County Commissioner Donna Fiala

County Commission District 1



Collier County

Looking Ahead: Numbers, Updates & Trends 2019

- Introduction
- Residential Development
- Population
- Commercial Development
- Updates - Urban Area
- Roads
- Wrap Up!

Note:
All information contained in this presentation is subject to change and/or further clarification. The presenter offers no position, either in favor or in opposition, to any of the information provided.

Collier County's Population 2019 (est.)

Population: 375,467 (countywide)

Square Miles: 2305

Immokalee:
Population: 25,242
Square Miles: 24.5

Ave Maria 1st Phase:
Population (est.): 27,170
Square Miles: 7.9

City of Naples:
Population: 20,195
Square Miles: 16.4

Golden Gate City
Population: 24,000
Square Miles: 4.1

5 political districts based on population {approx. 70,000 residents in each district}

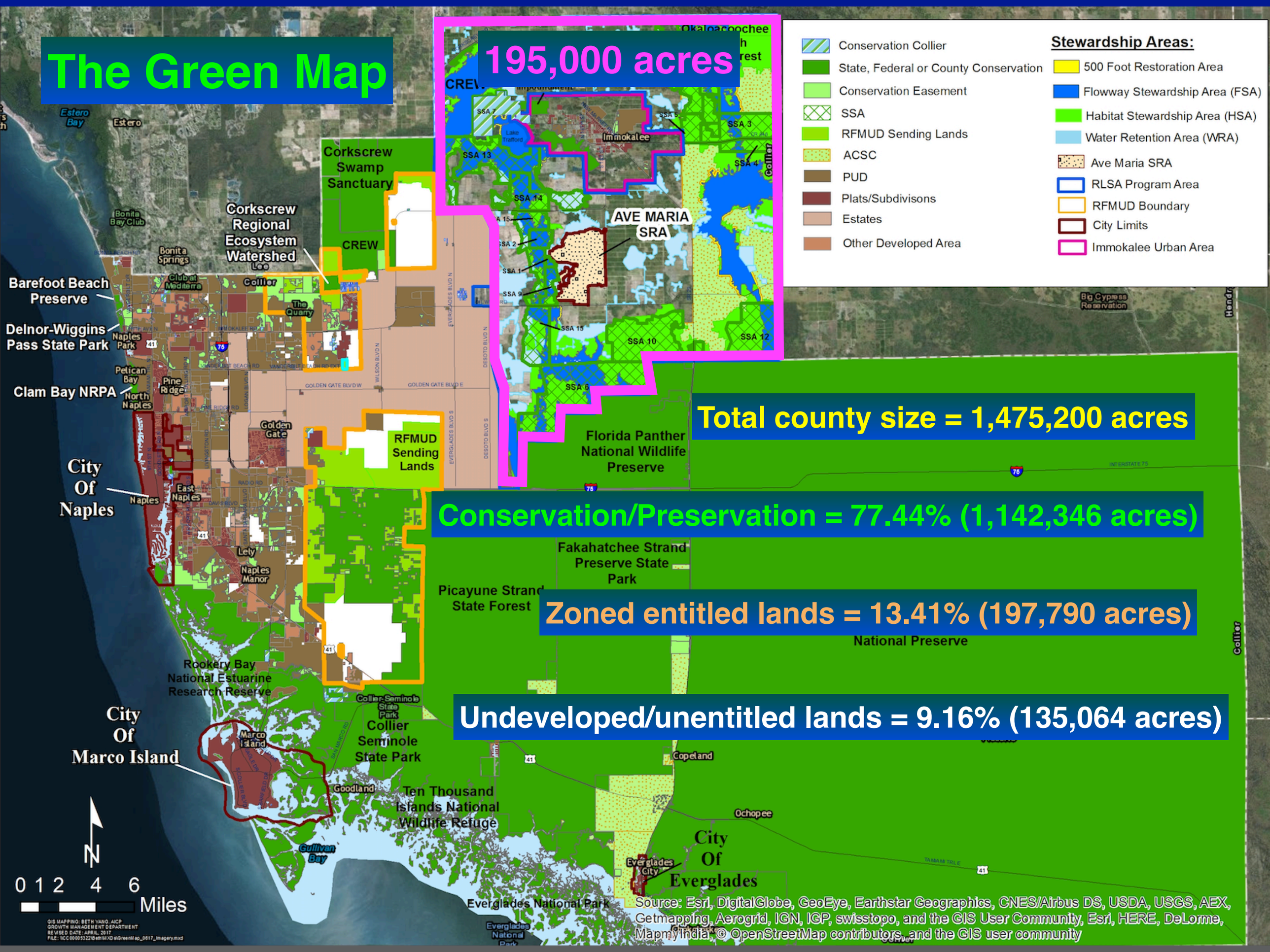
City of Marco Island:
Population: 17,036
Square Miles: 23.4

Everglades City:
Population: 443
Square Miles: 1.2

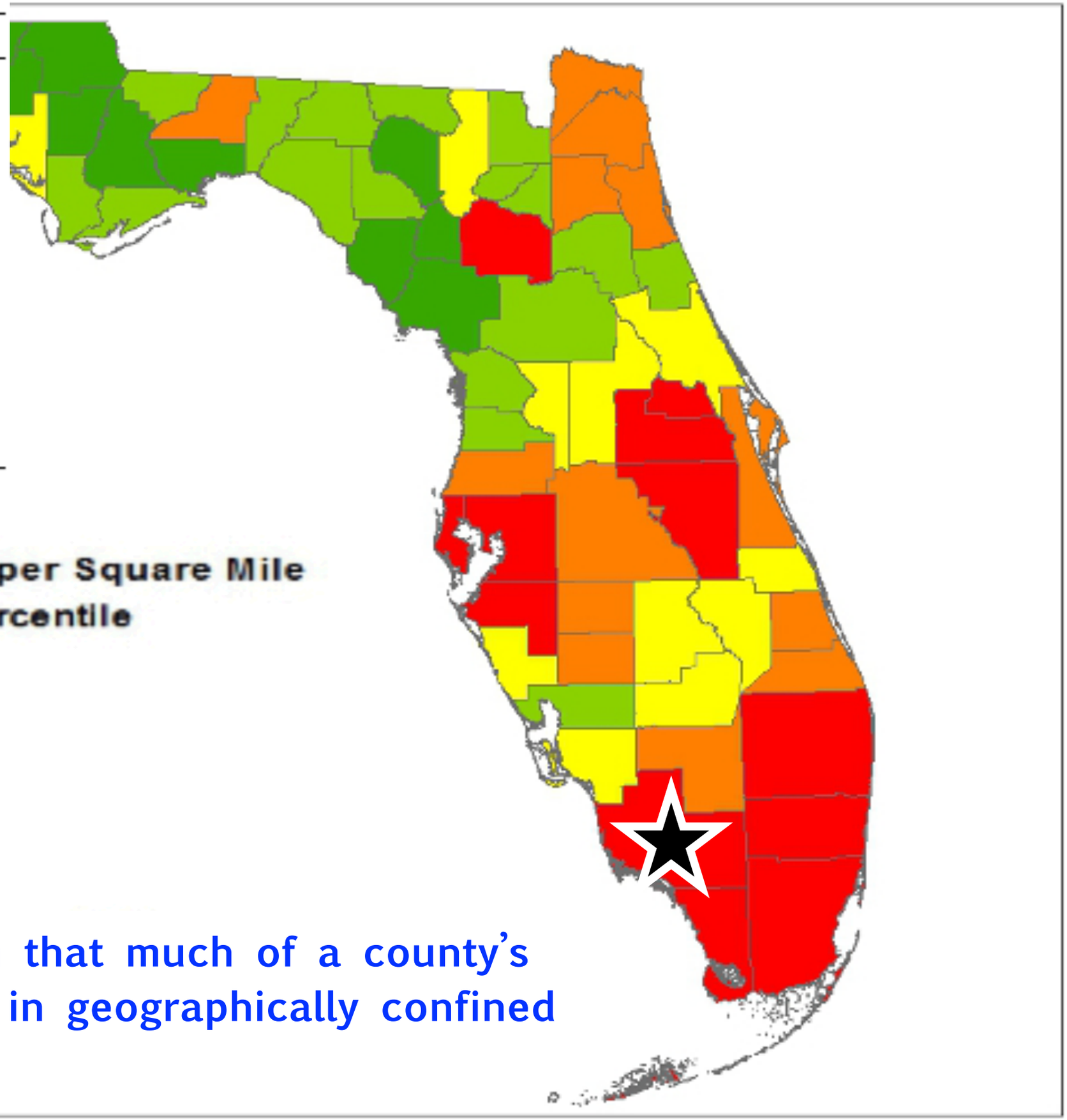
Miles
0 2.5 5 10
N

The Green Map

195,000 acres



Rank	Census Block 95th Percentile[4]	
	Density	County
1	31,550	Miami-Dade
2	20,277	Broward
3	19,083	Orange
4	16,055	Monroe
5	15,515	Seminole
6	15,433	Hillsborough
7	15,294	Palm Beach
8	13,844	Osceola
9	12,794	Pinellas
10	12,709	Collier



This is a reflection that much of a county's population resides in geographically confined areas.

