

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

October 8, 2024
9:00 AM

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

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; assisted listening devices for the hearing impaired are available in the Facilities Management Division.

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

1. Invocation and Pledge of Allegiance

Invocation: Pastor Ric Neal - Trinity Community Church of Naples ||| Pledge of Allegiance:

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.)

2.A. September 10, 2024, BCC Meeting Minutes *(2024-1268)*

2.B. September 19, 2024, BCC Budget Hearing Minutes *(2024-1289)*

3. Awards and Recognitions

3.A. Employee

3.B. Advisory Board Members

3.C. Retirees

3.D. Employee of the Month

4. Proclamations

4.A. Proclamation designating October 2024 as Safe Infant Sleep Month in Collier County. To be accepted by representatives of Florida Department of Health Collier County. *(2024-753)*

4.B. Proclamation designating October 2024 as Domestic Violence Awareness Month in Collier County. To be accepted by Linda Oberhaus, Chief Executive Officer, The Shelter for Abused Women & Children. *(2024-1204)*

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 was continued from the January 23, 2024, BCC Meeting to the September 24, 2024, BCC Meeting and further continued to the October 8, 2024, BCC Meeting. ***
Recommendation to approve an Ordinance of the Board of County Commissioners amending the Collier County Growth Management Plan to create the Mattson at Vanderbilt Residential Subdistrict to allow a maximum density of 150 multifamily rental units with affordable housing. The subject property is located on the north side of Vanderbilt Beach Road, approximately 825 feet from the intersection of Vanderbilt Beach Road and Livingston Road, in Section 31, Township 48 South, Range 26 East, Collier County, Florida, consisting of 5.88± acres, PL20220001010. (This is a companion to item 9B) (2024-760)
- 9.B. *** This item was continued from the January 23, 2024, BCC Meeting to the September 24, 2024, BCC Meeting and further continued to the October 8, 2024, BCC Meeting. *** This item requires the Commission members to provide ex-parte disclosure. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve an ordinance for the property from a Rural Agricultural (A) Zoning District to a Residential Planned Unit Development (RPUD) Zoning District for the project to be known as Mattson at Vanderbilt RPUD, to allow construction of up to 150 multi-family rental units with affordable housing on property located on the north side of Vanderbilt Beach Road, approximately 825 feet from the intersection of Vanderbilt Beach Road and Livingston Road, in Section 31, Township 48 South, Range 26 East, consisting of 5.88± acres, PL20220001011. (This is a companion to item 9A) (2024-759)

10. Board of County Commissioners

11. County Manager's Report

- 11.A. Recommendation to approve an Agreement for Sale and Purchase under the Conservation Collier Land Acquisition Program with Symphony Properties LLC for a 150.0-acre property at a cost of \$4,015,000, for a total cost not to exceed \$4,035,150, inclusive of closing costs. (Jaime Cook, Division Director - Development Review) (2024-1142)
- 11.B. Recommendation to direct staff to proceed with a Sports Complex Expansion & Tourism Impact Study for the future phases of the Paradise Coast Sports Complex to be conducted by Hunden Partners, seek a Tourist Development Committee recommendation for the expenditure of tourist development taxes for the tourism impact study, and provide direction to proceed with an additional field (Field 9) and the associated restroom, shelter structure, parking, and site work to complete Phase 3. (Ed Finn, Deputy County Manager) (2024-1275)
- 11.C. Recommendation to accept a presentation regarding the authorized use of each of the five pennies of the Tourist Development Tax pursuant to Florida's Tourist Development Tax statute, Section 125.0104, Fla. Stat. (Christopher Johnson, Division Director - Corporate Financial & Management Services) (2024-1279)

12. County Attorney's Report

12.A. Recommendation to authorize a representative of the County Attorney's Office to bid on behalf of the County at a code enforcement lien foreclosure sale scheduled by the Clerk in Collier County, Florida v. Lee Vern Lambert, et al., Circuit Case No. 23-CA-3392, in an amount to be determined by the Board. (Ronald Tomasko, Assistant County Attorney) (2024-1210)

