

COLLIER COUNTY
Board of County Commissioners
Community Redevelopment Agency Board (CRAB)
Airport Authority



AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

January 28, 2025
9:00 AM

Commissioner Burt Saunders, District 3; – Chair
Commissioner Dan Kowal, District 4; – Vice Chair
Commissioner Rick LoCastro, District 1
Commissioner Chris Hall, District 2;
Commissioner William L. McDaniel, Jr., District 5;

NOTICE: All persons wishing to speak on Agenda items must register prior to presentation of the Agenda item to be addressed. All registered speakers will receive up to three minutes unless the time is adjusted by the Chair. Additional minutes may be ceded to an in-person speaker by other registered speakers who must be present at the time the speaker is heard. No public speakers will be heard for Proclamations, Presentations and Public Petitions. Speakers on Presentations are limited to 10 minutes, unless extended by the Chair. All persons wishing to speak on a Consent Item must register prior to the Board's Approval of the day's Consent Agenda, which is heard at the beginning of the meeting following the Pledge of Allegiance.

Anyone wishing to address the Board on Public Petition must submit the request in writing to the County Manager at least 13 days prior to the date of the meeting. The request shall provide detailed information as to the nature of the Petition. The Public Petition may not involve a matter on a future Board agenda, and must concern a matter in which the Board can take action. Public petitions are limited to a single presenter, with a maximum time of ten minutes, unless extended by the Chair. Should the petition be granted, the item will be placed on a future agenda for a public hearing.

Anyone wishing to address the Board on general topics not on this agenda or a future agenda must register to speak prior to the Public Comment portion of the agenda being called by the Chair. Speakers will be limited to three minutes, and no additional minutes may be ceded to the speaker. At the Chair's discretion, the number of public speakers may be limited to 5 for that meeting.

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

Collier County Ordinance No. 2003-53 as amended by ordinance 2004-05 and 2007-24, requires that all lobbyists shall, before engaging in any lobbying activities (including but not limited to, addressing the Board of County Commissioners), register with the Clerk to the Board at the Board Minutes and Records Department.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, the provision of certain assistance. Please contact the Collier County Facilities Management Division located at 3335 East Tamiami Trail, Suite 1, Naples, Florida, 34112-5356, (239) 252-8380.

Lunch Recess scheduled for 12:00 Noon to 1:00 P.M.

1. Invocation and Pledge of Allegiance

Invocation: Pastor David Wildman - Grow Church Estates ||| Pledge of Allegiance: Marina Berkovich, Jewish Historical Society of SWFL

2. Agenda and Minutes

Approval of today's Regular, Consent, and Summary agenda as amended (ex-parte disclosure provided by Commission members for Consent agenda.)

3. Awards and Recognitions

3.A. Employee

3.A.1. 20 Year Attendees

- **Angel Tarpley- Building Plan Review & Inspection**

3.A.2. 25 Year Attendees

- **David Engelhart- Building Plan Review & Inspection**
- **Alfredo Arcia- Parks & Recreation**

3.A.3. 30 Year Attendees

3.A.4. 35 Year Attendees

3.B. Advisory Board Members

3.C. Retirees

3.D. Employee of the Month

4. Proclamations

5. Presentations

6. Public Petitions

7. Public Comments

On general topics not on the current or future agenda.