Rural Lands

Immokalee Road Rural Village

Hogan Island

Immokalee

Ave Maria

Hyde Park Village

Golden Gate Estates

Rural Lands West

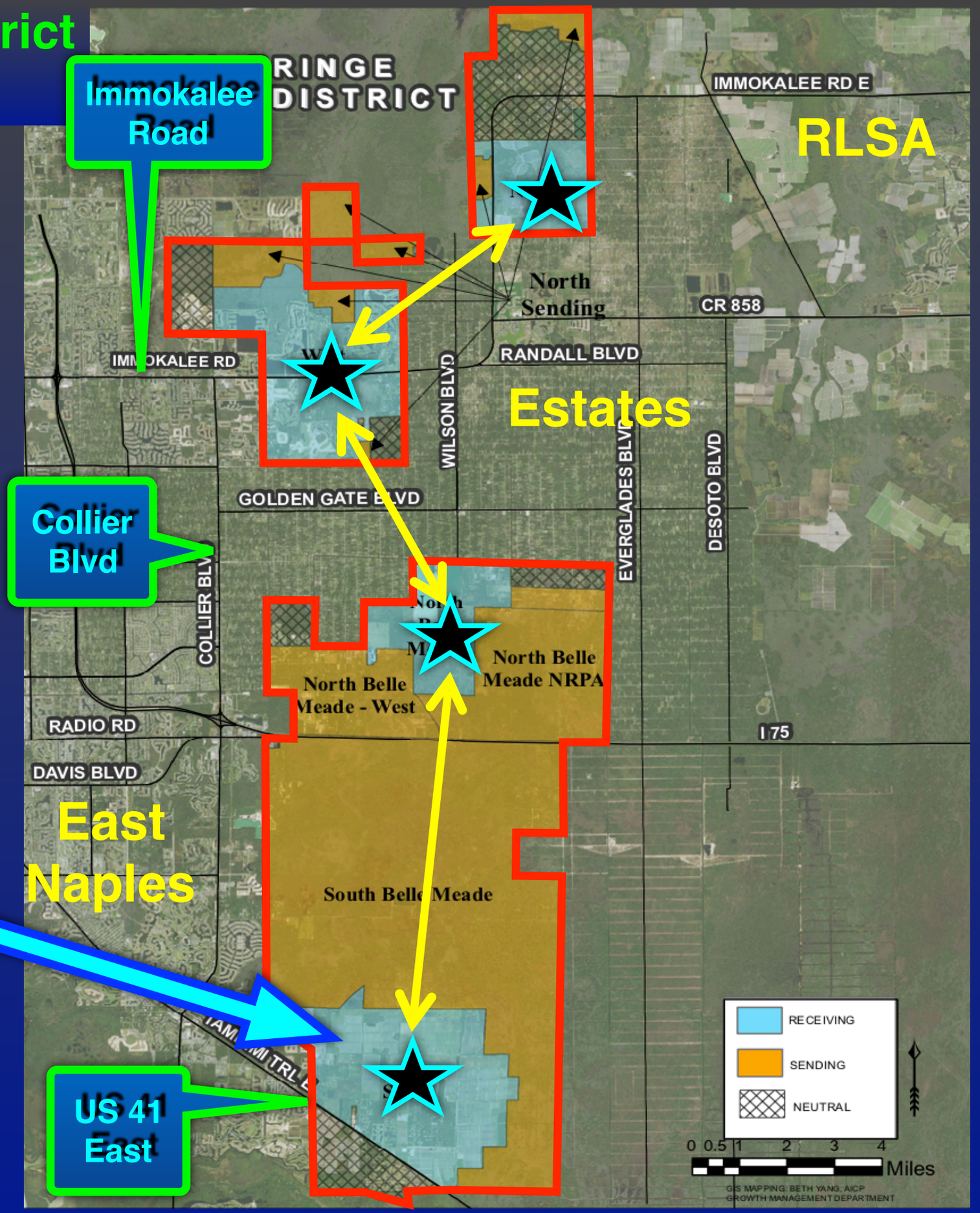
East Naples

82
SR 82
29
TRAFFORD RD
IMMOKALEE RD
HENDRY COUNTY
75
41
BONITA BEACH RD
LEE COUNTY
IMMOKALEE RD
VANDERBILT
951
PINE RIDGE RD
GOLDEN GATE PKWY
CR 951
RADIO RD
DAVIS BLVD
RATTLESNAKE HAMMOCK RD
TAMIAMI TRAIL
GOODLETTE RD
AIRPORT RD
LIVINGSTON RD
I-75
SR 29
NAPLES

Rural Fringe Mixed Use District [RFMUD]

Currently the minimum distance between rural villages is 3 miles and they can be formed anywhere within the blue areas.

Largest contiguous parcel of undeveloped land is in East Naples, currently being farmed by 6 L's

