



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

**June 26 , 2024
8:30 A.M.**



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community Redevelopment Agency



2024

CRA Meetings held
every third
Wednesday of the
month.

MSTU Meetings held
every fourth
Wednesday of the
month.

January	February	March	April																																																																																																																																																																																																				
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CRA Meeting



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

Mark Lemke
Chairman

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Lupita Vazquez Reyes

MSTU Advisory Committee

Andrea Halman
Chairman

Bernardo Barnhart
Vice-Chair

Christina Guerrero
Norma Garcia
Cherry Thomas
David Turrubiarz Jr.

CRA Staff

John Dunnuck
CRA Director

Christie Betancourt
Program Manager

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative
Assistant

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

AGENDA

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

Immokalee CRA
750 South 5th Street
CareerSource SWFL
Immokalee, FL 34142
239.867.0025

June 26, 2024 – 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. CRA Advisory Board Meeting for May 15, 2024 (Enclosure 1)
 - ii. MSTU Advisory Committee Meeting for May 22, 2024 (Enclosure 2)
 2. Budget Reports (Enclosure 3)
 3. Code Enforcement Report (Enclosure 4)
 4. Staff Reports
 - i. Program Manager Report (Enclosure 5)
 - ii. Project Manager Report (Enclosure 6)
 - iii. Project Manager Field Observation Report (Enclosure 7)
 - iv. Community Meetings (Enclosure 8)
 - v. Letter of Support – Immokalee One-Stop Mixed Use (MPUD) (Enclosure 9)
- G. Announcements
 1. Public Comment speaker slips
 2. Communications Folder
 3. Joint BCC/CRA Workshop – July 23, 2024
- H. Other Agencies
 1. FDOT updates
 2. Other Community Agencies
- I. Community Presentations
 1. El Gran Taco Loco Restaurant (Enclosure 10)
- J. Old Business
 1. Advisory Board
 - i. MSTU Attendance Log (Enclosure 11)
 - ii. Application *(MSTU Action Item)*
 - a. Raul Cano (Enclosure 12)

2. Contactor Maintenance Reports
 - i. A&M Property Maintenance Report & Schedule (Enclosure 13)
 3. Brief Staff project update
 - i. First Street Corridor Safety Project update
 - ii. Park Initiative update (Enclosure 14)
 - iii. CRA Office Lease
 - iv. Panther Crossing Bridge Improvements update
 - v. Land Development Code (LDC) update
 4. Strategic Planning Program (Enclosure 15)
- K. New Business
- L. Citizen Comments
- M. Next Meeting Date
The **CRA Board** will be meeting on Wednesday, **July 17, 2024**, at 8:30 A.M. at CareerSource SWFL.
The **MSTU Committee** will be meeting on Wednesday, **July 24, 2024**, at 8:30 A.M. at CareerSource SWFL.
- N. Adjournment

*** Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at Yuridia.Zaragoza@colliercountyfl.gov by June 25, 2024, at 4:00 P.M.

You may attend the meeting in person on June 26, 2024, at the CareerSource SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142.

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

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board on May 15, 2024. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Mark Lemke at 8:30 A.M.

B. Pledge of Allegiance and Moment of Silence.

Mark Lemke led the Pledge of Allegiance and asked for a moment of silence.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the CRA Board.

CRA Advisory Board Members Present in Person:

Mark Lemke, Patricia Anne Goodnight, Mike Facundo (8:32 A.M.), Andrea Halman, Estil Null, Edward “Ski” Olesky, and Yvar Pierre.

CRA Advisory Board Members Present via Zoom:

Frank Nappo and Lupita Vazquez Reyes.

CRA Advisory Board Members Absent/Excused:

None.

Others Present in Person:

Rachel Hansen, Pat Vanesse, Laura Tefft, Christina Guerrero, Marlene Dimas, Chad Oliver, Misty Smith, Kyle Pryce, Sarah Harrington, and Commissioner Bill McDaniel.

Others Present via Zoom:

Jessica Harrelson, Megan Greer, Andrew VanValin, Barbara Rollason, Rich Yovanovich, Maria Rueda, Norman Trebilcock, and Taylor Jaskulski.

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

D. Voting Privileges for Board Members via Zoom

Staff announced that they have CRA Board Members on Zoom.

CRA Action: Mr. Estil Null made a motion to allow Board members on Zoom privileges. Ms. Patricia Anne Goodnight 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 informed board members that there is an updated Enclosure 7. Agenda was approved as amended.

CRA Action: Mr. Estil Null made a motion to approve the Agenda as amended. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 9-0.

F. Approval of Consent Agenda

1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for April 17, 2024 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
 - i. Program Manager Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
 - iii. Community Meetings (Enclosure 6)

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

CRA Action: Mr. Edward “Ski” Olesky made a motion to approve the Consent Agenda as presented. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 9-0.

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 communication folder with the board and members of the public. The folder included the public notice for the CRA meeting, article on the Immokalee Fair Housing Alliance breaking ground on their second building, Parks and Recreation updates on Region 3 that have occurred in the month of April and first week of May, and the 2023 CRA Annual Report.

Ms. Andrea Halman asked if the 2023 CRA Annual Report will be presented to the Board of Collier County Commissioners.

Ms. Christie Betancourt provided information on the workshop that is set to be scheduled soon with the CRA Boards and the Board of Collier County Commissioners.

Commissioner McDaniel followed up and said that he gave the idea to the Board of Collier County Commissioners (BCC) and County Staff to have the workshop during a regular BCC meeting to avoid scheduling an extra meeting for everyone. The workshop is set to be scheduled in the Summer.

3. Collier County Public Schools (CCPS), Chad Oliver (Enclosure 7, Added Enclosure 7)
Mr. Chad Oliver provided updates on Collier County Public Schools. He provided information on the Collier County Public School Board Meeting that will be held in Immokalee on October 8, 2024 at 4:30 p.m. at Immokalee Technical College.

He provided details on the 2024 Election and how it will impact local schools. The Tax-Neutral Referendum will be on the November Ballot and there are two school board seats on the August Primary Ballot. Any registered voter in Collier County votes on all the seats, not just the district they live in. The Tax-Neutral Referendum allows flexibility to the School Board with reducing the capital millage and increasing operating millage with no additional taxes. This referendum also provides a lot of freedom to the school board in continuing with teacher salaries and programs. Last year was the largest salary increase in Collier County for CCPS teachers.

Mr. Oliver provided updates on CCPS Superintendent, Dr. Leslie Ricciardelli. She is creating an initiative to have more assistant principals and principles who grew up in Immokalee; help run and operate schools in Immokalee. She has met with 35 teachers who have gone through the Guadalupe Center and the Immokalee Foundation. She plans to meet with the FGCU President to figure out a leadership pathway for Immokalee Educators. He also provided information on the achievements of the Immokalee Elementary Schools High Ratings, the new Elementary school coming to Ave Maria, and the achievement of the Immokalee High School Girls Robotics team.

Discussion was made on the current number of students in the Immokalee Public Schools. All Immokalee schools are under capacity with room to welcome more students. A graph was provided to show the capacity and the numbers for school years 2022-23 and 2023-24. CCPS Staff look into population change to see if they can build a new school and prove to the State that there's a need for a new school. He thanked everyone for allowing him to provide updates and asked if anyone had any questions.

Ms. Andrea Halman asked what the number of students per teacher is considered capacity. Mr. Oliver said it's an average of the entire school not on individual classes.

Ms. Lupita Vazquez Reyes thanked Mr. Chad Oliver for providing great information and commented that her daughter is part of the Robotics team. She has received comments on classroom capacity and how classroom seem to be overcrowded. She asked what can be done to advocate for classrooms to be less overcrowded. Mr. Oliver said that it would be best to express concerns to the school principals. They're the best person to advocate for change. When it comes to facilities, the school board meetings are a great opportunity to meet with the school board and the Superintendent.

Mr. Frank Nappo asked Mr. Oliver on the projections of enrollment in the Immokalee Middle School moving forward. Mr. Oliver asked Mr. Nappo to follow up with him so that he can connect him with the right person to provide information on projections.

4. New CRA Director, John Dunnuck

Staff provided brief information on the new selected CRA Director. His name is John Dunnuck, he starts Monday, May 20th. Staff will provide him an outline to show the background history of the CRA, current projects, and potential projects. Staff plan to present the Strategic Plan in June, so enough time is given to the new CRA Director to review. He has worked with the County before.

H. Other Agencies

1. FDOT Updates

Commissioner McDaniel provided updates. He said the Moving Florida Forward Initiative is right on track. He complimented FDOT and said they are working at lightspeed with the Initiative. He said it important to the Immokalee Community since it's in excess of 100 million dollars of road improvements. The improvements include the Loop Road, the Roundabout SR 80, and the 4 lanes of 29 North from the roundabout all the way to the roundabout on SR 82. The construction on the Initiative will commence in the first or second quarter of 2026.

Commissioner McDaniel provided information on other improvements that are set to happen in Collier County.

2. Collier County Parks and Recreation (Enclosure 8)

Staff included some key improvements on what Parks and Recreation staff have done in Immokalee. Mr. Kyle Pryce provided updates on the improvements and current progress. He informed the members that the Immokalee Community Park restrooms, conference room, and kitchen have been renovated. The sidewalks at the Immokalee Sports Complex and the Immokalee Community Park have been repaved, as well as the pathways located near the baseball and softball field. The Immokalee South Park playground has been installed and completed.

The Kitty Pool at the Immokalee Sports Complex currently has some pump issues. Parks and Recreation staff hope that the maintenance team can get it fixed by June 1st. Summer camp registration is open, the sports complex has sports camp, and the Community Park has regular camp for students K-6.

Mr. Mark Lemke asked if there's an update on the discussions of redoing the parking lot and removal of trees at the Community Park. Mr. Pryce said he doesn't have too much information on this matter, but he has spoken to the maintenance crew leader, and they will be trimming the trees next week. There is currently no update on the redoing of the parking lot.

Commissioner McDaniel asked if there is an update on the equipment at the fitness center. Mr. Pryce said that they have stopped their process with Life Fitness and are now with Advanced Exercise. They are moving quickly and have received a quote. They have up to \$90,000 worth of new equipment to the fitness center. The fitness center has also been repainted.

Commissioner McDaniel commented to staff to continue working with the ladder of authority and provide communication to him, if there is a need that is not being attended in a proper way. Commissioner McDaniel provided brief information on what occurred at the Board of Collier County Commissioners meeting held on Tuesday, May 14, 2024. The Williams Reserve at Lake Trafford was discussed, and an offer was given of \$20,770,000, information will be given when there is an update. Commissioner McDaniel also provided information on a draft Executive Summary he has done and hopes to have this year appropriations move towards the conversion of two existing grass fields to artificial turf at the Immokalee Sports Complex.

Ms. Andrea Halman commented on the fitness center and said that it sounds like it's being used a lot. She asked if there are any plans to expand this center. Mr. Kyle Pryce said he's not aware of any expansion for the fitness center but has minor details that an expansion was done a couple of years ago.

Ms. Christie Betancourt informed board and members of the public that staff meets monthly with Parks and Recreation staff. Staff have discussed temporary locations for a sports field, but no idea has come into fruition. As for the expansion mentioned, it's costly and there is no assurance that the Sports Complex is able to support an expansion. Commissioner McDaniel followed up on what was done to help with the fitness center having a comfortable space for community members. Ms. Betancourt said that during Covid, the fitness center had a good system with individuals having an assigned time, she said it worked very well in keeping members safe and having a comfortable space. Commissioner McDaniel asked Ms. Betancourt to send him a note on this and said that ideas like this help with improving circumstances like overcrowding.

Ms. Lupita Vazquez Reyes asked Mr. Kyle Pryce if he had any updates on Pepper Ranch. Mr. Pryce informed Ms. Reyes that Pepper Ranch is set to close at the end of June. Staff is partnering with Conservation Collier and Pepper Ranch. He said staff might schedule a camp out to celebrate Parks and Recreation month in July. There are no other events other than the trails and campsites being open until the end of June. They will open again in November.

Ms. Lupita Vazquez Reyes asked on the current status of the two positions for hire at Pepper Ranch. Mr. Kyle Pryce said that Conservation Collier Staff interviews and see who is the best fit. As for now, Conservation Collier will probably have the positions listed as volunteer positions.

Ms. Reyes also asked if there has been any discussions to connect the Lake Trafford boardwalk pier to the Pepper Ranch extension pier. Ms. Christie Betancourt said discussions have been made to improve Lake Trafford, and the idea of connecting both piers has been discussed, however there is no funding or design for this.

Ms. Reyes advocated for natural spaces and said that outdoor spaces like the Lake Trafford Pier and Pepper Ranch pier help people relate to their environment. She discussed the importance of having the younger community be inspired to protect where they live, and how there is missed opportunities when there is no investment in outdoor spaces. She would like to see this matter be more prioritized in the future.

Ms. Christie Betancourt informed everyone in attendance that the fields in the Immokalee Sports Complex will close for maintenance. They are set to be closed from May 15 – August 28, 2024. Discussion was made on the draft summary for the artificial fields, and how this can affect the Christmas Around the World. Ms. Betancourt will keep this as an update and add it to the Project Report since staff have allocated 1.2 million towards improvements for Parks Initiative.

3. Other Community Agencies

Immokalee Water and Sewer District, Misty Smith

Ms. Misty Smith informed everyone in attendance that all customers will be receiving a letter that's a notice of requirement informing customers on their water level. She also provided information on the current progress of a new administration building; staff is expected to have a closing on the property. This is exciting for customers since there's possibilities of having two Drive Thrus, a bigger conference room and lobby. She provided information on the Immokalee Water and Sewer Board meeting scheduled May 15, 2024 at 3:30 p.m. This meeting is open to the public.

Ms. Andrea Halman asked Ms. Misty Smith if the public has to call to connect to Zoom for the Board meetings. Ms. Misty Smith said that if anyone is interested in joining the board meeting through Zoom, they must contact her or Sarah Catala, who is the Executive Director. They will share a link to those who are interested in attending the meeting through Zoom.

Collier County Economic Development and Housing Division, Sarah Harrington

Ms. Sarah Harrington provided information on the Local Government Area of Opportunity (LGAO) for developers. This provides an opportunity for developers to submit an application for a property specifically for affordable housing. The County will choose and select one application to nominate to the State and financially support part of it. She informed everyone in attendance on a project given last year that made progress with the National Development of America. The application is due June 7, 2024. She briefly discussed the process steps once an application is submitted.

Information was given on the next Affordable Housing Advisory Committee (AHAC) meeting. The meetings start at 9:00 A.M. and are in-person. They are usually scheduled for the 3rd Tuesday of the month and are held at the Growth Management Department.

Ms. Harrington also said that Staff is working on updating the map on the CHS website to show locations of developments that contain a component of affordable housing. Ms. Lupita Vazquez asked how the affordable housing under this opportunity helps with the tax base. Ms. Harrington provided information on the different ways developers can incorporate incentives to help the community.

Ms. Andrea asked Ms. Betancourt if the food storage container located near Main Street is being moved. Ms. Betancourt said that the matter is being addressed and she is not bringing it to the board until there is more information. Commissioner McDaniel followed up and said that this is being addressed and it's a code violation. There is a process, and it also depends on the severity of the violation. Discussion was also made on another code violation given to the Drive Thru on First Street.

I. Community Presentations

1. Immokalee One-Stop Mixed Use (MPUD), Peninsula Engineering (Enclosure 9)

Ms. Jessica Harrelson introduced herself. She is a Certified Planner with Peninsula Engineering and is the agent for the Southwest Florida Workforce Development Board, Inc.

She announced that they have submitted a request for a plan unit development rezone. They are seeking a letter of support from the Advisory Board for a rezone request. She provided brief information on the consultant team.

A formal application has been submitted requesting to rezone the subject property from the Estate Zoning District to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit up to 40,000 SF of limited commercial land uses or up to sixteen (16) dwelling units per acre. A map was presented showing the location, zoning exhibit, and future land use designation. The property is currently developed with a multi-tenant office building permitted in the year 2000, and allows for public uses, governmental facilities, and essential services. The site currently does not allow for general commercial uses and is limited to one residential unit per 2 acres.

Ms. Harrelson also informed board members on the Development Standards that include a setback of 25 feet from the front and rear yards, 15 feet from the side yard for principal structures, and the maximum height of 35 feet. A permitted use list was presented to show what is being requested.

The application has received sufficiency from staff and are scheduled for public hearings. They present to the Collier County Planning Commission on July 18, 2024 and they go to the Board of Collier County Commissioners on September 10, 2024.

Ms. Lupita Vazquez Reyes asked if there has been any feedback or concerns from property owners in the surrounding areas. Ms. Jessica Harrelson said she did not receive any feedback or concerns. A Neighborhood Information Meeting was held and there was no attendance. A mailed-out notice was given to all property owners within 500 feet of the area and an Ad was published in the paper.

Mr. Frank Nappo asked what the timeframe is for redevelopment to the property. Ms. Jessica Harrelson said that the property is currently on the market for sale. The reasoning for the request to rezone is to make the property more marketable. She is unaware of any contracts for the purchase on the property, but it depends on the person who plans to purchase the property and what their intent is at the time.

Mr. Mark Lemke reiterated on what staff is asking for support on. His concern is that the building is the only major meeting place in Immokalee, and questioned where public meetings will be held, if the property is purchased.

Mr. Frank Nappo asked Commissioner McDaniel if he had any input on this matter. Commissioner McDaniel asked Ms. Jessica Harrelson what the process standpoint is after the letter of support is granted. Ms. Harrelson provided information on what the next steps would be. She also presented information on the dates the letter were sent out and the requirements of mailing out notices for properties within the Immokalee Area Master Plan.

Mr. Frank Nappo voiced his concern on the services that are provided in the facility and asked where they would go.

Ms. Jessica Harrelson reiterated that she is not aware of any purchase contract, but she is sure that when that occurs, it will be worked out with the property owner and tenants at that time.

Commissioner McDaniel said there are plans of a large community facility on the CRA Land that was sold to Catholic Charities, and how that can be a location for the public utilization. He also commented on the draft plans in the works for the remodel of the Government Center located in the back of the clerk's office in Immokalee. This plan can help with relocating staff and other services. He hopes to have an update on this at the next meeting.

Ms. Andrea Halman provided two comments. She said that the property owner responsibility is to gain profit for this property. She also said that board members did not see a notice on the meeting held and that advertisement are not something that get out to a lot of people.

Discussions were made on the language of the Notice sent to individuals. Mr. Mike Facundo asked on the acreage and overall use on this property. Commissioner McDaniel made a note to speak to the County Manager and Development Services to increase the notice distance.

Mr. Mike Facundo commented on the need for more development in the area where the property is located. There is no control on telling the seller what to develop, but hopefully whoever buys it does something good. After much discussion, a motion was made.

CRA Action: Ms. Andrea Halman made a motion to provide a Letter of Support to Southwest Florida Workforce Development Board, Inc to rezone the site from the Estates (E) zoning districts to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit a maximum of 40,000 SF of gross floor area of limited commercial land uses or up to sixteen (16) dwelling units per acre, or a total of 61 residential units. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 9-0.

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

J. Old Business.

1. Brief Staff Project update

i. First Street Corridor Pedestrian Safety Project (Enclosure 10)

Staff provided an update on the First Street Corridor Pedestrian Safety Project. Staff have processed a Change Order last month in having additional lighting on First Street than what was originally planned. Staff is looking to have a full corridor lighting, additional surveys, and subsurface utility engineering to add 12 additional holes with a cost of \$11,955. The scope of the project is also set to have 3 crosswalks with flashing beacons. Once Staff receive the 60% plans, they will share the plans with County Staff to receive their comments. KCA, the engineering firm, will finish the design by October.

