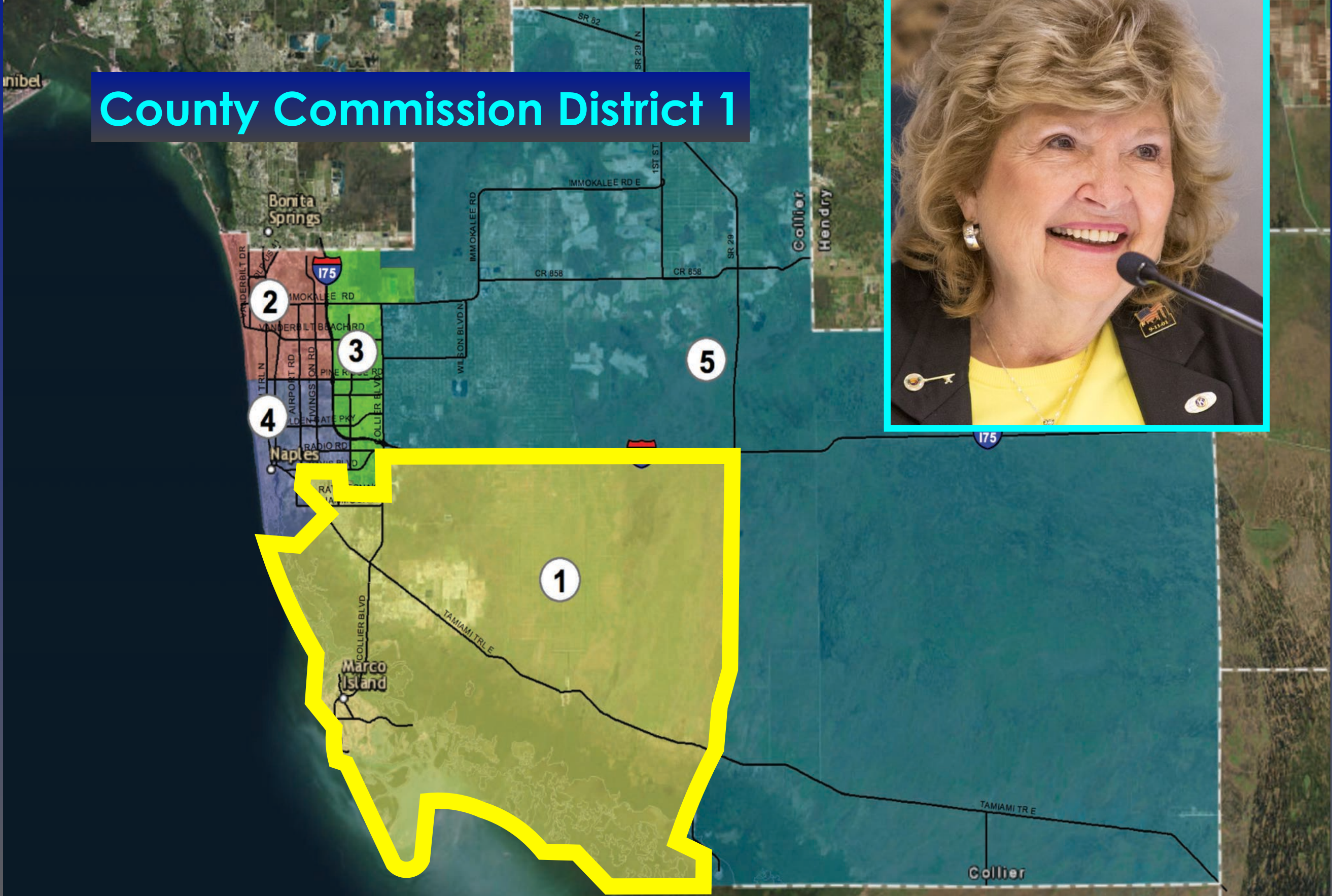


County Commissioner Donna Fiala

County Commission District 1





LOOKING AHEAD: NUMBERS, UPDATES & TRENDS 2019

Note:
All information contained in this presentation is subject to change. Information is conditional and subject to further clarification.

- Introduction
- Population & Housing
- Residential Development
- Commercial Development
- Updates - Urban Area
- Roads
- Wrap Up!

Collier County's Population 2019 (est.)

Population: 375,467 (countywide)

Square Miles: 2305

Immokalee:
Population: 25,242
Square Miles: 24.5

Ave Maria 1st Phase:
Population (est.): 27,170
Square Miles: 7.9

City of Naples:
Population:
20,195
Square Miles:
16.4

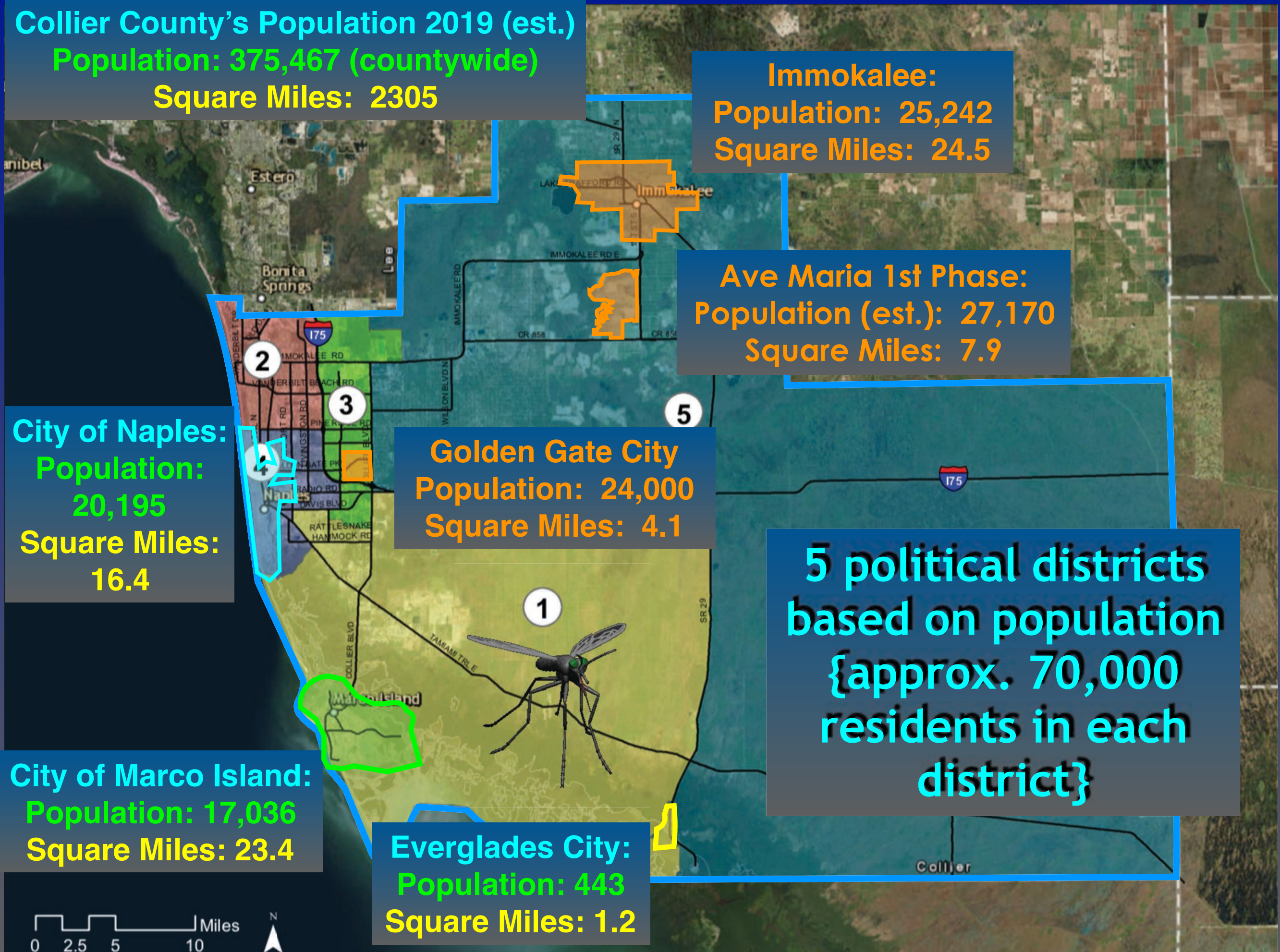
Golden Gate City
Population: 24,000
Square Miles: 4.1

City of Marco Island:
Population: 17,036
Square Miles: 23.4

Everglades City:
Population: 443
Square Miles: 1.2

5 political districts
based on population
{approx. 70,000
residents in each
district}

0 2.5 5 10 Miles



The Green Map

195,000 acres

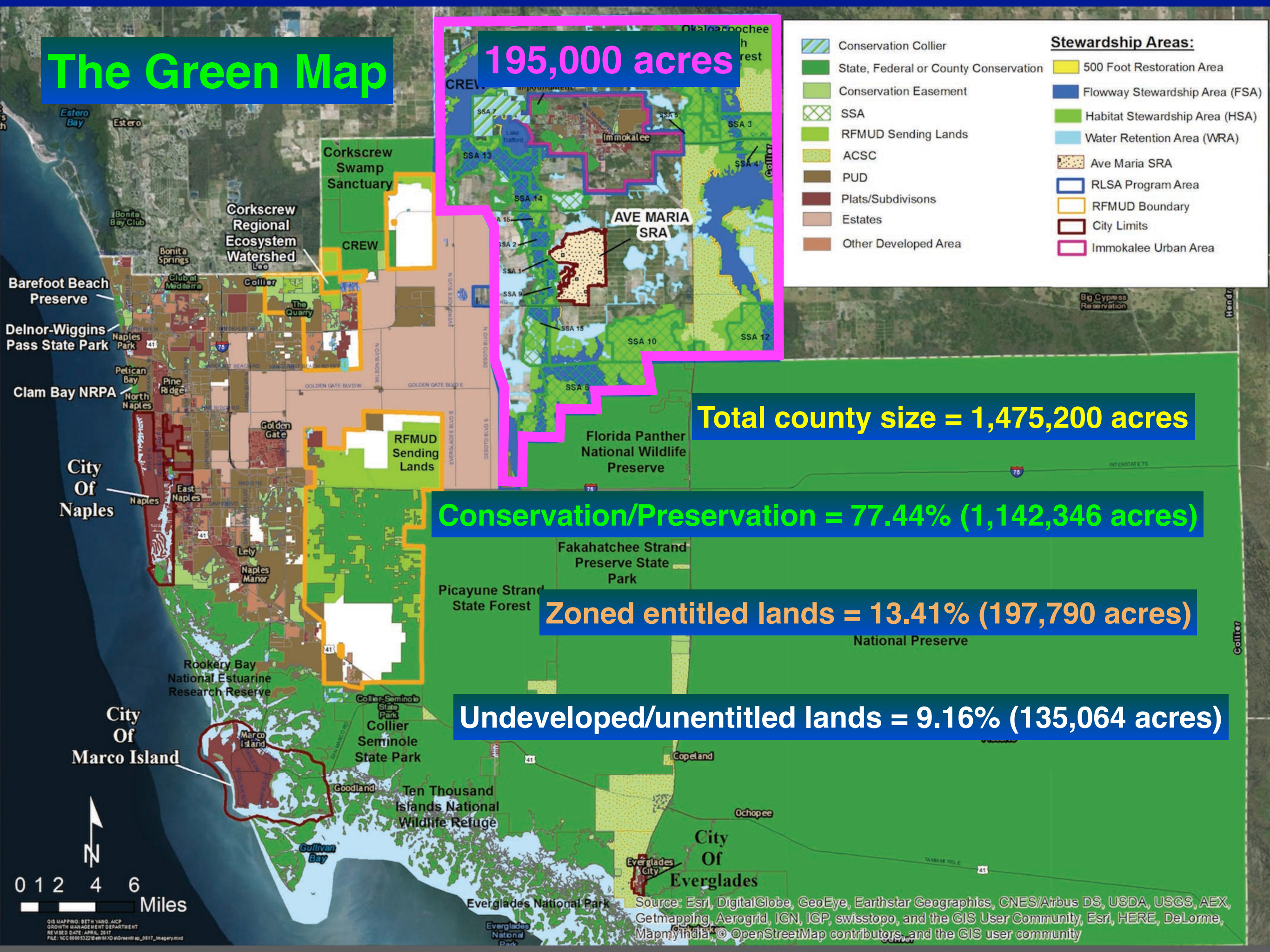


Total county size = 1,475,200 acres

Conservation/Preservation = 77.44% (1,142,346 acres)

Zoned entitled lands = 13.41% (197,790 acres)