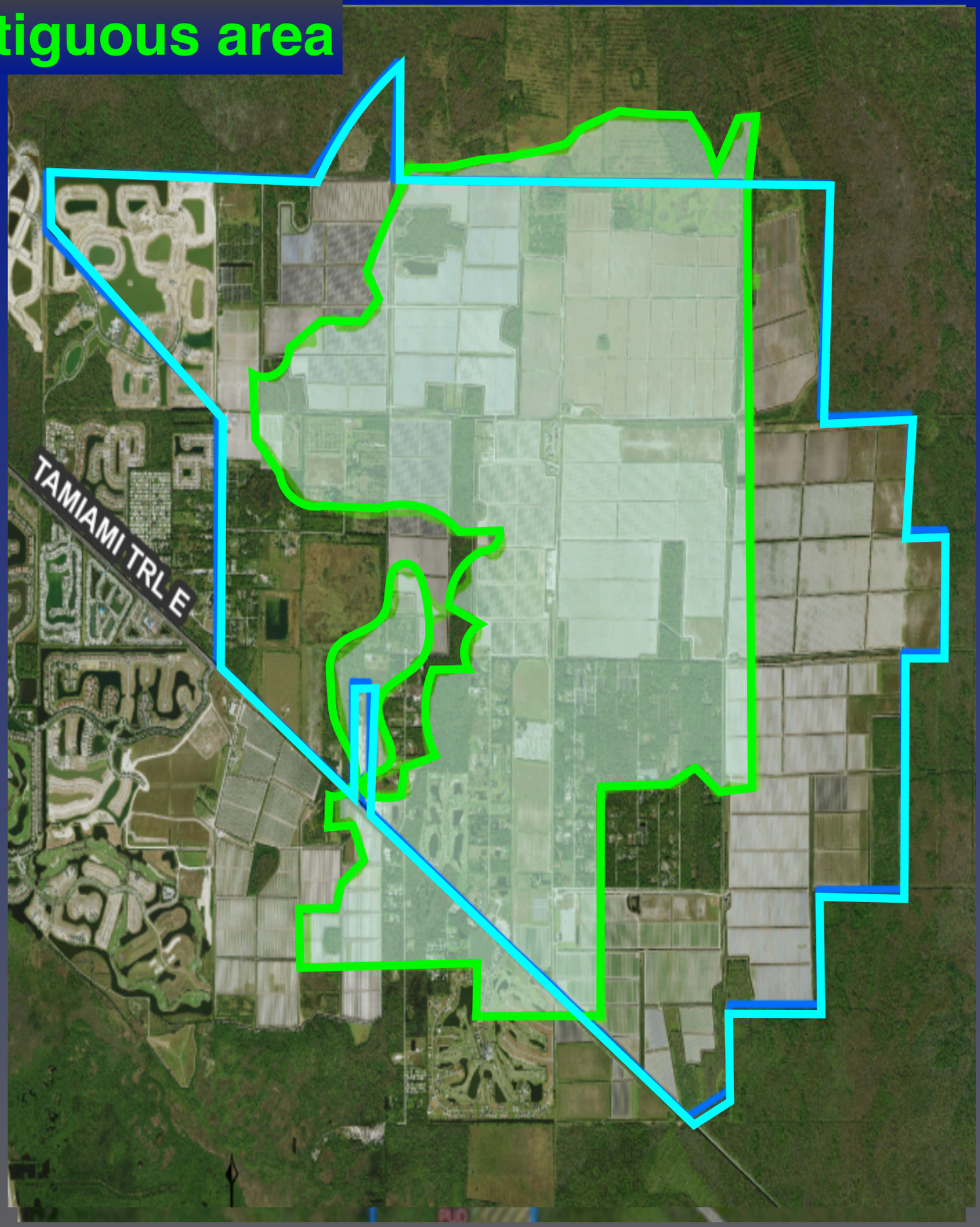


RFMUD: the largest contiguous area

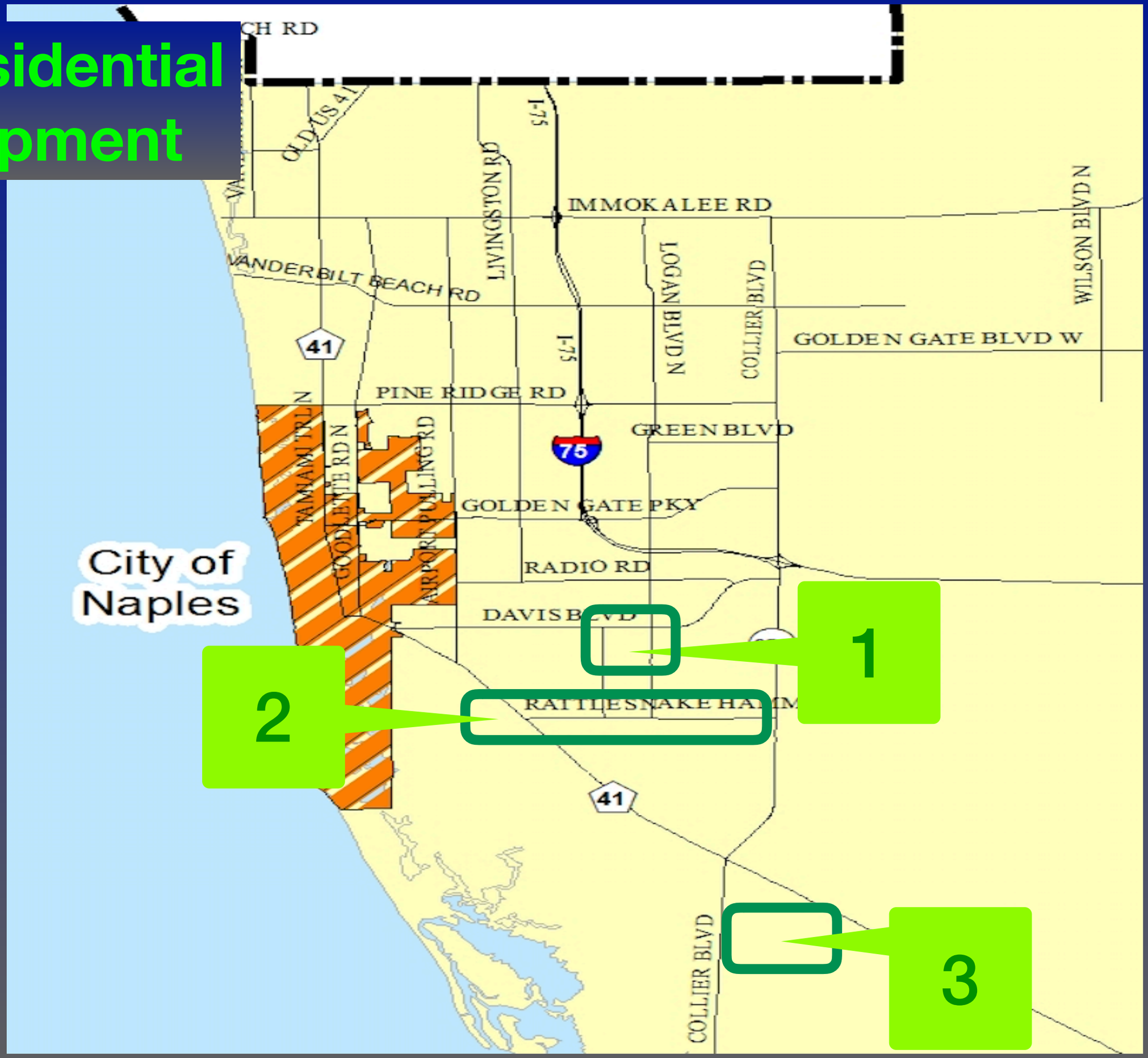
The Rural Fringe Mixed-Use Designation within District 1

- 7,600 acres within the South Receiving Area (6Ls farms). This is the blue boundary. This area could become a **Rural Village**.

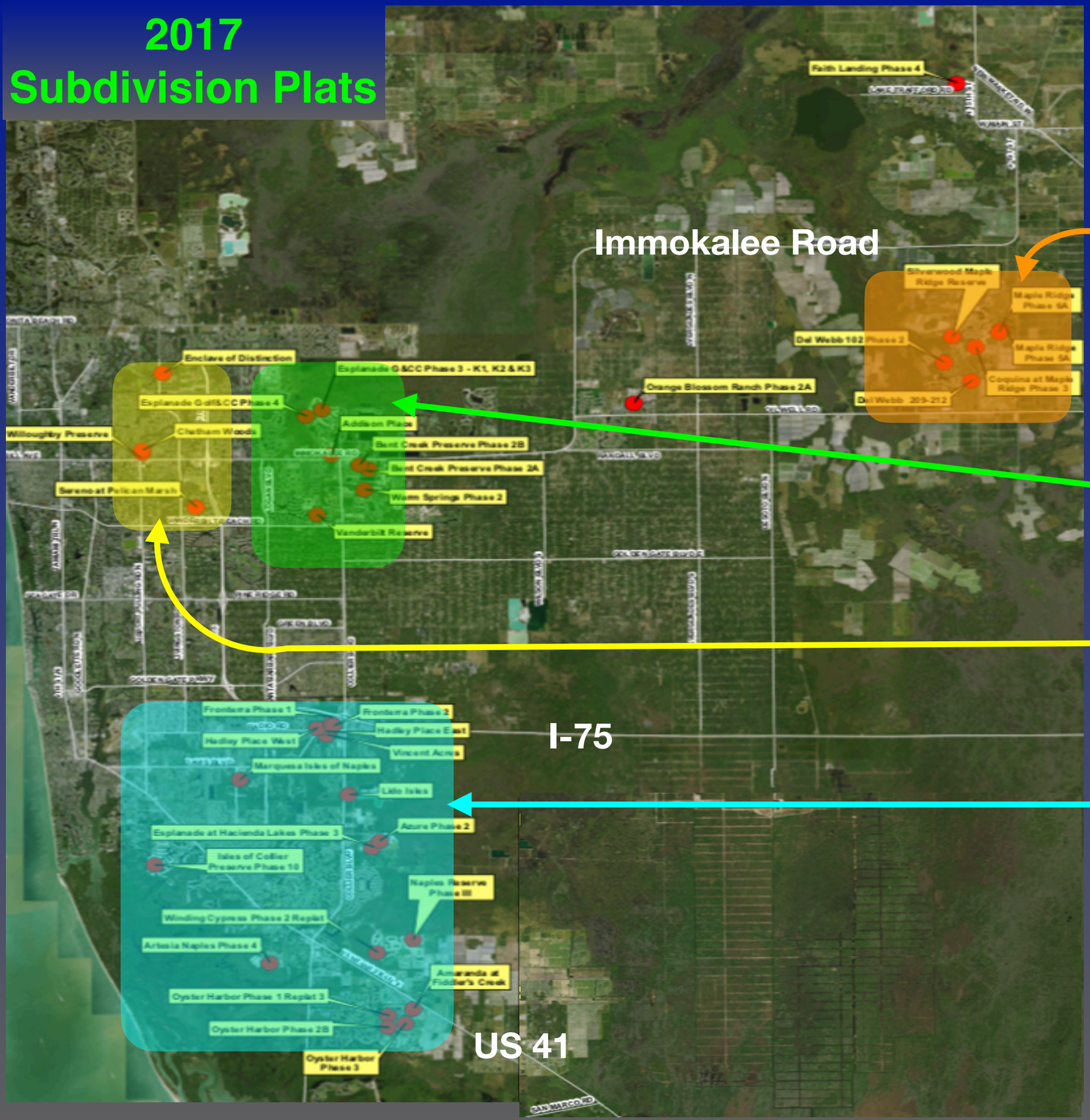
- The boundary of Ave Maria is shown in green, for the purpose of scale.



