



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

**May 21 , 2025  
8:30 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

## CRA Collier County Community Redevelopment Agency

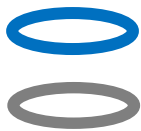


### 2025

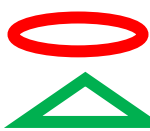
CRA Meetings held  
every third  
Wednesday of the  
month.

MSTU Meetings held  
every fourth  
Wednesday of the  
month.

January	February	March	April
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September	October	November	December
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		30	



CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint  
Workshop

Joint Meeting

Cancelled

No Meeting

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

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



Hybrid Remote Public Meeting

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

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
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

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

**AGENDA**

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

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

**May 21, 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 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 Manager Field Observation Report (Enclosure 7)
    - iv. Community Meetings (Enclosure 8)
- G. Announcements.
  1. Public Comment speaker slips
  2. Communications Folder
  3. Johnson Engineering LLC – ICRA Planning Support Services
- H. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
- I. Community Presentations.
- J. Old Business.
  1. Contactor Maintenance Reports *(MSTU Action Item)*
    - i. A&M Property Maintenance Report & Schedule (Enclosure 9)
  2. Advisory Board update
    - i. Board Merger (Enclosure 10) *(CRA & MSTU Action Item)*
  3. Property Available for County Use
    - i. 523 Eustis Avenue (AKA 523 Howard Way) (Enclosure 11)
  4. Brief Staff project update
    - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.

- ii. First Street Corridor Safety Project
- 5. Office Lease update
- 6. Budget Update (*CRA & MSTU Action Item*)
  - i. Tentative Budget Report (Enclosure 12)
  - ii. 2025/2026 Strategic Plan Update (Enclosure 13)
  - iii. 2025/2026 Prioritization List (Enclosure 14)
  - iv. Recommendations for Funding
- K. New Business
  - 1. New Market Road Commercial Project (Enclosure 15)
- L. Citizen Comments.
- M. Next Meeting Date. The **CRA and MSTU Board** will meet on ***Wednesday, June 18, 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](mailto: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 5<sup>th</sup> Street, Immokalee, FL 34142.

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

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact 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**

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on March 19, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

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

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 8:32 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 and MSTU Board.

CRA Advisory Board Members Present in Person:

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

CRA Advisory Board Members Present via Zoom:

Lupita Vazquez Reyes.

CRA Advisory Board Members Absent/Excused:

None.

MSTU Advisory Committee Members Present:

Bernardo Barnhart (8:36 A.M.), Jimmy Nieves, Andrea Halman, and Cherry Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

None.

Others Present in Person:

Yolanda Flores, Peggy Rodriguez, Jennifer Flores, Chris Root, Maria Alcantar, Chanel Flowers, Alex Showalter, Armando Yzaguirre, Omar DeLeon, Rafael Campo, Mike Sweely, Said Gomez, and Commissioner William “Bill” L. McDaniel, Jr.

Others Present via Zoom:

Jeremie Chastain, Alejandro Perez, Cristina Perez, Kyle Pryce, and Melissa Silva.

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

D. Voting Privileges for Board Members via Zoom

The CRA Board members made a motion to allow board members on Zoom privileges.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to allow Board Members on Zoom privileges. Mr. Mark Lemke seconded the motion. 7-0.***

E. Approval of Agenda.

Staff presented the Agenda to the Boards for approval.

Staff presented the Agenda to the Boards for approval. Staff provided board members a complete 2024 Immokalee CRA Annual Report.

The Agenda was approved as presented.

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 8-0.*

**MSTU Action:** *Ms. Andrea Halman 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 February 19, 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 Observation Field Report (Enclosure 6)
  - iv. Community Meetings (Enclosure 7)

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

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Consent Agenda as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 8-0.*

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

G. Announcements.

1. Public Comments speaker slips  
CRA Staff reiterated 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 was the 2024 Immokalee CRA Annual Report, public notice for the Joint CRA and MSTU meeting, Letters of Support for the Immokalee Senior Housing Rezone and the Casa San Juan Diego, current Bylaws of the CRA, Easter Eggstravaganza event, Earth Day workshop event and Parks and Recreation Region 3 updates.

3. CRA Budget Workshop date

Staff asked the board members what day would be best to have a CRA Budget Workshop. The Budget Workshop will determine the CRA Budgeting for the next year. Staff have a budget listing from last year, they will update all items on the listing and remove anything that was completed. Staff will also update the Strategic Plan and finalize it so that it may be included in the Board of Collier County Commissioners Agenda for approval.

Staff commented that they would prefer to have the Budget Workshop in April or May. The budget process for the County starts around this time as well.

Board members discussed on the day to have the CRA Budget Workshop. Mr. Michael “Mike” Facundo asked if a Budget Workshop could be held after a CRA meeting.

Mr. Paul Thein asked on the duration of the workshop.

Ms. Lupita Vazquez Reyes proposed having a meeting on a day during the week of the Joint CRA and MSTU meetings.

Ms. Christie Betancourt commented that it should take about an hour. Staff will have a 15 minute presentation and further discussion can be made on any new items added to the listing. All other items have been previously discussed with the boards.

Brief discussion was made on having the budget workshop on the next Joint CRA & MSTU meeting.

Ms. Andrea Halman asked if Staff would meet with the Board of Collier County Commissioners the same month as the CRA Budget Workshop is held in. Ms. Christie Betancourt followed up and said they have pushed that back a month.

After much discussion, the boards recommended to have the CRA Budget Workshop after the Joint CRA & MSTU meeting on April 16, 2025.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to have the CRA Budget Workshop after the Joint CRA & MSTU Meeting on April 16, 2025. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.***

***MSTU Action: Mr. Jimmy Nieves made a motion to have the CRA Budget Workshop after the Joint CRA & MSTU Meeting on April 16, 2025. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.***

H. Other Agencies

1. FDOT Updates

Commissioner McDaniel provided updates. State Road 82 is moving along. The State Road 82 project is set to be complete by the end of this year.

The Loop Road is also moving along. Commissioner McDaniel commented on the sidewalk that is being done by the TIGER Project and could interfere with the roundabout that is set to be done in this project. A 4-lane road along the West side of the Immokalee Regional Airport is set to tie onto State Road 29.

Commissioner McDaniel also provided information on the 4-lane of Oil Well Road.

Ms. Andrea Halman commented on having a representative with FDOT attend the meetings regularly. Since the transfer of Ms. Victoria Peters, it has been difficult to have a representative attend. Many requests or questions were responded by Ms. Peters, who regularly attended the meetings.

Commissioner McDaniel commented administrative changes have occurred within FDOT. If anyone has any questions regarding FDOT projects, he said that they may send him an email.

Mr. Mark Lemke asked if there is any information on State Road 29 and Oil Well Road improvements. Commissioner McDaniel commented that a study has been conducted, FDOT is moving forward on the design for streetlights to light up the intersection. Commissioner McDaniel commented that this intersection has met the warrants for signalization. FDOT is working on a Developers Contribution Agreement (DCA) to get all 4 corners of this intersection. Brief discussion was made on an estimated timeline for the funding of this project and how the County could assist with the funding.

Ms. Patricia “Anne” Goodnight commented on the calendar provided on the Agenda Package and asked if the upcoming CRA and MSTU meetings would be split. Ms. Christie Betancourt confirmed that moving forward, the boards will be meeting jointly as long as the boards are in favor of it and till the boards are merged. Staff will update the calendar.

## 2. Other Community Agencies

Collier Area Transit, Oscar DeLeon

Mr. Oscar DeLeon introduced himself. He is the Transit Manager for the Collier Area Transit (CAT). CAT is working on updating their Transit Development Plan, which is a 10 year plan that consists of all the services they provide and also look into future route alignments and potential improvements with their services. A workshop was recently held last month to discuss this update, but staff would like everyone to be aware that they are still conducting this update. They would like to keep the community engaged and have them provide input to the plan so that staff may incorporate it into the final draft and study. If anyone would like to provide their feedback on the current service and future needs, they can submit their comments on <https://www.ridecat.com/>.

Mr. Paul Thein asked if the fixed route services are explained to the community and if there is an opportunity for a discount to children and families with Medicaid for transportation to their appointments.

Mr. Oscar DeLeon commented on the importance of educating the community on their services. They work closely with different agencies within the community, who have individuals that could benefit from their services. They may also host workshops to help provide this information to the community as well as attend community events. As for reduced service, they do have certain criteria, Medicaid does not meet the criteria for reduced fare. There is reduced fare for students, anyone under the age 17 is eligible for half price. Veterans also have reduced fare as well as the disabled community.

Mr. Paul Thein complimented the CAT services and commented on whether arrangements could be made with children medical services such as Medicaid to pay the transportation fee.

Mr. Omar DeLeon commented that they could reach out to children medical services and see if there is an opportunity to provide information. They also meet with public schools and provide teachers and students with information on the services provided by CAT. Staff have also had similar conversation with the David Lawrence Center on providing information about the services offered by CAT.

Ms. Andrea Halman commented on how staff is able to determine who is eligible for a reduced fare.

Mr. Omar DeLeon commented that they do work with different agencies and provide them passes. The agencies purchase the passes and provide them to those who need their services.

Commissioner McDaniel commented that he would like the Collier Area Transit team to add trips in and out of Lehigh Acres and Fort Myers into their plan. Ms. Christie Betancourt commented that this has been mentioned previously as well.

Mr. Omar DeLeon commented that an evaluation was made on a route alignment that would connect with the new transfer station being built and the Park and Ride facility being built in Lehigh Acres and connecting those two. At this point, Collier Area Transit does not have the operating budget for this, but it is within the Transit Development Plan.

Staff have asked Mr. Omar DeLeon to present in a future meeting.

Mr. Mark Lemke asked if the bus shelter in front of the Health Department is set to be removed since the parking lot is set to be improved. Mr. Omar DeLeon said that staff are in coordination with the project.

Ms. Lupita Vazquez Reyes asked on the deadline to provide comments on the Transit Development Plan. Mr. Omar DeLeon commented that he could provide this information to Ms. Christie Betancourt. They have a 30 day comment period.

Mr. Mark Lemke asked if the restrooms will be locked after the bus leaves regarding the new transfer station. Mr. Omar DeLeon commented that the restrooms will have an automated locking system which will lock the restrooms in the evening and open back in the morning.

**I. Community Presentations**

**1. El Gran Taco Loco Restaurant (Enclosure 8)**

Ms. Maria Alcantar and Ms. Chanel Flowers introduced themselves. They are working with the County on the El Gran Taco Loco Restaurant. They provided the current rendering of the restaurant.

Ms. Christie Betancourt briefly mentioned that this project has been brought forward before. A storage container was put on one of the properties that is of interest for this project, however, the storage container was removed due to a code violation. The owner is interested in having this project on the commercial side of the properties.

Ms. Chanel Flowers provided information on the concept of the restaurant. The restaurant is set to be a Latin American cuisine. She commented on the idea of having murals in one of the areas to bring an element of art.

Ms. Maria Alcantar commented that the owner is eager for the project to move forward. The owner is hoping to have the project to be a hangout location for families and perhaps have a playground for the children. They would like to hear the board members input of this restaurant.

Ms. Andrea Halman asked how they plan to receive orders.

Ms. Maria Alcantar commented that the owner plans to have a server approach those who are coming into the Gazebo to be sit down and also have the option to have a window to self-order.

Ms. Cherryle Thomas asked if alcoholic beverages will be sold at this restaurant.

Ms. Maria Alcantar commented that Mr. Maurico Martinez who is the owner, is focused on the restaurant and having a nice family friendly environment.

Ms. Chanel Flowers commented that if the County approves, this project could start within the next six months.

Mr. Bernardo Barnhart complimented the renderings and commented to the MSTU Board if they could look into implementing some type of maintenance for projects like the one being presented, especially with businesses along Main Steet. Ms. Andrea Halman agreed with Mr. Barnhart and commented on having some way of improving what takes place on Main Street and commented on the importance of board members and members of the public participating at the MSTU walking tour.

Mr. Michael "Mike" Facundo asked on the tree requirements and the landscape of the project.

Ms. Maria Alcantar briefly commented on what is presented on the rendering and commented that they are willing to also work with the board recommendations with the landscape as long as it meets the County's requirement.

Mr. Facundo commented that having some trees in front of the pavilion could enhance the restaurant. Based on the rendering, he commented on the 2 different styles with the use of materials of a metal container with a Mediterranean style. Ms. Chanel Flowers followed up and commented on the difference that the Mediterranean style would have to the business since many businesses have a more modernized construction.

Ms. Cherryle Thomas commented on what should be expected for the name of this restaurant. Ms. Maria Alcantar commented that the owner is still looking into this matter.

Ms. Christie Betancourt provided information from Mr. Alejandro Perez, who is the engineer of this project, and he has said that this project is being reviewed by the County. The owner and engineer are waiting on the review for the Site Development Plan.

Ms. Cristina Perez with Code Enforcement commented that the items submitted to the County on February 6, 2025, were not reviewed because they were deemed insufficient and have been referred for additional information.

Discussion was made on what the community is looking to have on Main Street and the future projects that are set to be done such as the Loop Road. Ms. Christie Betancourt also commented on the commercial façade grant that is available for businesses.

Mr. Mark Lemke complimented the gazebo and commented whether there's a way for the roof of the gazebo to be extended over the storage container. Mr. Lemke commented on the rainy season and how it could affect their clients.

Mr. Jimmy Nieves also commented if there are any plans on the waste management of the restaurant. Ms. Maria Alcantar commented that they don't have much information on this, but they can address this matter at a future meeting.

The board and staff recognized that an update was given on El Gran Taco Loco, but no recommendation was made. They would like to receive more information on the County's comments on this project and move forward from there.

## 2. Sainvilus Subdivision (Enclosure 9)

Staff commented on the Sainvilus Subdivision. They previously presented to the boards on December 11, 2024.



A one-pager was provided, and the owner is requesting a Letter of Support from the CRA Board. The County supports this project, the zoning of the area allows the developer to build what they are proposing for the property off of 1215 Forrester Ave and 1300 Roberts Ave W. Immokalee, FL.

Staff commented that no changes were made from what was last presented.

Staff provided information on the development and the key features of the proposed Master Concept Plan.

Discussion was made on the project as well as the concerns of the board members and community members who attended the December meeting to discuss the proposed development.

Ms. Christie Betancourt commented that she was able to find more information on the development progress with the County, all forms needed are submitted. The County could be requesting the developer to get an actual letter of support from the CRA board.

Mr. John Dunnuck commented on the role of the CRA Board and the overall goal of supporting a project based on the deviations and conditional use standards.

Ms. Patricia “Anne” Goodnight commented on her concerns with the group of residents who attended the December 11, 2024, and their concerns of the proposed development. Historically, when a developer has something in mind and the public is against it to a certain extent, then there is some kind of compromise made, however, not much has been changed with this development.

Commissioner Bill McDaniel recommended that the board pause on providing a Letter of Support until there is clarification from the County as to what they would like the developer to get support on, whether it includes supporting certain deviations or the overall project. Commissioner McDaniel suggested that staff keep the board updated on this project when it gets presented to the Collier County Planning Commission and Board of Collier County Commissioners.

Staff and board members recognized that a presentation was provided in December and a one-pager with the renderings were provided on the Sainvilus Subdivision at this meeting. However, due to the lack of details on what is being requested, the board decided not to make a recommendation at this time.

### 3. Immokalee Community Campus (Enclosure 10)

Mr. Jeremie Chastain introduced himself, he is a certified planner with Bowman. He provided information on the project team. The applicant of this project is Catholic Charities Diocese of Venice, Inc. The zoning of the proposed project located on 917 W. Main Street and 107 S. 9<sup>th</sup> Street was discussed. The portion of property along W. Main Street is Zone C-4 and within the Main Street Overlay Sub District (MSOSD). The C-4 allows for various commercial uses.

As for the MSOSD, the purpose is to encourage development by enhancing and beautifying the Main Street Area through flexible urban design. The remainder of the project property is zoned Residential Multifamily – 6 (RMF-6), which allows single and multifamily development.

The property is within the Immokalee Area Master Plan. It's designated as Urban Mixed Use District Commercial Mixed Use Subdistrict and within the Urban Infill and Redevelopment Area. The purpose of the Commercial Mixed Use Subdistrict is to provide pedestrian scale, high density residential and mixed use development. The base density in the property is 16 units per acre.

Mr. Jeremie Chastain commented that they would like to request a Letter of Support from the CRA for the proposed project. They are going through a rezoning process. The proposed project seeks to rezone to Mixed Use Planned Unit Development (MPUD) to allow for a maximum of 100 multifamily dwelling units ( $\pm 12.60$  dwelling units per acre) and a maximum of 91,300 square feet of Gross Floor Area (GFA) of limited C-4 Commercial Intermediate District Uses. As part of the 91,300 square feet of GFA 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. A couple of the minimum requirements are in accordance with the purchase agreement that was done between Collier County and the applicant.

Mr. Jeremie Chastain also provided information on the proposed permitted uses such as the principal uses, accessory uses, and prohibited uses. A couple of uses were removed due to not fitting the standards with the type of development that is being proposed.

A conceptual Master Plan was presented. Access on all side of the property was noted. A conceptual site plan was also presented. The building labeled 1 and an additional building are the residential portion within the property. They are proposing 3 stories for those buildings. The intent of the applicant is to have housing available for people with all ranges of income including under the Collier County Average Median Income (AMI). The building labeled 2 is proposed to be the retail/incubator business area. The building labeled 3, along South 9<sup>th</sup> street, is proposed to be the Community Center, which would be 2 stories. The applicant would like to expand on the services they offer. The building labeled 4 would be the location of the proposed medical clinic with a one story over parking. The type of service has not been decided yet, but they are looking into the service that would best fit the needs of the community. They will have other amenities such as a storm water management lake, walking trails in the middle of the area, a playground, and a plaza.

A table of the Proposed Development Standards was presented. Mr. Jeremie Chastain commented on the setbacks and maximum height of the residential buildings. Mr. Chastain referred to the Site Plan and commented on street parking that is shown. The Main Street Overlay has no provisions for on-street parking in the Land Development Code (LDC) and the revised LDC. Mr. Chastain and his team are looking to enhance the MPUD to allow the applicant the ability to make a request for on-street parking within the project boundary and/or within adjacent right-of-way as part of the Site Development Plan process. The specific design and location of the street parking space will be subject to review by Collier County Transportation staff and/or Florida Department of Transportation (FDOT).

Mr. Chastain commented that having the on-street parking in the MPUD is not a guarantee that the applicant would be allowed to do it, however, it allows the team to ask for it during the Site Development Plan (SDP). The team acknowledged that if on-street parking is not provided, then all the required parking will have to be provided on-site, and they'll adjust the conceptual site plan accordingly.

Mr. Jeremie Chastain provided information on the Right-of-Way improvements. The improvements to Boston Avenue are being reviewed and will ultimately be developed with part of the Casa San Juan Diego affordable housing project. The improvement is being designed in a way that accommodates on-street parking, if approved, without the need to redevelop Boston Ave.

The applicant recognized that Hancock Street will need improvement that includes an 8-foot multiple-use path on one side of the right-of-way along the project Hancock Street frontage. The applicant has also agreed to repair the Hancock Street pavement where necessary between West Main Street and Boston Avenue. Also recognized by the applicant and his team, the stormwater management system needs to be designed to provide for water quality and quantity for Hancock Street along the project frontage. The deviations were discussed; Three (3) deviations seek relief from the Buffer Requirements, Two (2) deviations seek relief from the Specific Design Standards for the Immokalee – Main Street Overlay Subdistrict, and One (1) deviation seeks relief from the Sidewalks, Bike Lane and Pathway Requirements. Overall, Six (6) deviations are being asked.

Mr. Jeremie Chastain commented that they are under the review process for the rezoning. They are preparing for their second submittal. The County staff will need to review the resubmitted documents. Currently, there are no scheduled public hearings.

Mr. Mike Facundo commented on the deviations. Mr. Jeremie Chastain reviewed the deviations thoroughly with the board members and highlighted the areas of the deviations. Discussion was made on the outcome if deviations are approved.

Commissioner McDaniel recommended that the board either provide a letter of support or make a recommendation of support for the project and its entirety and come back for final support with the approved deviations based on County recommendations. Commissioner McDaniel also recalled that the original proposition for the housing component was of 50 units. He asked that the applicant and his team ensure that they have sufficient parking for that density increase accommodated on the site

Discussion was made on Deviation 5, which is to allow for parking in front of buildings in the form of on-street parking. Mr. Paul Thein also commented on the medical clinic and the 25,000 square feet square feet on the second floor.

Mr. Christopher M. Root introduced himself, he is the CEO of Catholic Charities Diocese of Venice, Inc. He commented on his excitement for being part of the Diocese of Venice and having the opportunity to make a lasting impact in the community. Ms. Peggy Rodriguez, Program Director, also introduced herself.

After much discussion on the Letter of Support and the specifications asked, the board made a motion to support the project contingent upon compliance with all County requirements.

**CRA Action:** *Ms. Lupita Vazquez Reyes made a motion to provide a Letter of Support for the proposed Immokalee Community Campus Planned Unit Development Zoning (PUDZ), contingent upon compliance with all County requirements. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 9-0.*

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

- 4. Community updates  
No community updates.

J. New Business

- 1. 2024 CRA Annual Report – DRAFT (Enclosure 11)

Staff provided the 2024 Immokalee CRA Annual Report. Staff will finalize the report to submit for the March 25<sup>th</sup> Board of Collier County Commissioner (BCC) Agenda. A few corrections were made regarding the 2024 Collier County Board of County Commissioners (BCC). Commissioner Chris Hall was the BCC Chairman for 2024.

Commissioner William L. McDaniel Jr. was reelected in 2024. The page numbers were also corrected.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the 2024 Immokalee CRA Annual Report. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 9-0.*

- 2. Property Available for County Use (Enclosure 12)

Staff provided information on a property available, 523 Eustis Ave (Howard Way), Immokalee, FL 34142. The starting bid is \$14,686.88.

Discussion focused on the potential opportunities for the CRA, particularly the ability to influence a housing project at this location and whether purchasing the property aligns with the Immokalee CRA Strategic Plan.

Mr. Michael “Mike” Facundo asked how the CRA would be pay for this and if there’s any funding for this purchase. Ms. Christie Betancourt commented that the CRA would have to budget for this, the CRA has been managing the budget effectively.

Commissioner McDaniel commented on the opportunities for the CRA with this property,

Ms. Chrisie Betancourt provided information to the board on the liens that property has and said staff may be able to ask the County if the leans may be waived or be paid a partial amount. Ms. Betancourt provided further information on the property and said it is cleared.

After much discussion with the board members, Commissioner McDaniel, and staff, the CRA Board made a motion to authorize County staff to bid on 523 Eustis Avenue (Howard Way) up to the market value amount of \$62,560.

**CRA Action:** *Ms. Andrea Halman made a motion to authorize County staff to bid on 523 Eustis Ave. (Howard Way), Immokalee, FL 34142 up to the Market Value amount of \$62,560. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 9-0.*

K. Old Business

1. Advisory Board update  
Staff provided an update with Enclosure 13.
2. Board Merger (Enclosure 13)  
Staff provided the Ordinance, CRA Resolution and Bylaws of the Immokalee Community Redevelopment Advisory Board of Collier County, FL provide by the County Attorney.

The appointment and composition and the terms of the board members were discussed.

Discussion was made on the members who would be included in the board merger. Board members and staff also discussed the idea of having other non-voting members be included in the board merger. Staff commented that if any other current board members is interested in staying on the board, that they let staff know.

Ms. Andrea Halman commented that she is getting off the board because she has been on the board for a long time, and she thinks that younger people should participate and be a board member. She commented that if the board members decided to stay on the board, then they should continue to stay on to work and commented on how much she learned from Ms. Christie Betancourt.

Ms. Lupita Vazquez Reyes reiterated on the importance of participation and representation for the community.

After much discussion with Commissioner McDaniel, staff and board members, the boards made a recommendation.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the documents provided by the County Attorney on the Board Merger of the Immokalee Community Redevelopment Advisory Board and the membership of Nine (9) Board Members with Two (2) non-voting members. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 9-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the documents provided by the County Attorney on the Board Merger of the Immokalee Community Redevelopment Advisory Board and the membership of Nine (9) Board Members with Two (2) non-voting members. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 4-0.*

### 3. Contractor Maintenance Reports

#### i. A&M Property Maintenance Report & Schedule (Enclosure 14)

Staff provided Enclosure 14, which is the maintenance report and the look ahead for April.

A&M Property Maintenance attended the March walking tour. Ms. Christie Betancourt commented on the improvements that have been done on Main Street. She commented on the owner's responsibility for their property.

Discussion was made on the idea of maintenance requirements and having property owners be accountable for their property.

Mr. Bernardo Barnhart commented on the improvements. He also commented on a recent experience at the Immokalee Community Park baseball field and the lights being out during a high school game. Discussion was made on a mutual agreement that is set to happen with Parks and Recreation and the Immokalee High School to improve the baseball and softball field near the Immokalee Community Park. Parks and Recreation are waiting for a contractor to address the lights that are out.

Mr. Michael "Mike" Facundo commented that there should be some type of preventative maintenance schedule to improve situations like the lights being out.

Mr. John Dunnuck acknowledged that there are some difficulties with Vendors being available to provide services, however, the County has recently piggybacked off Lee County contracts. There are 4 additional vendors for electrical services.