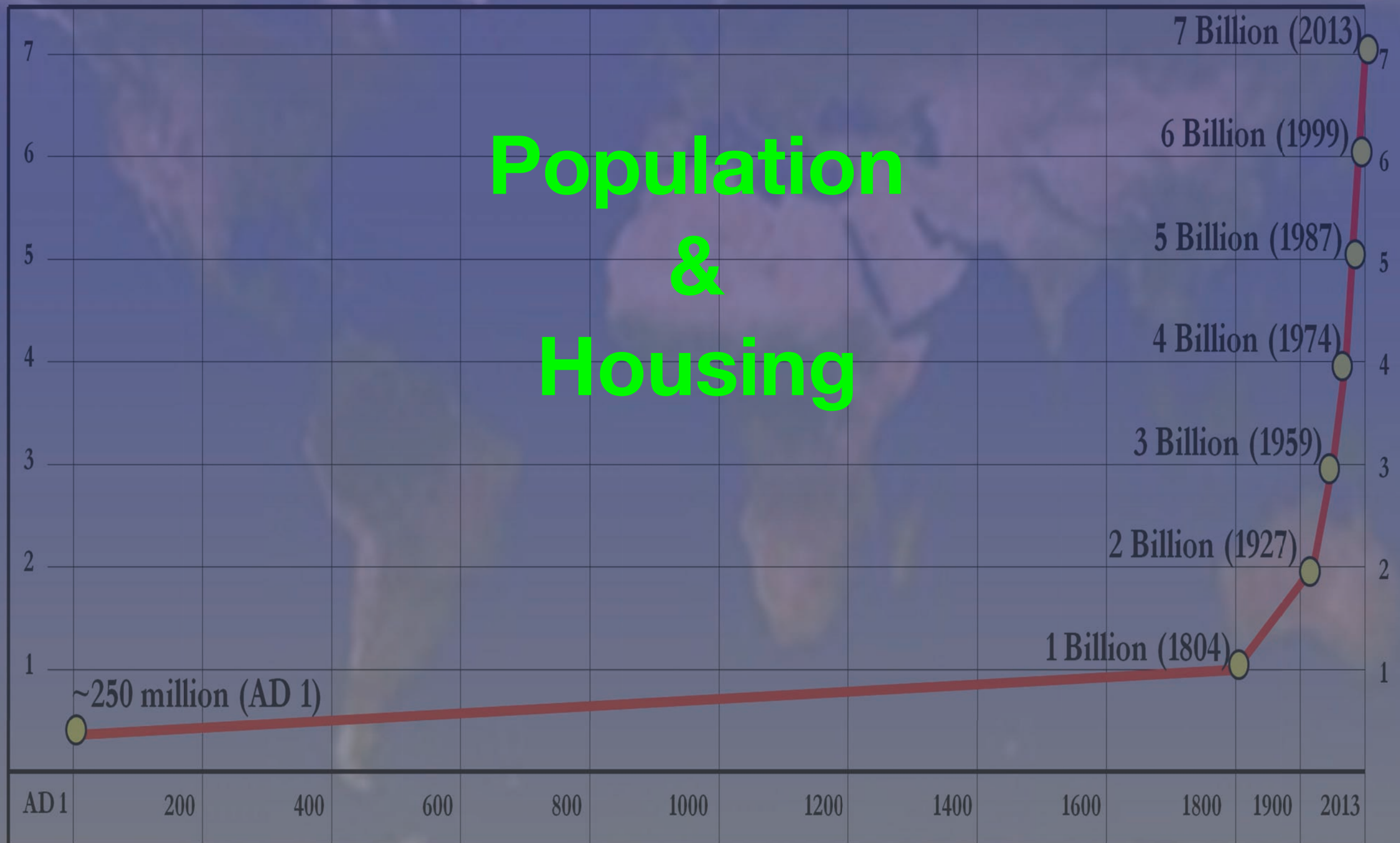
Undeveloped/unentitled lands = 9.16% (135,064 acres)



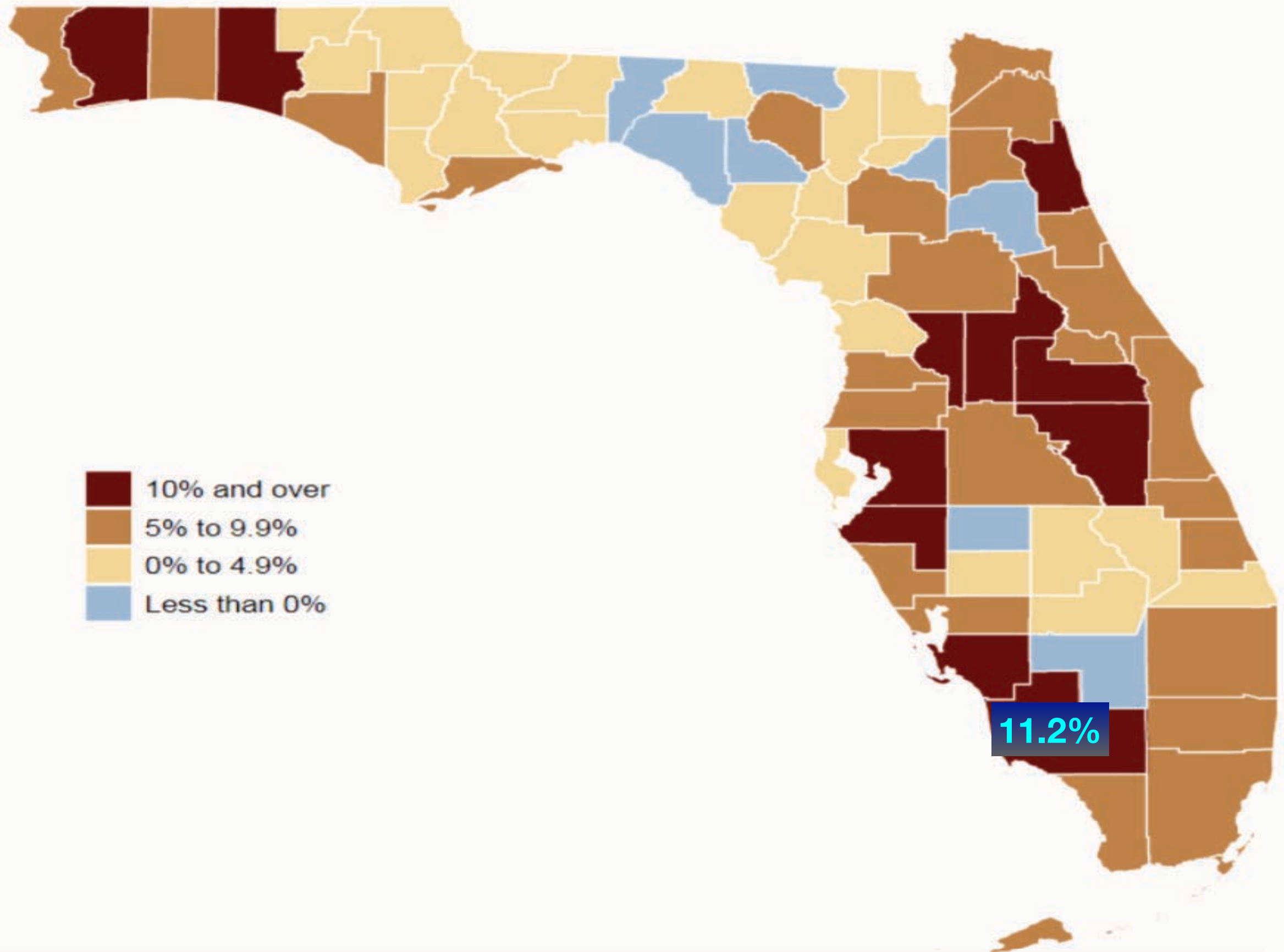
Human Population Growth (AD 1 to 2013)

Billions

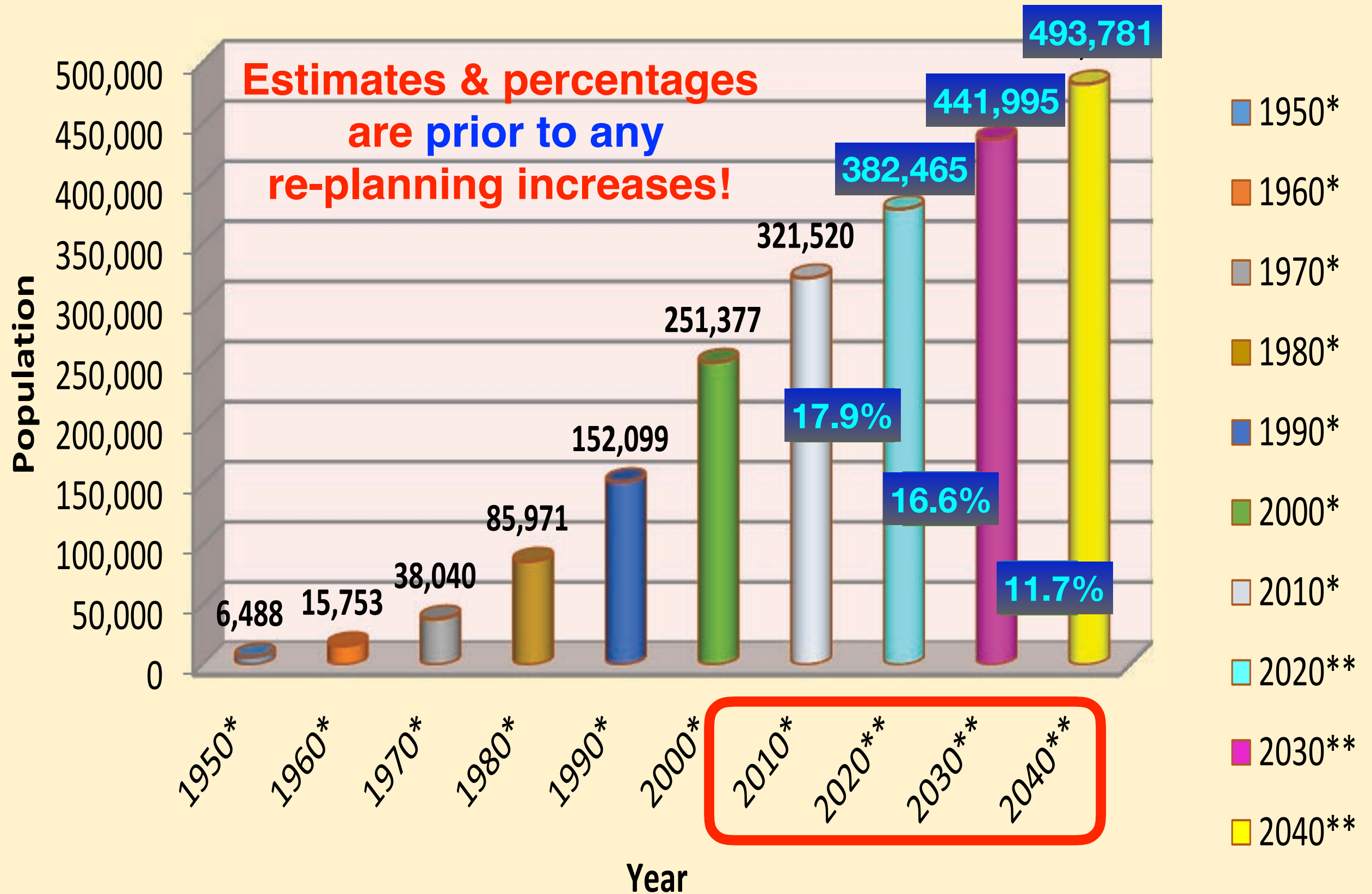
Population
&
Housing



Percent Population Change from 2010 to 2016



Collier County Population, 1950-2040 (Chart)



