

Collier County Community Redevelopment Agency

**IMMOKALEE CRA**

i The Place to Call Home !

**MEETING OF THE  
IMMOKALEE  
BEAUTIFICATION  
MSTU  
(Municipal Service Taxing Unit)  
ADVISORY COMMITTEE**

**January 26, 2022**

**8:30 a.m.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

**CRA** Collier County Community  
Redevelopment Agency



## 2022

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January 2022	February 2022	March 2022	April 2022
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
May 2022	June 2022	July 2022	August 2022
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
September 2022	October 2022	November 2022	December 2022
S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	S M T W T F S 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

CRA Meeting    
 MSTU Meeting    
 Special Meeting  
 Joint Meeting    
 Cancelled    
 No meeting

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

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

◆ Hybrid Remote Public Meeting

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

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Penny Taylor  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Andy Solis, Esq  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Frank Nappo  
Chairman

Anne Goodnight  
Vice-Chair

Mike Facundo  
Andrea Halman  
Mark Lemke  
Estill Null

Edward "Ski" Olesky  
Yvar Pierre  
Jonathan Argueta

**MSTU Advisory Committee**

Bernardo Barnhart  
Chairman

Andrea Halman  
Vice-Chair

Norma Garcia  
Christina Guerrero  
Cherry Thomas  
David Turrubiarz jr.

**CRA Staff**

Debrah Forester  
CRA Director

Christie Betancourt  
Operations Manager

Yvonne Blair  
Project Manager

Marilyn Gijon  
Administrative  
Assistant

**Meeting of the Immokalee Beautification MSTU Advisory Committee**

**AGENDA**

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

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

January 26, 2022 - 8:30 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Moment of Silence.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. (*Action Item*)  
**- MSTU Board Action**
- E. Approval of Agenda. (*Action Item*)  
**- MSTU Board Action**
- F. Approval of Consent Agenda. (*Action Item*)
  - 1. Minutes
    - i. Joint CRA & MSTU Advisory Board Meeting for December 15, 2021 (Enclosure 1)
  - 2. Budget Reports (Enclosure 2)
  - 3. Community Meetings (Enclosure 3)**- MSTU Board Action**
- G. Announcements.
  - 1. Public Comment speaker slips
  - 2. Communications
  - 3. Community Input Meeting (Enclosure 4)
- H. Old Business.
  - 1. Contractor Maintenance Reports
    - i. A&M Property Maintenance Report & Schedule (Enclosure 5)
- I. New Business.
  - 1. Nominations for Chair and Vice-Chair**- MSTU Board Action**
- J. Staff Reports.
  - 1. Project Manager Observation Field Report (Enclosure 6)
  - 2. Project Manager Report (Enclosure 7)
  - 3. Operations Manager Report (Enclosure 8)
- K. Other Agencies.
  - 1. Code Enforcement (Enclosure 9)
  - 2. FDOT updates (Enclosure 10)
  - 3. Collier EDO/Immokalee Culinary Accelerator
- L. Citizen Comments.
- M. Next Meeting Date. MSTU will be meet on 2/23/22 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 Marilyn Gijon via email at [Marilyn.Gijon@colliercountyfl.gov](mailto:Marilyn.Gijon@colliercountyfl.gov) by January 25, 2022 at 4:00 p.m. You may attend the meeting in person on January 26, 2022 at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142. **Space will be limited.**

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

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

## MINUTES

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification MSTU Advisory Committee on December 15, 2021. 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 Dr. Frank Nappo, CRA Chair at 9:00 A.M.

B. Pledge of Allegiance and Moment of Silence.

Commissioner William “Bill” McDaniel led the Pledge of Allegiance and Mr. Bernardo Barnhart led prayer.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Dr. Frank Nappo, Patricia “Anne” Goodnight, Edward “Ski” Olesky(9:21 a.m.), Yvar Pierre (9:09 a.m.), Mark Lemke, Andrea Halman, and Jonathan Argueta.

CRA Advisory Board Members Present via Zoom:

Michael “Mike” Facundo.

CRA Advisory Board Members Absent/Excused:

Estil Null.

MSTU Advisory Committee Members Present:

Bernardo Barnhart, Andrea Halman, Norma Garcia, Christina Guerrero, and David Turrubiardez Jr.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

Cherryle Thomas.

Others Present in Person:

.Commissioner Bill McDaniel.

Others Present via Zoom:

Lupita Vazquez Reyes, Marina Guirguis, Silvia Puente, and Clara Herrera.

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

D. Voting Privileges for Board Members via Zoom.

One CRA board member was present via zoom.

**CRA Action:**

**Action:** *Mr. Mark Lemke made a motion to allow board members on zoom privileges. Ms. Patricia Anne Goodnight seconded the motion and it passed by unanimous vote. 5-0.*

**MSTU Action:**

**Action:** *Mr. David Turrubiardez made a motion to allow board members zoom privileges. Ms. Norma Garcia seconded the motion and it passed by unanimous vote. 5-0.*

E. Approval of Agenda.

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

**CRA Action:**

**Action:** *Ms. Patricia Anne Goodnight made a motion to approve the agenda as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 5-0.*

**MSTU Action:**

**Action:** *Ms. Norma Garcia made a motion to approve agenda as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 5-0.*

F. Approval of Consent Agenda.

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for November 17, 2021 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Community Meetings (Enclosure 3)

**CRA Action:**

**Action:** *Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Ms. Patricia Anne Goodnight seconded the motion and it passed by unanimous vote. 5-0.*

**MSTU Action:**

**Action** *Mr. David Turrubiardez made a motion to approve the Consent Agenda as presented. Ms. Andrea Halman seconded the motion and it passed by unanimous vote. 5-0.*

G. Announcements.

1. Public Comments speaker slips  
CRA Staff reiterated the public 3-minute speaker slip policy. The board will give more time if they feel it necessary.
2. Communications Folder  
Staff reviewed the communications folder with the board and members of the public. The folder contained the public notice for this meeting and community event flyers for upcoming events.
3. Community Town Hall Meeting – 1.13.22 – 6:00 p.m. at CareerSource SWFL

H. Old Business.

1. Redevelopment Plan updates  
Staff announced that the community input meeting was held on December 14, 2021 at 6:00 p.m. at the CareerSource. The Immokalee CRA Redevelopment Updates presentation that was presented at the December 14<sup>th</sup> Redevelopment meeting was reviewed. The presentation highlights the goals, objectives, and strategies. Goals include Celebrating Culture, Economic Development, Housing, Infrastructure, and Plan Implementation/Admin. It was explained that each part of the goals has their objectives to reach completion. Strategies are the third part of the plan implementation. Funding projections and project priorities were also explained in the Project Financing and Leveraging Funds portion of the update.

The Project Priorities for Short-Term Capital Projects (Infrastructure) are Sidewalk South Immokalee Phase 3, Main Street Enhancements, First Street Corridor, Lake Trafford Lighting, Stormwater Master Plan Implementation, and for Mobility, Transit Amenities. The Project Priorities for Short-Term Capital Projects (Housing) are Infrastructure Improvements, Mobile Home Replacement Initiative, Housing Renovation Incentives, New Construction Incentives. The Project Priorities for Short-Term Capital Projects (Economic Development) are Regional Partnership, Branding and Marketing, TIF Incentives, Broadband Initiatives, Retail Demand Analysis, Retail Development Incentives, Site Ready Incentives, and Main Street Initiative. The Project Priorities for Short-Term Capital Projects (Cultivating Culture) are Branding and Marketing, Public Art, and Special Events, and the Neighborhood Revitalization Initiative includes South Immokalee and Eden Park.

In the Redevelopment Plan Update Timeline, it's explained that the current activities of "October-December 2021" is Community Review Meeting & CRA Review Draft Redevelopment Plan. The next step is CRA endorsement of the Final Redevelopment Plan, is tentatively set for January 19, 2022. Planning Commission will be February 2022 and Board of County Commissioners Adoption will be March 2022.

**\*Presentation is attached to the minutes for the record. Click link [Redevelopment Presentation](#)**

2. Catholic Charities update

Staff provided the date for the upcoming scheduled community meeting. The meeting will be held on January 26, 2022 at 6:00 p.m. in the CareerSource SWFL conference room. This community meeting will further discuss the proposal to purchase the CRA property and will be for the public to attend and participate.

3. TIGER Grant updates

No updates.

4. Contractor Maintenance Report

i. A & M Property Maintenance

a. Maintenance Report & Schedule (Enclosure 5)

Staff provided board with a copy of enclosure 5 which is a copy of the upcoming landscape maintenance schedule for remaining December and upcoming month, backup for the last couple of months services is also provided. Staff explained that extra work was done this month due to holiday events and tree trimmings because of dead trees.

ii. Project Manager Observation Field Report (Enclosure 6)

Staff provided board a copy of enclosure 6 which is the Project Manager Observation field report for the MSTU beautification area. Staff discussed in detail key areas which include Zocalo Plaza, banners on Main Street, the Historical Cemetery on Main Street, and the plantings at the Welcome sign at the Triangle area. Staff announced that vines are still growing on the overhead wire at the Zocalo Plaza, and quotes are due in January for the removal.

Ms. Yvonne Blair explained that the bird of paradise logo located on the stage at the Zocalo Plaza has been completed and are awaiting final permit inspection. On November 30, 2021 staff noticed the logo sign was damaged over the Thanksgiving weekend and contacted Lykins Signtek for a quote for the repair. The renters from Thanksgiving weekend have been notified. Through the zoom chat, Ms. Lupita Vazquez Reyes suggested having guidelines for future events.

Staff also explained the grates throughout Main Street are now repaired and are no longer collecting trash.

I. New Business.

1. 2022 Public Meeting Calendar (Enclosure 7)
2. MSTU Board Vacancies
  - i. MSTU Application

a. Ana Estrella (Enclosure 8)

Staff reviewed Enclosure 8 which was an MSTU application for Ana Estrella. Ms. Estrella was not present. Staff announced that Ms. Estrella will be representing Immokalee Friendship House.

***MSTU Action:***

***Action Ms. Andrea Halman made a motion to recommend the appointment of Ms. Ana Estrella to the MSUT Advisory Committee. Mr. David Turrubiardez seconded the motion and it passed by unanimous vote. 4-0.***

J. Staff Reports.

1. Operations Manager Report (Enclosure 9)

Ms. Christie Betancourt reviewed the operations manager report as shown in enclosure 9.

Staff briefly discussed Infrastructure Projects, Non-Profit/Private Development, and the modified Impact Fee Installment Payment Program in more detail.

Staff provided brief updates on the Infrastructure Projects in Immokalee. The projects discussed were the Carson Road Project (Eden Park Elementary Safe Routes to School), the Lake Trafford Road Improvement Projects, the North 3<sup>rd</sup> Street Stormwater Improvement Project, the Madison Avenue Channel Project, and the Eden Gardens Project.

Staff also provided brief updates on the Housing Development Projects in Immokalee. The projects discussed were the Immokalee Foundation Learning Lab 18 home subdivision, the Immokalee Fair Housing Alliance proposed housing development, the Habitat for Humanity of Collier County Kaicasa housing development, Casa Amigos, and the Casa San Juan Diego Multi-Family housing development.

Staff also provided brief updates on the Non-Profit/Private Development in Immokalee. The project discussed were the Guadalupe Center van Otterloo Campus, Redlands Christian Migrant Association (RCMA) Childcare Development Center, Charter School, Community Hub, 7-Eleven, and O'Reilly Auto Parts.



Staff will continue to provide monthly updates on the Immokalee Area Master Plan (IAMP) Implementation schedule, the Redevelopment Plan, the county Infrastructure Projects, the Non-Profit/Private Development, the Commercial Facade Grant Program, Florida Heartland Economic Region of Opportunity (FHERO), Immokalee Unmet Needs Coalition (IUNC), and the Impact Fee Installment Payment Program in more detail.

Staff also announced the Commercial Façade Grant Improvement Program continues to allow the Immokalee CRA to provide financial incentives to the businesses of Immokalee.

Ms. Christie Betancourt explained two more locations of General Dollars will be added to the community. The General Dollars will be located on New Market Road and Flagler and on E. Main Street and S 2<sup>nd</sup> St. Suggestions were made that maybe to avoid having any more Family Dollars, in the future there should be an application submitted to the CRA to help the process of eventually getting bigger corporation stores like Walmart or Home Depot in our community.

2. Project Manager Report (Enclosure 10)

Ms. Yvonne Blair reviewed the project managers report as shown in enclosure 10.

