

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home !

**JOINT MEETING
OF THE IMMOKALEE LOCAL
REDEVELOPMENT ADVISORY
BOARD (CRA) &
THE IMMOKALEE
BEAUTIFICATION
MSTU
(Municipal Service Taxing Unit)
ADVISORY COMMITTEE**

June 18, 2025

8:30 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency

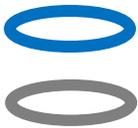


2025

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January							February							March							April								
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CRA Meeting
Joint Meeting



MSTU Meeting
Cancelled



Special Meeting
No Meeting



BCC Joint
Workshop

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
Dan Kowal
Co-Chair
District 4

Commissioner
Burt L. Saunders
District 3

Commissioner
Chris Hall
District 2

Commissioner
Rick LoCastro
District 1

CRA Advisory Board

Mike Facundo
Chairman

Vice-Chair

Mark Lemke
Anne Goodnight
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Paul Thein

**MSTU Advisory
Committee**

Bernardo Barnhart
Chairman

Jimmy Nieves
Vice-Chair

Cherryle Thomas

CRA Staff

John Dunnuck
Executive Director
Facilities & CRA

Christie Betancourt
CRA Assistant Director

Yvonne Blair
CRA Project Manager

Yuridia Zaragoza
CRA Operations Support
Specialist I

Karen Fernandez-Rua
CRA Intern

**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 5th Street
CareerSource SWFL
Immokalee, FL 34142
239.867.0025

June 18, 2025 – 8:30 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- 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 May 21, 2025 (Enclosure 1)
 2. Budget Reports (Enclosure 2)
 3. Code Enforcement Report (Enclosure 3)
 4. Staff Reports
 - i. Assistant Director Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
 - iii. Project Manager Field Observation Report (Enclosure 6)
 - iv. Community Meetings (Enclosure 7)
- G. Announcements.
 1. Public Comment speaker slips
 2. Communications Folder
 3. 2025 Updated Calendar (Enclosure 8)
- H. Other Agencies.
 1. FDOT updates
 2. Other Community Agencies
 - i. Immokalee Water and Sewer District (IWSD)
 - ii. Collier County Code Enforcement
 - iii. Collier County Parks and Recreation
 - iv. Immokalee Eastern Chamber of Commerce
- I. Community Presentations.
- J. Old Business.
 1. Contactor Maintenance Reports
 - i. A&M Property Maintenance Report & Schedule (Enclosure 9)
 2. Advisory Board update (*CRA & MSTU Action Item*)
 - i. Board Merger
 - a. Advisory Board Appointments and term assignments (Enclosure 10)

3. Office Lease update (Enclosure 11) *(CRA Action Item)*
4. 2025/2026 Strategic Plan Update (Enclosure 12) *(CRA & MSTU Action Item)*
5. Budget Update *(CRA & MSTU Action Item)*
 - i. Tentative Budget Report (Enclosure 13) *(CRA & MSTU Action Item)*
 - ii. 2025/2026 Funding Priorities (Enclosure 14) *(CRA & MSTU Action Item)*
6. Brief Staff project update
 - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
 - ii. First Street Corridor Safety Project
7. Development Report by Laura DeJohns, Johnson Engineering (Enclosure 15)
- K. New Business
 1. FRA Conference 2025 (West Palm Beach) (Enclosure 16) *(CRA Action Item)*
- L. Citizen Comments.
- M. Next Meeting Date. The **CRA and MSTU Board** will meet on **Wednesday, July 16, 2025**, at 8:30 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 Yuridia Zaragoza via email at Yuridia.Zaragoza@colliercountyfl.gov by June 17, 2025, at 4:00 P.M.

You may attend the meeting in person on June 18, 2025, at the CareerSource SWFL Conference Room, 750 South 5th 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 Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on May 21, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 8:30 A.M.

B. Pledge of Allegiance and Moment of Silence.

Michael “Mike” Facundo led the Pledge of Allegiance and the opening prayer.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA. A quorum was announced for the MSTU Board at 8:32 A.M.

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Mark Lemke, Patricia “Anne” Goodnight, Edward “Ski” Olesky, Estil Null, Yvar Pierre and Paul Thein.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

None.

MSTU Advisory Committee Members Present:

Bernardo Barnhart (8:32 A.M.), Jimmy Nieves, and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

None.

Others Present in Person:

Melissa Silva, Mary Martinez, Judith Seva, Aristeo Alviar, Misty Smith, Gloria Torres, Abby Villagomez, Brenda Villagomez, Jorge Perez, Tim Denardis, Said Gomez, Oscar Lugo, Hugo Osorio, Lupita Vazquez Reyes and Commissioner William “Bill” L. McDaniel, Jr.

Others Present via Zoom:

Laura DeJohn. Raphael Campo, Edward Conrad, Christina Guerrero, Patricia Garcia, Kaitlyn Zindle, Andrea Halman, and Kyle Pryce.

Staff Present in Person: John Dunnuck, Christie Betancourt, Yvonne Blair, and Yuridia Zaragoza.

D. Voting Privileges for Board Members via Zoom

No action item for the CRA and MSTU Board.

E. Approval of Agenda.

Staff presented the Agenda to the board for approval. The Agenda was approved as presented.

CRA Action: *Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Mr. Edward “Ski” Olesky seconded the motion, and it passed by unanimous vote. 7-0.*

MSTU Action: *Mr. Jimmy Nieves made a motion to approve the Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

F. Approval of Consent Agenda

1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for March 19, 2025 (Enclosure 1)
 - ii. CRA Advisory Board Meeting for April 16, 2025 (Enclosure 2)
2. Budget Reports (Enclosure 3)
3. Code Enforcement Report (Enclosure 4)
4. Staff Reports
 - i. Assistant Director Report (Enclosure 5)
 - ii. Project Manager Report (Enclosure 6)
 - iii. Project Observation Field Report (Enclosure 7)
 - iv. Community Meetings (Enclosure 8)

Staff presented the Consent Agenda to the boards for approval.

Mr. Mark Lemke questioned the status of Quality Enterprises (QE) with the TIGER Project that is being completed near the Collier County Health Department in Immokalee. Ms. Christie Betancourt provided information listed on the Project Manager Report and said TIGER is 99% complete, they are working through a punch list. The Bus Transfer Station will most likely be done after the project closes. A brief discussion was made on the current amount of payment retained, CRA Staff will follow up with Mr. Daniel Flynn.

Mr. Estil Null commented on his observations with paving being done within the TIGER areas. He asked if QE is making these improvements. Ms. Christie Betancourt commented that staff will ask if QE is making these improvements. Mr. Null will send Ms. Betancourt his observations.

Mr. Aristeo Alviar asked about the current progress of the Unpaved Private Road Emergency Repair MSTU (Municipal Service Taxing Unit), the priority of the Little League Road Extension, and questioned when the Lighting Study was completed by the Sheriff’s Office. Mr. Alviar expressed his concerns about a couple of intersections on Lake Trafford Rd and commented on the lack of lighting and proper lane lines.

Ms. Christie Betancourt said she would provide Mr. Aristeo Alviar with an update on the Unpaved Private Road Emergency Repair MSTU. As for the priorities, staff are working on getting the list together. The Lake Trafford Project is currently on a stop-work notice due to utility conflicts. CRA staff are working to finalize the Lighting Study plan, Ms. Betancourt will share the areas that have been identified by the Collier County Sheriff’s Office (CCSO). Ms. Betancourt assured Mr. Alviar that the study was done at night by the patrols who work the late night shift.

The Consent Agenda was approved as presented.

CRA Action: *Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 7-0.*

MSTU Action: *Ms. Cherryle Thomas made a motion to approve the Consent Agenda as presented. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote. 3-0.*

G. Announcements.

1. Public Comments speaker slips

CRA Staff reiterated on the public 3-minute speaker slip policy for each Topic. The Board will give more time if they feel it necessary.

2. Communications Folder

Staff reviewed the communication folder with the board and members of the public. Included in the folder were the public notice of the Joint CRA and MSTU meeting, Immokalee Community Campus Letter of Support, the 2025 Public Meeting Calendar for the Immokalee CRA and MSTU, Summer Mango Fest flyer, Reflection – 2nd Annual Community Art Fair flyer, Brave Hearts Summer Camp, and observations during the Immokalee MSTU Walking Tour.

The CRA and MSTU board will continue to meet jointly until the boards are merged.

3. Johnson Engineering LLC – ICRA Planning Support Services

Ms. Laura DeJohn introduced herself, she is with Johnson Engineering and has been planning in the local community for over 20 years. She has a similar contract with the other CRA in the County and is excited to provide support services to the Immokalee CRA. At the upcoming meeting, she will present all development activities going on within the CRA Boundaries to provide information and help others better understand the progress. Ms. DeJohn commented that Ms. Kaitlyn Zindle and Ms. Christine Fisher will also assist when needed.

Mr. John Dunnuck commented on this valuable process and the overall goal to help all in attendance to better understand what’s going on in the community and to also provide context to all the issues that could come to the board in the future.

Ms. Christie Betancourt provided information on the reports that will be provided by Johnson Engineering. CRA Staff will meet with Johnson Engineering staff and identify projects that are of priority.

H. Other Agencies

1. FDOT Updates

No updates.

2. Other Community Agencies

Immokalee Water and Sewer District (IWSD), Misty Smith

Ms. Misty Smith provided an update, the CDBG Grant that was granted to IWSD to update the Clay Sewer Pipe out of Farm Workers Village in Sections A and B will start soon.

IWSD has awarded the bid to a contractor. They are working to get the contractor signed and completing a few tasks. IWSD will also start the installation of the AMI Smart Meter this Summer. Mailing notices will be sent out to their customers to notify them of this progress.

A brief discussion was made on the estimated start date of the Clay Sewer Pipe Project.

Parks and Recreation, Said Gomez

Mr. Said Gomez provided updates on the Fields of Dream initiative and said Park staff are moving forward with a letter that supports that endeavor and is expected to be presented to the Board of Collier County Commissioners. They are moving forward with the design phase of the Immokalee Sports Complex. Staff are also asking for a variance for the Sports Complex. The pool is also under design and staff have received a new rendering for a concession and restroom building.

Musco Lighting is going up at the Tony Rosbough Community Park, this will greatly benefit the community members. Parks and Recreation is negotiating with the Immokalee High School on the baseball/softball field near the Immokalee Community Park. Parks and Recreation staff have the parking lots included with the Immokalee Community Park, so that community members have access to both sides of park. Parks and Recreation staff will have access to the upstairs portion of the concession building to utilize the space as a storage room.

Mr. Said Gomez commented that he and Ms. Christie Betancourt had a tour of the Immokalee Parks and have discussed the initiative of having a shade structure done at Ann Olesky Park. Mr. Gomez is working with the Project Manager to see if a shade structure could be built at the park.

Mr. Said Gomez also provided information on the Parks and Recreation summer programming. The summer camp at the Immokalee South Park and Immokalee Community Park are full. Staff were hoping to cater more to the children with special needs during the summer programming, however, due to a few sign-ups there is no programming for this yet. Staff will continue this initiative throughout the year and promote it so that can develop a friendly program for those individuals with special needs.

Mr. Paul Thein commented that he would like to work with Parks and Recreation to help provide an initiative to help families with swimming lessons and other care to address lowering the 48% of Children with the highest level of obesity.

I. Community Presentations

No presentations.

J. Old Business

1. Contractor Maintenance Reports

i. A&M Property Maintenance Report & Schedule (Enclosure 9)

Due to no MSTU quorum at the previous meeting, staff included the estimate for quarterly pressure washing/cleaning at the Zocalo. The work would be part of the A&M contract that was recently awarded for the maintenance of the Zocalo Plaza.

Staff provided the June look ahead schedule, and April and May completed work reports. A report for the Zocalo was also included.

Discussion was made on the estimate for the quarterly pressure washing/cleanings. A&M staff will do 4 cleanings, every time they clean for 6 hours, they will bill the CRA. A special cleaning was recently completed. A rental was completed by Parks and Recreation – Immokalee South Park. CRA assessed the area and acknowledged that a cleaning was needed.

Ms. Cherryle Thomas questioned the naming of Main Street and N 15th Street. She asked about the SR29 name and questioned if the N 15th Street name would remain the same.

Ms. Christie Betancourt commented that the road currently has a dual name due to the State Road 29 status, it'll continue to be known as N 15th Street and Main Street.

Ms. Cheryle Thomas also commented on the need for higher lighting voltage on N 15th Street. Ms. Christie Betancourt commented on the priorities with 1st Street and other identified areas such as Lake Trafford and Main Street. Due to utility conflicts, staff may need to reprioritize the Lake Trafford Area. As for Main Street, staff can look into it after the Loop Road is completed. Staff will get an update from County Staff on the lighting for Lake Trafford.

MSTU Action: Ms. Cherryle Thomas made a motion to approve A&M Property Maintenance, LLC Estimate# 1616 for the Quarterly Pressure washing as the Zocalo Park for a cost of \$2,400. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote. 3-0.

2. Advisory Board update

i. Board Merger

Staff announced that an Ordinance and Resolution to merge the Immokalee Local Redevelopment Advisory (CRA) and Immokalee Beautification Municipal Service Taxing Unit (MSTU) Board will be taken to the Board of Collier County Commissioners on May 27, 2025. The merged board will be named the Immokalee Community Redevelopment Agency Board. The merged board will consist of nine (9) members and two (2) non-voting members. Overall, 11 board members. Staff reiterated that there are nine (9) voting positions.

The County Attorney's Office has recommended that staff not appoint anybody until the boards are merged. As of now, Ms. Lupita Vazquez Reyes and Mr. Oscar Lugo are waiting due to the recommendation made by the board recently. Ms. Christie Betancourt commented that there is a 3rd applicant, and staff would like to know if they will have a vacancy on the newly merged board.

Ms. Christie Betancourt read the membership of the merged board:

1. Two voting members shall be permanent residents within the Immokalee Community Redevelopment Area and electors of Collier County.
2. Two voting members shall be an owner or appointed representative of a business or commercial property within the Immokalee Community Redevelopment Area.

3. One voting member shall be owner or appointed representative of a non-profit entity owning property and operating within the Immokalee Community Redevelopment Area.
4. One voting member shall be a permanent resident within the MSTU and elector of Collier County.
5. Three voting members shall be at-large members who are either permanent residents within the Immokalee Redevelopment Area or an owner or appointed representative of a non-profit entity owning property and operating with the Immokalee Community Redevelopment Area.
6. Two non-voting members shall be at-large members who are either permanent residents within the Immokalee Community Redevelopment Area or an owner of a business or commercial property within the Immokalee Community Redevelopment Area or an owner or appointed representative of a non-profit entity owning property and operating with Immokalee Community Redevelopment Area.

Ms. Christie Betancourt also read the initial terms of office of the board members.

1. Three voting members shall serve an initial term of two years.
2. Three voting members shall serve an initial term of three years.
3. Three voting members shall serve an initial term of four years.
4. Two non-voting members shall serve an initial term of four years.

Board members discussed their interest of being a part of the merged board. Each board member in attendance commented as follows:

1. Michael "Mike" Facundo – Mr. Facundo commented that he would like to stay on the board.
2. Patricia "Anne" Goodnight – Ms. Goodnight said she would like to stay on the board until her term is up. Her term is 4 years, and she is on her second term. She would like to complete this term.
3. Mark Lemke – Mr. Lemke commented that he would like to stay on the board. He will most likely not reapply after his term is up.
4. Paul Thein – Mr. Thein expressed on how much he has learned within the board and said that he will be at the pleasure of the board on their decision.
5. Estil Null – Mr. Null commented that he would like to hear Ms. Christie Betancourt's recommendation. He would like to stay on the board until his term ends.
6. Edward "Ski" Olesky – Mr. Olesky commented that he would like to stay on the board.
7. Yvar Pierre – Ms. Pierre commented that she would like to stay on the board, but she is also in agreeance with the board's decision.
8. Bernardo Barnhart – Mr. Barnhart commented that he would like to stay on the board.
9. Jimmy Nieves – Mr. Nieves commented that he would like to stay on the board.
10. Cherryle Thomas – Ms. Thomas commented that she has been on the MSTU board for about 18 years and believes it is time for a younger person to take over. She expressed her previous interest for a clock at the Immokalee Zocalo Plaza. She reiterated that she would come off the board once staff find someone to replace her.

Ms. Christie Betancourt will work on a spreadsheet and send it to Mr. John Dunnuck for review before sending to county staff for processing. Ms. Betancourt will share staff recommendations at the next meeting.

Mr. John Dunnuck commented on the number of members for the merged board and said that a plan is in place, however, during the process the boards had two vacancies to fill, and staff were not made aware of a 3rd applicant. The board made a recommendation for the 2 board members, one for the reappointment of Ms. Lupita Vazquez Reyes and the other for the appointment of Mr. Oscar Lugo.

Mr. Dunnuck recommended that the board and staff move forward with what is recommended and as the next vacancy is open, staff invite the 3rd applicant to be part of the process. He further commented on the valuable information provided by Mr. Edward “Ski” Olesky and Ms. Cherryle Thomas and whether they are a part of the voting process, their words carry a lot of weight due to the history they have with the board.

11. Property Available for County Use

ii. 523 Eustis Avenue (AKA 523 Howard Way)(Enclosure 11)

Staff announced that the CRA owns the 523 Eustis Ave (Howard Way) property. The CRA paid the recording fee, tax fee, and the actual bid with the overall amount being under \$7,000. The funds were taken out from a specific fund. Staff are working on mowing the property and getting insurance. Staff will bring a package together and present the plans of the property to the board.

Ms. Christie Betancourt commented on her bidding experience. A brief discussion was made. On the process.

12. Brief Staff Project update

iii. Immokalee Sidewalk Phase III – Eustis Ave. and W Delaware Ave.

Staff had a preconstruction meeting last week with the contractor, county department, and other utility providers. Staff reviewed the current progress of the project. County staff are awaiting a few other documents for the congressional funds that have been awarded for this project. This project involves Section 3, so the subcontractors must show they are contracting toward low-income individuals.

iv. First Street Corridor Safety Project

Staff are waiting on the grant provisions which is with the Office of Management and Budget. The provisions are needed so that staff may release an advertisement for a contractor to do phase 1 of the project. Staff are working on getting the legal descriptions and sketches to start the acquisition process and hopefully start phase 2 with construction.

13. Office Lease update

Staff are working on a lease with the current owner in partnership with the proposed new owner. Staff hope to have a package to present to the boards at the upcoming June meeting.

Staff have looked at other areas but have been unsuccessful. They hope to stay in the CareerSource building. CRA Staff are working with County staff and facilities on the new site at the Clerk's office. A new building is being proposed. Staff will provide more details on the design as they continue to work with other agencies such as the Property Appraiser, Clerk, Tax Collector, Supervisor of Elections, and the CRA.

14. Budget update

v. Tentative Budget Report (Enclosure 12)

A brief overview of the tentative budget report was presented by staff.

vi. 2025/2026 Strategic Plan Update (Enclosure 13)

Staff would like to finalize the Strategic Plan. At the previous meeting, a few changes were made such as adding the private sector with the 24-hour medical facility and the Airport hangars. Staff will follow up to receive an update on the progress of the Hangars.

vii. 2025/2026 Prioritization List (Enclosure 14)

Staff presented the Prioritization List which included an update on the budget priorities. Some priorities are continued funding from previous years while other priorities had additional funding. The prioritization list was as follows:

- First Street Pedestrian Safety Improvement Project
- First Street Corridor/Zocalo Improvements
- First Street Zocalo Plaza Holiday Decorations
- Immokalee Sidewalk Phase III Project – Eustis Ave & West Delaware Avenue
- Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street
 - Overall amount: \$4,936,598.00; additional funding was added to the Main Street Corridor.
- Main Street Improvements (Preventative Maintenance)
- Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)
- Historic Cemetery on Main Street
- Fields of Dreams Parks Initiative (Sports Fields)
 - Overall CRA Funds: \$1,250,000; \$1,200,000 allocated for the Immokalee Sports Complex field and \$50,000 for other field opportunities. No additional funding is being added.
- Lake Trafford Corridor Improvements
 - Overall CRA and MSTU fund: \$249,930; CRA has funds allocated for design but no construction.
- Immokalee Complete Streets
 - Staff increased the funds from \$100,000 to \$120,000 and added \$80,00 from the CRA Capital fund that will assist with the Lighting survey that was completed. Staff will provide the board with a plan for the survey.