Rural Lands

Immokalee Road Rural Village

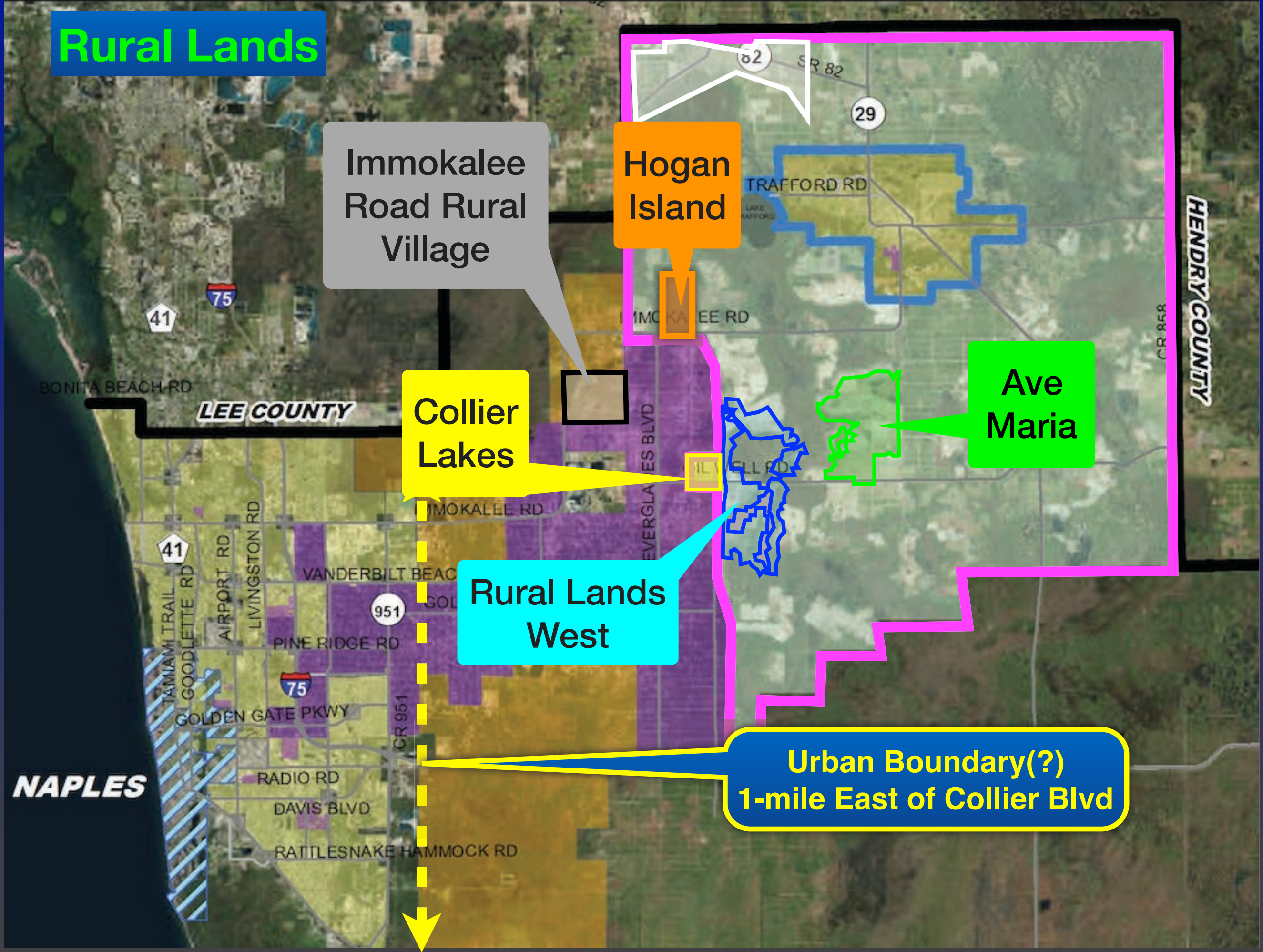
Hogan Island

Collier Lakes

Ave Maria

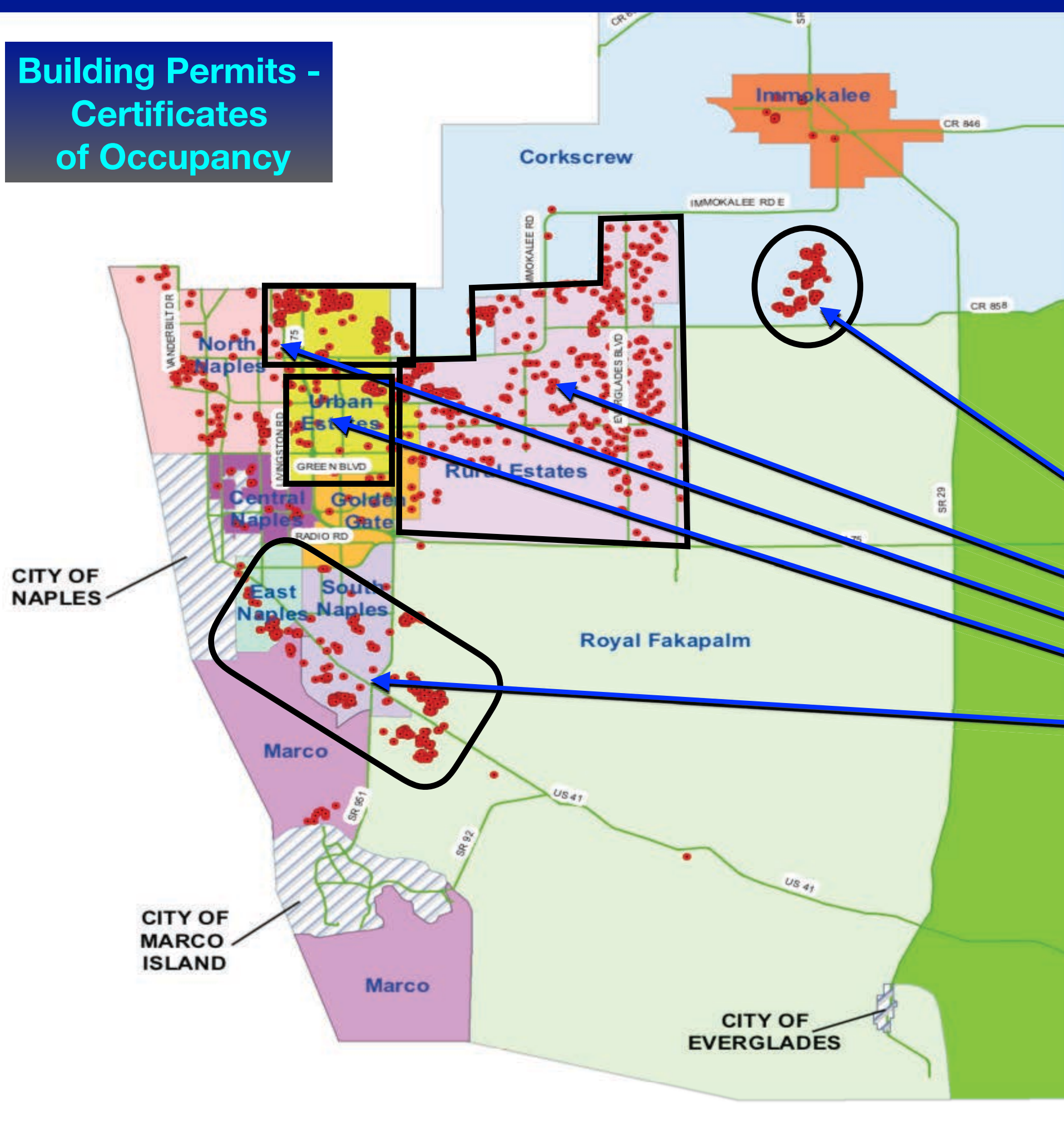
Rural Lands West

Urban Boundary(?)
1-mile East of Collier Blvd



Building Permits - Certificates of Occupancy

Single Family : 2,540
Multi-Family: 608
Total 2017: 3,148



Areas:

- Ave Maria
- Rural Estates
- North Naples
- Urban Estates
- East/South Naples

COLLIER COUNTY RENTAL APARTMENT IN PROCESS

Map ID	Name	Parcel#	City	Units
62	Springs at Sabal Bay	71750000402	Naples	340
63	Ave Maria Apartment	227004009	Naples	250
64	Inspira at Lely Resort	53570120027	Naples	304
65	Journey's End	736200103	Naples	483
66	Milano Lakes	418400700	Naples	296
67	Briarwood Apartment	24767504003	Naples	320
68	Legacy Naples New Hope Ministries	399760006	Naples	304
69	Addison Place	188360002	Naples	240
70	Pine Ridge Commons	240280606	Naples	375
71	I-75/Alligator Alley PUD	21968000121	Naples	425
72	Courthouse Shadows PUD	28750000523	Naples	300
73	Livingston Rd/GG Parkway Residential Subdistrict	38100120001	Naples	382
TOTAL				4,019

**APARTMENTS
Recent Submittals
&
Current Inventory**



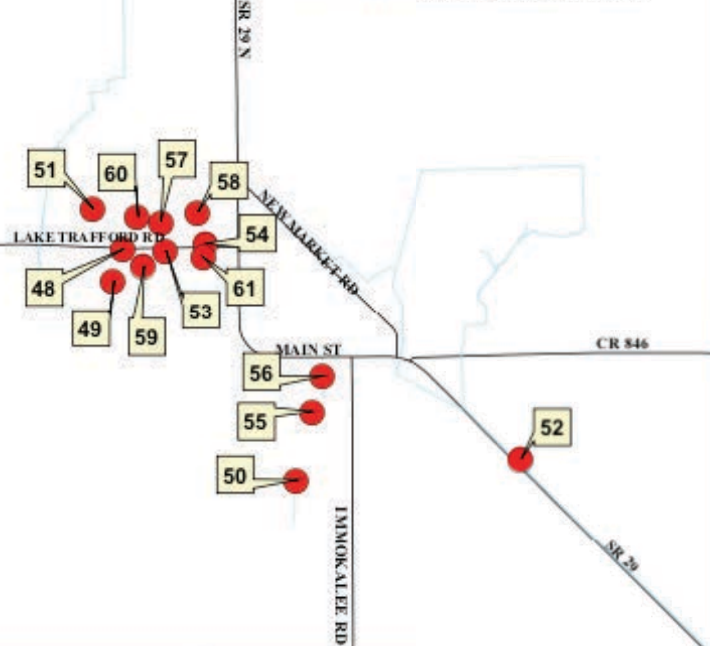
COLLIER COUNTY EXISTING/BUILT RENTAL APARTMENT

Map ID	Name	Address	City	Units
1	Bear Creek	2367 Bear Creek Dr	Naples	120
2	Belvedere	260 Quail Forest Blvd	Naples	162
3	Berkshire Reserve	3536 Winifred Row Ln	Naples	146
4	Bermuda Island	3320 Bermuda Isle Cir	Naples	360
5	Brittany Bay I & II	14815 Triangle Bay Dr	Naples	392
6	Bryn Mawr	7701 Davis Blvd	Naples	240
7	College Park	6450 College park cir	Naples	210
8	Coral Palms	4539 Coral Plams Ln	Naples	288
9	Goodlette Arms	950 Goodlette-Frank Rd N	Naples	250
10	Heritage - Mer Soleil	4250 Jefferson Ln	Naples	320
11	Heron Park - Point at Naples	2155 Great Blue Dr	Naples	248
12	Ibis Club	8210 Ibis club Dr	Naples	134
13	Jasmine Cay	100 Jasmine Cir	Naples	72
14	La Costa	3105 La Costa Cir	Naples	276
15	Laguna Bay	2602 Fountain View cir	Naples	363
16	Malibu Lakes	2115 Malibu Lakes cir	Naples	356
17	Meadow Lakes	6472 Radio Rd	Naples	252
18	Naples 701	3531 Plantation Way	Naples	188
19	Naples Place I-III	4544 Sunset Rd	Naples	160
20	Noah's landing	10555 Noahs Cir	Naples	264
21	Northgate Club	4300 Atoll CT	Naples	120
22	Oasis - Arbor Walk	2277 Arbour Walk Cir	Naples	216
23	Ospreys landing	100 Ospreys Landing	Naples	176
24	Meadow Brook Preserve - Turtle Creek	1130 Turtle Creek Blvd	Naples	268
25	River Reach	2000 River Reach Dr	Naples	556
26	Sabal Key	1600 Wellsley Cir	Naples	200
27	Saddlebrook Village	8685 Saddlebrook Cir	Naples	140
28	San marino-Aventine	9300 Marino Cir	Naples	350
29	Shadowood Park	6475 Sea Wolf Ct	Naples	96
30	Somerset Palms - Arbor View	15995 Arbor View Blvd	Naples	168
31	Summer Lakes I	5520 Jonquil Ln	Naples	140
32	Summer Lakes II	5600 Jonquil Cir	Naples	276
33	Summer Wind-Arium Gulfshore	5301 Summerwind Dr	Naples	368
34	Tusean Isle	8680 Weir Dr	Naples	298
35	Villas of Capri	7725 Tara Cir	Naples	235
36	Waverley Place	5300 Hemingway Ln	Naples	300
37	Whistler's Cove	11400 Whistlers Cove Blvd	Naples	240
38	Whistler's Green	4700 Whistlers Green Cir	Naples	168
39	Windsong Club	11086 Windsong Cir	Naples	120
40	Aster Lely Resort	8120 Acacia ST	Naples	308
41	Sierra Grande	6975 Sierra Club cir	Naples	270
42	Collier Housing Alternatives	4211 Thomasson Dr	Naples	10
43	George Washington Carver Apt	350 10th St N	Naples	176
44	Housing Alternatives Of Sw Florida	3401 21st Ave Sw	Naples	12
45	Leawood Lakes	474 Leaswood Cir	Naples	42
46	Orchid Run	10991 Lost Lake Dr	Naples	282
47	Gorden River	1400 5th Ave N	Naples	96
48	Crestview Park	2903 Lake Trafford Rd	Immokalee	208
49	Crestview Park II	715 Crestview Dr	Immokalee	96
50	Cypress Run	550 Hope Cir	Immokalee	40
51	Eden Gardens II	1375 Boxwood Dr	Immokalee	41
52	Farm Worker Village	1800 Farm Worker Way	Immokalee	365
53	Garden Lake Apts	1022 Garden Lake Cir	Immokalee	66
54	Heritage Villas Of Immokalee Ltd	1109 Hickock Ln	Immokalee	41
55	Immokalee Apts	601 W Delaware Ave	Immokalee	100
56	Oakhaven	200 Oakhaven Circle	Immokalee	160
57	Sanders Pines	2449 Sanders Pines Cir	Immokalee	40
58	So Villas Immokalee	1802 Custer Ave	Immokalee	35
59	Summer Glen	1012 Summer Glen Ln	Immokalee	46
60	Timber Ridge of Immokalee	2711 Wilton Ct	Immokalee	
61	Willowbrook Place	1836 Ash Ln	Immokalee	
TOTAL				11,746

