

March 21, 2007  
8:30am  
Career and Service Center of Collier County-Immokalee  
750 South 5<sup>th</sup> Street  
Immokalee, Florida, 34142

## **MINUTES**

### Immokalee Local Redevelopment Advisory Board and Immokalee Master Plan and Visioning Committee

- A. Call to Order. The meeting was called to order by Fred N. Thomas, Jr. at 8:35am.
- B. Roll Call and Announcement of a Quorum  
**Advisory Board/EZDA:**  
**Present:** Fred Thomas, Rick Heers, Floyd Crews, Richard Rice, Bernardo Barnhart, Bob Soter, Carol Sykora, Eva Deyo, Ira Malamut, Denise Blanton, Caption Tom Davis, and Julio Estremera.  
**Absent/Excused:**, Ana Salazar, and Robert Halman. A quorum was announced as being present.  
**Immokalee Master Plan and Visioning Committee:**  
**Present:** Edward (Ski) Olesky, Fred N. Thomas, Jr., Floyd Crews, Rick Heers, and Richard Rice and William O'Neill.  
**Absent/Excused:** Raymond T. Holland, Essie Serrata, Clarence A. Tears, Jr., and Leo F. Rodgers. There was a quorum of the IMPVC.  
**Others Present:** Susi Winchell, Tammie Nemecek, Dean Blocker, Brian Blocker, Carrie Williams, Nancy Payton, Bob Juster, Jim Miletta, Al Johnson, Frank Taylor, Walt Mangold, Dennis Bolanus, Pat Utter, Mike Taylor, Pam Brown, and Comprehensive Plannind Department staffers Mike Bosi and Thomas Greenwood.
- C. Adoption of Agenda. Fred N. Thomas, Jr. asked to add the "Catalyst Project" and a letter to Jim Coletta, Board of County Commissioners Chairman, asking for 12 months of relief from the enforcement of codes which are not health and safety related. Upon motion by Floyd Crews and second by Dick Rice, the agenda was approved with the said additions.
- D. Approval of Minutes of the February 21meeting. Corrections to the minutes on pages 1, 2 and 3 were offered and accepted. Upon motion by Dick Rice and second by Rick Heers, the minutes were approved as corrected.
- E. Communications (the communications folder was distributed at the meeting)
- F. Old Business  
1. CRA 2006-10: Redevelopment of the Farmer's Market. A report from Don Coker provided a table of the expected timing for the reconstruction of the State Farmers' Market summarized as follows:
- May 1, 2007...submittal of written scope and estimates to FEMA for their approval before State can proceed;

- September, 2007....submittal of 100% drawings to State Fire Marshall for their approval;
- 2007-2008...reconstruction schedule not yet set

Staff advised that they will continue to contact and work with the State and advise the Advisory Board of the progress. Fred Thomas advised that a letter was mailed to Governor Crist with copies to Commissioner Bronson and Don Coker. Mr. Thomas stated that he received a call from Don Coker in response to the letter.

2. CRA 2006-00: Status of Collier County/RMPK Group Contract. It was reported as follows:
  - Technical Committee met on February 20 and March 6 and that only minor changes to the Draft IAMP were made, including some updates regarding the Airport.
  - The Draft IAMP will be with the County Attorney's Office and the Comprehensive Planning Manager for review prior to setting of a workshop with the Planning Commission and the Board of County Commissioners.

Those present were advised that any substantive changes to the draft would be provided to the advisory board when the reviews above are completed.