Ms. Christie Betancourt submitted a grant application for construction on this project, after staff presented with the review and ranking committee, staff was awarded \$600,000. Once plans are received, staff will figure out the phase out for construction.

Staff provided information on what the next steps are once award documentation is received. Construction will be phased out; Staff was in a Transportation Call, and the cost of constructing the crosswalks and the beacons is a lot higher than originally quoted. Staff will apply for a second phase funding in the next round in February. Staff may need to use Capital funds from the CRA, they will keep the board updated.

Commissioner McDaniel provided information on the adjustments that the Collier County Board of County Commissioners are making to procurement and the current system.

2. Land Development Code (LDC) update

i. Summary Handout (Enclosure 11a)

Mr. Patrick Vanasse introduced himself, Ms. Laura Tefft and Ms. Rachel Hansen. The Land Development Code (LDC) update is the second phase in the Immokalee Area Master Plan. After the Immokalee Area Master Plan was approved, the next step was to take some of those policies that would direct changes to the Land Development Code and update it to align with the plan. The changes will be to the overlays that are housed within the existing Land Development Code that are specific to Immokalee. He provided highlights on the two sections of the Land Development Code, Section 2.03.07 and Section 4.02.07.

Commissioner McDaniel commented on the importance of the Land Development Code and what it means for the community of Immokalee in regard to standards, regulation, and overall look of the community. He expressed that this is good news to him and said that if there is a need to make adjustment, staff could do it in the Land Development Code, which is far easier than the GMD Master Plan.

Mr. Frank Nappo said that this Land Development Code is better than expected because anyone can access the sections and use them.

Ms. Laura Tefft provided information on two sections of the Land Development Code. Section 2.03.07 outlines the Immokalee Urban Area Overlay District (IUAOD) and eight subdistricts. A new table outlines the permitted and conditional uses. Section 4.02.27 provides architectural/site design standards for the IUAOD and each subdistrict. This section includes building design, landscape buffers, off-street parking, and fencing. The two sections are specific to Immokalee.

All that has been presented to the board, has been submitted to the County. The Transportation Planning review has requested for more clarification on the State Road 29 Loop Road. The Neighborhood Company is working with FDOT on this matter, communication will continue. Staff have received many comments on the Landscape Review, including requests for clarification of buffer types, quantities, and descriptions.

Staff plan to resubmit to the County after feedback has been received from board members.

Commissioner McDaniel asked the Neighborhood Company staff to contact him if they need to address concerns from County Staff on the Land Development Code. Staff elaborated on the concerns that County Staff have seen from past experience. An example was made on the effects of the size of the trees and the width of the buffers, and what tends to happen with the tree roots causing damage to the pavement.

Mr. Patrick Vanasse commented on the great relationship staff have with the County staff as well as working to help address and clarify the conditions in Immokalee.

Mr. Mike Facundo asked The Neighborhood Company Staff if they have collaborated with landscape architects in regard to concerns given to help alleviate long term costs.

Mr. Patrick Vanasse provided discussion on the concerns.

Mr. Facundo also asked on the coordination between trees and power lines, and asked how that can be fixed.

Mr. Vanasse followed up and said that they could add some provisions that can be part of the review.

Mr. Facundo said there should be more flexibility.

Commissioner McDaniel commented on the importance of having a consultant and provided Naples Botanical Garden as a good resource for matters dealing with certain species of trees and trying to avoid damages.

Mr. Laura Tefft provided information on the concept of Right Tree, Right Place.

Ms. Andrea Halman asked if there has been any thought in addressing where powerlines can be located.

Ms. Tefft informed Ms. Halman that the location of the powerlines are determined by the power companies.

Ms. Laura Tefft provided discussion on the status of the SR 29 Loop Road and said that there is unclear information because there is currently no definite location from FDOT. The retention pond was also discussed, this matter applies to Stormwater Management, and it is not included in the scope of this amendment. She also provided information on the applicability and said that the overlay applies to non-residential (except allowance of chain link fencing).

Ms. Laura Tefft provided information on the current timeline for Staff Review, Committee Reviews, and Hearings. Specific dates will be determined by Collier County Staff.

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

ii. Draft LDC Amendment Language (Enclosure 11b)

Staff provided the draft LDC Amendment Language. CRA Staff would like to receive a similar handout on the comments and reviews given from the committee reviews. CRA Staff would like to receive board member comments by Friday.

Commissioner McDaniel said that this is the beginning of a process. The current draft allows for adjustments on a quicker basis.

Mr. Patrick Vanesse informed everyone in attendance that once Neighborhood Company staff move into the public hearing process, County staff take this over and guide it through the process.

K. New Business.

No new business.

L. Citizen Comments

Ms. Christie Betancourt informed board members that staff will have a presentation on the strategic plan and funding priorities in the next meeting. She also said that Staff is working with County Staff to clean up the crossing bridge near the new panther welcome sign. Staff will provide more details in the next meeting. Staff hope to partner with the United Arts Council to help Village Oaks Elementary students with their paintings inside the bridge. County Staff will fund the pressure washing and cleaning and CRA staff will buy the paint and possibly pay for some labor. Staff will keep everyone posted on the schedule.

Mr. Mike Facundo would like to provide details on what can be done to better display the bridge. Ms. Betancourt followed up and asked that he send an email to her on his suggestions.

Ms. Sarah Harrington provided information on what can be done if a job needs to be put out to bid. Ms. Sarah Harrington provided detailed background information on herself. Ms. Betancourt complimented Ms. Harrington and said she provides the best resource for staff.

Ms. Christie Betancourt announced that a potential restaurant project will be presenting next month. They currently have a code violation with having a storage container in a lot that does not permit this use, but they are now proposing to do a restaurant instead.

M. Next Meeting Date

The **CRA Board** will be meeting on Wednesday, **June 19, 2024**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:43 A.M.

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

IMMOKALEE ONE-STOP MPUD

Planned Unit Development Rezone

PUDZ-PL20230017241

IMMOKALEE CRA
Advisory Board Meeting
May 15, 2024

PROJECT TEAM

APPLICANT:

Southwest Florida Workforce Development Board, Inc.

CONSULTANT TEAM:

Coleman, Yovanovich, Koester

- Richard Yovanovich, Esq.

Peninsula Engineering

- Jessica Harrelson, AICP

Trebilcock Consulting Solutions

- Norman Trebilcock, AICP, PTOE, PE



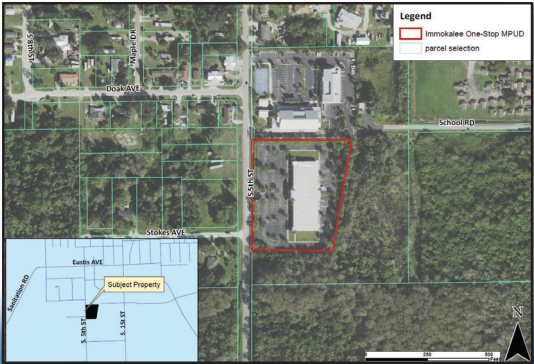
ZONING REQUEST



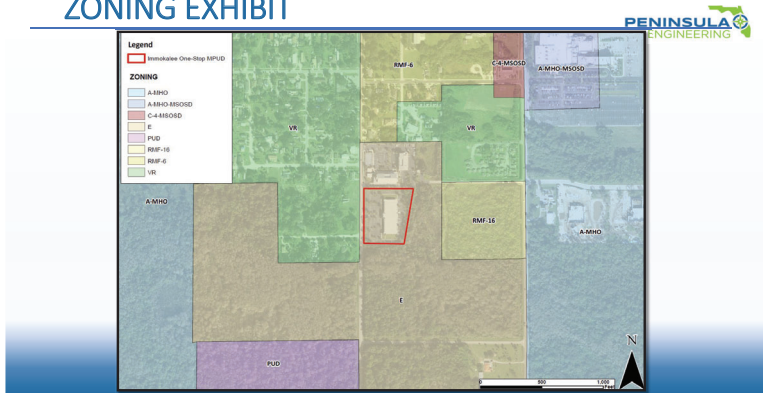
PLANNED UNIT DEVELOPMENT REZONE

Requesting to rezone the site from the Estates (E) zoning district to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit a maximum of 40,000 SF of gross floor area of limited commercial land uses or up to sixteen (16) dwelling units per acre, or a total of 61 residential units.

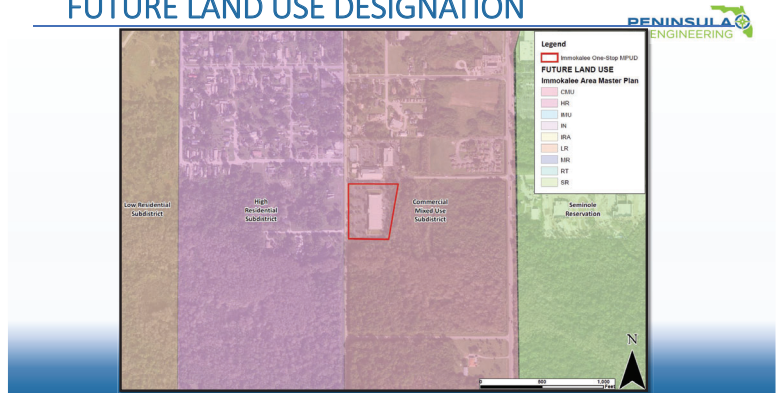
LOCATION MAP



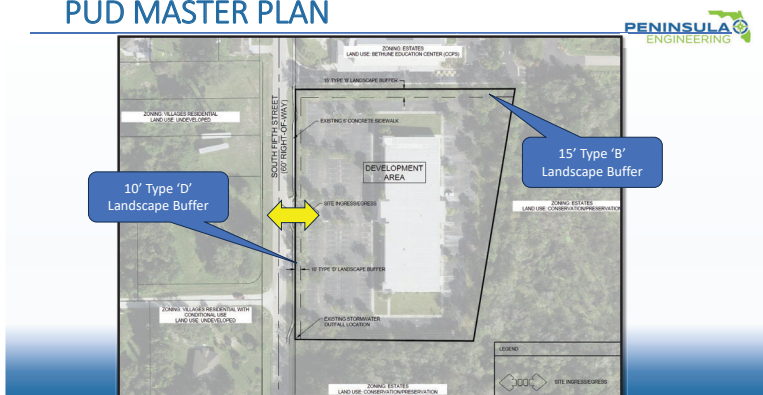
ZONING EXHIBIT



FUTURE LAND USE DESIGNATION



PUD MASTER PLAN



DEVELOPMENT STANDARDS

		COMMERCIAL USES		RESIDENTIAL USES	
		PRINCIPAL	ACCESSORY	PRINCIPAL	ACCESSORY
MINIMUM LOT AREA	10,000 SQUARE FEET	N/A		1-ACRE	N/A
MINIMUM LOT WIDTH	75 FEET	N/A		150 FEET	N/A
MINIMUM FLOOR AREA	1,000 FEET	N/A		EFFICIENCY-450 SQUARE FEET 1 BEDROOM-400 SQUARE FEET 2+ BEDROOM-750 SQUARE FEET	N/A
MINIMUM DISTANCE BETWEEN STRUCTURES	NONE	NONE		20 FEET	N/A
MINIMUM SETBACKS					
FRONT YARD:	25 FEET	15 FEET		25 FEET	15 FEET
SIDE YARD:	15 FEET	10 FEET		15 FEET	10 FEET
REAR YARD:	25 FEET	15 FEET		25 FEET	15 FEET
EASTERN & WESTERN PLUD BOUNDARIES	25 FEET	15 FEET		10 FEET	15 FEET
NORTHERN & SOUTHERN PLUD BOUNDARIES	15 FEET	10 FEET		15 FEET	10 FEET
MAXIMUM BUILDING HEIGHT					
ZONED	35 FEET	35 FEET		40 FEET	35 FEET
ACTUAL	42 FEET	35 FEET		47 FEET	42 FEET
SPS = Same as Principal Structure					

PERMITTED USES



1. Amusement and recreation services, indoor only (SIC 7999)	18. Landscape architects, consulting and planning (SIC 0781)
2. Ancillary plants	19. Legal services (SIC 8111)
3. Animal specialty services, except veterinary (SIC 0752, excluding outside kenneling)	20. Libraries (8231)
4. Banks, credit unions and trusts (SIC 6011-6099)	21. Loan brokers (SIC 6163)
5. Barber shops (SIC 7241)	22. Management services (SIC 8741, 8742)
6. Beauty shops (SIC 7231)	23. Membership organizations (SIC 8611-8699)
7. Business credit institutions (SIC 6153-6159)	24. Membership sports and recreation clubs (SIC 7997)
8. Business services - miscellaneous (SIC 7311-7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal sitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and sitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, textile designers, textile folding, tobacco sheeting, and window trimming service)	25. Mortgage bankers and loan correspondents (SIC 6162)
9. Cable and other pay television services (SIC 4841) including communication towers up to a specified height, subject to LDC Section 5.05.09	26. Museums and art galleries (SIC 8412)
10. Commercial printing (SIC 2752, excluding newspapers)	27. Personal credit institutions (SIC 6341)
11. Computer and computer software stores (SIC 5734)	28. Physical fitness facilities (SIC 7991)
12. Dance studios, schools and halls (SIC 7911)	29. Public Administration (SIC 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661)
13. Educational plants and public schools, subject to LDC Section 5.05.14	30. Public or private parks and playgrounds
14. Educational services (SIC 8221-8222)	31. Public relations services (SIC 8743)
15. Engineering services (SIC 8711)	32. Real Estate (SIC 6512, 6531-6552)
16. Essential services, subject to LDC Section 2.01.03	33. Research, development and testing services (SIC 8731-8734)
17. Facilities support management services (SIC 8744)	34. Security and commodity brokers, dealer, exchanges and services (SIC 6211-6289)
	35. Social services, individual and family (SIC 8322-8399, except homeless shelters and soup kitchens)
	36. Surveying services (SIC 8713)
	37. Tax return preparation services (SIC 7291)
	38. Telephone communications (SIC 4812 and 4813) including communication towers up to a specified height and subject to LDC Section 5.05.09
	39. Travel agencies (SIC 4724, no other transportation services)
	40. United States Postal Service (SIC 4311, except major distribution center)
	41. Veterinary services (SIC 0741, 0742, excluding outside kenneling)
	42. Vocational schools (8242-8299)
	43. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

PERMITTED & CONDITIONAL USES



CONDITIONAL USES

1. Conditional uses of the General Commercial (C-4) District, subject to the conditional use process outlined in the Land Development Code.

RESIDENTIAL

1. Multi-family residential dwelling units
2. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

NEXT STEPS



CCPC HEARING
7/18/2024

BCC HEARING
9/10/2024

QUESTIONS



- JESSICA HARRELSON, AICP – PENINSULA ENGINEERING
Phone: 239.403.6751
Email: jharrelson@pen-eng.com
- TIMOTHY FINN – COLLIER COUNTY ZONING DIVISION
Phone: 239.252.4312
Email: timothy.finn@colliercountyfl.com



1

Immokalee Area Overlay District LDC Updates

(Project #220007.01.01)

Collier County Community Redevelopment Agency -
Immokalee Local Redevelopment Advisory (CRA) Board

May 15, 2024



2

Introduction of Team

The Neighborhood Company, a sub-consultant of RWA, Inc.

- **Patrick Vanasse, AICP** – Land Use Planner, Partner, Project Manager
- **Ken Gallander, AICP** – Land Use Planner, Partner, Production Manager
- **Laura Tefft, AICP** – Land Use Planner
- **Rachel Hansen, AICP** – Land Use Planner



3

Progress Update

- **Draft Amendment Submitted to County Staff**
 - First round of review complete
 - Edits based on staff comments incorporated into draft
 - Continuing to work with County staff
 - Anticipate at least one more round of staff review



4

Summary of Draft LDC Amendment

- **Section 2.03.07** outlines the Immokalee Urban Area Overlay District (IUAOD) and eight subdistricts
 - New Table of Uses outlines permitted and conditional uses
- **Section 4.02.27** provides architectural/site design standards for the IUAOD and each subdistrict
 - Building design, landscape buffers, off-street parking, and fencing



Collier County Staff Review

- Transportation Planning Review
 - Requested clarification related to the SR 29 Loop Road Overlay and SR 29 access management and interconnection – we are continuing to communicate with FDOT
- Landscape Review
 - Bulk of staff's comments came from this area
 - Most comments were insubstantial in nature, including requests for clarification of buffer types, quantities, and descriptions
 - Working through 2-3 comments where the request involves increasing buffer requirements



Comments Received from CRA

- Landscaping/buffers too restrictive
 - Currently working with staff to strike a balance between County standards and what's desired for Immokalee
- SR 29 Loop Road location unclear
 - Continuing to work with FDOT as they finalize the alignment of the Loop Road
- Lake Trafford retention ponds not included
 - Only applies to stormwater management, which is not in the scope of this amendment
- Applicability to residential
 - Overlay only applies to non-residential (except allowance of chain link fencing)



Timeline

- **Staff Review**
 - ✓ May 2024 – Resubmit draft to Collier County staff
- **Development Services Advisory Committee (DSAC)**
 - ✓ 2024 – Land Development Review Subcommittee
 - ✓ 2024 – DSAC committee review
 - ✓ Specific dates to be determined by Collier County Staff
- **CCPC Hearing & BCC Hearings**
 - ✓ 2024 – Specific dates to be determined



Review of Draft

Page by Page Review of Draft LDC Amendment if needed.



9

Feedback & Questions



**THANK
YOU!**



Land Development Code Update for the Immokalee CRA Board Meeting – May 15, 2024

The Neighborhood Company in collaboration with RWA, Inc. appreciates your participation in reviewing the draft amendment to the Collier County Land Development Code (LDC). This amendment is intended to make sure the LDC aligns with the updated Immokalee Area Master Plan (IAMP), the goals of the Collier County Community Redevelopment Agency (CRA) - Immokalee Community Redevelopment Area (ICRA) and the unique conditions and character of Immokalee. As a refresher, the following areas were prioritized based on community input:

- Landscaping, buffering, and vegetation
- Fences and walls
- Architectural and site design standards
- Off-street parking regulations
- Consolidation of existing overlay subdistricts
- New SR 29 overlay subdistrict
- Expanded airport district

Since our last presentation to the CRA Board, we received review comments from Collier County staff; edits based on staff comments have been incorporated into the current draft LDC language as summarized below. It is important to note that there will be at least one more round of staff review and possible changes to the draft as a result.

Summary of Draft LDC Language

To help guide your review, below is a basic breakdown of the draft you've been provided. Please note that the original LDC language to be repealed appears in strikethrough format throughout the draft. Additional background information can be found in the **LDC summary on pages 1 and 2 of the draft document.**

- **Section 2.03.07** outlines the Immokalee Urban Area Overlay District (IUAOD) and the following subdistricts: Main Street Overlay Subdistrict (MSOS), State Road 29A Commercial Overlay Subdistrict (SR29OS), Loop Road Overlay Subdistrict (LROS),



Jefferson Avenue Commercial Overlay Subdistrict (JACOS), Agribusiness/Farm Market Overlay Subdistrict (AFOS), Industrial Mixed Use Commercial Overlay Subdistrict (IMCOS), and the Nonconforming Mobile Home Site Overlay Subdistrict.

- A new Table of Uses outlines permitted and conditional uses for each subdistrict.
- **Section 4.02.27** provides architectural and site design standards for the IUAOD and each subdistrict. This includes but is not limited to building design, landscape buffers, off-street parking, and fencing. Some of these standards are based on existing Collier County regulations but have been modified to be Immokalee-specific.

Collier County Staff Review

Subject matter experts provided review comments, which have been addressed and incorporated into the draft amendment. In some cases, we are continuing to coordinate with staff as the amendment makes its way through the County's review process.