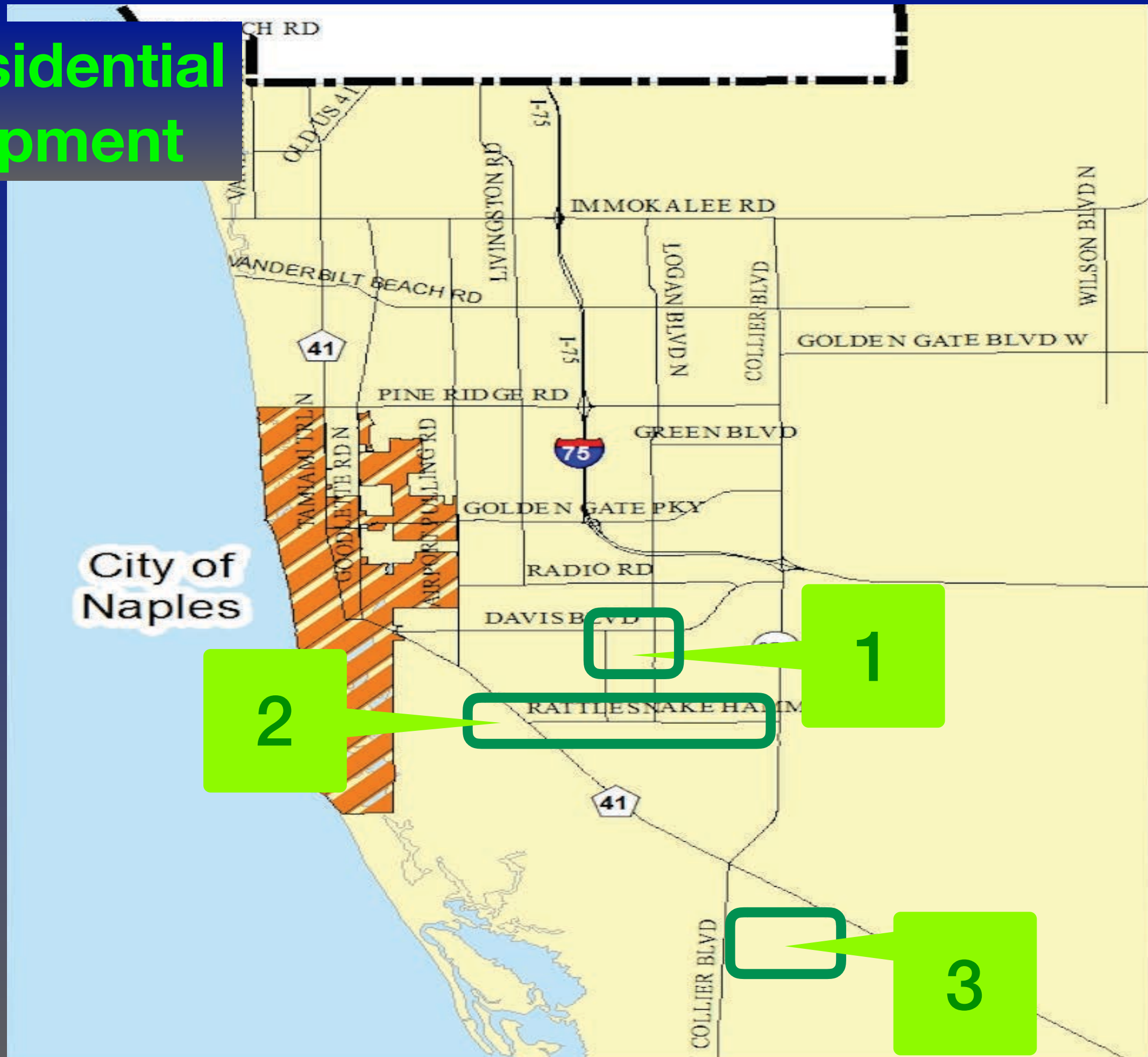
63

OIL WELL RD

IMMOKALEE INSET MAP



New Residential Development



304 Apartments

1N

Davis
Blvd

156 Single Family

Santa
Barbara
Blvd

2 Churches

230 Multi-Family

County
Barn
Road

3958 sf

5227 sf

Google Earth

26°08'04.88" N 81°43'22.46" W elev 33 ft eye alt 11013 ft

1s

County
Barn
Road

Habitat for Humanity
121 units

350 seat,
18,000 sf
Church

Whitaker
Road

Youth Haven adding
Memory Care. Total:
250 youth/seniors

Santa
Barbara
Blvd

Onyx PUD
48 UNITS



Bayshore
Drive

US 41

Spring at Hammock Cove 340 units



Front Elevation

Aboretum
Project
244 Units

Thomasson
Drive

64 Units
Shadow
Creek

Rattlesnake
Hammock Road

Cirrus Pointe - Sold
possibly to convert to
Market Rate (108 units)

Inspira at Lely 304 units



Collier Blvd (951)

44 units

Argo Manatee:
191 residential

East Tamiami Trail

Manatee Road

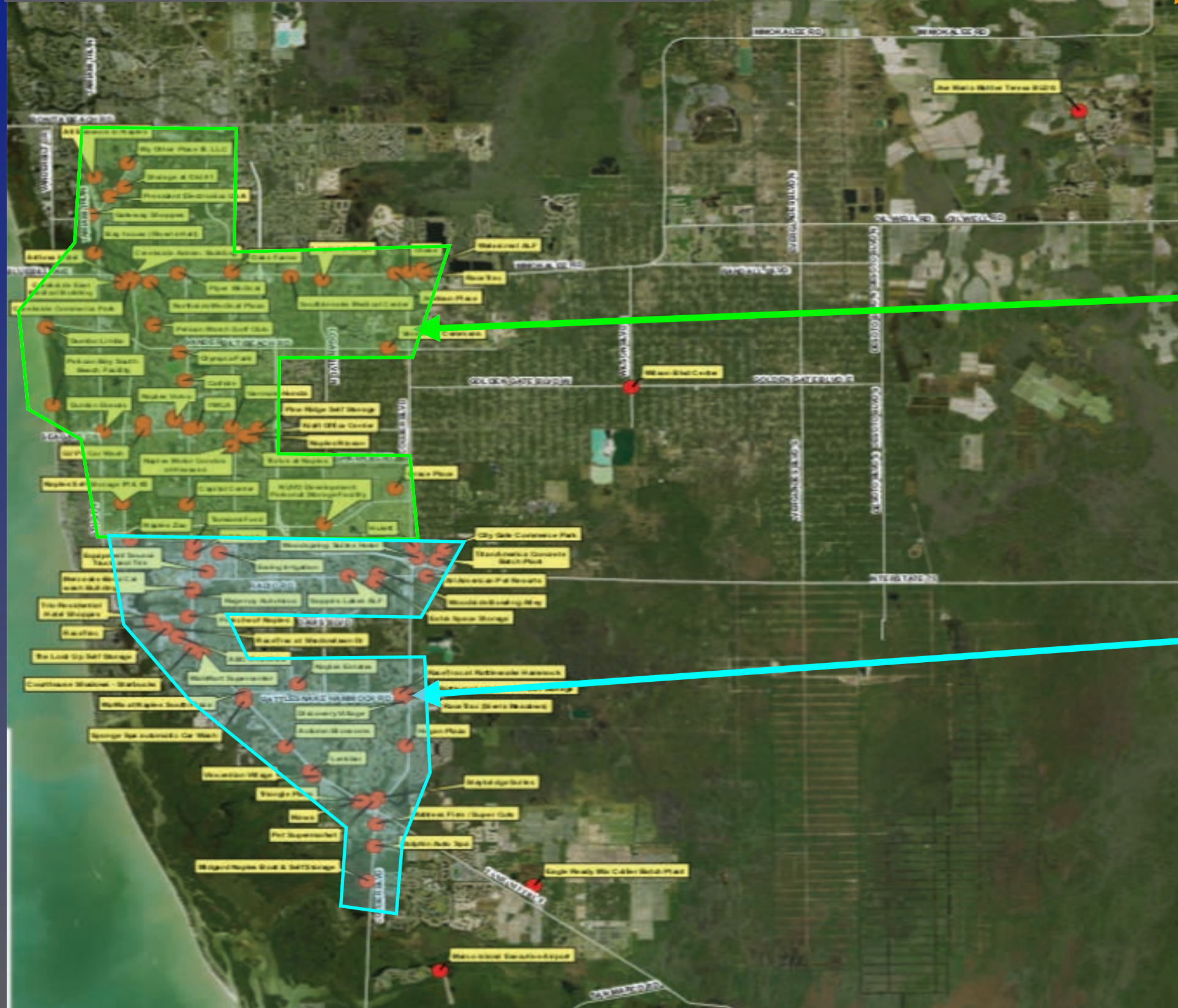
Journey's End
483 Apartments
now requesting
325 Residential