- Economic Development
 - Staff budgeted \$45,000 for Johnson Engineering
- Grants and Programs
 - Staff have \$170,000 budgeted for the Façade Grant. Staff provide information on the Façade Grant Program to those who are interested. Discussion was made on a current initiative with the Economic Development.

viii. Recommendations for Funding

Ms. Christie Betancourt commented that CRA staff could come back during the year for small projects.

A brief discussion was held on the 523 Howard Way Property and where the funds will go after the property is sold. Staff may add it to a certain capital fund, but staff's main goal is to have enough funding for Main Street.

Board members and staff also discussed Catholic Charities and their current progress with on-street parking. An update is needed since a reveter clause is in place with the property that was sold by the CRA. A couple of certain milestones need to be met by a certain time. Staff and board members discussed what could be proposed within the property such as an urgent care.

Commissioner McDaniel commented on the urgent care and commented on the new Medical Care that recently opened in Ave Maria. Within three years, there will be an Emergency Room near the main entrance to Ave Maria off of Oil Well Road and within 5 years be a full hospital.

Mr. Paul Thein briefly commented on the reimbursement model of certain hospitals and medical urgent care facilities and the opportunities that they seek in the community.

Staff asked that the MSTU Board make a recommendation on the MSTU millage rate.

Staff will bring the Strategic Plan and the Budget to the boards for approval.

MSTU Action: Ms. Cherryle Thomas made a motion for the millage rate to remain neutral at 1.000. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote.3-0.

K. New Business.

1. New Market Road Commercial Project (Enclosure 15)

Mr. Hugo Osorio and Mr. Timothy Denardis introduced themselves. Ms. Osorio is a Project Manager with Boral Engineering & Design Inc. Mr. Timothy Denardis is the owner and developer of the new business on New Market Road.

Mr. Hugo Osorio presented and commented on the proposed conceptual plan. He briefly presented a proposed plaza for the area. They are applying for an alley vacating that currently exists in the project area.

The owner would like support from the CRA Board and would like to receive input from the CRA as to any benefit that the owner can provide with the alley vacating in proceeding with their Site Development Plan. Mr. Osorio was given feedback by County staff to get support from the CRA.

The project area was presented to all in attendance. Mr. Hugo Osorio commented that Mr. Timothy Denardis has committed to doing premier landscaping in the area to better align with the scene of SR29.

A discussion was held on what is allowed on the property. Mr. Timothy Denardis provided the zoning information of the property and said retail and a restaurant are allowed. Mr. Denardis expressed his overall goal of bringing something nice into the community. There are currently 2 parcels and a total of 6 lots; the vacating of the alley will allow for all to be one property.

Mr. Paul Thein asked about the square footage of the property. The site area is +/- 42,000 SF.

Commissioner McDaniel commented on the Collier County rules when an easement is vacated there is supposed to be a public benefit either financially or be able to develop an ability standpoint. Ultimately, the request will be brought forward to the Board of Collier County Commissioners, and they will rely upon the community for the determination of the public. The process of how benefits could be established for the property vacating.

Mr. John Dunnuck provided an example of what was done with the Bayshore CRA in the past regarding the benefits of contributing to the CRA and having an identified funding center.

Ms. Patricia "Anne" Goodnight provided a brief history of the alley and how it allowed access to property owners if the lots were owned by different people.

Mr. Hugo Osorio commented on what he and the developer are requesting and said that the premium landscaping has been approved, however, he would also like to know if the CRA supports the landscaping.

Mr. Aristeo Alviar commented on the opportunities for the vacating such as allowing for signage to be displayed for a certain time for events such as the 5k Lipman Run/Walk for Backpacks and also continuing the right maintenance for the area to align with the Triangle Area.

Mr. Mark Lemke said he agrees with allowing the County to decide what the property is worth and have some benefit of the vacating be a part of the CRA capital account and be of further use.

Mr. Hugo Osoria followed up on the benefits and commented that Mr. Denardis's lawyer has researched a few ways on how this vacating could be of benefit. He can share the recommendation with the board.

A brief discussion was made on what could be expected for the area. Commissioner McDaniel commented on what the board could recommend and the need for public benefits to be included. There will be sufficient time to discuss the benefits.

Ms. Christie Betancourt provided information on the 2 requests that Boral Engineering is seeking support from the CRA, which include vacating the alley and on-street parking along Pinellas Street. A discussion was made on the requests for on-street parking, CRA Staff did have a few concerns on the on-street parking. After much discussion, board members and staff agreed that County staff would have to decide whether on-street parking would be allowed on this site.

Mr. Timothy Denardis reiterated what he is hoping to do for this site.

CRA Action: Ms. Patricia “Anne” Goodnight made a motion to provide a Letter of Support for vacating the portion of the 20’ Alley lying between Lots 2, 3, 4, 5, 6 and 7, and Block 2. and that future benefit goes towards the Immokalee Community Redevelopment Area. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 7-0.

L. Citizen Comments

Ms. Christie Betancourt announced that the Land Development Code update has been pushed to the Board of Collier County Commissioners Agenda on June 10, 2025. The land development code may be presented again to the CRA Board due to required changes.

Ms. Patricia Anne Goodnight asked for clarification on the June and July Meetings. Staff clarified that meetings were coordinated to switch between CRA and MSTU meeting dates. CRA has its meeting on the third Wednesday and MSTU has its meetings on the fourth Wednesday. If needed, staff can make necessary changes. Ms. Goodnight commented that she will be attending the Florida Association of Special Districts, so she will not be able to attend the June Meeting. She will also be attending a conference on Marco Island, and she will not be able to attend the July meeting as well. Staff and board members agreed to meet on June 18, 2025.

Commissioner McDaniel reminded all in attendance that he hosts a town hall meeting every month on the second Wednesday of the month from 7:00 p.m. to 8:30 p.m. at the UF/IFAS Collier County Extension Center. District 5 topics are mainly discussed.

The Commissioner also recommended that a CRA staff attend the Collier County Housing Authority board meetings.

Mr. Mark Lemke commented that the Collier County Health Department is grateful for the improvements of the parking lots. He asked if any speed bumps will be installed, there are some concerns regarding cars passing speeding and cutting through the department.

Staff commented that a project is being done on the parking lot project, however, they are not aware of the current progress.

M. Next Meeting Date

The CRA Board and MSTU Board will be meeting jointly on Wednesday, **June 18, 2025**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:21 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

05/27/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1025000000 IMMOKALEE REDEVELOPMENT			133,181.81	362,067.32-	228,885.51
REVENUE Sub Total	1,460,100.00-	1,483,665.00-		1,371,041.29-	112,623.71-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		10,541.29-	3,341.29
361170 OVERNIGHT INTEREST				6,405.32-	6,405.32
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		4,135.97-	3,064.03-
CONTRIBUTION AND TRANSFERS Sub-Total	1,452,900.00-	1,476,465.00-		1,360,500.00-	115,965.00-
410001 TRANSFER FROM 0001 GENERAL FUND	1,108,500.00-	1,108,500.00-		1,108,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	252,000.00-	252,000.00-		252,000.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489200 CARRY FORWARD GENERAL					
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,565.00-			23,565.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	1,460,100.00	1,483,665.00	133,181.81	1,008,973.97	341,509.22
PERSONAL SERVICE	337,700.00	337,700.00	11,916.00	209,589.58	120,694.42
OPERATING EXPENSE	443,700.00	467,265.00	121,265.81	161,484.39	180,014.80
631400 ENGINEERING FEES	50,000.00	73,565.00	68,525.00		5,040.00
634210 IT OFFICE AUTOMATION ALLOCATION	10,700.00	10,700.00	2,675.00	8,025.00	
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00		29,300.00	
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00		49,249.00	110,751.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00	8,347.00	300.00	1,353.00
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00	12,000.00		28,700.00
639967 TEMPORARY LABOR				7,820.72	7,820.72-
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,313.38	3,686.62
640410 MOTOR POOL RENTAL CHARGE	600.00	600.00			600.00
640990 TOLLS				9.43	9.43-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		86.87	113.13
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	2,257.21	5,242.79	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	2,175.78	961.56	1,937.34-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00		38.72	61.28
643100 ELECTRICITY	3,100.00	3,100.00	1,755.99	1,244.01	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	2,204.13	1,595.87	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	9,845.55	29,536.65	617.80
644620 LEASE EQUIPMENT	1,800.00	1,800.00	609.00	1,218.00	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00	600.00	1,800.00	
645260 AUTO INSURANCE	500.00	500.00	125.00	375.00	
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	7,395.00	5,685.00	11,920.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		329.00	271.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		76.69	23.31
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,000.00	3,000.00			3,000.00
648160 OTHER ADS			200.00		200.00-
648170 MARKETING AND PROMOTIONAL	6,000.00	6,000.00		4,343.58	1,656.42
649000 SALES TAX EXPENSE				15.25	15.25-
649100 LEGAL ADVERTISING	5,000.00	5,000.00	2,000.00		3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	77.00	584.26	2,838.74

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARGES	3,500.00	3,500.00	474.15	2,700.65	325.20
651910 MINOR OFFICE EQUIPMENT	500.00	500.00			500.00
651930 MINOR OFFICE FURNITURE	400.00	400.00			400.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,000.00	10,000.00		1,791.31	8,208.69
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		759.63	1,240.37
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,100.00	1,100.00		410.56	689.44
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		5.36	994.64
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	4,500.00	4,500.00		3,337.88	1,162.12
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	1,200.00	1,200.00			1,200.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		328.22	471.78
CAPITAL OUTLAY	22,500.00	22,500.00			22,500.00
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
TRANSFERS	637,900.00	637,900.00		637,900.00	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00		637,900.00	
RESERVES	18,300.00	18,300.00			18,300.00
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00

Fund 1629 Immokalee Beautification MSTU

Enclosure 2

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1629000000 IMMOKALEE BEAUTIFICATION			332364.34	-458994.52	126630.18
REVENUE Sub Total	2,143,900.00-	2,325,090.17-	0	-622705.31	-1702384.86
REVENUE - OPERATING Sub-Total	636,400.00-	636,400.00-	0	-622705.31	-13694.69
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-	0	-574577.4	-54822.6
311200 DELINQUENT AD VALOREM TAXES			0	-1113.42	1113.42
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-	0	-20608.21	15608.21
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-	0	-15873.15	13873.15
361320 INTEREST TAX COLLECTOR			0	-533.13	533.13
369130 INS CO REFUNDS			0	-10000	10000
CONTRIBUTION AND TRANSFERS Sub-Total	1,507,500.00-	1,688,690.17-	0	0	-1688690.17
486600 TRANSFER FROM PROPERTY APPRAISER			0	0	0
486700 TRANSFER FROM TAX COLLECTOR			0	0	0
489200 CARRY FORWARD GENERAL	1,539,400.00-	1,539,400.00-	0	0	-1539400
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		181,190.17-	0	0	-181190.17
489900 NEGATIVE 5% ESTIMATED REVENUES	31,900.00	31,900.00	0	0	31900
EXPENSE Sub Total	2,143,900.00	2,325,090.17	332364.34	163710.79	1829015.04
OPERATING EXPENSE	469,700.00	650,890.17	332364.34	148640.95	169884.88
631400 ENGINEERING FEES	50,000.00	192,855.65	142,113.90	27,947.75	22,794.00
634970 INDIRECT COST REIMBURSEMENT	5,400.00	5,400.00		5,400.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00			110,000.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00	6,402.00	2,245.00	21,353.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	212,380.47	70,911.97	32,247.95	109,220.55
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	1,800.00	1,800.00	94,515.37	5,773.89	98,489.26-
645100 INSURANCE GENERAL	1,500.00	1,500.00	375.00	1,125.00	
646311 SPRINKLER SYSTEM MAINTENANCE	2,000.00	2,000.00	774.69	377.56	847.75
646318 MULCH	1,600.00	1,600.00			1,600.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00	15,915.00	72,165.00	68,080.00-
646451 LIGHTING MAINTENANCE	40,000.00	45,954.05	1,356.41	1,087.14	43,510.50
649010 LICENSES AND PERMITS	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	500.00	500.00		258.16	241.84
652990 OTHER OPERATING SUPPLIES	500.00	500.00		13.50	486.50
652999 PAINTING SUPPLIES	200.00	200.00			200.00
CAPITAL OUTLAY	350,000.00	350,000.00			350,000.00
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
TRANSFER CONST	17,200.00	17,200.00		15,069.84	2,130.16
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,500.00	4,500.00		3,345.26	1,154.74
930700 BUDGET TRANSFERS TAX COLLECTOR	12,700.00	12,700.00		11,724.58	975.42
RESERVES	1,307,000.00	1,307,000.00			1,307,000.00
991000 RESERVE FOR CONTINGENCIES	20,500.00	20,500.00			20,500.00
993000 RESERVE FOR CAPITAL OUTLAY	1,286,500.00	1,286,500.00			1,286,500.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
163805 IMMOKALEE RD & STATE ROAD 29	237,600.00	237,600.00	121,533.11	104,102.49	11,964.40
EXPENSE Sub Total	237,600.00	237,600.00	121,533.11	104,102.49	11,964.40
OPERATING EXPENSE	237,600.00	237,600.00	121,533.11	104,102.49	11,964.40
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	1,090.00	18,910.00	
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	6,126.40	5,223.60	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	785.84	2,214.16	
643400 WATER AND SEWER	12,500.00	12,500.00	5,010.87	7,789.13	300.00-
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	3,500.00	3,500.00		3,485.60	14.40
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	108,520.00	66,480.00	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	600.00	600.00			600.00

C.C. 1026-138346

Fund 1026 Immokalee CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1026000000 IMMOKALEE CRA PROJECT FUND		-	316,395.10	712,738.55-	396,343.45
REVENUE Sub Total	644,100.00-	4,605,475.00-		714,153.85-	3,891,321.15-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		76,253.85-	69,753.85
361170 OVERNIGHT INTEREST				43,818.07-	43,818.07
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		32,435.78-	25,935.78
CONTRIBUTION AND TRANSFERS Sub-Total	637,600.00-	4,598,975.00-		637,900.00-	3,961,075.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	637,900.00-	637,900.00-		637,900.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,961,375.00-			3,961,375.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	644,100.00	4,605,475.00	316,395.10	1,415.30	4,287,664.60
OPERATING EXPENSE		318,000.00		1,415.30	266,584.70
634999 OTHER CONTRACTUAL SERVICES		318,000.00			268,000.00
649030 CLERKS RECORDING FEES				1,415.30	1,415.30-
CAPITAL OUTLAY	644,100.00	4,102,475.00	316,395.10		3,836,079.90
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	316,395.10		3,836,079.90
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

Fund 1026 Project 50243 Imm CRA-Stormw In

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50243 IMMOKALEE CRA PROJECT FUND		278,000.00			278,000.00
EXPENSE Sub Total		278,000.00			278,000.00
OPERATING EXPENSE		68,000.00			68,000.00
634999 OTHER CONTRACTUAL SERVICES		68,000.00			68,000.00
CAPITAL OUTLAY		210,000.00			210,000.00
763100 IMPROVEMENTS GENERAL		210,000.00			210,000.00

Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50244 IMMOKALEE CRA PROJECT FUND		519,800.00	216,395.10		303,404.90
EXPENSE Sub Total		519,800.00	216,395.10		303,404.90
OPERATING EXPENSE		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY		469,800.00	216,395.10		253,404.90
763100 IMPROVEMENTS GENERAL		469,800.00	216,395.10		253,404.90

Fund 1026 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50247 IMMOKALEE CRA PROJECT FUND		50,000.00			50,000.00
EXPENSE Sub Total		50,000.00			50,000.00
OPERATING EXPENSE		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00

C.C. 1026-138346

Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50246 IMMOKALEE CRA PROJECT FUND		165,000.00	100,000.00	1,415.30	63,584.70
EXPENSE Sub Total		165,000.00	100,000.00	1,415.30	63,584.70
OPERATING EXPENSE				1,415.30	1,415.30-
634999 OTHER CONTRACTUAL SERVICES					
649030 CLERKS RECORDING FEES				1,415.30	1,415.30-
CAPITAL OUTLAY		165,000.00	100,000.00		65,000.00
763100 IMPROVEMENTS GENERAL		165,000.00	100,000.00		65,000.00

Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50248 IMMOKALEE CRA PROJECT FUND		974,000.00			974,000.00
EXPENSE Sub Total		974,000.00			974,000.00
OPERATING EXPENSE		100,000.00			100,000.00
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY		874,000.00			874,000.00
763100 IMPROVEMENTS GENERAL		874,000.00			874,000.00

C.C. 1026-138346

Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50250 IMMOKALEE CRA PROJECT FUND	644,100.00	1,114,800.00			1,114,800.00
EXPENSE Sub Total	644,100.00	1,114,800.00			1,114,800.00
CAPITAL OUTLAY	644,100.00	1,114,800.00			1,114,800.00
763100 IMPROVEMENTS GENERAL	644,100.00	1,114,800.00			1,114,800.00

Fund 1026 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50252 IMMOKALEE CRA PROJECT FUND		185,000.00			185,000.00
EXPENSE Sub Total		185,000.00			185,000.00
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

Fund 1026 Project 50269 Imm CRA-Lighting

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50269 IMMOKALEE CRA PROJECT FUND		118,875.00			118,875.00
EXPENSE Sub Total		118,875.00			118,875.00
CAPITAL OUTLAY		118,875.00			118,875.00
763100 IMPROVEMENTS GENERAL		118,875.00			118,875.00

Fund 1026 Project 80320 Imm Sports Complex Renovations

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
80320 IMMOKALEE CRA PROJECT FUND		1,200,000.00			1,200,000.00
EXPENSE Sub Total		1,200,000.00			1,200,000.00
CAPITAL OUTLAY		1,200,000.00			1,200,000.00
763100 IMPROVEMENTS GENERAL		1,200,000.00			1,200,000.00

C.C. 1027-138315

Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1027000000 IMM CRA GRANT		-	1,109,093.50	25,673.71-	1,083,419.79-
REVENUE Sub Total		2,129,994.75-		43,876.96-	1,486,117.79-
REVENUE - OPERATING Sub-Total		987,000.00-		2.29	987,002.29-
331555 HUD GRANTS		987,000.00-			987,000.00-
361170 OVERNIGHT INTEREST				2.29	2.29-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75-		43,879.25-	499,115.50-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		43,879.25-	499,115.50-
EXPENSE Sub Total		2,129,994.75	1,109,093.50	18,203.25	402,698.00
OPERATING EXPENSE		141,623.75	123,093.50	18,203.25	327.00
631400 ENGINEERING FEES		141,623.75	123,093.50	18,203.25	327.00
CAPITAL OUTLAY		1,988,371.00	986,000.00		402,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00	986,000.00		402,371.00

Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33831 IMM CRA GRANT			123,093.50	25,676.00-	97,417.50-
REVENUE Sub Total		542,994.75-		43,879.25-	499,115.50-
CONTRIBUTION AND TRANSFERS Sub-Total		542,994.75-		43,879.25-	499,115.50-
487999 REIMBURSEMENT INTERDEPARTMENTAL		542,994.75-		43,879.25-	499,115.50-
EXPENSE Sub Total		542,994.75	123,093.50	18,203.25	401,698.00
OPERATING EXPENSE		141,623.75	123,093.50	18,203.25	327.00
631400 ENGINEERING FEES		141,623.75	123,093.50	18,203.25	327.00
CAPITAL OUTLAY		401,371.00			401,371.00
763100 IMPROVEMENTS GENERAL		401,371.00			401,371.00

Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT			986,000.00		986,000.00-
REVENUE Sub Total		987,000.00-			987,000.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
EXPENSE Sub Total		987,000.00	986,000.00		1,000.00
CAPITAL OUTLAY		987,000.00	986,000.00		1,000.00
763100 IMPROVEMENTS GENERAL		987,000.00	986,000.00		1,000.00