Commissioner McDaniel commented on the importance of making staff aware of any incidents like the lights being out and also reporting the concern to Collier 311. He briefly provided information on the fields that will be given to the school and said the school will be putting artificial turf and new lights.

Mr. Edward "Ski" Olesky commented that if there are any concerns on the parks in Immokalee, he is also available to help communicate the concerns with staff.

Discussion was made on the process of getting local contractors to be a vendor for Collier County as well as the process of reporting concerns to staff.

The March MSTU Walking Tour was presented to the board. A couple of concerns within the Main Street area were addressed.

Ms. Lupita Vazquez Reyes commented that she attended an event at Zocalo Plaza, but the performers were unable to use the stage due to cleanliness issues. Additionally, the trellis area was unusable because the bougainvillea branches had been left behind, creating a safety hazard due to the thorns. Staff asked that if there are any concerns with Zocalo, to let staff know.



4. Collier County Sheriff Office Lighting Survey

i. Lighting Study Action Plan (Enclosure 15)

A draft Action Plan was presented to the board and members of the public. Staff are working on providing a report with cost estimates to present to the board at the Budget Workshop.

5. Brief Staff Project update

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

Staff hopes to award the contract in the next couple of BCC meetings. Tentatively, the award is set to be included in the April meeting.

ii. First Street Corridor Safety Project update

Staff are working on Change Order for Kisinger Campo & Associates, Inc (KCA) to move forward with phasing out the project. Staff have also asked for a grant extension.

iii. Immokalee Historic Cemetery update

Staff are waiting on comments from County Staff, the Museum, and other departments. Staff will present the final documents when it's provided.

6. Office Lease update

Staff are in negotiations with the current owner of the property, 750 South 5<sup>th</sup> Street, Immokalee, FL to stay for the next 3 years, if and when the property sells. Staff commented on a tentative location at the Winn Dixie Plaza. Staff will follow up on this matter at the next meeting.

L. New Business.

No New Business.

M. Citizen Comments

Mr. Bernardo Barnhart asked when Main Street is set to be handed to the County. Commissioner McDaniel commented on an estimated timeframe for this occurrence and said it may be handed within 5 years.

Ms. Andrea Halman expressed her enjoyment of being on the board and said she is still available, if anyone has concerns. She wished everyone good luck.

N. Next Meeting Date

The CRA Board and MSTU Board will be meeting jointly on Wednesday, **April 16, 2025**, at 8:30 A.M. at CareerSource SWFL.

O. Adjournment

Meeting adjourned at 11:27 A.M.

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



# Immokalee Community Campus MPUD

## Immokalee CRA

March 19, 2025

PL-20240000390

1

### Project Team

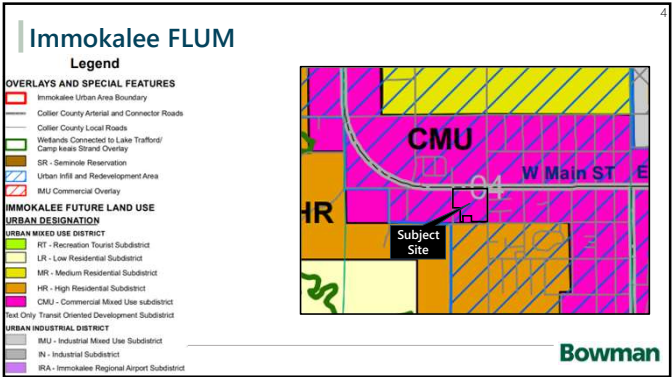
- Applicant: Catholic Charities Diocese of Venice, Inc.
- Christopher Root, Catholic Charities Diocese of Venice, Inc.
- Peggy Rodriguez, Catholic Charities Diocese of Venice, Inc.
- Robert Mulhere, FAICP, Bowman
- David Corban, AIA, LEED AP, David Corban Architects
- Jeremie Chastain, AICP, Bowman
- James Banks, JMB Transportation Engineering, Inc.

**Bowman**

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## Request

- A rezone to Mixed Use Planned Unit Development (MPUD) to allow for:
- A maximum of 100 multifamily dwelling units ( $\pm 12.60$  dwelling units per acre)
- A maximum of 91,300 square feet of gross floor area (GFA) of limited C-4 Commercial Intermediate District uses.
  - As part of the 91,300 square feet of GFA of commercial uses, the MPUD shall include a community center a min. of 28,000 square feet in size; a medical clinic and associated medical uses a min. of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet.

Bowman

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## Proposed Permitted Uses

### TRACT MKU (MIXED USE)

#### I. Principal Uses

- Multi-family dwelling units, not to exceed 100 total dwelling units (12.60 dwelling units per gross acre).
- A maximum of 91,300 square feet of gross floor area (GFA) of the following commercial uses are permitted. 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.
  - Accounting (SIC 8721)
  - Amusement and recreation services, indoor (SIC 7999)
  - Accessory plants
  - Banks, credit unions and trusts (SIC 6011—6099)
  - Barber shops (SIC 7241, except for barber schools)
  - Beauty shops (SIC 7231, except for beauty schools)
  - Bookkeeping services (SIC 8721)
  - Business associations (SIC 8611)
  - Business consulting services (SIC 8748)
  - Business credit institutions (SIC 6153—6159)
  - Child day care services (SIC 8551)
  - Churches
  - Civic, social and fraternal associations (SIC 8641)
  - Coin-operated laundries and dry cleaning (SIC 7215)
  - Commercial art and graphic design (SIC 7336)
  - Computer programming, data processing and other services (SIC 7371—7379)
  - Dance studios, schools and halls, indoor (SIC 7911)

- Eating and drinking establishments (SIC 5812 and SIC 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.
- Educational services (SIC 8221 and SIC 8222)
- Electrical and electronic repair shops (SIC 7622—7629)
- Engineering services (SIC 8711)
- Essential services, subject to section 2.01.01
- Facilities support management services (SIC 8744)
- Federal and federally sponsored credit agencies (SIC 6111)
- Health services, miscellaneous (SIC 8092—8099)
- Health services, offices and clinics (SIC 8011—8049)
- House health care services (SIC 8082)
- Hospitals (SIC 8062—8069)
- Legal services (SIC 8111)
- Libraries (SIC 8231)
- Management services (SIC 8741, SIC 8742)
- Medical and dental laboratories (SIC 8071 and SIC 8072)
- Membership organizations, miscellaneous (SIC 8699)
- Nursing and professional care facilities (SIC 8051—8059)
- Personal credit institutions (SIC 6141)
- Personal services, miscellaneous (SIC 7299)
- Physical fitness facilities (SIC 7991)
- Professional membership organizations (SIC 8621)
- Public administration (SIC 9111—9199, SIC 9222, SIC 9311, SIC 9411—9421, SIC 9511—9532, SIC 9611—9661)
- Public or private parks and playgrounds
- Religious organizations (SIC 8661)
- Social services, individual and family (SIC 8322—8399, except for homeless shelters)
- Tax return preparation services (SIC 7291)
- United States Postal Service (SIC 4311, except major distribution center)
- Vocational schools (SIC 8243—8299)
- Any other commercial use which is comparable in nature with the list of permitted uses, as determined by the Hearing Examiner or Board of Zoning Appeals (BZA), pursuant to the process outlined in the LDC.

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## Proposed Permitted Uses

### II. Accessory Uses

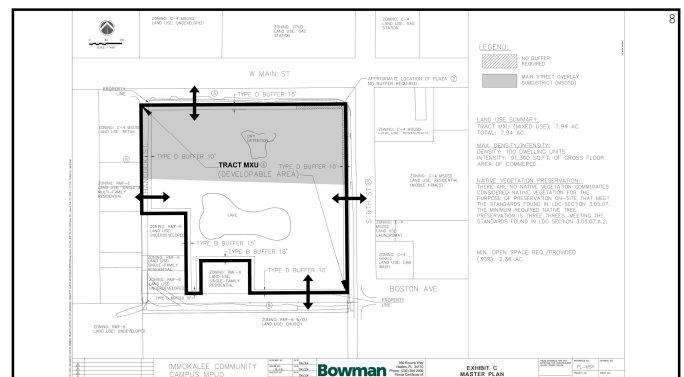
- Accessory uses and structures customarily associate with the permitted p uses and structures permitted by right in this MPUD.
- Recreational uses and facilities that serve the residents (and their guests) ( MXU, such as swimming pools, fitness centers, dining facilities, sports cou clubhouse/recreation buildings.
- Customer accessory uses and structures to residential units, including ; structures, garages, fountain, trellises, signage, entry gates and gate administrative offices, and similar structures.
- Temporary sales facilities may be permitted.
- Stormwater management treatment, conveyance facilities, and structures, s berm, swales, and outfall structures.
- Outside storage or display of merchandise when specifically permitted for ; otherwise prohibited, subject to LDC Section 4.02.12.

### III. Prohibited Uses

- Automobile parking (SIC 7521).
- Automotive dealers (SIC 5511, SIC 5521, SIC 5531 *installation*, SIC 5551, SIC 5561, SIC 5571, SIC 5599).
- Facility with fuel pumps.
- Automotive repair, services, parking (SIC 7514, SIC 7515, SIC 7521) and carwashes (SIC 7542).
- Radio and television repair shops (SIC 7622 automotive).
- Outdoor storage yards and outdoor storage.
- Drive-through areas.
- Warehousing (SIC 4225).
- Wireless communication facilities, as defined in section 5.05.09 of this Code, except as otherwise permitted in this Subdistrict.

Bowman

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## Proposed Development Standards

TABLE 1: DEVELOPMENT STANDARDS

	PRINCIPAL USES	ACCESSORY USES
MIN. LOT AREA	N/A	N/A
MIN. LOT WIDTH	N/A	N/A
MIN. FLOOR AREA	N/A	N/A
Residential	Efficiency 450 S.F./D.U. 1 BR 600 S.F./D.U. 2+ BR 750 S.F./D.U.	N/A
Commercial	700 S.F. (ground floor)	
<b>MIN. SETBACKS (AS PROVIDED FOR IN MAIN STREET OVERLAY)</b>		
North adj. to W. Main St. (Front Yard)	15'	SPS
South adj. to Boston Ave. (Front Yard)	10'	SPS
South adj. to RMF-6 zoned parcel (Side Yard)	15'	SPS
East adj. to S. 9th St. (Front Yard)	10'	SPS
East adj. to RMF-6 Zoned Parcel (Side Yard)	15'	SPS
West adj. to Hancock St. (Front Yard)	10'	SPS
West adj. to RMF-6 zoned parcel (Side Yard)	15'	SPS
MIN. LAKE SETBACK	0' from LME	SPS
MIN. DISTANCE BETWEEN STRUCTURES	15' OR AS REQ. BY FIRE CODE, WHICHEVER IS GREATER	SPS
MAXIMUM HEIGHT	45' NTE 3 STORIES	25'
Zoned	45'	25'
Actual	52'	32'

N/A - not applicable; SPS - same as principal structures; S.F. - square feet; LME - lake maintenance easement; D.U. - dwelling unit; BR - bedroom; NTE - not to exceed.

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## On-Street Parking

- The MPUD allows for the applicant to request on-street parking within the project boundary and/or within adjacent right-of-way as part of the Site Development Plan process.
- The specific design and location of such on-street parking spaces shall be subject to review and approval by Collier County Transportation staff and/or Florida Department of Transportation (FDOT) if applicable.
- If on-street parking is not provided along any or all these rights-of-way, the MPUD shall meet parking requirements using off-street parking within the MPUD boundary.

Bowman

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## Right-of-Way Improvements

- Improvements to Boston Avenue are being reviewed and ultimately developed as part of the Casa San Juan Diego affordable housing project to the south (SDP, PL 20230018133).
- The improvements are being designed in a way that can accommodate on-street parking, if approved, without the need to redevelop Boston Avenue.

Bowman

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## Right-of-Way Improvements

- The applicant shall improve Hancock Street to County standards, including an 8-foot multi-use path on one side of the right-of-way along the projects Hancock Street frontage.
- The applicant will repair the Hancock Street pavement where necessary between West Main Street (SR 29) and Boston Avenue.
- The stormwater management system shall be designed to provide for water quality and quantity for Hancock Street along the project frontage.

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## Deviations

1. **Deviation 1 (Buffer Requirements)** seeks relief from LDC Section 4.06.02 - Buffer Requirements, Table 2.4, Footnote 3, which states that "Buffer areas between commercial outparcels located within a shopping center, Business Park, or similar commercial development may have a shared [Type A] buffer 15 feet wide with abutting property contributing 7.5 feet", to instead allow a shared buffer 10' wide with each property contributing 5'.
2. **Deviation 2 (Buffer Requirements)** seeks relief from LDC Section 4.06.02 C.4., Type D Buffer, which states that the minimum width of the perimeter landscape buffer shall vary according to the ultimate width of the right-of-way, then requiring a 15-foot-wide Type D perimeter buffer adjacent to W. Main St. and a 10-foot-wide Type D perimeter buffer adjacent to S. 9<sup>th</sup> St., to instead allow for the buffer along W. Main St. and S. 9<sup>th</sup> St. to terminate near the W. Main St. / S. 9<sup>th</sup> St. property corner as depicted on the Master Concept Plan.
3. **Deviation 3 (Buffer Requirements)** seeks relief from LDC Section 4.06.02 - Buffer Requirements, Table 2.4, which requires a 15-foot-wide Type B perimeter landscape buffer where the proposed multifamily development is adjacent to commercial uses, to instead allow for a 10-foot-wide Type A perimeter landscape buffer.
4. **Deviation 4 (Specific Design Standards for the Innokalee - Main Street Overlay Subdistrict)** seeks relief from LDC Section 4.02.32 A.5., *Dimensional Standards*, which states structures shall be no more than thirty-five (35) feet in height, except that hotel/motel uses shall be no more than fifty (50) feet in height, to instead allow a maximum height of forty-five (45) feet zoned / fifty-two (52) feet actual.
5. **Deviation 5 (Specific Design Standards for the Innokalee - Main Street Overlay Subdistrict)** seeks relief from LDC Section 4.02.32 B.2., *Minimum off-street parking and off-street loading*, which requires all properties within the Main Street Overlay subdistrict, having frontage on Main Street, First Street or Ninth Street, to locate all parking areas in the rear yard and/or in side yards, to allow for parking in the front of buildings in the form of on-street parking.
6. **Deviation 6 (Sidewalks, Bike Lane and Pathway Requirements)** seeks relief from LDC Section 6.06.02 A.1., *Sidewalks, Bike Lane and Pathway Requirements*, which requires 5 feet wide sidewalks on both sides of local road right-of-way, to instead allow a single multi-use path 8 feet in width on only one side of Hancock Street.

Bowman

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## Next Steps

- Resubmit the revised application documents.
- County staff will review and find the application sufficient.
- We will not be scheduled for public hearings until the review process is complete and the application is found sufficient.

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Questions?

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## **MINUTES**

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board on April 16, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

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

A. Call to Order.

The meeting was called to order by 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 . No quorum was announced for the MSTU Board.

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Lupita Vazquez Reyes (8:33 A.M.), 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 (9:32 A.M.) and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

Jimmy Nieves.

Others Present in Person:

Oscar Lugo, Yolanda Flores, Lee Van Gelder, Misty Smith, Mary Martinez, Jorge Perez, Abby Villagomez, Armando Yzaguirre, Said Gomez, and Commissioner William “Bill” L. McDaniel, Jr.

Others Present via Zoom:

Andrea Halman, Dimitri Schwarz, James Klewicki, Melissa Silva. Sarah Harrington, and Tricia De Cambria.

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

D. Voting Privileges for Board Members via Zoom

The CRA Board members made a motion to allow board members on Zoom privileges.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to allow Board Members on Zoom privileges. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 7-0.***

E. Approval of Agenda.

Staff presented the Agenda to the board for approval. Staff announced a time certain for Agenda Item J.2. Contractors Maintenance Report. The Agenda was approved as presented

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 8-0.*

F. Approval of Consent Agenda

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for March 19, 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 Observation Field Report (Enclosure 6)
  - iv. Community Meetings (Enclosure 7)

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

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Consent Agenda as presented. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 8-0.*

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 was the public notice of the Joint CRA and MSTU meeting, Informational flyer on the Crisis Prevention & Empowerment (CPE), Earth day workshop flyer, 2<sup>nd</sup> Annual Art Fair flyer, MSTU Project Manager Observation Report, and the final 2024 CRA Annual Report.
3. 2025 CRA Awards (Enclosure 8)  
The CRA Staff announced that they had received two awards from the Immokalee Eastern Chamber of Commerce. The CRA received an award for the 2025 Member of the Year and the Honorary Business of the Month award for the month of April.

H. Other Agencies

1. FDOT Updates  
No updates.



2. Other Community Agencies

No updates.

I. Community Presentations

No presentations.

J. Old Business

1. Advisory Board update

i. Board Merger

Staff informed the board and members of the public present that an item will be presented to the Board of Collier County Commissioners on April 22, 2025, for authorization to advertise the ordinance to create the new Immokalee Community Redevelopment Advisory Board. Staff must advertise before the Ordinance can be adopted.

If the Ordinance is presented and approved by the Board of Collier County Commissioners at the 1<sup>st</sup> meeting in May, the boards may have their first meeting as a merged board in May. Future discussion can include how the board would like to operate such as having a moment of silence or having a prayer and looking into having a different pastor at each meeting. Discussion can also be made on the proposal of having the chairs of the CRA and MSTU become Chair and Vice-Chair of the board.

Staff announced that there are 2 vacancies, one is for reappointment and the other vacancy is for the completed term of Ms. Andrea Halman. Approval was given to staff for nine (9) board members and two (2) non-voting members for the new board.

ii. CRA Applications

a. Lupita Vazquez Reyes (Enclosure 9)

The application for Ms. Lupita Vazquez Reyes was presented to the board. The CRA Board made a motion for the reappointment of Ms. Lupita Vazquez Reyes.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to reappoint Lupita Vazquez Reyes to the Immokalee Local Redevelopment Advisory (CRA) Board. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.***

a. CRA Attendance Log (Enclosure 10)

The attendance log showcased the CRA Board members attendance for the last 2 years including Ms. Lupita Vazquez Reyes. Staff will attach the attendance log with the Memo sent to the County Attorney.

b. Oscar Lugo (Enclosure 11)

Staff provided Mr. Oscar Lugo application. He is a new applicant to the Immokalee Local Redevelopment Advisory Board.

Mr. Michael “Mike” Facundo briefly commented on Mr. Oscar Lugo. He has known Mr. Lugo for about 5 years, he is a Civil Engineer.



Mr. Oscar Lugo introduced himself. He has been working in the area as a Civil Engineer for about 10 years. He was born and raised in Immokalee. He attended Immokalee High School and Florida Gulf Coast University (FGCU). He loves the Immokalee community and is astounded by all the growth that has occurred. Mr. Michael “Mike” Facundo introduced him to the Immokalee CRA, and Mr. Lugo has seen the work and projects that have been completed. He looks forward to being a part of the board and contributing in any way that he can.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve Oscar Lugo application for appointment to the Immokalee Local Redevelopment Advisory (CRA) Board. Mr. Edward “Ski” Olesky seconded the motion, and it passed by unanimous vote. 8-0.***

Staff will send a recommendation memo to the County Attorney for appointment of both applicants.

## 2. Contractor Maintenance Reports

### i. A&M Property Maintenance Report & Schedule (Enclosure 12)

Staff provided the maintenance report, the look ahead for May, work completed, and future work done at the Zocalo Plaza.

Included in Enclosure 12, on Page 82, is Estimate #1616, for pressure washing at a quarterly basis at the Zocalo. Due to a situation that occurred with one of the board members attending an event at the Zocalo and having a couple of cleanliness issues, staff understand that there is a homeless issue at the Zocalo. Staff did get the initial pressure washing approved; however, they would like to have it done quarterly if needed. If any other certain cleaning is needed, A&M staff may be able to complete the work as an incidental.

Mr. Armando Yzaguirre, provided an update for A&M. All is going according to schedule. As for the Zocalo, he commented on the issues with the homeless. Due to how regular they are in the area; it could be that the pressure washing may have to be done more than quarterly. He suggested that CRA staff look into shutting off the power in the area since many of the homeless individuals use the outlets to charge their phones and other electronic devices. Mr. Yzaguirre also provided an update on the Christmas decorations. If CRA staff plans to switch out the Christmas decorations, the last decoration that needs switching is the Christmas Trees. The Christmas tree decorations are in good shape for another year. He provided this update to start staff’s conversation if they are looking to replace.

Mr. Armando Yzaguirre is getting ready to make a proposal for the Historic Cemetery, per CRA staff request.

Ms. Christie Betancourt commented that the Holiday Decorations and Historic Cemetery will be addressed during the budget workshop. She anticipates that A&M will have to pressure wash spot areas on a weekly basis. CRA Staff may have to ask for assistance from the Sheriff’s Department and Park Rangers to keep the homeless individuals moving.

Ms. Lupita Vazquez Reyes encouraged staff to have an outreach with others to assist with the homeless individuals. Ms. Christie Betancourt commented that the Homeless Coalition and St. Matthew House can assist, however, individuals must be willing to meet their rules.

Ms. Cherryle Thomas commented on her previous experience with a homeless individual who is near the light intersection by the Zocalo. She asked if something can be done to address this issue.

Cpl. Lee Van Gelder commented that as long as the individual is not impeding traffic, not much could be done by the Sheriff's Office.

Commissioner McDaniel asked if the power outlets at the Zocalo Plaza could be blocked. He commented on having the lights on so that the area is lighted but also finding a way to block the outlets to avoid disruptions. If an individual decides to cause any damage to those blocked outlets, then there is a cause to have reinforcement.

Ms. Lupita Vazquez Reyes commented on the Zocalo and said that it's a matter of use of the area. It's a public space, however, the homeless are using the area the most due to no other uses by other community members. An outreach and collaboration with other organizations could lead to assisting the homeless individuals in the community. She liked the idea Commissioner McDaniel provided and commented on her own experience of doing something similar with the non-profit that she is in. This initiative worked to deter others from using the outlets.

A&M staff provided clarification on the bougainvillea branches that created a safety hazard at the Zocalo.

CRA staff have a pending purchase order for the electrical services at the Zocalo, but they will need to go to the next vendor to get the work done. The purchase order has been pending since October 2024.

A recommendation was not made on the quarterly pressure washing due to no quorum for the MSTU Board.

3. Brief Staff Project update

A contract was approved for Marquee Development for the Immokalee Sidewalk Phase III project. Staff hope to have a kickoff meeting soon.

Staff are working with Collier County Community & Human Services (CHS) and Transportation to get the First Street Corridor Safety Project phased out. Change Order# 3 was approved. Staff will be providing an updated timeline on the project.

4. Office Lease update

Staff's current office lease ends at the end of June of this year. Staff will bring an item to the board in May and then add the item to the Board of Collier County Commissioner Agenda.

Staff are in negotiations with the new owners. The closing is still pending, so the current owners of the building would like staff to do a lease with the new owners.

A brief discussion was made on the Immokalee Clerk's office and the status of the improvements needed, if staff move in.

K. New Business.

1. Budget Workshop

i. Budget & Strategic Plan Presentation

The 2025/2026 Strategic Plan and the Prioritization project list were presented from what was previously approved in September 2024. Staff listed projects that the CRA and MSTU are funding and projects that are being funded by the County or other entities. The Strategic Plan Prioritization Project list included:

- First Street Pedestrian Safety Improvements
- Sidewalk Phase III
- Historic Preservations
- Lake Trafford Corridor Improvements
- Fields of Dreams Park Initiative (Sports fields)
- Housing Development
- Immokalee Community Campus – 9<sup>th</sup> Street property – Catholic Charities Development
- Main Street Corridor Improvements
- Immokalee Airport Park Improvements
- 24-hour medical facilities
- Little League Road Extension

Staff provided information on the Immokalee Tax Increment of 2000-2025 and current and proposed funds for the CRA.

- Immokalee Redevelopment Fund (1025)
  - Current: \$1,460,100
  - Proposed: For the next Fiscal Year: \$1,528,083
- Immokalee CRA Capital Fund (1026) – Projects (1026)
  - Current: Added fund - \$644,100; The total for capital project is \$3,184,775. An extra \$662,800 is being added. The overall amount for Capital funding is significant due to the tracking of the Immokalee Sports Complex Project.
  - Proposed: Staff are requesting \$662,800. They are proposing to add \$50,000 to the Neighborhood Revitalization and plan to rename Mobility into Economic Development and add \$50,000. Staff are also proposing to add \$426,000 to the Main Street Corridor Project and \$136,800 to First Street.

- Immokalee CRA Grant Fund (1027)
  - Current: Fund includes the \$1,001,371 received in 2024 and 1 million received this year with a total of 2.3 million for this year.
  - Proposed: There will be a reduction to the amount. Staff have used \$126,000 for the design of First Street. Discussion was made with CHS to decrease the award from 2024 in order for CHS to meet timeliness. Staff are unaware on the amount that will be taken, however, CHS will award the amount back in 2026.
- Immokalee Beautification (1629)
  - Current: \$2,143,900
  - Proposed: \$2,186,300
- Immokalee Rd and SR 29 (1011-163805)
  - Current: \$237,600
  - Proposed: \$244,700

Staff also provided information on the CRA Owned Properties which included the 9<sup>th</sup> Street Property (reverter), Zocalo Park, Eustis Pond, and the proposal of the Howard Way (Eustis Ave) property that is pending BCC approval. Other topics discussed for the CRA included the Operational/Administrative, Community Programs, Land Use Planning, and Economic Development.