New Residential Development



2017 Subdivision Plats



3297 Lots:

✳1296 in District 5

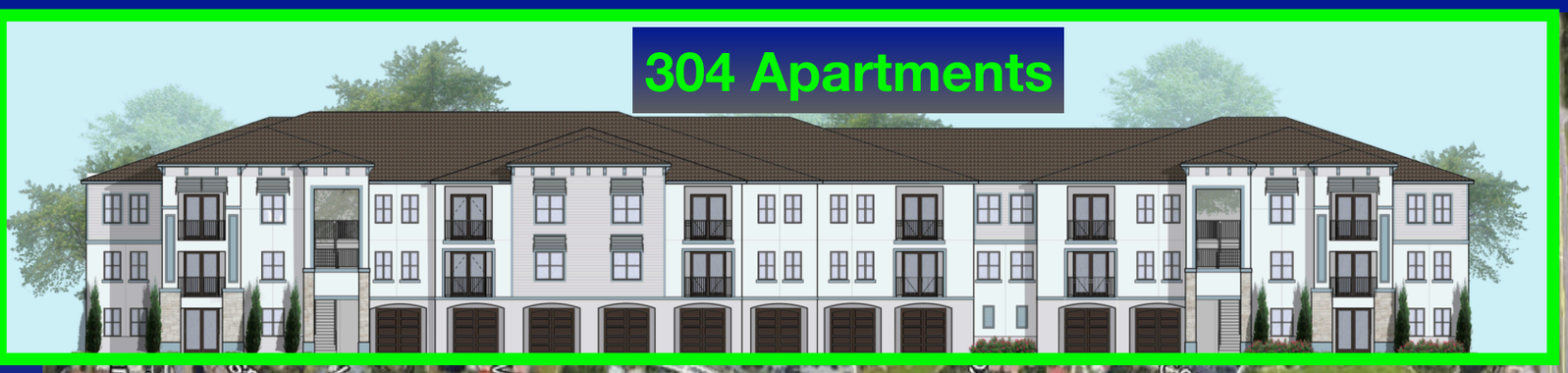
✳ 855 in District 3

✳ 118 in District 2

✳1028 in District 1

2016 = 4182 Lots

304 Apartments



1 N

Davis Blvd



156 Single Family







Santa Barbara Blvd

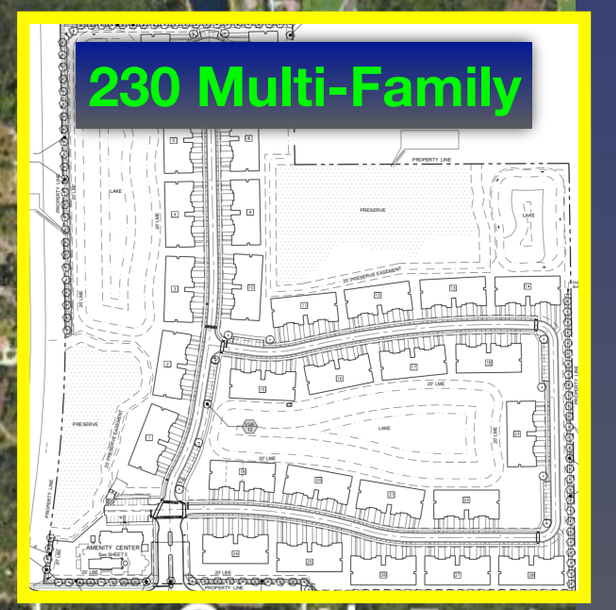
3958 sf

2 Churches

5227 sf

County Barn Road





230 Multi-Family

Google Earth

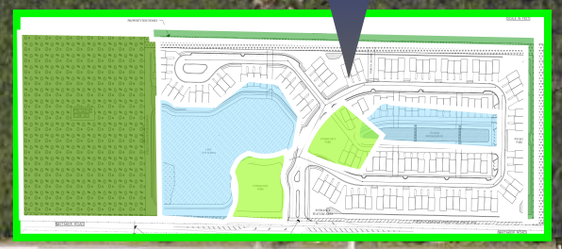
26°08'04.88" N 81°43'22.46" W elev 33 ft eye alt 11013 ft

3s

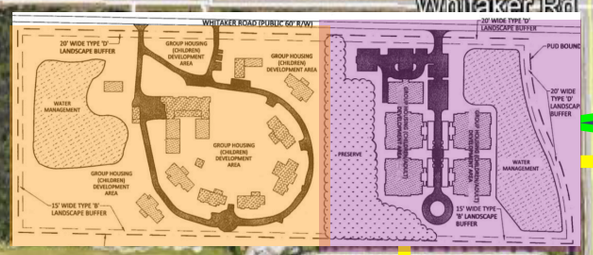
County Barn Road

Proposed 350 seat, 18,000 sf Church

Habitat for Humanity 121 units



Youth Haven: youth and senior group housing. Total: 250 beds with 96 split off to memory care



Whitaker Road

Santa Barbara Blvd

Onyx PUD 48 UNITS



Country Rd
Dublin Dr
Wendy Ln
Lansdale Ln
Cynthia Ln
Charlemagne Blvd
Picardy Ct
Marseille Dr
Bordeaux Cir
County Barn Rd
Deauville Cir
Amberly Cir
Royal Wood Blvd
Nettlewood Ln
Maplewood Ln
Laurelwood Ln
Knotwood Ln
Jewelwood Ln
Ivywood Ln
Cobblestone Ln
Amherst
Whitaker Rd
Sunset Blvd
Adkins Ave
Polly Ave
© 2018 Google
1995

2

Bayshore Drive

US 41

Spring at Hammock Cove 340 units



Front Elevation

Aboretum Project 244 Units

Thomasson Drive

64 Units Shadow Creek

Rattlesnake Hammock Road

Cirrus Pointe - Sold possibly to convert to Market Rate (108 units)

Inspira at Lely 304 units



3

Collier Blvd (951)

44 units



Argo Manatee:
191 residential

East Tamiami Trail

Manatee Road

Journey's End
483 Apartments
now requesting
325 Residential

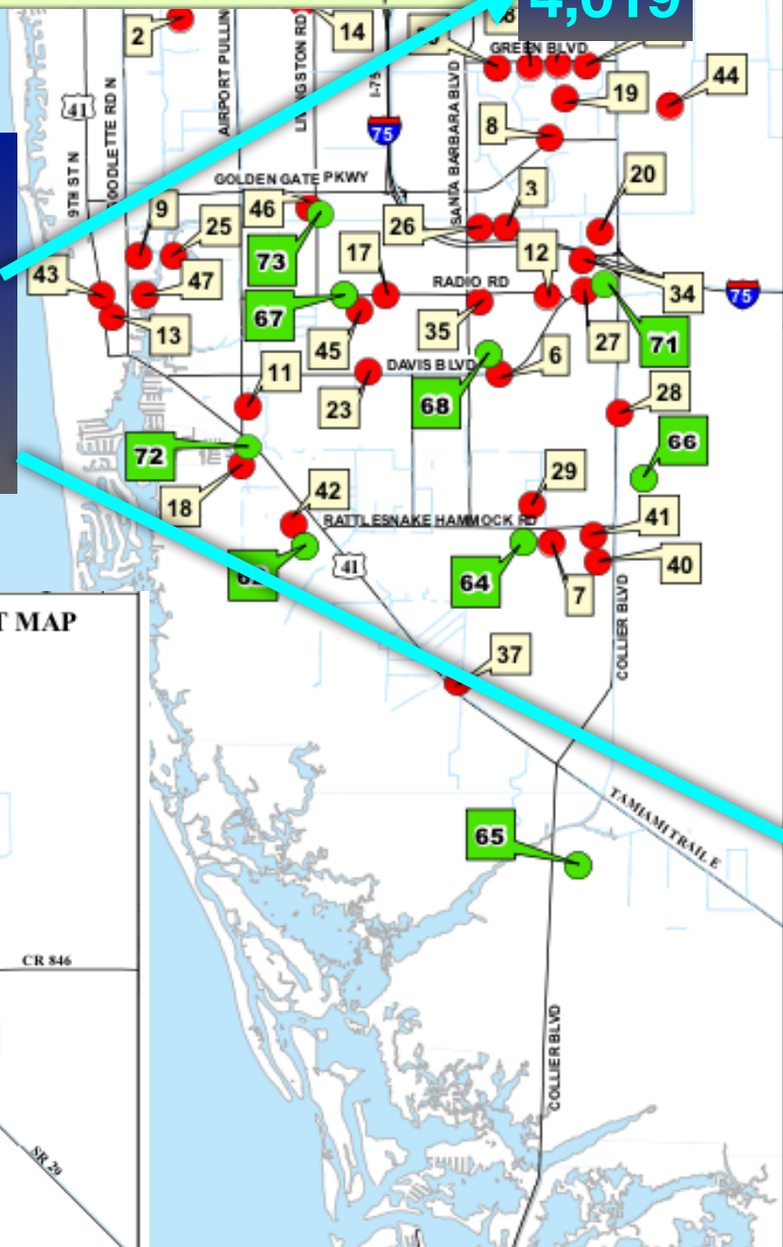
60-Acres possibly
for Single Family /
Apartment mix