Immokalee CRA

May 2025

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CESD20250005294	SD	Closed	05/01/2025	825 E Delaware Ave	Speed bumps are being installed on East Delaware Ave and Weeks Terrace, causing cars to get a flat tire. The bumps have metal spikes.
CENA20250005793	NA	Open	05/13/2025	4803 Christian Ter W	Litter / prohibited outdoor storage
CELU20250005802	LU	Open	05/13/2025	4803 Christian Ter W	Unlicensed / Inoperable vehicles on site.
CEA20250005806	A	Closed	05/13/2025	4803 Christian Ter W	Animal enclosures located too close to neighboring occupied structures.
CESD20250005809	SD	Open	05/13/2025	4803 Christian Ter W	Unpermitted structures on site.
CEROW20250005817	ROW	Closed	05/13/2025	Sidewalk on West side of road on Carson Road, almost to the light at Lake Trafford Road in Immokalee.	At the corner of the lake Trafford Road and Carson Boulevard where the empty law is, the sidewalk was previously being used by the owner on the corner for dump trucks to enter an exit the property to get loads of dirt. Since then approximately six months, the sidewalk has not been repaired And is a major safety concern. I have witnessed several bicyclist fall off their bicycle while trying to ride over this damage sidewalk. This is a major safety concern.
CESD20250005890	SD	Open	05/15/2025	1407 Tangerine St	Unpermitted shed with people living in it, an unpermitted porch, and an unpermitted addition to the main house.
CESD20250005891	SD	Open	05/15/2025	616 Nassau St	Unpermitted pavers were installed improperly around the pool, they have no underlayment.
CEVR20250005892	VR	Open	05/15/2025	616 Nassau St	Unpermitted removal of oak and pine trees.
CESD20250005893	SD	Open	05/15/2025	1321 Carson Rd	Fence has been knocked down, too many people inside for square footage, unpermitted electrical & framing work inside the house.
CESD20250006535	SD	Open	05/30/2025	420 Alachua St.	Unpermitted roof installation, see Contractor Licensing Case CECV20250005846.
CEAU20250005361	AU	Open	05/02/2025	5530 Aquila Ave	Installed a fence without a permit
CELU20250005545	LU	Open	05/07/2025	306 S 1st St	Food trailer
CENA20250005741	NA	Open	05/12/2025	416 S 2nd St	litter chairs, mattress, tires, plastic, metal, material covered with a tarp , wood.
CESD20250005886	SD	Open	05/15/2025	1007 Warden Ln	Excessive use of pavers (more than 35% of the lot is covered with concrete), unpermitted addition, unpermitted shed in the rear yard, unsecured party tent on the side of the house, too many people living in the home for the square footage.
CELU20250005986	LU	Open	05/16/2025	420 N 17th St Immokalee	Shed in back yard being rented out. There is an AC unit in the window.
CENA20250006057	NA	Open	05/19/2025	25631200005	Litter shopping cart, clothes, paper, plastic
CELU20250006367	LU	Open	05/27/2025	215 Main St	Zacateca's resturant does not have a valid BTR issued and has been operating during the evenings house with a tent, tables, chairs and cooking equipment outside of the place of buisness in the parking lot
CEOCC20250006368	OCC	Closed	05/27/2025	423 Taylor St	Selling food on the side of the road.
CENA20250006470	NA	Open	05/29/2025	56350080009	Litter appliances, metal, tires, paper, plastic,
CEROW20250006530	ROW	Open	05/30/2025	2199 Lake Trafford Road	Large trees encroaching road and sidewalk on Lake Trafford.
CEPM20250006537	PM	Open	05/30/2025	529 Howard Way	House is infested with roaches they are even falling off the ceiling, no working light in the kitchen or bathroom, the shower leaks and its a drug house

**Assistant Director Report
June 11, 2025**

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 website.

- Implementation schedule was provided at the November 2020 Meeting.
- Staff is continuing with implementation of the Immokalee Initiatives.

2. Immokalee Area Overlay District LDC Update

County staff discussed IAMP Policies 6.1.3 (Downtown Pedestrian Amenities) and 3.1.4 (Central Business District) at the CRA meeting on March 17, 2021. The first Land Development Code (LDC) workshop followed on May 19, 2021. On June 16, 2022, the county held a kick-off meeting with The Neighborhood Company (TNC), the project's consultant, followed by a site visit on August 12, 2022. Over the next several months, TNC provided updates, including a February 2023 CRA Advisory Board presentation and a June 2023 joint CRA & MSTU meeting.

In September 2023, TNC submitted a "White Paper" on the Immokalee Land Development Code, followed by workshops and updates in early 2024. By May 2024, TNC presented draft language to the CRA Board and submitted revisions to the county. The Development Services Advisory Committee (DSAC) reviewed the project in July and September 2024.

On September 24, 2024, TNC informed staff that DSAC approved the proposed LDC amendments on September 4. However, concerns arose about implementing architectural design standards on Main Street due to Senate Bill 250, which bans restrictive development requirements until October 2026. TNC is considering omitting these regulations for now. Additionally, the Loop Road Overlay is under review for potential conflicts with existing zoning rules. While the amendments are progressing, these issues may cause delays in the overall timeline.

On October 31, 2024, TNC met with CRA staff and county staff to review county attorney comments. Both issues of concern will be tabled until Senate Bill 250 expires, and the Loop Road is completed. TNC staff will revise the LDC amendments and proceed with the adoption process.

On January 15, 2024, County staff presented updated language that included provisions for Mobile food dispensing vehicles, that may be allowed on lands zoned Community Facility District (CF) within the IUAOD, subject to Conditional Use approval and contingent upon compliance with LDC section 5.05.16.

This Immokalee Urban Area Overlay (LDCA) (PL20240004278) went to the Collier County Planning Commissioner on March 6, 2025. It went to the Collier County Board of County Commissioner on May 13, 2025, and was continued to the May 27, 2025 BCC Meeting.

Recommendation to adopt an Ordinance amending the Collier County Land Development Code to implement the Immokalee Area Master Plan Element of the Growth Management Plan, to change the Immokalee Urban Overlay District to the Immokalee Urban Area Overlay District (IUAOD) Zoning District, revise, rename, and add subdistricts, and establish uses, boundaries and design standards. [PL2024004278] (First of two hearings).

This item is now scheduled to return to the CCPC in August and then go before the BCC in October.

TIMELINE

- **Public Workshop**
✓ October 2023
- **Draft LDC Updates**
✓ Collaboration with Collier County & ICRA Staff
- **CRA Advisory Board & Public Workshop**
✓ March 2024- LDC Draft Presentation
- **Development Services Advisory Committee Presentation**
✓ July 2024 & September 2024
- **CCPC Hearing & BCC Hearings**
✓ 2025 – Specific dates to be determined





3. CRA Office

CRA Intern, Kizzie Fowler will continue to work for the Bayshore Gateway Triangle under the Collier County Fellowship program. CRA Staff is collaborating with Facilities Department for new office space on property near the current Clerk of Courts building, located at 106 South 1st Street. Staff is working to remain at the CareerSource building until new building is complete.

4. Redevelopment Plan

On May 10, 2022, the BCC, acting as the (CRA) board, approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan.

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

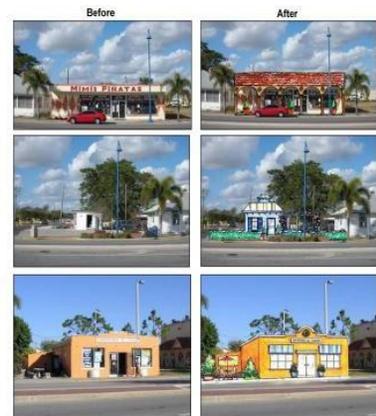
1) ***Carson Road Project-Eden Park Elementary Safe Routes to School***

- 6’ Sidewalk on the south and west side of the road.
- Construction costs is \$1,314,943.50.
- Funded with Safe Routes to School funds.
- Construction Contract was awarded to Marquee Development on February 27, 2024.
- Pre-Con meeting was held on April 28, 2025.
- Construction is underway.



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 initiated 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. No update.



7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. The next FHERO board meeting was held on June 17, 2025 in Sebring. 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



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 needs of Immokalee residents impacted by disaster. The Housing committee meetings are usually held the second Friday of every month via zoom at 10:00 a.m.



The next meeting is scheduled for August 8, 2025, at 10:00 a.m. via Zoom. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>.

10. Collier County Parks & Recreation – Immokalee area

CRA staff and Parks & Recreation staff are coordinating monthly meetings to discuss improvements of all Immokalee Parks. Immokalee Parks & Recreation updates are provided in communications folder, when available.

11. Impact Fee Installment Payment Program

The Impact Fee Installment Payment Program was extended for five years on July 25, 2023, by the Board of County Commissioners. For questions, please call Gino Santabarbara at 239-252-2925 or email him at Gino.Santabarbara@colliercountyfl.gov.

Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate.
- 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.

12. Adopt A Road Program

The Collier County Adopt-A-Road program is an environmental program of public/private partnership that is dedicated to providing safe and clean roads through removal of roadside litter.

Area 4, encompassing Immokalee, currently has 13 road segments within the CRA boundary (8.75 miles). While 10 segments previously had sponsors, none are currently active. Additional segments can be added based on community interest. Call 252-8924 to request trash pickup after cleanups.

For additional information or an application please contact: Collier County Road Maintenance Division, 4800 Davis Blvd., Naples, Florida 34104, PH: (239) 252-8924 or email at roadmaintenance@colliercountyfl.gov

13. Unpaved Private Road Emergency Repair MSTU (Municipal Service Taxing Unit)

At the March 28, 2023, Board of County Commissioners meeting the Board considered an Ordinance to create a municipal service taxing unit to handle the unpaved private roads. At the December 12, 2023, Board of County Commissioners meeting the Board approved an Ordinance which would create the unpaved private road emergency repair municipal service taxing unit by authorizing a levy of not to exceed one (1.0000) mil of ad valorem taxes per year. There are approximately 25 roads that contain approximately 13.694 miles of unpaved private road considered impassable for emergency vehicles. The taxable value of the 625 properties benefitting from these roads is estimated to be \$61,452,001. A millage rate of 1.0000 will generate \$61,452 annually. With the average repair cost of \$12,000 per mile, approximately four (4) miles of impassable private lime rock road per year can be repaired.

On December 10, 2024, the Board of County Commissioner approved to amend Ordinance 2023-71, which created the unpaved private road emergency repair municipal service taxing unit and provide that the Board of County Commissioners be the Unit's governing body and have a levy of one (1.0000) mil of ad valorem taxes per year.

County staff reported that the PTNE MSTU Team is working with a vendor to get road repair estimates. The top 3 roads are Sunnygrove, Della Dr., and Markely. The total cost estimate will be presented to the Collier County Board of County Commissioners. They will make the decisions on funding the program so that repairs may begin.

14. 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.

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](#) area surrounding Immokalee.

Report by: Christie Betancourt, CRA Assistant Director

Project Manager Report
06/09/2025

1. **First Street Zocalo Plaza (107 N. 1st Street) and Main Street (1st Street – 9th Street)**

i. *Monthly Maintenance*

A&M continues to provide satisfactory maintenance work to keep Zocalo Plaza clean, green and in a safe condition.



06.06.25



06.09.25



06.06.25



06.06.25

ii. *Holiday*

Rental Christmas Tree and Zocalo Plaza Decorations – Bids were opened on April 15, 2025. Shellard Lighting Design LLC was awarded QQ 2025-021 and a PO was issued for &7,000 for the rental Christmas Tree. A&M Property Maintenance was awarded QQ 2025-022 for the decorating of Zocalo Plaza and a PO was issued for \$7,000. FDOT advised staff to submit in November the Application for a Permit for the street pole decorations.

2. **Immokalee Complete Street (TIGER Grant) Project**

The overall project created a network of Complete Streets including approximately 20 miles of new sidewalks, improved walkability by filling in sidewalk gaps, a bicycle boulevard network, additional street lighting, landscaping, drainage improvements, and improved bus stops. These improvements will increase safety for the community. The bus transfer station at the Collier County Health Department on Immokalee Drive is completed.



06.06.25



3. Historic Cemetery Preservation – 815 W Main Street

Staff will proceed with obtaining quotes for restoration activities and draft an Action Plan for the Board’s consideration. On May 12, 2025 Staff noticed damage to the fence which prohibits closing of the gate. It appears a vehicle backed into the fence again as seen on June 9, 2025.



06.09.25



4. Main Street Irrigation and Landscaping Improvements

On August 30, 2024 Staff prepared a draft Scope of Work for irrigation and landscape median improvements to Phase 1 (historic cemetery and medians from 7th St to 9th St) of the Main Street corridor between 1st Street and 9th Street. On September 9, 2024, Staff instructed to also get quotes for full corridor irrigation from 1st Street to 9th Street. Staff is to locate a digital version of the existing irrigation plans for Main Street to use on the Solicitation.

On October 15, 2024 A&M provided an Estimate of \$3,220 to assess the irrigation lines from the median box to the cemetery to determine if it is operational for irrigation along the perimeter of the cemetery. Staff received Stantec’s final survey on April 25, 2025 and plan to commence irrigation work.

5. Immokalee Sidewalk Phase III (W Delaware and Eustis Avenue)

Staff held a Pre-Construction Meeting on May 14, 2025, with the Contractor, Engineer of Record, Immokalee Water and Sewer, Grant Compliance Coordinator, Transportation Grants Coordinators, the Construction Engineering Inspector, LCEC, County’s Road, Bridge & Stormwater, and Weston & Samper. The agenda coordinated activities for grant compliance, Section 3, safety, permitting, work hours, staging areas, pre-construction video, standard forms for CEI, utility value adjustments, new addresses on Howard Way (FKA Eustis Ave) and a tentative Notice to Proceed date of June 16, 2025. On May 30, 2025 Staff mailed project start notification letters to the property owners and residents. Staff will issue a Notice to Proceed (NTP) to the Contractor upon authorization from the Office of Management and Budgets. On June 6, 2025 the Contractor activated a CG license with Collier County. Section 3 advertising must be completed before OMB will authorize a Purchase Order and NTP.



6. Immokalee Airport Expansion

The Florida National Guard is moving forward on their Immokalee Readiness Center. Global Flight Training Solutions is constructing new hangars at the Immokalee Airport. The flight school currently employs 15 people and has trained more than 200 pilots since 2019. Global Flight Training Solutions offers specialized training to local and international students.

The business jet storage facilities include hanger space for small, medium and large corporate/private jets and light aircraft and includes facilities for light maintenance for aircraft on-site. Increased jet storage capacity at the Immokalee Airport allows to better serve the aviation community and lends itself to greater revenue-producing opportunities for the airport and surrounding community.





Report by: Yvonne Blair, Project Manager Dated: June 9, 2025



Immokalee Community Redevelopment Area (ICRA)

Projects Updates

June 10, 2025

Table of Content

ICRA Projects (Funded by CRA and MSTU)

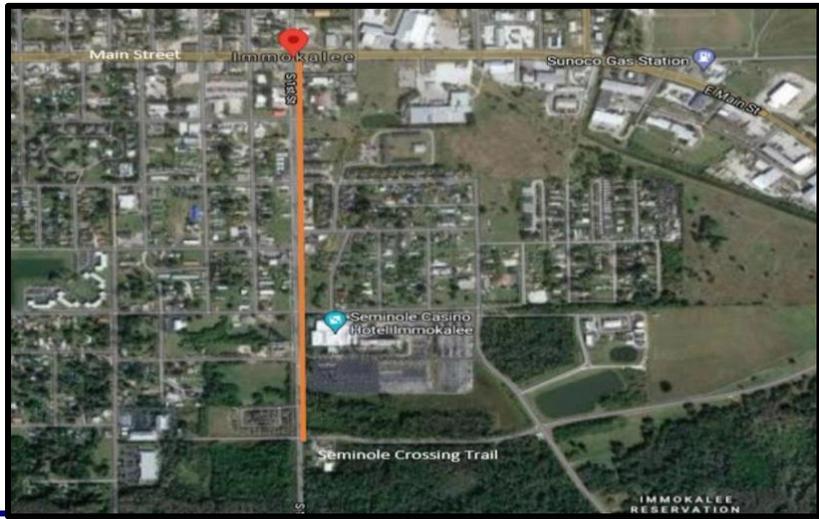
- **First Street Corridor Pedestrian Safety Improvements**
 - South 1st Street From Main Street to School Road/Seminole Crossing Trail
- **Immokalee Sidewalk Phase III**
 - Eustis Avenue & West Delaware Avenue
- **Historic Cemetery Preservation**
 - 815 West Main Street
- **Lake Trafford Road Corridor Lighting Study**
 - Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road
- **Main Street Corridor Streetscape**
 - SR29 (Main Street) from 9th Street to E 2nd Street
- **Immokalee Community Campus**
 - SR29 (W Main Street) at South 9th Street
- **Immokalee Sports Complex Park Improvement Project**
 - 505 Escambia Street

Other Projects of Interest

- **Immokalee Complete Streets**
 - Transportation Investment Generation Economic Recovery (TIGER) Grant
- **SR 29 Loop Road**

South 1st Street From Main Street to School Road/Seminole Crossing Trail

Project #:33831-01 & 33831-02
Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair
Project Scope: In 2021 a Conceptual Plan recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles. Staff applied for a \$250,000 Community Development Block Grant for the design. On 2/12/24 Procurement Services authorized modifying the Scope to full corridor lighting. Staff applied for 1.2M CDBG funds for construction. Project being divided into PH1 and PH2. Corridor is appx. 4,000 feet.



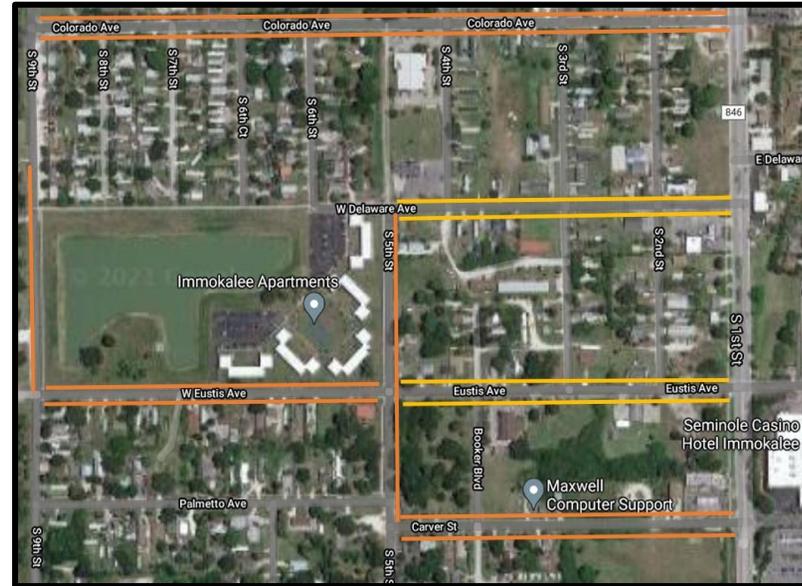
CHS CDBG Grant #CD22-03-IMM (Design Only PH1)
Design Budget: \$201,945 CDBG Funds (including CO#1)
Design Proposal: Kisinger, Campos & Associates (KCA)
CDBG Design Funds End: 10/27/24, extended to **12/26/24 & 1/6/25. Suspend Work Notice 10/7/24. Start Work Notice 11/6/24. Suspend Work Notice 1/4/25 w/8 days remaining. 4/15/25 CO3. 4/21/25 Start Work with Final Completion 8/21/26.**
Construction CD24-02 Budget: \$1.2M construction with total budget of \$1,575,000 & pending awarded of \$1,001,371 CDBG to be reduced by 1st Amendment to \$401,371 and increased 200K by proposed Amendment #2.
Architect/Engineer: KCA
General Contractor: TBD
Notice to Proceed Date: TBD
Estimated CD22-03 Completion Date: PH 1 100% Design Plans submitted 1/3/25. Grant end date 1/6/25.