Staff briefly discussed the Carver Street & South 5<sup>th</sup> Street Project, the Eustis Avenue & West Delaware Avenue Phase III Project, Trash Cans and Garbage Pickup, the Main Street Improvements and Lighting, Main Street Corridor Streetscape Design Plan, and the Zocalo Plaza improvement project. The damaged grates on Main Street have been repaired. Ms. Yvonne Blair also updated on the FDOT meeting she attended on December 7, 2021 and said they discussed they created a 5 year plan.

The decorations for the Street Poles 1<sup>st</sup> – 9<sup>th</sup> were put up on December 6, 2021 as well as the Christmas tree and decorations at the Zocalo plaza. No ornaments were bought for Zocalo Plaza because there is nowhere to store them safely until the storage container is repaired. The decorations will be picked up by January 10, 2022.

K. Other Agencies

1. Code Enforcement (Enclosure 11)  
No updates, just listing of cases and pictures of improvements.
2. FDOT updates  
No updates available.
3. Collier EDO/Immokalee Culinary Accelerator  
No updates.

L. Citizens Comments.

No citizen comments.

M. Next Meeting Date.

The next CRA meeting will be on February 16, 2022 at 9:00 A.M. at the CareerSource SWFL located at 750 South 5<sup>th</sup> Street Immokalee, Fl.

The next MSTU meeting will be on February 23, 2022 at 8:30 A.M. at the Career Source SWFL located at 750 South 5<sup>th</sup> Street Immokalee FL.

N. Adjournment.

Meeting Adjourned @ 11:23 A.M.

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

## Fund 186 Immokalee Redevelopment

Fund 186 Immokalee Redevelopment									
Fund / Com Item	BCC Adopt Budget	Tot Adopt Budget	Carryf Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available	
**** Grand Total-Fund/CI									
*** 186 IMMOKALEE REDEVELOP						203,530.30	619,424.27-	415,893.97	
** REVENUE Sub Total	1,207,100.00-	1,207,100.00-			1,034,697.95-		1,005,938.36	229,235.36-	
* REVENUE - OPERATING Su	6,300.00-	6,300.00-			6,300.00-		1,061.64-	5,238.36-	
324102 DEF IMPCT FEE PAY							100.33-	100.33	
361170 OVERNIGHT INT							961.31-	5,338.69-	
361180 INVESTMENT IN	6,300.00-	6,300.00-			6,300.00-				
* CONTRIBUTION AND TRANS	1,200,800.00-	1,200,800.00-			1,028,397.95-		1,007,000.00	223,997.00-	
481001 TRANS FRM 001	821,100.00-	821,100.00-			821,100.00-		821,100.00		
481111 TRANS FRM 111	185,900.00-	185,900.00-			185,900.00-		185,900.00		
481162 TRANS FRM 162	92,800.00-	92,800.00-			92,800.00-			92,800.00-	
489200 CARRY FORWARD GEN	101,300.00-	101,300.00-			101,300.00			101,300.00-	
489201 CARRY FORWARD OF					30,197.95-			30,197.00-	
489900 NEG 5% EST RE	300.00	300.00			300.00			300.00	
** EXPENSE Sub Total	929,000.00	958,740.25			960,197.95	203,530.30	388,637.37	532,530.28	
* PERSONAL SERVICE	194,700.00	194,700.00			195,200.00	21,219.00	36,107.00	137,874.00	
* OPERATING EXPENSE	388,500.00	418,240.25			419,197.95	182,311.30	37,030.37	199,356.28	
634207 IT CAP ALLOCA	7,900.00	7,900.00			7,900.00	5,925.00	1,975.00		
634210 IT OFFICE AUT	11,700.00	11,700.00			11,700.00	8,775.00	2,925.00		
634970 INDIRECT COST	52,200.00	52,200.00			52,200.00	52,200.00			
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		2,614.57	17,385.43	
634999 OTHER CONTRAC	150,000.00	179,740.25			179,740.25	68,473.28	13,286.97	97,980.00	
639967 TEMPORARY LAB	45,000.00	45,000.00			45,000.00			45,000.00	
639990 OTHER CONTRAC									
640200 MILEAGE REIMB									
640300 TRAVEL PROF D	5,500.00	5,500.00			5,500.00		1,994.00	3,506.00	
640410 MOTOR POOL RENTAL	6,600.00	6,600.00			6,600.00			6,600.00	
641230 TELEPHONE ACC	200.00	200.00			200.00			200.00	
641400 TELEPHONE DIR	6,000.00	6,000.00			6,000.00	5,618.99	381.01		
641700 CELLULAR TELE	3,000.00	3,000.00			3,000.00	2,369.23	630.77		
641950 POST FREIGHT	200.00	200.00			200.00			200.00	
641951 POSTAGE	100.00	100.00			100.00			100.00	
643100 ELECTRICITY	1,200.00	1,200.00			1,200.00	936.17	63.83	200.00	
643400 WATER AND SEW	5,000.00	5,000.00			5,000.00	3,559.46	240.54	1,200.00	
644100 RENT BUILDING	37,200.00	37,200.00			37,200.00	27,030.24	9,010.08	1,159.68	
644620 LEASE EQUIPME	2,000.00	2,000.00			2,000.00	1,695.50	304.50		
645100 INSURANCE GEN	1,600.00	1,600.00			1,600.00	1,200.00	400.00		
645260 AUTO INSURANC	500.00	500.00			500.00	375.00	125.00		
646180 BUILDING RM I									
646430 FLEET MAINT I	200.00	200.00			200.00		10.00	190.00	



## Fund 162 Immokalee Beautification

Fund 162 Immokalee Beautification									
Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available	
**** Grand Total-Fund/CI									
*** 162 IMMOKALEE BEAU									
** REVENUE Sub Total	1,518,400.00-	5,518,400.00-			1,847,664.21-	162,227.33	(105,876.33)	(56,351.00)	
* REVENUE - OPERATING Su	465,800.00-	4,465,800.00-			465,800.00-		235,197.05-	1,612,467.16-	
311100 CUR AD VALORE	460,800.00-	4,460,800.00-			460,800.00-		234,352.72-	230,602.95-	
311200 DELAD VALORE							77.78	226,447.28-	
361170 OVERNIGHT INT							90.79-	77.78-	
361180 INVESTMENT IN	5,000.00-	5,000.00-			5,000.00-		831.32-	90.79	
361320 INTEREST TAX								4,168.68-	
* CONTRIBUTION AND TRANS	1,052,600.00-	1,052,600.00-			1,381,864.21-			1,381,864.21-	
486600 TRANS FROM PR									
486700 TRANS FROM TA									
489200 CARRY FORWARD	1,076,000.00-	1,076,000.00-			1,076,000.00-			1,076,000.00-	
489201 CARRY FORWARD					329,264.21-			329,264.21-	
489900 NEG 5% EST RE	23,400.00	23,400.00			23,400.00			23,400.00	
** EXPENSE Sub Total	1,517,900.00	1,517,900.00			1,847,164.21	162,227.33	129,320.72	1,555,616.16	
* OPERATING EXPENSE	473,300.00	473,300.00			710,387.95	162,227.33	123,259.63	424,900.99	
631400 ENG FEES	150,000.00	150,000.00			264,763.00	103,648.25	16,670.00	144,444.75	
631650 ABSTRACT FEES									
634970 INDIRECT COST	2,700.00	2,700.00			2,700.00	2,700.00		17,385.42	
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00		2,614.58	163,683.45	
634999 OTHER CONTRAC	200,000.00	200,000.00			200,789.00	31,378.17	5,727.38		
639961 PAINTING CONTRAC					97,635.04		97,635.04		
639990 OTHER CONTRAC									
643100 ELECTRICITY	10,000.00	10,000.00			10,000.00			10,000.00	
645100 INSURANCE GEN	800.00	800.00			800.00	600.00		200.00	
646311 SPRINKLER SYS									
646451 LIGHTING MAIN	85,000.00	85,000.00			92,730.91	7,730.91		85,000.00	
649010 LICENSES AND PERM	1,000.00	1,000.00			1,000.00			1,000.00	
649100 LEGAL ADVERTI	1,000.00	1,000.00			1,000.00			1,000.00	
651110 OFFICE SUPPLI	100.00	100.00			100.00			100.00	
651910 MINOR OFFICE	1,000.00	1,000.00			1,000.00			1,000.00	
652210 FOOD OPERATIN	500.00	500.00			500.00			500.00	
652990 OTHER OPERATI	1,200.00	1,200.00			17,370.00	16,170.00	412.63	787.37	
652999 PAINTING SUPPLIES	500.00	500.00			500.00			500.00	

## Fund 162 Immokalee Beautification

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
<b>* CAPITAL OUTLAY</b>	<b>500,000.00</b>	<b>500,000.00</b>			<b>500,000.00</b>			<b>500,000.00</b>
762200 BUILDING IMPR	500,000.00	500,000.00			500,000.00			500,000.00
763100 IMPROVEMENTS	<b>92,800.00</b>	<b>92,800.00</b>			<b>92,800.00</b>			<b>92,800.00</b>
<b>162</b>								
911860 TRANS TO 186	92,800.00	92,800.00			92,800.00			92,800.00
917160 TRANS TO 716								
<b>* TRANSFER CONST</b>	<b>15,100.00</b>	<b>15,100.00</b>			<b>15,100.00</b>		<b>6,061.09</b>	<b>9,038.91</b>
930600 PA BUDGET TR	4,400.00	4,400.00			4,400.00		875.60	3,524.40
930700 TC BUDGET TR	10,700.00	10,700.00			10,700.00		5,185.49	5,514.51
<b>* RESERVES</b>	<b>436,700.00</b>	<b>436,700.00</b>			<b>528,876.26</b>			<b>528,876.26</b>
993000 RESV FOR CAPI	436,700.00	436,700.00			528,876.26			528,876.26

## Fund 111 Immok Rd SR29

Fund 111 Immok Rd SR29

C.C.163805

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI						
*** 163805 IMMOK RD & SR 29	218,000.00	218,000.00	218,000.00	155,376.29	59,123.71	3,500.00
** EXPENSE Sub Total	218,000.00	218,000.00	218,000.00	155,376.29	59,123.71	3,500.00
* OPERATING EXPENSE	218,000.00	218,000.00	218,000.00	155,376.29	59,123.71	3,500.00
634990 LANDSCAPE INC	15,000.00	15,000.00	15,000.00	4,800.00	10,200.00	
634999 OTHER CONTRAC	175,000.00	175,000.00	175,000.00	129,381.00	45,619.00	
643100 ELECTRICITY	9,000.00	9,000.00	9,000.00	8,212.19	1,287.81	500.00-
643300 TRASH AND GA	4,000.00	4,000.00	4,000.00	2,521.34	478.66	1,000.00
643400 WATER AND SEW	11,000.00	11,000.00	11,000.00	10,461.76	1,538.24	1,000.00-
646311 SPRINKLER SYS	500.00	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00	3,000.00			3,000.00
652310 FERT HERB CHE	500.00	500.00	500.00			500.00

Fund 786 Imnokalee CRA Proj

Fund / Comm Item	BCC Adopt Budget	Tot Adopt Budget	CarryF Amendme	Amendments	Tot Amend Budget	Commitment	Actual	Available
**** Grand Total-Fund/CI								
*** 786 IMMOKALEE CRA PROJ							97,600.00-	97,600.00
** REVENUE Sub Total								
* REVENUE - OPERATING Su								
361180 INVESTMENT IN	6,300.00-	6,300.00-			6,300.00-			6,300.00-
* CONTRIBUTION AND TRANS								
481186 TRANS FROM 186 IMIM	97,600.00-	97,600.00-			97,600.00-		97,600.00-	
489201 CARRY FORWARD		1,451,700			1,451,700.00-			1,451,700.00-
489900 NEG 5% EST RE	300.00	300.00			300.00			300.00
** EXPENSE Sub Total								
* OPERATING EXPENSE								
634980 INTERDEPT PAY	20,000.00	20,000.00			20,000.00			20,000.00
634999 OTHER CONTRAC		268,000.00			268,000.00			268,000.00
* CAPITAL OUTLAY	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	
763100 IMPROVEMENTS	83,600.00	1,167,300.00			1,167,300.00			1,167,300.00
* GRANTS AND DEBT SERVIC		100,000.00			100,000.00			100,000.00
884200 RESIDENTIAL REHAB		100,000.00			100,000.00			100,000.00





## Upcoming Community Events

*Updated 1/14/2021*

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

**Date:** 1/19/2022 at 2:00 p.m.

**Location:** Hybrid Remote Zoom/North Collier Regional Park, Conference Room A  
15000 Livingston Road  
Naples, FL. 34109

For more information contact Miguel Rojas 239.252.4031.