60-Acres possibly
for Single Family /
Apartment mix



Commercial Development

2017 Commercial Projects



119 Projects:

✱ **16 in District 5**

✱ **34 in District 2**

✱ **14 in District 3**

48 Total in N Naples

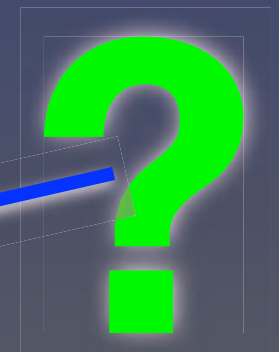
✱ **24 in District 1**

✱ **31 in District 4**

55 Total in E Naples

2016 = 76 Projects

Grocery Stores

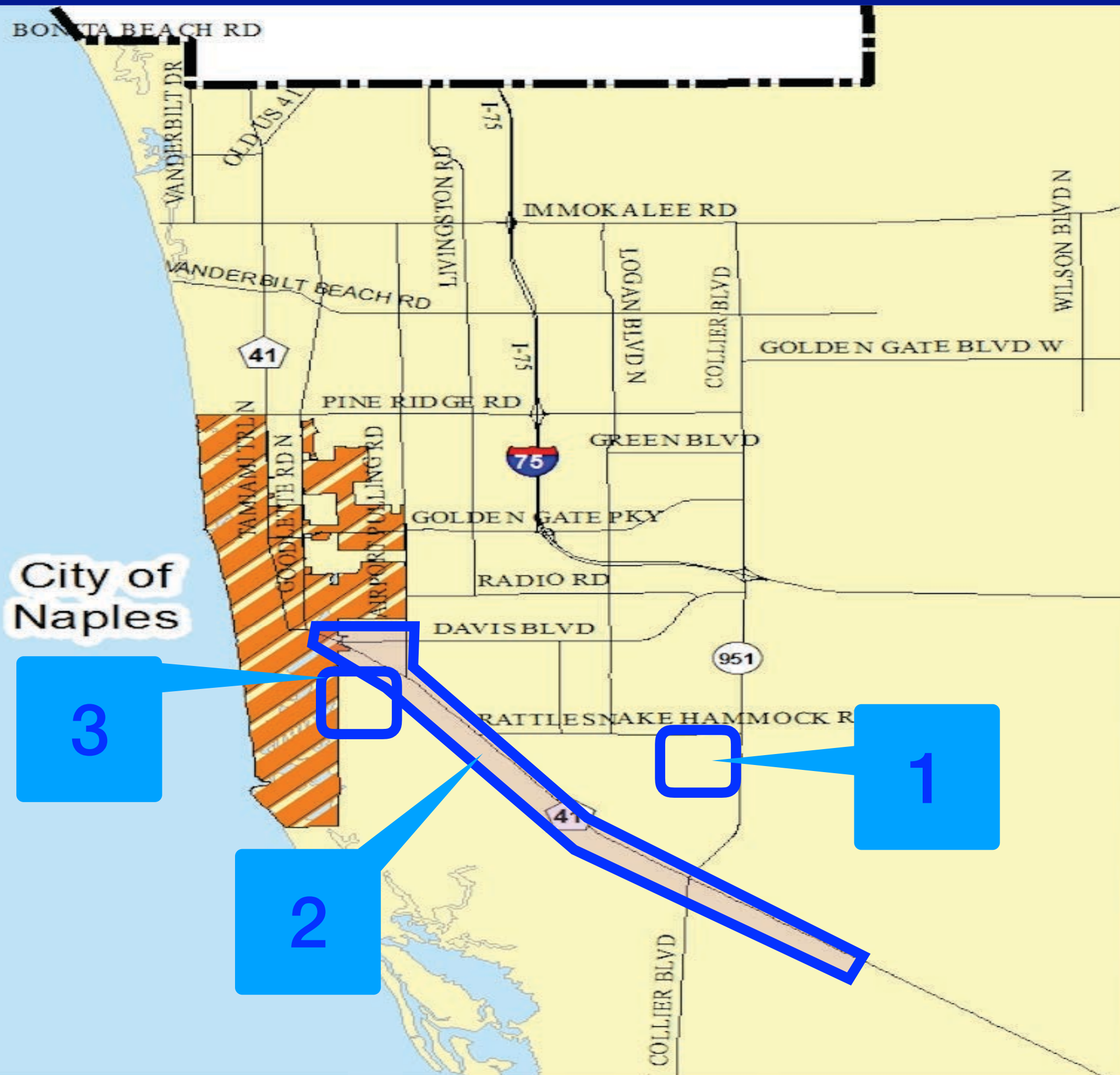


Hotels

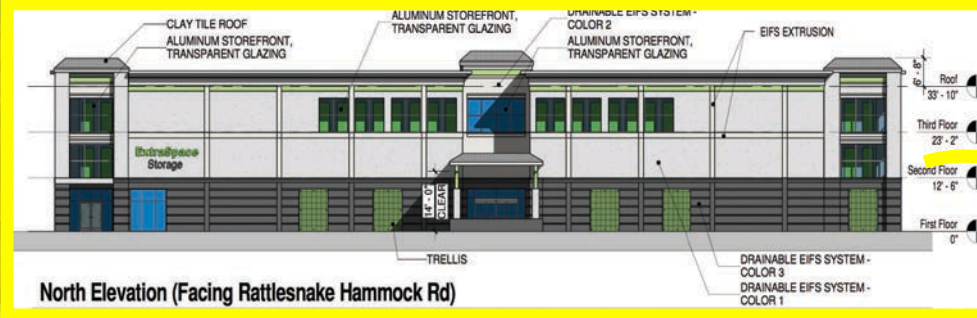


More Commercial





Rattlesnake Hammock Road



Florida Southwestern University
\$52 Million Expansion and
renovations 2018-2023

Grand
Lely
Drive

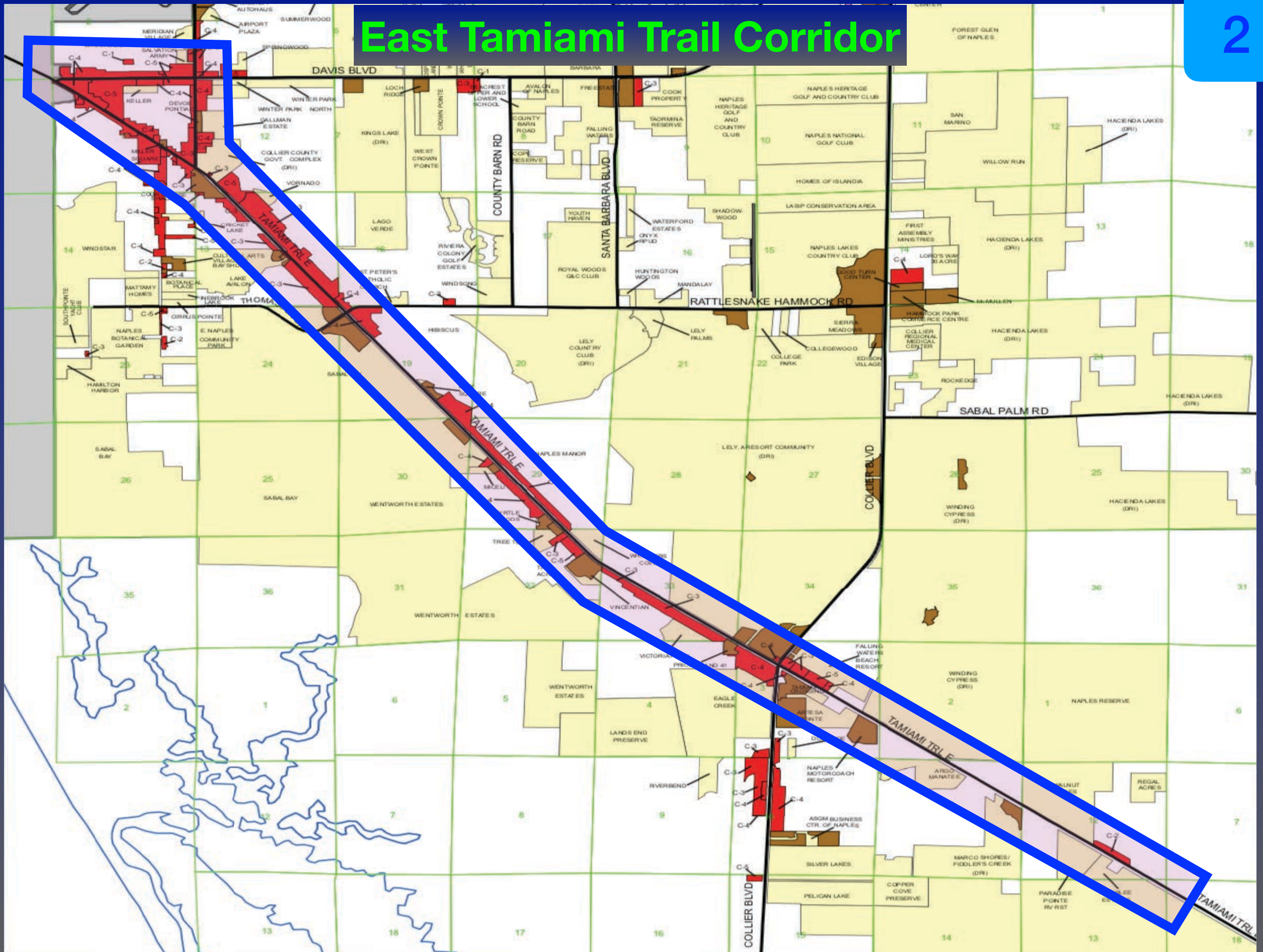


Physician's
Regional
Hospital



Collier
Bld (951)

