

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

June 9, 2026
9:00 AM

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

NOTICE: Persons wishing to speak on an agenda item must register prior to its presentation. Speakers are limited to three (3) minutes unless adjusted by the Chair. Time may be ceded by other in-person registered speakers who are present at the time the speaker is heard. Public comments are not heard for Proclamations, Presentations, or Public Petitions. Presentations are limited to ten (10) minutes unless extended by the Chair. To comment on Consent Agenda items, registration must occur before the Board's action on the Consent Agenda, which is heard following the Pledge of Allegiance.

Requests for Public Petitions must be submitted in writing to the County Manager at least 13 days prior to the meeting. They shall provide detailed information as to the nature of the Petition. Public Petitions must address matters not scheduled for a future agenda and concern a matter in which the Board can take action. If granted, a single presenter may speak for up to ten (10) minutes, subject to extension by the Chair, and the petition will be placed on a future agenda for a public hearing.

For general public comments on non-agenda topics, registration is required before that portion is called. Comments are limited to three (3) minutes; time may not be ceded. The Chair may limit the number of speakers to five (5) for the meeting. Appeals require a record of proceedings, which may include the testimony and evidence on which the appeal is based and may be required to be verbatim. Lobbyists must register with the Clerk to the Board at the Board Minutes and Records Department per Collier County Ordinance 2003-53, as amended.

All digital audio and visual materials submitted by the public via email link or attachment, or transported on external devices for broadcasting at the Board meeting, must be in a compatible format and received by the County Manager's Office by noon on the day preceding the Board meeting to be scanned for network security threats. Digital materials submitted after the deadline will not be accepted.

If you are a person with a disability who requires accommodation to participate in this proceeding, you are entitled to certain assistance at no cost. Contact Collier County Facilities Management located at 3335 East Tamiami Trail, Suite 1, Naples, Florida, 34112-5356, (239) 252-8380. Assisted listening devices are available.

A Lunch Recess is scheduled from Noon (12:00 P.M.) to 1:00 P.M.

1. Invocation and Pledge of Allegiance

Invocation: Pastor Michael McKellar from Oasis Naples ||| Pledge of Allegiance: Reno Anselmi, Collier County Veterans Council, Board Member (Served as a US Marine (5 yrs) and in the US Army (7 yrs))

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. March 24, 2026 BCC Meeting Minutes *(2026-1402)*

3. Awards and Recognitions

4. Proclamations

4.A. Proclamation designating June 2026 as Youth Leadership Collier Month. To be accepted by Courtney Curatolo, VP Alumni Relations and Foundation Development, Leadership Collier Foundation & Youth Leadership Collier 2026 Class. *(2026-1335)*

5. Presentations

5.A. Presentation of the Collier County Business of the Quarter for June 2026 to Northwestern Mutual: The Bouchard Financial Group. To be accepted by Anna Beach, Development Officer, Wes Davis, Wealth Management Advisor/Growth & Development Director, and Jesse M. Bouchard, Managing Director. Representing the Greater Naples Chamber of Commerce are Tina Cirakovic, Associate Manager of Member Success, and Heather Gage, Director of Executive & Office Operations. *(2026-1185)*

6. Public Petitions

7. Public Comments

On general topics not on the current or future agenda. Unless adjusted by the Chair, registered public speakers will receive three (3) minutes and time may not be ceded to another speaker. The Chair may limit the number of public speakers under this item to five (5) for any meeting. (Resolution 98-167)

8. Board of Zoning Appeals

8.A. This item requires 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 a Resolution of the Board of Zoning Appeals of Collier County, Florida, providing for the establishment of a conditional use to allow a 150-foot-tall monopole communications tower within the Estates (E) zoning district with a Wellfield Risk Management Special Treatment Overlay Zone W-4 (ST/W-4) pursuant to Sections 2.03.01.B.1.c.12 and 5.05.09 of the Collier County Land Development Code, for a 2.65+ acre property located at 1589 Everglades Boulevard North at the southwest corner of Everglades Boulevard North and 16th Avenue Northeast, in Section 31, Township 48 South, Range 28 East, Collier County, Florida. [CU-PL20250007107] *(2026-1298)*