Zoom Link:

<https://us02web.zoom.us/j/85487046953?pwd=dDdxQjQydTBTMUxhRGt3MjFwTVN3dz09>

Passcode: 222971

### **Immokalee Community Task Force Meeting**

**Date:** 1/24/2022 at 10:00 a.m.

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

### **Immokalee Lighting & Beautification MSTU Advisory Committee Meeting**

**Date:** 1/26/2022 at 8:30 a.m.

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

For more information contact: Marilyn Gijon 239.867.0025

### **Catholic Charities Public Meeting**

**Date:** 1/26/2022 at 6:00 P.M.

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

For more information contact: Marilyn Gijon 239.867.0025

Zoom link:

<https://us02web.zoom.us/j/81923465692?pwd=cHhnMS9sQ3M2S0F3N09jaU1jZndyQT09>

**Immokalee Lighting & Beautification MSTU Advisory Committee Meeting  
Walking Tour**

**Date:** 2/7/2022 at 9:00 a.m.

**Location:** Zocalo Park

107 North 1<sup>st</sup> Street

Immokalee, FL. 34142

For more information contact: Marilyn Gijon 239.867.0025

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



## COMMUNITY INPUT NEEDED FUTURE USE OF CRA PROPERTY MAIN STREET AND SOUTH NINTH ST

### WHEN:

Wednesday, January 26, 2022

6:00 p.m.

### WHERE:

CareerSource SWFL  
750 South 5th Street  
Immokalee

**ZOOM:** [Meeting Link](#)

### MORE INFORMATION:

Visit [www.Immokaleecra.com](http://www.Immokaleecra.com)  
or call Marilyn Gijon at 239-867-0025.



Representatives from Catholic Charities, will present their offer to purchase the 1.96 acre site to create a community campus. If purchased, the property will be combined with the adjacent properties to create a 6.94 acre community mixed-use campus. The proposed campus would include a community center, health clinic, retail, and multi-family housing. Please visit [www.Immokaleecra.com](http://www.Immokaleecra.com) to view proposal and proposed site plan.



**A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT**  
Immokalee MSTU/MSTD Landscape Maintenance

**Month of: January 2022**

Work Area 1-Hwy 29 to Hancock	Service #1	Service #2	Service #3	Service #4	Service #5
(1) Side ROW Mowing	n/a	1/7/22	1/14/22		
(2) Median Mowing	n/a	1/7/22	1/14/22		
(3) Median Mowing	n/a	1/7/22	1/14/22		
(4) Turf Mowing & Edging	n/a	1/7/22	n/a		
(5) Weeding	n/a	1/4/22	1/11/22		
(6) General Site Pruning	n/a	n/a	1/10/22		
(7) Irrigation Systems	1/1/22	1/8/22	1/15/22		
(27) Street Cleaning	n/a	1/4/22	1/11/22		
(28) Trash Removal	n/a	1/4/22	1/11/22		
(29) Air Blow	n/a	1/4/22	1/11/22		
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a		
(31) Street Sweeping	n/a	1/6/22	1/13/22		
(32) Bulbouts and Gutter Channel Drain Cleaning	n/a	n/a	1/11/22		
(33) Pressure Water Flush	n/a	n/a	1/11/22		
(34) Tree Grates	n/a	n/a	1/11/22		
(35) Pressure Cleaning btw 9th & 1st	n/a	n/a	n/a		
Work Area 2-1st to Carver & Triangle	Service #1	Service #2	Service #3	Service #4	Service #5
(8) Side ROW Mowing	n/a	1/7/22	1/14/22		
(9) Side ROW Mowing	n/a	1/7/22	1/14/22		
(10) Median Mowing	n/a	1/7/22	1/14/22		
(11) Weeding	n/a	1/4/22	1/11/22		
(12) General Site Pruning	n/a	n/a	1/10/22		
(13) Irrigation Systems	1/1/22	1/8/22	1/15/22		
(27) Street Cleaning	n/a	1/4/22	1/11/22		
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a		
(37) Street Sweeping	n/a	1/6/22	1/13/22		
(38) Tree Grates	n/a	1/4/22	1/11/22		
Work Areas 1 & 2-Other Items	Service #1	Service #2	Service #3	Service #4	Service #5
(14-17) Canopy Tree Pruning	n/a	n/a	n/a		
(18-19) Palm Pruning	n/a	n/a	n/a		
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	n/a		
(21) Ornamental-Herbicides	n/a	n/a	n/a		
(22) Fertilization	n/a	n/a	n/a		
(25-26) Mulching	n/a	n/a	n/a		
(39) Banner Installation (swap)	n/a	n/a	1/13/22		
(40) Decorations with brackets	n/a	n/a	1/10/22		
ADDITIONAL INFORMATION/COMMENTS (plant/pest problems, site issues, recent traffic accidents, etc.)					
WORK COMPLETED THIS MONTH			WORK IN PROGRESS		
			<b>OPEN ESTIMATES; PENDING APPROVAL</b>		
			EST#1251-@ 1st & Main-Remove trees-\$500	\$	500.00

**A&M PROPERTY MAINTENANCE- GENERAL MAINTENANCE REPORT**  
Immokalee MSTU/MSTD Landscape Maintenance

**Month of: December 2021**

Work Area 1-Hwy 29 to Hancock	Service #1	Service #2	Service #3	Service #4	Service #5
(1) Side ROW Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(2) Median Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(3) Median Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(4) Turf Mowing & Edging	12/3/21	n/a	n/a	n/a	n/a
(5) Weeding	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(6) General Site Pruning	n/a	12/6/21	n/a	n/a	n/a
(7) Irrigation Systems	12/4/21	12/11/21	12/18/21	12/27/21	n/a
(27) Street Cleaning	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(28) Trash Removal	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(29) Air Blow	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(30) Stamped Concrete Bulbouts (Pressure)	n/a	n/a	n/a	n/a	n/a
(31) Street Sweeping	12/2/21	12/9/21	12/16/21	12/23/21	12/30/21
(32) Bulbouts and Gutter Channel Drain Cleaning	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(33) Pressure Water Flush	n/a	12/7/21	n/a	12/21/21	n/a
(34) Tree Grates	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(35) Pressure Cleaning btw 9th & 1st	n/a	n/a	n/a	n/a	n/a
Work Area 2-1st to Carver & Triangle	Service #1	Service #2	Service #3	Service #4	Service #5
(8) Side ROW Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(9) Side ROW Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(10) Median Mowing	12/3/21	12/10/21	12/17/21	12/24/21	n/a
(11) Weeding	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(12) General Site Pruning	n/a	12/6/21	n/a	n/a	n/a
(13) Irrigation Systems	12/4/21	12/11/21	12/18/21	12/25/21	n/a
(27) Street Cleaning	n/a	12/7/21	12/14/21	12/21/21	12/28/21
(36) Pressure Cleaning-Brick Pavers	n/a	n/a	n/a	n/a	n/a
(37) Street Sweeping	12/2/21	12/9/21	12/14/21	12/21/21	12/28/21
(38) Tree Grates	n/a	12/7/21	12/14/21	12/21/21	12/28/21
Work Areas 1 & 2-Other Items	Service #1	Service #2	Service #3	Service #4	Service #5
(14-17) Canopy Tree Pruning	n/a	n/a	n/a	n/a	n/a
(18-19) Palm Pruning	n/a	n/a	n/a	n/a	n/a
(20) Ornamental- Insecticides & Fungicides	n/a	n/a	n/a	n/a	n/a
(21) Ornamental-Herbicides	n/a	n/a	12/17/21	n/a	n/a
(22) Fertilization	n/a	n/a	n/a	n/a	n/a
(25-26) Mulching	n/a	n/a	n/a	n/a	n/a
(39) Banner Installation	12/1/21	n/a	n/a	n/a	n/a
(40) Decorations with brackets	n/a	n/a	n/a	n/a	n/a
ADDITIONAL INFORMATION/COMMENTS (plant/pest problems, site issues, recent traffic accidents, etc.)					
WORK COMPLETED THIS MONTH	WORK IN PROGRESS				
<b>OPEN ESTIMATES; PENDING APPROVAL</b>					
				EST#1251-@ 1st & Main-Remove trees-\$500	\$ 500.00

## MSTU Project Manager Field Observation & Assessment

### Project Manager Field Observations January 10, 2022

#### 1) **Beautification Area Improvements:**

##### *First Street Zocalo Plaza*

- Papaney & Sons Landscaping (Papaney) removed all the holiday decorations at Zocalo, and Trimmers Décor Holiday Décor removed the tree by 1.10.22. Papaney repaired the container to prevent future leakage before storing all the holiday decorations.



1.10.22 Zocalo Plaza cleared of holiday decorations

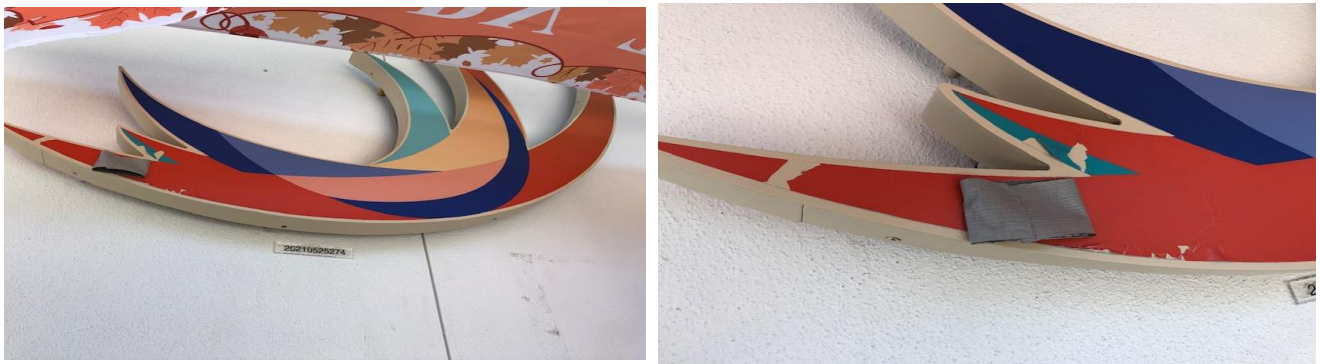


1.10.22 container repairs completed

## MSTU Project Manager Field Observation & Assessment

On 11.30.21 Staff noticed the logo sign was damaged and contacted Lykins for a quote to repair. On 12.22.21 Lykins provided a quote of \$660 to replace the damaged print by installing a clear acrylic & reverse laid print for the repairs to the Zocalo bird of paradise logo sign. It appears someone put duct tape on the sign to hang a "Happy Thanksgiving" banner over the bird of paradise sign. The Parks & Recreation Department contacted the last group that rented the park to see if they caused the damage and they said they did not hang a banner. We are unable to determine who caused the damage. On 12.22.21 Staff submitted Riskconnect Incident #5011302112118. On 12.30.21 a response was provided to Heidi Dareus, Risk Analyst, regarding the cause of the damage and the quote was emailed to Risk Management.

On 12.16.21 Staff notified Lykins Signtek (Lykins) that bird of paradise logo permit expired. Lykins is processing a new permit application so the permit may have its final inspection and be properly closed.



11.30.21 damage to logo discovered under a "Happy Thanksgiving" banner

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

Holiday garland and angel decorations were removed by 1.10.22. The holiday banners will be changed to the US flag banner.

On 12.15.21 the damaged streetlight pole #29 was reported and Transportation Traffic Operations had the pole on the ground with safety cones surrounding the pole. The pole was removed for safety reasons on 12.16.21. Staff verified there was no record of an accident or incident report. Staff filed a claim on 12.17.21 and ordered a quote from Simmonds Electrician to forward to the Risk Analyst upon receipt. There seems to be no damage to the bolts so we will be getting a quote for the light pole only. The Claim reimbursement will go to the Immokalee MSTU Fund 162-162524-MSTU Pole #29.



## MSTU Project Manager Field Observation &amp; Assessment



Staff identified damaged drainage grates on Main Street. Damage was first identified in April 2021 when project was still under FDOT. Contractor repaired the grates and they have now been damaged again. CRA staff reported the damage to 311. The grate at Main/S 4<sup>th</sup> St has been repaired and recently cracked. Still awaiting repairs to the Main/3<sup>rd</sup> NE grate. FDOT's contractor, will also replace missing or damaged ADA Pads at the intersections of Main/1<sup>st</sup> and Charlotte/New Market Road.