8. Board of Zoning Appeals

9. Advertised Public Hearings

- 9.A. *** This item has been continued from the December 10, 2024, BCC Meeting*** This item requires that ex-parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve a Resolution designating Plot N of the Rosemary Cemetery as historically significant, pursuant to the historic/archaeological preservation regulations as provided in Section 2.03.07.E of the Collier County Land Development Code. The subject property, approximately .02± acres, is located in the southwest corner of Pine Ridge Road and Goodlette Frank Road, in Section 15, Township 49 South, Range 25 East, Collier County, Florida, PL20240009511 (This item is a companion to 9B) (2024-1956)
- 9.B. *** This item has been continued from the December 10, 2024, BCC Meeting *** This item requires that ex-parte disclosure be provided by Commission members. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve a Resolution designating Plot W of the Rosemary Cemetery as historically significant, pursuant to the historic/archaeological preservation regulations as provided in Section 2.03.07.E of the Collier County Land Development Code. The subject property, approximately .04± acres, is located south of Pine Ridge Road, approximately 592 feet east of US 41, in Section 15, Township 49 South, Range 25 East, Collier County, Florida, PL20240009512. (This item is a companion to 9A) (2024-1957)
- 9.C. *** This item has been continued from the December 10, 2024, BCC Meeting***
Recommendation to review and approve the 2024 combined Annual Update and Inventory Report on Public Facilities and Schedule of Capital Improvements as provided for in Section 6.02.02 of the Collier County Land Development Code and Section 163.3177(3)(b), Florida Statutes and adopt a Resolution that updates the 5-Year Capital Improvement Schedule. (PL20240010770) (2024-1922)

10. Board of County Commissioners

11. County Manager's Report

- 11.A. Recommendation to approve and accept Quit Claim Deeds for two outlying parcels of land which were originally part of Rosemary Cemetery, located south of Pine Ridge Road between US 41 and Goodlette-Frank Road, at a cost not to exceed \$62.50 for recording of the Deeds. (2024-2360)

12. County Attorney's Report

13. Other Constitutional Officers

14. Airport Authority and/or Community Redevelopment Agency

15. Staff and Commission General Communications

15.A. Public Comments on General Topics Not on the Current or Future Agenda by Individuals Not Already Heard During Previous Public Comments in this Meeting

15.B. Staff Project Updates

15.C. Staff and Commission General Communications

16. Consent Agenda

All matters listed under this item are considered to be routine and action will be taken by one motion without separate discussion of each item. If discussion is desired by a member of the Board, that item(s) will be removed from the Consent Agenda and considered separately.

16.A. Growth Management Department (Consent)

- 16.A.1. Recommendation to approve final acceptance of the potable water and sewer utility facilities and accept the conveyance of the potable water and sewer utility facilities and appurtenant utility easement for Caymas Phase One – Phase 1E & 1F, PL20240006738. (2024-2285)
- 16.A.2. Recommendation to approve final acceptance of the potable water utility facilities for NCH Business Center Sterile Processing Department, PL20240012598. (2024-2323)
- 16.A.3. Recommendation to approve a Resolution for final acceptance of the private roadway and drainage improvements and acceptance of the plat dedications for the final plat of Greyhawk at Golf Club of the Everglades Phase 3, Application Number PL20180001192, and authorize the release of the maintenance security in the amount of \$119,996.59. (2024-2287)
- 16.A.4. Recommendation to approve a Resolution for final acceptance of the private roadway and drainage improvements and acceptance of the plat dedications for the final plat of Isles of Collier Preserve Phase 14, Application Number PL20190002012, and authorize the release of the maintenance security in the amount of \$739,407.70. (2024-2289)
- 16.A.5. Recommendation to authorize the Clerk of Courts to release a Performance Bond in the amount of \$10,520, which was posted as a development guarantee for an Early Work Authorization (EWA) for work associated with Prima Auto Condos, PL20240009535. (2024-2327)
- 16.A.6. This item requires that Commission members provide ex-parte disclosure. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve for recording the plat of Santa Barbara Place Villas, approval of the standard form Construction and Maintenance Agreement, and approval of the performance security in the amount of \$995,967.50. (Application Number PL20240002384) (2024-2334)
- 16.A.7. Recommendation for the Board of County Commissioners to review and approve the proposed Temporary Use (Special Event) Permit for the Country Jam Concert proposed for the Paradise Coast Sports Complex on March 1, 2025, located at 3865 City Gate Blvd S., Naples, FL 34117, in Section 35, Township 49 South, Range 26 East, Collier County, Florida. (2024-1189)
- 16.A.8. Recommendation to approve ArborX Inc., as a qualified applicant to the Collier County Basic Industry Growth Promotion Incentive Program and authorize the Chairman to execute the attached agreement for Project “CARBO” and approve all necessary Budget Amendments. (2024-2251)
- 16.A.9. Recommendation to approve a Special Event Permit and the road closures that are necessary for the Annual Everglades Seafood Festival to be held February 5 – 10, 2024, in Everglades City, in order to fulfill Collier County’s special event permit requirements for road closures. (2025-312)