The overall funds of the CRA (1025/1026), MSTU (1629/1011) , and Grants (1027) for 2024/2025 are \$9,855,371. The 2025 Immokalee Priorities and Projects presented in September 2024 were highlighted. The projects are the same, however, funding has either increased or decreased depending on the contracts and quotes received.

Staff discussed the proposed project funding for FY 2025 and FY 2026. The Bid on Foreclosure Property – 523 Eustis Avenue now 523 Howard Way with the annual cost of Maintenance and Insurance and Fees would amount to about \$67,060.

Staff provided information on the budgeting for the Global Flight Training Solutions – 151 Airpark Blvd. Funds may be used from the capital projects under Neighborhood Revitalization or capital projects on the regular CRA funding if approved by the board. Global Flight Solution has expanded, and with the prior CRA leadership and Global Flight representative, an agreement was made to assist with the cost of \$36,000 for the landscaping installation. The amount is \$36,000. Staff will bring this item to the board with a formal request when more information is provided.

The overall funds of the CRA, MSTU, and Grants for 2025/2026 are \$11,137,950.90. The amount includes the \$1.2 million for the Immokalee Sports Complex Renovation Project (80320).

A copy of the Immokalee CRA Strategic Plan and Immokalee Priorities for 2025 were presented, if any additional changes are made, staff will make the changes. Once finalized, staff will present this to the Board of Collier County Commissioners in May or June as part of the Immokalee CRA Strategic Plan.

ii. Project Status and Funding Priorities (Enclosure 13)

Budget Priorities for 2025/2026 were presented.

- First Street Pedestrian Safety Improvements Project.
  - Engineering Service cost is \$250,000; This will be phased out into 4 phases due to land acquisitions needed.
  - Estimated cost of Construction, Engineering & Inspection (CEI), Construction, and other expenses were provided. Overall amount for the project is \$1,571,500. No MSTU funds are needed at this time. Once the boards are merged, they will need to identify what funds would be approved for a project, since fundings have to remain separate.
- First Street Corridor/Zocalo Improvements
  - An overall amount of \$50,000 is budgeted for the Zocalo Landscape Maintenance, Zocalo Electrical Improvements, Zocalo Incidental work, and other expenses.
- First Street Zocalo Plaza Holiday Decorations
  - There will be no additional decorations on the light poles in Main Street. Funding only includes the Holiday Decorations and Tree Installation at the Zocalo Plaza. As well as small replacements of the decorations at the Zocalo. The budgeted amount is \$38,000. Brief discussion was made on having a sponsor for Holiday Decorations. The Holiday Bid has been sent out, staff will provide further updates.
- Immokalee Sidewalk Phase III Project – Eustis Avenue & West Delaware Avenue
  - Budgeted amount for Design (Engineering Services), (CEI), Construction, and other expenses is \$1,329,558.10. Staff emphasized that due to the quotes received for the award of the project, the cost was lower than expected.

- Main Street Corridor Streetscape Project SR29 from 9<sup>th</sup> Street to East 2<sup>nd</sup> Street
  - The project is on hold, there is an open Purchase Order for the design. Staff have 60% design complete; they are waiting on the completion of the Loop Road project.
  - The construction funds allocated is approximately \$994,000, if approved for added funds, then the funds will be 1.4 million. There is also funding in the MSTU reserves. Staff will know more on the overall cost as they move forward with the Main Street Design.
- Main Street Improvements (Preventative Maintenance)
  - Staff have discussed the preventative maintenance for short term and irrigation improvements. Staff have asked A&M staff for a quote on the Historic Cemetery to do planting in the front, however, irrigation will be needed. Other items included in the budget are for the Banner Arm improvements and the trash can replacement.
- Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)
  - Budgeted include the maintenance of SR29, First Street, and the Triangle Area. The Immokalee MSTU Road fund includes the installation of decorations on Main Street. The amount budgeted is \$275,000.
- Historic Cemetery on Main Street
  - Budgeted items include repairs, property survey ground, and interior and exterior improvements. Staff will share the final report to the Immokalee Museum and Seminole Tribe for review and follow-up to discuss any interest in funding.
- Fields of Dreams Parks Initiative (Sports Fields)
  - 1.2 million for the Sports Complex. As Parks and Recreation staff receive invoices for the project, they'll forward them to CRA staff for approval.
  - Staff toured the Immokalee Parks with the Parks and Recreation Regional Manager. Mr. Said Gomez, to view where the \$50,000 could be used. Staff will bring this item back to the board for approval.
- Lake Trafford Corridor Improvements
  - The proposed expense of this improvement may be higher than expected. Staff may have funds saved if LCEC installs the poles and CRA Staff moves forward with paying the utility and the charge of the installation. Staff have a hold on the design; the CRA and MSTU will do a shared fund for this improvement.

- Immokalee Complete Streets
    - Staff have the Immokalee Complete Streets listed due to the utility expenses that are being paid by the CRA. CRA staff are doing a Budget Amendment to move funds into this expense, in case extra funding is needed.
    - \$80,000 is being proposed for the Immokalee Lighting Survey that was completed by the Sheriff's Department. A discussion was made on the estimated cost of installation of poles.
  - Economic Development
    - Budgeted items include the FHERO Annual Membership Fees, Economic Development Strategy, and Land Planning Services.
  - Grants and Programs
    - \$170,000 is budgeted for the Commercial Façade Grant Program
    - \$15,000 is budgeted for the Sweat Equity Grant Program
- iii. 2025/2026 Budget (Enclosure 14)

A draft breakdown of the 2026 Fiscal Year Recommended Budget was presented. Staff highlighted the new funding proposal which included the Holiday Decorations and other items that the board would like to add as prioritization.

Mr. John Dunnuck provided context on the Main Street Corridor project that might be coming up sooner than expected and commented that the cost will most likely be higher than expected. Staff wants to be assured that enough funding is saved for the Main Street Corridor project. Staff would like the added new funds to be set aside for this project as well as other lighting projects for the health, safety and welfare of the community. Staff have limited the \$50,000 for the Immokalee Park improvements.

Ms. Patricia "Anne" Goodnight commented on her concerns regarding a CRA bill that is being presented to the State Legislation.

Commissioner McDaniel provided his insight on the CRA Bill and commented that all should wait on the State Legislation's final decision. Staff will keep the board updated.

Ms. Patricia "Anne" Goodnight commented on the accomplishments done by the Immokalee CRA and Commissioner McDaniel and the importance of having the organization in the community.

A discussion was made on County Leadership and the efforts that could be made, if the State Legislation passes to stop the function of the CRAs.



Mr. Paul Thein asked about the flexibility of the budget and whether changes can be made. Mr. John Dunnuck commented that staff is adding funding to the Immokalee CRA Strategic Plan, but it can be adjusted at any time, if necessary.

Mr. Paul Thein commented on SB 110 and said if approved, it can bring significant funds into the Collier County Region and to this board. This could perhaps be an adjustment to the Immokalee Strategic CRA Plan.

Commissioner McDaniel highlighted the importance of the priorities and how it has shifted the community. He commented that staff and board members focus on infrastructure. He suggested that the 24-Hour medical facilities under the Immokalee Strategic Plan priorities be done with private sector, this could be an initiative done by Catholic Charities.

Commissioner McDaniel provided information on a vote that will be made by the Board of Collier County Commissioners on a fund of \$500,000 that could be appropriated for a community garden at the Immokalee Museum at Roberts Ranch. There is enough funding for the construction, however, there is no funding for the operations and maintenance for the garden. The consensus amongst county staff for this initiative of a community garden is that it should be a philanthropic effort. A decision will most likely be made to redirect the funds for two (2) new ambulances for all of Collier County.

Ms. Patricia “Anne” Goodnight asked for clarification on the funding. She was made aware that funding would be received for ambulance or emergency response time due to fentanyl responses. Commissioner McDaniel commented that the \$500,000 is based on a CDBG fund that was received.

Mr. Paul Thein commented on the grants that the Immokalee CRA has received and elaborated on the opportunities that the community can receive. Discussion was made the Regional Planning Council and how it previously provided opportunities for most departments within the community. Commissioner McDaniel provided the current status of the Southwest Florida Regional Planning Council and the occurrence if it’s not reinstated with new bylaws and an interlocal agreement by the initial six counties that make up the council. Commissioner McDaniel is working to have some progress be made with the Southwest Florida Regional Planning Council.

Mr. Paul Thein highlighted the Federally Qualified Health Clinic in the community and commented on the opportunities for growth.

Further discussion was made on the primary goal of the Regional Planning Council and the need for Counties to discuss improvements that are being done that could affect everyone surrounding the area.

Mr. Paul Thein commented on the significant interest for Immokalee and provided information that Immokalee was granted \$980,000 by the Wine Festival for Child Obesity. About 48% of the children with a high BMI are at risk of Diabetes compared to the United States being 20%.

Ms. Lupita Vazquez Reyes commented on the community garden and the spot of interest in facilitating this at Roberts Ranch. This initiative falls under the USDA Designated Food Dessert. This will help and impact food and nutrition access in the community. She highlighted the importance of knowing what improvements are needed in the community, especially since Immokalee is a rural community. All should look to engage more in addressing other matters as well such as the shallow water in the community. Ms. Reyes further commented on the funding that is received and where the funds should stay for the community.

Ms. Christie Betancourt provided an overview of the Immokalee Priorities within the Immokalee CRA Strategic Plan.

Commissioner McDaniel followed up on the comment made by Ms. Lupita Vazquez Reyes and commented on the importance of educating the community on better nutritional intake. Staff will add this to the Immokalee Priorities.

Discussion was made on the funding of the CRAs and what could occur if the State Legislation passes the bill to sunset the CRAs.

Mr. Mark Lemke recommended that the Lighting Study Survey be added to the Immokalee Priorities.

Mr. Edward "Ski" Olesky commented on the different lights within the community. Ms. Christie Betancourt followed and said that staff could revisit the cost estimate to have all light poles be LED lighting.

Commissioner McDaniel commented that he will get an update on the \$500,000 CDBG fund. He commented that if the CRA assists with the operational and educational program of the community garden, then a decision could be made to have the funds appropriated for the community garden.

Ms. Christie Betancourt will follow up with Mr. John Dunnuck, on this matter. She attended a pre-meeting to discuss the community garden. The importance of having a fund for the operation and education of this program was highlighted, staff will follow up on this matter and discuss whether the board is interested in taking part in this initiative of a community garden.

Mr. Bernardo Barnhart asked if a private sector could contribute to the community garden.

Commissioner McDaniel said it must be done within the government sector due to the federal funds. Discussion was made on other components needed to help educate on nutrition and health. Mr. Bernardo Barnhart commented on the idea to have the funds of the Holiday Decorations be moved to the initiative of the community garden.

Ms. Andrea Halman commented that staff could look into coordinating with the Master Gardens with the UF Extension office to assist with educating others.

CRA Staff briefly discussed the First Street Corridor Safety Project and the need to have the project be phased out.

Ms. Mary Martinez asked if flashing beacons would be installed for the First Street project. Ms. Christie Betancourt confirmed that flashing beacons will be installed in the 3 crosswalk areas.

Ms. Mary Martinez also asked if the Immokalee Technical College students could be involved in maintaining the community garden. Ms. Christie Betancourt said this would need to be coordinated with the Museum.

Board members provided a discussion on the need for funds to be utilized to help the community and address concerns like the 48% of children at risk with diabetes and to have local and fresh food for the community members. Staff will follow up on the operational budget and the need for a community garden.

Mr. Paul Thein also commented on the importance of fitness and the funding opportunities to help implement memberships for fitness.

Ms. Christie Betancourt commented on the current capacity of the Immokalee Sports Complex fitness center. The discussion was made on the age of the children who are at risk of diabetes and how they could utilize areas such as the parks in Immokalee and encourage them to be active.

Ms. Cherryle Thomas commented on her experience working with the school system and her mission to reduce cholesterol levels. She emphasized the importance of starting a healthy and safe eating habit at a young age.

Ms. Cherryle Thomas commented on feedback that she has received on the need for a local newspaper like the Immokalee Bulletin. Other feedback received was regarding the urgent care, Sheriff's Department doing more outreach in the community, and better use of the Zocalo, Museum and Parks and Recreation.

Mr. Said Gomez who is with Parks and Recreation followed up with Ms. Cherryle Thomas's comment on healthy food and said that Parks and Recreation had a food program to help educate others, however, there was no high turnout.

He has noted that Health is a big matter for the community, he will follow up with other partners and organizations in the community to further expand on the initiatives that could be done to help with the healthy intake of nutrients and food.

Mr. Said Gomez also provided information on the community members who use the fitness center. There is a possibility that Parks and Recreation staff will expand hours due to the capacity of those who use the fitness center. A brief discussion was made on outdoor equipment and the importance of keeping maintenance costs in mind for decisions made within a facility.

Mr. Michael “Mike” Facundo asked staff if they have considered another way to fund the maintenance of the Zocalo and have a better utilization of the area.

L. Citizen Comments

Ms. Mary Martinez reiterated the comment made by Mr. Bernardo Barnhart and said that it should be looked into having the Holiday fund moved to the community garden.

M. Next Meeting Date

The CRA Board and MSTU Board will be meeting jointly on Wednesday, **May 21, 2025**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:49 A.M.

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

## Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 3

04/28/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>140,468.36</b>	<b>391,691.48-</b>	<b>251,223.12</b>
<b>REVENUE Sub Total</b>	<b>1,460,100.00-</b>	<b>1,483,665.00-</b>		<b>1,369,454.77-</b>	<b>114,210.23-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>8,954.77-</b>	<b>1,754.77</b>
361170 OVERNIGHT INTEREST				5,496.09-	5,496.09
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		3,458.68-	3,741.32-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,452,900.00-</b>	<b>1,476,465.00-</b>		<b>1,360,500.00-</b>	<b>115,965.00-</b>
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
<b>EXPENSE Sub Total</b>	<b>1,460,100.00</b>	<b>1,483,665.00</b>	<b>140,468.36</b>	<b>977,763.29</b>	<b>365,433.35</b>
<b>PERSONAL SERVICE</b>	<b>337,700.00</b>	<b>337,700.00</b>	<b>11,916.00</b>	<b>186,595.38</b>	<b>143,688.62</b>
<b>OPERATING EXPENSE</b>	<b>443,700.00</b>	<b>467,265.00</b>	<b>128,552.36</b>	<b>153,267.91</b>	<b>180,944.73</b>
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	8,647.00		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		75.50	124.50
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	2,925.91	4,574.09	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	2,278.82	858.52	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	2,061.95	938.05	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	2,437.44	1,362.56	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	13,127.40	26,254.80	617.80
644620 LEASE EQUIPMENT	1,800.00	1,800.00	761.25	1,065.75	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		282.00	318.00
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		3,500.00	2,500.00
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	85.00	576.26	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	916.28	2,258.52	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		731.65	1,268.35
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
<b>CAPITAL OUTLAY</b>	<b>22,500.00</b>	<b>22,500.00</b>			<b>22,500.00</b>
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
<b>TRANSFERS</b>	<b>637,900.00</b>	<b>637,900.00</b>		<b>637,900.00</b>	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00		637,900.00	
<b>RESERVES</b>	<b>18,300.00</b>	<b>18,300.00</b>			<b>18,300.00</b>
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00



C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1629000000 IMMOKALEE BEAUTIFICATION</b>			<b>333189.26</b>	<b>-456904.05</b>	<b>123714.79</b>
<b>REVENUE Sub Total</b>	<b>2,143,900.00-</b>	<b>2,325,090.17-</b>	<b>0</b>	<b>-606067.91</b>	<b>-1719022.26</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>636,400.00-</b>	<b>636,400.00-</b>	<b>0</b>	<b>-606067.91</b>	<b>-30332.09</b>
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-	0	-563986.3	-65413.7
311200 DELINQUENT AD VALOREM TAXES			0	-603.53	603.53
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-	0	-17005.42	12005.42
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-	0	-13939.53	11939.53
361320 INTEREST TAX COLLECTOR			0	-533.13	533.13
369130 INS CO REFUNDS			0	-10000	10000
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,507,500.00-</b>	<b>1,688,690.17-</b>	<b>0</b>	<b>0</b>	<b>-1688690.17</b>
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
<b>EXPENSE Sub Total</b>	<b>2,143,900.00</b>	<b>2,325,090.17</b>	<b>333189.26</b>	<b>149163.86</b>	<b>1842737.05</b>
<b>OPERATING EXPENSE</b>	<b>469,700.00</b>	<b>650,890.17</b>	<b>333189.26</b>	<b>134316.03</b>	<b>183384.88</b>
631400 ENGINEERING FEES	50,000.00	192,855.65	145,070.40	24,991.25	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	7,792.00	855.00	21,353.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	212,380.47	58,001.97	31,157.95	123,220.55
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	96,074.73	4,214.53	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	1,652.25		347.75
646318 MULCH	1,600.00	1,600.00			1,600.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00	22,866.50	65,213.50	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
<b>CAPITAL OUTLAY</b>	<b>350,000.00</b>	<b>350,000.00</b>			<b>350,000.00</b>
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
<b>TRANSFER CONST</b>	<b>17,200.00</b>	<b>17,200.00</b>		<b>14,847.83</b>	<b>2,352.17</b>
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		11,502.57	1,197.43
<b>RESERVES</b>	<b>1,307,000.00</b>	<b>1,307,000.00</b>			<b>1,307,000.00</b>
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

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>163805 IMMOKALEE RD &amp; STATE ROAD 29</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>134,945.18</b>	<b>90,690.42</b>	<b>11,964.40</b>
<b>EXPENSE Sub Total</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>134,945.18</b>	<b>90,690.42</b>	<b>11,964.40</b>
<b>OPERATING EXPENSE</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>134,945.18</b>	<b>90,690.42</b>	<b>11,964.40</b>
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	5,030.00	14,970.00	
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	6,780.97	4,569.03	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,062.61	1,937.39	
643400 WATER AND SEWER	12,500.00	12,500.00	6,600.10	6,199.90	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	115,471.50	59,528.50	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
<b>1026000000 IMMOKALEE CRA PROJECT FUND</b>		-	201,215.60	702,216.91-	501,001.31
<b>REVENUE Sub Total</b>	644,100.00-	4,605,475.00-		702,216.91-	3,903,258.09-
<b>REVENUE - OPERATING Sub-Total</b>	6,500.00-	6,500.00-		64,316.91-	57,816.91
361170 OVERNIGHT INTEREST				35,931.18-	35,931.18
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		28,385.73-	21,885.73
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	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
<b>EXPENSE Sub Total</b>	644,100.00	4,605,475.00	201,215.60		4,404,259.40
<b>OPERATING EXPENSE</b>		318,000.00			268,000.00
634999 OTHER CONTRACTUAL SERVICES		318,000.00			268,000.00
<b>CAPITAL OUTLAY</b>	644,100.00	4,102,475.00	201,215.60		3,951,259.40
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	201,215.60		3,951,259.40
<b>GRANTS AND DEBT SERVICE</b>		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
<b>50243 IMMOKALEE CRA PROJECT FUND</b>		278,000.00			278,000.00
<b>EXPENSE Sub Total</b>		278,000.00			278,000.00
<b>OPERATING EXPENSE</b>		68,000.00			68,000.00
634999 OTHER CONTRACTUAL SERVICES		68,000.00			68,000.00
<b>CAPITAL OUTLAY</b>		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
<b>50244 IMMOKALEE CRA PROJECT FUND</b>		519,800.00	101,215.60		418,584.40
<b>EXPENSE Sub Total</b>		519,800.00	101,215.60		418,584.40
<b>OPERATING EXPENSE</b>		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>		469,800.00	101,215.60		368,584.40
763100 IMPROVEMENTS GENERAL		469,800.00	101,215.60		368,584.40

## Fund 1026 Project 50245 Imm CRA-Park &amp; Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50247 IMMOKALEE CRA PROJECT FUND</b>		50,000.00			50,000.00
<b>EXPENSE Sub Total</b>		50,000.00			50,000.00
<b>OPERATING EXPENSE</b>		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
<b>50246 IMMOKALEE CRA PROJECT FUND</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>65,000.00</b>
<b>EXPENSE Sub Total</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>65,000.00</b>
<b>OPERATING EXPENSE</b>		<b>50,000.00</b>			
634999 OTHER CONTRACTUAL SERVICES		50,000.00			
<b>CAPITAL OUTLAY</b>		<b>108,875.00</b>	<b>100,000.00</b>		<b>65,000.00</b>
763100 IMPROVEMENTS GENERAL		108,875.00	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
<b>50248 IMMOKALEE CRA PROJECT FUND</b>		<b>974,000.00</b>			<b>974,000.00</b>
<b>EXPENSE Sub Total</b>		<b>974,000.00</b>			<b>974,000.00</b>
<b>OPERATING EXPENSE</b>		<b>100,000.00</b>			<b>100,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
<b>CAPITAL OUTLAY</b>		<b>874,000.00</b>			<b>874,000.00</b>
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		-	123,093.50	25,673.71-	97,419.79-
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	123,093.50	18,203.25	1,388,698.00
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			1,388,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00			1,388,371.00

## 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					
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			987,000.00
CAPITAL OUTLAY		987,000.00			987,000.00
763100 IMPROVEMENTS GENERAL		987,000.00			987,000.00



## Immokalee CRA

April 2025

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEROW20250003957	ROW	Open	04/02/2025	Folio: 63863760003	Fence across county ROW
CEROW20250003958	ROW	Open	04/02/2025	Folio: 63863761002	Fence across county ROW
CEROW20250003959	ROW	Open	04/02/2025	Folio: 63863762001	Fence across ROW.
CEPE20250004125	PE	Closed	04/06/2025	E Delaware Ave	Black Nissan Pathfinder parked blocking the sidewalk.
CECOM20250004738	COM	Open	04/21/2025	El Grand taco 301 new mark	Restaurant doesn't have Business License, no permits for interior remodeling . Certified of occupation, or notice of fire compliance.
CESD20250004901	SD	Open	04/24/2025	Behind the Immokalee Middle	The caller said the sidewalk behind the school has been destroyed by road crews working in the area. There are no barricades set up for safety.
CENA20250005147	NA	Open	04/29/2025	4808 Myers	Complainant states 15 men are living in the home. Trash/papers are scattered around the property due to the recycle and garbage bins overflowing and being left out for pick up
CESD20250003849	SD	Open	04/01/2025	214 N 2nd St	Alterations conducted to the church without permits or approved site plan.
CEPE20250004341	PE	Closed	04/10/2025	1421 Bush St W	Parking in the ROW.
CEV20250004370	V	Open	04/10/2025	604 Colorado Ave	Illegal parking of commercial vehicle and blocking the line of sight for oncoming traffic
CEV20250004377	V	Open	04/10/2025	S 9th St and Doak	Unlicensed/inoperable vehicles within the ROW or at said property, possible business operation.
CESD20250004443	SD	Open	04/13/2025	619 Maple Dr	Reconstruction removal of walls, windows doors and rerouting plumbing. Structural redesign
CEAU20250004508	AU	Open	04/15/2025	612 Palmetto Ave	Fence installed without a permit
CEAU20250004509	AU	Open	04/15/2025	615 Palmetto Ave	Fence installed without a permit
CENA20250004511	NA	Open	04/15/2025	1004 Jumper Ln	Lots of trash in the Preserve at Trafford Isles Apartments
CEV20250004573	V	Open	04/16/2025	1426 Bush Street W	Vehicle without license plate.
CELU20250004658	LU	Closed	04/18/2025	1st St & Main St	Vehicle without license plate.
CELU20250004729	LU	Open	04/21/2025	104 N 1ST ST	Food truck operating at this location, yesterday and today.
CESD20250004732	SD	Open	04/21/2025	2393 LAKE TRAFFORD RD	Replaced sliding door to double doors and doing remodel without permits
CEPF20250004812	PF	Open	04/23/2025	608 Hope CIR,	Permit PRBD20180320890 has expired with fees due.
CEPE20250004920	PE	Closed	04/24/2025	S 9th st and Doak Ave.	Blue Jeep Trail Hawk parked in ROW
CEPE20250004921	PE	Open	04/24/2025	S 9th st and Doak Ave.	Chevrolet Equinox Black parked in ROW

22 cases

Code Enforcement Monthly Open Code Cases April 1 thru April 30, 2025



**Assistant Director Report**  
**May 14, 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](http://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 (TNCo), the project's consultant, followed by a site visit on August 12, 2022. Over the next several months, TNCo provided updates, including a February 2023 CRA Advisory Board presentation and a June 2023 joint CRA & MSTU meeting.

In September 2023, TNCo submitted a “White Paper” on the Immokalee Land Development Code, followed by workshops and updates in early 2024. By May 2024, TNCo 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, TNCo 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. TNCo 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, TNCo 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. TNCo 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).



### 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 1<sup>st</sup> 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 to start in FY 25.
- 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](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 June 13, 2025, at 10:00 a.m. via Zoom. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>.





## 9. Development in Immokalee

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

The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that will serve as a hands-on learning laboratory for student in the foundation's program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor. On July 13, 2021, BCC board meeting (Agenda item 16.F.10) board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000. The 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.



### 2) ***Immokalee Fair Housing Alliance (IFHA)***

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/>.

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

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 will sit adjacent to the existing Farm Workers Village (subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions). Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will 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/>



- 4) ***Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub***  
 The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023 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 groundbreaking 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 July 2025.