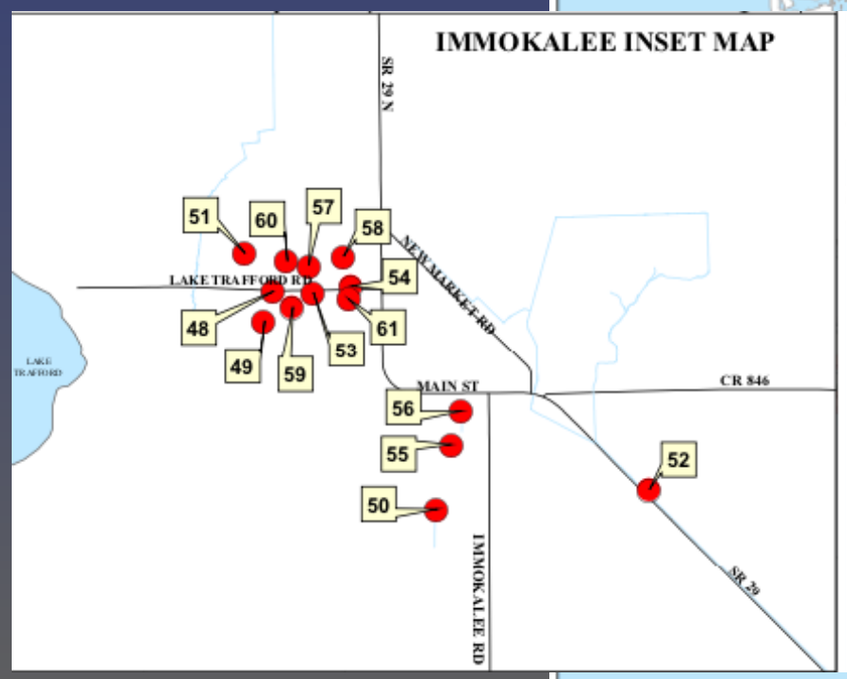
Resort Dr
Pecan St
Hibiscus Ln
Sonderhen Dr
Derhenson Dr
Henderson Dr
Riverwood Rd
Audubon Rd
Rookery Rd
Manatee Rd
951
90
Lucy Ln
Grosbeak Ln
Tesoro Ln
Creative Ln
© 2018 Google
Google

APARTMENTS
Recent Submittals
&
Current Inventory

COLLIER COUNTY RENTAL APARTMENT IN PROCESS

Map ID	Name	Parcel#	City	Units
62	Springs at Sabal Bay	71750000402	Naples	340
63	Ave Maria Apartment	227004009	Naples	250
64	Inspira at Lely Resort	53570120027	Naples	304
65	Journey's End	736200103	Naples	483
66	Milano Lakes	418400700	Naples	296
67	Briarwood Apartment	24767504003	Naples	320
68	Legacy Naples New Hope Ministries	399760006	Naples	304
69	Addison Place	188360002	Naples	240
70	Pine Ridge Commons	240280606	Naples	375
71	I-75/Alligator Alley PUD	21968000121	Naples	425
72	Courthouse Shadows PUD	28750000523	Naples	300
73	Livingston Rd/GG Parkway Residential Subdistrict	38100120001	Naples	382
			TOTAL	4,019