3. CRA 2006-05: Status of SR 29 Bypass Project. Fred Thomas stated that he sits on the Citizens Advisory Board of the MPO board and that there is going to be a citizens advisory committee set up for this project. No additional information was provided. Denise Blanton asked why the old railroad corridor to the west of the Airport had not been considered as an option. Tom Greenwood stated that he would contact Don Scott to determine why that option is not being considered at this time.
4. CRA 2006-12: Satus of East of 951 Infrastructure and Services Study. Clarence Tears and Dick Rice are representatives on the East of 951 Committee. Mike Bosi, of Comprehensive Planning, provided an overview of the project stating that the first public input session will occur during the April meeting. He provided a handout of the estimate of the cost for various public services at "full build out" of the area to the east of CR 951. He stated that Van Buskirk and Associates is preparing an interactive model to determine land use needs to serve the population forecasts for the area with various alternatives to be reviewed. The entire study is now scheduled to be completed in June, 2008.
5. CRA 2006-02: FSU Medical School Satellite Training Project Denise Blanton stated that our elected people are still trying to make this project happen and indicated that the recent inability to put the deal together may have been due to attorneys involved in the negotiations. She stated that the parties are "back at the table".
6. EDC Update on Proposal for RACEC "Catalyst Project". Tammie Nemecek reported the following:  
The EDC will be present during the April 27 Catalyst Project Site Section Meeting to be held at the Sebring Civic Center from 8:30 to 3:30 and she was not sure if the site selections would be made at that time or later. She stated

that EDC, with BCC approval, has submitted 2 of the 13 sites received by the state within the RACEC for the “health care and sciences” project as part of the request for sites stage. One site is the airport while the second site is on private land to the immediate north of the airport. Both sites are within the urban area and the redevelopment area. The number of sites will be narrowed from 5 to 13 and only 1 site will be chosen to promote for the location of a major health care and sciences project. We should hear about the site selection in the next several months.

#### G. New Business

1. CRA 2007-08: Budget Committee Report for FY 2007-08 and Immokalee Office Set-Up . Ira Malamut, chair of the Budget Committee (Malamut, Thomas, Rice, Barhart, Blanton, Soter and Tears), stated that the Committee met on March 7 and provided some general guidance as follows:

- **Office.** Office would house initially 2 staff for the CRA/EZDA; 1 Chamber staff; and 3 EDC of Collier County Staff.
- **Space Needs.** Space needs approximately 6,500 square feet for office and meeting space to accommodate up to approximately 50 people.
- **Proposed budget is for only the CRA/EZDA function** (both emailed and hard copied to the members), but has been reviewed by Mark Isackson of the County Budget Office and included his proposed modifications.
- **Budget Timing.** County budgeting begins in April with the budget year beginning on October 1, 2007.
- **Detailed budget review.** Tom Greenwood stated the following:
  - a. The CRA function would be contractual between staff and the CRA and the CRA staff would not be county employees, but employees of the CRA.
  - b. The EZDA function (Enterprise Zone Coordinator), because the Enterprise Zone Development Agency makes recommendations to the Board of County Commissioners (BCC), would need to be an employee of the BCC. As such, the Enterprise Zone Coordinator would need to be a county employee (presently the director of the Comprehensive Planning Department).
  - c. Detailed proposed budget review. It was pointed out that **expenditures** are broken down into both “personal” and “non personal” budget lines with the total expenditures proposed for budget purposes at \$534,800. The “non personal” costs include major items of \$130,000 for consultants, \$25,000 for surveying, \$44,000 for inter-department payment for services, \$25,000 for CRA/EZDA share of rent, and \$43,300 for repayment with TIF funds of the general fund for the 130 impact fee deferrals related to the provision of low and

moderate income owner-occupied housing. One time office start up costs were pointed out (under “Capital Expenses”) including purchase of a county vehicle, furniture, office equipment, and computers. The \$250,000 for the FSU Medical Center is retained in the proposed FY 2007-2008 budget, based upon the wishes of the CRA Advisory Board.

**Revenues** include \$710,800 from transfer from the general fund, \$180,200 from transfer from the MSTG general fund, and a \$1,555,600 carry forward.