9. Advertised Public Hearings

9.A. Recommendation to adopt an Ordinance amending the Collier County Land Development Code to provide for the Comparable Use Determination (CUD) process in the Industrial (I) District. [PL20250014625] (Second of two hearings) (2026-1329)

9.B. ***** This item and its companion are to be heard at the foot of all Action Items on the Regular Agenda. *****

This item requires that all participants be sworn in and that Commission members provide ex-parte disclosure. Recommendation to approve an amendment to the Town of Ave Maria Stewardship Receiving Area (SRA), designating an additional 2,042± acres within the Rural Lands Stewardship Area Zoning Overlay as part of the Town of Ave Maria Stewardship Receiving Area and amending Resolution Nos. 2004-89 and 2005-234A, as amended, the Town of Ave Maria Stewardship Receiving Area (SRA) to add 2,042 acres to the SRA, and revise the SRA Town Plan and Master Plan in accordance with Section 4.08.07.F of the Land Development Code, and specifically to: add acreage to the north along the south side of Immokalee Road which will become Neighborhood General, Town Centers 3.c and 3.d, Services District and Parks; add acreage on the east side of Camp Keais Road across from Pope John Paul II Boulevard which will become Neighborhood General and Services District; to reconfigure Town Center 2.b; increase the maximum dwelling units by 6,738 for a total of 17,738 dwelling units in the SRA, and increase non-residential uses by 996,000 square feet, update SRA Master Plan Exhibits, and to amend the Legal Description. The subject property, consisting of 7,970 acres, is located north of Oil Well Road and south of Immokalee Road and bisected by Camp Keais Road in Sections 28, 31 through 33, Township 47 South, Range 29 East, and Sections 4 through 9, and 16 through 18, Township 48 South, Range 29 East in Collier County, Florida. (This item is a companion to Item 11C) (2026-1207)

10. Board of County Commissioners

11. County Manager's Report

11.A. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award Invitation to Bid No. 26-8627 to Douglas N. Higgins, Inc., for the Northeast Water Reclamation Facility Deep Injection Well Equipping and Conveyance project, in the amount of \$6,343,000.00, approve an Owner's Allowance of \$600,000, approve a Budget Amendment, and authorize the Chair to sign the attached Agreement. (Project Number 70194) (Matthew McLean, Division Director - Public Utilities Engineering) (2026-1122)

11.B. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award Invitation to Bid No. 26-8621 to Youngquist Brothers, LLC for the Golden Gate City Wastewater Treatment Plant Injection Well No. 2 Installation project in the amount of \$10,999,395.00, approve an Owner's Allowance of \$1,000,000, authorize the Chair to sign the Agreement, and approve all necessary Budget Amendments. (Project Number 70243) (Matthew McLean, Division Director - Public Utilities Engineering) (2026-1158)

11.C. ***** This item and its companion are to be heard at the foot of all Action Items on the Regular Agenda. *****

Recommendation to approve and execute the attached Amended and Restated Developer Agreement with Ave Maria Development, LLP. (This item is a companion to Item 9B)

(Trinity Scott, Department Head - Transportation Management Services Department) (2026-1384)

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 utility facilities for Chick-fil-A City Gate. [PL20260003501] (2026-1107)
- 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 Majestic Place, Application Number PL20190001615, and authorize the release of the maintenance securities in the amount of \$430,975.15. (2026-1111)
- 16.A.3. Recommendation to terminate for convenience Agreement No. 25-8361, "Fencing Installation and Repair Services for Collier County – Grant Funded," with Atlas Door & Gate, Inc., and McFarlane's Construction, Inc. (2026-1078)

16.B. Transportation Management Department (Consent)

- 16.B.1. Recommendation to authorize the Chair to execute twenty (20) Deed Certificates for purchased burial rights at Lake Trafford Memorial Gardens Cemetery and authorize the County Manager or designee to take all actions necessary to record the Deed Certificates with the Clerk of the Court's Recording Department. (2026-899)
- 16.B.2. Recommendation to approve a First Amendment to Agreement No. 25-8358, Mowing Services, with John Fideli Landscapes, LLC, and a Second Amendment to the Agreement with Chuchi Bush Hog, Inc., and Superior Landscaping & Lawn Service, Inc., to allow for the application of herbicides to hardscapes for weed removal, and authorize the Chair to sign the attached Amendments. (2026-1086)
- 16.B.3. Recommendation to approve the Temporary Farm Lease Extension with Huapilla Produce, Inc., for property located at Williams Reserve in Immokalee, and authorize the Chair to execute the extension on behalf of the County to allow continued operations

pending development of a standard form lease. (2026-1116)