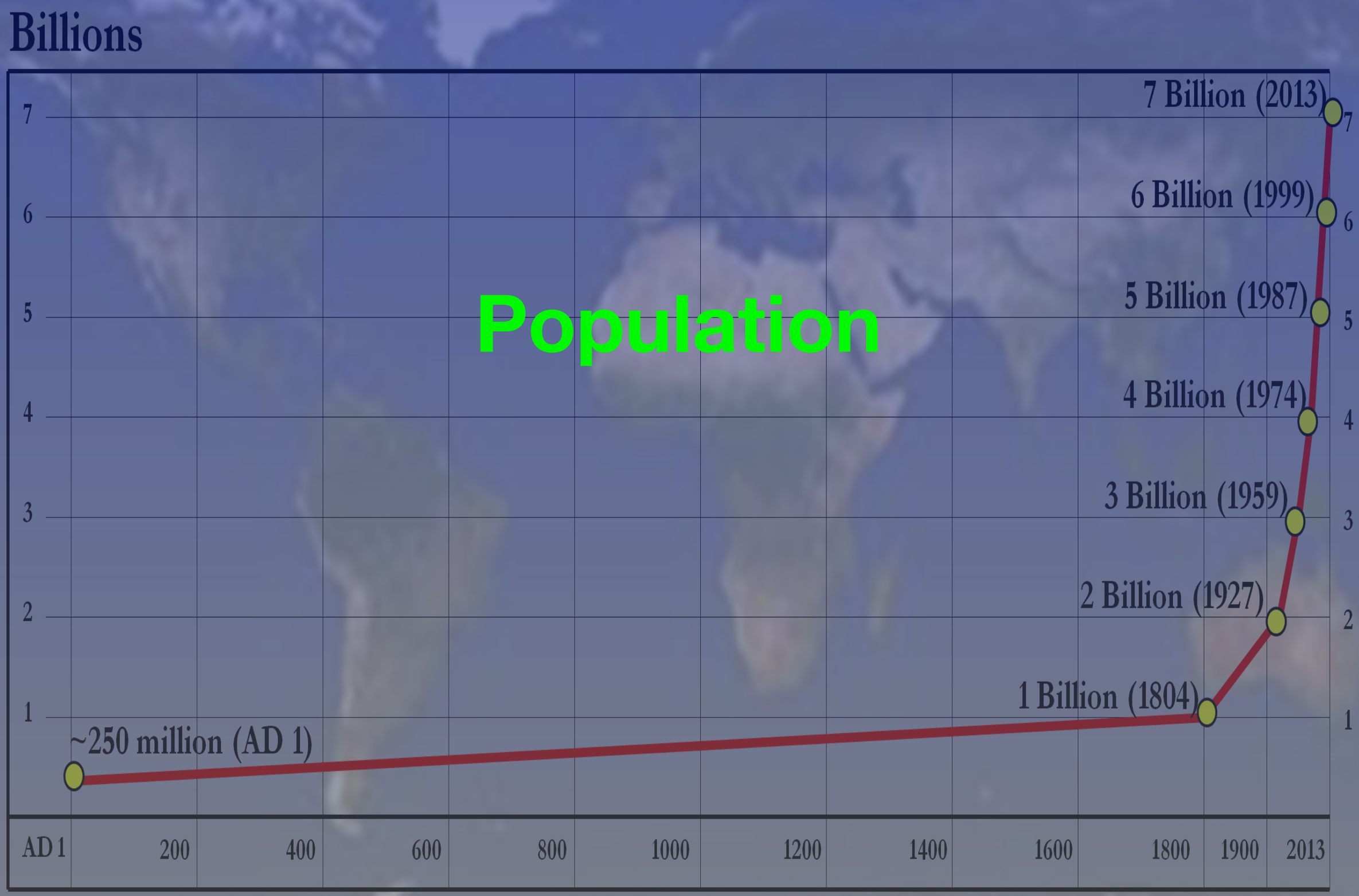


COLLIER COUNTY EXISTING/BUILT RENTAL APARTMENT

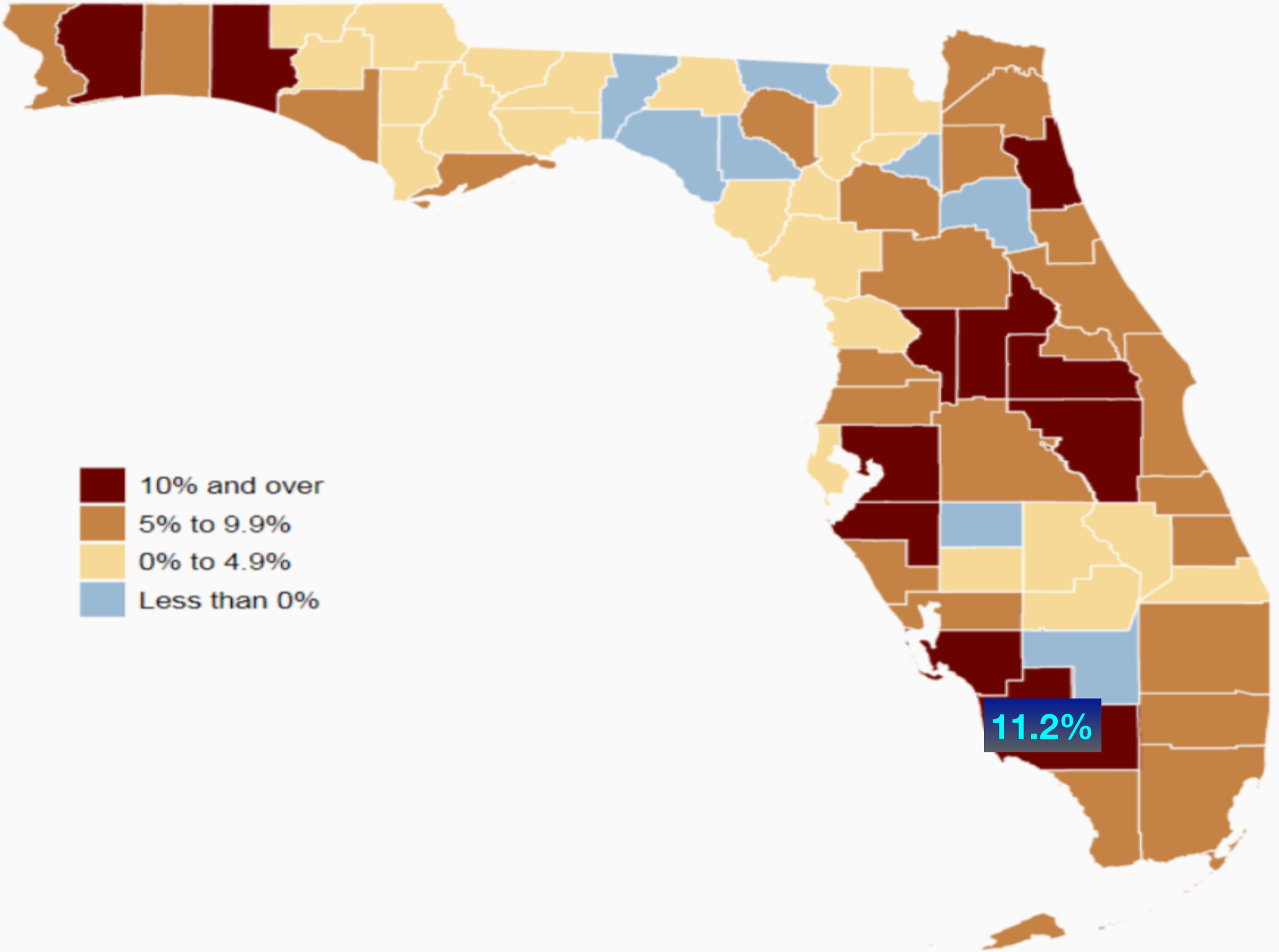
Map ID	Name	Address	City	Units
1	Bear Creek	2367 Bear Creek Dr	Naples	120
2	Belvedere	260 Quail Forest Blvd	Naples	162
3	Berkshire Reserve	3536 WinifredRow Ln	Naples	146
4	Bermuda Island	3320 Bermuda Isle Cir	Naples	360
5	Brittany Bay I & II	14815 Triangle Bay Dr	Naples	392
6	Bryn Mawr	7701 Davis Blvd	Naples	240
7	College Park	6450 College park cir	Naples	210
8	Coral Palms	4539 Coral Plams Ln	Naples	288
9	Goodlette Arms	950 Goodlette-Frank Rd N	Naples	250
10	Heritage -MerSoleil	4250 Jefferson Ln	Naples	320
11	Heron Park - Point at Naples	2155 Great Blue Dr	Naples	248
12	Ibis Club	8210 Ibis club Dr	Naples	134
13	Jasmine Cay	100 Jasmine Cir	Naples	72
14	La Costa	3105 La Costa Cir	Naples	276
15	Laguna Bay	2602 Fountain View cir	Naples	363
16	Malibu Lakes	2115 Malibu Lakes cir	Naples	356
17	Meadow Lakes	6472 Radio Rd	Naples	252
18	Naples 701	3531 Plantation Way	Naples	188
19	Naples Place I-III	4544 Sunset Rd	Naples	160
20	Noah's landing	10555 Noahs Cir	Naples	264
21	Northgate Club	4300 Atoll CT	Naples	120
22	Oasis -Arbor Walk	2277 Arbour Walk Cir	Naples	216
23	Ospreys landing	100 Ospreys Landing	Naples	176
24	Meadow Brook Preserve - Turtle Creek	1130 Turtle Creek Blvd	Naples	268
25	River Reach	2000 River Reach Dr	Naples	556
26	Sabal Key	1600 Wellsley Cir	Naples	200
27	Saddlebrook Village	8685 Saddlebrook Cir	Naples	140
28	San marino-Aventine	9300 Marino Cir	Naples	350
29	Shadowood Park	6475 Sea Wolf Ct	Naples	96
30	Somerset Palms - Arbor View	15995 Arbor View Blvd	Naples	168
31	Summer Lakes I	5520 Jonquil Ln	Naples	140
32	Summer Lakes II	5600 Jonquil Cir	Naples	276
33	Summer Wind-Arium Gulfshore	5301 Summerwind Dr	Naples	368
34	Tuscan Isle	8680 Weir Dr	Naples	298
35	Villas of Capri	7725 Tara Cir	Naples	235
36	Waverley Place	5300 Hemingway Ln	Naples	300
37	Whistler's Cove	11400 Whistlers Cove Blvd	Naples	240
38	Whistler's Green	4700 Whistlers Green Cir	Naples	168
39	Windsong Club	11086 Windsong Cir	Naples	120
40	Aster Lely Resort	8120 Acacia ST	Naples	308
41	Sierra Grande	6975 Sierra Club cir	Naples	270
42	Collier Housing Alternatives	4211 Thomasson Dr	Naples	10
43	George Washington Carver Apt	350 10th St N	Naples	176
44	Housing Alternatives Of Sw Florida	3401 21st Ave Sw	Naples	12
45	Leawood Lakes	474 Leaswood Cir	Naples	42
46	Orchild Run	10991 Lost Lake Dr	Naples	282
47	Gorden River	1400 5th Ave N	Naples	96
48	Crestview Park	2903 Lake Trafford Rd	Immokalee	208
49	Crestview Park II	715 Crestview Dr	Immokalee	96
50	Cypress Run	550 Hope Cir	Immokalee	40
51	Eden Gardens II	1375 Boxwood Dr	Immokalee	41
52	Farm Worker Village	1800 Farm Worker Way	Immokalee	365
53	Garden Lake Apts	1022 Garden Lake Cir	Immokalee	66
54	Heritage Villas Of Immokalee Ltd	1109 Hickock Ln	Immokalee	41
55	Immokalee Apts	601 W Delaware Ave	Immokalee	100
56	Oakhaven	500 Oakhaven Circle	Immokalee	160
57	Sanders Pines	2449 Sanders Pines Cir	Immokalee	40
58	So Villas Immokalee	1802 Custer Ave	Immokalee	35
59	Summer Glen	1012 Summer Glen Dr	Immokalee	46
60	Timber Ridge of Immokalee	2711 Wilton Ct		
61	Willowbrook Place	1836 Ash Ln		
			TOTAL	11,746