5) ***Casa San Juan Diego PL20230018133 SDP – 133 Hancock Street***

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a club house, a multi-use play field, and a multi-use court.

National Development of America, Inc., has received funding from Florida Housing and has applied for Collier County grant funding in February 2024. The development is currently in the design phase with plans to submit permits this year, aiming for a closing date in early 2025. 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. Board approved providing a letter of support for the project.





#### 6) LGI Homes

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

#### 7) Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation are proposing up to 250 single-family homes for rent and an early education center for 250 students. The foundations 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, allowing up to 250 units (170 affordable) and an early education center on 50± acres northeast of Westclox Street and Carson Road in Immokalee.

The Local Redevelopment Advisory Board requested an update after receiving comments from the County. The Foundation provided updates at the CRA 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.







They are currently submitting a Site Development Plan (SDP) to Collier County for Phase 1, which 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 Ms. Yolanda Flores spoke on the Build a Better Life program being organized by Nuestra Señora de la Vivienda Community Foundation.

#### 8) **Immokalee Community Campus (PUDZ) (Catholic Charities) PL20240000390**

Rezone the property (909 and 917 W. Main Street, and 107 S. 9<sup>th</sup> Street) from C-4 – MSOSD Overlay and RMF-6 to a Mixed-Use Planned Development (MPUD) to allow for 100 multifamily dwelling units ( $\pm 14$  dwelling units per acre); and up to 91,300 square feet of gross floor area (GFA) of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of GFA 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.

Rezone application was submitted on May 20, 2024. Application is currently being reviewed by county staff. A meeting is being coordinated to discuss potential on street parking. A Neighborhood Information Meeting (NIM) was held on November 18, 2024. Consultant, Bowman presented project updates at the March 19, 2025, meeting and requested a letter of support for the project.

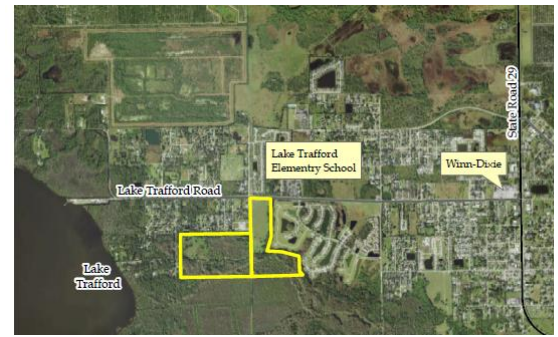


At that March 19<sup>th</sup> meeting, the CRA board unanimously voted to support the project, contingent on compliance with all applicable County regulations. This project directly supports a key objective of the Immokalee Community Redevelopment Area Plan—providing decent, safe housing and vital community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

You can follow the project's progress through the **CityView** portal under Immokalee Community Campus PUDZ [PL20240000390](https://cityview.colliercountyfl.gov/PL20240000390).

9) **Williams Farms of Immokalee (James E Williams Jr. Trust) RPUD (PUDZ) PL20210001434**

Lake Trafford Road near Arrowhead (Property ID# 00113600106 & 0011360009) Current Zoning is A-MHO. 171 acres +/- . Williams Farms applied for a residential community on the south side of Lake Trafford Road. The consultant Daniel Delisi held an information meeting on August 30, 2022. They presented to the CRA on September 21, 2022. The application was approved by the Collier County Planning Commission in April 2023. On May 23, 2023, the Collier County Board of County Commissioners approved Agenda items 17.A. (Ordinance #2023-23).



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.

10) **Sainvilus Subdivision PUDZ (PL20230016622)**

Property owner is proposing to rezone 4.52-acre property located at 1215 Forrester Ave. and 1300 Roberts Ave. West. The rezone from RSF-3 to RPUDZ has been proposed to accommodate for new, safe, hurricane resistant single-family units (zero lot line) and detached single-family units on the property (27 units total).

Canon Sandora Civil Engineering, Inc. presented to the CRA board on December 11, 2024, and held a neighborhood information meeting that evening as well.



FRONT ELEVATION

On May 13, 2025, the Collier County Board of County Commissioners (BCC) unanimously approved the Sainvilus Subdivision Residential Planned Unit Development (RPUD) under the summary agenda, following a recommendation from the Collier County Planning Commission (CCPC) at its April 3, 2025, meeting.



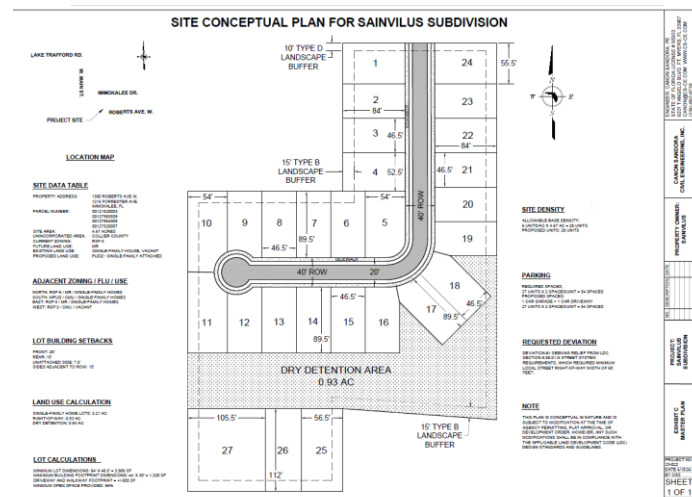
REAR ELEVATION



SIDE ELEVATION

The approved project, located at 1215 Forrester Avenue and 1300 Roberts Avenue W in Immokalee, Florida, includes a single deviation 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 to accommodate internal subdivision streets.

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 permitted zoning and deemed the deviation request reasonable for the proposed development.





11) **Onda Rose Multi-Family (SDP) (PL20240013511)**

Proposed Affordable Housing Development - #PL20240013511 Onda Rose Multi-Family (SDP).

The proposed +/- 11.5-acre affordable housing development at the northeast intersection of Rose Avenue and School Drive in Immokalee, FL, 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).

**Amenities:** A playground, clubhouse, pool, lake (pond), and two access points.

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



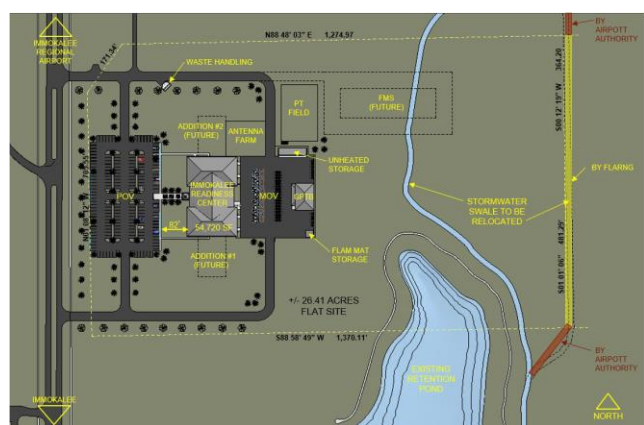
12) **Budget Inn (PL20220001199 CU)**

On March 16, 2022, a Pre-Application meeting was held with County for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. The architect for the business owner provided staff a rendering of the new hotel concept plan. A Neighborhood Information Meeting (NIM) was held on April 2, 2024. No update.



13) **Florida Army National Guard Readiness Center Project**

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.



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](mailto: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 (2023 applicants).
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except State, County, and municipal taxes.
- Call or email for complete program requirements.

#### 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](mailto: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.

#### 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 05/14/2025

### 1. **First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street) and Main Street (1<sup>st</sup> Street – 9<sup>th</sup> Street)**

#### i. *Monthly Maintenance*

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

On March 25, 2025, Staff requested a quote to pressure washing the entire band shell (floor, interior walls, exterior walls, ceiling and gray sidewalk leading up to the band shell from the pavers) and the pavers. On April 3, 2025, Staff received an Estimate #1615 in the amount of \$600 for the pressure cleaning work. Parks and Recreation has rented out the Plaza on May 18, 2025. A&M will pressure wash on May 17, 2025, for the event.



05.12.25



#### ii. *Holiday*

**Rental Christmas Tree and Zocalo Plaza Decorations** – On March 25, 2025, the Request for Quotes was posted in OpenGov #QQ 2025-021 for the rental tree and #QQ-2025-022 for the decorating of Zocalo Plaza with a bid due date of April 15, 2025 to secure a minimum of three (3) quotes each to process the Request for Purchase Orders (PO) with the lowest bidder(s). Bids were received by separate vendors to provide for the tree decorating and Zocalo Plaza decorating. The requests for POs were submitted on April 30, 2025. FDOT advised to submit in November the Application for Permit for the street pole decorations.

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

The overall project will create 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 under construction. The Substantial Completion Date is May 2025. Additional information is available at <https://immokaleecompletestreets.com>.



05.12.25 Bus Shelter TIGER



05.12.25 Bus Shelter TIGER



05.12.25 Bus Shelter TIGER



05.12.25 TIGER



### 3. Historic Cemetery Preservation – 815 W Main Street

Stantec completed the survey and Ground Penetrating Radar (GPR) on January 21, 2025, and submitted the GPR Report to Staff on February 10, 2025. On February 21, 2025, the Collier County Museum Staff forwarded the report to FPAN regional coordinator to provide comments to Staff. The Museum Staff provided comments on March 28, 2025, with a business contact for a cemetery restorer of headstones. Staff shared the comments with Stantec to finalize the report and survey was provided on April 25, 2025. 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. Staff will coordinate the repairs, so the gate is operational.





#### 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 7<sup>th</sup> St to 9<sup>th</sup> St) of the Main Street corridor between 1<sup>st</sup> Street and 9<sup>th</sup> Street. On September 9, 2024, Staff instructed to also get quotes for full corridor irrigation from 1<sup>st</sup> Street to 9<sup>th</sup> 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 may now commence irrigation work.

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

On March 24, 2025, Procurement Services provided the apparent low bidder's Agreement (Marquee Development) to Staff, and it was approved by the BCC on April 8, 2025, Agenda (16L1). 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. Staff is sending project start notification letters to the property owners and residents. Staff will issue a Notice to Proceed to the Contractor upon authorization from the Office of Management and Budgets.



5.14.25 Pre-Construction Meeting

#### 6. **Immokalee Airport Hanger Expansion**

Global Flight Training Solutions is constructing new hangers 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.



05.12.25 Immokalee Airport



05.12.25 Immokalee Airport



## 7. Triangle Area

The triangle area's landscaping is well maintained by A&M and little landscape damaged by the May 11, 2025 tragic incident at SR29/Westclox.



05.12.25 Triangle

*Report by: Yvonne Blair, Project Manager Dated: May 14, 2025*





# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

May 14, 2025

## Table of Content

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

- **First Street Corridor Pedestrian Safety Improvements**
  - South 1<sup>st</sup> 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 (15<sup>th</sup> St.) to Ann Olesky Park & a portion of Carson Road
- **Main Street Corridor Streetscape**
  - SR29 (Main Street) from 9<sup>th</sup> Street to E 2<sup>nd</sup> Street
- **Immokalee Community Campus**
  - SR29 (W Main Street) at South 9<sup>th</sup> 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**



**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 1<sup>st</sup> Amendment to \$401,371.

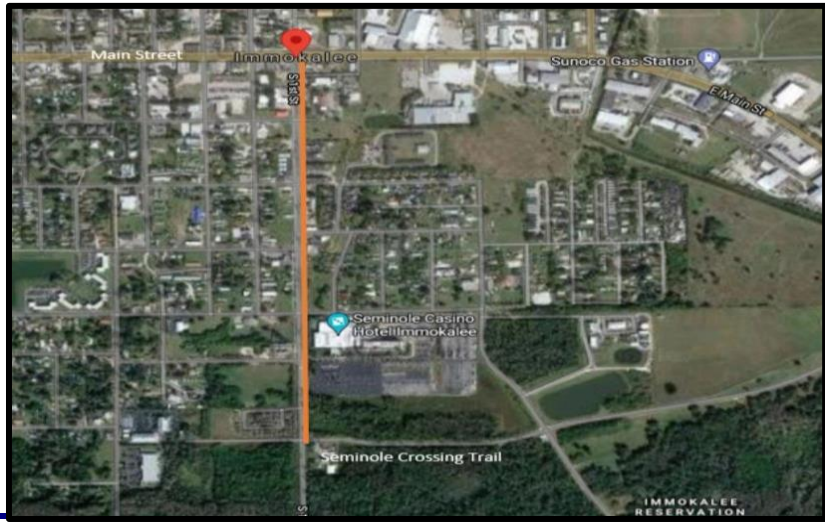
**Architect/Engineer:** KCA

**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.

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

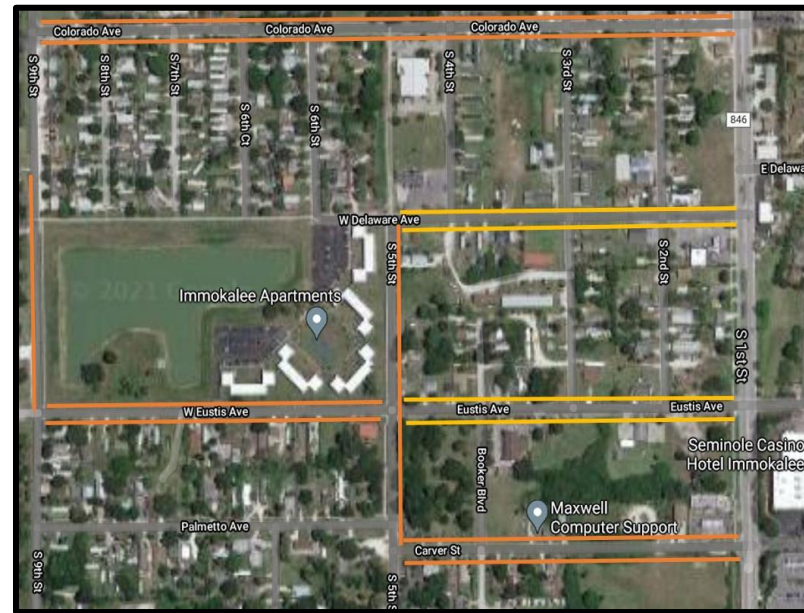


**Milestones/Challenges To Date: 05/14/2025**

- 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. Memo to County Manager on 2/14/25. 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 First 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 Second 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 1<sup>st</sup> 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 from KCA & received draft on 2/27/25. CO3 approved 4/15/25. 1/29/25 prepared draft 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. 5/8/25 Received CEI proposal that needs minor modifications. Need Angie Brewer PO. Need to prepare an Amendment to CD24-02 and 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.



## 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 5<sup>th</sup> Street to S 1<sup>st</sup> 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: 05/14/2025

- 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. Need new start construction letters to property owners.
- 10/28/24 CO1 for LJA Engineering issued for time extension end 7/31/25. Need CO2.
- Project signage installed on W Delaware/S 5<sup>th</sup> Street on 2/7/25.
- Pre-Construction Meeting on 5/14/25. NTP tentative date 6/16/25. Staff to issue a NTP to Marquee Development upon authorization by OMB.

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

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

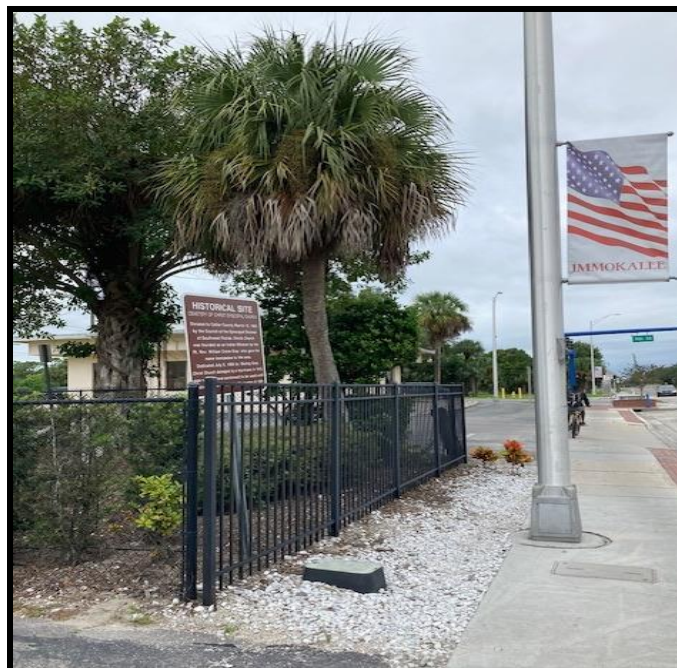
**Team/Partners:** Stantec Consulting (Survey)

**Construction Manager:** TBD

**Landscape Maintenance:** A&M Property Maintenance LLC

**BCC Approval Date:** TBD

**Estimated Substantial Completion Date:** 2026



## Milestones/Challenges To Date: 05/14/2025

- 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.
- 6/25/24 Received Proposal for survey work, ground penetrating survey and mapping in the amount of \$27,148. 10/29/24 Sent Stantec PO & NTP. 1/21/25 Stantec conducted survey and GPR work on-site. 2/10/25 Received draft GPR Report and County Staff provided comments to Stantec. 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. Staff may need to initiate A&M to check if the existing irrigation lines are operational.

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



# Lake Trafford Road Corridor Lighting Study

Lake Trafford from SR29 (15<sup>th</sup> 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)

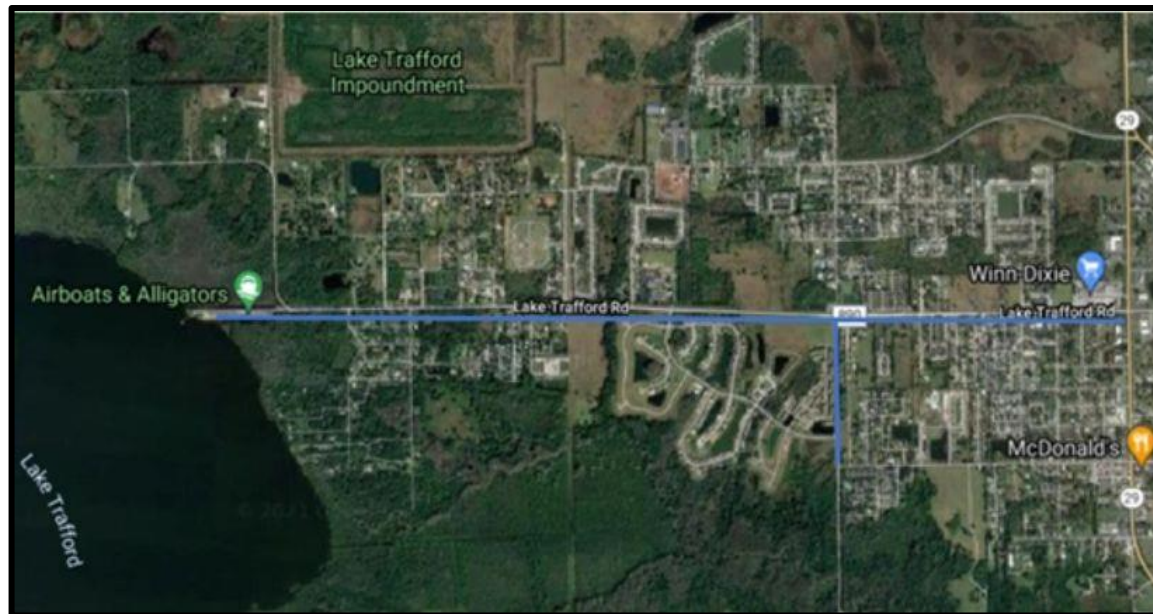
**Owner's Representative (CEI):** TBD

**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: 05/14/2025 – 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 9<sup>th</sup> Street to E 2<sup>nd</sup> 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: 05/14/2025 – 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%



**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: 05/14/2025

- 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. 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.

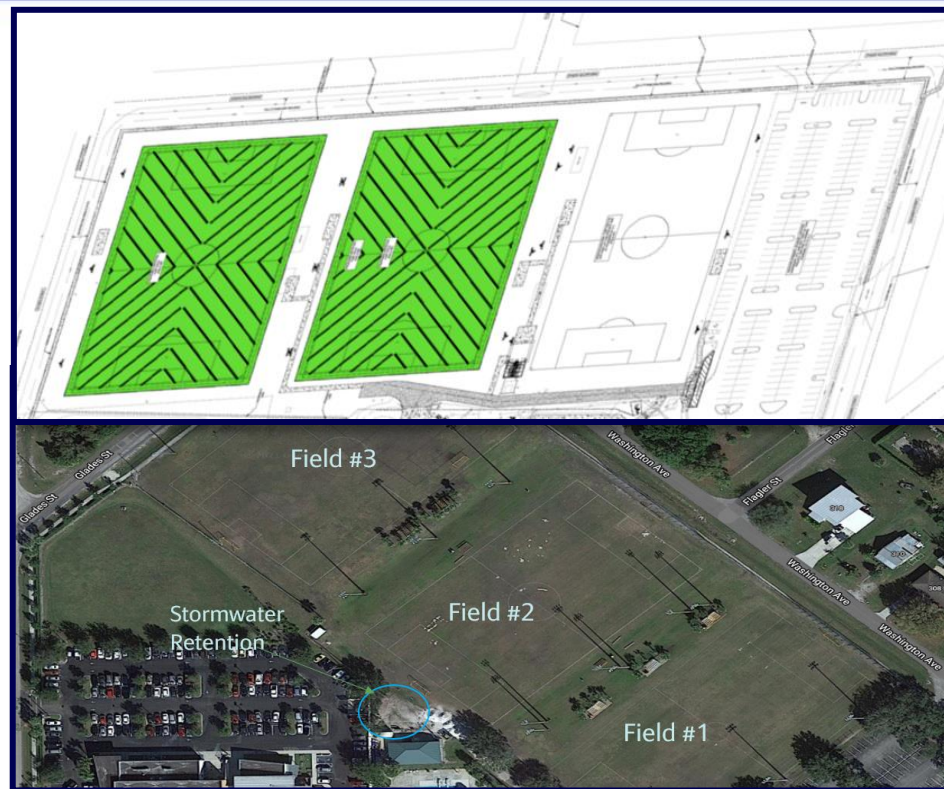
**Architect/Engineer:**

Stantec Consulting Services Inc.

**Design Notice to Proceed Date:**

**Final Design 100% Plans:**

**Construction Completion Date:**



### Milestones/Challenges To Date: 05/14/2025

- “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

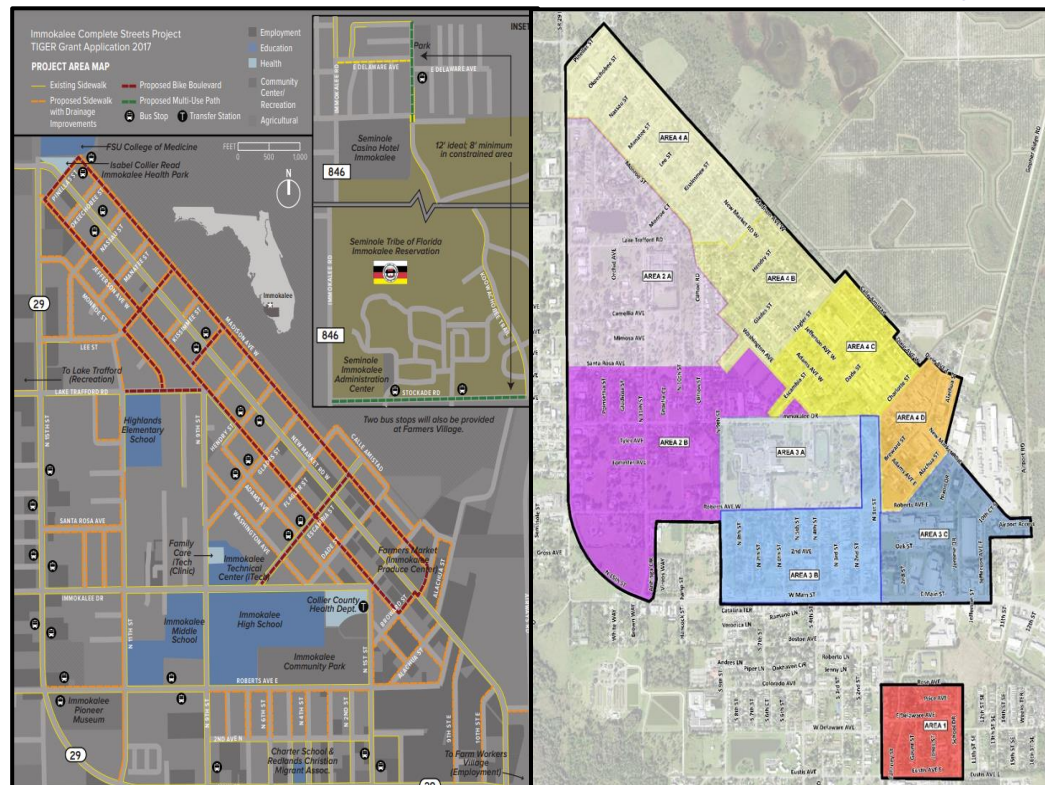
**Contact Info:** Cella Molnar & Associates

<https://immokaleecompletestreets.com/contact-2/>

**BCC Approval Date:** 02/08/22

**Estimated Substantial Completion Date:** May 2025

Procurement	100%
Design	100%
Construction	99%



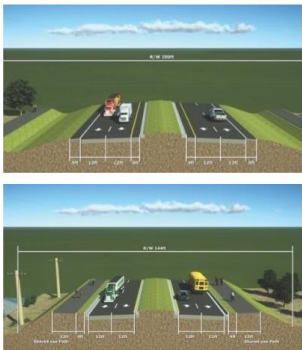
### Milestones/Challenges To Date: 05/14/2025

- Areas 1, 2 & 3 – Contractor has completed construction in Areas 1, 2 & 3.
- Area 4 – Construction is ongoing in Area 4A/B/C/D.
- Area 5 – Contractor completed construction in Area 5.
- Bus Transfer Station – Construction is ongoing. Phasing project for shade structure.
- Continuous Street Lighting – LCEC is completing the installation of lights associated with the TIGER project. The majority of the lighting were completed January 2025.
- 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.
- Substantial Completion Date for the project is due May 2025.
- Q Grady Minor & QE attended the CRA/MSTU 2.19.25 Meeting to provide a project update.