Milestones/Challenges To Date: 06/10/2025

- Subrecipient Agreement approved by BCC's 9/13/22 for \$250,000 the design project.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. The Subrecipient Agreement for \$1,001,371 was approved on 9/10/24 16.L.1 BCC Agenda.
- On 7/16/24 CHS ordered the Environmental. Review Report which was completed Dec 2024. Legal Notice in NDN 1/29/25. NTP issued 4/15/25.
- 8/2/24 Traffic Ops authorized alternative fixtures. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 1st Amendment approved by BCC a 60-day extension to the performance end date (12/26/24). 10/7/24 a Stop Work Notice was issued to KCA. 11/6/24 Start Work with CO2 issued. A 2nd Amendment approved BCC 12/10/24 Agenda for PH1 to reduced to \$189,000 & extend to 1/6/25. Received 100% PH1 Plans on 1/3/25.
- CD24-02 1st Amendment approved by BCC on 2/11/25 to reduce to \$401,371 & performance end of 10/31/25. 11/22/24 requested new KCA Proposal for phasing project. CO3 approved 4/15/25. 1/29/25 prepared Solicitation for Contractor on PH 1 and need OMB's Grant Provisions before issuing ATA to initiate the ITB process. Awaiting Grant Provisions from OMB.
- KCA sent plans to T2 to prepare legal descriptions and sketches for acquisitions for PH2 Plans. Need to coordinate with Robert Bosch the easement acquisition activities. 6/6/25 Received CEI Work Order for Request for Purchase Order (PO). 6/9/25 TSMD approved Scope for Angie Brewer & Associates and need Quote for Request for PO. 6/6/25 draft for 2nd Amendment sent to CHS for CD24-02 to eliminate Agreement C24-03. Need to Amend CO3. 5/13/25 CHS conducted Close-out Audit of CD22-03.
- April 2026 deadline for construction competition with or without full grant funding.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design PH1	100%
Construction	0%

Eustis Avenue & West Delaware



Yellow - Proposed Phase 3
Orange - Phase 1 and 2 (completed in 2018 and 2021)

Project #: 33873

Grant #B-22-CP-FL-0233

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 Avenue and W. Delaware Avenue from S 5th Street to S 1st Street (approximately 2,500 LF, 5,000 LF for both sides of the roadways).

Design Budget: \$114,763 MSTU Funds

Total Construction Costs: 100% cost estimate \$1,329,558.10

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

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

Stop/Start Work 9/15/22 Suspend, 6/4/24 Start, 6/6/24 Suspend & 6/17/24 Start, 10/28/24 CO1 & PO Mod extended to 7/31/25. ABB acquired by LJA Engineering.

Owner's Representative (CEI): Total Municipal Solutions, Start Work Notice 5/14/25 with 250 remaining days.

CEI Budget: \$101,215.60 CRA Funds

General Contractor: TBD; **BCC Board Date:** TBD

Notice to Proceed Date: 08/16/2021 Design

Notice to Proceed Construction: Tentative 6/16/25

Estimated Substantial Completion Date: Feb 2026

Milestones/Challenges To Date: 06/10/2025

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14/23 BCC Agenda #16L1 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. DELORA submitted to Procurement 11/13/24 for an award of \$1,101,179.50. Construction Agreement was approved on BCC 4/8/25 Agenda 16L1.
- On 8/6/24 HUD approved Action Plan and the #01 Performance Report with the Federal Financial Report was submitted via DRGR. Staff prepared LMA Report with data from recently released 2016-2020 map. Performance Report #02 with Federal Financial Report submitted to HUD in DRGR 1/27/25. Performance Report #03 due by 7/31/25 in DRGR.
- 09/27/24 Staff mailed letters to Property Owners announcing project. 5/30/25 Staff mailed new start construction letters to property owners/occupants.
- 10/28/24 CO1 for LJA Engineering issued for time extension end 7/31/25. CO2 on hold for new timeline after NTP. Project signage installed on W Delaware/S 5th Street on 2/7/25.
- 5/14/25 Pre-Construction Mtg. NTP tentative date 6/16/25. 6/9/25 Section 3 flyer approved by TSMD/Marquee for translations. 6/10/25 DBE required per TSMD & requested Procurement to complete Section D for Reg. OMB to authorize NTP to Marquee.

DESCRIPTION OF WORK	% COMPLETE
Procurement	99%
Design	100%
Construction	0%

Historic Cemetery Preservation

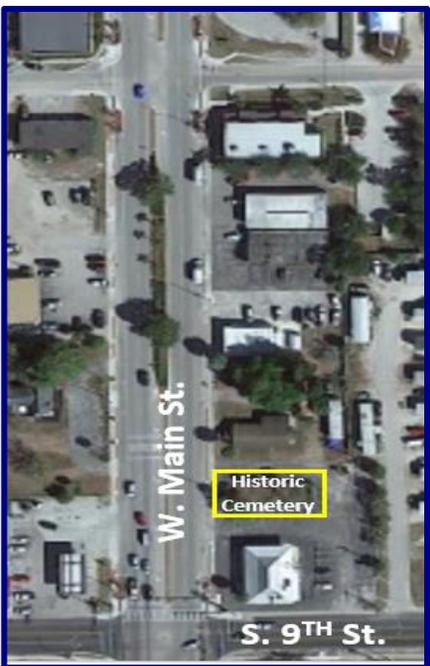
815 West Main Street, PID 00127320003, 0.06 Ac +/-

District #: 5
Project #:

Project Sponsor: ICRA & IMSTU
Project Manager: TBD

Project Scope: Staff to proceed with the maintenance and preservation of the Historic Cemetery. An appropriate roadmap that defines vision, destinations and outcomes will be drafted to map out both maintenance and restoration milestones and budget(s).

Location: 815 W Main St. 28' X 95' (.06 Ac)
Maintenance Budget: TBD
Restoration Budget: TBD
Team/Partners: Stantec Consulting (Survey)
Construction Manager: TBD
Landscape Maintenance: A&M Property Maintenance LLC
BCC Approval Date: TBD
Estimated Substantial Completion Date: 2026



Milestones/Challenges To Date: 06/10/2025

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. Existing irrigation lines from median to cemetery are to be investigated to determine if operational. 6/9/25 Discovered fence damaged with gate not closing properly.
- 10/29/24 Sent Stantec PO \$27,148 & NTP. 1/21/25 Stantec conducted survey and GPR work on-site. Final Report and Survey received on 4/25/25.
- 9/23/24 Staff sent A&M a RFQ for PH1 (W Main medians btw 7th-9th & cemetery) for irrigation and landscaping. 10/16/24 A&M \$3,220 quote for assessment of irrigation for perimeter of cemetery. Need digital version of existing irrigation plans to utilize on scope for full corridor bids. Staff to secure quotes for cemetery stone restoration by cemetery conservationist. 6/9/25 Staff request authorization to initiate A&M to check if the existing irrigation lines are operational considering known graves outside the border/fence of the cemetery, therefore, irrigation may not be pursued.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	5%
Construction	0%

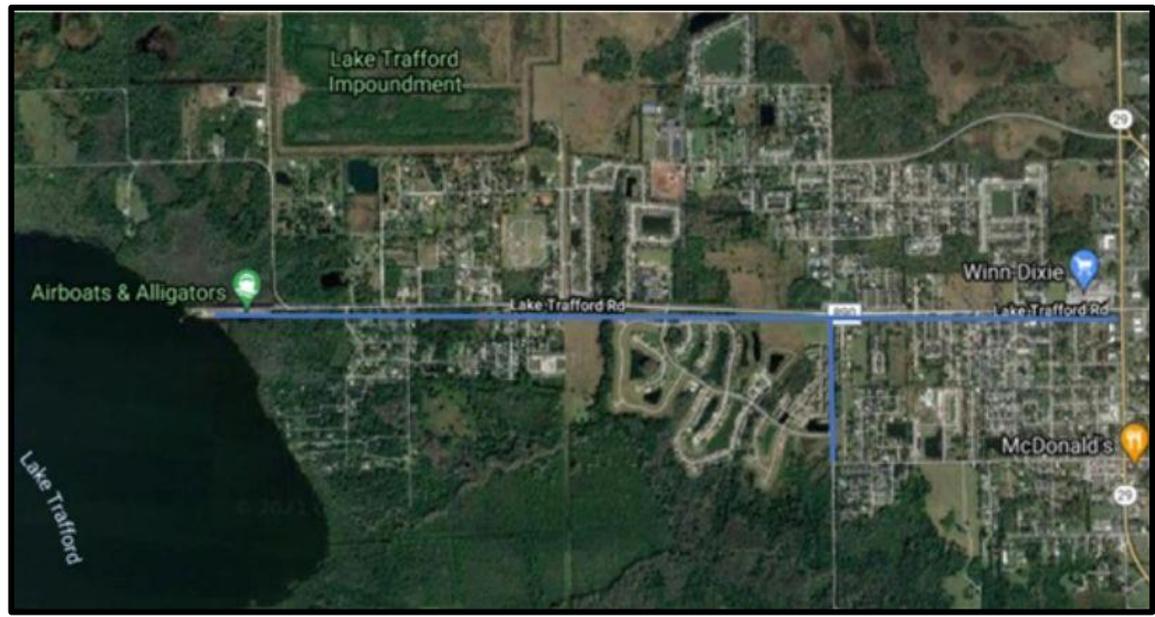
Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

Project #: 1026-138346-50246.2 (CRA)
 1629-162524-631400 (MSTU)
Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

Project Scope: Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with 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.

Location: Lk Trafford Rd 4.8 mi & Carson Rd .5 mi
Design Budget: \$149,930 MSTU Funds/\$100,000 CRA
Construction Budget (Estimate): \$3,000,000 – contingent on type of pole and partnership with LCEC.
Funding: CRA & MSTU Funds and Grants
Architect/Engineer: Jacobs Engineering (Jacobs)
Owner's Representative (CEI): TBD
General Contractor: TBD

Notice to Proceed Date: 05/02/23
Estimated Substantial Completion Date: TBD
Suspend Work Notice: 04/10/24 w/21 days remaining



Milestones/Challenges To Date: 06/10/2025 – Suspend Work Notice

- A Work Order was finalized on 3/6/23 with Jacobs to perform a lighting study & prepare the construction plans to be utilized by LCEC and provide limited Subsurface Utility Engineering.
- On 5/1/23 a NTP with a PO in the amount of \$249,930 was issued for Jacobs to commence on 5/2/23. Topographic design surveys were completed 8/11/23. 10/16/23 Jacobs coordinated with LCEC.
- Task 1 – 11/7/23 Jacobs provided the 30% Lighting Study Analysis Report. 11/28/23 Summary of Poles Spreadsheet with the Report sent to County Staff and IWSD. 1/16/24 conference with IWSD, Jacobs & CRA. Task 2 – 3/8/24 Jacobs coordinated with several projects on the corridor & LCEC.
- 4/9/24 Jacobs advised of underground conflicts on the County's Suspend Work Sidewalk Project on the same corridor & requested Suspend Work Notice. 4/10/24 Staff issued Suspend Work Notice to Jacobs while the County's sidewalk project works through utility changes that may impact pole placements and IWSD's funding on project.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	43%
Construction	0%

SR29 (Main Street) from 9th Street to E 2nd Street

Project #: 1629-162524-631400

Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: Johnson Engineering (Johnson) had 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 (Funds may be diverted to First St Project)

Architect/Engineer: Johnson Engineering

Design Notice to Proceed Date: 9/1/22

Final Design 100% Plans: Suspend Work Notice Issued 9/27/23 with 213 remaining days.

Construction Completion Date: 9/28/23 Suspend Work Notice Issued on Project.



Milestones/Challenges to date: 06/10/2025 – Suspend Work Notice

- A NTP was issued to Johnson with a commencement date of 9/1/22. Kick-Off and Site Visit Meeting held on 9/26/22 with Johnson’s design team and CRA Staff.
- Johnson’s design team conducted Public Meeting #1 11/16/22, Public Meeting #2 on 2/15/23, & Public Meeting #3 on 3/15/23.
- On 6/1/23 Johnson provided preliminary hardscape plants o CRA staff.
- Pre-App with FDOT on 7/18/23.
- An on-site meeting was held on Main Street with Johnson on 7/26/23 with a detailed follow up email to Johnson with questions and concerns for improvements to the corridor.
- On 8/31/23 Johnson provided a Cost Estimate of \$1,945,440.83.
- On 9/27/23 the CRA & MSTU Advisory Boards authorized Staff to stop work with Johnson Engineering until the evaluation of the SR29 Loop Road project is defined & the future conveyance of Main St. to County is investigated. A new scope of Main Street shall enhance features for a pedestrian friendly downtown streetscape.
- A Suspend Work Notice was issued to Johnson on 9/28/23 with 213 remaining days.
- FDOT PM for Loop Road attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd updates from (SR29) Oil Well Rd to SR82.
- Staff installment funding contribution to be incorporated in the FY26 Budget for the project.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	60%
Construction	0%

Formally CRA owned property located at 107 S 9th St

District #: 5

Project #: Immokalee Community Campus (PUDZ)

PL20240000390

Ninth Street Parcel – (formally owned by CRA)

Project Sponsor: Immokalee CRA

Project Manager: Christie Betancourt

Monitoring Project for Community's Awareness

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 Ninth Street 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.

Property closed on 8/29/23.

Architect/Engineer: Bowman Consulting Group

Construction Manager: TBD

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

Buyer's Representative: Chancellor Volodymyr Smeryk Interim CEO

BCC Approval Date: 04/11/23

Estimated Substantial Completion Date: TBD

Final Completion Date: TBD



Milestones/Challenges To Date: 06/10/2025

- On 4/11/23 BCC/CRA 16B1 approved Purchase Agreement with a Sales Price of \$600,000 plus closing costs. Transaction closed on 8/29/23. Deed recorded at OR Book 6282, Page 2959. Post-closing milestones:
- 2/15/24 Catholic Charities requested a 90-day extension to the full rezoning application deadline. 2/20/24 Deputy County Manager extended to 5/20/24. Rezone application includes a Catholic Community Center, Catholic Clinic with related medical offices, and/or retail/commercial space on the property in accordance with the Conceptual Plan (Exhibit B of the Purchase Agreement). HMA, CRA & LCEC's design engineer met on 5/29-30 on relocating power line.
- Within 6 years of approval of rezone application & adoption of the rezone ordinance, Catholic Charities must have substantial completion of project. If Purchaser fails to meet the timelines including extensions, a reverter clause may be applied with written notice.
- The proposed on-street parking in place of on-site parking is being reviewed by the County. NIM was conducted on 11/18/24, 5PM, at Catholic Charities Guadalupe.
- On 2/21/25 Meeting with Bowman and Casa San Juan's Consultant regarding configuration of Boston Ave suitable for both projects. 6/6/25 CAO requested ownership information on Boston. 6/6/25 Staff coordinated with IWSD. Awaiting Rezone approval.

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

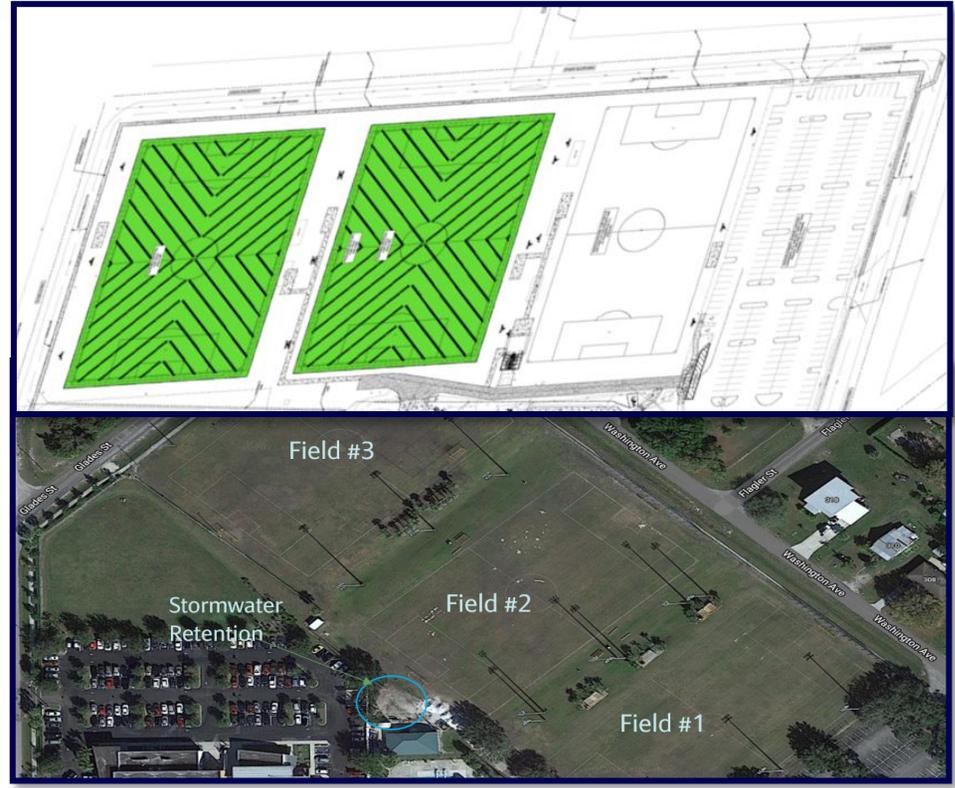
Immokalee Sports Complex 505 Escambia Street

District #: 5
Project #:
Project Sponsor: Collier County Parks & Recreation
Project Manager:
Monitoring Project for Community’s Awareness

Project Scope: This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, addressing stormwater management issues.

Design Budget:
Construction Budget (Estimated): \$4,000,000
 CRA Capital Funds (1026) \$1,200,000; Parks & Recreation & County CIP allocated \$2,800,000.

Architect/Engineer:
 Stantec Consulting Services Inc.
Design Notice to Proceed Date:
Final Design 100% Plans:
Construction Completion Date:



- Milestones/Challenges To Date: 06/10/2025 – No Update**
- “Fields of Dreams” Park Initiative as part of the Strategic Planning Project Prioritization list at the 01/17/24, CRA Advisory Board Meeting.
 - On 02/21/24, the CRA Advisory Board approved allocating \$1,200,000 of CRA Capital Funds (1026) for the Park Initiative.
 - Staff explored collaborations with Collier County including Parks & Recreation and local non-profits that can address the current and future needs for sports fields. The first selected project is the Immokalee Sport Complex.
 - On 06/11/24, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex.
 - CRA’s contribution of 1.2M for Sports Complex improvements were discussed at the CRA Workshop with BCC on 7/23/24.
 - On 11/12/24, BCC awarded Stantec Consulting Services Inc., \$804,263.65 for professional services for the Immokalee Sports Complex Turf Field Conversion and Pool Renovation Project. Phase 1 is a 2 turf field plan submittal week of 5/19/25. Phase 2 Restrooms and Phase 3 pool. Each phase with a different schedule for COs.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	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>

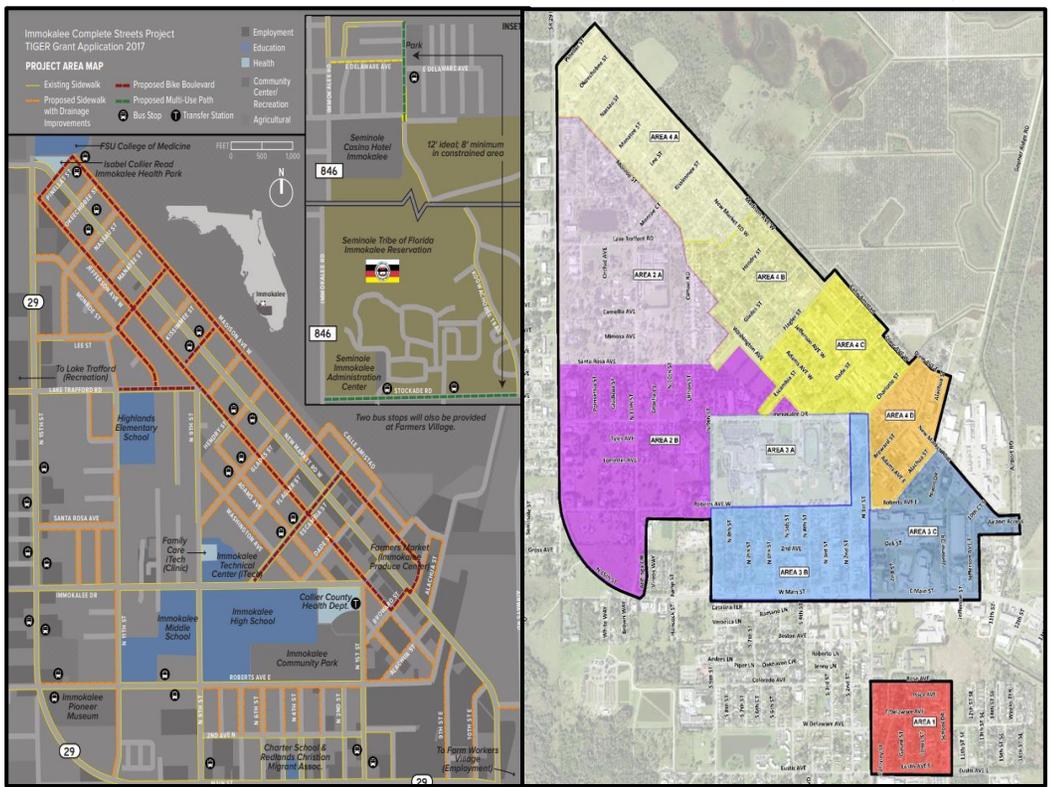
Project Scope: This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding 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 (QGM)
Construction Manager: Quality Enterprises USA (QE)
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: May 2025



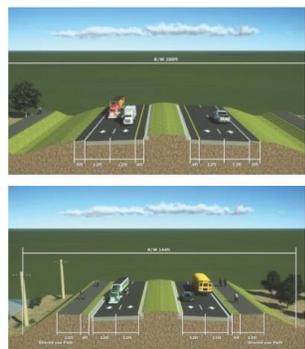
Milestones/Challenges To Date: 06/10/2025

- Areas 1 - 5 – Contractor has completed construction in Areas 1-5.
- Bus Transfer Station – Construction is ongoing. Phasing project for shade structure.
- Continuous Street Lighting – LCEC completed the installation of lights associated with the TIGER project. The majority of the lighting were completed January 2025. 6/3/25 LCEC is finalizing the as-built plans.
- 7/26/24 Staff confirmed 388 poles with County for Johnson Engineering. Johnson provided maps of light pole locations and identify entity (LCEC, County, or MSTU) who owns pole.
- Executive Summary for MSTU payment of utility bills was approved on BCC 12/10/24 Agenda.
- Staff has been in communication with LCEC reviewing their invoices to process payment and budgeting for FY26 lighting invoices paid by the MSTU.
- Q Grady Minor & QE attended the CRA/MSTU 2.19.25 Meeting to provide a project update.
- Project Flyer is being translated for distribution to property owners/residents. Punch List items are being submitted for corrective action.