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 a Resolution for final acceptance of the private roadway and drainage improvements and acceptance of the plat dedications for the final plat of Founders Square, Application Number PL20190000344, and authorize the release of the maintenance security in the amount of \$575,493.19. (2024-1223)
- 16.A.2. 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 Azure at Hacienda Lakes – Phase 1 Replat, Application Number PL20180001774, and authorize the release of the maintenance security in the amount of \$61,369.69. (2024-1048)
- 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 Oyster Harbor at Fiddler’s Creek Phase 2, Application Number PL20160000543, and authorize the release of the maintenance security in the amount of \$2,041,546.41. (2024-934)
- 16.A.4. Recommendation to approve final acceptance of the potable water utility facilities for Eagle Creek Golf & Country Club Clubhouse, PL20240009745. (2024-1158)
- 16.A.5. Recommendation to approve final acceptance of the potable water and sewer utility facilities and accept the conveyance of a portion of the sewer utility facilities for Caring Dentistry, PL20240006813. (2024-1055)
- 16.A.6. Recommendation to approve final acceptance of the potable water and sewer utility facilities and accept the conveyance of a portion of the potable water facilities and appurtenant utility easement for Hampton Inn at the Shops at Hammock Cove,

- 16.A.7. Recommendation to approve final acceptance and accept the conveyance of the potable water and sewer utility facilities for Seven Shores Phase 1A, PL20230015660. (2024-1222)
- 16.A.8. Recommendation to approve final acceptance of the potable water and sewer utility facilities and accept the conveyance of the potable water and sewer facilities for Terreno at Valencia Golf and Country Club Phase 2B and 2C, PL20240005675. (2024-1242)
- 16.A.9. Recommendation to approve a Donation Agreement that allows SD Orange Blossom, LLC, a Florida limited liability company, to donate two 1.14-acre parcels along with a management endowment of \$239,280, to the Conservation Collier Land Acquisition Program under the offsite vegetation retention provision of the Land Development Code LDC Sec 3.05.07 H.1.f.vi.(b), at no cost to the County, and authorize the Chairman to sign the Donation Agreement and staff to take all necessary actions to close. (2024-1143)
- 16.A.10. Recommendation to approve an Agreement for Sale and Purchase under the Conservation Collier Land Acquisition Program with Robert A. Dennison for a 2.73-acre parcel at a cost of \$62,790, for a total cost not to exceed \$64,510 inclusive of closing costs. (2024-1163)
- 16.A.11. Recommendation to approve the release of a code enforcement lien with an accrued value of \$149,700 for a reduced payment of \$24,070.90 in the code enforcement action titled Board of County Commissioners vs. Double M Investments, LLC, relating to property located at 659 Palm Ave., Collier County, Florida. (2024-1221)
- 16.A.12. Recommendation to direct staff to advertise an ordinance amending Ordinance 2022-42, as amended, which established Milestone Inspections of aging condominium and cooperative buildings in unincorporated Collier County and bring back the ordinance at an advertised public hearing. (2024-1062)
- 16.A.13. Recommendation to approve a Resolution amending the Growth Management Community Development Department Services Fee Schedule reflecting the operating costs associated with subdivision review, preliminary plats, and minor easement use agreements, with an effective date of October 8, 2024, in accordance with the Collier County Code of Laws and Ordinances, Section 2-13. (2024-1041)
- 16.A.14. Recommendation to approve a Collier County Standard Form Long-Term Ground Lease and a Collier County Standard Form Developer Agreement with MHP Collier II, LLC, to build housing that is affordable at 6360 Collier Boulevard in a development known as Ekos on Collier. (2024-1166)
- 16.A.15. Recommendation to approve and authorize the chairman to execute an Amendment to the Economic Development Agreement with PFPI OZ, LLC to reallocate funding amongst line items to better facilitate economic development in Golden Gate City. (2024-1186)
- 16.A.16. Recommendation to approve the selection committee's ranking related to Invitation to Negotiate (ITN) No. 24-8291, "Immokalee Culinary Accelerator Lease and Equipment Purchase" and authorize staff to begin negotiations with the top-ranked firm, Core Health Partners Foundation Incorporated, so that a proposed agreement can be brought back for the Board's consideration at a future meeting. (2024-784)