1.10.22 grates and ADA Pads in need of replacements

## MSTU Project Manager Field Observation & Assessment

### *Triangle Monumnet Stucco Failure*



Stucco Failure at Triangle Monument 11.16.21

On 11.19.21 A&M reported to Staff stucco failure and holes on the Triangle Sign. Lykins Signtek inspected the structure and on 11.30.21 reported that the damage is from critter infestation from beneath or inside the monument and it needs treatment. On 12.14.21 Lykins provided a quote of \$480 to spray inside, patch the holes and apply touch up paint to the sign. Staff has contacted Lykins for recommendations on how to fill the interior gaps before repairing the sign.

#### *A&M:*

- A&M is cleaning the streets according to their schedule and work continues to be satisfactory.
- On 1.10.22 A&M was authorized to repair the irrigation heads that were damaged at the Triangle Sign area by a vehicle. Quote \$250.
- On 1.11.22 the red mulch was finally available for delivery by The Mulch and Soil Company (Foresters). Staff paid the \$2,973.60 invoice for the mulch directly. A&M will schedule the mulch installation on Main Street.

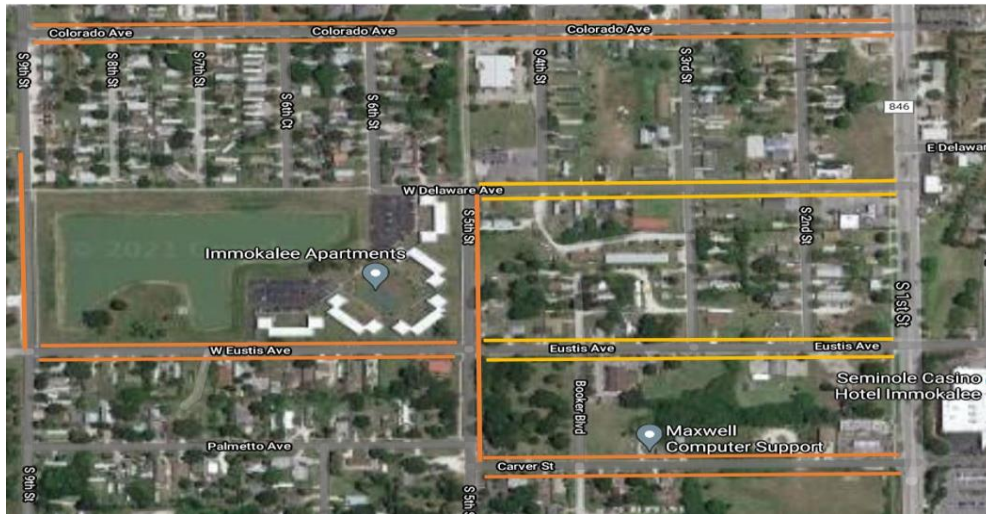
Project Manager Report  
01/12/2021

1. ***Carver Street and S. 5<sup>th</sup> Street (funded with CDBG and CRA funds) Project #33588.1***  
Immokalee Sidewalk Project Phase II

Coastal Concrete Products LLC d/b/a Coastal Site Development completed the project; and the Right-of-Way Permit was closed on 12.8.21 to finalize the project. Staff will initiate an inspection for Warranty items in February 2022.

As a proposed post-project improvement, Staff has coordinated with Road & Bridge to fit the paving overlay project for Carver Street in FY2022 when they do their secondary roadway improvements. Staff awaiting the receipt of their 2022 Maintenance Overlay Schedule for review.

2. ***Eustis Avenue & West Delaware (unfunded)***  
Immokalee Sidewalk Project Phase III



On 4.20.21, Staff moved forward on an opportunity for grant funding for the Project area highlighted in yellow on Eustis Street and W. Delaware Avenue from South 5<sup>th</sup> Street to South 1<sup>st</sup> Street (about 2,500 linear feet). Other funding sources will be explored if deemed necessary. Completed projects are highlighted in orange.

Agnoli, Barber and Brundage (ABB) is preparing the design of this project to have it ready for consideration of grant funding. The total cost for the Eustis & Delaware Project (design and construction) was estimated at \$1.14M. The MSTU (Fund 162) was identified as the funding source for the design of the Project with an anticipated cost of \$114,400.

Equally important, Staff, ABB, and Stormwater Management are incorporating a stormwater analysis within the scope of sidewalk project.

ABB completed their site visit on 12.23.21 and has checked the topo survey to identify some preliminary sidewalk and driveway locations. ABB is planning for a plan submittal at the end of the month. The target date for the completion of design and permitting is 6.12.22.



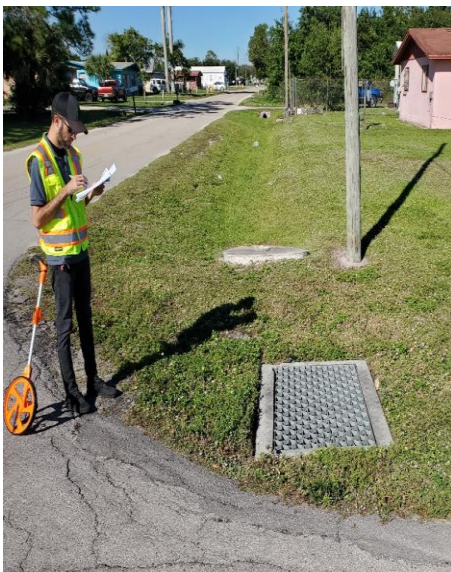
12.23.21 W Delaware N side



12.23.21 W Delaware S side



12.23.21 W Delaware S side



12.23.21 Eustis N side



12.23.21 Eustis S side



12.23.21 Eustis Ave S side

### 3. First Street Corridor Conceptual Plan

On 9.16.21 Q. Grady Minor & Associates, P.A (Grady Minor) provided a conceptual plan for future street lighting and pedestrian safety improvements along South First Street (from Main Street to School Road/Seminole Crossing Trail). The total project cost for the evaluation was \$52,222.60.

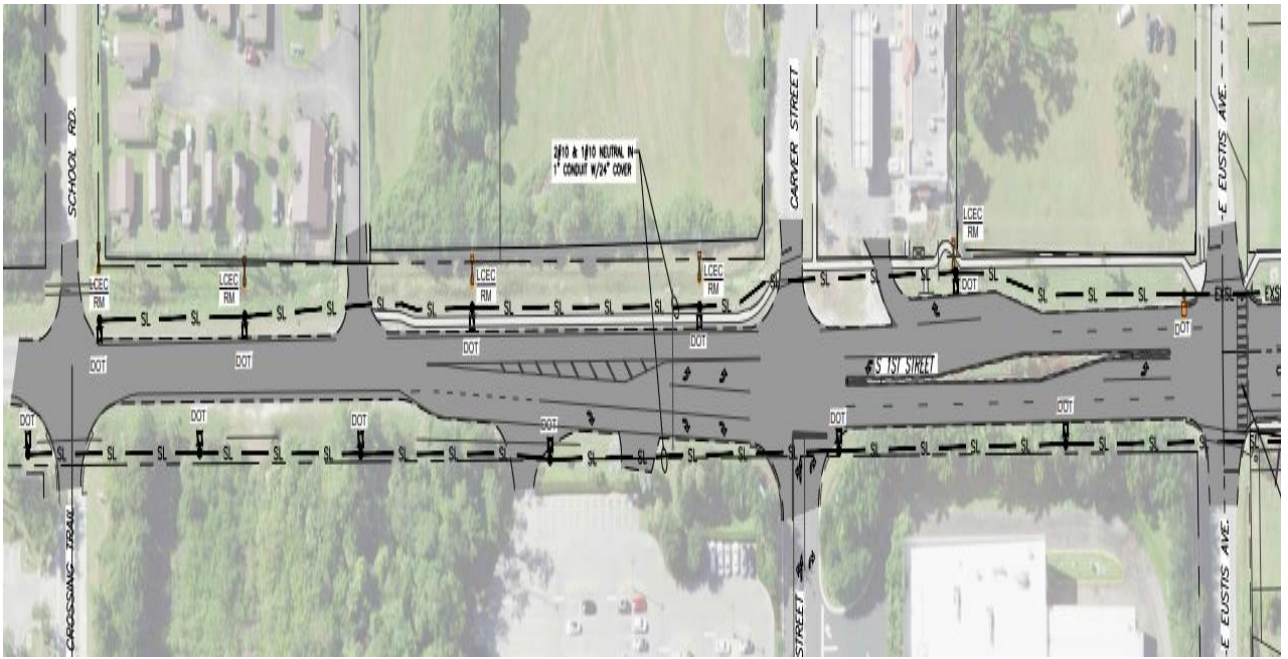
Their work included feasibility studies for the purpose of relocating existing decorative light poles, provide recommendations on crosswalks, and new landscape and hardscape elements. Tom Hollis Engineering Consultants, Inc. (Hollis) provided sub-consultant assistance for determining lighting requirements, light pole locations, and lighting specifications.

Grady Minor performed pedestrian counts on 6.10.21 along South First Street from Eustis Avenue north to Main Street. An additional pedestrian count study was performed on 7.12.21 to study pedestrian behavior crossing at Eustis Avenue and Carver Street to access the CAT bus stop. Three crosswalks along the study area met the levels of pedestrian demand for a marked crosswalk: West Delaware Avenue (Orange), Colorado Avenue (Green) & Boston Avenue (Blue).



The recommendation included the installation of Rectangular Rapid Flashing Beacons at the three crosswalks. Staff is investigating the opportunity to add a sidewalk on the east side of South First Street from the CAT bus stop located south of Carver Street to Eustis Avenue and evaluating the need for an uncontrolled crosswalk at the intersections of Carver Street and/or Eustis Avenue if a sidewalk is constructed. Hollis engineering recommended not to relocate the blue decorative poles stored at the airport for this project. The preliminary design review indicates the need for an additional 11 Collier County Traffic Operations light poles to extend the lighting system to Seminole Crossing Trail. These 11 County Traffic Ops DOT Poles are to be located between Seminole Crossing/School Rd to Eustis Ave with 6 on the East side and 5 on the West side of South 1<sup>st</sup> Street. The 5 LCEC wood poles on the West side of S 1<sup>st</sup> St. shall remain with the removal of the LCEC fixture and arm from the poles.

- NEW DOT LIGHT POLES (QTY: 11)
- EXISTING LCEC LIGHT (QTY:5)



This segment of S 1<sup>st</sup> St depicts improvements from Seminole Crossing/School Rd to Eustis Ave reflecting the 11 new DOT poles and the 5 existing LCEC wood poles.

On the overall project, the 5 existing 14' blue decorative poles in the median on S 1<sup>st</sup> Street shall be removed from the median. The existing 21 County DOT poles shall remain. Four (4) bus stations are recommended as part of the scope and legal descriptions and easements will need to be acquired. One bus station at 361 S 1<sup>st</sup> Street (on the west side of S 1<sup>st</sup> St between Colorado and Boston) and three on the east side of S 1<sup>st</sup> St (285 at the casino, 363 at E Delaware and 364 at the government center). The total estimated cost (not including the acquisition of the sidewalk and bus stop easements) is \$678,410.55 with a recommended 20% contingency (estimated \$815,000).

Staff shall reference an aerial overview to investigate the feasibility of a sidewalk easement at the Casino from the existing bus stop to Eustis Avenue with respect to existing utilities and landscaping improvements. On 1.12.21 Staff looking into opportunities of grant funding for the design of the lighting project.

#### 4. **Trash Cans and Garbage Pickup**

Staff is continuing cleanup efforts for weekends on Main Street utilizing the Weekend Warriors while our Maintenance Contractor picks up trash during the week. Trash has significantly increased due to an increase of the homeless population loitering in the area. Property owners of residential property can purchase bear proof cans at a grant subsidized price of \$115 (typically \$325).



1.10.22 Trash Collection Main/1<sup>st</sup> St N



## Get Your Bear Cart Today

Rehrig Pacific's Bear Cart containers are available on a first come, first served basis.