- 16.B.4. Recommendation to approve two Temporary Farm Lease Extensions with Divine Tomatoes, Inc., for two existing leases located at the Williams Reserve property in Immokalee, and authorize the Chair to execute the extensions on behalf of the County to allow continued operations pending development of a standard form lease. (2026-1117)
- 16.B.5. Recommendation to approve a Second Amendment to Agreement No. 20-7788, “Paratransit Demand Response Software,” extending the Agreement for an additional six months and providing for the purchase of an extended warranty from Ecolane USA, Inc., in the total amount of \$57,402.90 to allow continuous operation of the software through and including April 26, 2027. (2026-840)
- 16.B.6. Recommendation to approve and authorize the Chair to sign a Small County Outreach Program (SCOP) State-Funded Grant Agreement with the Florida Department of Transportation (FDOT) reimbursing Collier County up to \$999,855.00 to construct paved shoulders and widen travel lanes on Immokalee Road (CR 846) from east of Bridge No. 034832 to 1,000 feet west of Dupree Grade; to execute a Resolution memorializing the Board’s action; and authorize all necessary Budget Amendments. (FPN 456013-1-54-01; Fund 1841, Project 33989) (2026-1282)
- 16.B.7. Recommendation to provide direction to the County Manager or designee to proceed with negotiations of a Purchase and Sale Agreement based on a Letter of Intent from Swamp Buggy, Inc., to acquire the approximately fifty-acre parcel at Camp Keais previously allocated to the Junior Deputies program, to allow for potential Junior Deputies relocation and operation, with ownership vesting in Swamp Buggy, Inc., if the Junior Deputies program does not relocate within 3 years following acquisition. (2026-1210)

16.C. Public Utilities Department (Consent)

- 16.C.1. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award Invitation to Bid No. 25-8409 to Douglas N. Higgins, Inc., for the South County Water Reclamation Facility (“SCWRF”) Preliminary Treatment Screen Replacement project, in the amount of \$2,942,249.00, approve an Owner’s Allowance of \$294,224.90, and authorize the Chair to sign the attached Agreement. (Project Number 70148) (2026-1114)
- 16.C.2. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award a Request for Quote under Agreement No. 20-7800 to Quality Enterprises USA, Inc., for the ARV Replacement - Airport-Pulling Road - Group 11 project, in the amount of \$426,984, including Alternate of \$4,606, approve an Owner’s Allowance of \$75,000, and authorize the Chair to sign the attached Work Order. (Project Number 70272) (2026-1120)
- 16.C.3. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award Invitation to Bid No. 26-8637 to Douglas N. Higgins, Inc., for the NE-LTA09 Surface Facilities project, in the amount of \$3,518,000.00, approve an Owner’s Allowance of \$250,000, approve the necessary Budget Amendment, and authorize the Chair to sign the attached Agreement. (Project 70194) (2026-1152)

- 16.C.4. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, award Request for Professional Services No. 25-8336 to LJA Engineering, Inc., for Design Services for Tamiami Wellfield Improvements – Wells 41-49 in the amount of \$4,799,821.00, and authorize the Chair to sign the attached Agreement. (Project 70196). (2026-784)
- 16.C.5. Recommendation that the Board of County Commissioners, as the ex-officio Governing Board of the Collier County Water-Sewer District, approve Amendment No. 3 to Agreement No. 24-056-NS with TriNova, Inc., for ProMinent Equipment Products and Services, add Sensidyne products and services to the Agreement, increase the not-to-exceed fiscal spend to \$500,000, and authorize the Chair to sign the attached Amendment. (2026-1181)

16.D. Community Services (Consent)