Transportation Planning Review

- Requested clarification of coordination with Florida Department of Transportation (FDOT) related to the SR 29 Loop Road Overlay, as well as SR 29 access management and interconnection – we are continuing to communicate with FDOT.

Landscape Review

- The bulk of staff's comments came from this review area. Most comments were insubstantial in nature, including requests for clarification of buffer types, quantities, and descriptions.
- We are scheduling a meeting with staff to work through 2-3 comments where the request involves increasing buffer requirements, as we are aware of the community's vision for Immokalee-specific regulations.

What's Next

Once staff has approved the draft language, the final draft will be presented, reviewed, and refined through the following public hearing process:

- Development Services Advisory Committee (DSAC) subcommittee
- DSAC
- Collier County Planning Commission (CCPC)
- Board of County Commissioners (BCC)



LDC Section	Changes from Existing LDC Language	Corresponding IAMP Policy
2.03.07.G Immokalee Area Urban Overlay District (IAUOD)	<p>Overlay name change (added "Area")</p> <p>Updated main overlay map</p> <p>Added applicability</p> <p>Reordered subdistricts and updated individual maps</p> <p>Added Loop Road Overlay Subdistrict (LROS)</p> <p>Farm Market Overlay Subdistrict combined with Agribusiness Overlay Subdistrict and renamed Agribusiness/Farm Market Overlay Subdistrict (AFOS)</p> <p>Added Industrial Mixed Use Commercial Overlay Subdistrict (IMCOS)</p> <p>All permitted/conditional/prohibited uses moved to Table of Uses</p> <p>Deviations (2.03.27.G.7) moved to 4.02.27.J</p>	Policy 1.2.4: Agribusiness-Related Uses
4.02.27 Architectural and Site Design Standards for the Immokalee Urban Area Overlay District (IUAOD)	Replaces and supersedes 5.05.08	<p>Policy 5.1.2: Compatibility Between Land Uses</p> <p>Policy 6.1.1: Development of LDC Standards</p> <p>Policy 6.1.3: Downtown Pedestrian Amenities</p> <p>Policy 6.1.4: Central Business District</p>
4.02.27.A General	<p>Items 1-4 are new</p> <p>Item 5 (Exceptions) is language from 5.05.08 modified for IUAOD</p>	
4.02.27.B.1 Architectural styles	Language from 5.05.08 (modified for IUAOD) and CRA's Central Business District Form Based Guidelines	
4.02.27.B.2 Building Design Standards	Language from 5.05.08 (modified for IUAOD)	
4.02.27.B.3 Design Standards for Specific Buildings	Language from 5.05.08 and 5.05.05 (modified for IUAOD)	
4.02.27.B.4 Buffer and landscaping requirements	<p>Language from 4.06.00 (modified for IUAOD)</p> <p>Buffer Types table is new (Types A, B, C, and D are specific to IUAOD)</p>	
4.02.27.B.5 Off-street parking	Standards in addition to 4.05.00	

4.02.27.B.6 Fencing and Walls, Excluding Sound Walls	Exceptions to 5.03.02	
4.02.27.B.7 Outdoor lighting requirements	Standards in addition to 4.02.08	
4.02.27.B.8 Signage	Standards in addition to 5.06.00	
4.02.27.C Immokalee Urban Area Mainstreet Overlay Subdistrict (MSOS)	New (incorporates original 4.02.32)	
4.02.27.D State Road 29A Commercial Overlay Subdistrict (SR 29OS)	New (incorporates original 4.02.27)	
4.02.27.E Jefferson Avenue Commercial Overlay Subdistrict (JACOS)	New (incorporates original 4.02.28)	
4.02.27.F Loop Road Overlay Subdistrict (LROS)	New	
4.02.27.G Agribusiness/Farm Market Overlay Subdistrict (AFOS)	New (combination of original 4.02.29 and 4.02.30)	
4.02.27.H Industrial Mixed Use Commercial Overlay Subdivision (IMCOS)	New	
4.02.27.I Specific Design Standards for New Mobile Home Lots in the Immokalee Urban Area Overlay District (IUAOD)	New (incorporates 4.02.33)	
4.02.27.J Deviation Regulations	Moved from 2.03.07.G.7	
5.03.02 Fences and Walls, Excluding Sound Walls	Adds text to allow use of chain link fences within IUAOD (strikethrough/underline provided in text)	Policy 6.1.1: Development of LDC Standards

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee MSTU Advisory Committee on May 22, 2024. The Advisory board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by MSTU Chair Andrea Halman at 8:30 A.M.

B. Pledge of Allegiance and Moment of Silence.

MSTU Chair Andrea Halman led the Pledge of Allegiance and asked for a moment of silence.

C. Roll Call and Announcement of a Quorum.

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

MSTU Advisory Committee Members Present in Person:

Andrea Halman, Bernardo Barnhart (8:35 A.M.), Christina Guerrero (8:58 A.M.), Norma Garcia, and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

David Turrubiardez Jr.

Others Present in Person:

Armando Yzaguirre and Commissioner Bill McDaniel.

Others Present via Zoom:

Yvonne Merat, Marlene Dimas, and Taylor Jaskulski.

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

D. Voting Privileges for Board Members via Zoom.

No action taken.

E. Approval of Agenda.

Staff presented the Agenda to the committee for approval. Agenda was approved as presented.

MSTU Action: Ms. Norma Garcia 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 April 17, 2024 (Enclosure 1)

2. Budget Reports (Enclosure 2)

3. Code Enforcement Report (Enclosure 3)

4. Staff Reports

- i. Program Manager Report (Enclosure 4)
- ii. Project Manager Report (Enclosure 5)
- iii. Project Manager Observation Field Report (Enclosure 6)
- iv. Community Meetings (Enclosure 7)

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

MSTU Action: Ms. Norma Garcia made a motion to approve the Consent Agenda as presented. Ms. Cherrylle Thomas seconded the motion, and it passed by unanimous vote. 3-0.

G. Announcements.

1. Public Comments speaker slips
CRA Staff reiterated the public 3-minute speaker slip policy. The committee will give more time if they feel it necessary.
2. Communications Folder
Staff reviewed the communications folder with the committee and members of the public. The folder consisted of the public notice for the MSTU Meeting, Park and Recreation updates on Region 3, and the 2023 Annual Report.
3. Collier County Public Schools (CCPS) (Enclosure 8)
Staff provided information on the update given by Mr. Chad Oliver at the CRA Meeting held on May 15, 2024. He provided updates on the Collier County Public Schools. Topics discussed were focuses on the ballot for the 2024 Election, updates on CCPS Superintendent Dr. Leslie Ricciardelli, ratings for the Elementary Schools in Immokalee, and the new Elementary school coming to Ave Maria.

A graph was also shown to present the current capacity for all public schools in Immokalee. Mr. Chad Oliver also presented information on the Immokalee High School Girls Robotics who competed at the Robotics World Championship in Dallas.

Ms. Andrea Halman commented that she learned in the last CRA meeting that the number of students a teacher gets in their classroom is average based. A teacher may have more than enough students, whereas another teacher may have fewer students.

Mr. Bernardo Barnhart and Ms. Norma Garcia made discussion on the fact that there is only one High School and one Middle School in Immokalee.

Staff provided meeting date for the next CCPS budget meeting and upcoming board meeting on June 3, 2024. The next public meeting for the CCPS Board to meet in Immokalee is on October 8, 2024, at 4:30 p.m. at the Immokalee Technical College (iTECH).

4. New CRA Director, John Dunnuck

Mr. John Dunnuck introduced himself. He has previously worked in Collier County and is excited to be back. He has worked in the County from 1995 to 2004, and managed several different divisions, so he has a very good insight into how the county operates and manages.

He provided a brief summary on the divisions he worked for such as Public Services and the Community Development. He has a diverse background in careers, he has worked in the South Florida Water Management District for 8 years in Everglades restoration and has worked in Broward College for 10 years as Senior Vice President, where he ran all finance operations as well as all operational stuff. Most recently, he was Deputy Director of the Facility Department with Palm Beach County.

Mr. John Dunnuck concluded and said that he has made this move with his wife and said he is excited to assist the community of Immokalee and move the agenda forward. Committee members welcomed him onboard.

H. Other Agencies

1. Florida Department of Transportation (FDOT)

Commissioner McDaniel provided updates. He said that the Moving Florida Forward Initiative is moving forward. The Loop Road will go around Immokalee West of the Airport and up around to SR 29. There will be a 4-lane infrastructure with a roundabout. He will be taking a special look at the connection where the Loop Road comes into SR29. He provided information on the 4-lane project for SR 29 North up to around SR 82. The last section of this project is set to start this year. He said Immokalee is close to a million dollars' worth of investment.

There is close to a billion dollars' worth of infrastructure in Collier County. He provided information on other projects that are set to occur in Collier County. He also discussed the appropriations made for the intersection on Camp Keais Rd and what is set to be improved.

Commissioner McDaniel provided an update on the last Board of Collier County Commissioner meeting. He said there was discussion on the acquisition of the Williams Farm property. The Board has made a counteroffer to the seller at the appraisal price of \$20,770,000. The seller may either counter back or accept the offer. Commissioner McDaniel discussed on the need for field space and housing. Communication is going on for this acquisition. Discussion was made on Collier Conservation and what was amended. He spoke on the credits that can be given to Conservation Collier.

Mr. Bernardo Barnhart asked for the number of acres on the Williams Farm. Commissioner McDaniel provided him brief information and commented that the 2,147 +/- acres is purchased, the Board will have to do a Growth Management Plan (GMP) amendment to effectuate government uses for the parks in the field, roads, housing, and much more. This could be a huge benefit to many.

2. Other Community Agencies

Collier County Public Schools (CCPS), Marlene Dimas

Ms. Marlene Dimas provided updates on CCPS. She said Summer School is set to start soon. Summer School will be held only in June and will be held at Eden Parks Elementary and Immokalee High School. School is set to end on Thursday, May 30, 2024.

I. Community Presentations

None.

J. Old Business.

1. Contractor Maintenance Reports

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

Staff provided information on Enclosure 9. The maintenance schedule for the work done by A&M staff in the month of April and May, and the upcoming schedule for June.

CRA Staff would like to provide at the next meeting a couple of pictures on the damages done by the storm that occurred on May 16, 2024. Ms. Christie Betancourt complimented Road Maintenance and said they helped clean up right away.

A&M staff provide an update. Mr. Armando Yzaguirre said there was significant damage during the storm and staff will need to get a quote for 20 banner arm poles. He said staff were able to salvage some and there were a couple of backups.

He also complimented Road Maintenance and said they did half of the side of cleaning up the bulb outs. A couple of bushes and trees were destroyed, and he asked staff if they would look into replacing. Discussion was made on the loss of power and what occurred at several gas station losing power as well. Mr. Yzaguirre reiterated and complimented everyone on the group effort made.

Members and Staff commented on the number of concerns they received from community members in not receiving any alert for this storm. Commissioner McDaniel commented that Collier Alerts has a weather system that alerts individual on severe weather. He also provided information on the storm and said that the data received by the Weather Center listed this storm as a microburst.

CRA Staff said they will put a package to see if they can claim any damages through the insurance cause. Staff also said that Webber, who takes care of FDOT areas, were out there taking care of the damage and repairing things damaged from the storm.

Staff and members discussed on the flea market near Boston Ave. and commented on their concerns of them not breaking down completely every weekend. Commissioner McDaniel said he is looking into this matter of the Flea Market.

Relating to the storm, Commissioner McDaniel made a suggestion and asked that community members take pictures of the flooding, so that staff can provide them to the county maintenance team. Specific information can help staff see the hotspots on this occurrence. Community members can also send it to Collier 311.

Mr. Bernardo Barnhart commented that Mosquito Control was out there helping as well.

Mr. Armando Yzaguirre provided a brief update on the progress of the blue poles. The welder had to do some tweaking to the paint and is working on it. Staff is progressing along with this.

Ms. Norma Garcia commented on the banner arms and said that she recently went to Everglades City, and they had their 2024 high school Seniors on the banner arms. She asked if this is something that can be done in Immokalee. Staff and board members had a discussion on what can happen if staff and board move forward with this. Staff also discussed other factors such as cost, the number of students, and much more.

Mr. Bernardo Barnhart suggested to having a senior class picture to make it fair for everyone. Staff also reiterated on what banners MSTU covers. The inventory includes the cornucopias, flags, and Christmas banners. Commissioner McDaniel followed up and said a process can be put in place for Senior banners, however, advised that private sectors not be included.

Ms. Norma Garcia asked on the idea of having decorated electrical boxes. Staff said they have followed up on this suggestion with the request made by MSTU committee member Mr. David Turrubiardez Jr. Traffic Operations is determining on whether or not its allowed.

2. Brief Staff Project Update

i. First Street Corridor Pedestrian Safety Project (Enclosure 10)

Staff provided background information and the current progress of the project. Staff were provided with recommendations for enhancements on the First Street Corridor and adding more lights and flashing beacons to the crosswalks. A Change Order was approved for additional services outside the original scope of work to enhance the scope to illumination of full corridor lighting. The Change Order provided a 180-day extension from the ending date of April 16, 2024, to October 13, 2024, and a cost of \$11,995 for 12 additional holes.

Staff is waiting to get the Purchase Order Modification request. Staff received the 60% plans on Monday, and they will share with other County Staff for comments. The engineering cost is estimated to be \$1,205,000. Staff have been awarded \$600,000 for construction.

Staff plan to apply for second phase funding in the next round in February. Ms. Christie Betancourt said Staff will be meeting with Transportation to see if this can be done in phases so that they can meet grant requirements.

3. Advisory Report

i. Advisory Board Vacancy update

Staff provided a brief update on the MSTU board vacancy. Anyone interested in applying has to either live or have a business in Immokalee and be a registered voter in Immokalee.

Ms. Norma Garcia announced that she is resigning from the MSTU board. She said this meeting would be her last one. She feels that she has been detached from the MSTU and has not been giving her 100%. Ms. Christie Betancourt thanked her for her service.

4. Land Development Code (LDC) update

Staff informed everyone in attendance that the Neighborhood Company presented at the CRA Meeting last week. All MSTU Committee members have received a copy of the amendments and staff will email the presentation to all members. Staff would like to receive all comments and updates from board members on Friday.

The topics discussed on the Land Development Code included the Landscape Requirement, Loop Road, and the Retention Pond in the Lake Trafford area. The pond is outside of the Urban Boundary. The Land Development Code is only for commercial areas, and the only mention of residential is on fencing requirements. Staff will be making calls to board members to check if they have any comments.

K. New Business.

No new business.

L. Citizen Comments

Ms. Andrea Halman said there seems to be a redesign occurring on the Collier County Website. She said it has been difficult to find certain things. Ms. Christie Betancourt will speak to communication on this issue.

Ms. Christie Betancourt provided brief updates on the airport located in Immokalee. She said she plans to invite the new Manager to see if they can present at a future meeting.

Commissioner McDaniel followed up and said the airport is moving along. There is set to be another 40,000 square feet of hangars in the month of July. Commissioner McDaniel also provided information on the relocation of the Mosquito Control that is set to make in their first phase.

Ms. Christie Betancourt said that board members are on the Calendar to have a meeting held in June and July. If there is no action needed from board members, they will cancel the meetings.

Ms. Cherryle Thomas said she had a wonderful time running the Christmas Around the World parade for 27 years. She commented that the Board of Collier County Commissioner meet all year round and provided discussion on the need to be put under their agenda before the month of September in regard the allowing of the Christmas Around the World Parade in Immokalee. Commissioner McDaniel suggested that she asks to do this item annually, so that it doesn't have to come back every year for another request and permission.

Ms. Cherryle Thomas commented on the TIGER Grant and asked if her complaints for Nassau St. have been addressed. Ms. Christie Betancourt said that the response she has received from the contractors is that they will add sod in the areas needed but can't do much else.

Ms. Cherryle Thomas also commented on the new chair for the Cherryle Thomas Christmas Around the World, her name is Melissa Silva.

Ms. Andrea Halman commented that the Metropolitan Planning Organization (MPO) is in the process of updating the 2019 Bicycle and Pedestrian Master Plan. The MPO's Bicycle and Pedestrian Advisory Committee (BPAC) is providing guidance to this plan. There is an interactive map and BPAC is asking others to put in updates and items that anyone feels is needed. She asked that everyone take so time to interact with this map and share information to others. Please view link for more information.
<https://www.colliermopo.org/bp-master-plan/>.

Ms. Norma Garcia commented on the sidewalks near the CVS and asked if they been addressed. A few complaints were made on the sidewalk being uneven. Ms. Garcia advised that the sidewalk is near the SR 29 Road. Staff will look into this matter.

Ms. Christie Betancourt had a good announcement. The various sidewalks were funded. Ms. Betancourt provided a couple of street names where the improvements will be made. She will provide an update at the next meeting.

Staff and board members discussed upcoming meetings for the month of June and July. Commissioner McDaniel provided information on the zero-based budget process and the importance of having meetings continue unless it's unnecessary.

M. Next Meeting Date

The next meeting will be a MSTU meeting to be held on Wednesday, **June 26, 2024**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 9:38 A.M.