To obtain your container, please visit  
Waste Management, Inc. of Florida (WMIF):

Waste Management, Inc. of Florida  
4500 Exchange Avenue, Naples, FL 34104  
(239) 325-3213

ONLY CHECKS WILL BE ACCEPTED AND MUST BE MADE PAYABLE TO WMIF

12.20.21 Bear Proof containers available Solid & Hazardous Waste Management Division

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

The community enjoyed the 8<sup>th</sup> Annual Holiday Tree Lighting Event at Zocalo Plaza and all the streetlight decorations on Main Street and SR29. The Holiday decorations were removed by 1.10.22 on SR29 at and Zocalo Plaza by Trimmer Holiday Décor, A&M Property Management and Papaney & Sons Landscaping.





1.10.22 A&M removing decorations



Zocalo decoration in storage



The grate at Main/SW 4<sup>th</sup> was repaired with the reinstallation of the white pole on 12.6.21 has already been cracked by vehicle traffic. Awaiting the final repairs to Main/3rd St NE.

12.6.21 Main/SW 4<sup>th</sup>

1.10.22 newly repaired grate has a crack near tip

1.10.21 Main/NE 3<sup>rd</sup> St

### **SR29 – Main St 1<sup>st</sup> – 9<sup>th</sup> Locally Funded Agreement of 7.15.19**

On 1.10.22 Staff is collaborating with FDOT's Local Program Coordinator on the release of the refund due on the custom banner arms on the Main Street streetlight poles.

### **Main Street Corridor Streetscape Design Plan**

Johnson Engineering (Johnson) has been selected as the Consultant to prepare a Proposal for the design improvements to the streetscape of Main Street (1<sup>st</sup> St to 9<sup>th</sup> St). Their fee proposal of \$199,978 was received on 11.5.21 with an estimated \$2M construction cost. The project will consist of conceptual site planning and design services, permitting, preparation of construction documents and construction oversight services for streetscape enhancements consisting of hardscape and landscape renovation and improvements of the Main Street corridor as a pedestrian friendly street. The objective is to emphasize safe walking and bicycling, promote downtown revitalization, litter abatement, incorporate design elements to discourage loitering and improve control of the existing chicken population within the boundaries of the project.

On 11.15.21 the project was expanded to include the E Main/1<sup>st</sup> to Main/2<sup>nd</sup> E (proposed Dollar Store Site – additional 0.09 miles). On 12.16.21 Johnson confirmed that the Auto CAD of existing FDOT as-builts & surveys provided by Staff to Johnson are all they need. On 1.11.22 Staff sent Johnson recommendations for revisions to their scope for proposal before a Purchase Order will be finalized.

## 6. Zocalo Plaza

### *i. Parks & Recreation Monthly Maintenance*

Park staff continue doing monthly maintenance (painting, trimming, cleaning, and mulch) of plaza; and Staff is billing CRA & MSTU quarterly. Staff is monitoring the quality of maintenance services being provided.

### *ii. CRA Staff*

The bamboo trees at Zocalo are too tall for Parks & Recreation to safely trim and Staff needed to bid out the work. On 12.10.21 Staff sent 10 Requests for Quotes for the trimming of the bamboo trees and removing of the vine and vegetables growing on the overhead line with a due date of 1.7.22 at 5PM. Only two quotes were received and a minimum of 3 are required for the quick quote process. On 1.11.22 Staff sent a second round of requests for quotes with a deadline of 1.25.22.



1.10.22 Second Request for Bids sent for trimming the bamboo and the removal of vines on the wire.

After reviewing options for the installation of memorial plaques for Francisco “Frank” Leon and Monica Ayala, Staff recommends the installation of an outdoor aluminum plaque on the grounds of Zocalo Plaza. Possible locations for the installation are the kiosk, the Zocalo Plaza sign or at the base of trees.



samedayawards.com  
[orders@samedayawards.com](mailto:orders@samedayawards.com)  
 866.588.3605  
 Outdoor Cast Aluminum  
 Gold double border with stake  
 \$139.99  
 8" X 10"



Staff put on-hold the purchase of commercial, fiberglass holiday decoration(s) funded by the Chamber of Commerce until the leaks in the container can be repair. The repairs were just completed on 1.10.21.

The MSTU Board selected for consideration for purchase for Zocalo’s holiday display the following unlit decorations. Please note staff will need to install a spotlight for selected decoration(s).

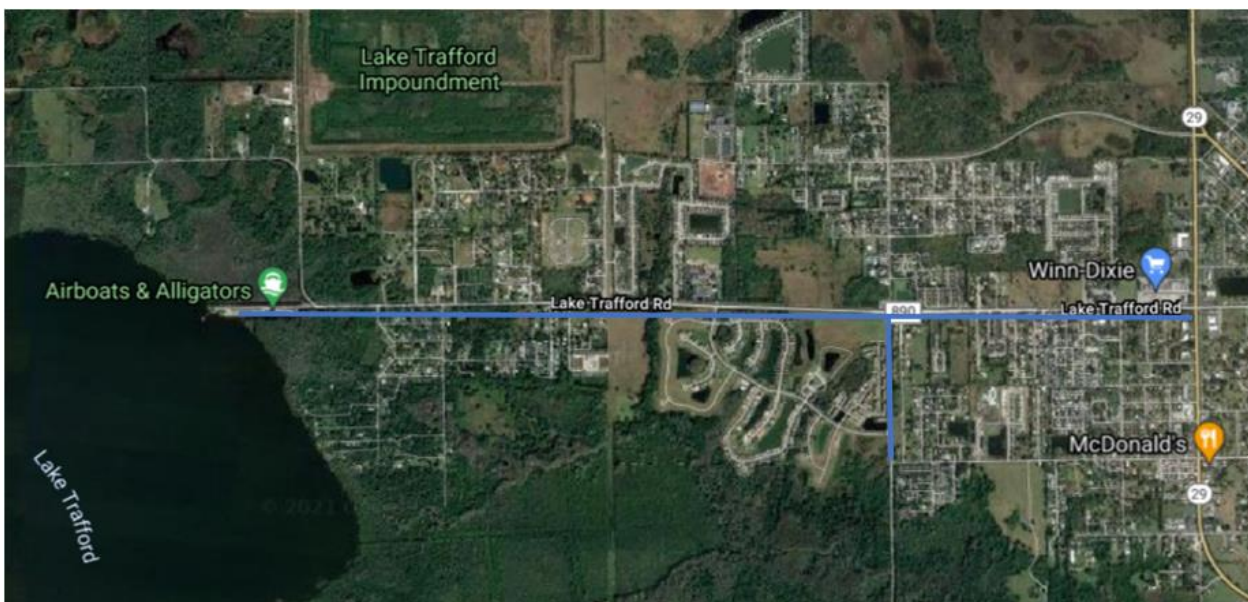
	<p>#1 Christmas Designers – 5.4’ fiberglass gingerbread man Archie - \$2,601.00</p>
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	<p>#2 <i>Mosca Designs</i> – 5.25’ fiberglass snowman with broom - \$1,455.00</p>
	<p>#3 <i>Autograph Foliage’s</i> – One (1) 6’ fiberglass nutcracker on stand, right hand or left-hand staff - \$1,430.40 (each)</p>

**7. Lake Trafford Road & Carson Road Street Lighting**

On 12.6.21 Staff sent a Direct Select to Jacobs Engineering Group (Jacobs) as the selected consultant to prepare a lighting justification study to determine the lighting requirements for Lake Trafford Road from Ann Olesky Park to SR 29 (4.8 miles) and Carson Road from Immokalee Street to Lake Trafford Road (.5 miles).

Consultant shall compare roadway lighting versus pedestrian lighting to recommend the system that will satisfy the needs of the community. Staff researched traffic counts and accidents (vehicle, animal, and pedestrian) for the past three years have been obtained for the Consultant’s analysis.



The project area is marked in blue on above map. This project will be completed in phases to coordinate with the Transportation Division's project consisting of sidewalks, bike lanes and drainage improvements on both sides of Lake Trafford Road from Little League Road to Laurel Street. An estimate for the proposal is \$250,000 and project is 2.5M. On 1.6.22 Staff had a conference call with Jacobs Representatives to discuss the need for them to identify the design and equipment options to be shovel ready on the project for funding. On 1.11.22 Staff emailed Jacobs the Blue Zone Study for Lake Trafford Road for reference.

#### 8. **Statewide FDOT Non-Motorized Traffic Monitoring**

There is a demand for highly accurate non-motorized traffic data to evaluate the prioritization of project funding for non-motorized facilities and travel demand. Projects specifically targeted for bicycle and pedestrian travel within the State struggle to compete for funding with other highway projects because they do not currently have the necessary information to determine past, current, or future facility usage. FDOT has developed a regional bicycle and pedestrian volume counting program for analyses such as safety studies, planning & programming FDOT facilities, and pavement and trail maintenance. Safety is another important factor contributing to the need to better understand non-motorized volumes and behaviors.

On 12.2.21 four (4) Short-Term Counters were installed in Immokalee to count both pedestrian and bicycle traffic (there were no bike tubes). FDOT removed the infrared counters on 12.17.21. On 1.10.21 Staff followed up with FDOT on the status of the data. FDOT advised they are still processing the data and will send us the information as soon as they have them ready.



On 12.2.21 FDOT Representatives trained Staff on the proper installation and maintenance of short-term counter equipment. Counters were installed at SR29/5<sup>th</sup> Avenue and W. Main Street between 4<sup>th</sup> & 5<sup>th</sup> Street near the flashing beacon crosswalk. FDOT removed the counters on 12.17.21.

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

No update.

FDOT's contractor, Ajax Paving, has been working to widen SR 82 from a two-lane undivided roadway to a four-lane divided roadway, while allowing for a future six-lane. The construction of the roundabout at the intersection of SR 82 and SR 29 is expected to open in January 2022. Crews will be pouring asphalt on SR 29 northbound roadways to the county line the week of 12.13.21 followed by the construction of an interior concrete 14' circular apron designed to navigate the turning radius of 18 wheelers that will be utilizing the roundabout. Landscaping of the interior of the roundabout is the final phase. A roundabout is much safer than a conventional signalized intersection. One benefit is the overall reduction of vehicle speed while still accommodating all traffic movements. The estimated completion of the project is the end of Summer 2022. Eventually as part of FDOT's 5 Year Plan, the construction of the 4-lane southbound on CR 29 will commence.

**10. Welcome Sign - Farm Worker's Village Sign**

No Update. The Farm Worker's Village sign (Panther Crossing/SR 29) is pending the recording of the conveyance of an easement and the subordination, consent and joinder documents before Staff can proceed. The coordination of securing the required documentation is being managed by the Collier County Real Property Management Department (RPMD).

*Report by: Yvonne Blair, Project Manager Dated: January 12, 2021*

## Operations Manager Report

January 14, 2022

1. Immokalee Area Master Plan (IAMP) Restudy  
(PL201880002258) Approved by BCC for final adoption on 12/10/2019.  
Copy of IAMP as amended by Ordinance 2019-47 can be found at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com) website.  
Implementation schedule was provided at the November meeting.  
County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021 CRA Meeting. First LDC Workshop was held on May 19, 2021 following the CRA meeting. Next steps are being coordinated with county staff.
2. CRA Office  
CareerSource SWFL building is open with mask requirements.  
Job Bank Assistant – staff is continuing to use KeyStaff temp service until further action is taken.
3. Redevelopment Plan  
Staff issued Notice to Proceed to Johnson Engineering on December 1, 2020 to provide planning support services for the Immokalee Community Redevelopment Plan. This effort is specific to Section 4 of the Collier County Community Redevelopment Agency Community Redevelopment Plan, amended May 2019. The Immokalee Community Redevelopment Plan will be prepared consistent with the policies of the Immokalee Area Master Plan adopted as part of the County’s Growth Management Plan on December 10, 2019. Change Order #2 was approved for additional funding and more days. Completion of this project is now set for May 31, 2022 (546 days).

From February 16, 2021 through August 2021, staff began an online survey with a variety of questions to solicit public input on the following topics: Cultural Survey, Recreation Survey, Housing Survey, Economic Development Survey, and Transportation Survey. A Community Kick-off Hybrid Meeting was held on March 31, 2021. Focus Group meetings were held the month of April and May. Smaller Focus Group Meetings were held with Guadalupe Staff, RCMA parents, RCMA staff, Chamber Board Members, Coalition of Immokalee Farm Workers (Spanish), Church of the Nazarene (Creole), and the Rotary Club.

The community input meeting was held on December 14, 2021 at 6:00 p.m. at the CareerSource. The Immokalee CRA Redevelopment presentation was updated per community comments. At the December 15<sup>th</sup> Joint CRA & MSTU Meeting staff reviewed updated presentation with everyone present.