- 16.D.1. Recommendation to approve the estimated PY 2026–2027 Emergency Home Energy Assistance Program funding in the amount of \$104,400 and authorize the necessary Budget Amendment to establish the PY 2026–2027 EHEAP Budget. (Human Services Grant Fund 1837) (2026-1097)
- 16.D.2. Recommendation to approve and authorize the Chair to sign the First Amendment to the Memorandum of Understanding between Collier County and the David Lawrence Mental Health Center, Inc., to update the number of persons served, add the number of units to be delivered to Collier County residents, revise Exhibit C, add language to allow the County to prorate for non-performance, and add Exhibit G. (Mental Health, General Funds, 0001) (2026-1323)
- 16.D.3. Recommendation to award Request for Proposal No. 25-8353, “Opioid Data Collaborative,” to BenchLab LLC, in the amount of \$672,582.00, for a three-year term, with two one-year renewal options, and authorize the Chair to sign the attached Agreement. (2026-1368)
- 16.D.4. Recommendation to approve and adopt the attached Resolution approving the transportation plan for adults and children suffering from acute substance abuse and/or mental health crisis in Collier County for State Fiscal Years 2026-2029. (2026-1400)

16.E. Corporate Business Operations (Consent)

- 16.E.1. Recommendation to accept the report for the sale of sixty-seven items and the disbursement of funds in the amount of \$336,560 associated with the County surplus auction held from April 9 through April 11, 2026. (2026-1362)
- 16.E.2. Recommendation to approve the administrative report by the Procurement Services Division for an After-the-Fact purchase in accordance with Procurement Ordinance No. 2025-34 and the Procurement Manual, and to authorize the timely payment of an outstanding invoice in the amount of \$5,250. (2026-1347)

16.F. County Manager Operations (Consent)

- 16.F.1. Recommendation to close out the Collier County Sheriff's Office Marco Substation Seawall and Dredge construction contract with Blue Marlin Marine Construction & Services, Inc., under Agreement No. 23-8063, and to approve the release of retainage for

the project. (Project No. 53010) *(2026-1353)*

16.F.2. Recommendation to adopt a Resolution approving amendments (appropriating grants, donations, contributions, insurance proceeds, and reserves) to the Fiscal Year 2025-26 Adopted Budget. *(2026-1401)*

16.F.3. Recommendation to approve an after-the-fact payment in the amount of \$298,214.15 to Juice Technologies, Inc., for the Emergency Service Center VAV and DCV Reliable Controls project, procured under Agreement No. 19-7592, "Building Automation Energy Management Services," and find this expenditure to have a valid public purpose. *(2026-1356)*

16.G. Airport Authority (Consent)

16.G.1. Recommendation to approve the attached Interlocal Agreement between the Board of County Commissioners of Collier County, acting as the Collier County Airport Authority, and the City of Naples Airport Authority, providing operational support at the Collier County Airports during a declared emergency or for other operational needs. *(2025-3696)*

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 \$56,833,856.73 were drawn for the periods between May 14, 2026, and May 27, 2026, pursuant to Florida Statute 136.06. *(2025-3971)*

16.J.2. Request that the Board approve and determine valid public purpose for invoices payable and purchasing card transactions as of June 3, 2026. *(2025-3972)*

16.K. County Attorney (Consent)

16.K.1. Recommendation to appoint Councilor Deb Henry to the Coastal Advisory Committee. *(2026-1377)*

16.K.2. Recommendation to approve an \$86,241.76 collective settlement with Gulf Coast Custom Cable, Inc., and Sosa Line, LLC, for damages caused to a water main, the road, a power pole, a sidewalk, a storm drain, and adjacent private property located at or near 6387 Airport Road, near the intersection of Airport Road and J & C Boulevard. *(2026-1394)*

16.K.3. Recommendation to approve a Stipulated Final Judgment in the amount of \$99,500 plus \$24,855 in statutory attorney fees, expert fees, and costs for the taking of Parcel 1300FEE required for the Vanderbilt Beach Road Extension. (Project No. 60249) *(2026-1453)*

16.K.4. Recommendation to approve a mediated Settlement and Joint Defense Agreement in the lawsuit captioned Pika Construction, Inc. v. Sacyr Construction USA, LLC, Collier County, Florida, and Sacyr Construction USA, LLC (Defendant/Cross-Claimant/Third-Party Plaintiff) v. Board of County Commissioners of Collier County, Florida (Third-

Party Defendant/Cross-Claimant) et al., Case Number 2025-CA-001157, concerning a claim for damages brought by the prime contractor against the County involving the construction of the Vanderbilt Beach Road Extension project, ITB No. 22-7976, to authorize the Chair to sign the attached Mediated Settlement Agreement, and approve any necessary Budget Amendments. (2026-1474)