Changes to the proposed budget to which the CRA/EZDA agreed with include:

- Make a correction by renaming the “Total Operating Expenses (non-personal) line to “Total Operating Expenses” and add a line which reads “Total Operating Expenses (non-personal) line.
- In the “justification” column, change the lines which read “1/3 of cost of joint space with CRA-EZDA/EDC/Chamber” to “proportionate share of floor area usage”.

Several members stated that the it hopes to keep as much revenues for identified projects to implement the Redevelopment Plan. All agreed that any expenditures in the adopted budget would have to be brought before the Advisory Board and approved by the CRA before any funds are spent. It is incumbent upon the Advisory Board to decide where the funds for capital projects are going to be expended.

After further discussion, and upon motion by Dick Rice and second by Eva Deyo, the proposed budget was unanimously recommended for approval with the changes as listed above.

- 2 CRA 2007-05 (C): New Projects in the Immokalee Area (“Immokalee Tradeport DRI”. Pat Utter, with Collier Enterprises, presented drawings representing the preliminary concept of this proposed 1000+ acre mixed use Development of Regional Impact (DRI). He stated that it would be approximately 2 years before permitting would occur in this area adjacent to and south of the airport. The proposed development would contain approximately 2,850 dwelling units of which approximately 80% would be multiple family for rent and 20% would be single family. He has been in contact with the school district, the airport, parks, water and sewer, and transportation and has had 2 pre-application meetings. It was stated that it is intended to have a north-south public residential street running through the property between CR 846 and SR 29.

An advisory board member asked about the timing for the two 30,000 square foot speculative buildings at the airport to which Mr. Utter stated that they are in the early stages and should be ready for occupancy in 2009. No action was taken.

3. CRA 2007-05 (A): EDC of Collier County; Draft Resolution for Collier County Board of County Commissioner Support for the Proposed Heartland Parkway. Those present discussed the proposed Resolution with several stating that planning for such an additional north-south corridor is required to begin now as there is a need to improve transportation access and capacity to south central Florida. Those speaking in favor of the resolution included Fred N. Thomas, Jr., Richard Rice, Tammie Nemecek, Pam Brown, and others. Those speaking in opposition were Dennis Blanton and Nancy Payton, with Ms. Blanton stating that the resolution is premature. Ms. Payton stated that a broad based community and regional planning effort should occur first before supporting this corridor and that the resolution should be delayed. After further discussion and upon motion by Richard Rice and second by Floyd Crews, the motion was carried, 11-1 with Blanton voting, “no”.
  4. CRA 2007-05 (D)..Added to Agenda: Letter from Fred N. Thomas, Jr. asking the Board of County Commissioners 12 Months of Relief from Enforcement of the Land Development Code. The draft letter was distributed and read. Some members were unsure whether the Board of County Commissioners could grant variances for a 12-month period; what codes would be varied, etc. Mr. Thomas stated that the letter was prepared following a recent meeting with James Coletta and that it may require some legal review before the BCC could entertain such a move. He stated that it was prepared because of complaints from property owners and businesses about sidewalk, landscape requirements, façade treatment, etc. to comply with county codes. It was pointed out that the intent was not to stop enforcing weed, junk, fire hazards, and inoperable cars ordinances, but more toward building construction and site development. Rice, Nemecek, and Heers spoke in favor of some temporary relaxation of land development code enforcement until such time that Immokalee has its own overlay zoning district in the County LDC. Ms. Blanton and Loyd Crews stated they were still unsure about the intent of the letter. Upon motion by Mr. Rice and Second by Eva Deyo, the motion passed, 10-2, with Crews and Blanton voting, “no”.
- H. Citizen Comments. Rick Heers pointed out that his arrival in the dark at the recent trailer fire in Immokalee showed that there is a **very great need for sidewalks and street light in many areas of Immokalee to make the neighborhoods safer.**
- I. Next Meeting Date (April 18, at 8:30am)
  - J. Adjournment The meeting was adjourned at 10:45am