Procurement	100%
Design	100%
Construction	100%

District #: 5
Project #: 417540-5

Project Sponsor: FDOT
Project Manager: Sean Pugh, P.E., Design Project Manager
Monitoring Project for Community's Awareness
Project Website: <https://www.swflroads.com/project/417540-5>



Project Scope: The intent of the loop road is to remove much of the truck traffic from SR29 through Immokalee on Main Street and New Market Road West where the western position of that street is primarily residential. The loop road interconnects on Airport Access Road and Alachua Street will provide direct access from the loop road to intensive industrial, grower, packing and shipping districts along New Market Road. Project is 3.35 miles.

Construction Budget: Estimated 85 M
Architect/Engineer: WH Lochner, Inc.
Construction Manager: TBD
Owner's Representative (CEI): TBD
Project Contact: Kimberly Warren, Kimberly.Warren@dot.state.fl.us, 863.808.0958



BCC Approval Date: TBD
Estimated Completion of PD&E Study: Summer 2024
Estimated Substantial Completion Date: 2026

Milestones/Challenges To Date: 06/10/2025 – No update

- The FL Legislature approved a 4B budget for the “Moving Florida Forward” Project. This project will construct a new alignment of SR29 as a 4-lane divided roadway with drainage improvements on the corridor to serve as a loop around downtown Immokalee area. FDOT’s Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation www.SR29Collier.com. In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).
- 2/10/25 Staff reviewed Phase 2 (CR846 to New Market Rd) Plans.

Packet Page 45

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	20%
Construction	0%

Project Manager Field Observations June 9, 2025

A recap of the MSTU Walking Tour on June 9, 2025, with attendees: Armando Yzaguirre, Scott Pickens, Christie Betancourt, Karen Fernandez Rua and Yvonne Blair. The next Walking Tour is scheduled for Monday, July 14, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



06.09.25

Overview:

Beautification Area Improvements:

1) First Street Zocalo Plaza/Landscape Maintenance

A&M: A&M Property Maintenance (A&M) provides services. A&M is cleaning and maintaining the landscaping according to their schedule and their work continues to be satisfactory.



06.09.25



06.09.25



06.08.25



2) Improvements on Main Street (between 1st and 9th)

A&M: A&M is cleaning the streets according to their schedule and their work continues to be satisfactory. They sweep Main Street weekly and pressure wash the sidewalk areas on W. Main Street between 1st Street and 9th Street on a quarterly basis.

Main Street: The corridor on W. Main Street between 1st Street and 9th Street looked satisfactory and clear of litter. A homeless mother with her little barefoot daughter and chickens were present along W Main Street.





Triangle: The Triangle sign looked good with the trees in bloom.



Upcoming Community Events

Updated 06/10/2025

Collier County Board of County Commissioners (BCC) Budget Workshop

Date: 06/19/2025 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail East, Naples, FL 34112

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 06/26/2025 at 3:00 p.m.

Location: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142

For more information call: 239.657.2111

Join Live Online: <https://immfire.com/view-live-meeting/>

Collier County Board of County Commissioners (BCC) Budget Workshop

Date: 06/20/2025 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail East, Naples, FL 34112

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

Immokalee Task Force Meeting

Date: 06/30/2025 at 9:00 a.m.

Location: CareerSource Southwest Florida
750 South 5th Street, Immokalee, FL 34142

Collier County Board of County Commissioners (BCC) Meeting

Date: 07/08/2025 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail East, Naples, FL 34112

Watch Live Online: <http://tv.colliergov.net/CablecastPublicSite/>

Immokalee Interagency Meeting

Date: 07/09/2025 from 11:30 a.m. to 1:00 p.m.

Location: CareerSource Southwest Florida
750 South 5th Street, Immokalee, FL 34142

Affordable Housing Advisory Committee Meeting

Date: 07/15/2025 at 9:00 a.m.

Location: Collier County Growth Management Department – Conference Room 609/610
2800 Horseshoe Drive N., Naples, FL 34104

For more information regarding the committee, please contact Cormac.Giblin@colliercountyfl.gov

Opening Reception to A Community Art Fair: Exploring the Art of Perspective

Date: 07/19/2025 at from 10:00 a.m. to 12:00 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave., Immokalee, FL 34142

For more information contact: 239.252.2611

Immokalee Water and Sewer District (IWSD) Board of Commissioners Meeting

Date: 07/23/2025 at 3:30 p.m.

Location: Immokalee Water and Sewer District

1020 Sanitation Road., Immokalee, FL 34142

For more information call : 239.658.3630

Collier County Public School (CCPS) Board Meeting

Date: 07/31/2025 at 4:30 p.m.

Location: Dr. Martin Luther King Jr. Administrative Center/ Live Online

5775 Osceola Trail., Naples, FL 34109

Watch Live Online: <https://www.collierschools.com/educationlive>

Collier County Public School (CCPS) Tentative Budget Hearing

Date: 07/31/2025 at 5:05 p.m.

Location: Dr. Martin Luther King Jr. Administrative Center/ Live Online

5775 Osceola Trail., Naples, FL 34109

Watch Live Online: <https://www.collierschools.com/educationlive>

Bicycle & Pedestrian Advisory Committee (BPAC) Meeting

Date: 08/19/2025 at 9:00 a.m.

Location: Collier County Government Center IT Training Room Administration Building F, Fifth Floor

3299 Tamiami Trail East., Naples, FL 34112

For more information call: 239.252.5814

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 08/21/2025 at 3:00 p.m.

Location: IFCD Headquarters (Fire Station 32) / Live Online

5368 Useppa Drive, Ave Maria, FL 34142

For more information call: 239.657.2111

Join Live Online: <https://immfire.com/view-live-meeting/>

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 or call at 239-867-0025

2025 Public Meeting Calendar **DRAFT** for the Immokalee Community Redevelopment Advisory Board

ICRAB Meeting Calendar 2025

Dates/Times	Locations	Phone Number
January 15 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
February 19 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
March 19 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
April 16 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
May 21 st @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
June 18 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
July 16 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
August 20 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
September 17 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
October 29 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
November 12 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
December 10 th @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025

Budget Workshop 2025

Dates/Times	Locations	Phone Number
April 16 th @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025

Please contact the CRA with any questions (239) 867-0025

Updated June 12, 2025

Joint Meeting *Hybrid CRA MSTU

ICRAB *Hybrid & In-Person (CareerSource SWFL, 750 South 5th Street, Immokalee, FL 34142

Budget Workshop *Hybrid

No Meeting Scheduled

***Hybrid Remote Public Meeting**

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

www.ImmokaleeCRA.com

750 South 5th Street, Immokalee, FL 34142
239-867-0025

A&M PROPERTY MAINTENANCE, LLC
 Immokalee MSTU- Landscape Maintenance (#23-8084)

Month of: July 2025

Week Ending

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		7/5/25	7/12/25	7/19/25	7/26/25	8/2/25
Item	Description					
1	Pre-Service Cleaning	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
2	Mowing & Edging - Multiple Medians	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
4	Weeding - Medians - Hand & Chemical	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
5	General Site Trimming & Pruning - Medians	7/2/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	7/3/25	7/10/25	7/17/25	7/24/25	7/31/25
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	7/3/25	n/a	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).		7/5/25	7/12/25	7/19/25	7/26/25	8/2/25
Item	Description					
14	Pre-Service Cleaning	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
15	Mowing & Edging - Multiple Medians	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
17	Weeding - Medians - Hand & Chemical	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
18	General Site Trimming & Pruning -	7/2/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	7/9/25	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.		7/5/25	7/12/25	7/19/25	7/26/25	8/2/25
Item	Description					
26	Pre-Service Cleaning	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
27	Mowing & Edging - (No Medians)	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
29	Weeding - Hand & Chemical	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
30	General Site Trimming & Pruning	7/2/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	7/9/25	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		7/5/25	7/12/25	7/19/25	7/26/25	8/2/25
Item	Description					
38	Pre-Service Cleaning	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
39	Mowing & Edging - (No Medians)	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
40	Weeding - Hand & Chemical	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
41	General Site Trimming & Pruning	7/2/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	7/2/25	7/9/25	7/16/25	7/23/25	7/30/25
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	7/9/25	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

A&M PROPERTY MAINTENANCE, LLC
Immokalee MSTU- Landscape Maintenance (#23-8084)

Month of: June 2025

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	6/4/2025				
2	Mowing & Edging - Multiple Medians	6/4/2025				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/2025				
4	Weeding - Medians - Hand & Chemical	6/4/2025				
5	General Site Trimming & Pruning - Medians	6/4/2025				
6	Post-Service Cleaning - All Areas	6/5/2025				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a				
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
13	Irrigation System Inspection & Wet-Check	6/4/2025				

WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	6/4/2025				
15	Mowing & Edging - Multiple Medians	6/4/2025				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/2025				
17	Weeding - Medians - Hand & Chemical	6/4/2025				
18	General Site Trimming & Pruning	6/4/2025				
19	Post-Service Cleaning - All Areas	6/4/2025				
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
25	Irrigation System Inspection & Wet-Check	6/4/2025				

WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	6/4/2025				
27	Mowing & Edging - (No Medians)	6/4/2025				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	6/4/2025				
29	Weeding - Hand & Chemical	6/4/2025				
30	General Site Trimming & Pruning (Biweekly)	6/4/2025				
31	Post-Service Cleaning - All Areas	6/4/2025				
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
36	Turf: Herbicides, applied to total area as needed per Month	n/a				
37	Irrigation System Inspection & Wet-Check	6/4/2025				

WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	6/4/2025				
39	Mowing & Edging - (No Medians)	6/4/2025				
40	Weeding - Hand & Chemical	6/4/2025				
41	General Site Trimming & Pruning	6/4/2025				
42	Post-Service Cleaning - All Areas	6/4/2025				
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
47	Turf: Herbicides, applied to total area as needed per Month	n/a				
48	Irrigation System Inspection & Wet-Check	n/a				

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT	APPROVED ESTIMATES- IN PROGRESS
	ESTIMATES PENDING APPROVAL

A&M PROPERTY MAINTENANCE, LLC
Immokalee MSTU- Landscape Maintenance (#23-8084)

Month of: May 2025

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
2	Mowing & Edging - Multiple Medians	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
4	Weeding - Medians - Hand & Chemical	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
5	General Site Trimming & Pruning - Medians	n/a	5/7/2025	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	n/a	5/8/2025	5/15/2025	5/22/2025	5/29/2025
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	5/8/2025	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
15	Mowing & Edging - Multiple Medians	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
17	Weeding - Medians - Hand & Chemical	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
18	General Site Trimming & Pruning	n/a	5/7/2025	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
25	Irrigation System Inspection & Wet-Check	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
27	Mowing & Edging - (No Medians)	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
29	Weeding - Hand & Chemical	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
30	General Site Trimming & Pruning (Biweekly)	n/a	5/7/2025	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	5/20/2025	n/a
37	Irrigation System Inspection & Wet-Check	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
39	Mowing & Edging - (No Medians)	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
40	Weeding - Hand & Chemical	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
41	General Site Trimming & Pruning	n/a	5/7/2025	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	5/7/2025	5/14/2025	5/21/2025	5/28/2025
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a
INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS				
INV#IMMINC-194 EST#1642- Clean-Up debris and irrigation repairs at 1st St. - \$430.00						
INV#IMMINC-195 EST#1643 Zocalo Park pressure washing - \$600.00						
		ESTIMATES PENDING APPROVAL				

ZOCALO PLAZA SHORT TERM LANDSCAPING AND IRRIGATION MAINTENANCE

Work Area- Zocalo Plaza, 107 N 1st Street, Immokalee, FL

A. ROUTINE MAINTENANCE		SERVICE-1	SERVICE-2	SERVICE-3	SERVICE-4	SERVICE-5
1	Mowing & Edging	n/a	n/a	5/14/25	n/a	5/28/25
2	Weeding	n/a	5/7/25	5/14/25	5/21/25	5/28/25
3	General Site Pruning (every 4 weeks)	n/a	5/7/25	n/a	n/a	n/a
4	Trash Removal	05/01-05/03	05/05, 05/07-10	05/12, 05/14-17	05/19, 05/21-24	05/26, 05/28-31
5	Air blow crushed shell	n/a	5/7/25	5/14/25	5/21/25	5/28/25
9	Irrigation System Inspection & Wet-Check	n/a	5/7/25	5/14/25	5/21/25	5/28/25

EXECUTIVE SUMMARY

That the Board of County Commissioners, sitting as the Collier County Community Redevelopment Agency, adopts Staff’s Recommendation on appointments of the initial membership and terms for the newly formed Immokalee Community Redevelopment Board and directs the County Attorney to prepare and process a Resolution memorializing these appointments.

OBJECTIVE: To appoint the initial membership and terms for the newly formed Immokalee Community Redevelopment Board.

CONSIDERATIONS: By Ordinance 2025-27 and by CRA Resolution No. 2025-113, both dated May 27, 2025, the Board of County Commissioners merged the Immokalee Beautification Advisory Committee with the Immokalee Local Redevelopment Board into a single unified advisory committee, to form the Immokalee Community Redevelopment Board.

Staff has recommended the following:

1. Residents (2 seats):
 1. Lupita Vasquez Reyes (3-year term) (recommended for reappointment)
 2. Michael Facundo (4-year term)
2. Business/Commercial Property Owners (2 seats):
 1. Bernardo Barnhart (U Dump We Pump, Inc. / First Bank) (3-year term)
 2. Paul Thein (Core Health Partners) (2-year term)
3. Non-Profit (1 seat):
 1. Mark Lemke (2-year term)
4. MSTU Representative (1 seat):
 1. Oscar Lugo (*recommended for new appointment*) (4-year term)
5. At-Large (3 seats):
 1. Jimmy Nieves (Business Owner, Chamber, Waste Pro) (3-year term)
 2. Yvar Pierre (Resident) (4-year term)
 3. Patricia “Anne” Goodnight (Resident) 2-year term)
6. Non-Voting (2 seats):
 1. Estil Null (4-year term)
 2. Edward “Ski” Oleksy (4-year term)

FISCAL IMPACT: None.

GROWTH MANAGEMENT IMPACT: None.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires majority vote for Board approval. -JAK

RECOMMENDATION: That the Board of County Commissioners, sitting as the Collier County Community Redevelopment Agency, adopts Staff’s Recommendation on appointments of the initial membership and terms for the newly formed Immokalee Community Redevelopment Board and directs the County Attorney to prepare and process a Resolution memorializing these appointments.

PREPARED BY: Jeffrey A. Klatzkow, County Attorney

DRAFT

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

LEASE NO. : _____

THIS LEASE AGREEMENT (this "**Lease**") is made and entered into as of this _____ day of _____, ~~2021~~2025 between **Southwest Florida Workforce Development Board, Inc.**, a Florida not-for-profit corporation ("**Lessor**"), having an address of 6800 Shoppes at Plantation Dr. #170, Fort Myers, FL 33912 and whose Federal Identification Number (F.E.I.D. or S.S.) is ~~65-0778245~~, and the **Board of County Commissioners of Collier County, Acting as the Community Redevelopment Agency** ("**Lessee**"), having an address of 3299 Tamiami Trail, Naples, Florida 34112.

W I T N E S S E T H:

Lessor, for and in consideration of the covenants and agreements hereinafter mentioned to be kept and performed by Lessee, has demised and leased to Lessee, for the term and under the conditions hereinafter set out, those certain premises located in the CareerSource Southwest Florida building located at 750 South Fifth Street, Immokalee, FL 34142, described as follows: ~~2669-1,865 useable square feet, 2,270 rentable~~ square feet of the building comprised of "Suite C" as designated by Lessor and a portion of the shared data room as designated by Lessor for Lessee's equipment, located at 750 South 5th Street, Immokalee, Florida 34142 ("**Premises**" as depicted on **Exhibit "A"**) at the rental rate set forth herein. Lessee's allocated data room area shall be sufficient in size to reasonably store Lessee's data equipment.

Article 1. TERM

The initial term of this Lease ("**Initial Term**") shall commence on August 1, ~~2021~~2025 ("**Commencement Date**") and, unless sooner terminated pursuant to the terms of this Lease, shall expire on July 31, ~~2023~~2028. The Initial Term, together with any applicable Renewal Term, ~~Month-to-Month Election, or Renewal Month-to-Month Election~~ as described in Article 18, is referred to herein as the "**Term**".

Article 2. RENT

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

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

Fort Myers, FL 33912

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

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

Article 3. HEATING, AIR CONDITIONING AND JANITORIAL SERVICES

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

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

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

Article 4. LIGHT FIXTURES

a. Lessor agrees to install in the Premises light fixtures for the use of Lessee, as applicable. Notwithstanding the foregoing, Lessee acknowledges that light fixtures have already been installed in the Premises.

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

Article 5. MAINTENANCE AND REPAIRS

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

b. Lessor shall maintain and keep in repair the exterior of the Premises during the Term and shall be responsible for the replacement of all windows broken or damaged in the

Premises, except such breakage or damage caused to the exterior of the Premises by Lessee, its officers, agents, employees, or guests (Lessee being solely responsible for the same).

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

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

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

Article 6. UTILITIES

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

Article 7. ACCESSIBILITY STANDARDS AND ALTERATIONS

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

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

Article 8. INJURY OR DAMAGE TO PROPERTY ON PREMISES

All property of any kind of Lessee or its officers, agents, employees, or guests that may be on the Premises or other property of Lessor during the Term shall be at the sole risk of Lessee, and

except for any gross negligence or willful misconduct of Lessor, Lessor shall not be liable to Lessee or its officers, agents, employees, or guests for loss or damage to such property. Lessee shall also give prompt notice to Lessor in case of casualty or accidents in or about the Premises.

Article 9. FIRE AND OTHER HAZARDS; RADON

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

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

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

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

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

Article 10. EXPIRATION OF TERM

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

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

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

Article 11. SUBLETTING AND ASSIGNMENT

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

Article 12. WAIVER OF DEFAULTS

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

Article 13. RIGHT OF LESSOR TO INSPECT

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

Article 14. DEFAULT

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

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

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

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

Article 15. ACKNOWLEDGMENT OF ASSIGNMENT

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

Article 16. TAXES, INSURANCE AND BROKER COMMISSIONS

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

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

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

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

Article 17. USE OF PREMISES

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

Article 18. RENEWAL ~~OR MONTH-TO-MONTH ELECTION~~

Provided Lessee is not in default at the end of the Term and has not been in default of this Lease on more than two (2) occasions in any twelve (12) month period (regardless of any applicable ~~cure~~notice or cure period) during the Term, Lessee ~~may elect shall, at its option, have the right to renew this Lease for two (2) additional terms of one (1) year (each, a "Renewal Term"), with such Renewal Term commencing upon the expiration of the Initial Term, or then-current Renewal Term, as applicable, subject, however, to the following two options: conditions:~~

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

~~Renew this Lease for an additional one (1) year Renewal Term (the "Second Renewal Term"). If Lessee desires to renew this Lease for the Second Renewal Term under the provisions of this subsection (i), Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the First Renewal Term.~~a. Tenant must provide Landlord with written notice at least ninety (90) days prior to the expiration of the Initial Term, or then-current Renewal Term, as applicable, that Tenant intends to renew the Lease for a Renewal Term (the "Renewal Notice"). Lessee's failure to timely so notify Lessor in the above manner shall automatically be

deemed Lessee's waiver of Lessee's option for the ~~Second~~first Renewal Term.— and any subsequent renewals.