Google Earth



US 41 Sandpiper Blvd to Collier Blvd

2East

Collier Blvd

96,500 sf
3-story
self-storage



191
Residential
Units

Proposed: 119 units



Church
Site

60,000 sf of
business and
retail

US 41



Fiddler's Creek
shopping center
with grocery

Google Earth

© 2018 Google

Imagery Date: 1/4/2018 26°02'55.22" N 81°40'08.57" W elev 12 ft eye alt 20276 ft

Assisted
Living
Facility

US 41 Collier Blvd to Floridian Ave

2E-W

25,000 SF
shopping center



100,000 SF 3-story self storage



200 Multi-family



6,500 SF restaurant/retail

US 41

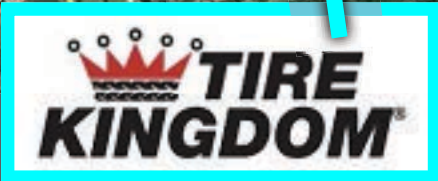


16,000 SF Commercial



103 rooms

Collier Blvd



41°19.99' N 81°42'49.38' W elev 24 ft eye alt 20276 ft

91,000 sf self-storage



US 41 Rattlesnake Hammock to Airport

2West



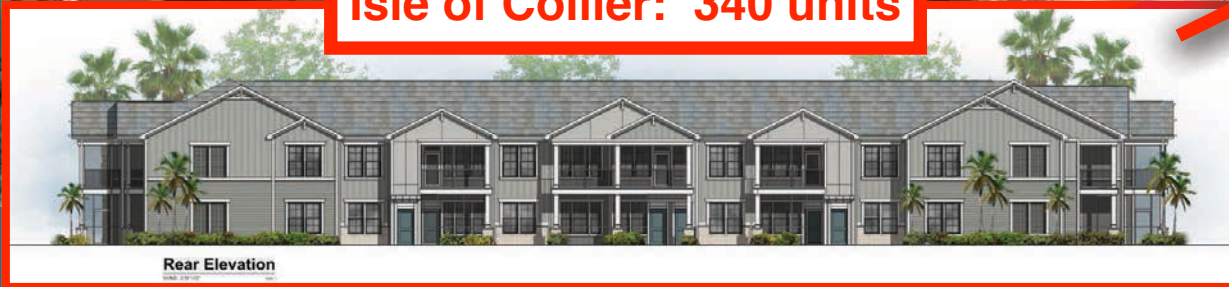
US 41



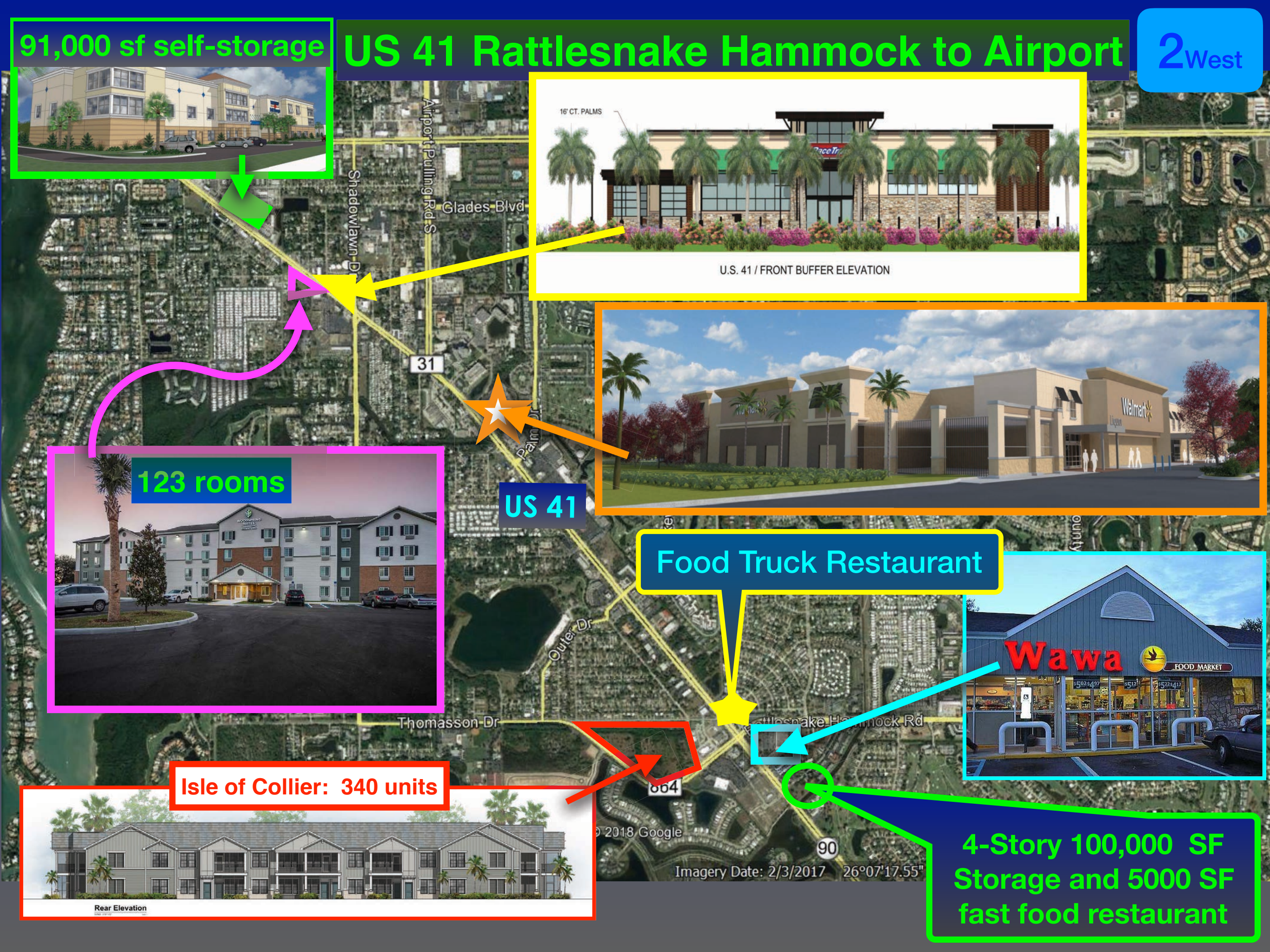
Food Truck Restaurant



Isle of Collier: 340 units

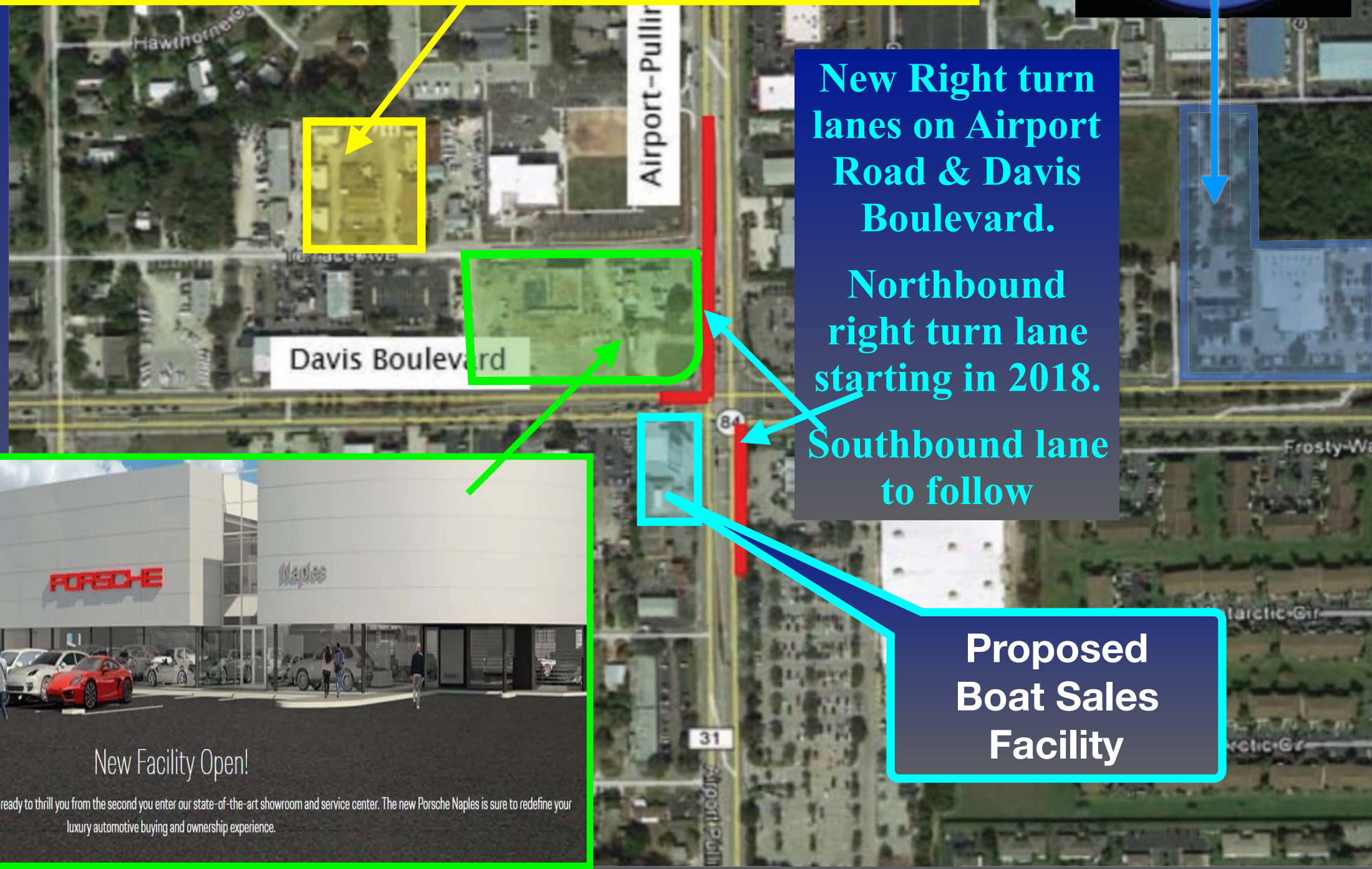


4-Story 100,000 SF Storage and 5000 SF fast food restaurant



58,000 SF of exotic car storage

2North

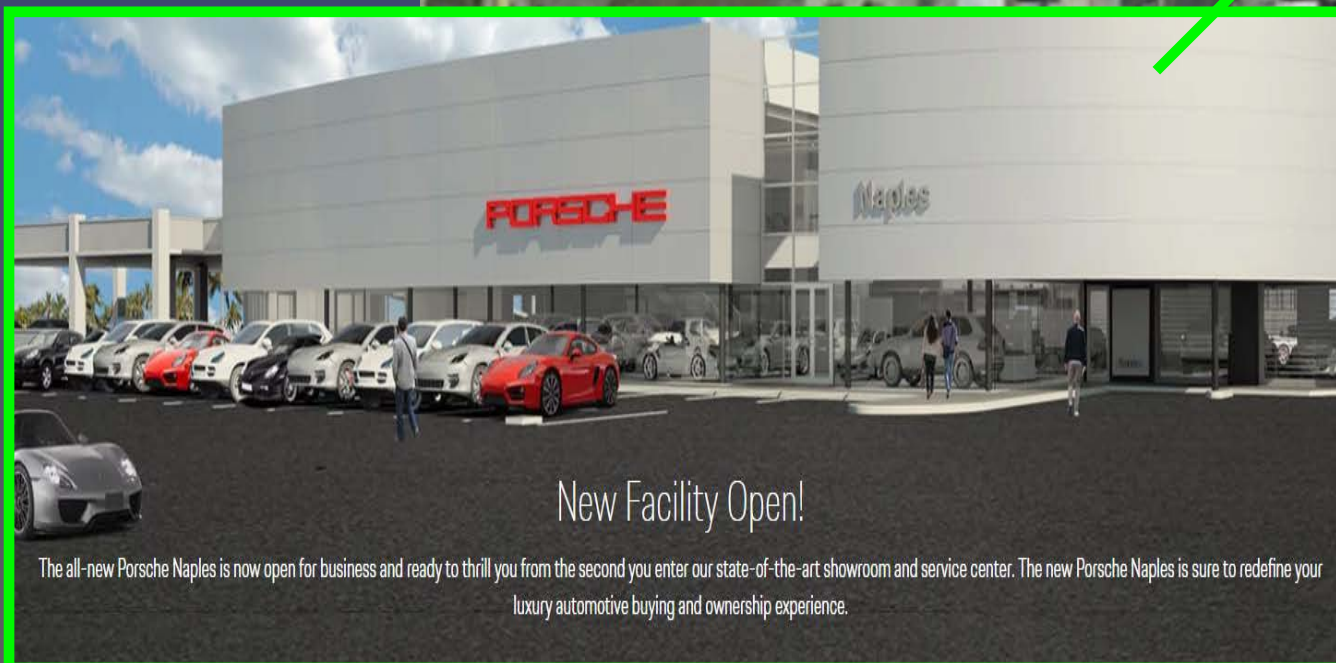


New Right turn lanes on Airport Road & Davis Boulevard.

Northbound right turn lane starting in 2018.

Southbound lane to follow

Proposed Boat Sales Facility



New Facility Open!

The all-new Porsche Naples is now open for business and ready to thrill you from the second you enter our state-of-the-art showroom and service center. The new Porsche Naples is sure to redefine your luxury automotive buying and ownership experience.

New Parking Lot

US 41
&
Airport

3

Bayshore
Drive

US 41

8-Vendors, Tiki Bar and Dockside

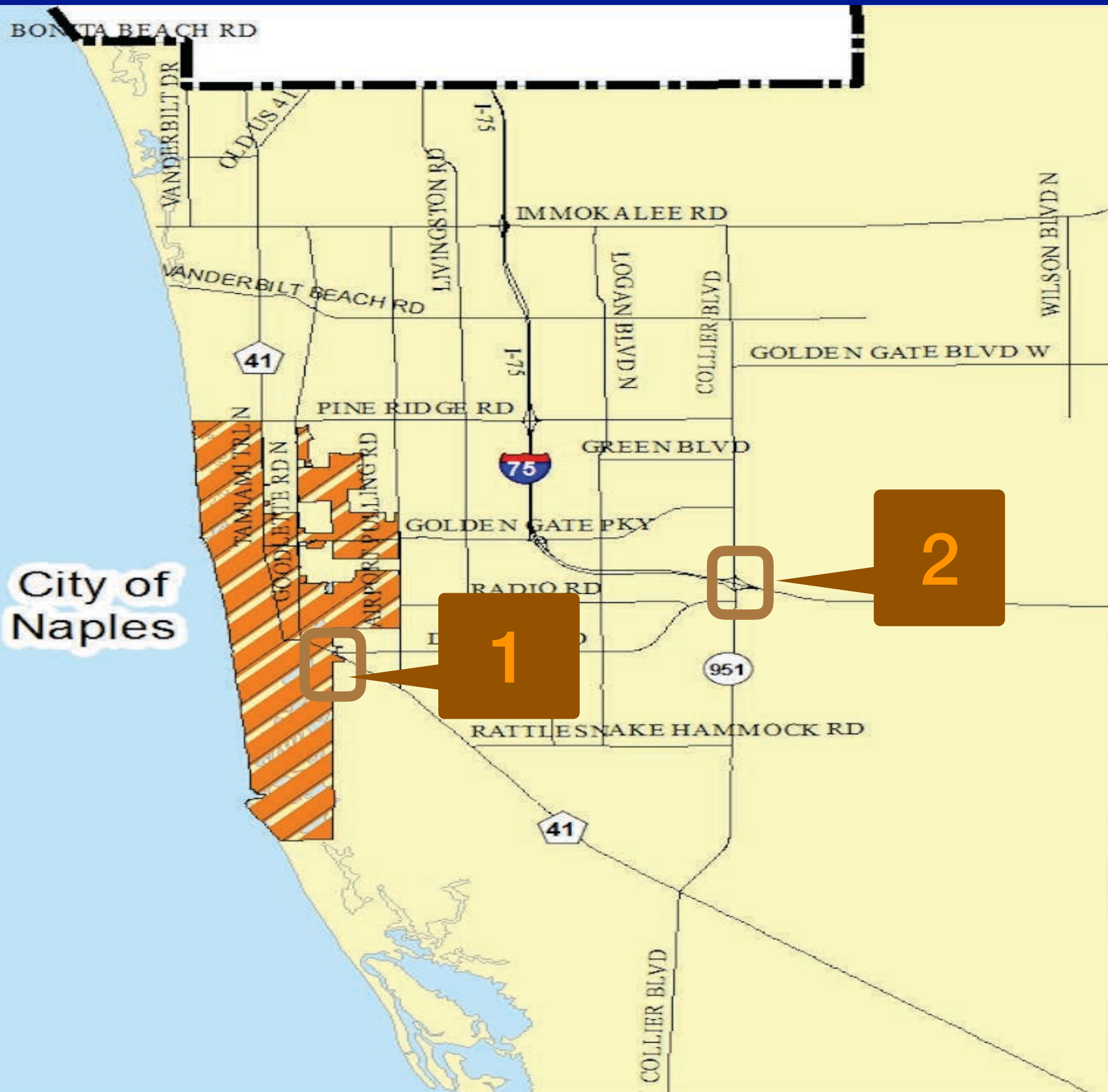
Sara Bay Marina
62 Boats

Micro-Brewery

ANKROLAB BREWING CO.

An aerial photograph of a city landscape. In the foreground, a cluster of modern high-rise apartment buildings is situated on a green, landscaped area. A river flows through the middle of the city, winding between residential neighborhoods. The background shows a dense urban area with a prominent skyline of skyscrapers under a clear blue sky. The text "Urban Updates" is overlaid in the center of the image.