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

05/30/24

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			113,652.37	324,875.46-	211,223.09
1025000000 IMMOKALEE REDEVELOPMENT			113,652.37	324,875.46-	211,223.09
REVENUE Sub Total	1,318,000.00-	1,318,000.00-		1,246,446.77-	71,553.23-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		28,046.77-	20,846.77
361170 OVERNIGHT INTEREST				21,819.41-	21,819.41
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		6,112.36-	1,087.64-
364410 SURPLUS FURNITURE FIXTURES EQUIP SALE				115.00-	115.00
CONTRIBUTION AND TRANSFERS Sub-Total	1,310,800.00-	1,310,800.00-		1,218,400.00-	92,400.00-
410001 TRANSFER FROM 0001 GENERAL FUND	993,000.00-	993,000.00-		993,000.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	225,400.00-	225,400.00-		225,400.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	1,318,000.00	1,318,000.00	113,652.37	921,571.31	282,776.32
PERSONAL SERVICE	258,900.00	258,900.00	7,497.50	160,404.00	90,998.50
OPERATING EXPENSE	400,000.00	400,000.00	106,154.87	218,467.31	75,377.82
631400 ENGINEERING FEES			31,678.00	13,282.00	44,960.00-
634210 IT OFFICE AUTOMATION ALLOCATION	16,300.00	16,300.00	4,075.00	12,225.00	
634211 INFO TECH BILLING HOURS ALLOCATION	200.00	200.00	50.00	150.00	
634970 INDIRECT COST REIMBURSEMENT	27,700.00	27,700.00		27,700.00	
634980 INTERDEPT PAYMENT FOR SERV	168,000.00	168,000.00		62,898.00	105,102.00
634999 OTHER CONTRACTUAL SERVICES	21,300.00	21,300.00	48,614.03	38,690.61	66,004.64-
639961 PAINTING CONTRACTORS				212.33	212.33-
639967 TEMPORARY LABOR	50,000.00	50,000.00			50,000.00
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	7,000.00	7,000.00		4,900.30	2,099.70
640410 MOTOR POOL RENTAL CHARGE	6,600.00	6,600.00		78.40	6,521.60
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		73.66	126.34
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	1,159.26	4,840.74	
641700 CELLULAR TELEPHONE	3,000.00	3,000.00	2,103.45	896.55	
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	3,000.00	3,000.00	1,722.06	1,277.94	
643400 WATER AND SEWER	5,000.00	5,000.00	2,453.34	1,346.66	1,200.00
644100 RENT BUILDINGS	38,500.00	38,500.00	9,749.96	28,676.34	73.70
644620 LEASE EQUIPMENT	3,000.00	3,000.00	609.00	1,218.00	1,173.00
645100 INSURANCE GENERAL	1,800.00	1,800.00	450.00	1,350.00	
645260 AUTO INSURANCE	500.00	500.00	125.00	375.00	
646180 BUILDING R AND M ISF BILLINGS				2,716.43	2,716.43-
646430 FLEET MAINT ISF LABOR AND OVERHEAD	400.00	400.00		217.00	183.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		105.41	5.41-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	2,500.00	2,500.00			2,500.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND PROMOTIONAL	5,200.00	5,200.00		5,445.00	245.00-
649030 CLERKS RECORDING FEES ETC	200.00	200.00			200.00
649100 LEGAL ADVERTISING	1,000.00	1,000.00	2,000.00	1,316.00	2,316.00-

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
649990 OTHER MISCELLANEOUS SERVICES	500.00	500.00			500.00
651110 OFFICE SUPPLIES GENERAL	3,000.00	3,000.00	98.50	1,185.19	1,716.31
651210 COPYING CHARGES	3,500.00	3,500.00	725.27	2,774.73	
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
651930 MINOR OFFICE FURNITURE	1,000.00	1,000.00			1,000.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,000.00	10,000.00			10,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	1,500.00	1,500.00		1,032.98	467.02
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,000.00	1,000.00		617.33	382.67
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	2,000.00	2,000.00		13.98	1,986.02
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	500.00	500.00			500.00
654210 DUES AND MEMBERSHIPS	4,000.00	4,000.00	342.00	2,667.88	990.12
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	600.00	600.00			600.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		183.85	616.15
CAPITAL OUTLAY	63,400.00	63,400.00			63,400.00
763100 IMPROVEMENTS GENERAL	63,400.00	63,400.00			63,400.00
TRANSFERS	542,700.00	542,700.00		542,700.00	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	542,700.00	542,700.00		542,700.00	
RESERVES	53,000.00	53,000.00			53,000.00
991000 RESERVE FOR CONTINGENCIES	53,000.00	53,000.00			53,000.00

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			318,085.14	375,130.58-	57,045.44
1629000000 IMMOKALEE BEAUTIFICATION			318,085.14	375,130.58-	57,045.44
REVENUE Sub Total	1,582,500.00-	1,912,395.88-		555,216.86-	1,357,179.02-
REVENUE - OPERATING Sub-Total	572,100.00-	572,100.00-		555,216.86-	16,883.14-
311100 CURRENT AD VALOREM TAXES	565,100.00-	565,100.00-		504,264.16-	60,835.84-
311200 DELINQUENT AD VALOREM TAXES				134.41-	134.41
361170 OVERNIGHT INTEREST				25,869.67-	25,869.67
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		6,694.47-	305.53-
361320 INTEREST TAX COLLECTOR				579.60-	579.60
369130 INS CO REFUNDS				17,674.55-	17,674.55
CONTRIBUTION AND TRANSFERS Sub-Total	1,010,400.00-	1,340,295.88-			1,340,295.88-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,039,100.00-	1,039,100.00-			1,039,100.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		329,895.88-			329,895.88-
489900 NEGATIVE 5% ESTIMATED REVENUES	28,700.00	28,700.00			28,700.00
EXPENSE Sub Total	1,582,500.00	1,912,395.88	318,085.14	180,086.28	1,414,224.46
OPERATING EXPENSE	571,500.00	864,815.88	318,085.14	129,746.63	416,984.11
631400 ENGINEERING FEES	175,000.00	464,975.65	206,032.65	96,164.50	162,778.50
634970 INDIRECT COST REIMBURSEMENT	4,000.00	4,000.00		4,000.00	
634980 INTERDEPT PAYMENT FOR SERV	102,800.00	102,800.00			102,800.00
634999 OTHER CONTRACTUAL SERVICES	214,100.00	217,440.23	110,727.49	28,435.00	78,277.74
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			1,800.00
645100 INSURANCE GENERAL	1,300.00	1,300.00	325.00	975.00	
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00	1,000.00		
646318 MULCH	1,600.00	1,600.00			1,600.00
646451 LIGHTING MAINTENANCE	40,000.00	40,000.00			40,000.00
649010 LICENSES AND PERMITS	1,000.00	1,000.00			1,000.00
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		87.52	412.48
652990 OTHER OPERATING SUPPLIES	4,000.00	4,000.00		84.61	3,915.39
652999 PAINTING SUPPLIES	200.00	200.00			200.00
CAPITAL OUTLAY	100,000.00	136,580.00		36,580.00	100,000.00
763100 IMPROVEMENTS GENERAL	100,000.00	136,580.00		36,580.00	100,000.00
TRANSFER CONST	20,700.00	20,700.00		13,759.65	6,940.35
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,200.00	4,200.00		3,188.42	1,011.58
930700 BUDGET TRANSFERS TAX COLLECTOR	16,500.00	16,500.00		10,571.23	5,928.77
RESERVES	890,300.00	890,300.00			890,300.00
991000 RESERVE FOR CONTINGENCIES	16,100.00	16,100.00			16,100.00
993000 RESERVE FOR CAPITAL OUTLAY	874,200.00	874,200.00			874,200.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	229,600.00	229,600.00	68,566.84	151,885.08	9,148.08
1011000000 MSTU GENERAL FUND - UNINCORPORATED AREAS	229,600.00	229,600.00	68,566.84	151,885.08	9,148.08
EXPENSE Sub Total	229,600.00	229,600.00	68,566.84	151,885.08	9,148.08
OPERATING EXPENSE	229,600.00	229,600.00	68,566.84	151,885.08	9,148.08
634990 LANDSCAPE INCIDENTALS	18,800.00	18,800.00	25.49	14,974.51	3,800.00
634999 OTHER CONTRACTUAL SERVICES	180,600.00	180,600.00	55,854.00	119,146.00	5,600.00
643100 ELECTRICITY	11,400.00	11,400.00	5,455.52	5,894.48	50.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	839.92	2,160.08	
643400 WATER AND SEWER	12,000.00	12,000.00	6,330.37	6,469.63	800.00-
646311 SPRINKLER SYSTEM MAINTENANCE	500.00	500.00			500.00
646318 MULCH	3,000.00	3,000.00	61.54	3,240.38	301.92-
652310 FERTILIZER HERBICIDES AND CHEMICALS	300.00	300.00			300.00

C.C. 1026-138346

Fund 1026 Immokalee CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			201,215.60	588,473.65-	387,258.05
1026000000 IMMOKALEE CRA PROJECT FUND			201,215.60	588,473.65-	387,258.05
REVENUE Sub Total	548,900.00-	4,160,675.00-		588,473.65-	3,572,201.35-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		45,773.65-	39,273.65
361170 OVERNIGHT INTEREST				36,910.74-	36,910.74
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		8,862.91-	2,362.91
CONTRIBUTION AND TRANSFERS Sub-Total	542,400.00-	4,154,175.00-		542,700.00-	3,611,475.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	542,700.00-	542,700.00-		542,700.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,611,775.00-			3,611,775.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	548,900.00	4,160,675.00	201,215.60		3,959,459.40
OPERATING EXPENSE		338,000.00			338,000.00
631400 ENGINEERING FEES					
634980 INTERDEPT PAYMENT FOR SERV		20,000.00			20,000.00
634999 OTHER CONTRACTUAL SERVICES		318,000.00			318,000.00
CAPITAL OUTLAY	548,900.00	3,217,675.00	201,215.60		3,016,459.40
763100 IMPROVEMENTS GENERAL	548,900.00	3,217,675.00	201,215.60		3,016,459.40
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00
RESERVES		420,000.00			420,000.00
998900 RESERVE FOR PROJECT CLOSEOUT		420,000.00			420,000.00

Fund 1026 Project 50243 Imm CRA-Stormw In

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

Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	110,000.00	519,800.00	101,215.60		418,584.40
50244 IMMOKALEE CRA PROJECT FUND	110,000.00	519,800.00	101,215.60		418,584.40
EXPENSE Sub Total	110,000.00	519,800.00	101,215.60		418,584.40
OPERATING EXPENSE		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY	110,000.00	469,800.00	101,215.60		368,584.40
763100 IMPROVEMENTS GENERAL	110,000.00	469,800.00	101,215.60		368,584.40

C.C. 1026-138346

Fund 1026 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	50,000.00	361,375.00			361,375.00
50245 IMMOKALEE CRA PROJECT FUND	50,000.00	361,375.00			361,375.00
EXPENSE Sub Total	50,000.00	361,375.00			361,375.00
OPERATING EXPENSE		20,000.00			20,000.00
634980 INTERDEPT PAYMENT FOR SERV		20,000.00			20,000.00
634999 OTHER CONTRACTUAL SERVICES					
CAPITAL OUTLAY	50,000.00	341,375.00			341,375.00
763100 IMPROVEMENTS GENERAL	50,000.00	341,375.00			341,375.00

Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	113,900.00	997,500.00	100,000.00		897,500.00
50246 IMMOKALEE CRA PROJECT FUND	113,900.00	997,500.00	100,000.00		897,500.00
EXPENSE Sub Total	113,900.00	997,500.00	100,000.00		897,500.00
OPERATING EXPENSE		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY	113,900.00	947,500.00	100,000.00		847,500.00
763100 IMPROVEMENTS GENERAL	113,900.00	947,500.00	100,000.00		847,500.00

Fund 1026 Project 50247 Imm CRA-Mobility

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

Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI	250,000.00	974,000.00			974,000.00
50248 IMMOKALEE CRA PROJECT FUND	250,000.00	974,000.00			974,000.00
EXPENSE Sub Total	250,000.00	974,000.00			974,000.00
OPERATING EXPENSE		100,000.00			100,000.00
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY	250,000.00	874,000.00			874,000.00
763100 IMPROVEMENTS GENERAL	250,000.00	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
Grand Total-Fund/CI		250,000.00			250,000.00
50250 IMMOKALEE CRA PROJECT FUND		250,000.00			250,000.00
EXPENSE Sub Total		250,000.00			250,000.00
CAPITAL OUTLAY		250,000.00			250,000.00
763100 IMPROVEMENTS GENERAL		250,000.00			250,000.00

Fund 1026 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI		185,000.00			185,000.00
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
Grand Total-Fund/CI	25,000.00	125,000.00			125,000.00
50269 IMMOKALEE CRA PROJECT FUND	25,000.00	125,000.00			125,000.00
EXPENSE Sub Total	25,000.00	125,000.00			125,000.00
CAPITAL OUTLAY	25,000.00	125,000.00			125,000.00
763100 IMPROVEMENTS GENERAL	25,000.00	125,000.00			125,000.00

C.C. 1027-138315

Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			124,201.50	46,875.17	171,076.67-
1027000000 IMM CRA GRANT			124,201.50	46,875.17	171,076.67-
REVENUE Sub Total		1,237,000.00-		30,868.33-	1,206,131.67-
REVENUE - OPERATING Sub-Total		987,000.00-		3.58-	986,996.42-
331555 HUD GRANTS		987,000.00-			987,000.00-
361170 OVERNIGHT INTEREST				3.58-	3.58
CONTRIBUTION AND TRANSFERS Sub-Total		250,000.00-		30,864.75-	219,135.25-
487999 REIMBURSEMENT INTERDEPARTMENTAL		250,000.00-		30,864.75-	219,135.25-
EXPENSE Sub Total		1,237,000.00	124,201.50	77,743.50	1,035,055.00
OPERATING EXPENSE		250,000.00	124,201.50	77,743.50	48,055.00
631400 ENGINEERING FEES		250,000.00	124,201.50	77,743.50	48,055.00
CAPITAL OUTLAY		987,000.00			987,000.00
763100 IMPROVEMENTS GENERAL		987,000.00			987,000.00

Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI			124,201.50	46,878.75	171,080.25-
33831 IMM CRA GRANT			124,201.50	46,878.75	171,080.25-
REVENUE Sub Total		250,000.00-		30,864.75-	219,135.25-
CONTRIBUTION AND TRANSFERS Sub-Total		250,000.00-		30,864.75-	219,135.25-
487999 REIMBURSEMENT INTERDEPARTMENTAL		250,000.00-		30,864.75-	219,135.25-
EXPENSE Sub Total		250,000.00	124,201.50	77,743.50	48,055.00
OPERATING EXPENSE		250,000.00	124,201.50	77,743.50	48,055.00
631400 ENGINEERING FEES		250,000.00	124,201.50	77,743.50	48,055.00

Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-Fund/CI					
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 Code Enforcement Open Case Report

May, 2024

Case Number	Case Type	Status	Date Entered	Location Description	Detailed Description
CENA20240004183	NA	Open	05/06/2024	66930120007	Litter tires, tarps, mattress, vehicle seats, clothes, paper, plastic, metal, bikes, misc items.
CEPM20240004274	PM	Open	05/08/2024	450 Rose Ave Immokalee	Blue tarp on roof
CEOC20240004352	OCC	Open	05/09/2024	550 New Market Rd E #8	AXR Beauty Bar LLC is operating at this location, possibly without a business license.
CEN20240004356	N	Open	05/10/2024	5906 Plymouth Place Ave Maria in Del Webb Naples in my backyard	Panther Run golf course mowing the first hole with two large mowers with giant blower's behind them at 6:15am a few times a week in Del Webb Naples
CEV20240004361	V	Open	05/10/2024	ROW at the end of S 9th St.	4 vehicles parked in the county ROW at the end of S 9th St.
CEAU20240004383	AU	Open	05/10/2024	1610 7th Ave 75210280001	Unpermitted chain link fence
CEPE20240004387	PE	Open	05/12/2024	418 Fahmney Street, Immokalee Florida	Casino employees have been parking on our residential street for months. I have made several complaints with the county. Code enforcers have ticketed employees however, it is not consistent. It is getting so terrible that cars are blocking the fire hydrant and blocking residents from properly exiting their residents. This has to stop! I contacted the casino's security and was told employees were warned not to park on residential streets and they provide free parking.
CESD20240004397	SD	Open	05/13/2024	123 N 4th Street	Permit PRFR20200521015 is expired with fees owed.
CENA20240004455	NA	Open	05/14/2024	24370560007	Weeds over 18 inches
CENA20240004457	NA	Open	05/14/2024	1406 Peach Street	Litter toys, plastic containers, paper, cages
CEPE20240004463	PE	Open	05/14/2024	Fahmney St Right-of-Way Citation: CE004372	Pick up truck parked along Fahmney St Right-of-Way.
CEPE20240004464	PE	Closed	05/14/2024	New Market Rd ROW	Two vehicles parked in the right-of-way along the farmers market
CEPE20240004465	PE	Closed	05/14/2024	S 9th St - Dead end ROW Citation CE004374	Vehicle parked in the Right-of-way at the dead end of S 9th St
CEAU20240004538	AU	Open	05/15/2024	51040720001	Block fence
CEPE20240004581	PE	Closed	05/16/2024	CE004379 ROW on Fahmney St	Parking in the ROW from Casino employees. Reference complaint CEPE20240004387.
CEPE20240004582	PE	Closed	05/16/2024	CE004377 ROW on Fahmney St	Parking in the ROW from Casino employees. Reference complaint CEPE20240004387
CEPE20240004583	PE	Closed	05/16/2024	CE004375 ROW on Fahmney St	Parking in the ROW from Casino employees. Reference complaint CEPE20240004387
CEPE20240004584	PE	Closed	05/16/2024	CE004376 ROW on Fahmney St	Parking in the ROW from Casino employees. Reference complaint CEPE20240004387
CEPE20240004585	PE	Closed	05/16/2024	ROW on Fahmney St CE004378	Multiple complaints have been filed for parking in the ROW from Casino employees
CETU20240004637	TU	Open	05/17/2024	Off W Delaware Ave. Caller states seller lives at 601 W Delaware Ave #10	Selling clothes from car on street. Friday Saturday Sunday
CENA20240004649	NA	Open	05/17/2024	102 Boston Ave	Weeds, litter, burned out house with homeless people on the property.
CENA20240004654	NA	Open	05/18/2024	1320 Durso Ctlj	Not cutting grass vegetation
CENA20240004725	NA	Open	05/21/2024	1403 Tangerine St	High grass, trash, wrecked car w/o plate Home is occupied.
CELU20240004757	LU	Open	05/22/2024	5105 Deer Run Rd	People living in and around a shed and an RV in the back yard. Neither the shed nor the RV have electricity or water connected to them.
CEPM20240004761	PM	Closed	05/22/2024	302 S 3rd St Immokalee	Boarded dwelling, exterior walls and roof in disrepair.
CENA20240004803	NA	Open	05/23/2024	74030480008	pile of litter tires, metal, tables strohlers

Enclosure 4

CELU20240004805	LU	Open	05/23/2024	BEHIND THEY HOUSE ON 9TH STREET.	THEY CURRENTLY HAVE A BUNCH OF SINGLE FARM WORKERS LIVING IN SHED BEHIND THIER HOUSE AND INSIDE THE HOUSE. THEY DRINK AND HAVE SMALL GET TOGETHERS EVERY NIGHT KEEPING THE NEIGHBORS AWAKE. I HAVE 3 DAUGHTERS AND I AM FEARFUL FOR THE SAFETY OF MY DAUGHTERS WHEN THEY ARE DRINKING. THEY ARE ALSO ADDING TO THE SHED TO ALLOW FOR MORE FARMWORKERS TO LIVE THERE.
CEPM20240004938	PM	Open	05/28/2024	Subway @ 101 S. 7th St.	The a/c isn't working properly; the complainant said it's extremely warm in the restaurant.
CEROW20240004983	ROW	Open	05/30/2024	Edwards Grove Rd off 82nd Immokalee	Lunch wagon parked on side of the road. Caller feels there maybe an accident to the traffic
CEOCC20240004988	OCC	Open	05/30/2024	1241 Bush St W	People are operating a business out of a model home, and the complainant isn't sure they are allowed to operate a business out of a model home.

30 cases opened in May

Code Enforcement Monthly Open Code Cases May 1, 2024 - May 31, 2024

Program Manager Report

June 19, 2024

1. **Immokalee Area Master Plan (IAMP) Restudy**

(PL201880002258) Approved by BCC for final adoption on 12/10/2019.

Copy of IAMP as amended by Ordinance 2019-47 can be found at www.ImmokaleeCRA.com website.

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

2. **Immokalee Area Overlay District LDC Updates**

- County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021, CRA Meeting.
- First LDC Workshop was held on May 19, 2021, following the CRA meeting.
- County staff held Kick off meeting on June 16, 2022, with consultant The Neighborhood Company (TNCo).
- TNCo held a Site Visit with CRA staff on August 12, 2022.
- An onsite meeting was held with TNCo and ICRA staff on September 14, 2022. TNCo provided staff with upcoming schedule/timeline.
- TNCo presented at the CRA Advisory Board Meeting on February 15, 2023.
- Staff provided updates at the May 17, 2023, CRA Advisory board meeting.
- TNCo finalized evaluations on the overlay and development patterns. They held one-on-one meetings with local stakeholders.
- TNCo presented at the June 21, 2023, Joint CRA & MSTU meeting.
- TNCo provided the Immokalee Land Development Code “White Paper” update to County staff on September 1, 2023.
- TNCo held a workshop on October 4, 2023.
- TNCo provided a brief update and an updated timeline at the January 17, 2024, CRA Advisory Board meeting.
- TNCo provided a brief update and an updated timeline at the March 20, 2024, CRA Advisory Board meeting. Ms. Tefft announced that County is currently reviewing draft language.
- TNCo presented draft LDC language to CRA board on May 15, 2024.
- TNCo submitted revised language on May 28, 2024.



3. **CRA Office**

Job Bank Assistant – staff is continuing to use KeyStaff temp service.