16.B. Transportation Management Department (Consent)

- 16.B.1. Recommendation to approve an Agreement for the purchase of a drainage easement (Parcel 148DE) required for the West Goodlette-Frank Road Area Stormwater Improvement Project Phase 2 (Project No. 60142). Estimated Fiscal Impact: \$46,328. *(2024-2317)*
- 16.B.2. Recommendation to approve an Agreement for the purchase of right of way (Parcel 1364FEE) required for the Vanderbilt Beach Road Ext – Phase 2 Project (Project No. 60249). Estimated Fiscal Impact: \$82,483. *(2024-2319)*
- 16.B.3. Recommendation to approve and execute a Purchase and Sales Agreement with Joseph D. Stewart, P.A. for the purchase of unit 105, which is the last remaining available unit to purchase out of 18 condominium office units within the Court Plaza III building situated on 1.17 improved acres on Airport Road South, adjacent to the Government Center, for the Community & Human Services Division. (This item is a companion to 16.B.4) *(2024-2276)*
- 16.B.4. Recommendation to approve and execute a Purchase and Sales Agreement and Addendum with Bigi & Bigi, LLC, the purchase of 14 out of 18 condominium office units within the Court Plaza III building situated on 1.17 improved acres on Airport Road South, adjacent to the Government Center, for the Community & Human Services Division, and authorize any associated Budget Amendments. (This item is a companion to 16.B.3) *(2024-2277)*
- 16.B.5. Recommendation to award a Work/Purchase Order for a Request for Quotation (“RFQ”) for the 17th Street SW at Keane Avenue Stormwater Improvement project under Agreement No. 20-7800, “Underground Contractor Services,” to Mitchell & Stark Construction, Co, Inc., in the total amount of \$824,068.44, which includes a base bid amount of \$749,153.13 and an Owner’s Allowance of \$74,915.31, approve the necessary Budget Amendment, and authorize the Chairman to sign the attached Work/Purchase Order. (Project Number 50238) *(2024-2333)*
- 16.B.6. Recommendation to approve the Resolution authorizing the Chairman to execute Section 5311 Public Transit Grant Agreement (FPN 410120-1-84-43) with the Florida Department of Transportation to accept Federal Transit Administration grant funding in the total amount of \$1,568,510 to provide transit service to the rural area of Collier County, and to authorize the necessary Budget Amendments. (CAT Grant Fund 4031) *(2024-2374)*
- 16.B.7. Recommendation to accept a donation of sand from Stewart Materials received by Collier County in advance of Hurricane Helene and Milton's landfalls in the amount of \$25,968. *(2025-39)*
- 16.B.8. Recommendation to approve a Resolution and District Office Lease Amendment with Congressman Mario Diaz-Balart for additional County-owned office space. *(2025-33)*
- 16.B.9. Recommendation to award a Work/Purchase Order for a Request for Quotation (“RFQ”) for the 23rd Street SW at Keane Avenue Stormwater Improvement project under Agreement No. 20-7800, "Underground Contractor Services," to Mitchell & Stark Construction, Co., Inc., in the total amount of \$879,811.90, which includes a base bid

amount of \$799,829.00 and an Owner's Allowance of \$79,982.90, approve the necessary Budget Amendment, and authorize the Chairman to sign the attached Purchase Order. (Project Number 50238) *(2024-2335)*

16.B.10. Recommendation to approve a work order with Humiston & Moore Engineers to provide professional support services for the application of a modification to USACE Permit No. AJ-2004-07621(IP-MJD) to allow dredged sand to be placed on Delnor-Wiggins State Park beach, under the current library services contract 18-7432-CZ for time and material estimated at \$21,245; authorize the Chairman to execute the work order; and make a finding that this item promotes tourism. *(2024-2284)*