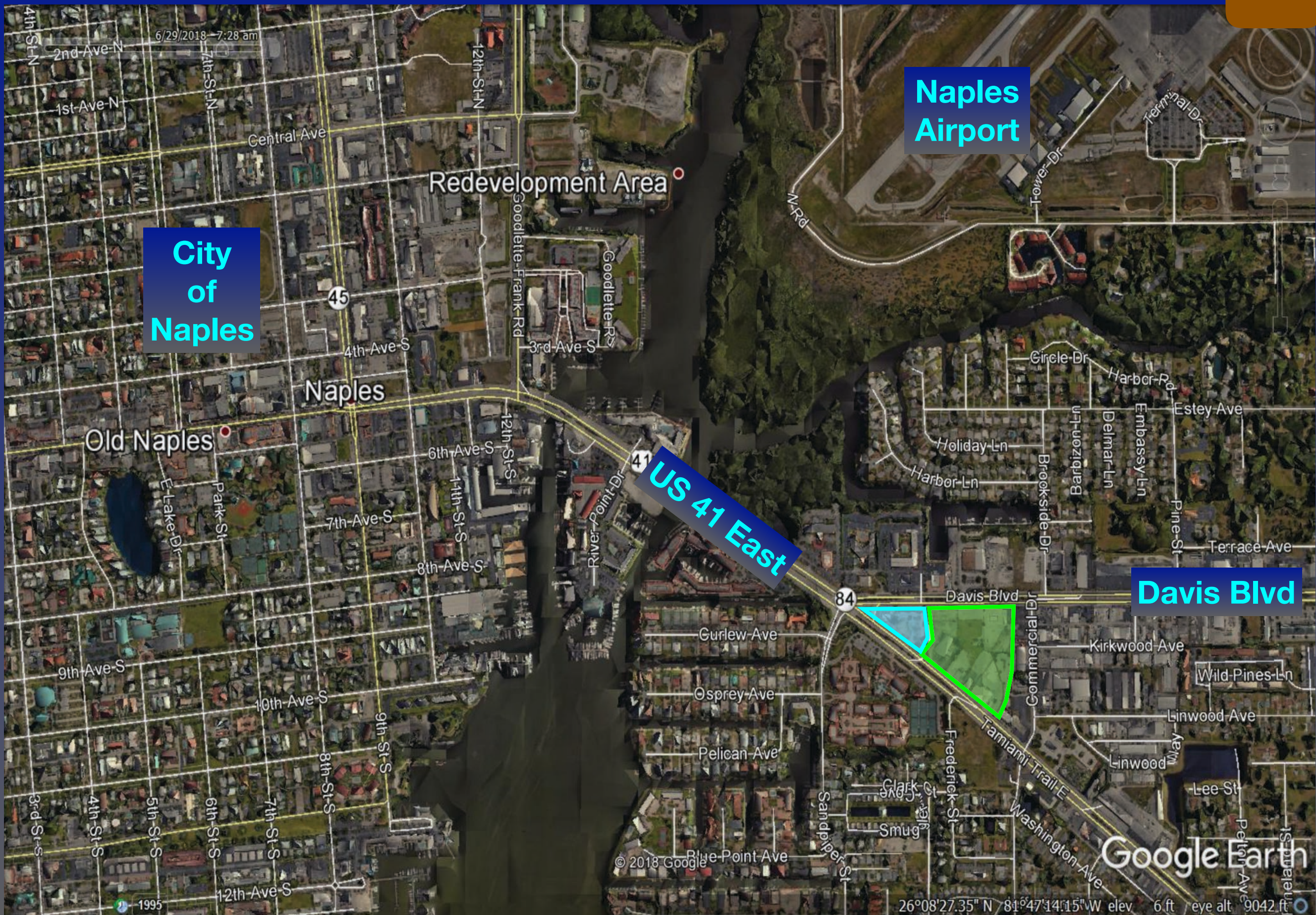
Urban Updates



City of
Naples

Urban Height Changing the Entry to Naples

1



Gateway of Naples (formerly Trio project)

1

112 feet high
commercial,
hotel, & condos

New mix with new owners:

24 Condos;
150 Hotel Rooms;
3,150 Commercial &
5,625 Restaurant

Current permitting:

- Demolition permit issued July 7, 2016
- Site Development Plan issued August 23, 2016
- Amendment for changes submitted August 1, 2017
- Site Plan change approved August 2, 2018



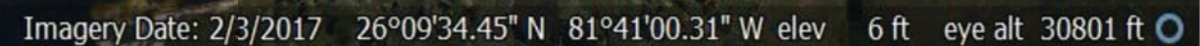
Maximum intensity by base uses:

- 210 Residential Units
- 152 Hotel Suites
- 74,000 sf of retail/other
- 60,000 sf of office
 - ALF [max = 150 rooms]
 - Self Storage [max 60,000 sf]
 - New car dealers {max 30,000 sf}

Gateway Mini-Triangle Project



2



Golden Gate Estates

City Gate Blvd

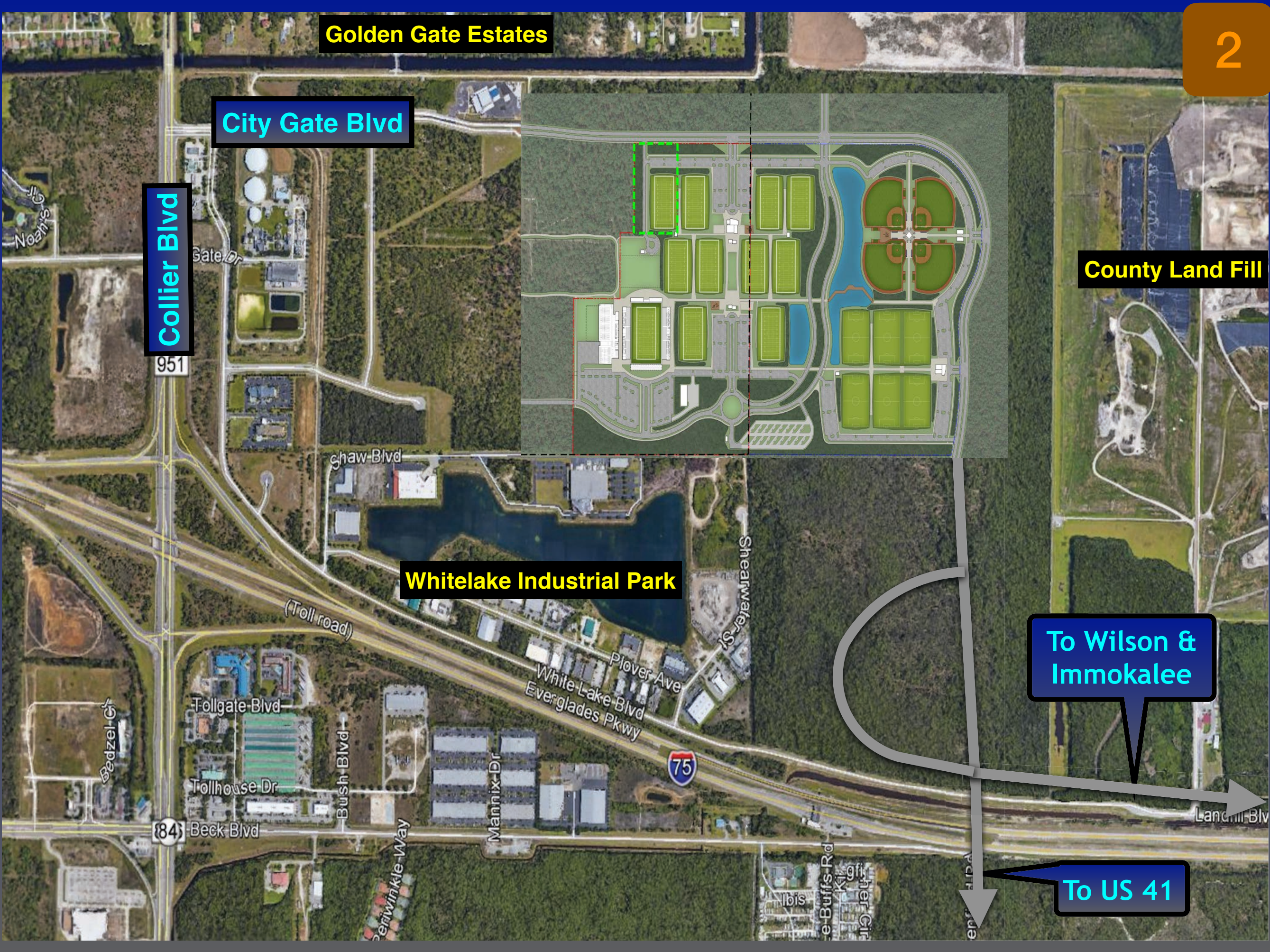
Collier Blvd

County Land Fill

Whitelake Industrial Park

To Wilson & Immokalee

To US 41



Roads

California.....of course!



GULF OF MEXICO

Connect to Bonita Beach Road - 2019

Future connection to Collier Blvd

VBX to Big Cypress Pkwy

Logan Extension - 2018

Randall to Oil Well

Big Cypress Pkwy to I-75

NAPLES



Legend

Number of Lanes:

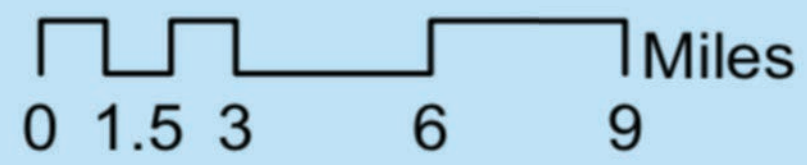
- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- Interchange

Future connection from CityGate to East Tamiami Trail

Future connections to the East

Golden Gate Blvd to the East

Future connection Wilson to CityGate



Future Overpasses

Immokalee Road

North Naples

Orangetree

Hwy 4-1

45

Naples

90

84

Golden

Collier Blvd

1

2

Tamiami Tr

Image ©

Data SIO, NOAA

© 2018 Google



I-75 & Collier Boulevard

Collier Blvd

**FDOT to start
2021**

Cost: \$68.6 Million

Davis Blvd

1



© 2018 Google

Google Earth

26°09'24.54" N 81°41'07.11" W elev 9 ft eye alt 8441 ft

Collier Boulevard & US 41

Collier Blvd

East Tamiami Trail

Cost: >\$45 Million

2

© 2018 Google

Google Earth

26°03'47.34" N 81°41'54.03" W elev 5 ft eye alt 5533 ft



District 1 - Collier County
FPID: 435111-1-22-01 AND

Collier Boulevard (SR 951) PD&E Study and Design

2026-2030

Build **.76 mile** (expand to 6 Lanes)