The presentation highlighted the goals, objectives, and strategies. Goals include Celebrating Culture, Economic Development, Housing, Infrastructure, and Plan Implementation/Admin. It was explained that each part of the goals has their objectives to reach completion. Strategies are the third part of the plan implementation. Funding projections and project priorities were also explained in the Project Financing and Leveraging Funds portion of the update.

In the Redevelopment Plan Update Timeline, it’s explained that the current activities of “October-December 2021” is Community Review Meeting & CRA Review Draft Redevelopment Plan. The next step is CRA endorsement of the Final Redevelopment Plan, is tentatively set for February 16, 2022. Planning Commission will be March 2022 and Board of County Commissioners Adoption will be April 2022.

**Follow link for copy of [Redevelopment Presentation](#)**

4. Infrastructure Projects in Immokalee

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

- 6' Sidewalk on the south and west side of the road.
- Construction costs \$663,000.
- Funded with Safe Routes to School funds in FY 21/22.
- Construction in FY 22/23
- Adding time to the contract Stop work issued until CO is approved.



2) ***Lake Trafford Road***



Design of bicycle and pedestrian features on Lake Trafford Road from Little League Road to Laurel Street. The project length is approximately 1.850 miles. Specifically, the design will provide for bicycle lanes on each side of the roadway within the project limits and design of a 6' sidewalk on the south side of the roadway from Carson Road to Krystal Lane and from North 18<sup>th</sup> Street to Laurel Street. Includes adjustment or relocation of the existing signalization at the intersection of Carson Road and 19<sup>th</sup> Street, if required. Constrained right-of-way at 19<sup>th</sup> Street intersection may require bike lane tapers to sidewalks and minor incidental intersection improvement at this location. Project 3 is discussed under Stormwater projects.

No update

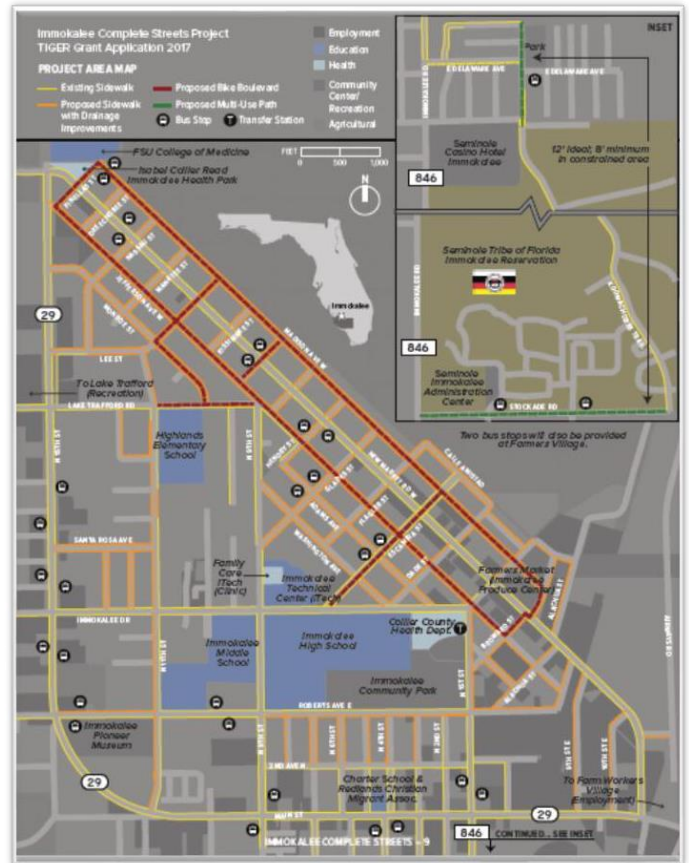


3) **TIGER (Transportation Investment Generating Economic Recovery) Grant**

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

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

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

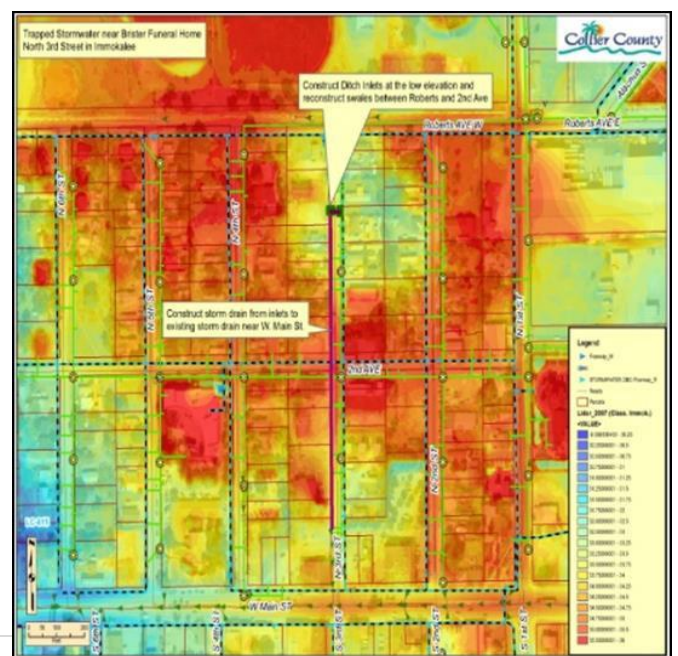


4) **Stormwater Improvements**

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

**Immokalee Stormwater Project updates:  
North 3<sup>rd</sup> Street Stormwater Improvements:**

The North 3<sup>rd</sup> Street Drainage proposed project is located on North 3<sup>rd</sup> Street between 2<sup>nd</sup> Avenue and Roberts Avenue West. The project would include roadside swales, installation of inlets on 3<sup>rd</sup> Street, construction of a storm drainpipe system to alleviate ponding and allow conveyance southward to the storm drain system on West Main Street. Cost for repairs is estimated at \$600,000. The grant funding contract is now finalized, and the project is entering the contractor bidding phase. The new project manager is Brittany Lazo with Collier County Stormwater Management. The contractor procurement process typically takes 5 or 6 months, but the process is moving forward. No update.



**Madison Avenue Channel project:**

On the northeastern side of Immokalee, county staff obtained Board of County Commissioners approval to purchase a 6-acre parcel just to the east of the Immokalee Foundation Career Path Learning Lab site.

They are still working through the closing with the owner. That site will provide a pond site to improve stormwater quality from the outfalls along Madison Ave. Additionally, county staff is working with FDOT’s design firms to coordinate the alignment of the SR-29 bypass loop so they can avoid having to route the stormwater from the Madison Avenue channel all the way around the north and east sides of the airport. So far, this coordination looks favorable.



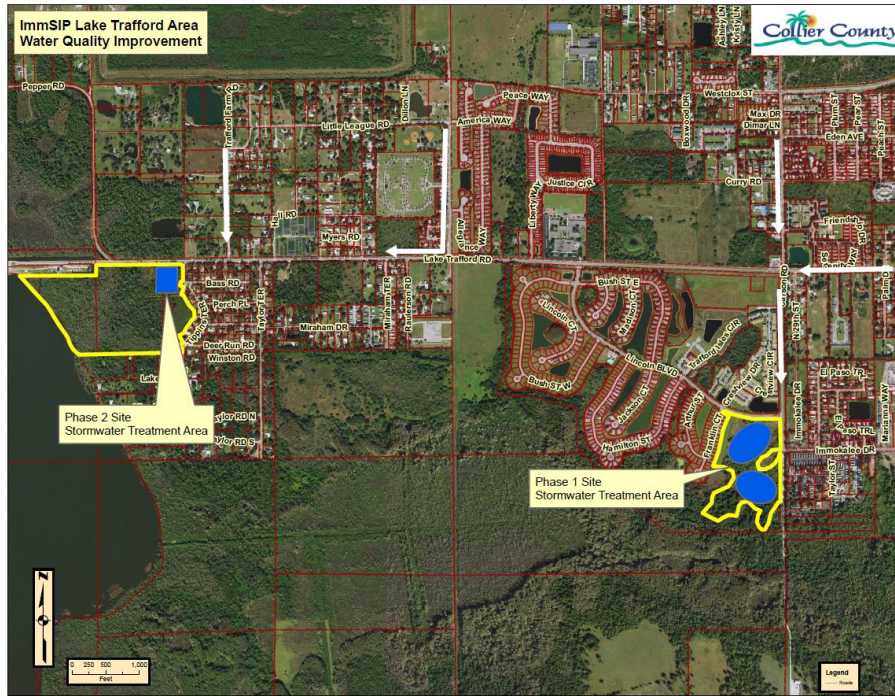
**Eden Gardens project:**

The County has again applied for CDBG-DR grant funding for this project. The application is now in the review and response to questions stage. The Eden Garden Bypass Drainage Improvement proposed project is located in the area south of Westclox St., east of Boxwood Dr., west of Carson Rd., and generally north and northeast of Eden Gardens. The project would construct a new ditch along the northern boundary of Eden Gardens, install a 24” pipe under Boxwood Dr. to tie into the existing ditch along the northwest boundary of Eden Gardens to convey flows further west. Cost for repairs is estimated at \$602,786.32.



**Lake Trafford Road Area:**

Consist of designing both a stormwater treatment facility in the SE corner (Tract 3) of Arrowhead Reserve and drainage improvements along Lake Trafford Road from Little League Road to Tippins Terrace. County staff is looking at phasing the construction, with Phase 1 being the Arrowhead Tract 3 site and Phase 2 being the pathway and drainage west of Little League Road. The goal is to get the Phase 1 design done so county staff can then start bidding for its construction start in FY 21. Staff plan on bidding the Phase 2 construction in the following fiscal year FY 22.

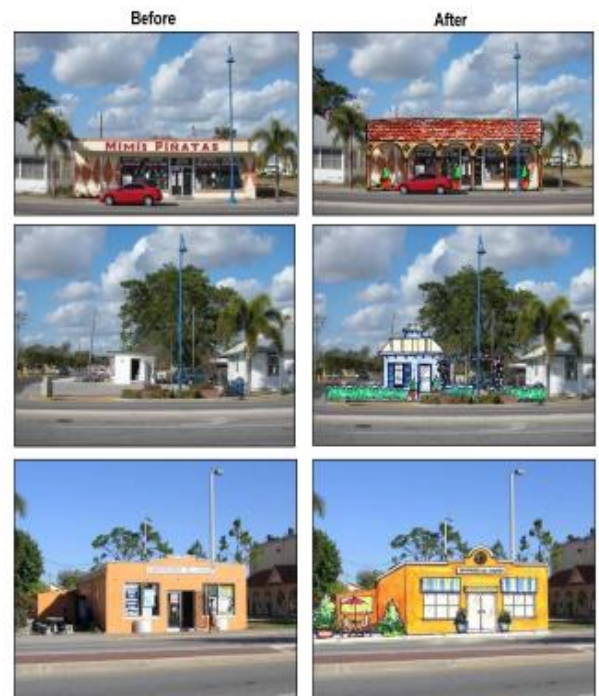


5. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA implanted the Program in October 2008. **Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67.**

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

Program is in place and being reviewed for revisions.



## 6. FHERO

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

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



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

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

The CRA was also awarded through FHERO a Retail Demand Analysis DEPO Grant totally \$7,700 for Professional Services for assessment of retail demand in the Immokalee Community. Retail Demand Analysis is being finalized a draft will be presented to board at a future meeting.

Staff will process annual membership fee in the amount of \$2,415.40. 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.

CRA Director attended the 2021 Florida Rural Summit in December. CRA staff attended the January 12, 2022 FHERO board meeting via Zoom.

## 7. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet of Immokalee residents impacted by disaster. The Housing Committee is updating the Immokalee Disaster Recover Resiliency Plan and funding options for future projects on a quarterly basis. The Housing committee meetings are held the second Friday of every month via zoom at 10:00 a.m. The next meeting is scheduled for February 11, 2022 @ 10:00 a.m. via Zoom.



## 8. EPA Brownfields Coalition Assessment Grant

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

## 9. Development in Immokalee

### 1) *Guadalupe Center van Otterloo Campus for Learning*

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

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



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

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

Currently three homes are under construction. On July 13, 2021 BCC board meeting (Agenda item 16.F.10) board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000. The Immokalee Foundation will be having a celebration for the Career Pathways program and the subdivision on Friday, January 14<sup>th</sup> from 3 p.m. to 6 p.m.