16.B.11. Recommendation to award Invitation to Bid ("ITB") No. 24-8325, "Concrete: Sidewalks, Curbs & Gutters, and Related Items," to Pavement Maintenance, LLC (Primary), National Traffic Solution, Inc. (Secondary), and Coastal Concrete Products, LLC, d/b/a Coastal Site Development (Tertiary), and authorize the Chairman to sign the attached Agreements. *(2025-56)*

16.B.12. Recommendation to award Invitation to Bid ("ITB") No. 24-8290 "Irrigation Pump Station Maintenance, Repairs, and Services" to Agricultural Services International, LLC, and authorize the Chairman to sign the Agreement. *(2025-82)*

16.C. Public Utilities Department (Consent)

16.C.1. Recommendation that the Board of County Commissioners, as ex-officio the Governing Board of the Collier County Water-Sewer District (CCWSD), award Invitation to Bid ("ITB") #24-8228, "Crane Rental Services," to Maxim Crane Works, L.P., and authorize the Chairman to sign the attached Agreement. *(2024-2351)*

16.D. Public Services Department (Consent)

16.D.1. Recommendation to award Invitation to Bid ("ITB") No. 24-8294, "Senior Meal Program," to G.A. Food Services of Pinellas County, LLC, and authorize the Chairman to sign the attached Agreement. *(2024-2346)*

16.D.2. Recommendation to approve technical revisions and clarifying language to the Collier County State Housing Initiatives Partnership Local Housing Assistance Plan for Fiscal Years 2022-2023, 2023-2024, and 2024-2025 Disaster Assistance and Rental Development strategies; and a SHIP FY 2021/2022 expenditure extension to June 30, 2025. (SHIP Grant Fund 1053)
(2024-2370)

16.D.3. Recommendation to approve and authorize the Chairman to sign a State Housing Initiatives Partnership (SHIP) Memorandum of Understanding (MOU) between Collier County and MHP FL VII, LLLP to further affordable housing initiatives through a \$1,246,600.80 impact fee loan for new construction of rental housing units at the Ekos Cadenza development and authorize the County Manager or designee to execute any and all SHIP-related subordination agreements for this property in accordance with the MOU. (SHIP Grant Fund 1053) *(2024-2373)*

16.E. Corporate Business Operations (Consent)

16.E.1. Recommendation to approve a Third Amendment to Agreement No. 15-6474R,

“Medical Director for Collier County and Employment Physicals and Drug Testing,” with Advance Medical of Naples, LLC. (2025-23)

- 16.E.2. Recommendation to approve the administrative report prepared by the Procurement Services Division for various County Divisions’ after-the-fact purchases requiring Board approval in accordance with Procurement Ordinance 2017-08, as amended, and the Procurement Manual, in the amount of \$49,613.51. (2024-2377)
- 16.E.3. Recommendation to approve the administrative report prepared by the Procurement Services Division for various County Divisions’ after-the-fact purchases requiring Board approval in accordance with Procurement Ordinance 2017-08, as amended, and the Procurement Manual, in the amount of \$18,129.87. (2024-2162)
- 16.E.4. Recommendation to ratify Property, Casualty, Workers’ Compensation and Subrogation claim files settled and/or closed by the Risk Management Division Director pursuant to Resolution No. 04-15 for the first quarter of FY 25. (2025-159)
- 16.E.5. Recommendation to approve and authorize the Chairman to execute the Third Extension and Amendment to the Service-Learning Agreement between the Florida Gulf Coast University Board of Trustees and the Collier County Board of County Commissioners through January 24, 2029. (2025-210)
- 16.E.6. Recommendation to approve an Assumption Agreement assigning all rights, duties, benefits, and obligations to Integrity Environmental Solutions, LLC, concerning Agreement No. 18-7432-SW, “Professional Services Library Solid and Hazardous Waste Management Engineering Category.” (2025-164)
- 16.E.7. Recommendation to approve modifications to the 2025 Fiscal Year Pay & Classification Plan which consists of two new classifications, two reclassifications, and removal of one obsolete classification from October 1, 2024, through December 31, 2024. (2025-242)