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](mailto: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

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



## Milestones/Challenges To Date: 05/14/2025 – 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](http://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.



## Project Manager Field Observations April 14, 2025

A recap of the MSTU Walking Tour on April 14, 2025, with attendees: Armando Yzaguirre, Scott Pickens, Steve Athey, Cristina Perez, Christie Betancourt and Yvonne Blair. The next Walking Tour is scheduled for Monday, May 12, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



04.14.25

Overview:

### **Beautification Area Improvements:**

#### **1) First Street Zocalo Plaza/Landscape Maintenance**

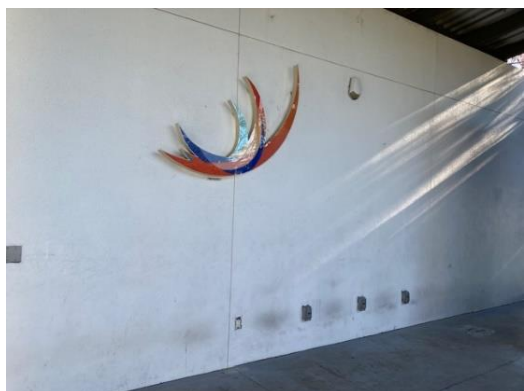
**A&M:** A&M Property Maintenance (A&M) provides services. A&M is cleaning and maintaining the landscaping according to their schedule and their work continues to be satisfactory.



04.14.25







04.14.25



2) Improvements on Main Street (between 1<sup>st</sup> and 9<sup>th</sup>)

**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 1<sup>st</sup> Street and 9<sup>th</sup> Street on a quarterly basis.

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



04.14.25 Code Enforcement engaged in inspections.





04.14.25 Survey markers at the Handy W Main/9<sup>th</sup> St 04.14.25 Historic cemetery





04.14.25 Homeless mother and child seeking help.



## Project Manager Field Observations May 12, 2025

A recap of the MSTU Walking Tour on May 12, 2025, with attendees: Armando Yzaguirre, Scott Pickens, Maria Rodriguez, Tonya Phillips, Corporal James Klewicki, Christie Betancourt and Yvonne Blair. The next Walking Tour is scheduled for Monday, June 9, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



05.12.25 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. The fire extinguisher is scheduled for maintenance.





05.12.25

The bandshell is being rented out by Parks and Recreation on May 18<sup>th</sup> and A&M will be cleaning the bandshell.



05.12.25

## 2) Improvements on Main Street (between 1<sup>st</sup> and 9<sup>th</sup>)

**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 1<sup>st</sup> Street and 9<sup>th</sup> Street on a quarterly basis.

**Main Street:** The corridor on W. Main Street between 1<sup>st</sup> Street and 9<sup>th</sup> Street looked satisfactory and clear of litter except for a couple of planters with litter. Chickens were present at the cemetery and the perimeter fence was damaged.













**Triangle:** The Triangle sign looked good. There was an accident on May 11, 2025 at the Triangle with minor turf and landscaping damage.



## **Upcoming Community Events**

*Updated 05/09/2025*

### **Affordable Housing Advisory Committee Meeting**

**Date:** 05/20/2025 at 9:00 a.m.

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

### **Bicycle & Pedestrian Advisory Committee (BPAC) Meeting**

**Date:** 05/20/2025 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

### **Collier County Public School (CCPS) Board Work Session Budget Meeting**

**Date:** 05/21/2025 at 9:00 a.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>

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

**Date:** 05/21/2025 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 Board of County Commissioners (BCC) Meeting**

**Date:** 05/27/2025 at 9:00 a.m.

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

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

### **A Community Festival Art Fair: Exploring the Art of Perspective Workshop \*Free Event\***

**Date:** 06/07/2025 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



**Collier County Public School (CCPS) Board Meeting**

**Date:** 06/10/2025 at 9:00 a.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 Board of County Commissioners (BCC) Meeting**

**Date:** 06/10/2025 at 9:00 a.m.

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

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

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

**Date:** 06/11/2025 at 3:30 p.m.

**Location:** Immokalee Water and Sewer District  
1020 Sanitation Road., Immokalee, FL 34142

For more information call : 239.658.3630

**Immokalee Interagency Meeting**

**Date:** 06/11/2025 from 11:30 a.m. to 1:00 p.m.

**Location:** Careersource SWFL  
750 South 5th Street., Immokalee, FL 34142

**Summer Mango Fest \*Free Event\***

**Date:** 06/14/2025 at from 10:00 a.m. to 1:00 p.m.

**Location:** Immokalee Pioneer Museum at Roberts Ranch  
1215 Roberts Ave., Immokalee, FL 34142

For more information contact: 239.252.2611

**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/>

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



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

**Month of: June 2025**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		6/7/25	6/14/25	6/21/25	6/28/25	7/5/25
Item	Description					
1	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
2	Mowing & Edging - Multiple Medians	6/4/25	6/11/25	6/18/25	6/25/25	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/25	6/11/25	6/18/25	6/25/25	n/a
4	Weeding - Medians - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
5	General Site Trimming & Pruning - Medians	6/4/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	6/5/25	6/12/25	6/19/25	6/26/25	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	6/4/25	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	6/11/25	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	6/11/25	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	6/4/25	6/11/25	6/18/25	6/25/25	n/a
<b>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).</b>		6/7/25	6/14/25	6/21/25	6/28/25	7/5/25
Item	Description					
14	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
15	Mowing & Edging - Multiple Medians	6/4/25	6/11/25	6/18/25	6/25/25	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/25	6/11/25	6/18/25	6/25/25	n/a
17	Weeding - Medians - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
18	General Site Trimming & Pruning -	6/4/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	6/11/25	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	6/11/25	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	6/11/25	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	6/11/25	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	6/11/25	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	6/4/25	6/11/25	6/18/25	6/25/25	n/a
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		6/7/25	6/14/25	6/21/25	6/28/25	7/5/25
Item	Description					
26	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
27	Mowing & Edging - (No Medians)	6/4/25	6/11/25	6/18/25	6/25/25	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	6/4/25	6/11/25	6/18/25	6/25/25	n/a
29	Weeding - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
30	General Site Trimming & Pruning	6/4/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
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	6/11/25	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	6/4/25	6/11/25	6/18/25	6/25/25	n/a
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		6/7/25	6/14/25	6/21/25	6/28/25	7/5/25
Item	Description					
38	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
39	Mowing & Edging - (No Medians)	6/4/25	6/11/25	6/18/25	6/25/25	n/a
40	Weeding - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
41	General Site Trimming & Pruning	6/4/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
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	6/11/25	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
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>		6/7/25	6/14/25	6/21/25	6/28/25	7/5/25
Item	Description					
78	Brick Pavers & Stamped Concrete	n/a	n/a	n/a	6/28/25	n/a
79	Sidewalks	n/a	n/a	n/a	6/28/25	n/a
80	Sign Faces ***	n/a	n/a	n/a	6/28/25	n/a

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

**Month of: MAY 2025**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	5/7/25			
2	Mowing & Edging - Multiple Medians	n/a	5/7/25			
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/7/25			
4	Weeding - Medians - Hand & Chemical	n/a	5/7/25			
5	General Site Trimming & Pruning - Medians	n/a	5/7/25			
6	Post-Service Cleaning - All Areas	n/a	5/8/25			
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	5/7/25			
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a			
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
13	Irrigation System Inspection & Wet-Check	n/a	5/7/25			
<b>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).</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	5/7/25			
15	Mowing & Edging - Multiple Medians	n/a	5/7/25			
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/7/25			
17	Weeding - Medians - Hand & Chemical	n/a	5/7/25			
18	General Site Trimming & Pruning	n/a	5/7/25			
19	Post-Service Cleaning - All Areas	n/a	5/7/25			
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a			
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
25	Irrigation System Inspection & Wet-Check	n/a	5/7/25			
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	5/7/25			
27	Mowing & Edging - (No Medians)	n/a	5/7/25			
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	5/7/25			
29	Weeding - Hand & Chemical	n/a	5/7/25			
30	General Site Trimming & Pruning (Biweekly)	n/a	5/7/25			
31	Post-Service Cleaning - All Areas	n/a	5/7/25			
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a			
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a			
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a			
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a			
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a			
37	Irrigation System Inspection & Wet-Check	n/a	5/7/25			
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	5/7/25			
39	Mowing & Edging - (No Medians)	n/a	5/7/25			
40	Weeding - Hand & Chemical	n/a	5/7/25			
41	General Site Trimming & Pruning	n/a	5/7/25			
42	Post-Service Cleaning - All Areas	n/a	5/7/25			
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a			
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a			
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a			
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a			
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a			
48	Irrigation System Inspection & Wet-Check	n/a	n/a			
<b>INCIDENTAL WORK COMPLETED &amp; SUBMITTED FOR PAYMENT</b>		<b>APPROVED ESTIMATES- IN PROGRESS</b>				
INV#IMMINC-194   EST#1642- Clean-Up accident debris & irrigation repairs-\$430		EST#1643	Zocalo-Pressure Wash	\$	600.00	
		<b>ESTIMATES PENDING APPROVAL</b>				

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

**Month of: April 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	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
2	Mowing & Edging - Multiple Medians	4/2/25	n/a	4/16/25	n/a	4/30/25
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	4/2/25	n/a	4/16/25	n/a	4/30/25
4	Weeding - Medians - Hand & Chemical	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
5	General Site Trimming & Pruning - Medians	4/2/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	4/3/25	4/10/25	4/17/25	4/24/25	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	4/2/25	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	n/a	4/17/25	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	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25

**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).**

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
15	Mowing & Edging - Multiple Medians	4/2/25	n/a	4/16/25	n/a	4/30/25
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	4/2/25	n/a	4/16/25	n/a	4/30/25
17	Weeding - Medians - Hand & Chemical	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
18	General Site Trimming & Pruning	4/2/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	4/3/25	4/10/25	4/16/25	4/23/25	4/30/25
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	4/17/25	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25

**WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.**

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
27	Mowing & Edging - (No Medians)	4/2/25	n/a	4/16/25	n/a	4/30/25
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	4/2/25	n/a	4/16/25	n/a	4/30/25
29	Weeding - Hand & Chemical	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
30	General Site Trimming & Pruning (Biweekly)	4/2/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
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	n/a	4/17/25	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	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25

**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	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
39	Mowing & Edging - (No Medians)	4/2/25	n/a	4/16/25	n/a	4/30/25
40	Weeding - Hand & Chemical	4/2/25	n/a	4/16/25	n/a	4/30/25
41	General Site Trimming & Pruning	4/2/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
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	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**

**ESTIMATES PENDING APPROVAL**



**ZOCALO PLAZA SHORT TERM LANDSCAPING AND IRRIGATION MAINTENANCE****Work Area- Zocalo Plaza, 107 N 1st Street, Immokalee, FL**

<b>A. ROUTINE MAINTENANCE</b>		<b>SERVICE-1</b>	<b>SERVICE-2</b>	<b>SERVICE-3</b>	<b>SERVICE-4</b>	<b>SERVICE-5</b>
1	Mowing & Edging	4/2/25	n/a	4/16/25	n/a	4/30/25
2	Weeding	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
3	General Site Pruning (every 4 weeks)	4/2/25	n/a	n/a	n/a	n/a
4	Trash Removal	04/02-04/05	04/07, 04/09-12	04/14, 04/16-19	04/21, 04/23-26	04/28, 04/30
5	Air blow crushed shell	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25
9	Irrigation System Inspection & Wet-Check	4/2/25	4/9/25	4/16/25	4/23/25	4/30/25

**A&M Property Maintenance, LLC**  
4396 OWENS WAY  
AVE MARIA, FL 34142 US  
+12395030303  
aandmtotal@yahoo.com



## Estimate

**ADDRESS**

CCBOCC

Attn: Accounts Payable

3299 Tamiami Trail E, Ste 700

Naples, FL 34112-5749

**SHIP TO**

Zocalo Park

Attn: Christie Betancourt

750 S 5th Street, Ste 2

Immokalee, FL 34142

**ESTIMATE # 1616****DATE 04/03/2025****P.O. NUMBER**

4500237728

ACTIVITY	QTY	RATE	AMOUNT
ZOCALO PARK			
Quarterly Pressure Washing (6 hours):			
The entire band shell (floor, interior walls, exterior walls, and the gray sidewalk leading up to the banks shell from the pavers) and the pavers			
(28) Pressure Cleaning	24	100.00	2,400.00
TOTAL			<b>\$2,400.00</b>

Accepted By

Accepted Date





### **Executive Summary**

Recommendation that the Collier County Community Redevelopment Agency approve a CRA Resolution approving the creation and bylaws of the Immokalee Community Redevelopment (CRA) Advisory Board, and partially repealing CRA Resolution No. 2001-98, to replace the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee; and approve the creation of the Immokalee Community Redevelopment Advisory Board by the BCC. (Companion Item to 17.D.)

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**OBJECTIVE:** To enhance community representation and streamline organizational structure within the Immokalee Community by merging advisory boards for improved efficiency while maintaining distinct funding structures.

**CONSIDERATIONS:** The CRA desires to merge the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory into a single unified advisory committee, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.

The Board of County Commissioners will create by Ordinance the Immokalee Community Redevelopment Advisory Board (the "Committee"). The purpose of the Committee is to serve as the primary source of community input to the CRA and Board regarding the Immokalee Community Redevelopment Area and MSTU, and to make recommendations to the CRA and Board to further the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Area Plan and MSTU.

The membership of the Committee will be as follows:

- (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 an 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 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.
- (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.

As a result of this restructuring the bylaws state the following:

The initial terms of office of the Committee members shall be as follows:

- (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

Thereafter, each appointment or re-appointment shall be for a term of four (4) years. Appointments to fill any vacancies on the Committee shall be for the remainder of the unexpired term of office.

The board merger supports the Collier County Strategic Plan by enhancing community representation and streamlining the organizational structure within the Immokalee Community. This approach improves operational efficiency while preserving distinct funding mechanisms, aligning with the county's goal of effective governance and resource management.

**FISCAL IMPACT:** None.

**GROWTH MANAGEMENT IMPACT:** None.

**LEGAL CONSIDERATIONS:** This item is approved as to form and legality and requires a majority vote for adoption. (HFAC)

**RECOMMENDATIONS:** Recommendation that the Collier County Community Redevelopment Agency approve a CRA Resolution approving the creation and bylaws of the Immokalee Community Redevelopment (CRA) Advisory Board, and partially repealing CRA Resolution No. 2001-98, to replace the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee; and approve the creation of the Immokalee Community Redevelopment Advisory Board by the BCC.

**PREPARED BY:** Christie Betancourt, CRA Assistant Division Director

**ATTACHMENTS:**

1. Resolution 040125 CRA Board merger-bylaws

**CRA RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF COLLIER COUNTY, FLORIDA, APPROVING THE CREATION AND BYLAWS OF THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD; AND PROVIDING REPEAL OF RESOLUTION NO. 2001-98 AS TO THE IMMOKALEE LOCAL ADVISORY BOARD, AS AMENDED BY RESOLUTION NOS. 2015-217 AND 2016-198; PROVIDING FOR AMENDMENT TO CRA RESOLUTION NO. 2000-83; CREATION OF ADVISORY BOARDS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on March 27, 2001, the Collier County Community Redevelopment Agency (CRA), approved CRA Resolution No. 2001-98 and established the Immokalee Local Redevelopment Advisory Board to advise the Board and the Collier County Community Redevelopment Agency (CRA) on matters pertaining to the Immokalee Community Redevelopment Area as identified by Resolution No. 2000-82; and

**WHEREAS**, CRA Resolution Number 2001-98, also approved Bylaws for the CRA and its Advisory Boards, as subsequently amended by CRA Resolution Nos. 2015-217 and 2016-198 2016-198; and

**WHEREAS**, On October 22, 2002, the Board of County Commissioner's adopted Ordinance No. 2002-52, as amended, to establish the Immokalee Beautification Advisory Committee to advise the Board on matters pertaining to the Immokalee Beautification Municipal Service Taxing Unit (MSTU); and

**WHEREAS**, the Board of County Commissioners (Board) desires to merge the Immokalee advisory committees into a single unified advisory committee, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.

**WHEREAS**, on \_\_\_\_\_, the Board created the unified advisory committee called Immokalee Community Redevelopment Advisory Board by Ordinance No. \_\_\_\_\_, delegating to the CRA the approval of the Bylaws; and

**WHEREAS**, the CRA desires to approve the creation of the Immokalee Community Redevelopment Advisory Board and its Bylaws, and repeal the former CRA advisory board for Immokalee Community Redevelopment Area; and

**WHEREAS**, On March 14, 2000, the CRA adopted Resolution No. 2000-83 declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency and authorizing the creation of advisory boards for the Community Redevelopment Area; and

**WHEREAS**, the Board of County Commissioners (Board) desires to change Section 3 of Ordinance 2000-83 Creation of Advisory Boards, to effectuate the Advisory Board merger.

NOW, THEREFORE, BE IT RESOLVED, BY THE COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY that:

1. The CRA approves the merger of the Immokalee advisory boards into one Board, the Immokalee Community Redevelopment Advisory Board to serve as the advisory board to the Board for the MSTU and to the CRA and Board for the Immokalee Community Redevelopment Area.
2. The Bylaws of the Immokalee Community Redevelopment Advisory Board attached hereto and incorporated by reference herein are hereby approved.
3. Resolution No. 2001-98 as to the Immokalee Local Redevelopment Advisory Board and its Bylaws, as amended by Resolution Nos. 2015-217 and 2016-198, are hereby repealed.
4. Section 3 of Ordinance No. 2000-83, creation of Advisory Boards is hereby amended as follows:

Section 3. Creation of Advisory Boards. ~~They are to~~ may be created, under separate resolutions by the Community Redevelopment Agency or ordinance of the Board of County Commissioners, advisory boards for each component area of the community redevelopment area in the unincorporated area of Collier County, which ~~shall~~ may be composed of citizens, residents, property owners and business owners



or persons engaged in business in the area, as provided in the resolution of the Community Redevelopment Agency or ordinance of the Board of County Commissioners ~~providing for the appointment of such members.~~ The duties and responsibilities of such advisory boards shall ~~be set forth in the resolution of the Community Redevelopment Agency.~~

5. Except as modified above, CRA Resolution No. 2001-98 and CRA Resolution No. 2000-83 remain in full force and effect.

This Resolution adopted after motion, second and majority vote this \_\_\_\_\_ day of \_\_\_\_\_, 2025.


ATTEST:  
CRYSTAL K. KINZEL, Clerk

THE COLLIER COUNTY COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_, Deputy Clerk

By: \_\_\_\_\_  
William L. McDaniel, Jr., Co-Chairman

Approved as to form  
and legality:

  
\_\_\_\_\_  
Heidi Ashton-Cicko 4-1-25  
Managing Assistant County Attorney

## **BYLAWS OF THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD OF COLLIER COUNTY, FLORIDA**

### **ARTICLE I. ESTABLISHMENT**

SECTION 1. Purpose: The Immokalee Community Redevelopment Advisory Board (the Advisory Board) was created by Ordinance No. \_\_\_\_\_, as it may be amended from time to time. These Bylaws supplement the Ordinance with rules of procedure.

### **ARTICLE II. ADVISORY BOARD**

SECTION 1. Authority; Standing Rules: The Advisory Board shall be subject to the direct supervision of the Collier County Community Redevelopment Agency (CRA). The Advisory Board may prepare and adopt standing rules of procedure. Preparation, adoption and amendment of any such standing rules shall be at the discretion of the Advisory Board and must be consistent with these Bylaws, CRA Resolution No. 2000-01 and BCC Resolution No. 2000-181 which adopted the Redevelopment Plan, BCC Resolution No. 2000-83 which declared the BCC to be the CRA and authorized the creation of the Advisory Boards, the adopted Redevelopment Plan and the Act. Proposed standing rules or amendments to such rules shall be submitted by the Advisory Board to the CRA for approval. Any proposed rules or amendments to the rules will be effective upon CRA approval.

SECTION 2. Appointment and Qualifications: The Advisory Board shall nominate members for review and approval by the CRA.

Consideration should be given to appointing members that have experience in the following professions: finance, banking, architecture, engineering, education, law enforcement, social work, real estate sales and development, planning or design and building construction.

### **ARTICLE III. OFFICERS AND SECRETARY**

SECTION 1. Officers: The officers of the Advisory Board shall be a Chairman and a Vice Chairman. The Secretary shall be the individual assigned from CRA staff, but shall have no vote.

SECTION 2. Role of Chairman: The Chairman shall preside at all meetings and hearings of the Advisory Board and shall have the duties normally conferred by parliamentary usage on such office. The Chairman shall call special meetings, serve as the Advisory Board liaison to the CRA, and shall perform such other duties as are customary for the Chairman.

SECTION 3. Role of Vice Chairman: The Vice Chairman shall act for the Chairman in the Chairman's absence. The Vice Chairman shall also perform such duties as are delegated by the Chairman.

SECTION 4. Role of Secretary: It is the duty of the secretary to (a) keep the minutes of the proceedings of the meetings of the Advisory Board, (b) provide all notices in accordance with the provisions of these Bylaws or as required by law, (c) post or cause to be posted all meeting notices as required and notify members, (d) maintain custody of the Advisory Board records, and (e) in general perform all duties from time to time as may be prescribed by the Chairman or the Advisory Board.

SECTION 5. Officer Absences: In the absence of the Chairman and Vice Chairman, the quorum present shall select a Chairman for the meeting.

SECTION 6. Election of Officers: Officers shall be elected annually at the first regular meeting of the year. Election requires nomination from the floor and an affirmative vote by a majority of the Advisory Board members present and voting, provided a quorum is present at such meeting. Officers shall be seated immediately upon their election.

SECTION 7. Terms of Office: Each officer duly elected by the Advisory Board shall serve a term of one year until the next annual election (or as otherwise determined by the standing rules of the Advisory Board). All officers shall hold office until their successors have been elected or until their earlier resignation, removal from office or death. No person may simultaneously hold more than one office on the Advisory Board.

SECTION 8. Officer Vacancies: If a vacancy exists for any office, the Advisory Board shall elect a new officer by the affirmative vote of a majority of the Advisory Board members present and voting at a meeting of the Advisory Board, to fill the incomplete term of the vacated office.

SECTION 9. Removal or Resignation: Removal or Resignation of members is in accordance with County Ordinance No. 2001-55, as amended, Standards for Creation and Review of Advisory Boards.

#### **ARTICLE IV. SUBCOMMITTEES**

SECTION 1. Creation: The Advisory Board may create, from time to time, such subcommittees as shall be necessary or desirable to carry out the functions, purposes, and objectives of the Advisory Board. Any such subcommittees shall be subordinate to the Advisory Board, shall be assigned a specific purpose and objective, and shall be given a date certain to complete its tasks, at which time the subcommittee shall be dissolved, unless said date is extended by the affirmative vote of a majority of the Advisory Board members present and voting at a duly constituted meeting of the Advisory Board.

SECTION 2. Members: The members of such subcommittee shall be elected by the Advisory Board for such term and shall have qualifications as the Advisory Board may desire.

SECTION 3. Removal: The Advisory Board may remove any subcommittee member with or without cause by the affirmative vote of a majority of Advisory Board members present and voting at any meeting of the Advisory Board.

SECTION 4. Rules and Procedures: The subcommittees shall be subject to the same parliamentary procedures as the Advisory Board and Florida's Government in the Sunshine Law.

## **ARTICLE V. MEETINGS**

SECTION 1. Meetings: Regular meetings of the Advisory Board shall be held on such day, time and place as may be determined by the Advisory Board, and at a minimum once a month. The purpose of the meetings is to discuss and to then prepare recommendations and advice to the CRA and/or Board of Commissioners on matters brought before the Advisory Board.

SECTION 2. Quorum and Voting: At all regular or special meetings of the Advisory Board, a majority of the membership of the Advisory Board shall constitute a quorum. Voting shall be by voice unless a member of the Advisory Board requests a roll call. The roll shall be in alphabetical order with the first name called rotating with each motion upon which the vote is called. The Chairman shall always vote last. A record of the roll call shall be kept as part of the minutes.

SECTION 3. Special Meetings: Special meetings may be called by the Chairman at anytime provided adequate notice is given pursuant to this Article. The Chairman may also call a special meeting when requested to do so in writing by a majority of the members of the Advisory Board or by a CRA staff member. The notice of such a meeting shall specify the purpose of such a meeting and no other business may be considered except by unanimous consent of the Advisory Board. All members of the Advisory Board shall be notified in advance of such special meetings by the Secretary.