16.B. Transportation Management Department (Consent)

- 16.B.1. Recommendation to authorize the Chairman to execute a Memorandum of Understanding (MOU) with the Florida Department of Highway Safety and Motor Vehicles for redacted crash data. *(2024-905)*
- 16.B.2. Recommendation to approve and execute the attached District Agreement with Big Cypress Stewardship District (District) to coordinate the construction and cost sharing of transportation improvements at the intersection of Golden Gate Boulevard and Desoto Boulevard. *(2024-933)*
- 16.B.3. Recommendation to approve an Agreement for the purchase of a Road Right-of-Way, Drainage, and Utility Easement (Parcel 1508RDUE) required for the Vanderbilt Beach Road Ext – Phase 2 Project (Project No. 60249). Estimated Fiscal Impact: \$18,200. *(2024-731)*
- 16.B.4. Recommendation to approve an Agreement for the purchase of right-of-way (Parcel 1330FEE) required for the Vanderbilt Beach Road Ext – Phase 2 Project (Project No. 60249). Estimated Fiscal Impact: \$43,800. *(2024-906)*
- 16.B.5. Recommendation to approve an Agreement for the purchase of a drainage easement (Parcel 153DE) required for the West Goodlette-Frank Road Area Stormwater Improvement Project Phase 2 (Project No. 60142). Estimated Fiscal Impact: \$5,875. *(2024-904)*
- 16.B.6. Recommendation to award Request for Professional Services No. 23-8196, “CEI Services for 16th Street NE Bridge,” to Hardesty & Hanover Construction Services, LLC, in the amount of \$1,633,476.71, and authorize the Chairman to sign the attached Agreement (Project 60212). *(2024-751)*
- 16.B.7. Recommendation to award Invitation to Bid ("ITB") No. 24-8260, “Tree Relocations and Irrigation Installation from I-75 at Pine Ridge Rd to I-75 at Golden Gate Pkwy Project,” to VisualScape, Inc., in the amount of \$741,743.40, approve the necessary Budget Amendments, and authorize the Chairman to sign the attached Agreement. *(2024-1150)*
- 16.B.8. Recommendation to approve a Resolution approving and authorizing the Chairman to execute the FY25-26 Public Transportation Grant Agreement (PTGA) 410139-1-84-08 with the Florida Department of Transportation (FDOT) State Block Grant Program in the amount of \$2,422,884 providing for State funding for eligible Collier County fixed-route transit administrative, management, and operational expenses in the amount of \$1,211,442, approve a local match in the amount of \$1,211,442, and authorize the necessary Budget Amendments. (Collier Area Transit Grant Fund 4031) *(2024-1087)*
- 16.B.9. Recommendation to approve an after-the-fact payment in the amount of \$52,168.50 to AIM Engineering & Surveying, Inc., for the “Palm River Weir Replacement” project under Agreement No. 18-7432-CE, “Professional Services Library Civil Engineering Category” for work completed to the satisfaction of the County. (Project Number 60234) *(2024-1270)*
- 16.B.10. Recommendation to approve an after-the-fact payment in the amount of \$395,513.10 to Coastal Concrete Products, LLC, d/b/a Coastal Site Development, for the completed

“Harbor-Holiday Pipe Replacement” project under Agreement No. 20-7800, “Underground Contractor Services” for work completed to the County's satisfaction. (Project Number 50210) (2024-1201)