16.F. County Manager Operations (Consent)

- 16.F.1. Recommendation to approve the expenditure of up to \$10,000 of Tourism Development Tax (TDT) Promotion funds to support the upcoming March 2025 Trilogy Lacrosse event and make a finding that these expenditures promote tourism. (2024-2331)
- 16.F.2. Recommendation to approve the use of the Paradise Coast Sports Complex for the purpose of a civilian landing site by the United States Armed Forces for a lacrosse game, and authorize the Chairman to sign the attached Hold Harmless agreement. (2025-52)
- 16.F.3. Recommendation to renew the annual Certificate of Public Convenience and Necessity (COPCN) for Just Like Family Concierge Medical Transport Services, d/b/a Brewster Ambulance Service, to provide Class 2 Advanced Life Support (ALS) inter-facility transport ambulance service for a period of one year. (2025-231)
- 16.F.4. Recommendation to adopt a Resolution approving amendments (appropriating grants, donations, contributions or insurance proceeds) to the Fiscal Year 2024-25 Adopted Budget. (The Budget Amendments in the attached Resolution have been reviewed and approved by the Board of County Commissioners via separate Executive Summaries.) (2025-235)

- 16.F.5. Recommendation to award Invitation to Bid (“ITB”) No. 24-8314, construction of the Big Corkscrew Island Regional Park Phase 2A Signalized Intersection on Oil Well Road at Big Corkscrew Drive, to Quality Enterprises USA, Inc., in the amount of \$2,442,394.00, approve a \$200,000.00 Owner’s Allowance, and authorize the Chairman to sign the attached Agreement. (Project No. 80039) *(2025-246)*
- 16.F.6. Recommendation to approve Change Order No. 1, adding 180 days to the project time under Agreement No. 22-7951 with Chris -Tel Company of Southwest Florida, Inc., d/b/a Chris-Tel Construction, to support the remaining pre-construction services for the Courthouse Multi-Project Execution contract, and authorize the Chairman to sign the attached Change Order. (Project No. 50235) *(2025-7)*
- 16.F.7. Recommendation to ratify administratively approved Change Order No. 6, adding \$98,582.08 to the contract amount under Agreement No. 22-7960 with Waypoint Contracting, Inc., for the Collier County Emergency Service Center East Bay Enclosure, and authorize the Chairman to sign the attached Change Order. (Project No. 50390) *(2024-2149)*

16.G. Airport Authority (Consent)

- 16.G.1. Recommendation to ratify administratively approved Change Order No. 2, adding four days to the contract time and use \$12,626.46 from the Owner's Allowance for Work Directive #2 under Agreement No. 23-8120 (Purchase Order 4500229417) with DEC Contracting Group, Inc., for the “Bulk Aircraft Hangar at Marco Island Executive Airport,” and authorize the Chairman to sign the attached Change Order. (Project No. 33822) *(2024-2269)*

16.H. Board of County Commissioners (Consent)

16.I. Miscellaneous Correspondence (Consent)

16.J. Other Constitutional Officers (Consent)

- 16.J.1. To record in the minutes of the Board of County Commissioners, the check number (or other payment method), amount, payee, and purpose for which the referenced disbursements in the amount of \$48,183,993.95 were drawn for the periods between January 2, 2025, and January 15, 2025, pursuant to Florida Statute 136.06. *(2024-1345)*
- 16.J.2. Request that the Board approve and determine valid public purpose for invoices payable and purchasing card transactions as of January 22, 2025. *(2024-1346)*

16.K. County Attorney (Consent)

- 16.K.1. Recommendation to authorize the County Attorney to make a settlement offer of \$15,000, as a nuisance threshold for litigation strategy purposes, in the matter styled Terri Hohmann Dakan et al. v. Collier County Board of County Commissioners, Case No. 23-CA-2715, pending in the Circuit Court of Collier County, Florida. *(2024-2236)*
- 16.K.2. Recommendation to approve an insurance settlement whereby the County will receive \$9,157.44 to settle and release the County’s claim against Evangelina Sierra Havran for costs incurred to replace a damaged light pole, and to authorize the County Manager or designee to execute the release. *(2025-16)*