~~a) Continue in occupancy of the Premises at the end of the First Renewal Term as a tenancy at will on a month-to-month basis for a period not to exceed twelve (12) months from the expiration of the First Renewal Term (“**Renewal Month-to-Month Election**”). All terms and conditions of this Lease are to remain the same during the Renewal Month-to-Month Election and in full force and effect, except that the monthly rent due from Lessee shall be \$3,281.85 per month. In addition, during this Renewal Month-to-Month Election, either Lessor or Lessee shall have the right to terminate Lessee's tenancy by giving the other party not less than 45 days' written notice prior to the end of any monthly period. If Lessee desires to exercise this option to occupy the Premises under this Renewal Month-to-Month Election, Lessee must give Lessor written notice not less than three (3) months prior to the expiration of the First Renewal Term. Lessee's failure to timely so notify Lessor in the above manner shall automatically be deemed Lessee's waiver of Lessee's option for the Renewal Month-to-Month Election.~~

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

b. All terms and conditions of this Lease are to remain the same and in full force and effect, except that the monthly rent due from Lessee shall be as set forth in Addendum “A”.

Article 19. TERMINATION AND AVAILABILITY OF FUNDS

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

Article 20. NOTICES AND INVOICES

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

Southwest Florida Workforce Development Board, Inc.,
Attention: Mr. Mike Egan
6800 Shoppes at Plantation Dr. #170
Fort Myers, FL 33912

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

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



Article 21. LIMITATION OF LIABILITY AND INDEMNITY

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

Article 22. DEFINITION OF TERMS

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

Article 23. SUBORDINATION; ESTOPPEL

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

Article 24. RULES AND REGULATIONS

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

Article 25. MISCELLANEOUS

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

Article 26. ADDITIONAL TERMS

(Check One)

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

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

LESSOR:

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

By: _____

Print Name: _____

Title: _____

LESSEE:

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

ATTEST:

By: _____
CRYBAL K. KINZEL,
DEPUTY CLERK

By: _____
PENNY TAYLOR BURT L.
SANDERS, CHAIRMAN



Approved as to form and
legality:

Print Name: _____
Assistant County Attorney

ADDENDUM "A"

MONTHLY RENTAL RATE SCHEDULE

26692,270 Sq. Ft.

Effective 08/01/~~2021~~2025

<u>YEAR</u>	<u>AMOUNT PER SQ. FT.</u>	<u>MONTHLY RENTAL</u>
Year 1 <u>\$4,350.83</u> 08/01/ 21 <u>25</u> – 07/31/ 22 <u>26</u>	\$13.50	\$3,003.36 <u>23.00</u> Three <u>Four</u> thousand three hundred fifty dollars and eighty-three cents
Year 2 <u>08/01/26 - 07/31/27</u>	\$23.69	\$4,481.36 <u>Four thousand four hundred eighty-one dollars and thirty-six cents</u>
Year 2 <u>08/01/22 - 07/31/23</u>	\$13.91	\$3,093.46 Three thousand ninety-three dollars and forty-six cents
Year 3 <u>08/01/27 - 07/31/28</u>	\$24.40	\$4,615.67 <u>Four thousand six hundred fifteen dollars and sixty-seven cents</u>
Year 4 (First Renewal Term) <u>\$4,753.76</u> 08/01/ 23 <u>28</u> - 07/31/ 24	\$14.33	\$3,186.26 <u>\$25.13</u> Three <u>Four</u> thousand one <u>seven</u> hundred eighty-six <u>fifty-three</u> dollars and twenty <u>seventy-six</u> cents



Year 4 (*Second Renewal Term*) ~~\$14.75~~ ————— ~~\$3,281.85~~25.89
\$4,897.52
08/01/2429 - 07/31/2530

~~Three~~Four thousand ~~two~~eight
hundred ~~eighty-one~~ninety-
seven dollars and ~~eighty-~~
fivefifty-two cents

LESSEE:

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

LESSOR:

Southwest Florida Workforce
Development Board, Inc.



Values:

- Community
- Sustainability
- Inclusivity
- Innovation
- Collaboration

Vision:

- To be a thriving rural community, to live, work, and play.

Mission:

- To deliver high-quality public services that drive economic growth, enhance quality of life through affordable housing, innovative programs, and sustainable infrastructure, while preserving our community's heritage for generations to come.

STRATEGIC FOCUS AREAS

Infrastructure and Asset Management

Objectives

- **Modernization Projects:** Invest in the upgrading and modernization of infrastructure, including roads, utilities, and public facilities.
- **Sustainability Efforts:** Implement green initiatives and sustainable practices in all redevelopment projects to protect the environment and promote long-term resilience.
- **Maintenance Programs:** Ensure regular maintenance and upkeep of public assets to preserve their value and functionality.
- **Transportation Enhancement:** Improve transportation infrastructure including Pedestrian traffic to increase accessibility and connectivity within the CRA areas.

Quality of Place

Objectives

- **Community Engagement:** Foster strong relationships with local residents and stakeholders to ensure community needs are met.
- **Aesthetic Enhancements:** Improve public spaces with landscaping, art installations, and beautification projects to enhance the visual appeal of CRA areas.
- **Safety Initiatives:** Collaborate with local law enforcement and community support to ensure public safety and reduce crime rates.
- **Cultural Preservation:** Promote and preserve the unique cultural heritage and history of Immokalee through events, education, and cooperative efforts.

Community Development

Objectives

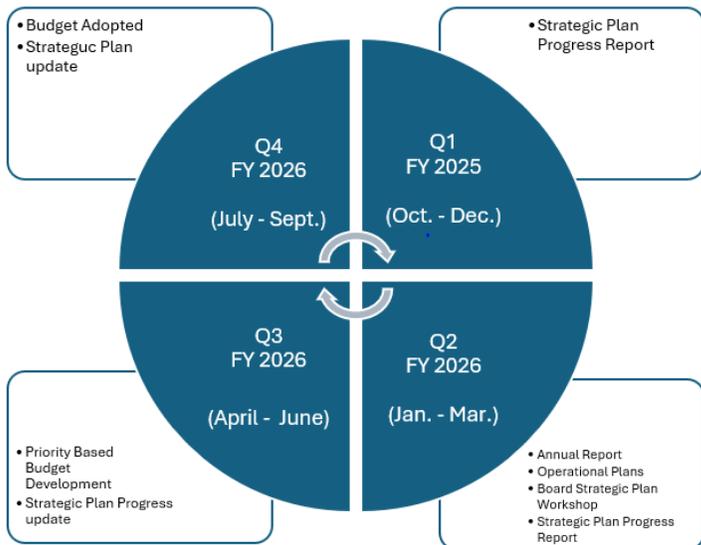
- **Economic Growth:** Support local businesses through grants, incentives, and development programs to stimulate economic activity and job creation.
- **Affordable Housing:** Partner with developers and housing organizations to increase the availability of affordable housing options for residents.
- **Education and Training:** Provide resources and programs to enhance workforce skills and educational opportunities within the community.
- **Health and Wellness:** Promote initiatives that support the physical and mental well-being of residents, including access to healthcare, recreational facilities, and healthy lifestyle programs.

Responsible Governance

Objectives

- **Transparency and Accountability:** Maintain open lines of communication with the public, providing regular updates on CRA activities, budgets, and progress.
- **Fiscal Responsibility:** Ensure prudent management of CRA funds, prioritizing projects that offer the highest community benefit and return on investment.
- **Policy Development:** Continuously update and refine CRA policies to reflect best practices and adapt to changing community needs and regulatory environments.
- **Stakeholder Collaboration:** Work closely with local governments, businesses, and non-profit organizations to align CRA goals with broader county objectives.

Strategic Plan Lifecycle



Planning and CRA Operations

- Recruitment and Retention
- Strategic Plan Budget Integration

Public Health and Safety

- 24-hour Medical Facility (Private Sector)
- Immokalee Lighting Plan
- Immokalee Museum Community Program

Cultural Preservation

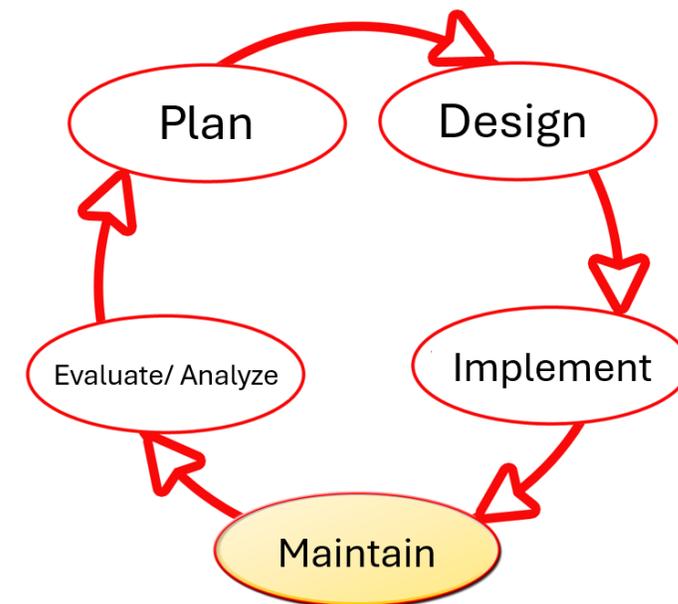
- Historic Cemetery on Main Street
- Immokalee Pioneer Museum @ Roberts Ranch

Infrastructure

- First Street Pedestrian Safety Project
- Sidewalk Phase III Project – Eustis Avenue & West Delaware Avenue
- Lake Trafford Corridor Improvements
 - Lake Trafford Road Sidewalk Improvements
 - Lake Trafford Stormwater Improvements
 - Lake Trafford Road Lighting Improvements
- Main Street (SR 29 from 9th Street to East 2nd Street) Streetscape Project
- Little League Road Extension

Economic Development

- Immokalee Community Campus (Catholic Charities)
- Immokalee Regional Airport (IMM) Improvements
 - 8 Aircraft Hangars (Private Sector)
 - 12 Aircraft Hangars (Private Sector)
 - Florida National Guard Readiness Center
 - Security Enhancements
 - Environmental Assessment
 - Master Plan
 - Land Acquisition



Affordable and Workforce Housing

- Affordable Housing

Parks, Recreation and Lake Trafford

- Aquatics Capital Program (Immokalee Sports Complex) Fields Initiative
 - Immokalee Sports Complex (Fields)
 - Williams Preserve
 - Dreamland Neighborhood Park
 - South Immokalee Park
 - Immokalee Community Park
 - Ann Olesky Park Erosion Control (Lake Trafford seawall)
- Parks & Recreation Master Plan

Immokalee CRA FY26 Budget

These numbers may change before final adoption as milage rates are still to be determined

Immokalee CRA Operating Fund (1025)

Revenues for Fund 1025 are primarily derived from transfers from the County's General Fund (0001) and Unincorporated Area MSTD General Fund (1011) based on the CRA's taxable value and County milage rates. Other revenues come in to form of interest and a transfer from the Immokalee Beautification MSTU for staffing reimbursement. Requested FY26 revenues currently total \$1,729,400 (an 18.4% increase from FY25 adopted).

Personal services are budgeted for the total compensation of 3 FTEs. Operating expenses have increased while capital outlay will remain flat. It is County policy to budget 2.5% of the sum of personal services, operating expense, and capital outlay as reserve for contingency. The remaining budget of \$747,500 will be transferred to the CRA Project Fund (1026) for capital projects.

Immokalee CRA Capital Fund (1026)

Revenues for Fund 1026 total \$753,700 consisting of the transfer from Fund 1025 and interest. The CRA has allocated that funding to the following projects:

- \$50,000 to Project 50246 (Neighborhood Revitalization)
- \$50,000 to Project 50264 (Economic Development)
- \$426,000 to Project 50248 (Main Street Corridor)
- \$227,700 to Project 50250 (1st Street Corridor)

Immokalee Beautification MSTU (1629)

Revenues for Fund 1629 include ad valorem taxes based on the MSTU's taxable value and milage rate. Other revenues come in the form of interest and carry forward from the previous fiscal year. Requested FY26 revenues currently total \$2,203,500 (a 2.8% increase from FY25 adopted).

Operating expenses have been increased to account for the utility charges for the 388 new light poles provided by the TIGER grant and landscaping services for areas recently assumed by the MSTU. Capital Outlay remains flat and transfers to the Property Appraiser and Tax Collector are budgeted according to County policy. Reserves currently stand at \$1,170,100.

Immokalee Road and State Road 29 (1011-163805)

Immokalee Road and State Road 29 maintenance is funded under the County's unincorporated general fund (1011). Operating expenses for general fund cost centers were budgeted based on a Countywide policy of a 3% increase from FY25 (\$244,700). This funding is used for landscape maintenance and utility charges.



**Collier County Government
Fiscal Year 2026 Recom'd Budget**

Immokalee CRA Capital Projects

Division Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Operating Expense	-	-	318,000	100,000	-	100,000	na
Capital Outlay	-	644,100	4,302,400	653,700	-	653,700	1.5%
Grants and Aid	-	-	185,000	-	-	-	na
Net Operating Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%
Total Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%

Appropriations by Program	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Immokalee CRA Capital Fund (1026)	-	644,100	4,805,400	753,700	-	753,700	17.0%
Total Net Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%
Total Transfers and Reserves	-	-	-	-	-	-	na
Total Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%

Division Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Interest/Misc	95,653	6,500	106,700	6,500	-	6,500	0.0%
Trans fm 1025 Immok CRA	542,700	637,900	637,900	747,500	-	747,500	17.2%
Carry Forward	3,124,400	-	4,060,800	-	-	-	na
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.0%
Total Funding	3,762,753	644,100	4,805,400	753,700	-	753,700	17.0%

CIP Category / Project Title	FY 2025 Adopted	FY 2025 Amended	FY 2025 Forecasted	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget
Community Redevelopment Agency (CRA) Capital								
Economic Development Education Program	-	-	-	50,000	-	-	-	-
Imm Commercial Grants	-	185,000	185,000	-	-	-	-	-
Imm First Street Corridor	644,100	1,114,800	1,314,700	227,700	-	-	-	-
Imm Lighting	-	125,000	125,000	-	-	-	-	-
Imm Main Street Corridor	-	974,000	974,000	426,000	-	-	-	-
Imm Neighborhood Revitalization	-	158,875	158,900	50,000	-	-	-	-
Imm Parks & Rec Partnership	-	50,000	50,000	-	-	-	-	-
Imm South Sidewalk	-	519,800	519,800	-	-	-	-	-
Imm Stormwater Infra Improv	-	278,000	278,000	-	-	-	-	-
Parks & Recreation Capital								
Immok Sports Complex Fitness Renov	-	1,200,000	1,200,000	-	-	-	-	-
Parks & Recreation Capital	-	1,200,000	1,200,000	-	-	-	-	-
Department Total Project Budget	644,100	4,605,475	4,805,400	753,700	-	-	-	-



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**Immokalee CRA Capital Projects
Immokalee CRA Capital Fund (1026)**

Mission Statement

To account for the Immokalee CRA Capital Projects and Programs to ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Redevelopment Area (Immokalee CRA).

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Operating Expense	-	-	318,000	100,000	-	100,000	na
Capital Outlay	-	644,100	4,302,400	653,700	-	653,700	1.5%
Grants and Aid	-	-	185,000	-	-	-	na
Net Operating Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%
Total Budget	-	644,100	4,805,400	753,700	-	753,700	17.0%

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Interest/Misc	95,653	6,500	106,700	6,500	-	6,500	0.0%
Trans fm 1025 Immok CRA	542,700	637,900	637,900	747,500	-	747,500	17.2%
Carry Forward	3,124,400	-	4,060,800	-	-	-	na
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.0%
Total Funding	3,762,753	644,100	4,805,400	753,700	-	753,700	17.0%

CIP Category / Project Title	FY 2025 Adopted	FY 2025 Amended	FY 2025 Forecasted	FY 2026 Budget	FY 2027 Budget	FY 2028 Budget	FY 2029 Budget	FY 2030 Budget
Community Redevelopment Agency (CRA) Capital								
Economic Development Education Program	-	-	0	50,000	-	-	-	-
Imm Commercial Grants	-	185,000	185,000	-	-	-	-	-
Imm First Street Corridor	644,100	1,114,800	1,314,700	227,700	-	-	-	-
Imm Lighting	-	125,000	125,000	-	-	-	-	-
Imm Main Street Corridor	-	974,000	974,000	426,000	-	-	-	-
Imm Neighborhood Revitalization	-	158,875	158,900	50,000	-	-	-	-
Imm Parks & Rec Partnership	-	50,000	50,000	-	-	-	-	-
Imm South Sidewalk	-	519,800	519,800	-	-	-	-	-
Imm Stormwater Infra Improv	-	278,000	278,000	-	-	-	-	-
Parks & Recreation Capital								
Immok Sports Complex Fitness Renov	-	1,200,000	1,200,000	-	-	-	-	-
Parks & Recreation Capital	-	1,200,000	1,200,000	-	-	-	-	-
Program Total Project Budget	644,100	4,605,475	4,805,400	753,700	-	-	-	-



Immokalee CRA Capital Projects Immokalee CRA Capital Fund (1026)

Notes:

The Immokalee CRA Capital Fund has been established to properly account for capital projects and distinct programs undertaken by the CRA.

Revenues:

Funding is provided by a transfer from Immokalee CRA operating Fund (1025), projected to be \$747,500. Additional revenues come in the form of interest.