- 16.B.11. Recommendation to approve an after-the-fact payment in the amount of \$198,715.84 to Coastal Concrete Products, LLC d/b/a Coastal Site Development for the completed “Forest Hills Boulevard Stormwater Management Improvements” project under Agreement No. 20-7800, “Underground Contractor Services” for work completed to the satisfaction of the County. (Project Number 60224) (2024-1202)

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, award a Request for Quotation (“RFQ”) under Agreement No. 20-7800, the “Underground Contractor Services” for the “NESA – Irrigation System” project to Douglas N. Higgins, Inc., in the amount of \$696,466, approve an Owner’s Allowance of \$50,000, approve the necessary Budget Amendments, and authorize staff to open a Purchase Order for the work. (Project 70194) (2024-992)
- 16.C.2. Recommendation that the Board of County Commissioners, as ex-officio the Governing Board of the Collier County Water-Sewer District, award Invitation to Bid (“ITB”) No. 24-8269, “North County Water Reclamation Facility Vector Truck Disposal Modification & Expansion,” to Douglas N. Higgins, Inc., in the amount of \$591,320.00, approve an Owner’s Allowance of \$40,000, and authorize the Chairman to sign the attached Agreement. (2024-1069)
- 16.C.3. Recommendation that the Board of County Commissioners, as ex-officio the Governing Board of the Collier County Water-Sewer District, approve Agreement No. 24-031-NS, “Hach Lab Equipment, Products, and Services,” with Hach Company in an estimated amount of \$350,000 per Fiscal Year under a sole-source waiver for a period of three years, with three one-year renewal options, and authorize the Chairman to sign the attached Agreement. (2024-1156)
- 16.C.4. Recommendation that the Board of County Commissioners, as ex-officio the Governing Board of the Collier County Water-Sewer District, ratify administratively approved Change Order No. 2, adding eleven days to Agreement No. 23-8187, with Powerserve Technologies, Inc., for the “33 Lift Station Panels Replacement” project, and authorize the Chairman to sign the attached Change Order. (Project No. 50280.6.4) (2024-1220)

16.D. Public Services Department (Consent)

- 16.D.1. Recommendation to approve and authorize the Chairman to sign the HUD ESG-CV Grant Closeout Agreement to close out the Emergency Solutions Grant-CV for the program year 2020. (Fund 1835) (2024-1049)
- 16.D.2. Recommendation to award Request for Proposal (RFP) No. 23-8189, “Professional Services for Administration of U.S. Department of Housing and Urban Development (HUD) Entitlement Grants,” to Florida Housing Coalition, Inc., as the primary vendor, and to Northeast & Bucks Co., d/b/a Mullin & Lonergan Associates Inc., as the secondary vendor, and authorize the Chairman to sign the attached Agreements. (2024-1187)

- 16.D.3. Recommendation to approve after-the-fact Emergency Home Energy Assistance Program Seventh and Eighth Amendment between the Area Agency on Aging for Southwest Florida Inc., and Collier County Services for Seniors Emergency Home Energy Assistance Program FY24 to renew the Agreement for one year, replace Attachment II Exhibit 5-Funding Summary (2024-2025); replace Attachment IX-Budget Summary (2024-2025); recognize additional funding in the amount of \$12,371.73, bringing the total award to \$328,918.78; and authorize the necessary Budget Amendment. (Human Services Grant Fund 1837) *(2024-1002)*

16.E. Corporate Business Operations (Consent)