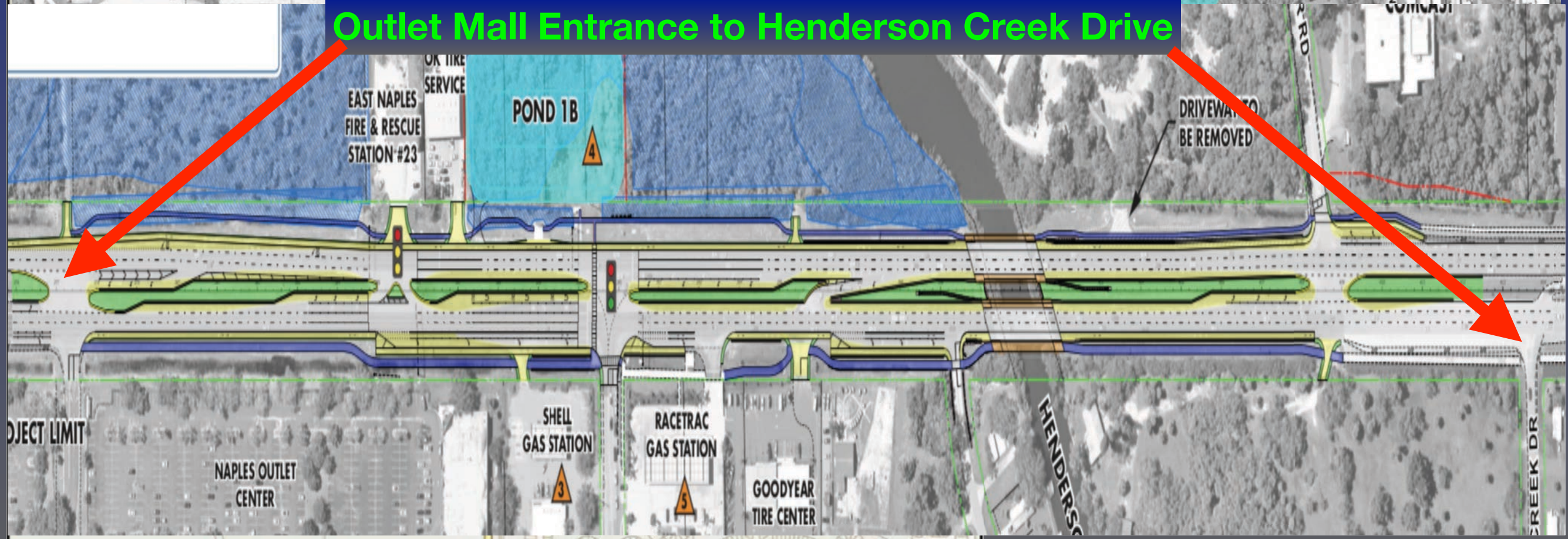
\$12,000,000

From South of A
North of Tower

Proposed Roadway Typical Section



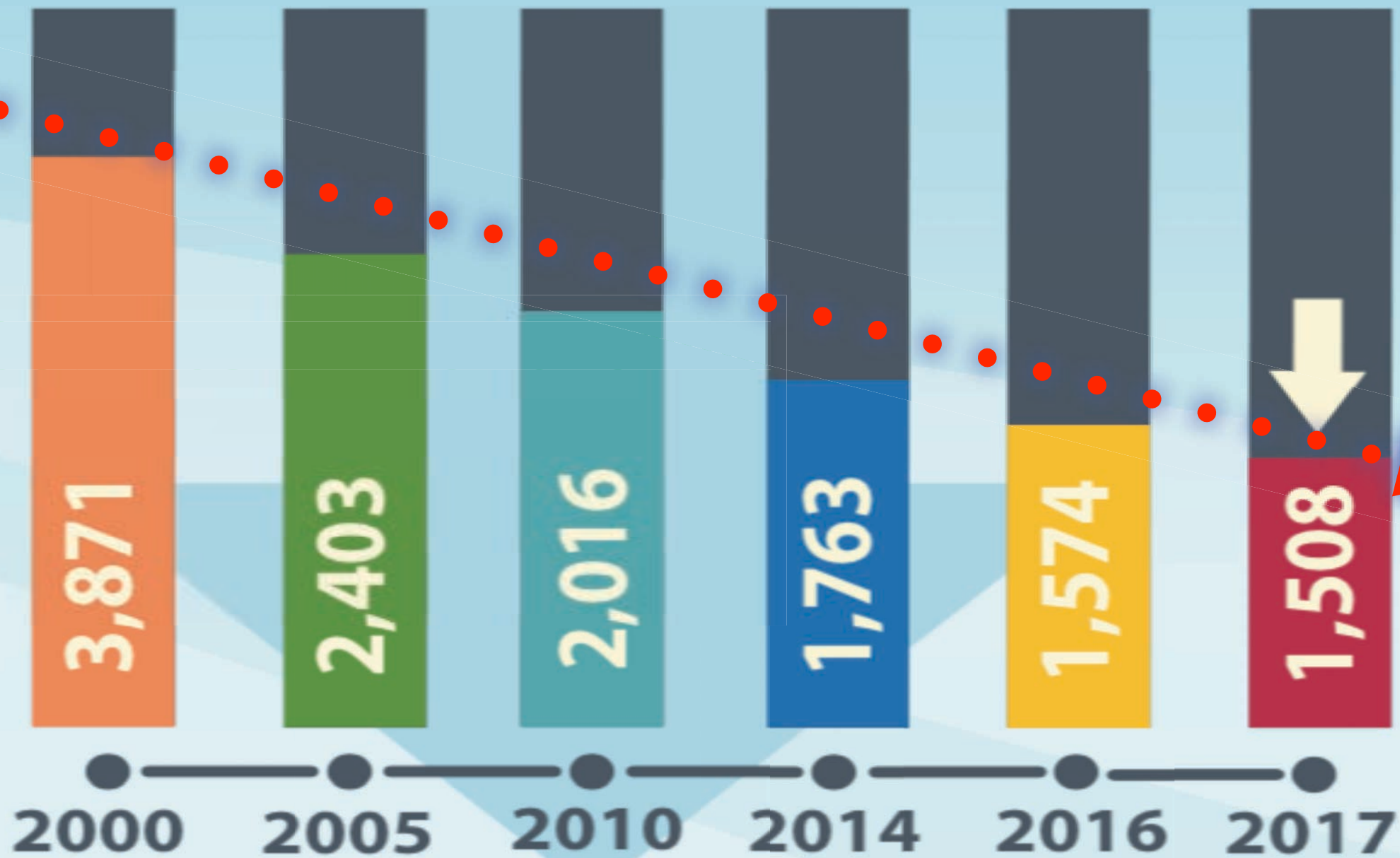
Outlet Mall Entrance to Henderson Creek Drive



Wrap Up!

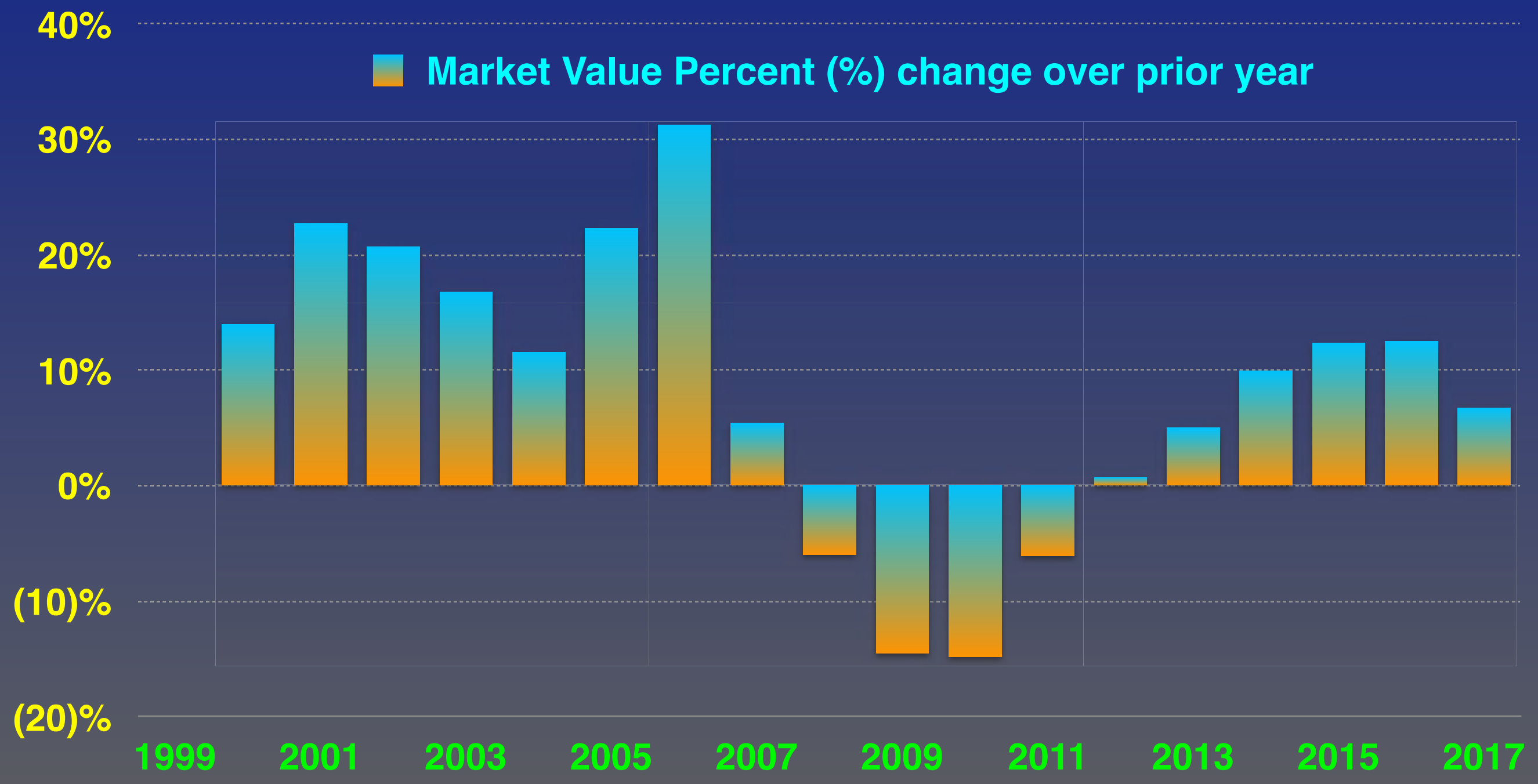
COLLIER COUNTY CRIME RATE

down 61% from 2000 to 2017



CCSO reports the lowest Crime Rate levels in recorded history (1971)

Average Increase of appreciated values over 19 years = + 8.36%



In it's list of top states for doing business, Area Development magazine has placed Florida at No. 10, advancing two spots from No. 12 in 2017; Florida came in at No. 7 in 2016.....Tampa Bay Business Journal



.....And the best place to retire within Florida is.....Naples

Why?.....

1. relatively low tax rates,
2. ratio of doctors' offices per 1,000 people (28.4), and
3. the number of recreation centers per 1,000 people (9.7)

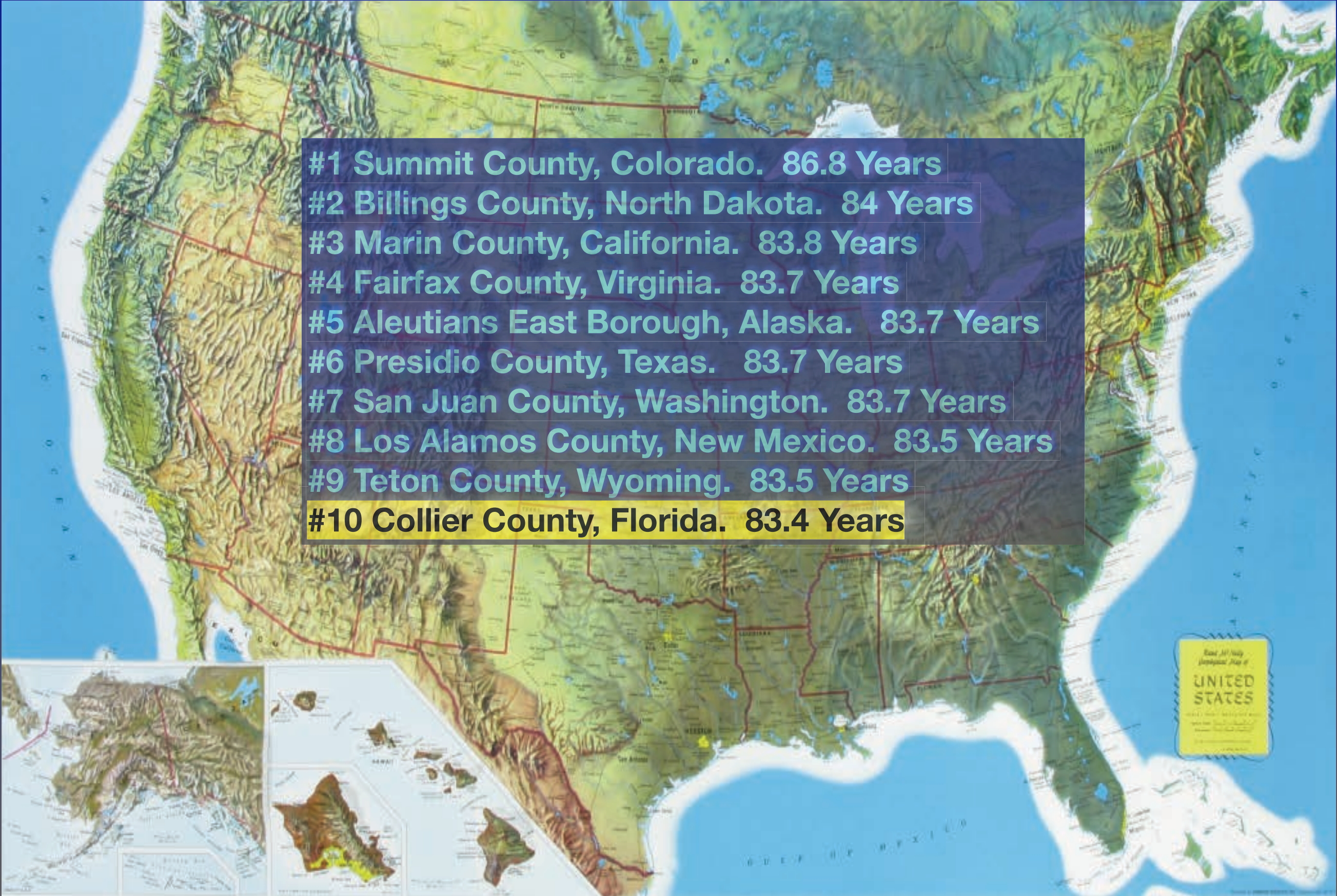
For the 3rd year in a row:

Happiest and healthiest community in the USA!

**Naples metro area awarded #1 in the
Community Well Being Rankings 2015, 2016 & 2017!**

It is the first time in 10 years of annual Gallup-Share care Well-Being Index reporting that the same community topped the rankings three times in a row.

10 US Counties Where People Tend to Live the Longest

- 
- A topographic map of the United States serves as the background. A semi-transparent dark box in the center contains a list of 10 counties. The 10th item, 'Collier County, Florida. 83.4 Years', is highlighted with a yellow background. In the bottom left corner, there are two inset maps: one of Alaska and one of Hawaii. In the bottom right corner, there is a yellow rectangular logo with the text 'East Asia Only (continued) Map of UNITED STATES'.
- #1 Summit County, Colorado. 86.8 Years
 - #2 Billings County, North Dakota. 84 Years
 - #3 Marin County, California. 83.8 Years
 - #4 Fairfax County, Virginia. 83.7 Years
 - #5 Aleutians East Borough, Alaska. 83.7 Years
 - #6 Presidio County, Texas. 83.7 Years
 - #7 San Juan County, Washington. 83.7 Years
 - #8 Los Alamos County, New Mexico. 83.5 Years
 - #9 Teton County, Wyoming. 83.5 Years
 - #10 Collier County, Florida. 83.4 Years

Collier County



If you think you are too small to make a difference, try sleeping in a closed room with a mosquito.

...African Proverb.