## MINUTES

### Enterprise Zone Development Agency

- A. Call to Order. The meeting was called to order at 10:35am.
- B. Roll Call and Announcement of Quorum Please refer to above minutes.
- C. Adoption of Agenda Agenda approved unanimously upon motion by Mr. Soter and second by Mr. Heers.
- D. Approval of Minutes of the February 21 meeting. Were previously approved.
- E. Communications (communications folder at meeting)
- F. Old Business
  - 1. Discussion of Web Page for the Enterprise Zone. No discussion other than to encourage those present to visit the page and pass the information along to others who may benefit.
  - 2. Discussion of Printing of Incentives Brochure. Tammie Nemecek stated that their brochure will be updated for Immokalee and will include all of the information in the draft brochure about all the incentives available for business development in Immokalee. She stated that the revised brochure will be brought to the board for review prior to printing.
- G. New Business None
- H. Citizen Comments None
- I. Next Meeting (April 18 at 8:30am)
- J. Adjournment The meeting was adjourned at 10:55 am.

## MINUTES

### Immokalee Local Redevelopment Advisory Board

- A. Call to Order Please refer to the above minutes.
- B. Roll Call and Announcement of Quorum Please refer to the above minutes.
- C. Adoption of Agenda The agenda was approved unanimously based upon a motion by Mr. Rice and second by Ms. Deyo.
- D. Approval of Minutes Minutes of the February 21 meeting were previously approved
- E. Communications (see communications folder at meeting)
- F. Old Business
  - a. EZDA 2007-04: Review and Recommendations Regarding Applications to Serve New Four-Year Terms on the Immoklaee Local Redevelopment Advisory Board and the Enterprise Zone Development Agency Following review of the 8 applicants (7 existing members) and Carol Sykora of Code Enforcement, as well as 3 new applicants, the Advisory Board unanimously recommended, upon motion by Eva Deyo and second by Captain Tom Davis, the appointments of Ira Malamut, Richard Heers, Floyd Crews, Richard Rice, Julio Estremera, Ana Salazar, Bob Soter, and Carol Sykora to new 4-year terms on the CRA/EZDA Advisory Board.
  - b. CRA 2007-05 (B): Economic Development Council of Collier County: Request for Immokalee CRA Tax Increment Financing Funds to Assist

in the Amount of \$15,000 for Job Creation Investment Program Funding for Rio Lerma Grocery Store. A legal opinion presented from a county assistant attorney stated that the Florida Statutes (163.358) will not permit the use of TIF funds for the purpose requested by EDC, but rather TIF funds are intended for, “bricks and mortar activities as these activities would increase the tax base and would result in an increase of the TIF. Job creation activities are not included in these activities.” The CRA Advisory Board advised EDC staff to consider possible TIF projects which meet the letter of the law and would pass the legal scrutiny necessary before the CRA would approve the use of funds.

G. New Business None.

H. Citizen Comments

I. Next Meeting (April 18 at 8:30am)

J. Adjournment The meeting adjourned at 11:15am.

\* The next joint Advisory Board/EZDA/IMPVC meeting will be held April 18, 2007 at 8:30am at the Career and Service Center located at 750 South 5<sup>th</sup> Street in Immokalee.

\*\* The next IMPVC meeting is yet to be scheduled, but will be scheduled when the Immokalee Area Master Plan and amendments to the Immokalee Overlay Zoning District of the Collier County Land Development Code is ready for further discussion.

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 call Ekna Guevera, Planning Technician, at 239-659-5749 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Ekna Guevera, Planning Technician, at least 48 hours before the meeting. The public should be advised that members of the Immokalee Master Plan and Visioning Committee and the CRA Advisory Board are also members of the other Boards and Committees, including, but not limited to: EZDA, Immokalee Local Redevelopment Advisory Board, Immokalee Fire Commission, and the Collier County Housing Authority; etc. In this regard, matters coming before the IMPVC and the Advisory Board may come before one or more of the referenced Board and Committees from time to time.