16.K.3. Recommendation to reappoint two members to the Land Acquisition Advisory Committee. (2025-162)

16.K.4. Recommendation to approve an Amendment to a mediated Partial Settlement Agreement with Quality Enterprises USA, Inc., concerning Design-Build Agreement No. 20-7708, pertaining to the construction of the Veteran's Memorial Boulevard Extension Phase I project, and to authorize the Chairman to sign the attached amended Partial Settlement Agreement. (2025-211)

16.L. Community Redevelopment Agency (Consent)

17. Summary Agenda

This section is for advertised public hearings and must meet the following criteria: 1) A recommendation for approval from staff; 2) Unanimous recommendation for approval by the Collier County Planning Commission or other authorizing agencies of all members present and voting; 3) No written or oral objections to the item received by staff, the Collier County Planning Commission, other authorizing agencies or the Board, prior to the commencement of the BCC meeting on which the items are scheduled to be heard; and 4) No individuals are registered to speak in opposition to the item. For those items which are quasi-judicial in nature, all participants must be sworn in.

17.A. Recommendation to approve an Ordinance amending the Collier County Growth Management Plan to create the Tamiami Trail Greenway Road Mixed Use Subdistrict, to allow construction of 300 multi-family rental units with affordable housing and up to 64,000 square feet of gross floor area of Commercial Intermediate, C-3 Zoning District Uses, and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce. The subject property is located north of Tamiami Trail East, approximately 441 feet west of intersection of Tamiami Trail East and Greenway Road, in Section 12, Township 51 South, Range 26 East, Collier County, Florida, consisting of 24.41± acres. PL20230008643- (GMPA) (This item is a companion to 17B) (2025-3)

17.B. Recommendation to approve an ordinance rezoning property from a Rural Agricultural (A) Zoning District partly with an Airport Zoning Overlay to a Mixed Use Planned Unit Development (MPUD) Zoning District partly with an Airport Zoning Overlay for a project to be known as Tamiami Trail Greenway Road MPUD to allow development of up to 300 multi-family rental units with affordable housing, and up to 64,000 square feet of gross floor area of commercial intermediate (C-3) zoning district uses on property located north of Tamiami Trail East, approximately 441 feet west of intersection of Tamiami Trail East and Greenway Road, in Section 12, Township 51 South, Range 26 East; consisting of 24.41± acres. (This item is a companion to 17A) (2024-2353)

17.C. Recommendation to adopt a Resolution approving amendments (appropriating carry forward, transfers and supplemental revenue) to the Fiscal Year 2024-25 Adopted Budget. (The budget amendments in the attached Resolution have been reviewed and approved by the Board of County Commissioners via separate Executive Summaries.) (2025-236)

17.D. *** This item has been continued to the February 11, 2025, BCC Meeting ***
Recommendation to adopt an Ordinance amending the Collier County Land Development Code to establish provisions for Food Truck Parks and Mobile Food Dispensing Vehicles. (Second of two hearings) (This item is a companion to 17E) (2024-2205)

17.E. *** This has been continued to the February 11, 2025, BCC Meeting *** Recommendation to

approve a Resolution of the Board of County Commissioners of Collier County, Florida, amending the Administrative Code for Land Development, which was created by Ordinance No. 2013-57, by amending the administrative procedures to create an application for Mobile Food Dispensing Vehicles, Permanent, Permit. (This item is a companion to 17D) (2024-2224)

- 17.F. *** This item has been continued from the January 14, 2025, BCC Meeting and has been further continued and will be readvertised. *** Recommendation to repeal and replace Procurement Ordinance No. 2013-69, as amended, with the attached updated Procurement Ordinance. (2025-320)

18. Adjourn

Inquiries concerning changes to the Board's Agenda should be made to the County Manager's Office at 252-8383.