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Immokalee Community Redevelopment Agency (CRA)

Division Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Personal Services	263,992	337,700	329,300	363,300	-	363,300	7.6%
Operating Expense	780,594	1,116,300	1,394,700	1,364,000	-	1,364,000	22.2%
Indirect Cost Reimburs	31,700	34,700	34,700	40,300	-	40,300	16.1%
Capital Outlay	36,580	372,500	93,900	372,500	-	372,500	0.0%
Net Operating Budget	1,112,866	1,861,200	1,852,600	2,140,100	-	2,140,100	15.0%
Trans to Property Appraiser	4,235	4,500	4,500	4,900	-	4,900	8.9%
Trans to Tax Collector	11,464	12,700	12,700	19,800	-	19,800	55.9%
Trans to 1026 Immok CRA Capital	542,700	637,900	637,900	747,500	-	747,500	17.2%
Reserve for Contingencies	-	38,800	-	46,600	-	46,600	20.1%
Reserve for Capital	-	1,286,500	-	1,144,800	-	1,144,800	(11.0)%
Reserve for Cash Flow	-	-	-	73,900	-	73,900	na
Total Budget	1,671,264	3,841,600	2,507,700	4,177,600	-	4,177,600	8.7%

Appropriations by Program	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Immokalee Beautification MSTU (1629)	354,294	819,700	788,400	1,008,700	-	1,008,700	23.1%
Immokalee Community Redevelopment Agency (CRA) (1025)	542,340	803,900	826,600	886,700	-	886,700	10.3%
Landscaping - Immokalee Rd & State Road 29 (1011)	216,232	237,600	237,600	244,700	-	244,700	3.0%
Total Net Budget	1,112,866	1,861,200	1,852,600	2,140,100	-	2,140,100	15.0%
Total Transfers and Reserves	558,399	1,980,400	655,100	2,037,500	-	2,037,500	2.9%
Total Budget	1,671,264	3,841,600	2,507,700	4,177,600	-	4,177,600	8.7%

Division Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Ad Valorem Taxes	511,248	629,400	604,200	679,500	-	679,500	8.0%
Delinquent Ad Valorem Taxes	37,779	-	1,200	-	-	-	na
Miscellaneous Revenues	17,790	-	-	-	-	-	na
Interest/Misc	97,213	14,200	67,000	14,200	-	14,200	0.0%
Reimb From Other Depts	92,800	92,800	92,800	92,800	-	92,800	0.0%
Trans frm Property Appraiser	619	-	-	-	-	-	na
Trans frm Tax Collector	6,797	-	-	-	-	-	na
Net Cost Unincorp General Fund	216,232	237,600	237,600	244,700	-	244,700	3.0%
Trans fm 0001 General Fund	993,000	1,108,500	1,108,500	1,327,900	-	1,327,900	19.8%
Trans fm 1011 Unincorp GenFd	225,400	252,000	252,000	301,900	-	301,900	19.8%
Carry Forward	1,466,900	1,539,400	1,695,800	1,551,400	-	1,551,400	0.8%
Less 5% Required By Law	-	(32,300)	-	(34,800)	-	(34,800)	7.7%
Total Funding	3,665,778	3,841,600	4,059,100	4,177,600	-	4,177,600	8.7%

Division Position Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Immokalee Community Redevelopment Agency (CRA) (1025)	2.00	3.00	3.00	3.00	-	3.00	0.0%
Total FTE	2.00	3.00	3.00	3.00	-	3.00	0.0%



**Immokalee Community Redevelopment Agency (CRA)
Immokalee Community Redevelopment Agency (CRA) (1025)**

Mission Statement

To support the efforts of the Board of County Commissioners (BCC), which established itself as the Community Redevelopment Agency (CRA) and made a finding of necessity and of blight conditions in the Immokalee Component Redevelopment Area by adopting Resolution 2000-82 on March 14, 2000, and to implement the Immokalee Component Section of the Collier County Community Redevelopment Plan adopted by the CRA and as amended in 2022.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Immokalee CRA/MSTU Admin - RG Staff Division costs and administrative costs to run the Immokalee CRA Office and Advisory Board meetings.	3.00	715,500	715,500	-
Immokalee CRA/MSTU Improvements - QP, CD, IAM New planning, construction, and development within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	105,000	105,000	-
Immokalee CRA/MSTU Landscaping - QP Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	35,000	35,000	-
Immokalee CRA/MSTU Utilities - QP Water, electric, and waste costs for properties within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	7,200	7,200	-
Immokalee CRA/MSTU Maintenance - QP, IAM Maintenance and repair of existing structures within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas (Non Landscaping).	-	24,000	24,000	-
Reserves, Transfers, Interest - RG	-	842,700	842,700	-
Current Level of Service Budget	<u>3.00</u>	<u>1,729,400</u>	<u>1,729,400</u>	<u>-</u>

Program Performance Measures	2024 Actual	FY 2025 Budget	FY 2025 Forecast	FY 2026 Budget
Community Outreach	52	52	52	52
CRA Property Inspection & Maintenance	12	12	12	12
Identify Roads for Improvement	4	4	4	4
Neighborhood Clean Ups	4	4	4	4
Paver Inspection & Repairs	4	4	4	4
Pressure Cleaning	4	4	4	4



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**Immokalee Community Redevelopment Agency (CRA)
Immokalee Community Redevelopment Agency (CRA) (1025)**

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Personal Services	263,992	337,700	329,300	363,300	-	363,300	7.6%
Operating Expense	250,648	414,400	374,100	464,100	-	464,100	12.0%
Indirect Cost Reimburs	27,700	29,300	29,300	36,800	-	36,800	25.6%
Capital Outlay	-	22,500	93,900	22,500	-	22,500	0.0%
Net Operating Budget	542,340	803,900	826,600	886,700	-	886,700	10.3%
Trans to 1026 Immok CRA Capital	542,700	637,900	637,900	747,500	-	747,500	17.2%
Reserve for Contingencies	-	18,300	-	21,300	-	21,300	16.4%
Reserve for Cash Flow	-	-	-	73,900	-	73,900	na
Total Budget	1,085,040	1,460,100	1,464,500	1,729,400	-	1,729,400	18.4%
Total FTE	2.00	3.00	3.00	3.00	-	3.00	0.0%

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Miscellaneous Revenues	115	-	-	-	-	-	na
Interest/Misc	37,672	7,200	14,800	7,200	-	7,200	0.0%
Reimb From Other Depts	92,800	92,800	92,800	92,800	-	92,800	0.0%
Trans fm 0001 General Fund	993,000	1,108,500	1,108,500	1,327,900	-	1,327,900	19.8%
Trans fm 1011 Unincorp GenFd	225,400	252,000	252,000	301,900	-	301,900	19.8%
Carry Forward	31,100	-	(3,600)	-	-	-	na
Less 5% Required By Law	-	(400)	-	(400)	-	(400)	0.0%
Total Funding	1,380,087	1,460,100	1,464,500	1,729,400	-	1,729,400	18.4%

**Immokalee Community Redevelopment Agency (CRA)
Immokalee Community Redevelopment Agency (CRA) (1025)****Notes:**

The BCC approved the establishment of an Immokalee CRA office with an Executive Director and two support staff on April 24, 2007. On March 9, 2010 the BCC established the Immokalee Business Development Center. The Business Development Center program was phased out in 2015. On October 1, 2012, the Board added management of the Immokalee Beautification MSTU to the CRA's responsibilities and authorized the addition of a project manager position. In FY 2013, the BCC moved roadway landscape maintenance of a section of Immokalee Road and SR 29 to the CRA. The CRA fund is compensated for management responsibilities from the Immokalee Beautification MSTU.

Forecast FY 2025:

Forecasted Operating Expense is lower than adopted budget as the CRA moves towards funding more projects out of its capital fund (1026). The CRA will transfer \$637,900 to 1026 in FY 2025.

Current FY 2026:

The FY 2026 transfer to Fund 1026 is programmed at \$747,500.

Revenues:

Primary revenue sources are Tax Increment Financing (TIF) derived from the CRA's property tax increment and fund carryforward. Taxable value within the Bayshore CRA is estimated at \$612,912,231 and the related tax increment value by which the tax increment revenue is derived is \$464,266,641. The TIF Transfers from the General Fund and Unincorporated Area General Fund representing 95% of the increment, are \$1,327,900 and \$301,900 respectively. Year over year TIF revenue is increased by 19.8% to \$1,629,800.



**Immokalee Community Redevelopment Agency (CRA)
Immokalee Beautification MSTU (1629)**

Mission Statement

The MSTU was created for the purpose of providing pavement, curbing, sidewalks, irrigation, stormwater and drainage and related amenities connected with landscape beautification and maintenance beautifying and maintaining the median areas of SR 29 and Immokalee Road (CR 846), and certain other public areas within the Immokalee Beautification Municipal Service Taxing Unit. The primary objective is to enhance landscape and hardscape to provide safe access to pedestrians, bicyclists, and vehicles within in the district, consistent with the goals and objectives of the redevelopment plan in coordination with FDOT and County Departments.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Immokalee CRA/MSTU Admin - RG Staff Division costs and administrative costs to run the Immokalee CRA Office and Advisory Board meetings.	-	121,500	121,500	-
Immokalee CRA/MSTU Improvements - QP, CD, IAM New planning, construction, and development within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	475,000	475,000	-
Immokalee CRA/MSTU Landscaping - QP Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	120,000	120,000	-
Immokalee CRA/MSTU Utilities - QP Water, electric, and waste costs for properties within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.	-	120,000	120,000	-
Immokalee CRA/MSTU Maintenance - QP, IAM Maintenance and repair of existing structures within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas (Non Landscaping).	-	142,200	142,200	-
Immokalee CRA/MSTU Holiday Decorations - QP Holiday Decorations within the Immokalee Beautification MSTU, CRAs, and Roadway Maintenance areas.	-	30,000	30,000	-
Reserves, Transfers, Interest - RG	-	1,194,800	1,194,800	-
Current Level of Service Budget	-	2,203,500	2,203,500	-

Program Performance Measures	2024 Actual	FY 2025 Budget	FY 2025 Forecast	FY 2026 Budget
Canopy Tree Trimming	1	1	1	1
Holiday Tree Lighting	1	1	1	1
Irrigation System Inspections	12	12	12	12
MSTU Walking Tour/Inspections	12	12	12	12
Pedestrian Lighting Inspections	4	4	4	4
Plant Replacements	4	4	4	4
Seasonal Decorating/Banners	4	4	4	4



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**Immokalee Community Redevelopment Agency (CRA)
Immokalee Beautification MSTU (1629)**

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Operating Expense	313,714	464,300	783,000	655,200	-	655,200	41.1%
Indirect Cost Reimburs	4,000	5,400	5,400	3,500	-	3,500	(35.2)%
Capital Outlay	36,580	350,000	-	350,000	-	350,000	0.0%
Net Operating Budget	354,294	819,700	788,400	1,008,700	-	1,008,700	23.1%
Trans to Property Appraiser	4,235	4,500	4,500	4,900	-	4,900	8.9%
Trans to Tax Collector	11,464	12,700	12,700	19,800	-	19,800	55.9%
Reserve for Contingencies	-	20,500	-	25,300	-	25,300	23.4%
Reserve for Capital	-	1,286,500	-	1,144,800	-	1,144,800	(11.0)%
Total Budget	369,992	2,143,900	805,600	2,203,500	-	2,203,500	2.8%

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Ad Valorem Taxes	511,248	629,400	604,200	679,500	-	679,500	8.0%
Delinquent Ad Valorem Taxes	37,779	-	1,200	-	-	-	na
Miscellaneous Revenues	17,675	-	-	-	-	-	na
Interest/Misc	59,541	7,000	52,200	7,000	-	7,000	0.0%
Trans frm Property Appraiser	619	-	-	-	-	-	na
Trans frm Tax Collector	6,797	-	-	-	-	-	na
Carry Forward	1,435,800	1,539,400	1,699,400	1,551,400	-	1,551,400	0.8%
Less 5% Required By Law	-	(31,900)	-	(34,400)	-	(34,400)	7.8%
Total Funding	2,069,459	2,143,900	2,357,000	2,203,500	-	2,203,500	2.8%

Notes:

On October 25, 2011, the Board added management of the Immokalee Beautification MSTU to the CRA's responsibilities.

Forecast FY 2025:

The forecast increased due to an increase in electricity and engineering fees. As new lighting is added, electricity will continue to increase.

Current FY 2026:

Operating expenses are budgeted higher primarily due to increases in electricity and grounds maintenance. A capital reserve of \$1,144,800 is provided.

Revenues:

The estimated taxable value is \$679,594,536, an increase of 8.37% over last year's final taxable value. The rolled back rate for this district is 0.9648 per \$1,000 of taxable value. Consistent with the advisory board's recommendation, this budget is sized around the maximum millage rate which will generate \$679,500 in ad valorem revenue.



**Immokalee Community Redevelopment Agency (CRA)
Landscaping - Immokalee Rd & State Road 29 (1011)**

Mission Statement

To provide maintenance of landscaped, non-landscaped medians and roadsides on sections of Immokalee Road and SR 29 within the Immokalee urban area to meet the standards adopted by the Board of County Commissioners and to support Florida Statutes Chapters 74-191.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Immokalee CRA/MSTU Landscaping - QP	-	215,700	-	215,700
Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
Immokalee CRA/MSTU Utilities - QP	-	29,000	-	29,000
Water, electric, and waste costs for properties within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
Current Level of Service Budget	-	244,700	-	244,700

Program Performance Measures	2024 Actual	FY 2025 Budget	FY 2025 Forecast	FY 2026 Budget
Chemical Weed Control	26	26	26	26
Fertilizing Applications	4	4	4	4
Landscaping Assessment & Inspection	12	12	12	12
Mulching Applications	1	2	2	2
Structural Pruning	4	4	4	4

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Operating Expense	216,232	237,600	237,600	244,700	-	244,700	3.0%
Net Operating Budget	216,232	237,600	237,600	244,700	-	244,700	3.0%
Total Budget	216,232	237,600	237,600	244,700	-	244,700	3.0%

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Recom'd	FY 2026 Change
Net Cost Unincorp General Fund	216,232	237,600	237,600	244,700	-	244,700	3.0%
Total Funding	216,232	237,600	237,600	244,700	-	244,700	3.0%



**Immokalee Community Redevelopment Agency (CRA)
Landscaping - Immokalee Rd & State Road 29 (1011)**

Notes:

In mid FY 2012, the Board transferred management of the Immokalee Beautification MSTU to the Immokalee CRA. In FY 2013, the median and roadside maintenance budget for Immokalee Road and SR 29 was moved under Immokalee CRA management.

Forecast FY 2025:

The forecast operating expenses are in line with the FY2025 budget.

Current FY 2026:

Operating expenses are budgeted higher primarily due to increases in landscape incidentals and mulch.

Budget Priorities 2025/2026

* First Street Pedestrian Safety Improvement Project					
Budget Itemization	CRA Funds	MSTU Funds	CDBG Grants Funds	Other Funds	
Design (Engineering Services)			\$ 250,000.00		
Construction, Engineering & Inspection (CEI)	\$ 110,000.00				
Construction	\$ 194,629.00		\$ 1,001,371.00		
Other expenses	\$ 15,500.00				
\$ 1,571,500.00	\$ 320,129.00		\$ 1,251,371.00		
* First Street Corridor/Zocalo Improvements					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Zocalo Landscape Maintenance	\$ 12,000.00	\$ 12,000.00			
Zocalo Electrical Improvements	\$ 325.53	\$ 3,380.47			
Zocalo Incidental work	\$ 8,647.00	\$ 8,647.00			
Other expenses	\$ 2,500.00	\$ 2,500.00			
\$ 50,000.00	\$ 23,472.53	\$ 26,527.47			
* First Street Zocalo Plaza Holiday Decorations					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Holiday Decorations at Zocalo Plaza		\$ 10,000.00			
Tree Installation at Zocalo Plaza		\$ 25,000.00			
Replacement Decorations (as needed)	\$ 1,500.00	\$ 1,500.00			
\$ 38,000.00	\$ 1,500.00	\$ 36,500.00			
* Immokalee Sidewalk Phase III Project - Eustis Avenue & West Delaware Avenue					
Budget Itemization	CRA Funds	MSTU Funds	CPF Grant Funds	Other Funds	
Design (Engineering Services)		\$ 114,763.00			
Construction, Engineering & Inspection (CEI)	\$ 101,215.60				
Construction	\$ 57,663.45	\$ 56,516.05	\$ 987,000.00		
Other expenses (Environmental)	\$ 12,400.00				
\$ 1,329,558.10	\$ 171,279.05	\$ 171,279.05	\$ 987,000.00		
* Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Design (Engineering Services)		\$ 212,598.00			
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction	\$ 974,000.00			\$ 3,500,000.00	
Other expenses					
\$ 4,936,598.00	\$ 974,000.00	\$ 212,598.00		\$ 3,750,000.00	
* Main Street Improvements (Preventative Maintenance)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Preventative Maintenance Improvements (short term improvements)		\$ 30,000.00			
Irrigation Improvements (Phase I)		\$ 10,000.00			
Landscape Improvements		\$ 10,000.00			
Banner Arm Improvements		\$ 1,500.00			
Trash can/other replacements		\$ 8,500.00			
\$ 60,000.00		\$ 60,000.00			
* Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Immokalee MSTU Road		\$ 250,000.00			
Incidental Maintenance MSTU Area		\$ 25,000.00			
\$ 275,000.00		\$ 275,000.00			
* Historic Cemetery on Main Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Funds	
Repairs - Fence, gate, & sign		\$ 1,500.00			
Property survey and ground		\$ 30,000.00			
Interior improvements	\$ 5,000.00	\$ 5,000.00			
exterior improvements		\$ 8,500.00			
\$ 50,000.00	\$ 5,000.00	\$ 45,000.00			
* Fields of Dreams Parks Initiative (Sports Fields)					
Budget Itemization	CRA Funds	MSTU Funds	Park Funds	Not Funded	
Immokalee Sports Complex Fields	\$ 1,200,000.00		\$ 2,800,000.00		
Field Opportunities	\$ 50,000.00				
\$ 4,050,000.00	\$ 1,250,000.00		\$ 2,800,000.00		
* Lake Trafford Corridor Improvements					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Design (Engineering Services)	\$ 100,000.00	\$ 149,930.00			
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction				\$ 2,500,000.00	
Other expenses					
\$ 2,999,930.00	\$ 100,000.00	\$ 149,930.00		\$ 2,750,000.00	
* Immokalee Complete Streets					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
TIGER Grant Area Utility Expenses (388 poles)		\$ 120,000.00			
Immokalee Lighting Survey Lights	\$ 80,000.00				
\$ 200,000.00	\$ 80,000.00	\$ 120,000.00			
* Economic Development					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
(FHRO) Annual Membership Fees	\$ 2,806.00				
Economic Development Strategy	\$ 3,000.00				
Land Planning Services (Development Activity Support, Zoning, & Mapping)	\$ 45,000.00				
\$ 50,806.00	\$ 50,806.00				
* Grants and Programs					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Commercial Façade Grant Program	\$ 170,000.00				
Sweat Equity Grant Program	\$ 15,000.00				
Economic Development Incentives Program	\$ -				
\$ 185,000.00	\$ 185,000.00				

Total allocated projects amount: \$ 8,240,892.10 Note: 2.8 Million is from park

Total esitmedated project amount: \$ 15,796,392.10

June 2025 Development Update

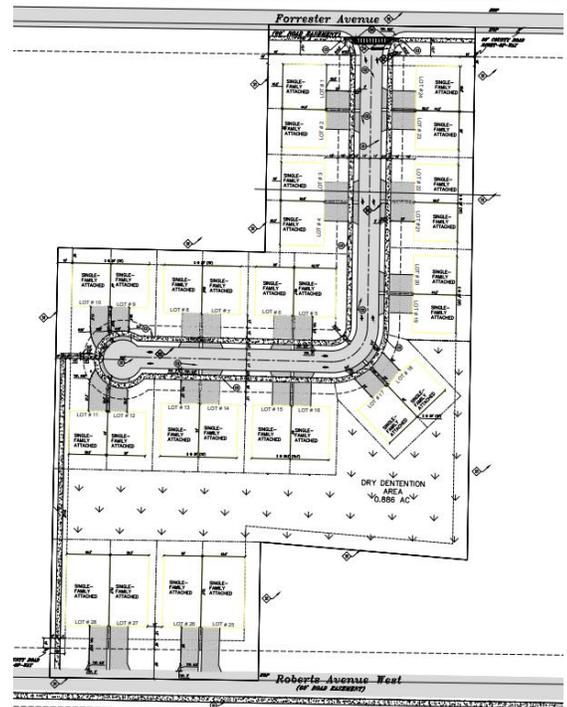
Please Note: Projects with *and highlight have been updated since the last report
Yellow highlight indicates old project with recent activity; **Blue highlight** indicates new project;
Red highlight indicates Live Local project

Zoning Petitions

Sainvilus Subdivision (PPL): PL20250005829*

Location: 1300 Roberts Ave. W. & 1215 Forrester Ave.
 Current Zoning: Sainvilus Subdivision RPUD
 Owner: SAINVILUS, JAMES & FRANCESCA L JEAN CALIXTE & ELIAMENE SAINVILUS
 Status: Pre-app meeting scheduled for 6/17/2025.

4.5-acre residential subdivision located at 1215 Forrester Ave. and 1300 Roberts Ave. W. The owner is proposing a new, safe, hurricane resistant, residential development of 27 single family attached (two family) homes including a new road, drainage and utility infrastructure.



Sainvilus Subdivision (PUDZ): PL20230016622

Status: First applicant submittal on 6/21/2024. Staff issued an incomplete letter on 6/28/2024. Second applicant submittal on 9/3/2024. Staff issued second comment letter on 10/3/2024. Third applicant submittal on 10/22/2024. Staff issued third comment letter on 11/27/2024. Canon Sandora Civil Engineering, Inc. presented to the CRA Board and held NIM on 12/11/2024. Fourth applicant submittal on 1/22/2024.

Ordinance 2025-26 approved by BCC on 5/13/2025.

Request to rezone from RSF-3 to RPUD to allow increase from 13 units allowed per RSF-3 zoning (density of 3 units per acre) to 27 units allowed per the Medium Residential Subdistrict (density of 6 units per acre).



One deviation requested from Land Development Code (LDC) Section 6.06.01.N, which typically requires a minimum 60-foot-wide local street right-of-way. The approved deviation allows a 45-foot-wide right-of-way with 10-foot public utility easements on both sides for the internal subdivision street.

There was no public opposition to the project during the planning commission process. Although a letter of support was initially discussed at a joint CRA/MSTU meeting in March 2025, the CRA Board chose not to act due to a lack of representation from the applicant and the need for clarification on the support requested. Nevertheless, the County determined the project was consistent with criteria for rezoning and deemed the deviation request reasonable for the proposed development.