SECTION 4. Notice and Publication: The Secretary shall give notice and keep a record of such notice of its meetings and the meetings of the subcommittees including the date, time, and location of each regular and special meeting. Notice shall be forwarded to the County Communications and Customer Relations Department for posting at the County Government Center and other appropriate locations as recommended by the Advisory Board and at the County Communications and Customer Relations Department.

SECTION 5. Open Meetings: All meetings of the Advisory Board or its subcommittees shall be open to the public and governed by the provisions of Florida's Government in the Sunshine Law.

SECTION 6. Minutes: The minutes of all meetings shall be promptly recorded, and such records shall be open to public inspection, in accordance with applicable



law. Approved minutes shall be forwarded to the Board's Minutes and Records Department.

SECTION 7. Location: Meetings of the Advisory Board, or any of its subcommittees shall be held in a location accessible to the public.

SECTION 8. Meeting Agenda: The agenda for each meeting of an Advisory Board or any of its subcommittees shall be outlined by the Chairman and submitted to the Secretary for preparation. Any Advisory Board member or subcommittee member may place an item on its own agenda by submitting it to the Chairman for forwarding to the Secretary prior to the deadline for publishing the notice of such meeting.

SECTION 9. Order of Business: The order of business at regular meetings shall be:

- (a) Call to Order
- (b) Roll Call
- (c) Approval of the Agenda
- (d) Approval of Minutes from Previous Meeting
- (e) Communications
- (f) Old Business
- (g) New Business
- (h) Citizen Comments
- (i) Adjournment

SECTION 10. To provide for the orderly and efficient conduct of its meetings, each Advisory Board shall follow Roberts Rules of Order.

## **ARTICLE VI. CONFLICT**

The provisions of these bylaws shall apply to the Advisory Board except as otherwise provided by Collier County Ordinance No. \_\_\_\_\_ as it may be amended from time to time, and County Ordinance No. 2001-55, as amended, Standards for Creation and Review of Advisory Boards.

## **ARTICLE VII AMENDMENTS**

These Bylaws may be amended at any duly constituted meeting of the CRA by an affirmative vote by a majority of the CRA members present and voting after the proposed amendment has been listed on the agenda and submitted to the CRA for review and discussion.

### **Executive Summary**

Recommendation that the Board of County Commissioners adopt an Ordinance creating the Immokalee Community Redevelopment Advisory Board to replace the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee and repeal Ordinance No. 22-52. (Companion Item to 16.L.1.)

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**OBJECTIVE:** To enhance community representation and streamline organizational structure within the Immokalee Community by merging advisory boards for improved efficiency while maintaining distinct funding structures.

**CONSIDERATIONS:** The Board desires to merge the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee into a single unified advisory committee, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.

The purpose of the Immokalee Committee Redevelopment Advisory Board (the "Committee") is to serve as the primary source of community input to the CRA and Board regarding the Immokalee Community Redevelopment Area and MSTU, and to make recommendations to the CRA and Board to further the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Area Plan and MSTU.

The membership of the Committee will be as follows:

- (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 an 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 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.
- (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.

As a result of this restructuring the terms will be as follows:

The initial terms of office of the Committee members shall be as follows:

- (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.

Thereafter, each appointment or re-appointment shall be for a term of four (4) years. Appointments to fill any vacancies on the Committee shall be for the remainder of the unexpired term of office.

The board merger supports the Collier County Strategic Plan by enhancing community representation and streamlining the organizational structure within the Immokalee Community. This approach improves operational efficiency while preserving distinct funding mechanisms, aligning with the county's goal of effective governance and resource management.

**FISCAL IMPACT:** None.

**GROWTH MANAGEMENT IMPACT:** None.

**LEGAL CONSIDERATIONS:** This item is approved as to form and legality and requires a majority vote for Board approval. (HFAC)

**RECOMMENDATIONS:** That the Board of County Commissioners approve an Ordinance creating the Immokalee Community Redevelopment Advisory Board to replace the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee and repeal Ordinance No. 22-52.

**PREPARED BY:** Christie Betancourt, CRA Assistant Division Director

**ATTACHMENTS:**

1. Ordinance - Immokalee New Board - Boards Merger
2. Business Impact Estimate - agenda ID 25-1448 - Immokalee CRA Board Merger - 5-27-25 BCC
3. legal ad - agenda ID 25-1448 - merge Immokalee advisory boards - 5.27.25 BCC

**ORDINANCE NO. 2025 - \_\_\_\_\_**

**AN ORDINANCE CREATING THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD; PROVIDING FOR THE FUNCTIONS, POWERS AND DUTIES OF THE ADVISORY BOARD; PROVIDING FOR APPOINTMENT AND COMPOSITION; PROVIDING FOR TERMS OF OFFICE; PROVIDING FOR REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, AND RULES OF PROCEDURE; PROVIDING FOR REIMBURSEMENT OF EXPENSES; PROVIDING FOR SEPARATION OF MSTU AND CRA ACCOUNTS; PROVIDING FOR REPEAL OF ORDINANCE NO. 02-52, AS AMENDED, WHICH CREATED THE IMMOKALEE BEAUTIFICATION ADVISORY BOARD, PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Collier County Ordinance No. 2002-52, as amended, established the Immokalee Beautification Advisory Committee to advise the Board on matters pertaining to the Immokalee Beautification Municipal Service Taxing Unit (MSTU); and

**WHEREAS**, Collier County Resolution No. 2001-98 established the Immokalee Local Redevelopment Advisory Board to advise the Board and the Collier County Community Redevelopment Agency (CRA) on matters pertaining to the Immokalee Community Redevelopment Area as identified by Resolution No. 2000-82; and

**WHEREAS**, the Board of County Commissioners (Board) desires to merge these two committees into a single unified advisory committee, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.

**NOW, THEREFORE. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:**

**SECTION ONE: Establishment of the Immokalee Community Redevelopment Advisory Board.**

The Board of County Commissioners hereby establishes the Immokalee Community Redevelopment Advisory Board (the “Committee”). The purpose of the Committee is to serve as the primary source of community input to the CRA and Board regarding the Immokalee



Community Redevelopment Area and MSTU, and to make recommendations to the CRA and Board to further the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Area Plan and MSTU.

**SECTION TWO: Functions, Powers and Duties of the Committee.**

The function, powers and duties of the Committee shall be as follows:

- A. To aid and assist the Board of County Commissioners in carrying out the purposes of providing landscape beautification as set forth in Collier County Ordinance No. 92-40, as it may be amended from time to time.
- B. To prepare and recommend to the Board of County Commissioners an itemized budget of the amount of money required to carry out the business of the MSTU for the next fiscal year. In carrying out this responsibility, the Committee shall, no later than April 1 of each year, meet with the County Administrator or his designee and outline to the County Administrator or his designee those projects which the Committee wishes to see accomplished during the next fiscal year. Based upon this information, the County Administrator or his designee shall prepare a proposed budget for the Municipal Service Taxing Unit, in accordance with the standard County guidelines regarding the preparation of budgets. This proposed budget shall then be reviewed by the Committee and upon approval by the Committee be transmitted through the County Administrator or his designee to the Board of County Commissioners for adoption in accordance with the procedures for the adoption of budgets set forth under general law and the Board of County Commissioners' policy. Should the Committee fail to approve a budget by June 1 of each year, the County Administrator or his designee shall be authorized to submit a proposed budget to the Board of County Commissioners.
- C. To recommend MSTU work programs and priorities to the County Administrator or his designee in accordance with the adopted budget or budget amendments which may be adopted by the Board of County Commissioners. The execution of work programs shall be under the direct supervision and responsibility of the County Administrator or his designee. Said work may be performed under contract (in accordance with law) or by County workforce. Upon Board direction, following approval of the Collier County Community Redevelopment Agency, the designee may be the Executive Director of the Immokalee Community Redevelopment Agency, who may employ staff to help carry out the duties set forth below.

- D. To review the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Plan and when necessary recommend to the CRA any changes to the Plan.
- E. To develop plans and budgets including expected personnel costs to realize the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Plan including developing an annual work program, identifying project priorities, identifying appropriate capital expenditures, and developing incentives to further the redevelopment efforts and recommendations to the CRA on CRA Plan implementation, including developing an annual work program, setting project priorities and developing incentives to further the redevelopment efforts and carry out and effectuate the purposes and provisions of Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act to be reviewed and approved by the CRA prior to each fiscal year.
- F. Consistent with the plans and budgets approved by the CRA, identify and employ or retain by contract such staff, personnel, technical experts, legal counsel, and other such agents and employees, permanent or temporary, as it requires, and determine their qualifications and duties. The Advisory Board may request and recommend contracts either with the County or with other persons, firms and individuals to provide services for and on behalf of the CRA.
- G. To receive input from members of the public interested in redevelopment of the Immokalee Community Redevelopment Area and beautification of Immokalee through MSTU projects, and to report such information to the CRA.
- H. To maintain general oversight of all CRA activities, acquisitions, or other undertakings consistent with the power and authority delineated in Part III, Chapter 163 *Florida Statutes* that may further the interests of the Immokalee Community Redevelopment Area and facilitate realization of the Redevelopment Plan.
- I. To perform other duties as directed by the Board or CRA.

### **SECTION THREE: Appointment and Composition.**

The Committee shall be composed of nine voting members and two non-voting members. In keeping with Ordinance 01-55, as amended, the County Advisory Board Ordinance, members

of the Committee shall be appointed and serve at the pleasure of the Board of County Commissioners. The membership of the Committee will be as follows:

- (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 an 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 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 within 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 within Immokalee Community Redevelopment Area.

#### **SECTION FOUR: Terms of Office.**

The initial terms of office of the Committee members shall be as follows:

- (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) The non-voting members shall serve an initial term of four years.

Thereafter, each appointment or re-appointment shall be for a term of four (4) years. Appointments to fill any vacancies on the Committee shall be for the remainder of the unexpired term of office.

**SECTION FIVE: Removal from Office.**

Removal of members from the Committee shall be in accordance with the provisions of Collier County Ordinance No. 2001-55, as amended; however, any member of the Committee may be removed from the Committee, with or without cause, by a majority vote of the Board of County Commissioners.

**SECTION SIX: Officers; Quorum; Rules of Procedure.**

- A. Annually the members of the Committee shall elect a chairman and vice chairman from among the members. Officers' terms shall be for one (1) year with eligibility for re-election.
- B. The presence of five or more members shall constitute a quorum of the Committee necessary to take action and transact business.
- C. Initially, the CRA will approve By-laws of the Committee. Thereafter, the Committee shall, by majority vote of the entire membership, adopt rules of procedure or guidelines for the transaction of business and shall keep a written record of meetings, resolutions, findings and determinations. Any such rules of procedure or guidelines are subject to approval by the CRA.

**SECTION SEVEN: Reimbursement of Expenses.**

Members of the Committee shall serve without compensation but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of their duties upon prior approval of the Board of County Commissioners.

**SECTION EIGHT: Separation of MSTU and CRA Accounts.**

MSTU funds will be in a Board of County Commissioners account. CRA funds will be in a CRA account. The MSTU fund account and CRA fund account shall at all times be separate accounts and not co-mingled.

**SECTION NINE: Repeal of Ordinance and Resolutions.**

Ordinance No. 02-52, as amended, which created the Immokalee Beautification Advisory Committee is hereby repealed.



**SECTION TEN: Conflict and Severability.**

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

**SECTION ELEVEN: Inclusion in the Code of Laws and Ordinances.**

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

**SECTION TWELVE: Effective Date.**

This Ordinance shall become effective upon filing with the Florida Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:  
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By: \_\_\_\_\_  
\_\_\_\_\_, Deputy Clerk

By: \_\_\_\_\_  
Burt L. Saunders, Chairman

Approved as to form and legality:

\_\_\_\_\_  
Heidi Ashton-Cicko  
Managing Assistant County Attorney

*HAC*  
4-1-25



## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the County's website by the time notice of the proposed ordinance is published.*

Published on County website by: May 7, 2025

Proposed ordinance's Short Title:

**Creating the Immokalee Community Redevelopment Advisory Board to replace the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee and repeal Ordinance No. 22-52.**

This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means the County is of the view that a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance, but the County is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the county government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

<sup>1</sup> See Section 125.66(3)(c), Florida Statutes.

**Business Impact  
Estimate – Immokalee  
Advisory Boards Merger  
– 5-27-2 ...**

Business Impact Estimates

Publication Date: 05/07/2025

Expiration Date: 05/29/2025

Notices.CollierClerk.com

- a. Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Sections 163-3220-163.3243;
- b. Comprehensive Plan amendments and land development regulation amendments initiated by application by a private party other than Collier County;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the County hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

**The purpose of the Immokalee Committee Redevelopment Advisory Board (the "Committee") is to serve as the primary source of community input to the CRA and Board regarding the Immokalee Community Redevelopment Area and MSTU, and to make recommendations to the CRA and Board to further the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Area Plan and MSTU.**

**The Board desires to merge the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee into a single unified advisory board, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.**

**The board merger supports the Collier County Strategic Plan by enhancing community representation and streamlining the organizational structure within the Immokalee Community. This approach improves operational efficiency while preserving distinct funding mechanisms, aligning with the county's goal of effective governance and resource management.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

**None.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

**None.**

4. Additional information the governing body deems useful (if any):

*[You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: County staff solicited comments from businesses in the County as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on County website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses.]*

**None.**



# NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** commencing at **9:00 a.m.** on **May 27, 2025**, in the Board of County Commissioners meeting room, third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL, to consider:

**AN ORDINANCE CREATING THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD; PROVIDING FOR THE FUNCTIONS, POWERS AND DUTIES OF THE ADVISORY BOARD; PROVIDING FOR APPOINTMENT AND COMPOSITION; PROVIDING FOR TERMS OF OFFICE; PROVIDING FOR REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, AND RULES OF PROCEDURE; PROVIDING FOR REIMBURSEMENT OF EXPENSES; PROVIDING FOR SEPARATION OF MSTU AND CRA ACCOUNTS; PROVIDING FOR REPEAL OF ORDINANCE NO. 02-52, AS AMENDED, WHICH CREATED THE IMMOKALEE BEAUTIFICATION ADVISORY BOARD, PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of an individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item. Written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of 7 days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at [www.colliercountyfl.gov/our-county/visitors/calendar-of-events](http://www.colliercountyfl.gov/our-county/visitors/calendar-of-events) after the agenda is posted on the County website. Registration should be done in advance of the public meeting or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to [Geoffrey.Willig@colliercountyfl.gov](mailto:Geoffrey.Willig@colliercountyfl.gov).

Any person who decides to appeal any decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA  
BURT L. SAUNDERS, CHAIRMAN

**Immokalee Advisory  
Boards Merger – 5-27-  
25 BCC**

Board of County Commissioners  
Publication Date: 05/07/2025  
Effective Date: 05/29/2025  
[Notices.CollierClerk.com](http://Notices.CollierClerk.com)



**TO: BCCAPCLERK@COLLIERCLERK.COM**  
**CC: FINOPS@COLLIERCLERK.COM**

**FROM: COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY**

**SUBJECT: TO SATISFY FINANCE REQUIREMENTS FOR FORECLOSURE BID AUCTION**

PAYEE NAME Collier County Clerk of the Circuit Court

ADDRESS 3299 Tamiami Trail East, Ste. 700

CONTRACT Foreclosure Bid - Circuit Court Case No. 24-CA-2591

PO # Direct Pay 1026-138346-50246.2.1.1  
GL 649030

VENDOR #

VENDOR TAX ID #

AMT OF CHECK \$5,628.50

PAYEE AGENT NAME Collier County Community Redevelopment Agency

BCC APPROVAL DATE 4/22/25 16.L.2

CLOSING DATE 5/8/25

PROJECT NAME 24-CA-2591 MULTI PARCEL: 523 Eustis Ave (Howard Way),  
Immokalee, FL 34142

OWNER Katrix LLC PARCEL: 65071520004

PROJECT MANAGER Christie Betancourt DEPT: CRA

Approved by: BetancourtChristie Digitally signed by  
 BetancourtChristie  
 Date: 2025.05.08 15:12:18 -04'00'  
 Christie Betancourt, Assistant Director

**NOTE: PLEASE ATTACH COPIES OF THE AGREEMENT, EXECUTIVE SUMMARY AND CLOSING STATEMENT**

BELOW TO BE COMPLETED BY ADMINISTRATIVE STAFF

DATE REQUISITION REQUESTED	_____	PO # _____
REQUISITION NUMBER	_____	GR# _____
DATE PO FORWARDED TO FINANCE	_____	

CASE # 2024CA2591  
DUE BY 05/09/25 @ 10:30 a.m.

FINAL BID	\$5,500.00	\$	38.50 Doc Stamps Due
DEPOSIT PAID	\$0.00		

BALANCE DUE	\$5,500.00
COURT REGISTRY	\$90.00
<b>TOTAL DUE</b>	<b>\$5,590.00</b>

Please give 3rd Party Bidder Sheet to Clerk

**Total Due including Doc Stamps \$5,628.50**



**ROB STONEBURNER**  
**COLLIER COUNTY TAX COLLECTOR**

## STATEMENT OF TAXES DUE

<b>TAX ACCOUNT NUMBER</b>
65071520004

KATRIX LLC  
6333 APPLES WAY STE 115  
LINCOLN, NE 68516

PALMETTO PARK BLK 1 LOTS 39 +  
40

Guaranteed funds required for delinquent taxes, payable to: Collier County Tax Collector, 3291 E. Tamiami Trail, Naples, FL 34112-5758  
The month of payment determines the amount due. If payment has been remitted, please disregard.

<b>TAX YEAR(S)</b>	<b>IF PAID BY</b> May 30, 2025	<b>IF PAID BY</b>	<b>IF PAID BY</b>
2024	\$488.98		
2023	\$445.89		
2022	\$371.93		
<b>TOTAL AMOUNT DUE</b>	\$1,306.80		

**Current year taxes** become delinquent on April 1st. If real estate taxes remain unpaid, a Tax Certificate may be sold on or before June 1st. **Postmark accepted on current taxes ONLY.**

**Delinquent tax payments must be made by cash, cashier's check, wire payment, or money order.** Outstanding certificates of two or more years are eligible for a Tax Deed; failure to pay could result in loss of property at a Tax Deed Sale. Tax years may be paid separately unless a tax deed application has been made. Please note that the amounts due could change based on the status of your account.

**ROB STONEBURNER**  
COLLIER COUNTY TAX COLLECTOR

<b>TAX ACCOUNT NUMBER</b>
65071520004

## STATEMENT OF TAXES DUE

**Payments must be in the form of Guaranteed Funds: Cash, Cashiers Check, or Money Order. No personal checks accepted.**  
**ACH Payments will not be accepted.**

**RETURN  
WITH  
PAYMENT** KATRIX LLC  
6333 APPLES WAY STE 115  
LINCOLN, NE 68516

<b>IF PAID BY PLEASE PAY</b>	May 30, 2025 \$1,306.80		
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Collier County Tax Collector  
Accounting Department  
3291 E. Tamiami Trail  
Naples, FL 34112-5758  
239-252-8179

WIRE TRANSFER INFORMATION FOR CURRENT TAX PAYMENTS AND DELINQUENT  
PAYMENTS  
EFFECTIVE DATE JANUARY 7, 2022

DOMESTIC WIRES

Receiving Bank: SYNOVUS  
Receiving Bank ABA/Routing Number: 061100606  
Receiving Bank Address: 1148 BROADWAY  
COLUMBUS, GA 31901  
Beneficiary Account Name: Collier County Tax Collector  
Beneficiary Account Number: 1635930500

Please be advised incoming wires submitted with incorrect or missing information WILL BE RETURNED to the originating financial institution. Property / Parcel Identification Number and Name need to appear on wire transfer to assure payment will be made without delay.

**IMPORTANT NOTE:**

Be aware that your sending bank may charge a wire fee for your transfer, so make sure you take that into account when sending your funds. In addition to the bank wire fee, if it is an international wire and needs to go through a secondary bank before coming to the Tax Collectors account, there also may be an additional wire transfer fee charged from the secondary bank. The aforementioned fees are the responsibility of the taxpayer. Have your bank check on these fees to avoid your wire coming to us short. If your payment is received short (under paid) it will not be processed until the additional funds are received.

INTERNATIONAL WIRES – U.S. Dollars ONLY

Receiving Bank: SYNOVUS  
Receiving Bank SWIFT BIC: FICOUS44  
Receiving Bank ABA/Routing Number: 061100606  
Receiving Bank Address: 800 SHADES CREEK PARKWAY  
BIRMINGHAM, AL 35209 USA  
Beneficiary Account: Collier County Tax Collector  
Beneficiary Account Number: 1635930500

Please be advised incoming wires submitted with incorrect or missing information WILL BE RETURNED to the originating financial institution. Property / Parcel Identification Number and Name need to appear on wire transfer to assure payment will be made without delay.

**Executive Summary**

Recommendation to authorize a representative of the Collier County Community Redevelopment Agency (CRA) to bid on behalf of the County at one code enforcement lien foreclosure sale scheduled by the Clerk in COLLIER COUNTY, FLORIDA v. Katrinx LLC, et al., Circuit Court Case No. 24-CA-2591, in an amount not to exceed the value of the County's in-house appraisal (approximately \$65,000.00 for one parcel), and authorize necessary Budget Amendments.

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**OBJECTIVE:** To obtain the Board's authorization for a representative of the Collier County Community Redevelopment Agency (CRA) to bid on one property to be sold at foreclosure sale (currently set for May 8, 2025), as a result of a Final Summary Judgment of Foreclosure in favor of the County in Collier County, Florida v. Katrinx LLC, et al., Circuit Court Case No. 24-CA-2591.

**CONSIDERATIONS:** The County Attorney's Office filed a foreclosure action on February 24, 2025, in relation to code enforcement liens imposed against real and personal property owned by Katrinx LLC; Summit Tax Partners LLC; KCP INA LOAN 1 LLC; and any unknown person or claimants claiming an interest.

On February 24, 2025, the court entered a final summary judgment in the County's favor, reciting a total sum due of \$549,437.85 under the lien, and directing the Clerk to sell the property in Collier County to satisfy the lien. A copy of the order is included in the backup materials for this item. The County has incurred an additional \$8,437.60 in statutory interest and costs since the Judgment has been entered. The total amount due under the judgment lien is \$557,875.45. The May 8, 2025, public sale has been advertised and will be conducted in accordance with Florida law.

If approached strategically, the acquisition of this property presents a significant opportunity to advance multiple redevelopment priorities. It supports housing and redevelopment initiatives by enabling the CRA to guide future land use—particularly for affordable or workforce housing—in alignment with both the Immokalee CRA Redevelopment Plan and the Collier County Strategic Plan.

Public acquisition also helps prevent speculative investment and blight by eliminating the risk of the parcel falling into disrepair or being acquired by absentee investors. This ensures the property remains a positive contributor to neighborhood stability. Furthermore, ownership allows the CRA to advance community-led visioning and maintain control over land use, supporting projects such as mixed-income housing, infill development, or educational initiatives driven by local partnerships.

The acquisition also directly aligns with the County's goals to foster vibrant communities, promote quality growth, and support economic mobility. Strategically controlling this parcel may facilitate further public and private investment in infrastructure, housing, and community amenities, positioning it as a catalyst for broader revitalization.

One concept under consideration is a model similar to the Immokalee Foundation's "Learning Lab" subdivision in Immokalee, with potential collaboration with nonprofit or for-profit developers to create an education or workforce housing hub.

This item was presented at the March 19, 2025, Joint CRA & MSTU Board Meeting for discussion and action. At that meeting the Immokalee Local Redevelopment Advisory Board unanimously authorized County staff to place a bid up to \$62,560, reflecting the estimated market value. The Collier County Community Redevelopment Agency wants the property for \$62,560.

This item is not quasi-judicial, and approval of this item requires a simple majority vote.

By authorizing the CRA to bid on a lien foreclosure property, the County takes a proactive role in shaping future land use to promote housing affordability, prevent blight, and support community-driven redevelopment. Public ownership allows for strategic planning that aligns with the County's goals for revitalization, stability, and equitable growth.

**FISCAL IMPACT:** This authorization will allow the County to bid an amount not exceeding the value of the County's in-house appraisal (currently \$65,000.00). Costs will include a \$70.00 fee for the sale, plus costs related to the recording

of title. Recording and related costs are to be paid from the Immokalee CRA Project Fund (1026). This fiscal impact will likely be offset upon acquisition and/or sale of the properties. A budget amendment will be necessary to move funding between projects within Fund 1026.

**GROWTH MANAGEMENT IMPACT:** There is no Growth Management impact associated with this Executive Summary.

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

**RECOMMENDATIONS:** That the Board of County Commissioners (1) authorize a representative of the Collier County Community Redevelopment Agency (CRA) to bid on the subject property as described herein; (2) accept and authorize recording of title to the property, upon confirmation of the sale by the Clerk and issuance of a Certificate of Title; (3) authorize staff to pay any fees, assessments, or expenses associated with the sale and recording of the Certificate of Title; (4) authorize staff to take necessary measures to maintain, surplus, and sell the property in accordance with state and local laws; and (5) authorize necessary budget amendments.

**PREPARED BY:** Christie Betancourt, CRA Assistant Division Director

**ATTACHMENTS:**

1. Katrix Final Judgment
2. 523 Eustis Ave - Parcel 65071520004 - Katrix LLC Property Details
3. Notification
4. BA 1026000000



**IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT  
IN AND FOR COLLIER COUNTY, FLORIDA  
CIVIL ACTION**

Collier County, Florida, a political Subdivision  
of the State of Florida,

Plaintiff,

vs.