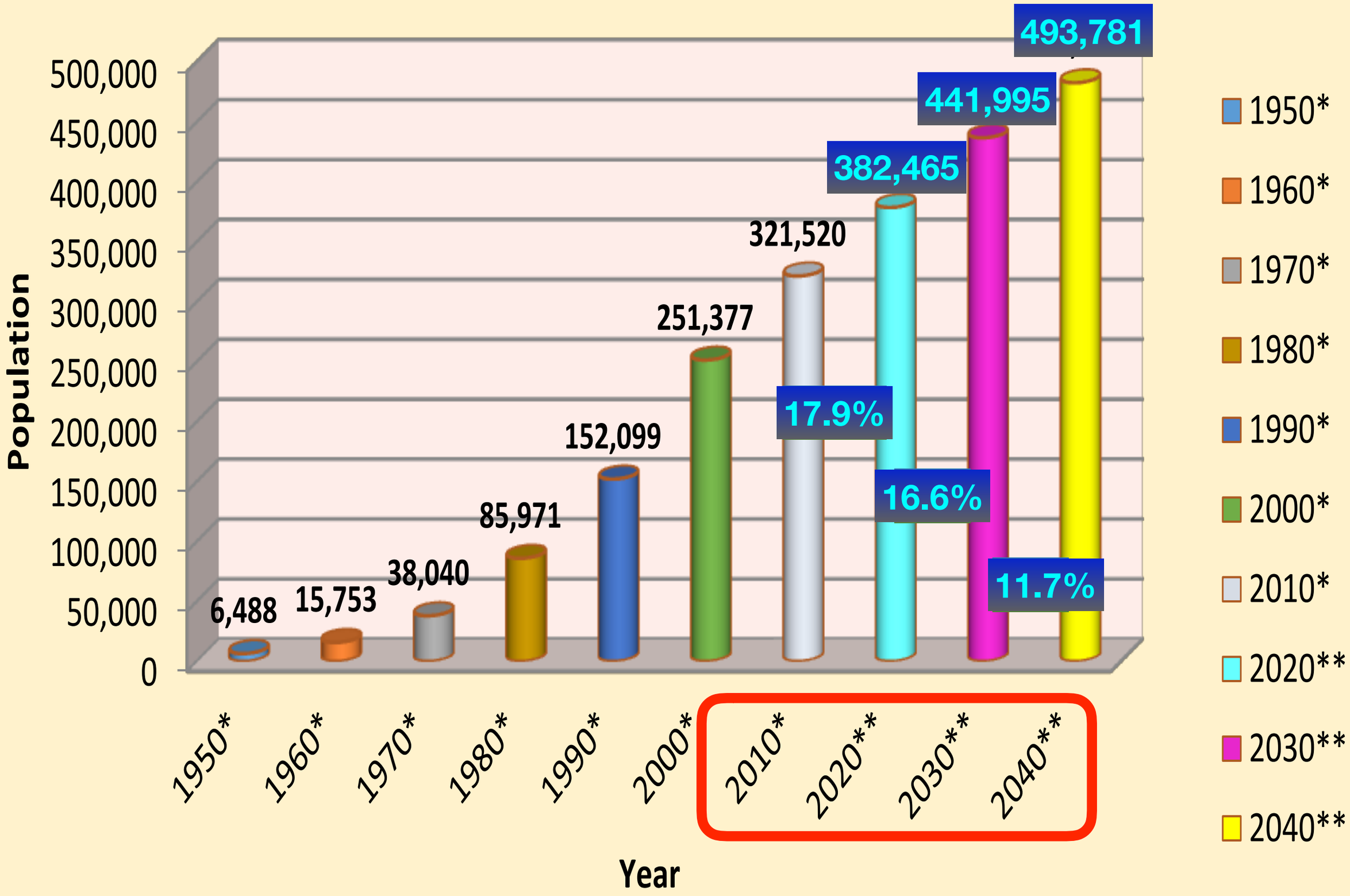
Human Population Growth (AD 1 to 2013)



Percent Population Change from 2010 to 2016

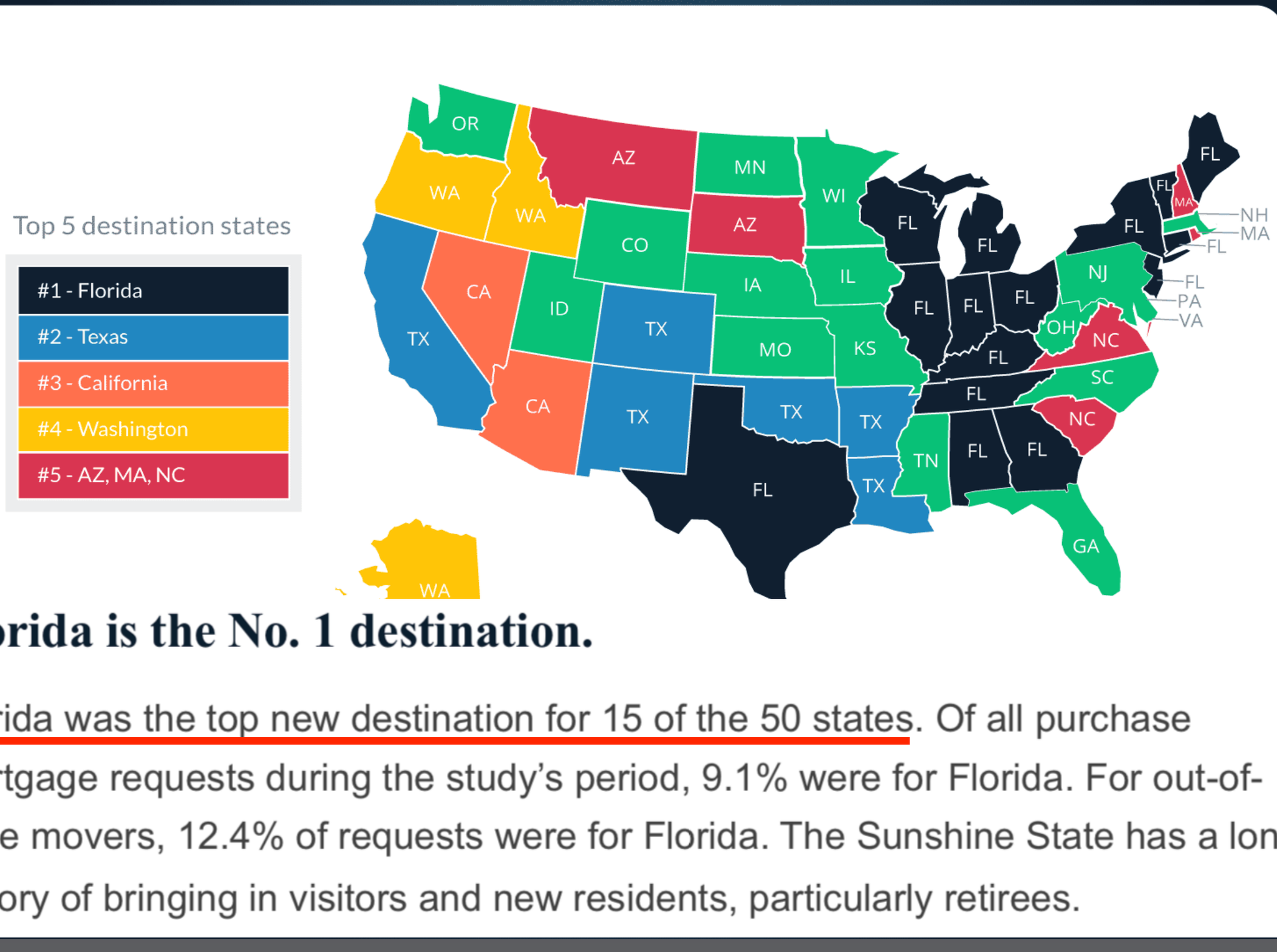


Collier County Population, 1950-2040 (Chart)



LendingTree Analyzes State Migrations

Where Residents Are Looking to Move in Each State



Florida is the No. 1 destination.