Immokalee Community Campus (PUDZ) (Catholic Charities): PL20240000390*

Location: 909 and 917 W. Main Street, and 107 S. 9th Street

Current Zoning: C-4 MSOSD & RMF-6

Owner: Catholic Charities Diocese of Venice Inc.

Status: First applicant submittal on 5/20/2024. Staff issued first comment letter on 6/27/2024. NIM held on 11/18/2024. Second applicant submittal on 12/4/2024. Staff issued second comment letter on 1/10/2025. Consultant Bowman presented at CRA Board meeting on 3/19/2025. Third applicant submittal on 4/28/2025. **Staff issued third comment letter on 6/3/2025.**

Rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily dwelling units (±14 dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet.

At the March 19th meeting, the CRA board unanimously voted to support the project, contingent on compliance with all applicable County regulations. This project directly supports a key objective of the Immokalee Community Redevelopment Area Plan—providing decent, safe housing and vital community services. The proposed development will strengthen Immokalee’s housing stock while introducing essential services and economic opportunities that enhance quality of life.



Development Review Petitions

Immokalee Sports Complex Construction Plan Phasing (CPP): PL20250005940*

Location: 505 Escambia St.

Current Zoning: P, Public Use

Owner: Collier County c/o Real Property Management

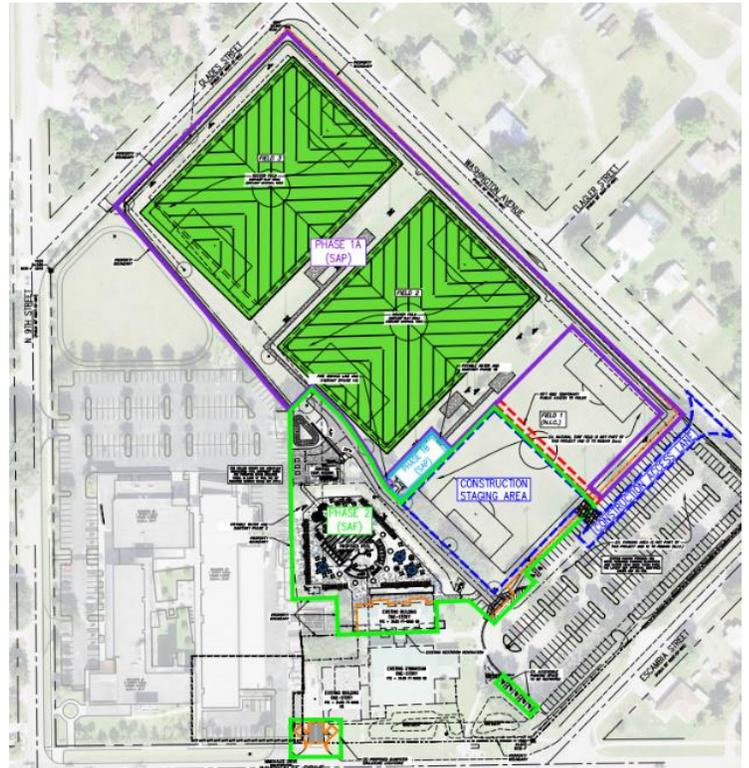
Status: First applicant submittal on 5/19/2025.

The Immokalee Sports Complex Site Development Plan (SDP) was originally permitted by Collier County under permit application No. SDP-93-105, and the Site Development Plan Amendment (SDPA) is currently under review, application no. PL20230003411. This request is to allow the project to install and receive partial site acceptance, as follows:

- Phase 1A – The installation and Site Acceptance Partial (SAP) of athletic fields 2 and 3; stormwater management, including the underlying field drainage and stormwater outfalls; and the fire line and associated fire hydrant. At the time this phase is anticipated to be closed out, the athletic field restroom may or may not be under construction. Therefore, public access will need to be maintained to the existing restrooms.

- Phase 1B – The installation and SAP of the athletic field restrooms, storage, pavilion and the associated potable water and sanitary utility infrastructure.

- Phase 2 – Site Acceptance Final (SAF). Installation of the aquatics facility, mechanical room and associated stormwater and utility infrastructure. Emergency fire access will be installed under this phase, as well as the internal locker room restroom renovations. Field 1 will be restored to pre-construction conditions. Installation of two (2) dumpster enclosures and restriping of existing accessible parking stalls. The construction phasing plan addresses the construction access and staging for the duration of the project. Additionally, it addresses public and emergency access to fields 2 and 3 at the completion of Phase 1A.



Immokalee Sports Complex (SDPA): PL20230003411*

Status: First application submittal on 5/12/2023. Staff issued first comment letter on 6/30/2023.

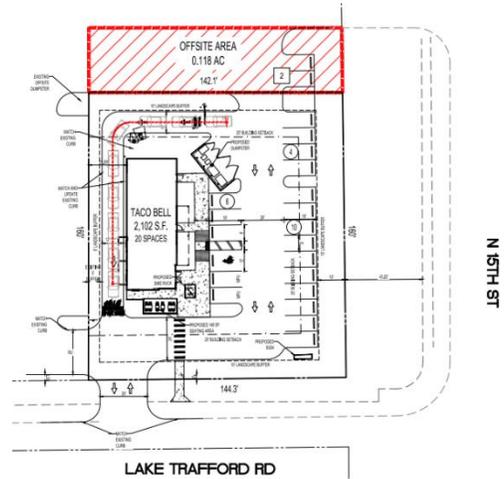
Second application submittal on 5/7/2025. Staff issued second comment letter on 6/9/2025.

Improvements and renovations will include on-site repairs and renovation of the competition pool and kid's activity pool and immediate surrounding pool decks, the equipment/pump building, potential soccer pitch regrading and a turf field, existing restroom facilities renovations, new restroom facilities, supporting utilities, lighting, landscape, maintenance access, parking renovations, signage and wayfinding, project stormwater outfall & stormwater management.

Taco Bell – Immokalee SR 29 & Lake Trafford Rd (SDP): PL20250005501*

Location: 1101 N 15th St. (existing Wendy’s at northwest corner SR 29 and Lake Trafford Road)
 Current Zoning: C-4-SR29COSD
 Owner: Royal Consolidated Props Inc.
 Status: Pre-app meeting held on 5/27/2025.

Construction of a proposed 2,102-square foot Taco Bell to replace the existing Wendy’s. Water & Sewer services to be reused and stormwater to be modified as necessary to accommodate the modified parking lot and improved drive through queue. The property is owned by the larger shopping center and the offsite area may be a part of the land lease to allow for an expansion of the drive through.



Little Ceasars Immokalee (SDPA): PL20220006843*

Location: 525 N 15th St.
 Current Zoning: C-4-SR29COSD
 Owner: LC Investment Group LLC.
 Status: Pre-app meeting held on 11/16/2022. First applicant submittal on 5/7/2025.

Application for an SDPA to add a structure to the existing Little Ceasars for a drive-thru food service restaurant, as well as a second restaurant building with drive thru, and updating the associated site infrastructure.



Onda Rose Multi-Family (SDP): PL20240013511*

AKA: Wave at Rose

Location: Northeast intersection of Rose Ave. & School Dr.
 Current Zoning: C-5-AOSD (*Agribusiness Overlay Subdistrict*) and Airport Overlay
 Owner: Peninsula Improvement Corp.
 Status: Pre-app meeting held on 12/12/2024. Staff issued incomplete addressing verifications requirements letter on 3/31/2025. Staff issued an incomplete submittal letter on 03/31/2025. First application submittal on 5/28/2025.

The proposed affordable housing development on 11.5± acres will include:

Buildings: Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building) per the Live Local Act. **Amenities:** A playground, clubhouse, pool, lake (pond), and two access points (one at the Rose Ave/School Drive intersection and one at 14th Street SE).

Infrastructure Improvements: Parking, sidewalks, utilities, and stormwater management.



**Florida Army National Guard Readiness Center Project (SDPA):
PL20230000984***

Location: 165 Airpark Blvd.

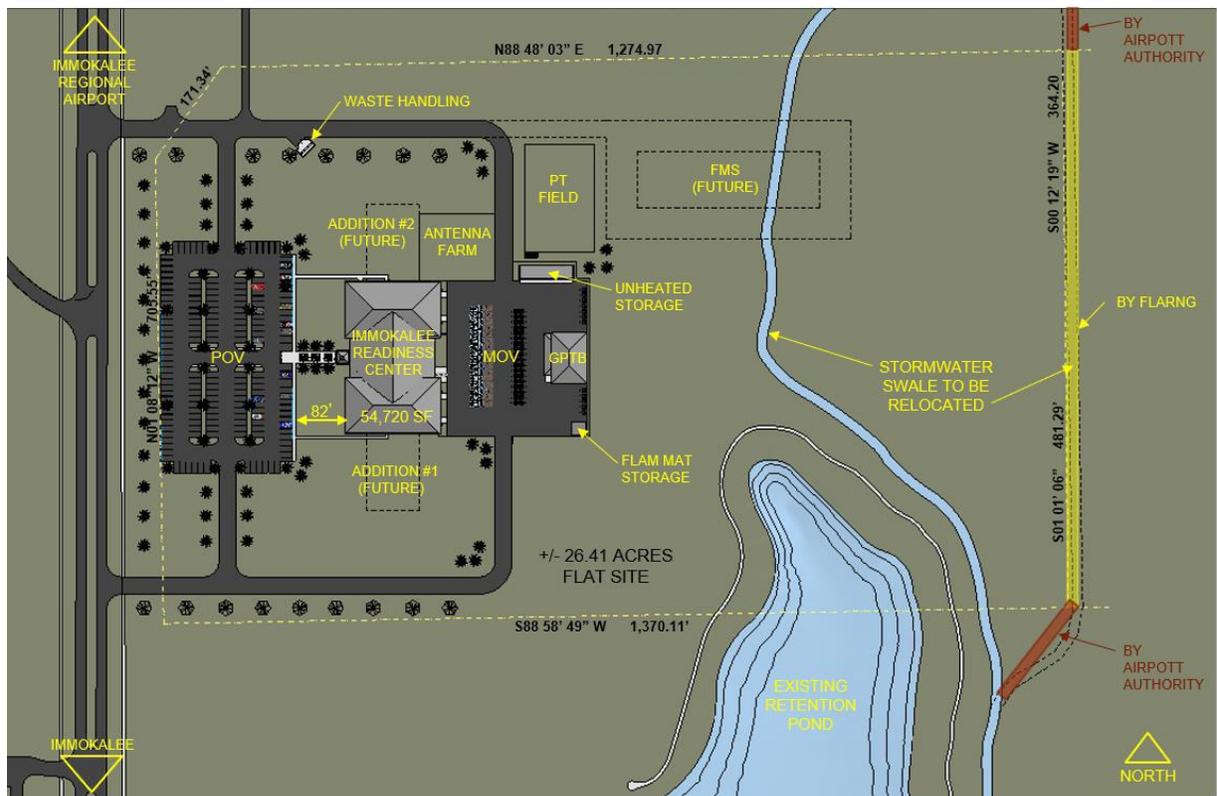
Current Zoning: Airport Operations PUD (AOPUD)

Owner: Collier County

Status: Pre app meeting held on 2/15/2023. First applicant submittals on 10/4/2023 & 12/19/2023. First applicant submittal on 4/18/2025 and 5/16/2025, additional documents and plans submitted on 6/06/2025.



This is a new construction project being proposed at the Immokalee Airport. This project will include a General-Purpose Training Bay (GPTB), all utility services, information systems, roads, walkways, curbs, gutters, storm drainage, parking areas, and site improvements. Physical security measures for anti-terrorism and force protection will be incorporated into the design to include maximum feasible standoff distances. Energy conservation measures will also be incorporated into design where feasible. On February 5, 2025, a Groundbreaking Ceremony was held for the Immokalee Readiness Center.



Final Actions/Letters Issued

Immokalee Foundation Learning Lab 18-home subdivision (PPL):

PL20190000473

Location: Foundation Way

Current Zoning: RMF-6

Owner: CDC Land Investments Inc.

Status: Construction ongoing.

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 students in the foundation's program Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor. On July 13, 2021, BCC meeting (Agenda item 16.F.10) the 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 new homes will be sold at market price to support the construction of the other home in the subdivision. The Foundation sold its first home in December 2021 and closed on another home in October 2024. In December the Esperanza (Hope) Model was completed and available for purchase. To date 11 homes have been completed.



Immokalee Fair Housing Alliance (IFHA)(CPP): PL20240013145

Location: 2070 Corazon De La Comunidad Cir

Current Zoning: RPUD

Owner: Immokalee Fair Housing Alliance Inc.

Status: Under construction.

The Immokalee Fair Housing Alliance (IFHA) housing development consists of eight buildings, each with 16 apartments, totaling 128 units. Construction is being completed in phases. The units include two- and three-bedroom apartments ranging from approximately 750 to 950 square feet. Land clearing for the site began in September 2021. IFHA has partnered with The Shelter for Abused Women & Children to reserve 16 apartments for program graduates. The second building, which will house individuals from this partnership, is expected to break ground soon. In response to this development, IFHA has amended its construction phasing plan to prioritize the installation of a children's playground. They have initiated a fundraising effort to support this amenity.



At the April 9, 2024, Board of County Commissioners (BCC) meeting, the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with IFHA. This agreement allows \$195,160.96 in impact fees to be paid over 30 years as a special assessment for the 16 affordable multi-family rental units within the IFHA Residential Planned Unit Development (RPUD).

A Move-In Celebration for Building 1 was held on August 23, 2024. As of February 2025, 12 tenants have begun moving in, with a few finalizing their paperwork.

Construction is progressing steadily:

- The second building's second-floor walls are up.
- The slab for the first floor of Building 3 is scheduled to be poured soon.
- The children's playground has been completed.
- IFHA is currently awaiting permitting to begin construction of the community center.



Dr. Arol I. Buntzman expressed optimism about the project's momentum and overall progress.

Link to [IFHA Wink News story](http://www.ifha.info/) For more information, please visit <http://www.ifha.info/>.

Kaicasa Phase One (PPLA): PL20220000198

Location: Kaicasa Lane

Current Zoning: RPUD

Owner: Habitat for Humanity of Collier County

Status: Under construction

Kaicasa is located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community sits 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 have 280 homes, making it one of the largest Habitat subdivisions in the country. Construction started in August 2022 and the first homes closed in June 2023. Approximately 32 homes have closed since the summer. There are currently 12 homes under construction. The minimum income to apply is \$35,000 and the maximum up to 80% AMI. Habitat is accepting applications for this development.

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



Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub (SDP): PL20210001073

Location: 3206 Lake Trafford Road
 Current Zoning: RCMA Immokalee MPUD
 Owner: Redlands Christian Migrant Association, Inc.
 Status: SDP approved on 12/20/2022. Construction ongoing.

The proposed RCMA childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres are designated for housing. Q. Grady Minor presented updated plans for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. The PUD rezoning was approved for the 62-acre project on 10/26/2021 by Ord. 2021-38. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023 and Lipman Family Farms, a long-time supporter of RCMA, made a \$3 million donation to the organization; the largest donation Lipman has ever made to any one organization. The ground-breaking for the new campus was held on May 25, 2023. When completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school. The campus is scheduled to open in Summer 2025.



Casa San Juan Diego (SDP): PL20230018133

Location: 976 Boston Ave.
 Current Zoning: RMF-6-ST/W-2 & ST/W-3
 Owner: Trinity Enterprise Holdings
 Status: SDP approved on 5/12/2025. Pre-Construction.

The Casa San Juan Diego Multi-Family affordable housing development 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 adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a club house, a multi-use play field, and a multi-use court.



National Development of America, Inc., received funding from Florida Housing and applied for Collier County grant funding in February 2024. Project updates were presented at the February 21, 2024, CRA Advisory Board Meeting. Bowman Consulting presented project updates at the February 19, 2025, and requested a letter of support from the CRA. The Board approved providing a letter of support for the project.



LGI Homes (SIP): PL20220001238

Location: 1249 Bush St W
 Current Zoning: Arrowhead MPUD
 Owner: LGI Homes
 Status: Construction ongoing.

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



Williams Farm RPUD (PUDZ): PL20210001434

Location: south side of Lake Trafford Road (Property ID# 00113600106 & 0011360009)
 Current Zoning: Williams Farm RPUD
 Owner: James E Williams Jr Trust
 Status: First application submittal on 11/4/2021. Staff issued first comment letter on 1/6/2021. Second applicant submittal on 4/6/2022. Staff issued second letter on 5/5/2022. Third applicant submittal on 7/8/2022. Staff issued third comment letter on 8/10/2022. Daniel Delisi held an information meeting on 8/30/2022 and presented to the CRA on 9/21/2022. Fourth applicant submittal on 10/24/2022. Staff issued fourth comment letter on 11/23/2022. Fifth applicant submittal on 12/23/2022. Ordinance 2023-23 approved by BCC on 5/23/2023.

Williams Farms RPUD is approved for 336 single family homes on 168 acres.

This property is under contract with Collier County as part of the Williams Reserve at Lake Trafford. The land is approximately 2,247 +/- acres of which 412 acres is allocated for affordable housing.



Pulte Foundation - Monarca Phase 1 (SDP): PL20230009497

Location: 2135 Westclox St; Phase 1 also connects to Carson Road

Current Zoning: PFCF/ NSV IMMOKALEE MPUD

Owner: PFCF IMMOKALEE LLC

Status: First applicant submittal on 7/01/2024. Staff issued first comment letter on 9/05/2024. Second applicant submittal on 2/27/2025. Staff issued a second comment letter on 4/03/2025.

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation propose up to 250 single-family homes for rent and an early education center for 250 students. The foundation first presented at the CRA meeting on September 21, 2022, and again on January 18, 2023, followed by a Neighborhood Information Meeting on June 7, 2023. The project was presented to the Collier County Planning Commission on August 17, 2023, and on October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD by Ordinance 2023-44, allowing up to 250 units (170 affordable) and an early education center on 50± acres.

The ICRA Advisory Board requested an update after receiving comments from the County. The Foundation provided updates at the ICRA Meeting on April 17, 2024. The community will be named Monarca, symbolized by the Monarch butterfly. A revised site plan includes space for oversized vehicles, and they are in discussions with a local education center about expanding into the early education center. The Foundation will not be involved in developing the 3-acre space.



Phase 1 includes 64 units, a community center, playground, stormwater management, lake, and pathway. Phases 2 or 3 will depend on Phase 1's progress and funding.

Mr. VanValin presented income and rent limits and the project timeline, emphasizing the goal of providing stable, affordable housing for low-income families. At the January meeting, Ms. Yolanda Flores spoke on the Build a Better Life program being organized by Nuestra Señora de la Vivienda Community Foundation.



Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPA) : PL20230012330

Location: 165 Airpark Blvd
 Current Zoning: AOPUD
 Owner: Collier County
 Status: SDPA approved on 4/29/2024. Under construction.

Construction of 4 hangars, pavement and necessary utility infrastructure to support the project.



Budget Inn Immokalee (SDP): PL20220001200

Location: 504 E Main Street (northeast corner of Jefferson Ave and E Main Street)
 Current Zoning: C-5-AOSD and Airport Overlay
 Owner: Shanta LLC
 Status: Pre-application meeting held on 3/16/2022.



Budget Inn (CU): PL20220001199

Status: Approved by Hearing Examiner Decision 2024-40 on 8/7/2024.

Conditional Use approval granted to allow razing the existing 15-unit motel and constructing a 3-story hotel with 38 rooms on the 1-acre site.

SAVE THE DATE FOR THE 2025 FRA ANNUAL CONFERENCE!

THE FLORIDA
REDEVELOPMENT
ASSOCIATION

2025

2025 FRA ANNUAL CONFERENCE

OCTOBER 14-17, 2025

HILTON WEST PALM BEACH
PALM BEACH, FL



2025 FRA ANNUAL CONFERENCE

OCTOBER 14-17, 2025

LOCATION: HILTON WEST PALM BEACH, WEST PALM BEACH, FL

Save the date for the Florida Redevelopment Association for the 2025 Annual FRA Conference in West Palm Beach, Florida from October 14-17 at the Hilton West Palm Beach Hotel. The conference will feature invited redevelopment speakers and panelists sharing best practices, reviewing legislation impacting CRAs in Florida, and networking opportunities to meet other redevelopment professionals. The FRA Annual Conference is the perfect event for elected officials, agency or government staff, redevelopment consultants, and vendors. We look forward to seeing you in beautiful West Palm Beach in October!

More info to follow.