Case No. 24-CA-2591

Katrix LLC, a Nebraska limited liability company;  
Summit Tax Partners LLC, a Nebraska limited liability company;  
KCP INA LOAN 1 LLC, a Florida limited liability company;  
FIG 20 LLC FBO SEC PTY; Hack Living Trust; and any unknown persons or  
claimants claiming an interest

Defendants.

**SUMMARY FINAL JUDGMENT OF FORECLOSURE**

**THIS ACTION** came before the Court on February 24, 2025, on Plaintiff's Motion for Summary Final Judgment of Foreclosure, and the Court, having reviewed the pleadings, affidavits, and other evidence of record, and having heard argument of counsel and being otherwise fully advised in the premises, finds as follows:

**1. Amounts Due.** Plaintiff, COLLIER COUNTY, FLORIDA, is due:

TYPE (ex. OSM, CEB) CASE #:	AMOUNT OWED
<b>CENA20110007648:</b> High grass exceeding 18 inches in height Penalty Invoice: NA \$50  Lien Order OR 5066 PG 3765 recorded 8/13/2014: <ul style="list-style-type: none"><li>\$150.00 Lien amount</li><li>\$190.50 Interest accrued through 3/15/2025 only</li></ul> Fines continue to accrue at 1% until paid in full.	\$340.50 through 3/15/2025.
<b>CENA20110011321:</b> High grass exceeding 18 inches in height Invoice 3571: \$180  Lien Order OR 4747 PG 1205 recorded 12/19/2011: <ul style="list-style-type: none"><li>\$280.00 Lien amount</li><li>\$445.20 Interest accrued through 3/15/2025 only</li></ul> Fines continue to accrue at 1% until paid in full.	\$725.20 through 3/15/2025.
<b>CENA20120002314:</b> High grass exceeding 18 inches in height Invoice 4148: \$130  Lien Order OR 4811 PG 3939 recorded 6/28/2012:	\$581.90 through 3/15/2025.

<ul style="list-style-type: none"> <li>• \$230.00 Lien amount</li> <li>• \$351.90 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	
<p><b>CENA20130009838:</b> High grass exceeding 18 inches in height Invoice 503R: \$276</p> <p>Lien Order OR 5066 PG 3762 recorded 8/13/2014:</p> <ul style="list-style-type: none"> <li>• \$376.00 Lien amount</li> <li>• \$477.52 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	<p>\$853.52 through 3/15/2025.</p>
<p><b>CEPM20120006604:</b> Mobile home structure and a concrete block dwelling destroyed by fire creating health and safety concern Violation abated 3/21/2019. Fines no longer accruing. Order OR 4922 PG 576 recorded 5/18/2013 Lien Order OR 4966 PG 1926 recorded 9/18/2013:</p> <ul style="list-style-type: none"> <li>• \$112.73 Operational costs</li> <li>• \$4,175 litter removal and demolition costs</li> <li>• \$250/day fine x 2,117 days (6/4/2013 – 3/21/2019 abatement date) = \$529,250.00</li> </ul>	<p>\$533,537.73</p>
<p><b>CENA20140002662:</b> High grass exceeding 18 inches in height Invoice 5684: \$135</p> <p>Lien Order OR 5043 PG 720 recorded 5/30/2014:</p> <ul style="list-style-type: none"> <li>• \$235.00 Lien amount</li> <li>• \$305.50 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	<p>\$540.50 through 3/15/2025.</p>
<p><b>CENA20140009605:</b> High grass exceeding 18 inches in height and litter Invoice 5860: \$171</p> <p>Lien Order OR 5071 PG 216 recorded 8/26/2014:</p> <ul style="list-style-type: none"> <li>• \$271.00 Lien amount</li> <li>• \$344.17 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	<p>\$615.17 through 3/15/2025.</p>
<p><b>CENA201400015578:</b> High grass exceeding 18 inches in height and litter Invoice 6204: \$176</p> <p>Lien Order OR 5099 PG 3152 recorded 12/3/2014:</p> <ul style="list-style-type: none"> <li>• \$276.00 Lien amount</li> <li>• \$339.48 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	<p>\$615.48 through 3/15/2025.</p>
<p><b>CENA20140022465:</b> High grass exceeding 18 inches in height and litter Invoice: 6419 \$158</p> <p>Lien Order OR 5126 PG 1176 recorded 3/5/2015:</p> <ul style="list-style-type: none"> <li>• \$258.00 Lien amount</li> <li>• \$309.60 Interest accrued through 3/15/2025 only</li> </ul> <p>Fines continue to accrue at 1% until paid in full.</p>	<p>\$567.60 through 3/15/2025.</p>

<b>CENA20150004389:</b> High grass exceeding 18 inches in height and litter Invoice: 6740 \$158  Lien Order OR 5192 PG 1915 recorded 9/8/2015: <ul style="list-style-type: none"> <li>• \$258.00 Lien amount</li> <li>• \$294.12 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$552.12 through 3/15/2025.
<b>CENA20150012540:</b> High grass exceeding 18 inches in height and litter Invoice: 6948 \$176  Lien Order OR 5200 PG 1539 recorded 10/2/2015: <ul style="list-style-type: none"> <li>• \$276.00 Lien amount</li> <li>• \$311.88 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$587.88 through 3/15/2025.
<b>CENA20150020128:</b> High grass exceeding 18 inches in height and litter Invoice: 7228 \$176  Lien Order OR 5241 PG 3359 recorded 2/12/2016: <ul style="list-style-type: none"> <li>• \$276.00 Lien amount</li> <li>• \$300.84 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$576.84 calculated through 3/15/2025.
<b>CENA20160003102:</b> High grass exceeding 18 inches in height and litter Invoice: 7575 \$158  Lien Order OR 5290 PG 3699 recorded 7/6/2016: <ul style="list-style-type: none"> <li>• \$258.00 Lien amount</li> <li>• \$268.32 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$526.32 calculated through 3/15/2025.
<b>CENA20160011150:</b> High grass exceeding 18 inches in height and litter Invoice: 7820 \$190  Lien Order OR 5329 PG 3418 recorded 11/2/2016: <ul style="list-style-type: none"> <li>• \$290.00 Lien amount</li> <li>• \$290.00 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$580.00 calculated through 3/15/2025.
<b>CENA20160016625:</b> High grass exceeding 18 inches in height Invoice: 8127 \$190  Lien Order OR 5359 PG 2968 recorded 2/2/2017: <ul style="list-style-type: none"> <li>• \$290.00 Lien amount</li> <li>• \$281.30 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$571.30 calculated through 3/15/2025.
<b>CENA20170007675:</b> High grass exceeding 18 inches in height Invoice: 8433 \$210	\$592.10 calculated through

Lien Order OR 5430 PG 1655 recorded 8/31/2017: <ul style="list-style-type: none"> <li>• \$310.00 Lien amount</li> <li>• \$282.10 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	3/15/2025.
<b>CENA20170012742:</b> High grass exceeding 18 inches in height Invoice: 441 \$200  Lien Order OR 5514 PG 196 recorded 5/25/2018: <ul style="list-style-type: none"> <li>• \$300.00 Lien amount</li> <li>• \$246.00 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$546.00 calculated through 3/15/2025.
<b>CENA20180010443:</b> High grass exceeding 18 inches in height Invoice: 1140 \$195  Lien Order OR 5627 PG 3223 recorded 5/8/2019: <ul style="list-style-type: none"> <li>• \$295.00 Lien amount</li> <li>• \$206.50 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$501.50 calculated through 3/15/2025.
<b>CENA20190009147: Mandatory lot mow case</b>  Penalty Invoice: 083019 \$150  Lien Order OR 5802 PG 198 recorded 8/14/2020: <ul style="list-style-type: none"> <li>• \$250.00 Lien amount</li> <li>• \$137.50.00 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$387.50 calculated through 3/15/2025.
Invoice: 1803 \$185  Lien Order OR 5802 PG 196 recorded 8/14/2020: <ul style="list-style-type: none"> <li>• \$285.00 Lien amount</li> <li>• \$156.75 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$441.75 calculated through 3/15/2025.
Invoice: 1882 \$270  Lien Order OR 5814 PG 638 recorded 9/10/2020: <ul style="list-style-type: none"> <li>• \$370.00 Lien amount</li> <li>• \$199.80 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$569.80 calculated through 3/15/2025.
Invoice: 2030 \$285  Lien Order OR 5837 PG 428 recorded 10/29/2020: <ul style="list-style-type: none"> <li>• \$285.00 Lien amount</li> <li>• \$151.05 Interest accrued through 3/15/2025 only</li> </ul> Fines continue to accrue at 1% until paid in full.	\$436.05 calculated through 3/15/2025.
Invoice 2110 \$285  Lien Order OR 5855 PG 2513 recorded 12/7/2020: <ul style="list-style-type: none"> <li>• \$285.00 Lien amount</li> <li>• \$145.35 Interest accrued through 3/15/2025 only</li> </ul>	\$430.35 calculated through 3/15/2025.



Fines continue to accrue at 1% until paid in full.	
Invoice 2214 \$285	\$421.80
Lien Order OR 5903 PG 2145 recorded 3/5/2021:	calculated
• \$285.00 Lien amount	through
• \$136.80 Interest accrued through 3/15/2025 only	3/15/2025.
Fines continue to accrue at 1% until paid in full.	
<b>Total through 3/15/2025:</b>	<b>\$546,098.91</b>

C.	Clerk's Filing Fee:	\$1,967.50
D.	Lis Pendens Recording Fee:	\$16.00
E.	Service of Process:	\$230.80
F.	Notice of Action Publication Fee:	\$724.64
G.	Title Search	\$400.00
<b>TOTAL:</b>		<b><u>\$549,437.85</u></b>

That shall bear interest from this date forward at the prevailing legal rate of interest, 9.50%. Plaintiff shall also recover such further costs as may be incurred by the Plaintiff in this action, including, but not limited to, the sale fee and publication fee of the Notice of Sale.

**2. Lien on Property.** Pursuant to § 162.09(3), Florida Statutes, these Orders imposed an enforceable lien against the following property (the "Subject Properties"), described as:

Lots 39 and 40, Block 1, of Palmetto Park, according to the Plat thereof, as recorded in Plat Book 5, Page 4, of the Public Records of Collier County, Florida.  
523 Eustis Ave., Immokalee, Florida

The Court finds that service of process has been properly secured upon all Defendants and the Court has jurisdiction over the parties and over the subject matter of this action. Plaintiff holds liens for the total sum superior to all claims or estates of defendants Katrix LLC; Summit Tax Partners LLC; KCP INA LOAN 1 LLC; and any unknown persons or claimants claiming an interest.

**3. Sale of Property.** If the total sum set forth in paragraph 1 with interest at the interest rate prescribed by law and all costs of this action are not paid, the Clerk of this Court shall sell the property at public sale on **May 8, 2025** at 11:00A.M., (**a date no earlier than 60 days from the date of this judgment**) to the highest bidder for cash, except as prescribed in Paragraph 4, **ON THE FIRST FLOOR LOBBY OF THE COURTHOUSE ANNEX, AT 3315 TAMiami TRAIL EAST, NAPLES, COLLIER COUNTY, FLORIDA, 34112**, in accordance with Section 45.031, Florida Statutes.

**4. Costs.** Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the Clerk if Plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the Clerk shall credit Plaintiff's bid with the total sum with interest and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full. If prior to the sale, Plaintiff shall be required to advance any monies pursuant to the provisions hereof, then Plaintiff or its attorneys shall so certify to the Clerk of this Court, and the amount due to Plaintiff as set forth in paragraph 1 hereof shall be increased by the amount of such advances without further order of the Court. Plaintiff may assign its right to bid to a third party and, in that event, the Clerk of this Court is hereby ordered and directed to issue the Certificate of Title to Plaintiff's assignee if Plaintiff or its assignee is the successful bidder at the sale.

**5. Distribution of Proceeds.** On filing the Certificate of Title, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, the total sum due to Plaintiff less the items paid, plus interest at the rate prescribed in paragraph 1 hereof from this date to the date of the sale; and by retaining any amount remaining pending the further order of this Court. All sums to be disbursed to Plaintiff shall be made payable to Collier County Board of County Commissioners, c/o Thomas Iandimarino, Division Director Code Enforcement, Growth Management Department, 2800 N. Horseshoe Drive, Naples, Florida 34104.

**6. Right of Redemption/Right of Possession.** Upon filing of the Certificate of Sale by the Clerk of the Court, the Defendants and all persons claiming under or against Defendant(s) since the filing of the notice of Lis Pendens shall be foreclosed of all estate or claim in the property and defendant's right of redemption as prescribed by section 45.0315, Florida Statutes

(2023) shall be terminated, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the Certificate of Title, the person named on the Certificate of Title shall be let into possession of the property. If any defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the Certificate of Title for the premises located at 523 Eustis Ave., Immokalee, Florida, Collier County.

7. Upon entry of this Judgment, the property as described in Plaintiff's Motion for Summary Judgment, is hereby released from the liens described in Paragraph 1, above.

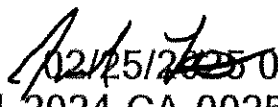
8. This Court retains jurisdiction of this cause for purposes of making all other orders and judgments as may be necessary and appropriate herein, including, but not limited to, writs of assistance determining claims to any surplus and granting such other relief as may be appropriate. Section 162.09(3), Florida Statutes (2024), does not provide for entry of a deficiency judgment in favor of the Plaintiff in the event that the proceeds of the sale of the property are insufficient to pay the amounts due and owing Plaintiff pursuant to this Judgment. Upon the filing of the Certificate of Title, Defendants shall relinquish possession of the Subject Properties.

**NOTICE PURSUANT § 45.031, FLORIDA STATUTES**

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDGMENT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CONTACT THE CLERK OF THE COURT, 3315 TAMiami TRAIL EAST, NAPLES, FLORIDA 34112 (TELEPHONE: (239) 252-2646),

WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL AID SOCIETY OF COLLIER COUNTY, 4125 E. TAMiami TRAIL, NAPLES, FLORIDA 34112, PHONE: 239-775-4555, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT THE COLLIER COUNTY BAR ASSOCIATION LEGAL AID SOCIETY FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

  
02/25/2025 08:01:16  
11-2024-CA-002591-0001-01  
Joseph G. Foster, Circuit Court Judge whFG+3km  
11-2024-CA-002591-0001-01 02/25/2025 08:01:16

Electronic Service List:

Ronald Thomas Tomasko <ronald.tomasko@colliercountyfl.gov>  
Ronald Thomas Tomasko <sher.malcolm@colliercountyfl.gov>  
Ronald Thomas Tomasko <rosa.villarreal@colliercountyfl.gov>  
Sheri Malcolm <Sheri.Malcolm@colliercountyfl.gov>



## 523 Eustis Ave (Howard Way)

Parcel ID: 65071520004  
Name: KATRIX LLC  
Street# & Name:  
Build# / Unit#: 1 / 39

[Map](#)



## Collier County Property Appraiser Property Summary

Parcel ID	65071520004	Site Address <a href="#">*Disclaimer</a>		Site City	IMMOKALEE	Site Zone <a href="#">*Note</a>	34142
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Name / Address	KATRIX LLC				
	6333 APPLES WAY STE 115				
City	LINCOLN	State	NE	Zip	68516

Map No.	Strap No.	Section	Township	Range	Acres <a href="#">*Estimated</a>
2E09	532300 1 392E09	9	47	29	0.39

Legal	PALMETTO PARK BLK 1 LOTS 39 + 40
-------	----------------------------------

<a href="#">Millage Area</a> ①	148	<a href="#">Millage Rates</a> ① <a href="#">*Calculations</a>		
Sub./Condo	532300 - PALMETTO PARK	School	Other	Total
<a href="#">Use Code</a> ①	0 - VACANT RESIDENTIAL	4.3132	9.1093	13.4225

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/22/18	<a href="#">5537-3598</a>	\$ 0
11/16/15	<a href="#">5216-3759</a>	\$ 17,300
12/27/00	<a href="#">2728-741</a>	\$ 160,000
09/28/93	<a href="#">1869-368</a>	\$ 70,000
12/01/86	<a href="#">1240-233</a>	\$ 50,000
12/01/86	<a href="#">1240-232</a>	\$ 0
08/01/85	<a href="#">1151-1692</a>	\$ 0

### 2024 Certified Tax Roll

(Subject to Change)

Land Value	\$ 62,560
(+) Improved Value	\$ 0
(=) Market Value	\$ 62,560
(-) 10% Non-Homestead Cap	\$ 43,802
(=) Assessed Value	\$ 18,758
(=) School Taxable Value	\$ 62,560
(=) Taxable Value	\$ 18,758
Ad Valorem Taxes	\$ 440.69
(+) Non-Ad Valorem Taxes	\$ 0
(=) Total Taxes	\$ 440.69

Values are as of January 1st each year. If all values are 0, this parcel was created after the Final Tax Roll.

Disclaimer: The actual total property taxes may vary due to changes in millage rates set by taxing authorities, the addition of non-ad valorem assessments, and special assessments. For the most accurate and up-to-date tax information, please visit the [Collier County Tax Collector's office to see the final Tax bills.](#)



## Collier County Property Appraiser Property Detail

Parcel ID	65071520004	Site Address <u>*Disclaimer</u>		Site City	IMMOKALEE	Site Zone <u>*Note</u>	34142
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Name / Address	KATRIX LLC					
	6333 APPLES WAY STE 115					
City	LINCOLN			State	NE	Zip 68516

### Permits (Provided for reference purposes only. \*Full Disclaimer.)

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1966	COUNTY	65-134				
1987	COUNTY	187-128	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-130	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-131	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-132	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-133	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-134	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-135	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-136	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-139	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-276	08/11/87			MOBILE/MFG HOME
1987	COUNTY	187-277	08/11/87			MOBILE/MFG HOME
2020	COUNTY	PRBD20190206921	03/18/19		03/15/19	DEMOLITION, MOBILE/MFG HOME

### Land

#	Calc Code	Units
10	SQUARE FOOT	17000

### Building/Extra Features

#	Year Built	Description	Area	Adj Area
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## Collier County Property Appraiser

MH

672

56

12



# Collier County Property Appraiser

**2024**  
Real Estate

Parcel ID: 65071520004 Millage Area: 0148 Use Code: 00  
Situs Address: 523 EUSTIS AVE  
Legal Description: PALMETTO PARK BLK 1 LOTS 39 +  
40

Mailed on: 08/19/2024



643\*\*261311\*\*\*\*\*AUTO\*\*ALL FOR AADC 680

KATRIX LLC  
6333 APPLES WAY STE 115  
LINCOLN, NE 68516

## SUMMARY OF YOUR PROPERTY VALUATION

Market Value	2023	2024
	42,500	62,560

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected below, contact your county property appraiser at: (239) 262-8141

If the Property Appraiser's Office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed on or before: **5 PM SEPTEMBER 13 2024**

Taxing Authorities	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	17,053	18,758	0	0	17,053	18,758
Public Schools	42,500	62,560	0	0	42,500	62,560
Municipality	0	0	0	0	0	0
South Florida Water Mgt District	17,053	18,758	0	0	17,053	18,758
Independent Special Districts	17,053	18,758	0	0	17,053	18,758

Assessment Reductions	Applies To	Amount
Save Our Homes Benefit	All Taxes	0
10% Non-Homeslead Cap	Non-School Taxes	43,802
Agricultural Classification	All Taxes	0
Working Waterfront	All Taxes	0
Other	All Taxes	0

Exemptions	Applies To	Amount
First Homeslead	All Taxes	0
Additional Homeslead	Non-School Taxes	0
Limited Income Senior	County Taxes	0
Limited Income Senior	City Taxes	0
Blind, Widow, Disabled, Other	All Taxes	0

## NOTICE OF PROPOSED AD VALOREM ASSESSMENTS

TAXING AUTHORITIES		COLUMN 1*		COLUMN 2*		COLUMN 3*		PUBLIC HEARING INFORMATION A public hearing on the proposed taxes And budget will be held on:		
		Your Property Taxes Last Year	Last Year's Actual Tax Rate	Your Taxes This Year IF NO Budget Change Is Adopted	Your Tax Rate This Year IF NO Budget Change is Adopted	Your Taxes This Year if PROPOSED Budget is Adopted	This Year's PROPOSED Tax Rate			
ID	Name							Location Number	Date	Time
A	County: GENERAL FUND	\$58.91	3.4548	\$60.86	3.2449	\$64.81	3.4548	1	09/05/2024	05:05 PM
	MSTU: COLLIER COUNTY LIGHTING	\$1.75	0.1025	\$1.80	0.0960	\$1.92	0.1025	1	09/05/2024	05:05 PM
	UNINCORP GEN - MSTU	\$12.41	0.7280	\$12.84	0.6844	\$13.66	0.7280	1	09/05/2024	05:05 PM
	IMMOKALEE BEAUTIFICATION MSTU	\$17.05	1.0000	\$17.86	0.9521	\$18.76	1.0000	1	09/05/2024	05:05 PM
B	Public Schools: SCHOOL BOARD - STATE LAW	\$86.87	2.0440	\$126.00	2.0141	\$130.25	2.0820	2	09/10/2024	05:05 PM
	SCHOOL BOARD - LOCAL BOARD	\$95.54	2.2480	\$138.58	2.2151	\$139.58	2.2312	2	09/10/2024	05:05 PM
D	South Florida Water Mgt District: WATER MGMT CYPRESS BASIN	\$3.29	0.1926	\$3.35	0.1788	\$3.61	0.1926	6	09/12/2024	05:15 PM
E	Independent Districts: COLLIER MOSQUITO CONTROL	\$2.46	0.1443	\$2.53	0.1349	\$2.53	0.1349	7	09/12/2024	05:01 PM
	IMMOKALEE FIRE	\$63.95	3.7500	\$67.43	3.5949	\$70.34	3.7500	10	09/03/2024	05:05 PM
Total Property Taxes		\$342.23	13.6642	\$431.25	13.1152	\$445.46	13.6760	* See Reverse Side For Explanation		

- 1 COLLIER COUNTY GVMNT CENTER-W. HARMON TURNER BLDG, 3RD FLOOR, 3299 TAMiami TR. E, NAPLES, FL 34112 239-262-8973  
2 COLLIER COUNTY SCHOOL BOARD-5775 OSCEOLA TRAIL, NAPLES, FL 34109 239-377-0036  
6 SOUTH FL WATER MGMT DISTRICT-AUDITORIUM, 3301 GUN CLUB RD., B-1 BLDG, WEST PALM BEACH, FL 33406 561-686-8800  
7 COLLIER MOSQUITO CONTROL-CMCD HEADQUARTERS, 600 NORTH ROAD, NAPLES, FL 34104 239-436-1000  
10 IMMOKALEE FIRE CONTROL-5368 USEPPA DRIVE, AVE MARIA, FL 34142 239-657-2111



\* 6 5 0 7 1 5 2 0 0 4 \*



### Property Available for County Use

**XXX Howard Way, Immokalee; f/k/a 523 Eustis Avenue, Immokalee**

Collier County has initiated a foreclosure action on property located at **XXX Howard Way, Immokalee; f/k/a/ 523 Eustis Avenue, Immokalee**, due to substantial code enforcement liens. As part of this process, the property is scheduled for auction. Collier County has the opportunity to bid on this property for county use. The County Attorney's Office has recommended a **starting bid of \$14,686.88**.

If your department or division is interested in this property, please respond directly to the County Attorney's Office, ATTN: Ron Tomasko, Assistant County Attorney as soon as possible, with a hard deadline of: **March 31<sup>st</sup>, 2025**. The County Attorney's Office will manage the bidding process and provide those interested in the property with the necessary steps to initiate the process.

### PROPERTY INFORMATION

Zillow listing: [523 Eustis Ave, Immokalee, FL 34142 | Zillow](#)

**Property Address:** XXX Howard Way, Immokalee; f/k/a 523 Eustis Ave., Immokalee

**Folio:** 65071520004

**Market Value (from Property Appraiser's database):** \$62,560

**Size:** Estimated .39 acres

**Zoning:** VR

**Water Service:** Immokalee Water & Sewer District

**Sewer Service:** Immokalee Water & Sewer District

**Prepared by:** Grant Cox; Property Acquisition Specialist

**Date:** 3/04/2025



## Immokalee CRA FY26 Budget - Initial Submittal

These numbers will change before final adoption of the FY26 Budget as milage rates and taxable values are 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. For planning purposes, these transfers have been budgeted at a 5% increase from FY25. These amounts will be updated when the final taxable values and milage rates are determined. Other revenues come in to form of interest and a transfer from the Immokalee Beautification MSTU for staffing reimbursement. Requested FY26 revenues currently total \$1,528,100 (a 4.7% 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 \$620,100 will be transferred to the CRA Project Fund (1026) for capital projects.

Immokalee CRA Capital Fund (1026)

Revenues for Fund 1026 total \$626,300 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 50247 (Mobility – will be renamed to Economic Development)
- \$426,000 to Project 50248 (Main Street Corridor)
- \$100,300 to Project 50250 (1<sup>st</sup> Street Corridor)

Immokalee Beautification MSTU (1629)

Revenues for Fund 1629 include ad valorem taxes based on the MSTU's taxable value and milage rate. For planning purposes, this amount has been budgeted at a 5% increase from FY25 and will be updated when the final taxable value and milage rate is determined. Other revenues come in the form of interest and carry forward from the previous fiscal year. Requested FY26 revenues currently total \$2,186,300 (a 2.0% 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 \$1,153,300.