- 16.E.1. Recommendation to authorize routine and customary Budget Amendments appropriating carry forward budget in the amount of \$16,746,548.29 for approved open purchase orders into FY 2025. *(2024-1222)*
- 16.E.2. Recommendation to approve an Amendment and Restatement of Leasehold Agreement with the City of Naples Airport Authority for the EMS helicopter MedFlight operation at the Naples Airport for five (5) years with an option for a (5) five-year renewal. *(2024-1234)*
- 16.E.3. Recommendation to authorize expenditures under a single-source waiver for a period of five years, from FY 2025 through FY 2029, in an amount not to exceed \$100,000 per fiscal year, to obtain Original Equipment Manufacturer (“OEM”) and non-OEM parts, supplies, freight, and services from ETR, LLC (“ETR”) necessary to maintain County ambulances and emergency equipment.
(2024-1203)
- 16.E.4. Recommendation to recognize the approval of the renewal term of Contract #18-7341-WV and approve the expenditure through a single-source waiver for a period of five (5) years for the purchase of Risk Management Information System software from Riskconnect Clearsight, LLC, for an amount not to exceed \$176,127 per fiscal year, and approve any outstanding invoices.
(2024-1216)

16.F. County Manager Operations (Consent)

- 16.F.1. Recommendation to authorize the County Manager or her designee to approve future Budget Amendments for the reallocation of funding between cost centers and projects within Disaster Recovery Fund (1813), to expedite disaster recovery. *(2024-1277)*
- 16.F.2. Recommendation to award Construction Invitation to Bid (“ITB”) No. 23-8179, the “Collier Boulevard Boating Park Improvements” to Kelly Brothers, Inc., in the amount of \$1,224,873.00, approve an Owner’s Allowance of \$50,000, authorize the Chairman to sign the attached Agreement, and approve the necessary Budget Amendment. (Project No. 80404) *(2024-1040)*

16.G. Airport Authority (Consent)

16.H. Board of County Commissioners (Consent)

16.I. Miscellaneous Correspondence (Consent)

16.J. Other Constitutional Officers (Consent)

- 16.J.1. Request that the Board approve and determine valid public purpose for invoices payable and purchasing card transactions as of October 2, 2024. (2024-1144)
- 16.J.2. 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 \$39,030,441.71 were drawn for the periods between September 12, 2024 and September 25, 2024 pursuant to Florida Statute 136.06. (2024-1145)
- 16.J.3. Recommendation to approve Amendment Five to Professional Services Agreement No. 21-7936, "Professional Services for SAP S/4 HANA Implementation" with Phoenix Business, Inc., d/b/a Phoenix Business Consulting for tasks related to SAP Success Factors Workforce Job Scheduling for EMS 56 and Battalion Chief as well as additional time and funding for the Board related portion of the new integrated SAP time and attendance payroll platform in the not to exceed amount of \$392,539.00 (Project Number 50017). (2024-1297)
- 16.J.4. Request that the Board approve a \$300,000 partial release of funds held in retention as part of the Mediated Settlement Agreement entered into by Collier County, Florida and Manhattan Construction Florida, Inc., on July 25, 2023, pertaining to the construction of the Paradise Coast Sports Park. (2024-1298)

16.K. County Attorney (Consent)

- 16.K.1. Recommendation to appoint a member to the Bayshore Beautification Advisory Committee. (2024-1209)
- 16.K.2. Recommendation to appoint Michelle McLeod as a member to the Collier County Planning Commission, representing Commission District 4. (2024-1196)
- 16.K.3. Recommendation to approve a full value settlement plus shared court costs of \$2,018.50 and authorize the Chairman to execute a property damage release to settle the lawsuit styled Collier County Board of County Commissioners v. Abigail Arias Perez pending in the County Court of the Twentieth Judicial Circuit in and for Collier County, Florida, Case No. 24-SC-1661. (2024-1239)
- 16.K.4. Recommendation to approve and authorize the Chairman to execute a Settlement Agreement in the lawsuit styled Rita Gaffney v. Collier County, (Case No. 23-CA-1514), now pending in the Circuit Court of the 20th Judicial Circuit in and for Collier County, Florida, for the sum of \$25,000.00. (2024-1195)

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 adopt a Resolution approving amendments (appropriating carry forward, transfers, and supplemental revenue) to the Fiscal Year 2024-25 Adopted Budget. *(2024-1241)*

18. Adjourn

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