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

The Immokalee Fair Housing Alliance proposed housing development consist of 8 buildings with 16 apartments each or 128 Units in all. Construction will progress in phases. Housing units will be two- and three-bedroom apartments ranging in size from about 750 to 950 square feet. For more information, please visit <http://www.ifha.info/>. Revised rendering will be provided at a future meeting. IFHA received final county approval of Site Development Plan (SDP) and they are currently out for bid. Land clearing started in September 2021. Groundbreaking was held on November 10, 2021 @ 10:00 a.m. Construction is under way.



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

Kaicasa will be located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community will sit adjacent to the existing Farm Workers Village: subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions. The development will be built within ten years in three phases. Initial infrastructure will soon begin for this sprawling community, with additional infrastructure added as the phases progress. We anticipate phase one construction to last for about 16 months, with families moving into their homes as certificates of occupancy are secured. Once complete, this neighborhood will boast nearly 300 homes, making it the largest Habitat subdivision in the country.



## Two-story home design

- Triplex & quadruplex configurations
- Contemporary style architecture
- Affordable, no-interest mortgages
- Three and four-bedroom, two-bath homes
- Great room design
- Single-car garage
- Est. purchase price in the mid-\$100,000's



- Estimated 280 homes when complete
- Permit-monitored parking
- Designated visitor parking
- Premium landscaping
- Homeowners Association
- Roughly 3 acres of recreational area with a large central playground and two smaller playgrounds for convenient access
- Access to Village Oaks Elementary via pedestrian walkway & bridge to keep children safe

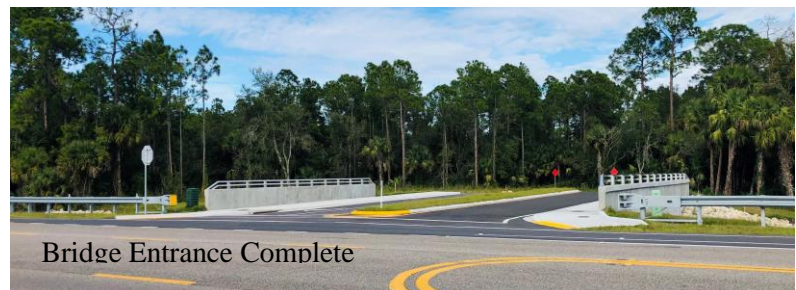
### Ten years. Three Phases.

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

#### Projected Phase Progress:

*(estimated to begin late 2021 or mid 2022)*

- Phase 1: approximately 126 home
- Phase 2: approximately 110 homes
- Phase 3: approximately 44 homes



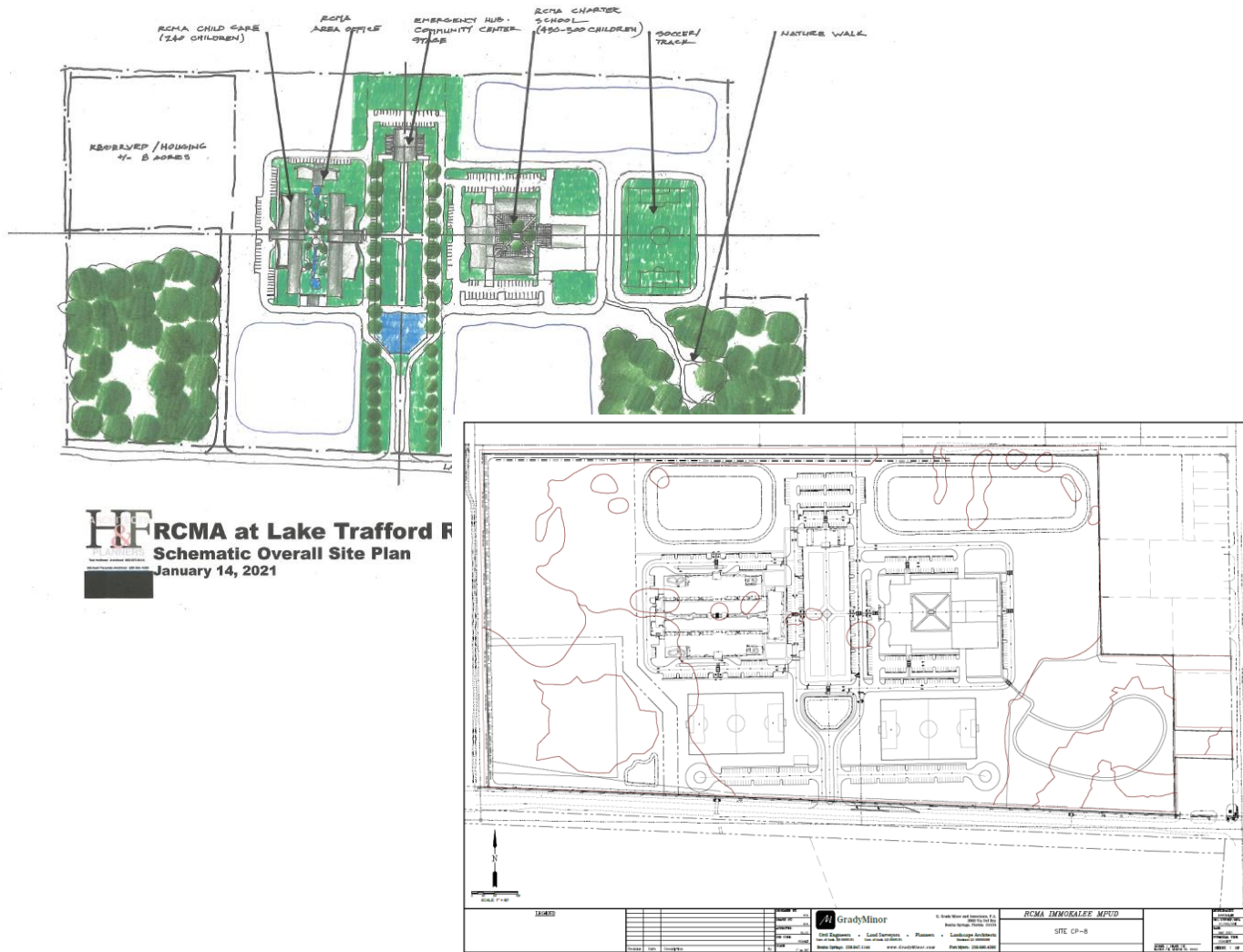
Bridge Entrance Complete

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



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

The RCMA proposed childcare center and community hub consist of Childcare classrooms, Area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021 Board Meeting. CRA Board supported the proposed development.

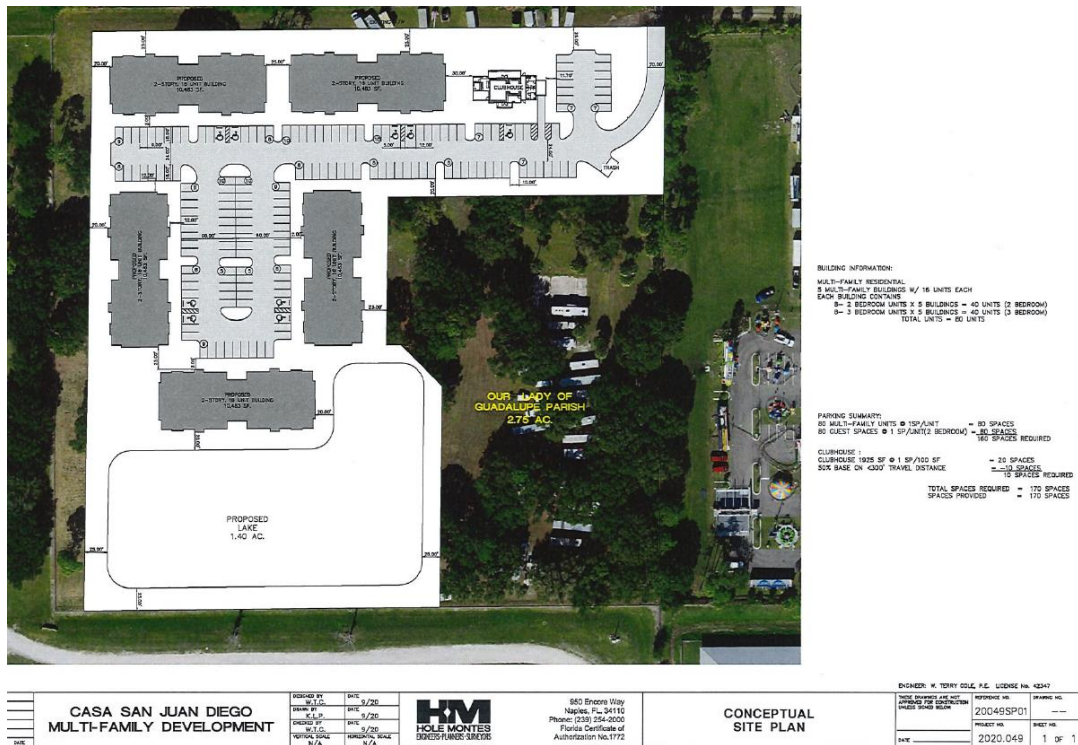


6) **Casa San Juan Diego Multi-Family Affordable Housing Development National Development of America, Inc.**

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee is a partnership between the National Development of America, Inc. and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. National Development of America, Inc. has applied for grant funding to build the Casa San Juan Diego development in Immokalee.



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



7) Casa Amigos – Farmworker units at Esperanza Place

A 96-bed, 28-unit rental community at Esperanza Place. The shared-housing model enables unrelated adults to share rental apartments through individual rather than household leases. Residents enjoy landlord-paid utilities, basic furnishings and service-enriched living at a monthly cost ranging from \$225 to \$250 per month per person. This is Rural Neighborhood’s 4<sup>th</sup> shared housing venture. as we perfect our approach.



- 8) O'Reilly Auto Parts – 1004 North 15<sup>th</sup> Street (SR29)  
Construction started in July 2021.



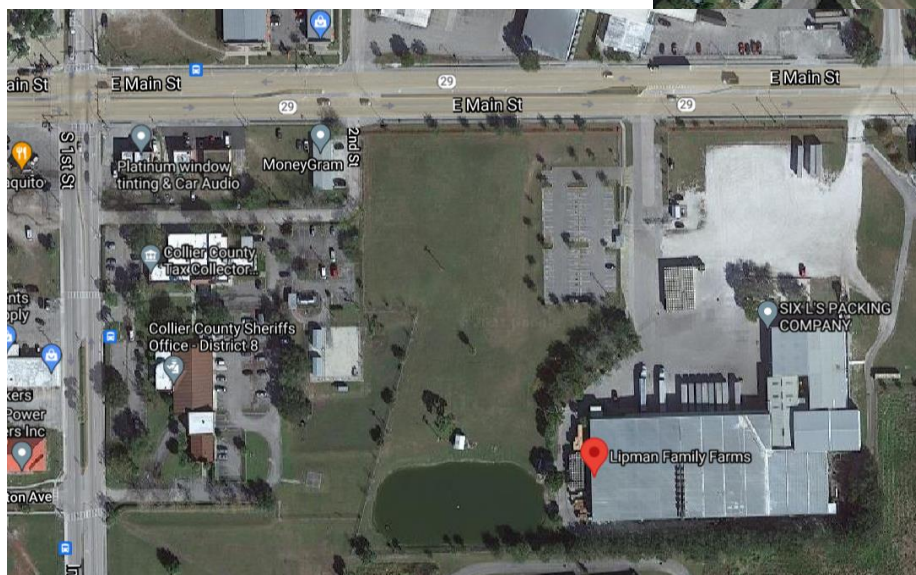
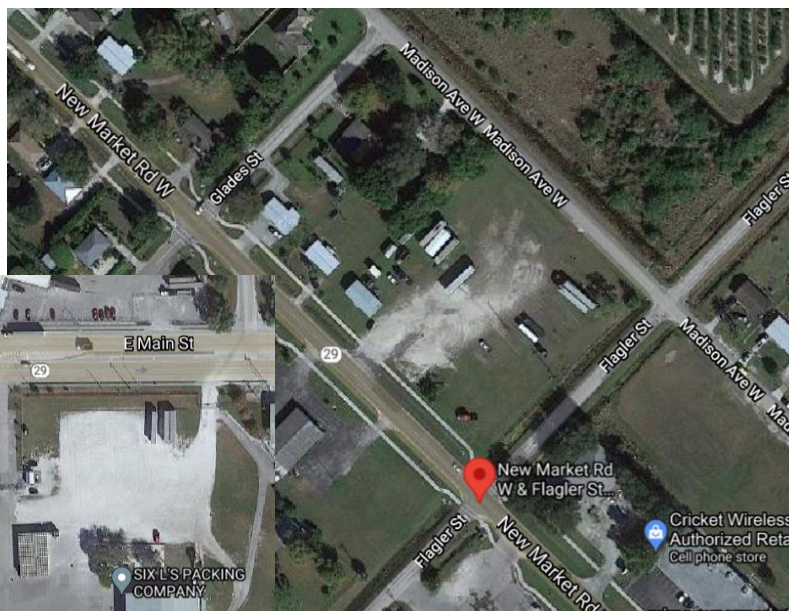
- 9) Proposed **7 Eleven** at corner of 9<sup>th</sup> and Main Street

The original proposed development was approved by the CCPC on May 6, 2021. PUD was approved under Zoning Ordinance 21-22 and Resolution 21-116 for 4,650 SF store, 1,000 sf car wash and 16 unleaded and 4 diesel fueling positions. 7 Eleven is requesting to amend PUD to add a drive through and remove car wash.