Staff has requested a Full time Employee (FTE) Operations Support Specialist for FY25 (October 2024)

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. First quarter report was provided at the April 17, 2024, Joint CRA & MSTU Meeting.

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

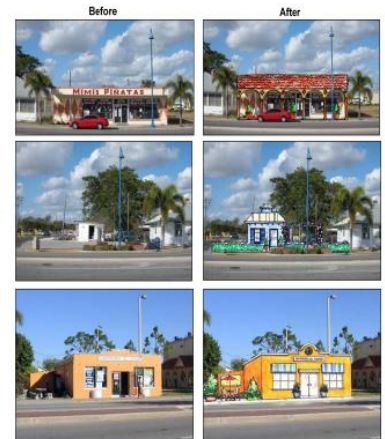
1) ***Carson Road Project-Eden Park Elementary Safe Routes to School***

- 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 24.
- Construction Contract was awarded to Marquee Development on February 27, 2024.



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.



7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. Please see link to view copy of [2021 Retail Demand Analysis](#).

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

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



8. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet needs of Immokalee residents impacted by disaster. At the February 2024 IUNC Housing meeting it was announced that the coalition received a Voluntary Organizations Active in Disaster (VOAD) grant for \$100,000 for the Immokalee area to assist the community with disaster improvements due to Hurricane Ian.



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 July 12th 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 the 7th home in August 2023.



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

The Immokalee Fair Housing Alliance 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. Land clearing started in September 2021.

IFHA has partnered with the Shelter for Abused Woman & Children to allocate 16 apartments for those who have completed the program. They are hoping to break ground on the second building, which will be occupied by members of the Shelter for Abused Woman and Children.



Due to this occurring, the Immokalee Fair Housing Alliance would likely move up the timing for the first children's playground. They have amended their phasing plan to move this amenity up and start a fundraiser for the playground. Applications are now being accepted for its soon to open apartment buildings. They are scheduled to open in May/June of this year. Applications are available for pick up at B-Hive Flowers & Gifts, located at 720 N. 15th Street.



At the April 9, 2024, BCC meeting the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with the Immokalee Fair Housing Alliance Inc., to allow \$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 Immokalee Fair Housing Alliance RPUD Project.



Link to [IFHA Wink News story](#)

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 281 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. Seventeen homes have been completed and sold, and approximately two dozen more are anticipated to close by this summer. 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.



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. CRA staff received updates from LGI representative. They announced in April 2024 that since they have started construction in the Arrowhead community, they have completed 78 homes and currently have 25 under construction.



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

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation is proposing up to 250 single-family homes, built to rent, and an early education center for roughly 250 students. The foundation first presented at the CRA September 21st meeting and then again at the CRA January 18, 2023, meeting. They held a Neighborhood Information Meeting (NIM) on Wednesday, June 7, 2023.

The Foundation presented to the Collier County Planning Commission on August 17, 2023. On October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.

The Local Redevelopment Advisory Board requested that the Foundation comeback to the CRA after they receive comments from the County. The Foundation presented updates at the April 17, 2024, CRA Meeting.

The community will be named Monarca with the symbol being the Monarch butterfly. A revised site plan was presented. There will be available space for residents in the community to utilize for oversized vehicles. As for the Early Education Center, they have been in conversation with a local education center about potentially wanting to expand into the space. The Pulte Family Charitable Foundation and the Nuestra Senora de la Vivienda will not be involved in the development of the 3 Acres.

They are currently submitting a Site Development Plan (SDP) to Collier County for Phase 1, which includes 64 units, the community center building, playground, storm water, lake, and pathway around it. Mr. VanValin is unsure if there will be a Phase 2 or Phase 2 and Phase 3. This will be determined on how Phase One and funding goes.

Mr. VanValin presented the income and rent limits. The project timeline was presented and showed the current progress of the development.

Mr. VanValin reiterated that the main goal is to help families that are at the real low end of the income spectrum and help provide a more stable, secured, and safe home.



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

Rezone the property (909 and 917 W. Main Street, and 107 S. 9th Street) from C-4 – MSOSD Overlay and RMF-6 to a Mixed-Use Planned Development (MPUD) to allow for 50 multifamily dwelling units; 35,300 square feet of commercial uses of the C-4 district; and 56,000 square feet of community service uses such as a food pantry, soup kitchen, community rooms, adult education, etc. Rezone application was submitted on May 20, 2024. Application is currently being reviewed by county staff.



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.

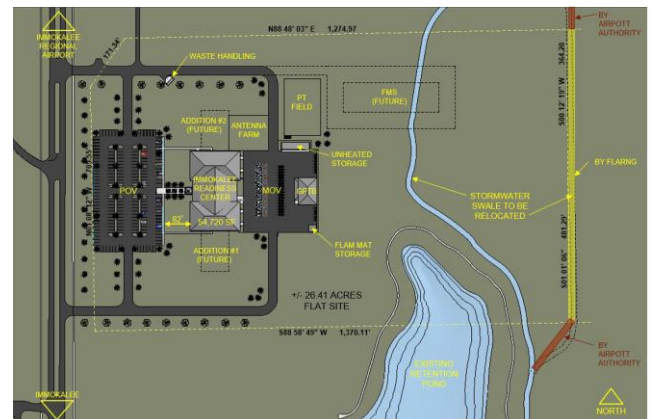
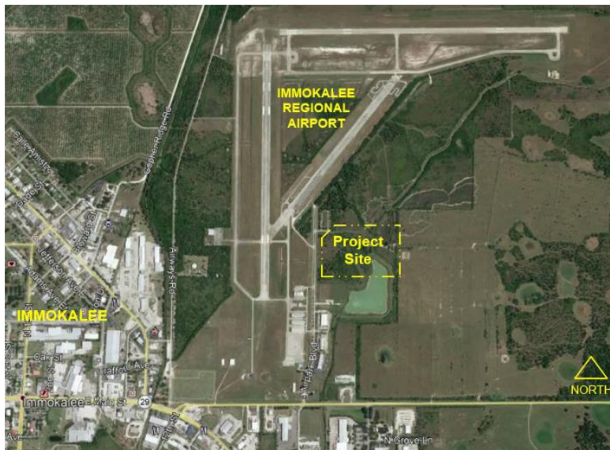
10) Budget Inn (PL20220001199 CU)

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 three 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.



11) 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. Estimated project \$20 million.



12) Mosquito Control

This is a new construction project being proposed at the Immokalee airport. This project will consist of building a 2-story administration building (37,000 sf), 25,000 sf hangar, rotorcraft hangar (25,000 sf), maintenance building and a chemical storage building and associated Site Development at the Immokalee Regional Airport. The tenant and developer is the Collier Mosquito Control District. The Rotorcraft hangar (26,060 sf) will be built as Phase I and other buildings will be built as Phase II.



9. 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.

10. Impact Fee Installment Payment Program

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

Program details:

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

11. Adopt A Road Program

Adopt a Road – dormant for the two years due to COVID and staffing changes. In August 2021, Rich Koenigsnecht was assigned the program and Road Maintenance began the assessment. Samantha Roe is assisting and is the first point of contact if anyone would like to participate in the program. The first task was to reach out to see what organizations were active and still wanted to participate. The second task was to complete an inspection of the signage.

Area 4 is larger than the Immokalee CRA boundaries. Immokalee is within Area 4. There are currently 13 road segments in Immokalee CRA boundary identified for the program, covering 8.75 miles. Ten of those segments at one point in time had sponsors. No sponsors are active today based on the recent assessment. Additional road segments can be added to the list based on community interest. You can call 252-8924 to request trash pick-up following a road clean up.

In **January 2023**, Transportation Management Services Department staff provided an electronic copy of the Adopt-A-Road program brochure. Due to staff shortages, they were unable to present at the CRA public meeting.

In **March 2023**, Ms. Tonya Phillips provided information on the Adopt-A-Road Program. She said that they are trying to revamp the program in Collier County. They are in the process of getting an update in the Resolution. The Resolution that is currently enforced was made in 1990, she hopes that they can get it updated to reflect with today's time. She said that the focus right now is to get the program up and running, she asked everyone to call the phone number on the brochure if they are interested in adopting a road segment.

She also provided information on certain requirements needed if a road is adopted. If a road is adopted by agreement, they must go out at least once a month. A mile or two mile long is the usual segment.

At the **March 27, 2024**, MSTU Meeting board requested and update on the program status. CRA staff sent an email to Transportation Management Services Department and are waiting for program updates.

12. 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.

County staff reported that they are in the bidding process to secure a Contractor to repair these private roads. They will let us know when they have a Contractor in place and when the repairs are to begin. They will also be notifying the property owners by mail as the repairs are scheduled. Little League Road is on our category 3 Roads, which are part of this bid.

13. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing, and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee. Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators.

They enhance the ability to attract businesses, developers, and financial institutions to invest in these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments 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](#) area surrounding Immokalee.

Report by: Christie Betancourt, Program Manager

Project Manager Report 06/19/2024

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

i. *Monthly Maintenance*

A&M Property Maintenance (A&M) is currently providing short-term maintenance work and is keeping Zocalo Plaza clean, green, and in a safe condition. Staff prepared a draft Scope of Work to process an Invitation to Bid for a 3-year term with two (2) one-year renewals to finalize the selection of a contractor to maintain Zocalo Plaza. On April 17, 2024, the draft Solicitation Worksheet Package was sent to Procurement Services to initiate the process for bids. On June 5, 2024 Procurement advised they will assign a Procurement Strategist soon.



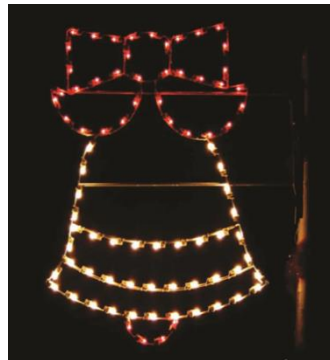
06.04.24 Zocalo Plaza well maintained



06.04.24 Zocalo Plaza



06.04.24 Facilities replaced the fire extinguisher



Bell Design for Poles.

ii. *Holiday*

Holiday Bell Street Light Pole Decorations

On April 8, 2024, Staff processed a Request for Purchase Order for Bronner's Commercial Display for the replacement of the bell street light pole decorations for the holiday season. Staff had sent an RFQ to 18 vendors for twenty-five (25) bell decorations, 50 replacement LED red & yellow light bulbs with freight. Above is a sample of the 5' bell silhouette commercial grade side pole mount illuminated decorations reflected in the RFQ. Staff received five (5) quotes ranging from \$10,125 (provided discounts are honored) to \$30,000. On March 27, 2024, the Immokalee MSTU Advisory Committee authorize Staff to proceed with processing a Purchase Order for the purchase from the lowest bidder in the amount of \$10,125 with a Not to Exceed amount of \$15,000 for the single bell with bow decorations that satisfied Procurement's requirements.

On April 9, 2024, Staff submitted the Request for Purchase Order for processing and on April 22, 2024, Procurement Services advised Staff to provide Bronner's E-Verify needed to create the Purchase Order.

Bronner's is a Michigan Corporation, E-Verify is voluntary in the State of Michigan and Bronner's does not participate in E-Verify. An email was sent to Bronner's on April 23, 2024, providing E-Verify registration information.

Staff was advised if unable to proceed with Bronner's potential options are: (1) move to the next lowest bidder, confirm participation in E-Verify, the removal of their "terms & conditions" language, and confirm their quote of \$12,314.25 which exceeds 30 days or (2) if necessary, to proceed with the next lowest bidder, confirm participation in E-Verify and that they will honor their quotes of \$18,149 or \$12,314.25, if the discount is honored, or (3) not purchase the bell decorations for this holiday season utilizing the existing inventory in deteriorating condition and plan for replacement in 2025.

On May 10, 2024 Bronner provided an Affidavit depicting the firm only ships its products to Florida and does not have employees in Florida or do work in Florida and sent a revised quote of \$9,995. The CRA Director will purchase the bell street pole decorations with his County Visa card when it is issued. The purchase on-hold until his Visa card is available.

Holiday Rental Christmas Tree and Zocalo Plaza Decorations

Staff prepared a scope for services for quotes for the 2024 season for the tree and holiday decorating services at Zocalo Plaza. The Request for quotes was sent on March 29, 2024, to 12 vendors with a response date of April 15, 2024. Staff did not receive the minimum number of three quotes. Staff received a \$112,222.29 quote with the purchase of a Christmas tree and \$98,263.21 for rental of a Christmas tree which exceeds the budget. There was one \$49,000 quote eliminated for adding terms and conditions language, four unable responses and the remainder unresponsive. Staff prepared two modified solicitations for bids. One for the installation, decorating, and removal of a rental Christmas tree with LED lights and decorations, and the other for supplying, installing, and removing wrapped lights on the palm trees at Zocalo Plaza with the installation and removal of the CRA-owned holiday decorations at Zocalo Plaza. There will not be a quote for lighted garland on the streetlight poles on SR29 in hopes of receiving satisfactory quotes within budget. The two RFQs were posted in OpenGov on May 22, 2024 with a due date of June 3, 2024. The RFQs were extended one week because the minimum of three quotes were not received. The new due date is June 10, 2024 in an attempt to secure a minimum of three (3) bids for each solicitation. Three quotes received and Staff waiting on Procurement to advise how to proceed.

iii. Banner Arms

Custom Welding

Due to the deteriorating condition of blue pole banner arms on SR 29, Staff obtained quotes for welding and repairs to the existing sleeves. On January 24, 2024, the Immokalee MSTU authorized the custom fabrication of aluminum banner holders with finials at one end. Installation of aluminum pipes as banner arms for poles to hold banners are at the intersections of Westclox, Lake Trafford and Immokalee Drive along SR29. The Estimate for the project was \$14,995.00 on 15 poles for the fabrication, installation, and painting. On February 9, 2024, Staff provided the Sherwin Williams paint code, pole specifications and a map to Charro Custom Welding. Staff purchased the paint from Sherwin Williams and Charro Welding picked up the paint on April 16, 2024, to paint the banner holders. Awaiting the installation of the repaired banner arms.

Banner Arms Replacements

Due to the May 16, 2024 severe storm in Immokalee, A&M advised on May 22, 2024 the need for 30 replacement banner arms. Staff received a quote in the amount of \$9,900 from Valmont, a prior provider of the product in 2021. The delivery timeframe is 12-14 weeks. Valmont is not registered in E-Verify in Florida and staff will not be able to obtain a Purchase Order. On June 6, 2024 Traffic Ops suggested staff check with Graybar to see if they can provide the banner arms and a quote. Staff tried to coordinate County account information on a PiggyBack Contract to provide Graybar and also provided the product specifications.

On June 11, 2024 Graybar advised the CRA does not have an account and sent a Credit Application for account approval. Staff to provide the account information to obtain a quote from Graybar. Staff are working on a claim for the storm damage.

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. Estimated project completion is early 2025. The design is 98% complete and Construction is 55% complete. On 6/14/24 Staff received the final lighting plans from QGM for Johnson Engineering to complete the Streetpole Map for the three entities for the Executive Summary on the MSTU Agreement to pay utility expenses. Additional information is available at <https://immokaleecompletestreets.com>.



06.04.24 TIGER Jerome Drive



06.04.24 TIGER Jerome Drive



06.04.24 TIGER E Jefferson St



06.04.24 TIGER Jerome Drive



06.04.24 TIGER E. Jefferson St



06.04.24 TIGER Bus Transfer Station

3. Historic Cemetery Preservation – No Update

A&M Property Maintenance LLC assumed the maintenance on the site on October 1, 2023. Staff identified desired improvements at the cemetery and A&M is to investigate the access to water for irrigation on underground existing pipes under the pavement feeding from the SR29 median once a survey has been completed. The Seminole Tribe, Christ Episcopal Church and Parks & Recreation have been contacted to assist in identifying the individuals interred at the cemetery.

A boundary survey is needed to proceed on the preservation of the cemetery. On March 15, 2024, Staff provided a request for proposal to Stantec for the survey, ground penetrating radar and mapping services. Staff had a conference call with Stantec's Surveyor on March 19, 2024. Stantec is coordinating with their historical preservation staff to provide a proposal. On May 14, 2024 staff sent a follow up email to Stantac for the proposal status.

4. Panel Boxes

On January 24, 2024, the Immokalee MSTU Advisory Committee suggested Staff find an organization to sponsor the wrapping of the electrical boxes. On March 16, 2024, Staff emailed Tony Khawaja, Traffic Operations, to see if this was permissible. On April 8, 2024, Mr. Khawaja advised that Traffic Ops is working on policy/guideline on how to do this. It is under review, and they will let us know if they get a favorable decision. The MSTU was added as an interested party.



Sample (Vero Beach)

5. South 5th Street Sidewalk Improvements & Panther Crossing/CAT

On June 4, 2024 Staff noticed construction work on the East side of South 5th Street near West Delaware. CAT is raising the sidewalk with slope to make the bus stop ADA compliant.



06.04.24 Crews making sidewalk improvements for an ADA compliant bus stop



06.04.24 S 5th St ADA bus stop



06.10.24 S 5th St ADA bus stop completed

6. South 5th Street Sidewalk Improvements & Panther Crossing/CAT

Staff reported soil disturbance near the Panther Crossing Welcome Sign to Webber, FDOT's Subcontractor, and Webber is checking to see if it is a bus stop improvement project.



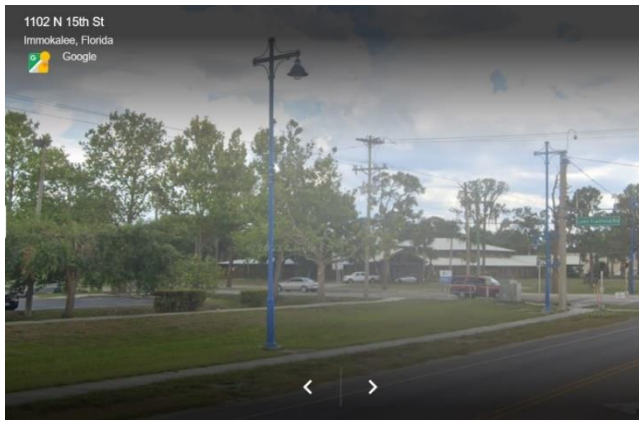
06.04.24 Panther Crossing Welcome Sign ADA Bus Stop improvements.



7. Sidewalk on SR29/Lake Trafford Road

On June 4, 2024, Staff investigated an uneven sidewalk complaint at the CVS on SR29/Lake Trafford Road. There are double sidewalks on that frontage. Webber advised it is not within FDOT ROW. Staff contacted Road Maintenance and they are investigating repairs to the sidewalk.





8. **Sidewalk various locations in Immokalee** (construct sidewalks on South 9th St. (Doak Ave. to Eustis Ave.), North 9th St. (Immokalee Dr. to Lake Trafford Rd.), and Carson Rd. (Eden Ave. to Ginger Ln.), (0.501 miles);

At the May 14, 2024 BCC meeting the board approved and authorized the Chairman to execute a Local Agency Program (LAP) Construction Agreement with the Florida Department of Transportation (FDOT) reimbursing the County up to \$624,388 to construct sidewalks on South 9th St. (Doak Ave. to Eustis Ave.), North 9th St. (Immokalee Dr. to Lake Trafford Rd.), and Carson Rd. (Eden Ave. to Ginger Ln.), (0.501 miles); execute a Resolution memorializing the Board's action; and authorize the necessary Budget Amendments, FPN:448125-1-58-01. (Fund 1841, Project 33902).