16.L. Community Redevelopment Agency (Consent)

16.L.1. Recommendation to approve an Interlocal Agreement between the City of Naples and the Collier County Community Redevelopment Agency for a joint stormwater, roadway, and utility improvement project within the Gateway Triangle area (Linwood Way and Bayside Street) in the Bayshore Gateway Triangle Community Redevelopment Area, and authorize the Chair to execute the attached Interlocal Agreement for reimbursement for water line design and construction. (2026-1331)

16.M. Tourist Development (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 amend Ordinance 89-05, as amended, the Collier County Growth Management Plan for the unincorporated area of Collier County, Florida, specifically amending the Future Land Use Element and Map Series by changing the land use designation of property from Agricultural/Rural Mixed Use District and Rural Lands Stewardship Overlay District to Agricultural/Rural Mixed Use District, State Road 82 Commercial Subdistrict and Rural Lands Stewardship Overlay District, to allow a maximum of 100,000 square feet of gross floor area of self-storage and 30,000 square feet of gross floor area of commercial uses, or up to 60,000 square feet of gross floor area of commercial uses (with no self-storage), and furthermore directing transmittal of the adopted amendment to the Florida Department of Commerce, providing for severability and providing for an effective date. The subject property is located north of State Road 82, ½ mile west of Church Road, abutting Hendry County, in Section 5, Township 46 South, Range 28 East, Collier County, Florida, consisting of 5.01± acres. [PL20240002941] (This item is a companion to Item 17B) (2026-1310)

17.B. This item requires 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 to rezone real property from a Rural Agricultural (A) Zoning District within the Mobile Home Overlay and Rural Lands Stewardship Overlay to a Commercial Planned Unit Development (CPUD) within the Rural Lands Stewardship Overlay to be known as the State Road 82 CPUD to allow development of 60,000 square feet of gross floor area of retail commercial with no self-storage or 30,000 square feet of gross floor area of retail commercial and 100,000 square feet of gross floor area of self-storage. The property is 5.01± acres located north of State Road 82, ½ mile west of Church Road, abutting Hendry County, in Section 5, Township 46 South, Range 28 East, Collier County, Florida. [PL20240002945] (This item is a

companion to Item 17A) (2026-1299)

- 17.C. This item requires 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 amendment to the Town of Big Cypress Stewardship Receiving Area (SRA), designating an additional 451.75± acres within the Rural Lands Stewardship Area Zoning Overlay as part of the Town of Big Cypress Stewardship Receiving Area (SRA), and amending Resolution No. 2023-127, the Town of Big Cypress SRA, to revise the SRA town plan and master plan in accordance with Section 4.08.07.F of the Land Development Code, and specifically to: add acreage to the east of the former SRA boundary on lands previously used for agriculture, increase the maximum dwelling units by 1,367 for a total of 5,799 dwelling units in the SRA, increase the minimum and decrease the maximum square footage of commercial/light industrial uses in the Town Core Context Zone, Business Park Context Zone, Town Center Context Zone, and Neighborhood General Context Zone; increase the minimum and maximum square footage of Civic, Governmental, and Institutional uses in the SRA; increase the Affordable Housing acreage and density; and approve the amended and restated Stewardship Receiving Area Credit Agreement for the Town of Big Cypress SRA, and establishing that 20,257.1 Stewardship Credits are being utilized by the designation of the Town of Big Cypress SRA. The subject property consisting of 1,996.21± acres is located east of DeSoto Boulevard, north and south of Oil Well Road, and west of the intersection of Oil Well Grade Road and Oil Well Road, in Sections 3, 14, 22, 23, 26, 27, 34, and 35, Township 48 South, Range 28 East, Collier County, Florida. [PL20250001447] (2026-1233)
- 17.D. This item requires 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 a rezoning from the Residential Single-family-3 (RSF-3) and the Rural Agricultural zoning district to the Residential Planned Unit Development (RPUD) zoning district for the project to be known as Windward Landing PUD, to allow development of a maximum of 90 single-family detached dwelling units. The subject 71.46± acre property is located south of Holly Avenue and west of the terminus of Bayshore Drive, in Sections 23 and 26 South, Township 50 South, Range 25 East, Collier County, Florida. [PL20250003046] (2026-1229)

18. Adjourn

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