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**

<b>Division Budgetary Cost Summary</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
Operating Expense	-	-	318,000	100,000	-	100,000	na
Capital Outlay	-	644,100	4,302,400	526,300	-	526,300	(18.3)%
Grants and Aid	-	-	185,000	-	-	-	na
<b>Net Operating Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>
<b>Total Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>

<b>Appropriations by Program</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
Immokalee CRA Capital Fund (1026)	-	644,100	4,805,400	626,300	-	626,300	(2.8)%
<b>Total Net Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>
<b>Total Transfers and Reserves</b>	-	-	-	-	-	-	na
<b>Total Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>

<b>Division Funding Sources</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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	620,100	-	620,100	(2.8)%
Carry Forward	3,124,400	-	4,060,800	-	-	-	na
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.0%
<b>Total Funding</b>	<b>3,762,753</b>	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>

<b>CIP Category / Project Title</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Amended</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Budget</b>	<b>FY 2027 Budget</b>	<b>FY 2028 Budget</b>	<b>FY 2029 Budget</b>	<b>FY 2030 Budget</b>
<b>Community Redevelopment Agency (CRA) Capital</b>								
Imm Commercial Grants	-	185,000	185,000	-	-	-	-	-
Imm First Street Corridor	644,100	1,114,800	1,314,700	100,300	-	-	-	-
Imm Lighting	-	125,000	125,000	-	-	-	-	-
Imm Main Street Corridor	-	974,000	974,000	426,000	-	-	-	-
Imm Mobility Program	-	-	-	50,000	-	-	-	-
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	-	-	-	-	-
<b>Parks &amp; Recreation Capital</b>								
Immok Sports Complex Fitness Renov	-	1,200,000	1,200,000	-	-	-	-	-
<b>Parks &amp; Recreation Capital</b>	-	<b>1,200,000</b>	<b>1,200,000</b>	-	-	-	-	-
<b>Department Total Project Budget</b>	<b>644,100</b>	<b>4,605,475</b>	<b>4,805,400</b>	<b>626,300</b>	-	-	-	-



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

**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).

<b>Program Budgetary Cost Summary</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
Operating Expense	-	-	318,000	100,000	-	100,000	na
Capital Outlay	-	644,100	4,302,400	526,300	-	526,300	(18.3)%
Grants and Aid	-	-	185,000	-	-	-	na
<b>Net Operating Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>
<b>Total Budget</b>	-	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>

<b>Program Funding Sources</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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	620,100	-	620,100	(2.8)%
Carry Forward	3,124,400	-	4,060,800	-	-	-	na
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.0%
<b>Total Funding</b>	<b>3,762,753</b>	<b>644,100</b>	<b>4,805,400</b>	<b>626,300</b>	-	<b>626,300</b>	<b>(2.8)%</b>

<b>CIP Category / Project Title</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Amended</b>	<b>FY 2025 Forecasted</b>	<b>FY 2026 Budget</b>	<b>FY 2027 Budget</b>	<b>FY 2028 Budget</b>	<b>FY 2029 Budget</b>	<b>FY 2030 Budget</b>
Community Redevelopment Agency (CRA) Capital								
Imm Commercial Grants	-	185,000	185,000	-	-	-	-	-
Imm First Street Corridor	644,100	1,114,800	1,314,700	100,300	-	-	-	-
Imm Lighting	-	125,000	125,000	-	-	-	-	-
Imm Main Street Corridor	-	974,000	974,000	426,000	-	-	-	-
Imm Mobility Program	-	-	0	50,000	-	-	-	-
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	-	-	-	-	-
<b>Program Total Project Budget</b>	<b>644,100</b>	<b>4,605,475</b>	<b>4,805,400</b>	<b>626,300</b>	-	-	-	-



**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.

**Forecast FY 2025:**

The forecast budget includes funding for the following projects:

- 50243 - Stormwater Infrastructure Improvements - \$278,000
- 50244 - South Immokalee Sidewalk Project - \$519,800
- 50245 - Parks and Recreation Partnership - \$50,000
- 50246 - Neighborhood Revitalization - \$158,900
- 50248 - Main Street Corridor Project - \$974,000
- 50250 - First Street Corridor - \$1,314,700
- 50252 - Commercial Grant Programs - \$185,000
- 50269 - Lighting - \$125,000
- 80320 - Immokalee Sports Complex Renovation - \$1,200,000

**Current FY 2026:**

The budget includes funding for the following projects:

- 50246 - Neighborhood Revitalization - \$50,000
- 50247 - Mobility - \$50,000
- 50248 - Main Street Corridor Project - \$426,000
- 50250 - First Street Corridor - \$100,300

**Revenues:**

Funding is provided by a transfer from Immokalee CRA operating Fund (1025), projected to be \$620,100. Additional revenues come in the form of interest.



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

**Immokalee Community Redevelopment Agency (CRA)**

<b>Division Budgetary Cost Summary</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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%
<b>Net Operating Budget</b>	<b>1,112,866</b>	<b>1,861,200</b>	<b>1,852,600</b>	<b>2,140,100</b>	<b>-</b>	<b>2,140,100</b>	<b>15.0%</b>
Trans to Property Appraiser	4,235	4,500	4,500	4,500	-	4,500	0.0%
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	620,100	-	620,100	(2.8)%
Reserve for Contingencies	-	38,800	-	46,600	-	46,600	20.1%
Reserve for Capital	-	1,286,500	-	1,128,000	-	1,128,000	(12.3)%
<b>Total Budget</b>	<b>1,671,264</b>	<b>3,841,600</b>	<b>2,507,700</b>	<b>3,959,100</b>	<b>-</b>	<b>3,959,100</b>	<b>3.1%</b>

<b>Appropriations by Program</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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%
<b>Total Net Budget</b>	<b>1,112,866</b>	<b>1,861,200</b>	<b>1,852,600</b>	<b>2,140,100</b>	<b>-</b>	<b>2,140,100</b>	<b>15.0%</b>
<b>Total Transfers and Reserves</b>	<b>558,399</b>	<b>1,980,400</b>	<b>655,100</b>	<b>1,819,000</b>	<b>-</b>	<b>1,819,000</b>	<b>(8.1)%</b>
<b>Total Budget</b>	<b>1,671,264</b>	<b>3,841,600</b>	<b>2,507,700</b>	<b>3,959,100</b>	<b>-</b>	<b>3,959,100</b>	<b>3.1%</b>

<b>Division Funding Sources</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
Ad Valorem Taxes	511,248	629,400	604,200	660,900	-	660,900	5.0%
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	1,163,900	-	1,163,900	5.0%
Trans fm 1011 Unincorp GenFd	225,400	252,000	252,000	264,600	-	264,600	5.0%
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)	-	(33,400)	-	(33,400)	3.4%
<b>Total Funding</b>	<b>3,665,778</b>	<b>3,841,600</b>	<b>4,059,100</b>	<b>3,959,100</b>	<b>-</b>	<b>3,959,100</b>	<b>3.1%</b>

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





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

**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.

<b>Program Summary</b>	<b>FY 2026 Total FTE</b>	<b>FY 2026 Budget</b>	<b>FY 2026 Revenues</b>	<b>FY 2026 Net Cost</b>
<b>Immokalee CRA/MSTU Admin - RG</b>	<b>3.00</b>	<b>715,500</b>	<b>715,500</b>	<b>-</b>
Staff Division costs and administrative costs to run the Immokalee CRA Office and Advisory Board meetings.				
<b>Immokalee CRA/MSTU Improvements - QP, CD, IAM</b>	<b>-</b>	<b>105,000</b>	<b>105,000</b>	<b>-</b>
New planning, construction, and development within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Landscaping - QP</b>	<b>-</b>	<b>35,000</b>	<b>35,000</b>	<b>-</b>
Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Utilities - QP</b>	<b>-</b>	<b>7,200</b>	<b>7,200</b>	<b>-</b>
Water, electric, and waste costs for properties within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Maintenance - QP, IAM</b>	<b>-</b>	<b>24,000</b>	<b>24,000</b>	<b>-</b>
Maintenance and repair of existing structures within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas (Non Landscaping).				
<b>Reserves, Transfers, Interest - RG</b>	<b>-</b>	<b>641,400</b>	<b>641,400</b>	<b>-</b>
<b>Current Level of Service Budget</b>	<b>3.00</b>	<b>1,528,100</b>	<b>1,528,100</b>	<b>-</b>

<b>Program Performance Measures</b>	<b>2024 Actual</b>	<b>FY 2025 Budget</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Budget</b>
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



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

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

<b>Program Budgetary Cost Summary</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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%
<b>Net Operating Budget</b>	<b>542,340</b>	<b>803,900</b>	<b>826,600</b>	<b>886,700</b>	-	<b>886,700</b>	<b>10.3%</b>
Trans to 1026 Immok CRA Capital	542,700	637,900	637,900	620,100	-	620,100	(2.8)%
Reserve for Contingencies	-	18,300	-	21,300	-	21,300	16.4%
<b>Total Budget</b>	<b>1,085,040</b>	<b>1,460,100</b>	<b>1,464,500</b>	<b>1,528,100</b>	-	<b>1,528,100</b>	<b>4.7%</b>
<b>Total FTE</b>	<b>2.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	-	<b>3.00</b>	<b>0.0%</b>

<b>Program Funding Sources</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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	1,163,900	-	1,163,900	5.0%
Trans fm 1011 Unincorp GenFd	225,400	252,000	252,000	264,600	-	264,600	5.0%
Carry Forward	31,100	-	(3,600)	-	-	-	na
Less 5% Required By Law	-	(400)	-	(400)	-	(400)	0.0%
<b>Total Funding</b>	<b>1,380,087</b>	<b>1,460,100</b>	<b>1,464,500</b>	<b>1,528,100</b>	-	<b>1,528,100</b>	<b>4.7%</b>

**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 FY25.

**Current FY 2026:**

The FY26 transfer to Fund 1026 is programed at \$620,100.

**Revenues:**

For planning purposes, revenue transfers from 0001 and 1011 were budgeted at a 5% increase from last year. These amounts will be updated when the final millage rates and taxable values are determined.



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

**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.

<b>Program Summary</b>	<b>FY 2026 Total FTE</b>	<b>FY 2026 Budget</b>	<b>FY 2026 Revenues</b>	<b>FY 2026 Net Cost</b>
<b>Immokalee CRA/MSTU Admin - RG</b>	-	121,500	121,500	-
Staff Division costs and administrative costs to run the Immokalee CRA Office and Advisory Board meetings.				
<b>Immokalee CRA/MSTU Improvements - QP, CD, IAM</b>	-	475,000	475,000	-
New planning, construction, and development within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Landscaping - QP</b>	-	120,000	120,000	-
Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Utilities - QP</b>	-	120,000	120,000	-
Water, electric, and waste costs for properties within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Maintenance - QP, IAM</b>	-	142,200	142,200	-
Maintenance and repair of existing structures within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas (Non Landscaping).				
<b>Immokalee CRA/MSTU Holiday Decorations - QP</b>	-	30,000	30,000	-
Holiday Decorations within the Immokalee Beautification MSTU, CRAs, and Roadway Maintenance areas.				
<b>Reserves, Transfers, Interest - RG</b>	-	1,177,600	1,177,600	-
<b>Current Level of Service Budget</b>	-	<b>2,186,300</b>	<b>2,186,300</b>	-

<b>Program Performance Measures</b>	<b>2024 Actual</b>	<b>FY 2025 Budget</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Budget</b>
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



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

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

<b>Program Budgetary Cost Summary</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
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%
<b>Net Operating Budget</b>	<b>354,294</b>	<b>819,700</b>	<b>788,400</b>	<b>1,008,700</b>	<b>-</b>	<b>1,008,700</b>	<b>23.1%</b>
Trans to Property Appraiser	4,235	4,500	4,500	4,500	-	4,500	0.0%
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	-	1,128,000	-	1,128,000	(12.3)%
<b>Total Budget</b>	<b>369,992</b>	<b>2,143,900</b>	<b>805,600</b>	<b>2,186,300</b>	<b>-</b>	<b>2,186,300</b>	<b>2.0%</b>

<b>Program Funding Sources</b>	<b>2024 Actual</b>	<b>FY 2025 Adopted</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Current</b>	<b>FY 2026 Expanded</b>	<b>FY 2026 Recom'd</b>	<b>FY 2026 Change</b>
Ad Valorem Taxes	511,248	629,400	604,200	660,900	-	660,900	5.0%
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)	-	(33,000)	-	(33,000)	3.4%
<b>Total Funding</b>	<b>2,069,459</b>	<b>2,143,900</b>	<b>2,357,000</b>	<b>2,186,300</b>	<b>-</b>	<b>2,186,300</b>	<b>2.0%</b>

**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 \$1,128,000 is provided.

**Revenues:**

For planning purposes, ad valorem revenue was budgeted at a 5% increase from last year. This amount will be updated when the final millage rate and taxable value is determined.





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

**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.

<b>Program Summary</b>	<b>FY 2026 Total FTE</b>	<b>FY 2026 Budget</b>	<b>FY 2026 Revenues</b>	<b>FY 2026 Net Cost</b>
<b>Immokalee CRA/MSTU Landscaping - QP</b>	-	215,700	-	215,700
Landscaping costs within the Immokalee Beautification MSTU, CRA, and Roadway Maintenance areas.				
<b>Immokalee CRA/MSTU Utilities - QP</b>	-	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

<b>Program Performance Measures</b>	<b>2024 Actual</b>	<b>FY 2025 Budget</b>	<b>FY 2025 Forecast</b>	<b>FY 2026 Budget</b>
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

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

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



**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:

Forecast maintenance expenditures include contractual maintenance services, electricity and water. It is anticipated that all of the Operating Expense will be spent.

Current FY 2026:

Planned maintenance expenditure increases are requested at the Countywide rate of 3%. Funding for landscaping has been moved from Other Contractual Services to Maintenance of Grounds.



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.

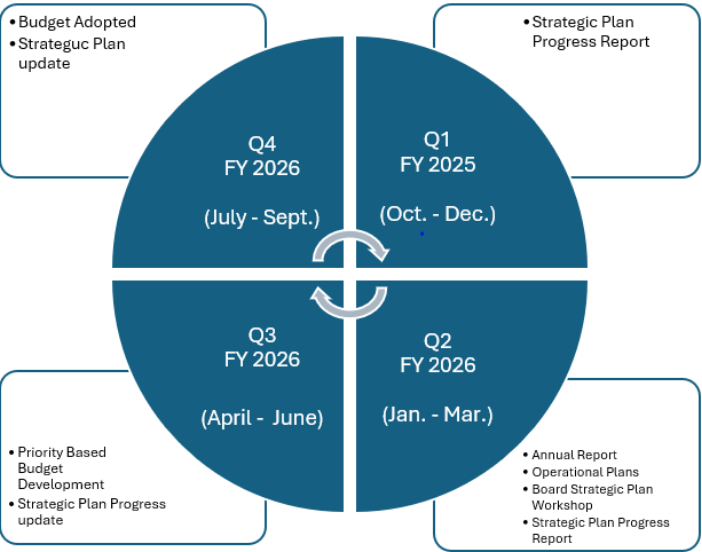
Community Development  
Objectives

- 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



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

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

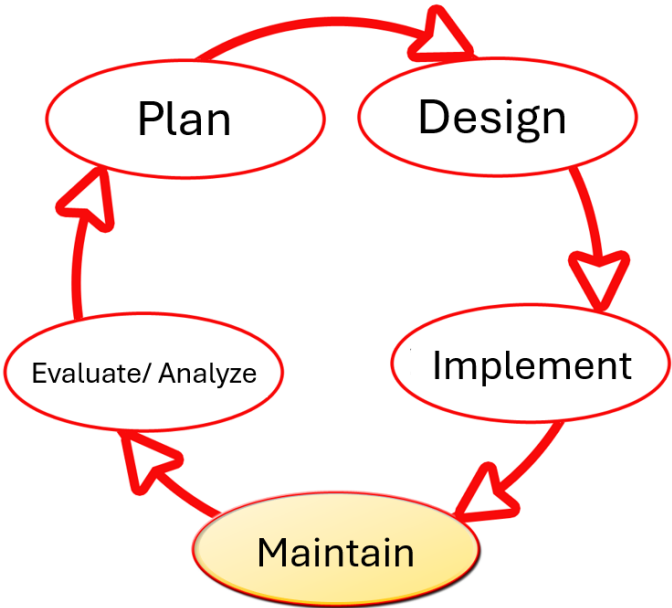
- Historic Cemetery on Main Street
- Immokalee Pioneer Museum @ Roberts Ranch

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 9<sup>th</sup> Street to East 2<sup>nd</sup> 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





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 Mainatenance 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)					
		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 Utiltiy 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 esitmated project amount: \$ 15,796,392.10



## STAFF REPORT

To: Immokalee Local Redevelopment Advisory Board (CRA) & the  
Immokalee Beautification MSTU Advisory Committee

From: Christie Betancourt, Assistant CRA Director

Subject: Request for CRA Input – New Market Road Commercial Project  
Parcels: 63850400004, 63850360005, & 638504400006

Date: May 14, 2025

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**BACKGROUND & ANALYSIS:** Boral Engineering & Design, Inc. is currently working on a project that involves an alley vacating application with Collier County. As part of the County's review process, the applicant is required to identify and provide a public benefit in exchange for the vacated area.

Per direction from the Collier County Transportation Department, Boral Engineering has reached out to the Immokalee CRA seeking additional community recommendations to ensure the proposed improvements align with the goals and priorities of the Immokalee Community Redevelopment Area.

Boral is requesting support from the CRA for the following:

1. **Vacating the Alley:**

Boral provided a legal sketch outlining the alleyway proposed for vacating. They are requesting CRA support as part of their application. In exchange, they are seeking feedback on what the community might like to see offered as a benefit in-kind.

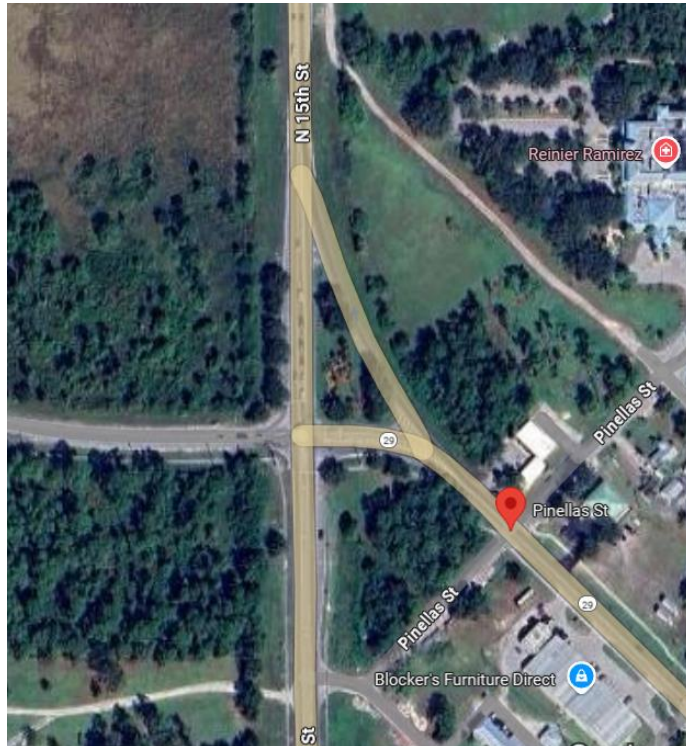
2. **On-Street Parking along Pinellas Street:**

Boral has also included a conceptual plan proposing on-street parking along the improved portion of Pinellas Street. CRA Staff has reservations about supporting this request at this time due to increased traffic use and recent roadway improvements.

CRA Staff will also be consulting with Johnson Engineering, who was recently retained to assist the CRA with planning support services, for technical input and alignment with redevelopment goals.

We request the Board's review and input on this request, particularly regarding appropriate community benefit suggestions and the on-street parking proposal.

**PROJECT AREA:** New Market Road West and Pinellas Street. Parcels: 63850400004, 63850360005, & 638504400006



**RECOMMENDATION:**

Staff request the Board's review and provide input, particularly regarding appropriate community benefit suggestions and the on-street parking proposal.

**NEXT STEP:**

Schedule meeting with Johnson Engineering and Boral Engineering to discuss project. If project is supported by board staff will provide a letter of support.

**ATTACHMENTS:**

- Exhibit A
- Conceptual Plans



Project C-614129	Sheet
Date 03-18-2025	1 OF 2
Scale NTS	

## EXHIBIT "A"

### LEGAL DESCRIPTION TO VACATE 20' ALLEY

THAT PORTION OF THE 20' ALLEY LYING BETWEEN LOTS 2, 3, 4, 5, 6 AND 7, BLOCK 2, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 104 AND 105, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF NORTH 15TH STREET AND BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY RIGHT OF WAY LINE OF PINELLAS STREET.

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER  
PROFESSIONAL SURVEYOR AND MAPPER #5593

#### NOTES:

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF N00°51'05"W.



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

SKETCH AND DESCRIPTION OF  
**XXX NEW MARKET**  
**IMMOKALEE, FL 34142**  
PREPARED FOR  
**TIMOTHY DENARDIS AND**  
**CASSANDRE DENARDIS**

Project	Sheet
C-614129	2 OF 2
Date	
03-18-2025	
Scale	
1"=50'	



N 15TH STREET  
200' RW (IMPROVED)

JEFFERSON AVENUE W  
50' RW (IMPROVED)

NEW MARKET ROAD WEST  
100' RW (IMPROVED)

PINELLAS STREET  
60' RW (IMPROVED)

28.25'

100.0'

N00°51'05"W 197.82'

N45°54'50"W 15.83'

28.25'

LOT 7  
BLOCK 2

LOT 6  
BLOCK 2

LOT 5  
BLOCK 2

LOT 4  
BLOCK 2

LOT 3  
BLOCK 2

LOT 2  
BLOCK 2

20' ALLEY TO BE  
VACATED

N45°54'50"W 150.00'

S44°05'10"W 140.00'

S44°05'10"W 140.00'

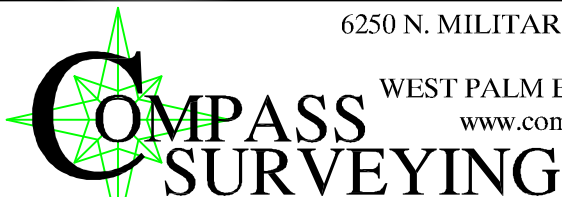
L1

L2

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	1124.68'	89.27'	04°32'53"
C2	80.00'	162.11'	116°06'11"

LINE TABLE		
	BEARING	LENGTH
L1	S45°54'50"E	60.82'
L2	N44°05'10"E	6.17'

EXHIBIT "A"



LB. 7463    PHONE: 561.640.4800    FAX: 561.640.0576

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compasssurveying.net

SKETCH AND DESCRIPTION OF  
XXX NEW MARKET  
IMMOKALEE, FL 34142  
PREPARED FOR  
TIMOTHY DENARDIS AND  
CASSANDRE DENARDIS



SITE DATA TABLE

SITE ADDRESS: TBD  
IMMOKALEE FL , 34142

SITE AREA: ±42,000 SF (±0.98 AC)  
FUTURE LAND USE : CMU (COMMERCIAL MIXED USE)  
ZONING: C-1 (COMMERCIAL CORRIDOR)  
BUILDING USE: (RETAIL STORES)  
CONSTRUCTION TYPE: C.B.S.  
MAX. BUILDING HEIGHT: 35'  
FEMA FLOOD ZONE: "AH 35"  
STRAP NUMBER: 520300 2 3 1E28 , 520300 2 2 1E28 , 520300 2 51E28  
PARCEL NUMBER: 63850400004 , 63850360005 , 638504400006

ZONING

SITE: (C-1)  
NORTH: (NEW MARKET RD)  
SOUTH: (PINELLAS ST)  
EAST: (NEW MARKET RD )  
WEST: ( N 15TH ST)

BUILDING SETBACKS

	REQ'D	PROV'D	LANDSCAPE BUFFERS	REQ'D	PROV'D
NORTH (FRONT):	15'	25.4'		10'	10'
SW 6TH TERRACE - 70' R.W					
SOUTH (REAR):	15'	15.0'		10'	10'
PINE ISLAND ROAD - 20' R/W					
EAST (FRONT):	15'	51.4'		10'	10'
SW 5TH TERRACE - 60' R.W					
WEST (SIDE):	15'	15.0'		10'	10'
VACANT LOT					

PROPOSED BUILDING

RETAIL STORES  
(RETAIL SHOP OR STORE )  
1 SPACE PER 250 S.F  
6,434 / 250 = 26 SPACES

TOTAL BUILDING AREA: ( 6,434 SF)

RESTAURANT  
(RESTAURANT)  
1 SPACE PER 100 S.F  
1,500 / 100 = 15 SPACES

TOTAL BUILDING AREA: (1,500 SF)

PARKING REQUIREMENTS

REQ'D PARKING = 41 SPACES  
PARKING PROP'D. = 48 SPACES  
(INCLUDES 2 H/C)

NOTES:

1. LOCATION OF EXISTING UTILITIES, DRAINAGE, LIGHTING AND OTHER INFRASTRUCTURE ARE ESTIMATED AND NEED TO BE CONFIRMED BY THE PROJECT SURVEYOR.
2. THE SITE LAYOUT SHOWN IS CONCEPTUAL AND WILL CHANGE BASED ON REGULATORY AGENCY REQUIREMENTS.