This project will consist of construct a 5-foot sidewalk on South 9th St. (Doak Ave. to Eustis Ave.), North 9th St. (Immokalee Dr. to Lake Trafford Rd.), and Carson Rd. (Eden Ave. to Ginger Ln.), with funding assistance from FDOT LAP Agreement. Collier County applied for funding through the Collier Metropolitan Planning Organization in October of 2019 and the project was added to FDOT's Work Program in July of 2021. These funds will enhance identified areas by providing a new concrete sidewalk that meets current design criteria.



9. Street Light Poles

Insurance Claim Report: #2B, #8, #10, #38 & #52:



06.15.24 Pole 38 installed



06.15.24 Pole 52 Installed by Simmonds Electrical

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#2B Median Pole at N First Street and West Delaware	5/5-5/10, 2023 Discovered on 05/10/23	\$27,138.36	6/7/23			On 05/10/23 notified Traffic Ops of knocked down pole. Staff received incident report from Sheriff's Office on 5/25/23. Quote sent to Risk 6/15/23 & filed Claim. Replacement on hold pending new design of S. 1 st St. #500505231937. 12/1/23 Risk will elevate claim & attempt to recover from faulty driver's insurance carrier.
#8 Triangle Awaiting reimbursement.	04/25/22	\$24,669.28	05/24/22	01.31.23 received invoice. Amount Due \$21,904.32 less \$500 deductible. Awaiting reimbursement.		6/21/22 Pole order. Installation completed on 1/10/23. Received invoice on 1/31/23 for \$21,904.32 and sent to Risk for claim reimbursement. 6/13/23 Risk's Adjuster still in the subrogation process with the at fault party's insurance carrier.
#10 Main Street Village Apts	09/21/24	Installation Completed				09/26/23 Traffic Ops filed claim for replacement and will do billing. On 5/1/24 Southern Signal installed pole and awaiting invoice from Traffic Ops.
#38 15 th St near McDonalds	04/17/12	2023 Quote \$21,511.13 Difference \$8,442.63	2012 12/07/23	\$13,068.50	10/16/12	Claim #53-05171201517 in 2012 Paid 13,068.50, no replacement was planned. 7/28/23 Traffic Ops emailed pole needs replaced. 10/13/23 request for quote & 12/7/23 received quote of \$21,511.13. 1/2/24 sent PO 4500229429 to Simmonds. On 5/17/24 Simmonds advised should have pole 2 nd or 3 rd week of June.
#52 15 th at Santa Rosa	09/15/18	\$11,662.13 in 2018. \$21,511.13 in 2023 NTE Difference \$10,349.00	2018 12/7/23	\$11,162.13	12/3/19	Filed Claim #53-0951908921 & paid \$11,162.13 in 2019. 2018 no replacement planned. 7/28/23 Traffic Ops emailed pole needs replaced. 10/31/23 request quote and received quote of \$21,511.13 on 12.7.23. 1/2/24 sent PO 4500229429 to Simmonds. On 5/17/24 Simmonds advised should have pole 2 nd or 3 rd week of June.

10. Mulch

On June 12, 2024 Staff emailed five (5) vendors for RFQ for red mulch, 1330 bags, 19 pallets. The amount was increased by one pallet from prior orders for coverage at the Panther Crossing Welcome Sign. Quotes are due June 19, 2024 and a minimum of three quotes are required. Staff will proceed with the lowest bidder for the delivery of red mulch to A&M Property Management, 1208 Camelia Avenue, Immokalee. As a comparison, Staff reviewed the County Contract for brown mulch and determined we can continue to utilize the red mulch at a competitive and lower unit cost. For reference, in 2022 the cost was \$3,138.12 and in 2023 the cost was \$3,301.92 for 1260 bags.

Request for Quotes - Red Mulch Delivered to 1208 Camelia Avenue, Immokalee. FL										
RFQ sent 6/12/24 and due 6/19/24										
Date: 6.18.24										
Red	Vendor	Email	Phone	Date Quote Received	Quote	Qty	Unit	Freight	Comments	Total Costs
1	The Mulch and Soil Co	mmiller@gomulch.com	239.434.7736	6/13/2024	\$ 3,187.80	1260	\$ 2.53	\$ 270.00	can only fit 18 pallets on a load	\$ 3,457.80
2	Southeast Spreading Co	kevin@southeastspreading.com	239.332.2595	6/13/2024	\$ 6,317.50	1330	\$ 4.75			\$ 6,317.50
3	USA Mulch	admin@usamulchllc.com	239.489.3455	6/18/2024	\$ 2,859.50	1330	\$ 2.15	\$ 200.00		\$ 3,059.50
4	Superior Landscaping	jotero@superiorlandscaping.com	305.634.0717	6/18/2024	\$18,580.10	1330	\$ 13.97			\$18,580.10
5	SiteOne Landscape Supply	dswanson2@siteone.com	239.774.9311							
Brn	For Comparison - Brown	Under Contract #13-8118								
1	Superior Landscaping					1330	\$ 2.88			\$ 3,830.40
2	The Mulch and Soil Co						\$ 2.93			
3	Southeast Spreading Co						\$ 3.60			

Report by: Yvonne Blair, Project Manager Dated: June 19, 2024



Immokalee Community Redevelopment Area (ICRA) Projects Updates

June 19, 2024

Table of Content

ICRA Projects (Funded by CRA and MSTU)

- First Street Corridor Pedestrian Safety Improvements
 - South 1st Street From Main Street to School Road/Seminole Crossing Trail
- Immokalee Sidewalk Phase III
 - Eustis Avenue & West Delaware Avenue
- Historic Cemetery Preservation
 - 815 West Main Street
- Lake Trafford Road Corridor Lighting Study
 - Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road
- Main Street Corridor Streetscape
 - SR29 (Main Street) from 9th Street to E 2nd Street
- CRA owned property
 - 107 South 9th Street

Other Projects of Interest

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

Project #:33831-01

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: In 2021 Q Grady Minor (QGM) provided a Conceptual Plan Report that recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles for pedestrian safety. Staff applied for a \$250,000 Community Development Block Grant for the design of the lighting and safety improvement plans. On 2/12/24 Procurement Services authorized modifying the Scope to full corridor lighting as recommended by KCA Corridor is appx. 4,000 feet.

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

Design Budget: \$189,990 CDBG Funds (Awaiting \$11,955 CO#1 approval)

Design Proposal: Kisinger, Campos & Associates (KCA)
CDBG Design Funds End: Extended to 10/27/24

Construction Budget: \$850,000 (2023 updated to 1.2M) CRA & MSTU Funds/awarded 600K CDBG Grant in 2024

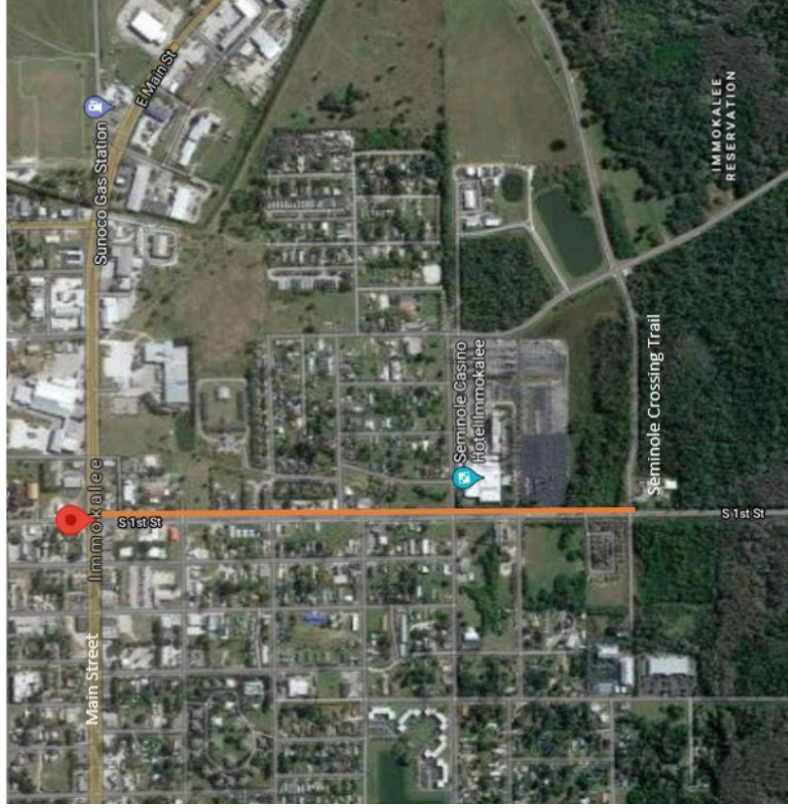
Architect/Engineer: KCA

General Contractor: TBD

Notice to Proceed Date: TBD

Estimated Substantial Completion Date: Design is targeted for completion by 10/13/24 (by CO#1), leading to construction in 2025.

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

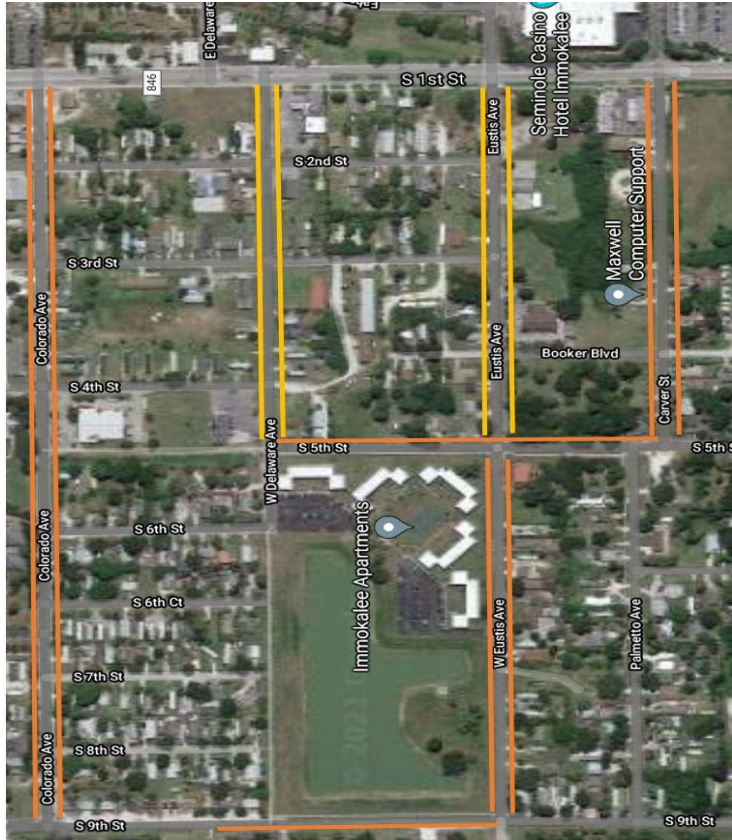


Milestones/Challenges To Date: 06/19/2024

- Subrecipient Agreement & Budget Amendment was approved by BCC's 9/13/22 for \$250,000 CDBG Grant Agreement for the design project.
- Issued NTP for \$189,990 to KCA on 7/20/23 with a commencement date of 7/21/23.
- KCA provided a Proposal for 60% (May 2024) & Final (9/6/24) Plans, \$11,955 for 12 additional SUEs and a 180-day extension (10/13/24). 1/17/24 CHS provided an extension from 4/30/24 to 10/27/24 for the Grant. 4/10/24 Issued Stop Work Notice. 4/11/24 received CO #1 (180 days & \$11,955) & issued start work notice to KCA. 5/30/24 received PO Mod.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. Staff presented to the Review & Ranking Committee on 3/27/24. Awarded 600K. Awaiting the subrecipient agreement to take to BCC in June/July 2024 & OMB to set up grant number and approve budget. At 6/5/24 CHS Kickoff Meeting CHS advised award will be 1.001 M.
- April 2029 deadline for construction competition with or without full grant funding.

Immokalee Sidewalk Phase III

Eustis Avenue & West Delaware



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

Milestones/Challenges To Date: 06/19/2024

- 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. 11/16 Clerk sent Agreement to HUD for execution. Received Grant Agreement on 4/23/24 with a commencement date of 4/13/24.
- 2/2/24 HUD's Field Officer advised project is excluded (no 7015.15 or 7015.16 forms required) & recommended Staff get authorization from HUD to move forward.. 2/2/24 sent ERR to HUD. On 5/24/24 HUD confirmed to move forward with Solicitation.
- 5/30/24 Staff resubmitted solicitation via Jira PUR-2722 to start advertisement for bids.
- 4/22/24 Staff activated in DRGR. Staff needs to complete draft Action Plan for CHS & OMB approvals. On 6/7/24 Procurement Strategist was assigned. Staff sent Procurement the Grant Agreement and CJ the ERR Exemption emails for OMB to sign the Authorization to Advertise (ATA). 6/19/24 the ATA was executed by the EOR. Performance Report due after the Action Plan is approved by HUD.

Project #: 33873-01

Grant #B-22-CP-FL-0233

Project Sponsor: Immokalee CRA

Project Manager: Yvonne Blair

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

Design Budget: \$114,763 MSTU Funds

Construction Costs: 100% cost estimate \$1,007,822.50
Total Estimated: \$1.4M

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

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

Stop Work 9/15/22 with 145 remaining days. Resume after the solicitation of a contractor.

Owner's Representative (CEI): Total Municipal Solutions, stop work notice 4/20/23 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

Estimated Substantial Completion Date: 2025

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

Historic Cemetery Preservation

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

District #: 5

Project #:

Project Sponsor: ICRA & IMSTU

Project Manager: TBD

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

Location: 815 W Main St. 28' X 95' (.06 Ac)

Maintenance Budget: TBD

Restoration Budget: TBD

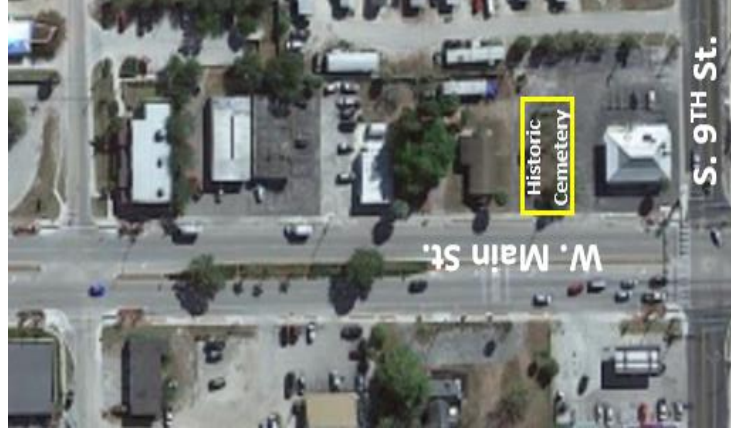
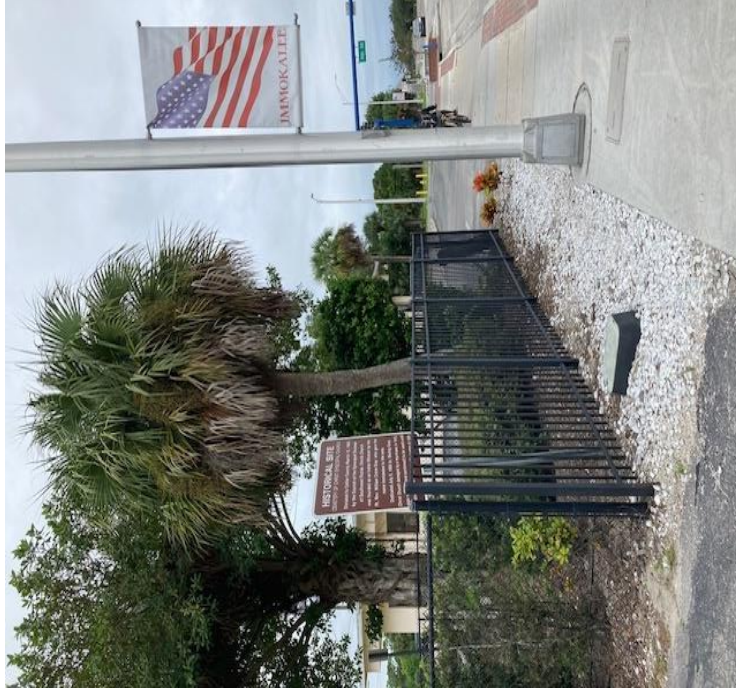
Team/Partners: TBD

Construction Manager: TBD

Landscape Maintenance: A&M Property Maintenance LLC

BCC Approval Date: TBD

Estimated Substantial Completion Date: 2025



Milestones/Challenges To Date: 06/19/2024

- 10/18/23 the ICRA & IMSTU 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.
- 12/15/23 Staff contacted Natalie De La Torre Salas, Public Archaeology Coordinator SW Region FL Public Archaeology Network (FPAN). Need boundaries, ID interned & descendants, Management Plan & Preservation Training.
- 3/5/24 Staff drafted a Direct Select via Contract 18-7432-SM for the surveying, ground penetrating radar and mapping services
- 3/15 Sent RFP to Stantec. Staff had meeting with Stantec's surveyor on 3/19/24. Awaiting Proposal. Stantec coordinating with their historical preservation staff to provide a proposal. 5/14/24 Staff provided Contract info for Stantec's proposal.

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

Lake Trafford Road Corridor Lighting Study

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

Project #: 1026-138346-50246.2 (CRA)

1629-162524-631400 (MSTU)

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

Project Scope: Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.

Location: Lk Trafford Rd 4.8 mi & Carson Rd .5 mi

Design Budget: \$149,930 MSTU Funds/\$100,000 CRA

Construction Budget (Estimate): \$2,500,000 – contingent on type of pole and partnership with LCEC.

Funding: CRA & MSTU Funds and Grants

Architect/Engineer: Jacobs Engineering (Jacobs)

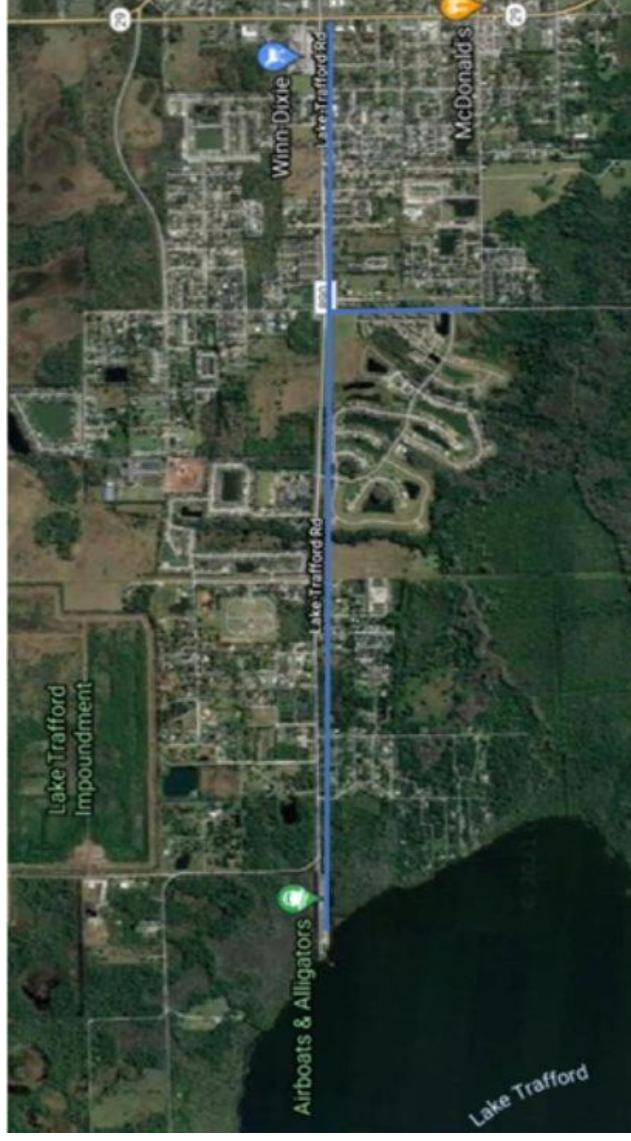
Owner's Representative (CEI): TBD

General Contractor: TBD

Notice to Proceed Date: 05/02/23

Estimated Substantial Completion Date: TBD

Stop Work Notice: 04/10/24



Milestones/Challenges To Date: 06/19/2024 – On Hold

- 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 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 on hold Sidewalk Project on the same corridor & requested Stop Work Notice. 4/10/24 Staff issued Stop 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%

Main Street Corridor Streetscape

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

Project #: 1629-162524-631400

Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

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

Design Budget: \$212,598 MSTU Funds

Construction Budget (Estimated): \$2,500,000 CRA & MSTU Funds (Funds may be diverted to First St Project)

Architect/Engineer: Johnson Engineering

Design Notice to Proceed Date: 9/1/22

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

Construction Completion Date: Project on hold.