At the October 20<sup>th</sup> CRA meeting the advisory board voted unanimously to support requested changes to remove car wash and add drive thru.



- 10) General Dollar
  - Two locations
  - New Market Road and Flagler
  - E. Main Street and S. 2<sup>nd</sup>



10. The Face of Immokalee

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

The subcommittee last met on December 9, 2019 to discuss the art wall options for the old McCrory’s building (S&O Grocery), Lipman Produce (trucks/building), site on 1<sup>st</sup> Street (Gadsden blue building), and the Zocalo plaza. Committee supported rendering provided by artist with minor changes. Ms. Tricca’s photos were selected to be displayed at the BCC Chambers through February 29, 2020.

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

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

In May 2021 Ms. Tricca provided project updates to staff and announced that the project has started to received donations via her fiscal sponsorship with ASMP Foundation. She also noted that the project was featured in [Florida Weekly](#). – No Update

#### 11. Impact Fee Installment Payment Program

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

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

#### **Growth Management Department**

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

2685 Horseshoe Drive South, Unit 103

Naples, Florida 34104

Phone: 239-252-6237

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

#### 12. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee.

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

It's an economic and community development tax incentive program that provides a new impetus for private investors to support distressed communities through private equity investments in businesses and real estate ventures. The incentive is deferral, reduction, and potential elimination of certain federal capital gains taxes. To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing [Form 8996](#), Qualified Opportunity Fund, with its federal income tax return.

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

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

**Report by: Christie Betancourt, Operations Manager**

417/419 School Dr

Dilapidated Structure Removed



Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CENA20210012113	NA	Closed	11/23/2021	501 Deak Ave	Litter at the intersection of S 5th St/Deak Ave
CENA20210012127	NA	Closed	11/23/2021	614 Palmetto Ave	Weeds in excess of 18 inches -vacant/unimproved.
CENA20210012133	NA	Closed	11/23/2021	745 S 5th ST	Weeds in excess of 18 inches. Vacant/unimproved.
CEY20210012148	V	Closed	11/24/2021	3834 Justice Cir	Inoperable vehicle - White van with flat tire(s)
CENA20210012149	NA	Closed	11/24/2021	1221 Allegiance Way	Litter/Prohibited Outdoor Storage
CENA20210012219	NA	Closed	11/30/2021	934 Hamilton St	Litter piled up against side of house and all over lawn. See attached email from Collier County Utility Billing Code Enforcement
CENA20210012228	NA	Open	11/30/2021	518 Stokes Ave Immokalee	11/30/21 AN : site visit, picture taken and attached. Litter is on the left side of the house.
CENA20210012230	NA	Closed	11/30/2021	607 6th Ave Circle	Overgrown lot
CENA20210012235	NA	Closed	11/30/2021	604 6th Ave Circle	Observed litter on property containing but not limited to plastic, rubber and metal. Placed an orange tag on door in spanish and english. Also spoke to one of the owners Sra. Dulces Cardenas. She spoke only spanish. I tried to explain the problem in broken spanish and she seemed to understand. Reinspection Fri 12/03/21
CENA20210012255	NA	Closed	11/30/2021	65072680008	Observed litter and outside storage containing of but not limited to rubber, plastic, carton,metal,tires.
CENA20210012282	NA	Closed	12/01/2021	24370200008	Litter
CENA20210012283	NA	Closed	12/01/2021	24370160009	Weeds, Litter
CENA20210012292	NA	Closed	12/01/2021	1025 Miraham Ter AN 12/02/21: on site 1025 Miraham Ter. address 1025 not found on appraisers website. Research shows as 1001 Miraham Ter on the appraisers website for folio 63083200. Owned by D&A Entprps of C/C Inc.	Weeds , Litter
CENA20210012298	NA	Closed	12/01/2021	1023 Miraham Ter AN 12/02/21: address 1023 Miraham Ter not found at appraisers website. Research shows as 1001 Miraham Ter on the appraisers Website for folio 63083200. Owned by D&A Entprps of C/C Inc.	Litter, Prohibited Outdoor Storage
CENA20210012301	NA	Closed	12/01/2021	807 Madison Ave W	Litter, Prohibited Outdoor Storage
CEY20210012310	V	Closed	12/01/2021	603 6th Avenue Cir	18 Wheeler parking in ROW. Per caller, he has been warned before
CENA20210012321	NA	Open	12/01/2021	114 Dixie Ave W	Litter, Prohibited Outdoor Storage
CEPM20210012405	PM	Open	12/03/2021	762 Crestview Ln #102	Unit above flooded causing the caller's unit to have water come through the ac vent, sprinklers, lightbulbs. Caller says its not safe for her to be there w/ her children and the Mgr won't be in until Monday. They have not offered her another place to stay.
CENA20210012464	NA	Closed	12/06/2021	4273 Little League Ct., the weed is on Little League Rd adjacent to the property	Weed exceeding 18 inches
CEITU20210012479	TU	Closed	12/06/2021	Parcel ID: 63862720002-- see GIS image attached to case.	Christmas tree sales tent with enclosed sides on vacant parcel without a Temporary Use Permit on file. Tent may require fire inspection and is considered serious health safety welfare at this point.
CENA20210012535	NA	Open	12/07/2021	63862680003	Litter, Prohibited Outdoor Storage



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CENA20210012541	NA	Open	12/07/2021	63862400005	Litter, Prohibited Outdoor Storage
CENA20210012543	NA	Open	12/07/2021	117 Madison Dr	Litter, Prohibited Outdoor Storage
CENA20210012559	NA	Closed	12/07/2021	24420320003	litter couch
CENA20210012560	NA	Open	12/07/2021	30732920004	litter tires, plywood rim
CENA20210012564	NA	Open	12/07/2021	30731960104	litter couch wood pallets
CEPE20210012566	PE	Closed	12/07/2021	1110 Monroe Street's, Immokalee FL, 34142 driveway	Large bed trucks are being parked on grass next to public road on non-driveway.
CEV20210012573	V	Open	12/07/2021	604 6th Ave Circle	Junk Vehicle without license plate in ROW
CEV20210012575	V	Open	12/07/2021	615 CLIFTON ST, Immokalee	AIMS 311 call Request ID #77963A few Rvs parked on this property being rented out.
CENA20210012639	NA	Closed	12/08/2021	759 El Paso TRL	Litter, tires, mattress etc.
CENA20210012643	NA	Open	12/08/2021	82963903	litter stove fridge
CENA20210012644	NA	Open	12/08/2021	81120006	litter appliances
CES20210012672	S	Open	12/09/2021	25580400008	Flag sign
CENA20210012673	NA	Open	12/09/2021	124960000	litter bottles, cans
CEV20210012737	V	Closed	12/10/2021	1348 Lincoln Ct	Large construction trailer in front of home
CENA20210012740	NA	Closed	12/10/2021	1364 Lincoln Ct	Trash in front yard & potholes in front of home
CEPM20210012741	PM	Closed	12/10/2021	1343 Lincoln Ct	Paint colors are distracting (yellow & burgandy). There is a commercial vehicle in the front/side yard
CEV20210012742	V	Open	12/10/2021	1380 Lincoln Ct	Construction trailer & large boat on side of house
	S	Closed	12/13/2021	123480002	Flags in the ROW
CES20210012784	S	Open	12/13/2021	123480002	Flags in the row
CENA20210012823	NA	Closed	12/14/2021	5118 Quail Roost Rd	Litter/Prohibited Outdoor Storage
CEV20210012829	V	Closed	12/14/2021	5113 Quail Roost Rd	Dangerous Junk Vehicle in ROW
CENA20210012864	NA	Open	12/14/2021	30733240000	litter
CENA20210012867	NA	Open	12/14/2021	67840009	Litter
CENA20210012870	NA	Open	12/14/2021	66560005	litter
CENA20210012950	NA	Open	12/15/2021	87481309	Litter plastic, paper, window ac.
CEAU20210012964	AU	Open	12/16/2021	506 Doak Ave	Owner of vacant lot (folio 345691100129) states that the neighbor has encroached on her lot with a fence. She wants it removed. She has a survey

CENA20210012966	NA	Open	12/16/2021	909 Trappins trail	Litter of but not limited to gas bottle, metal parts and frame, plastic and wood.
CENA20210012978	NA	Open	12/16/2021	1202 New Market Rd W	Litter/Prohibited Outdoor Storage
	NA	Closed	12/16/2021	5103 Deer Run Rd	litter and outside storage
CENA20210013041	NA	Open	12/17/2021	56405040004	litter washer, dryer, stoves
CENA20210013073	NA	Open	12/20/2021	209 Adams Ave W	12/20/21 AN99 : observed litter and outside storage consisting of but not limited to Table top, AC unit, wood, plastic buckets, metal bed frame and carton boxes.
CENA20210013079	NA	Open	12/20/2021	208 Adams Ave W	Litter and outside storage
CENA20210013084	NA	Open	12/20/2021	635 N 9th St	possible litter and outside storage
CENA20210013103	NA	Open	12/20/2021	(Across from 1016 JEFFERSON AVE W) Folio 00084840008	Weeds in excess 18" Vacant/Unimproved Lot
CEROW20210013107	ROW	Open	12/20/2021	(Near) 909 Jefferson Ave W	Huge pile of vegetation on the side of the road Litter/Prohibited Outdoor Storage
CENA20210013109	NA	Closed	12/20/2021	5115 Perch PL	Duplicate case. Ref. case CENA20210013143
	LU	Open	12/20/2021		loud parties have started up again at 6024 Pepper Road. It has occurred the last two Saturday nights and has disturbed several campers at the Pepper Ranch Preserve. The Park Ranger called the CSO several times last weekend and they stopped the music at midnight
CELU20210013110	LU	Open	12/20/2021		selling items from a tent
CELU20210013112	LU	Open	12/20/2021	22430018048	Weeds in excess 18" inches
CENA20210013114	NA	Open	12/21/2021	805 Jefferson Ave W	Refrigerator in front yard
CENA20210013119	NA	Open	12/21/2021	814 New Market Rd	Weeds in excess 18" inches, inside/outside fence, Litter inside/outside fence
CENA20210013122	NA	Open	12/21/2021	512 Escambia St	Litter and outside storage
CENA20210013132	NA	Open	12/21/2021	1699 Carson rd	litter paper, plastic, mattress, bottles
CENA20210013140	NA	Open	12/21/2021	122840009	litter and outside storage
CENA20210013143	NA	Open	12/21/2021	5115 Perch Place	Litter/Prohibited Outdoor Storage
CENA20210013144	NA	Open	12/21/2021	913 New Market Rd W	Building addition
CESSD20210013157	SD	Open	12/21/2021	69920008	

## SR 29 Roundabout to Open Mid-February

The roundabout at SR 29 is expected to open to motorists mid-February and I wanted to continue to keep you all in the loop about it. FDOT is continuing the community outreach initiative and below is information for the website that shows where the community can go to learn more about how to drive it. Information banners will be going up on Wednesday (1/19/22) at the intersection of SR 82 and SR 29.

The website is: [www.SR29Roundabout.com](http://www.SR29Roundabout.com)



**FDOT**

**Learn How  
to Drive the  
SR 29 at SR 82  
Roundabout**

Learn More at  
[www.SR29Roundabout.com](http://www.SR29Roundabout.com)

**Aprende a Manejar La  
Rotunda  
En La  
Carretera SR 29  
a SR82**