Milestones/Challenges to date: 06/19/2024 - On Hold

- 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 plans to 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 put Johnson Engineering on hold 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 Stop 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 reviewed roundabout PH1 plans & provided comments on 4/12/24.

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

District #: 5
Project #: 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: TBD
Construction Manager: TBD
Buyer: Catholic Charities Diocese of Venice, Inc. (Catholic Charities)
Buyer's Representative: Chancellor Volodymyr Smerlyk Interim CEO
BCC Approval Date: 04/11/23
Estimated Substantial Completion Date: TBD
Final Completion Date: TBD

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



Milestones/Challenges To Date: 06/19/2024

- 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:
- Within 180 days of closing (2/20/24), Catholic Charities to file an application for Rezone which 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).
- 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.
- 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.
- 4/5/24 Staff needs Updated Schedule from DOV.
- HMA, CRA & LCEC's design engineer met on 5/29-30 on relocating power line.

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

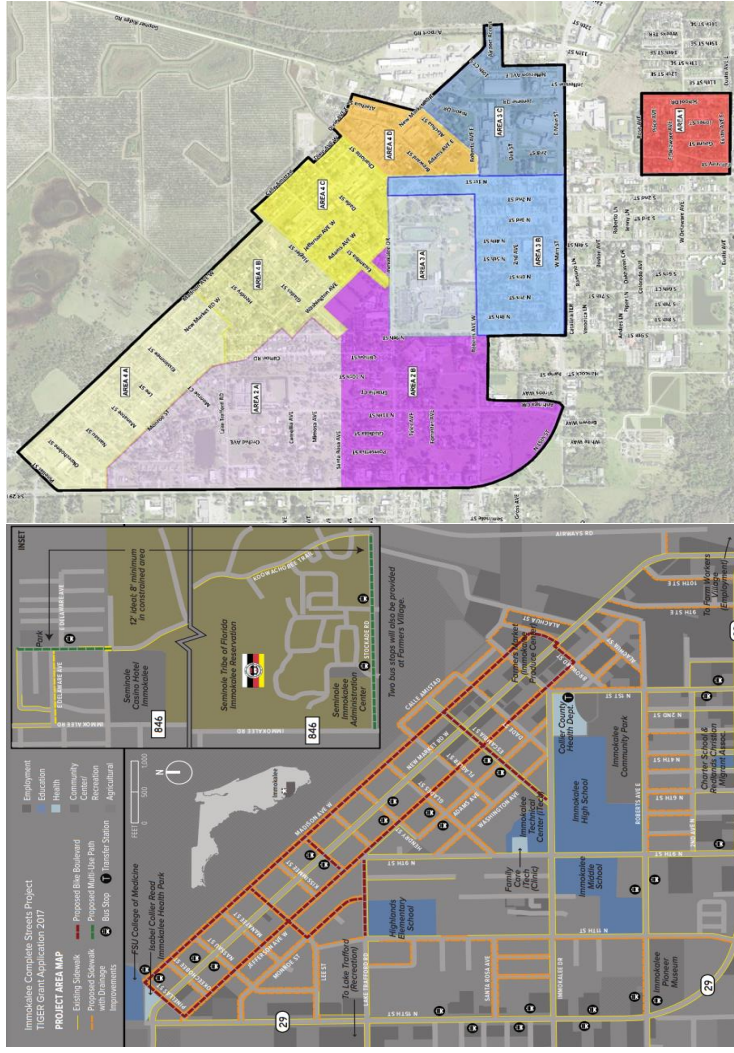
Contact Info: Cella Molnar & Associates

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

BCC Approval Date: 02/08/22

Estimated Substantial Completion Date: Early 2025

Procurement	100%
Design	98%
Construction	55%



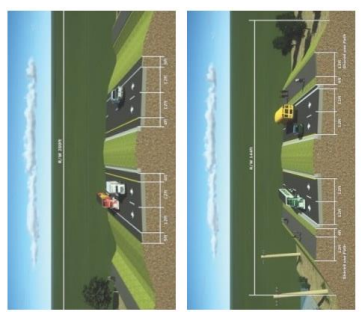
Milestones/Challenges To Date: 06/19/2024

- Area 1 – Contractor has completed construction in Area 1.
- Area 2 - The Contractor has completed construction in Area 2.
- Area 3 - Contractor completed sidewalk in Area 3A, which is the concrete sidewalk abutting Immokalee HS. Contractor is continuing work in Areas 3B/3C and is anticipating the completion of these areas within the next month.
- Area 4 – Contractor has begun construction in Areas 4B/4C. Contractor is beginning to order the drainage infrastructure for Areas 4A/4D.
- Area 5 – QGM submitted 100% plans for the County to review on 6/4/24.
- Bus Transfer Station – Construction is ongoing.
- Continuous Street Lighting – LCEC is in the process of procuring the materials. LCEC has moved some of the lights included in the contract to construction for scheduling.
- 1/22/24 Johnson Engineering awaiting locations of 65 undecided poles to complete a map of light pole locations that will identify entity (LCEC, County, or MSTU) who owns pole and determine utility expenses for Executive Summary for the Agreement. On 6/6/24 Staff requested final lighting plans to send to Johnson to complete map. Received plans on 6/14.

SR 29 Loop Road

SR 29 from CR846 E. to North of New Market Road N

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.swfroads.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: TBD
Construction Manager: TBD
Owner's Representative (CEI): TBD

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

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



Milestones/Challenges To Date: 06/19/2024

- 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.
- 02/21/24 FDOT advised Loop Road in design with construction by 2026 on PH1 (Airport Road to New Market/SR29) and end of Summer 2026 on PH2 (New Market to 82). PH1 Roundabout plans reviewed 4/12/24.
- FDOT's Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation www.SR29Collier.com. In person public meeting was on 4/18/24 & online 4.23.24 <https://bitly.ws/3fFYL>.

Project Manager Field Observations June 10, 2024

A recap of MSTU Walking Tour on June 10, 2024, with Attendees: Armando Yzaguirre, Tonya Phillips, Lee Van Gelder, Roland Colon Jr, Aristeo Alviar, Paul Nadeau, John Dunnuck, Cristina Perez and Yvonne Blair.

MSTU Walking Tours: The MSTU Walking Tour is scheduled on the second Monday of each month at 9AM - 10 A.M. meeting at the Zocalo Plaza. The Board and the Public are invited to attend.



06.10.24 MSTU Walking Tour Attendees

Overview:

Beautification Area Improvements:

1) First Street Zocalo Plaza/Landscape Maintenance

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



06.10.24 Zocalo Plaza





06.10.24 Facilities repaired the water fountain and replaced the fire extinguisher.

2) *Improvements on Main Street Project:* Main Street between 1st and 9th

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

Main Street:

The corridor on W Main Street between 1st Street and 9th Street looked satisfactory except for some landscape debris and safety issues being noted by Code Enforcement Staff.



06.10.24 Webber has ordered a replacement grate and installed a safety marker



06.10.24 W Main Street Bulk Landscape Trash on private property are being addressed by Code Enforcement.



06.10.24 Code Enforcement investigating trash dumped outside of dumpster W. Main St.

Cemetery & Triangle:

As of 8.13.23, A&M assumed the maintenance of the cemetery under their new MSTU Landscape Contract #23-8084. Staff are waiting on a proposal from Stantec for a comprehensive site survey and ground penetrating radar for the identification of unmarked graves. It was suggested that the electrical outlets on the back wall of the bandshell be put on a separate breaker so it may be turned off separate from the Zocalo lighting system in an effort to keep the homeless from using the electrical outlets to charge their cell phones.



06.10.23 Historic Cemetery



06.10.24 Zocalo Bandshell

Upcoming Community Events

Updated 06/19/2024

Naples Botanical Garden – 4th of July *Free Admission*

Date: 07/04/2024 from 8:00 a.m. – 2:00 p.m.

Location: Naples Botanical Garden

4820 Bayshore Drive, Naples, FL 34112

For more information contact 239.643.7275 or visit website

<https://www.naplesgarden.org/events/4th-of-july-2/>

Collier County Board of County Commissioners (BCC)

Date: 07/09/2024 at 9:00 a.m.

Location: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center

3299 Tamiami Trail E. , Naples, FL 34112

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

Affordable Housing Advisory Committee (AHAC) Meeting

Date: 07/16/2024 at 9:00 a.m.

Location: Growth Management Department - Conference Room 609/610

2800 North Horseshoe Drive., Naples, FL 34104.

For more information visit: [AHAC meeting](#) information page

Collier County Parks & Recreation Advisory Board Meeting (PARAB)

Date: 07/17/2024 at 6:00 p.m.

Location: North Collier Regional Park

15000 Livingston Road, Naples, FL 34109

For more information call 239.252.4000

Cowboy Coffee*Free Event*

Date: 07/20/2024 from 10:00 a.m. – 11:30 a.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave., Immokalee, FL 34142

For more information contact 239.252.2611

Collier County Board of County Commissioners (BCC)

Date: 07/23/2024 at 9:00 a.m.

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

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

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

Date: 07/24/2024 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 Fire Control District – Board of Fire Commissioners Meeting

Date: 07/25/2024 at 3:00 p.m.

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

For more information contact Joshua Bauer at 239.657.2111

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

Collier County Public School (CCPS) Board Meeting

Date: 07/31/2024 at 9:00 a.m.

Location: Dr. Martin Luther King Jr. Administrative Center/ Live Online
5775 Osceola Trail., Naples, FL 34109

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

Farmworker Appreciation Day *Free Event*

Date: 08/03/2024 from 10:00 a.m. – 01:00 p.m.

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

For more information contact 239.252.2611

Collier County Board of County Commissioners (BCC)

Date: 08/13/2024 at 9:00 a.m.

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

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

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



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

May 30, 2024

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239-403-6751
Email: jharrelson@pen-eng.com

RE: Immokalee One-Stop Mixed Use Planned Unit Development (MPUD)
PUDZ-PL20230017241

Dear Ms. Jessica Harrelson:

On March 14, 2000, the Collier County Board of County Commissioners created the Collier County Community Redevelopment Agency and established the Immokalee Community Redevelopment Area (ICRA), recognizing the need for redevelopment and comprehensive planning.

The Immokalee Local Redevelopment Advisory Board is appointed by the Collier County Board of Commissioners. The nine-member board serves as the primary vehicle for community and professional input to the Community Redevelopment Agency (CRA) for matters relating to the Immokalee Community Redevelopment Area.

Providing decent, safe, and affordable housing in Immokalee is one of the top priorities in the Immokalee Community Redevelopment Area Plan. Creating a better place to live will improve the quality of life of the current and future residents in the community. The proposed project, with its residential component, will advance this goal.

On May 15, 2024, the Immokalee Local Redevelopment Advisory Board passed a motion supporting the PUDZ request to rezone the site from the Estates (E) zoning district to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD). This rezoning will permit a maximum of 40,000 square feet of gross floor area for limited commercial land uses or up to sixteen (16) dwelling units per acre, totaling 61 residential units.

Yours sincerely,

Mark Lemke
Immokalee Local Redevelopment Advisory Board, Chair

CRA Advisory Board

Mark Lemke
Chairman

Patricia Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Lupita Vazquez Reyes

MSTU Advisory Committee

Andrea Halman
Chair

Bernardo Barnhart
Vice-Chair

Norma Garcia
Christina Guerrero
Cherry Thomas
David Turrubiarz Jr.

CRA Staff

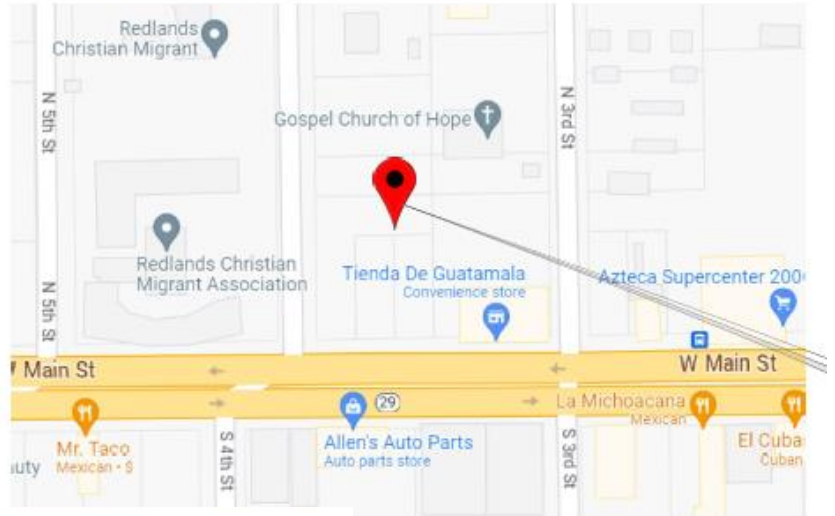
John Dunnuck
CRA Director

Christie Betancourt
Program Manager

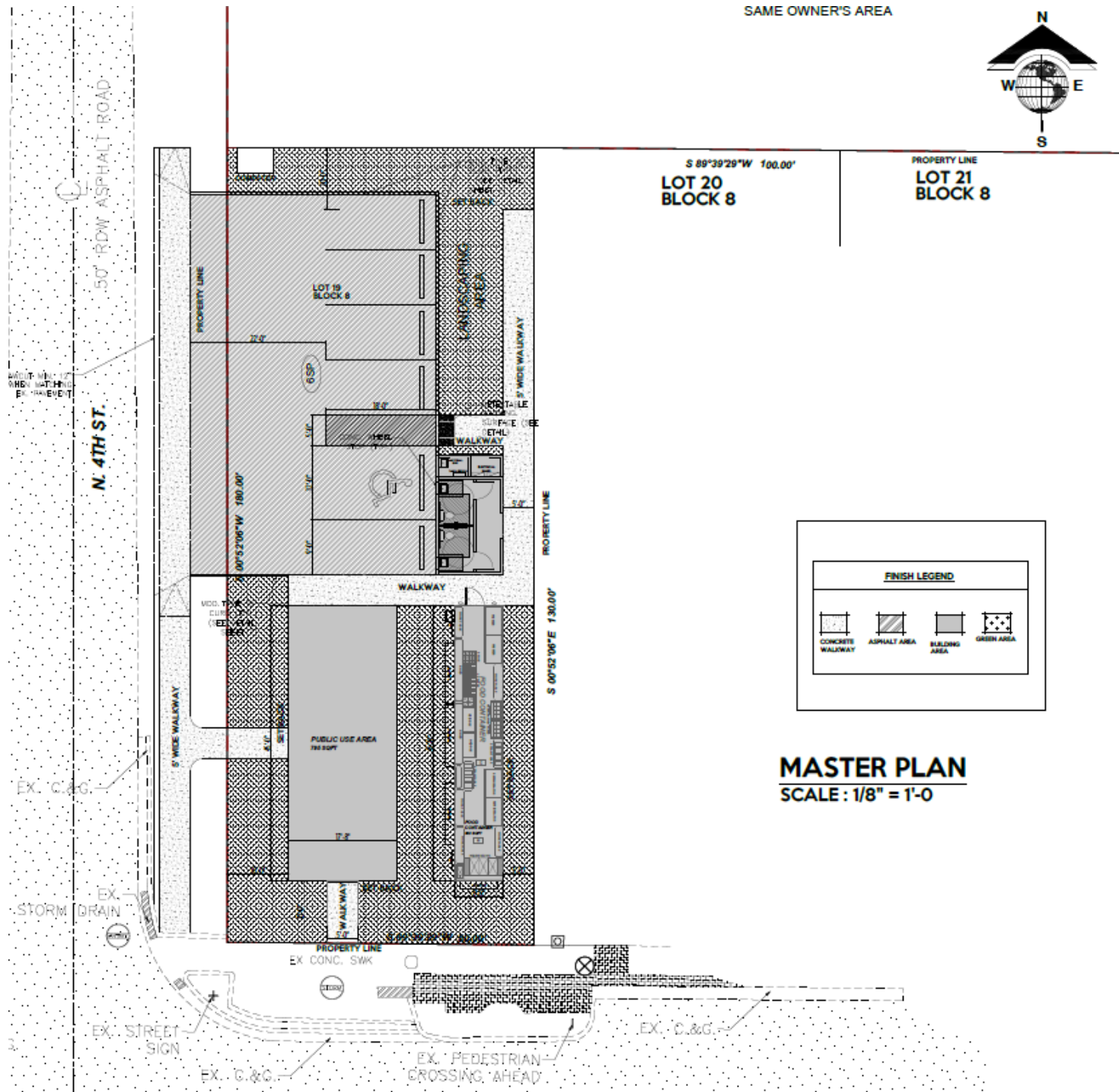
Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative
Assistant

EL GRAN TACO LOCO
324 W. MAIN STREET
IMMOKALEE, FL 34142



MASTER CONCEPT PLAN



Immokalee Beautification MSTU Advisory Committee Member Attendance Log FY 2022-2024

Committee Member	May	Jun	July	Aug	Sep	Oct	Nov	Dec 23	Jan 24	Feb	Mar	Apr	May	Total Absent
Bernardo Barnhart	A	X	NM	NM	X	X	X	X	X	X	X	X	X	3
Norma Garcia	A	X	NM	NM	X	A	A	X	A	X	A	A	X	12
Cherryle Thomas	X	X	NM	NM	X	X	X	A	X	A	A	A	X	9
Andrea Halman	A	X	NM	NM	X	X	X	X	X	X	X	X	X	1
Christina Guerrero	A	A	NM	NM	X	X	X	X	X	X	X	A	X	6
David Turrubiardez Jr.	X	X	NM	NM	A	X	X	A	X	X	X	X	A	5
Ana Estrella	A	A	NM	NM	A	NB	NB	X	NB	NB	NB	NB	NB	5

X = Present

A = Absent/Excused (2022-2023)

A = Absent/Excused (2024)

A = Absent/UnExcused (2024)

NM = No Meeting held

NB = Not on Board during this period

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 5/23/2024 3:35:50 PM.

Name: **Home Phone:**

Home Address:

City: **Zip Code:**

Phone Numbers

Business:

E-Mail Address:

Board or Committee:

Category:

Place of Employment:

How long have you lived in Collier County:

How many months out of the year do you reside in Collier County:

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?

Do you or your employer do business with the County?

NOTE: All advisory board members must update their profile and notify the Board of County Commissioners in the event that their relationship changes relating to

memberships of organizations that may benefit them in the outcome of advisory board recommendations or they enter into contracts with the County.

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? ☐ No

☐ Not Indicated

Are you a registered voter in Collier County? ☐ Yes

Do you currently hold an elected office? ☐ No

Do you now serve, or have you ever served on a Collier County board or committee? ☐ No

☐ Not Indicated

Please list your community activities and positions held:

Education:

High school graduate, some college and Technical trade school licensed and certified through UF Treeo and FW&PCOA in water and sewer...

Experience / Background

Safety committee member for Immokalee Water and Sewer District, I actively participate in Tiger Grant Project meetings on behalf of Immokalee Water and Sewer District.

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

Month of: July 2024

Week Ending

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

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

Month of: June 2024

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	6/5/24			
2	Mowing & Edging - Multiple Medians	n/a	6/5/24			
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	6/5/24			
4	Weeding - Medians - Hand & Chemical	n/a	6/5/24			
5	General Site Trimming & Pruning - Medians	6/1/24	n/a			
6	Post-Service Cleaning - All Areas	n/a	6/5/24			
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	n/a			
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	6/5/24			

WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	6/5/24			
15	Mowing & Edging - Multiple Medians	n/a	6/5/24			
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	6/5/24			
17	Weeding - Medians - Hand & Chemical	n/a	6/5/24			
18	General Site Trimming & Pruning	6/1/24	n/a			
19	Post-Service Cleaning - All Areas	n/a	6/5/24			
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	6/5/24			

WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	6/5/24			
27	Mowing & Edging - (No Medians)	n/a	6/5/24			
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	6/5/24			
29	Weeding - Hand & Chemical	n/a	6/5/24			
30	General Site Trimming & Pruning (Biweekly)	6/1/24	n/a			
31	Post-Service Cleaning - All Areas	n/a	6/5/24			
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	6/5/24			

WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	6/5/24			
39	Mowing & Edging - (No Medians)	n/a	6/5/24			
40	Weeding - Hand & Chemical	n/a	6/5/24			
41	General Site Trimming & Pruning	6/1/24	n/a			
42	Post-Service Cleaning - All Areas	n/a	6/5/24			
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			

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS	
		EST#1465	Poles Pipes to hold banners \$ 14,995.00
		ESTIMATES PENDING APPROVAL	

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

Month of: May 2024

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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
2	Mowing & Edging - Multiple Medians	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
4	Weeding - Medians - Hand & Chemical	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
5	General Site Trimming & Pruning - Medians	5/3/24	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	5/2/24	5/9/24	5/16/24	5/23/24	5/30/24
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	5/9/24	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	5/13/24	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	5/13/24	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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24

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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
15	Mowing & Edging - Multiple Medians	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
17	Weeding - Medians - Hand & Chemical	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
18	General Site Trimming & Pruning	5/3/24	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	5/13/24	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	n/a	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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24

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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
27	Mowing & Edging - (No Medians)	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
29	Weeding - Hand & Chemical	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
30	General Site Trimming & Pruning (Biweekly)	5/3/24	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
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	5/13/24	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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24

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	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
39	Mowing & Edging - (No Medians)	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
40	Weeding - Hand & Chemical	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
41	General Site Trimming & Pruning	5/3/24	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	5/1/24	5/8/24	5/15/24	5/22/24	5/29/24
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	5/13/24	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS	
INV#IMMINC-182, EST#1517-Irrigation @ 1st St-\$450 INV#IMMINC-183, EST#1520-Post-storm debris clean up-\$1,720		EST#1465 Poles Pipes to hold banners \$ 14,995.00	
		ESTIMATES PENDING APPROVAL	

ZOCALO PLAZA SHORT TERM LANDSCAPING AND IRRIGATION MAINTENANCE

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

A. ROUTINE MAINTENANCE		SERVICE-1	SERVICE-2	SERVICE-3	SERVICE-4	SERVICE-5
1	Mowing & Edging	5/6/24	5/13/24	5/20/24	5/27/24	n/a
2	Weeding	5/6/24	5/13/24	5/20/24	5/27/24	n/a
3	General Site Pruning (every 4 weeks)	5/1/24	n/a	n/a	n/a	n/a
4	Trash Removal	05/01 - 05/04	05/06, 05/08-11	5/13, 05/15-18	05/20, 05/22-25	05/27, 05/29-31
5	Air blow crushed shell	5/6/24	5/13/24	5/20/24	5/27/24	n/a
9	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	5/27/24	n/a

A&M Property Maintenance, LLC
4396 OWENS WAY
AVE MARIA, FL 34142 US
+1 2395030303
aandmtotal@yahoo.com



INVOICE

BILL TO

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

SHIP TO

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

INVOICE # IMMINC-183**DATE** 05/17/2024**DUE DATE** 06/16/2024**TERMS** Net 30**P.O. NUMBER**

4500226577

REFERENCE

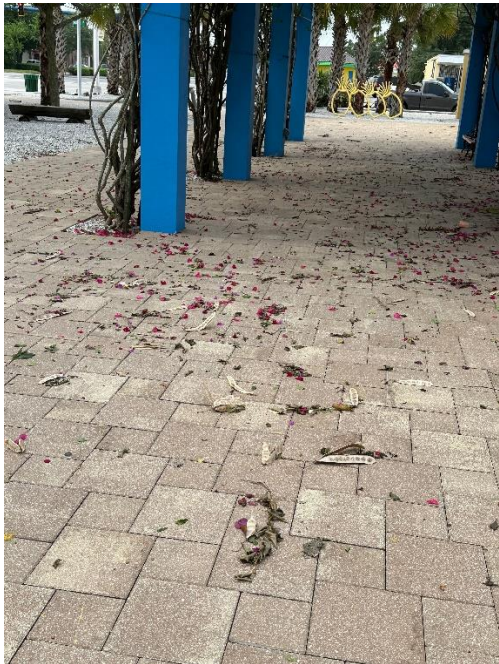
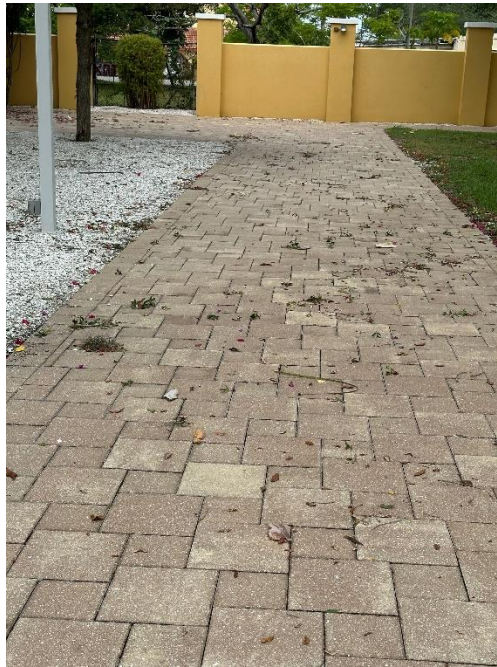
EST#1520

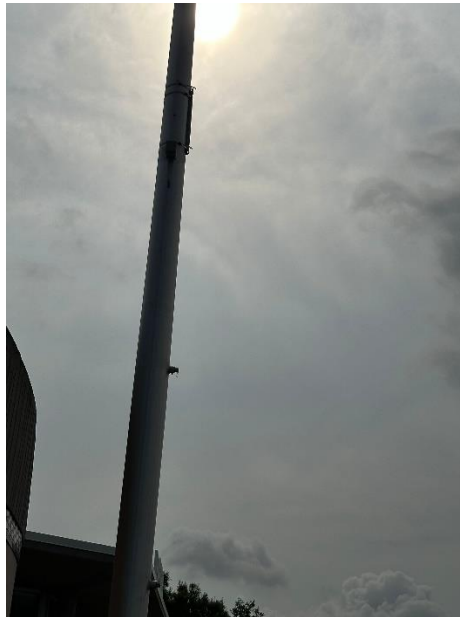
DESCRIPTION	QTY	RATE	AMOUNT
Post-storm debris clean-up	8	85.00	680.00
(49) Supervisor (per man hour) 1 man, 8 hours			
(50) Laborer/Helper (per man hour) 2 men, 8 hours	16	65.00	1,040.00

Thank you for your prompt payment.

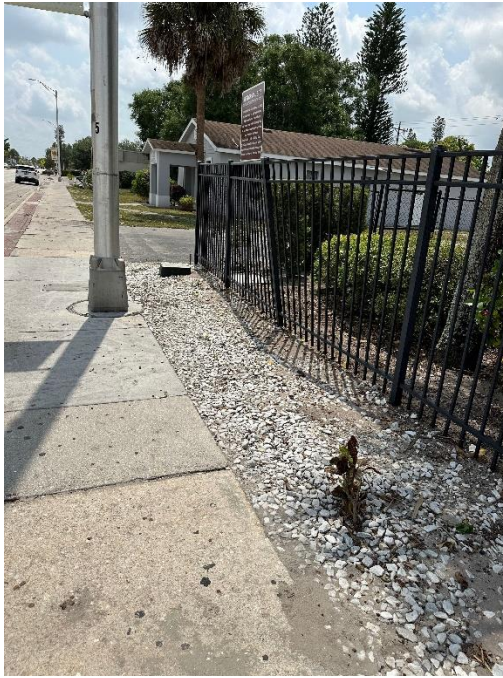
BALANCE DUE**\$1,720.00**

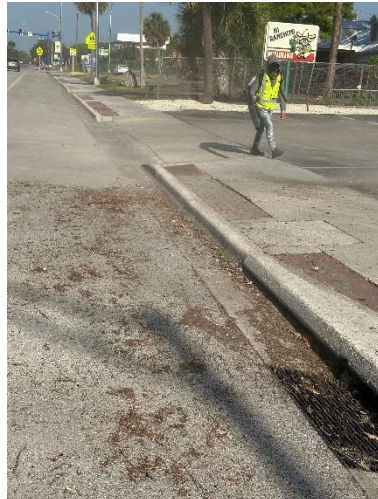
A&M's Post Storm Clean Up











EXECUTIVE SUMMARY

Recommendation that the Board of County Commissioners, and the Board of County Commissioners (Board) acting as the Community Redevelopment Agency Board (CRA), approve a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex 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, and authorizing necessary Budget Amendments.

OBJECTIVE: To obtain Board approval for the project budget for the renovation and enhancement of the Immokalee Sports Complex fields and facilities.

CONSIDERATIONS: The Immokalee community continues to experience significant growth in youth sports, particularly in youth soccer programs. However, the playing field inventory managed by County Parks and Recreation within Immokalee has not kept pace with this rising demand, resulting in a substantial capacity deficiency. This shortage leads to the overuse of existing fields, causing additional stress and poor turf conditions, which further diminishes field capacity.

The Immokalee Sports Complex, the only multi-field facility in the area, features three (3) natural grass fields and serves as a vital hub for community sports and events. Annually, the complex supports over 1,500 participants across 155 games, along with numerous practice sessions and open play. The fields are shared by four (4) soccer organizations: Immokalee Soccer Pit Cobras, Immokalee Seminole Football & Cheer, Collier County Parks & Recreation, and Immokalee High School Soccer. Despite high demand, the natural grass fields require six (6) months of maintenance closures each year, limiting their weekly utilization. Additionally, the fields host various community events, including Christmas Around the World, the Healthcare Network Family Health Fair, Health Fest, events by the Shelter for Abused Women, independent soccer leagues, and open public play. Staff estimates that field utilization has been between 125% and 179% of best practice recommendations, underscoring their extensive use and importance to the community.

To address these challenges and maximize the investment in the Immokalee Sports Complex, staff recommends establishing a budget for a project to convert two (2) of the three (3) natural grass fields to artificial turf, add restroom facilities, and improve the site's stormwater management system. The successful completion of this project will not only meet the community's growing demand for sports facilities but also provide numerous benefits, including year-round use of two (2) artificial turf fields with minimal downtime for routine maintenance, a new restroom facility adjacent to the playing fields, and enhanced stormwater management to eliminate standing water between the fields.

FISCAL IMPACT: The preliminary budget estimate for the Immokalee Sports Complex field renovation and conversion is \$4,000,000. Immokalee CRA funding in the amount of \$1.2 million and Parks and County CIP funding in the amount of \$2.8 million will be realigned by Budget Amendment to support the project as described below.

06/11/2024

Fund			Current			
Description	Fund	Proj #	Description	Budget	Budget Change	Balance
Imm CRA CIP	1026	50246	CRA-Neighborhood Revitalizati	997,500.00	(838,625.00)	158,875.00
Imm CRA CIP	1026	50245	CRA_Parks Initaitive	361,375.00	(361,375.00)	-
Imm CRA CIP	1026	80320	Imm. Sports Complex	-	1,200,000.00	1,200,000.00
Parks CIP	3062	80307	Field Court Maint.	1,816,671.54	(500,000.00)	1,316,671.54
Parks CIP	3062	80381	COMPk-Art Turf	567,858.41	(500,000.00)	67,858.41
Parks CIP	3062	80320	Imm. Sports Complex	-	1,000,000.00	1,000,000.00
County CIP	3001	70167	Govt Business Park	5,172,466.72	(1,800,000.00)	3,372,466.72
County CIP	3001	80320	Imm. Sports Complex	-	1,800,000.00	1,800,000.00
Total				4,000,000.00		

LEGAL CONSIDERATIONS: This item is consistent with Section 163.387, Florida Statutes, concerning use of CRA Trust Funds, is consistent with the Immokalee Community Redevelopment Plan, Objective 4.2.4.5, and is approved as to form and legality and requires a majority vote for approval. -SAA

GROWTH MANAGEMENT IMPACT: There is no Growth Management impact due to this request.

RECOMMENDATION: That the Board of County Commissioners, and the Board of County Commissioners (Board) acting as the Community Redevelopment Agency Board (CRA), approve a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex 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, and authorizing necessary Budget Amendments.

Prepared By: Ed Finn, Deputy County Manager

ATTACHMENT(S)

1. Immokalee Field Usage Power Point from Parks 5-30-24(PDF)

COLLIER COUNTY STRATEGIC PLAN 2024



Values:

- Leadership
- Ethics
- Accountability
- Dedication
- Service

Vision:

- To be the best community in America to live, work, and play

Mission:

- To deliver high-quality and best-value public services, programs, and facilities to meet the needs of our residents, visitors, and businesses today and tomorrow

STRATEGIC FOCUS AREAS

Quality of Place

Objectives

- Support and enhance our commitment to robust public safety services
- Support access to health, wellness, and human services
- Preserve and enhance the character of our community
- Protect our natural resources
- Provide quality public amenities and recreational opportunities
- Promote Collier County as an exceptional tourism destination
- Maintain a fully responsive, best-in-class emergency management capability

Infrastructure and Asset Management

Objectives

- Plan and build public infrastructure and facilities to effectively, efficiently, and sustainably meet the needs of our community
- Optimize the useful life of all public infrastructure and resources through proper planning and preventative maintenance
- Prepare for the impacts of natural disasters on our critical infrastructure and natural resources
- Use the Annual Update and Inventory Report (AUIR) and other planning tools to establish and implement plans that concurrently provide public infrastructure
- Develop and utilize partnerships to ensure that government facilities meet public expectations

Community Development

Objectives

- Implement prudent and inclusive policy development through effective planning for transportation, land use, and growth management
- Design and maintain an effective transportation system to reduce traffic congestion and improve the mobility of our residents and visitors
- Encourage diverse economic opportunities by fostering a business-friendly environment
- Support comprehensive affordable housing opportunities
- Operate an efficient and customer-focused permitting process
- Develop integrated and sustainable plans to protect and manage water resources
- Provide services and programs that sustainably manage the County's waste

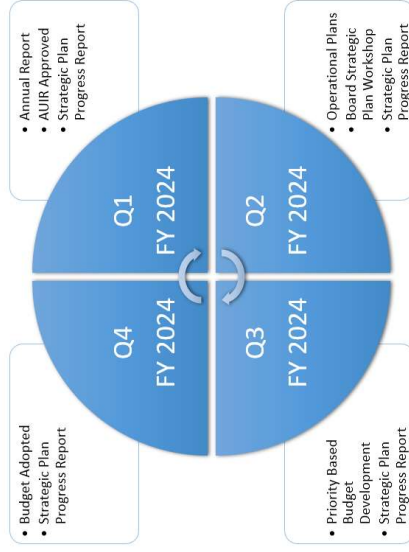
Responsible Governance

Objectives

- Lead by example with positive and purpose-driven actions
- Promote data-driven decision-making through performance management, continuous improvement, and measurable results
- Safeguard taxpayer money by promoting fiscal stewardship and sound budget oversight
- Encourage active community engagement and participation
- Foster a high-performing work culture with transparency and accountability
- Recruit, develop, assess, and retain a high-quality workforce
- Support the Collier County Constitutional Officers in the execution of their responsibilities

COLLIER COUNTY PRIORITIES 2024

Strategic Plan Lifecycle



Affordable and Workforce Housing

- Affordable Housing
- Workforce Housing Land Trust Fund

Hurricane and Multi-Hazard Preparedness

- Hurricane and Multi-Hazard Preparedness
- Hurricane Ian Permanent Repairs
- Dune Restoration Planting

Parks, Recreation, Marinas & Beaches

- Aquatics Capital Program (New Priority)
- Immokalee Sports Complex (New Priority)
- Beach Parking Additions
- Beach Renourishment 2024 (Updated)
- Big Corkscrew Island Regional Park – Phase 2A & 2B
- Boat Ramp Additions
- Caxambas Seawall Replacement (New Priority)
- Caxambas New Fuel System (New Priority)
- Emergency Berm Truck Haul and Construction Reaches A & B
- Golden Gate 9-12 Hole Golf Course

Planning and County Operations

- Cybersecurity Initiatives
- DAS Animal Services Renovation (Surtax)
- HR Recruitment and Retention
- Strategic Real Estate Acquisitions
- Strategic Plan Budget Integration
- Hussey Property Site Prep – Master Planning (New Priority)
- Camp Keais/Rock Springs Master Planning/Environmental Testing (New Priority)

Public Health and Safety

- CCSO Forensics Building (Surtax)
- Collier County Mental Health Facility (Surtax)
- State Veteran’s Nursing Home (Surtax)
- EMS Station 74 (Surtax) (New Priority)
- 800 MHz Radio Hardening – Project Analysis For Full Upgrade (Updated)
- 800 MHz Radio Hardening – Carnestown Radio Site

Transportation

- Vanderbilt Beach Road Extension
- Vanderbilt Beach Road Extension – Phase II (New Priority)
- Pine Ridge Road Improvements
- Roadway Resurfacing Program 2024
- Underground Stormwater Clean, View, and Repair Program 2024 (New Priority)
- Roadside Swale Program 2024
- Tiger Grant – Immokalee Improvements (New Priority)
- Goodlette-Frank Road Widening (New Priority)
- Collier Boulevard Widening Phase III (New Priority)
- Golden Gate City Water Resource Protection/Restoration Master Plan
- Immokalee Road I-75 Interchange Improvements (New Priority)

Water Resources

- Golden Gate City Infrastructure and Economic Development Master Plan
- Golden Gate City Transmission Water Main Improvements
- Northeast Regional Utility Program – Phase I
- Northeast Regional Utility Program – Phase II
- Northeast Regional Utility Program – Tanks, Pump Stations
- Northeast Regional Utility Program – Northeast Utility Facilities
- North Collier Water Reclamation Facility
- Septic To Sewer Conversion – Palm River Area 4 Renewal Program
- Utility Master Planning – Master Plan Library

Stormwater/Utility Partnership Projects

- Stormwater Utility Partnership – Palm River Areas 1 and 2 Renewal Program
- Stormwater Utility Partnership – Naples Park – 98th and 99th Avenues Renewal Program
- Stormwater Utility Partnership – Naples Park – 105th & 106th Avenues Renewal Program
- Stormwater Utility Partnership – Old Lely – Phases 7, 8, and 9 Renewal Program
- West Goodlette-Frank Joint Stormwater – Sewer Phase 2

Asset Management Plans

- Public Utilities
- Transportation Management
- Facilities Management
- Public Services