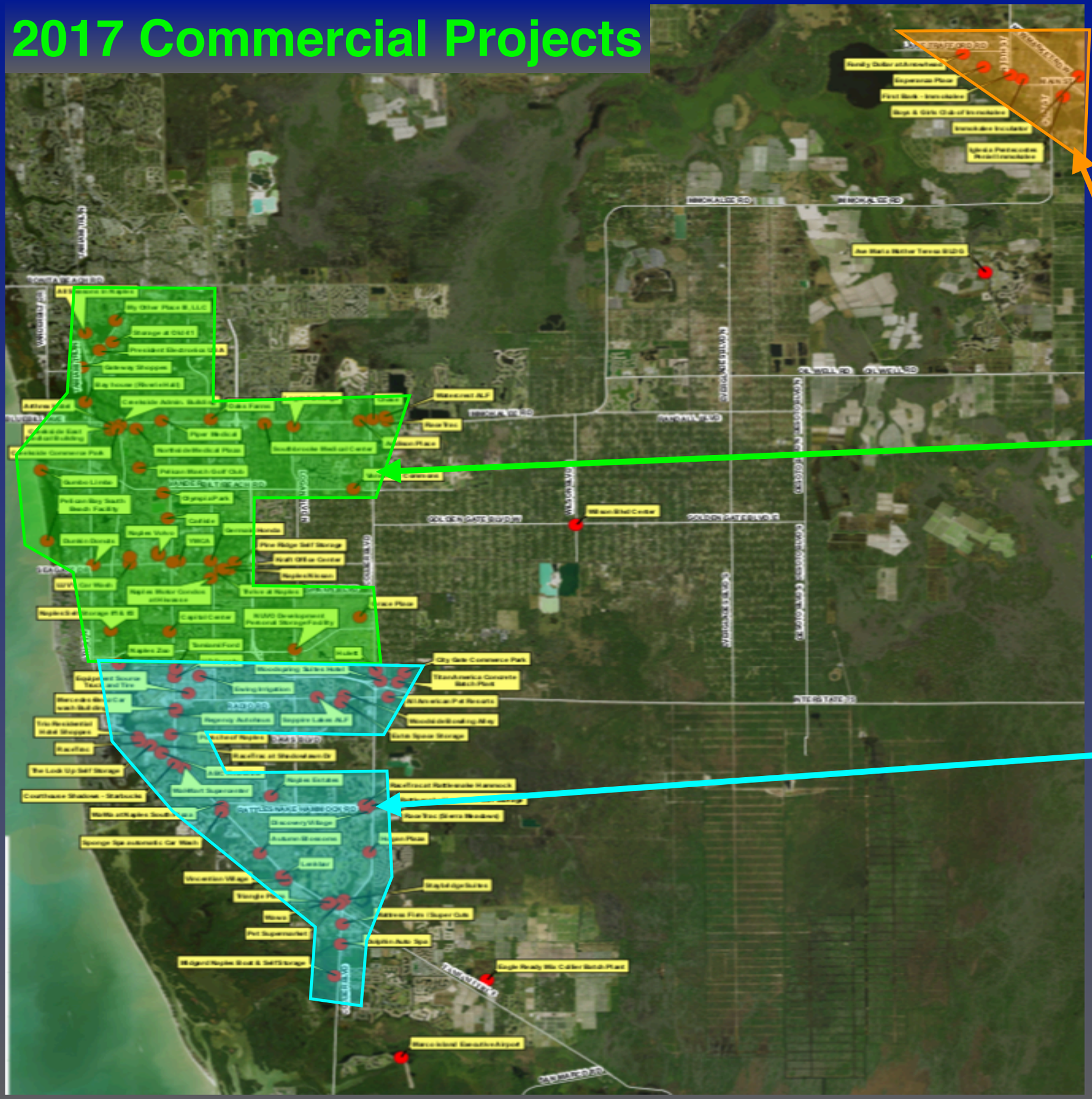
Florida was the top new destination for 15 of the 50 states. Of all purchase mortgage requests during the study's period, 9.1% were for Florida. For out-of-state movers, 12.4% of requests were for Florida. The Sunshine State has a long history of bringing in visitors and new residents, particularly retirees.

Commercial Development



In it's list of top states for doing business, Area Development magazine has placed Florida at No. 10, advancing two spots from No. 12 in 2017; Florida came in at No. 7 in 2016……Tampa Bay Business Journal

2017 Commercial Projects



119 Projects:

- ✳**16 in District 5**
- ✳**34 in District 2**
- ✳**14 in District 3**

48 Total in N Naples

- ✳**24 in District 1**
- ✳**31 in District 4**

55 Total in E Naples

2016 = 76 Projects

Grocery Stores





BONITA BEACH RD
VANDERBILT DR
VANDERBILT BEACH RD
IMMOKALEE
LIVINGSTON RD
I-75
COLLIER BLVD
GOLDEN GATE PKWY
PINE RIDGE RD
GREEN BLVD
DAVIS BLVD
RATTLESNAKE HAMMOCK RD
41
951
5
City of Naples
GULF OF MEXICO
COLLIER BLVD

Fiddler's Creek

?

Hotels

East Tamiami
Woodsprings
123 Rooms



Whitelake
Woodsprings
124 Rooms

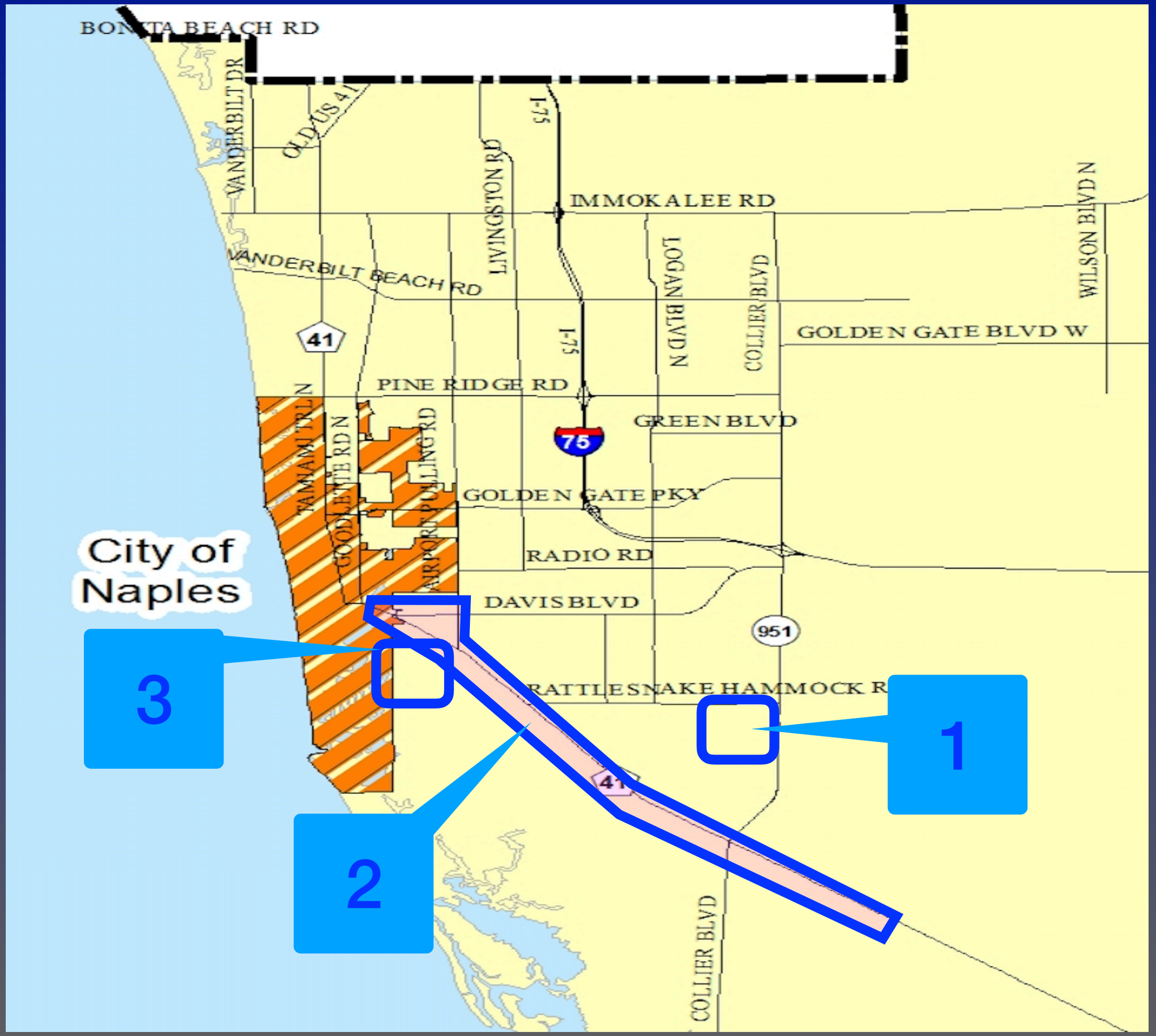
StayBridge
103 Rooms



BONITA BEACH RD
VANDERBILT DR
C.R. US 41
VANDERBILT BEACH RD
LIVINGSTON RD
41
I-75
PINE RIDGE RD
GREEN BLVD
GOLDEN GATE BLVD
COLLIER BLVD
GOLDEN GATE PKY
RADIO RD
DAVIS BLVD
951
RATTLESNAKE HAMMOCK RD
EVERGLADES BLVD
City of
Naples
GULF OF MEXICO

More Commercial




BONITA BEACH RD
VANDERBILT DR
OLD US 41
LIVINGSTON RD
I-75
IMMOKALEE RD
WILSON BLVD N
VANDERBILT BEACH RD
LOGAN BLVD N
COLLIER BLVD
GOLDEN GATE BLVD W
41
PINE RIDGE RD
GREEN BLVD
75
GOLDEN GATE PKY
RADIO RD
DAVIS BLVD
951
RATTLESNAKE HAMMOCK R
City of Naples
3
2
1
41
COLLIER BLVD

1

Rattlesnake Hammock Road



Florida Southwestern University
$52 Million Expansion and
renovations 2018-2023

Grand Lely Drive

Physician's Regional Hospital

Collier Blvd (951)

Thresher Dr
Skyway Dr
College
College Park Cir
Sierra Meadows Blvd
Sequoia Dr
Sierra Creek Cir
Grand Lely Dr
Moorgate Point Way
951
Johns Rd
Collier Blvd
Michel Delong

© 2018 Google

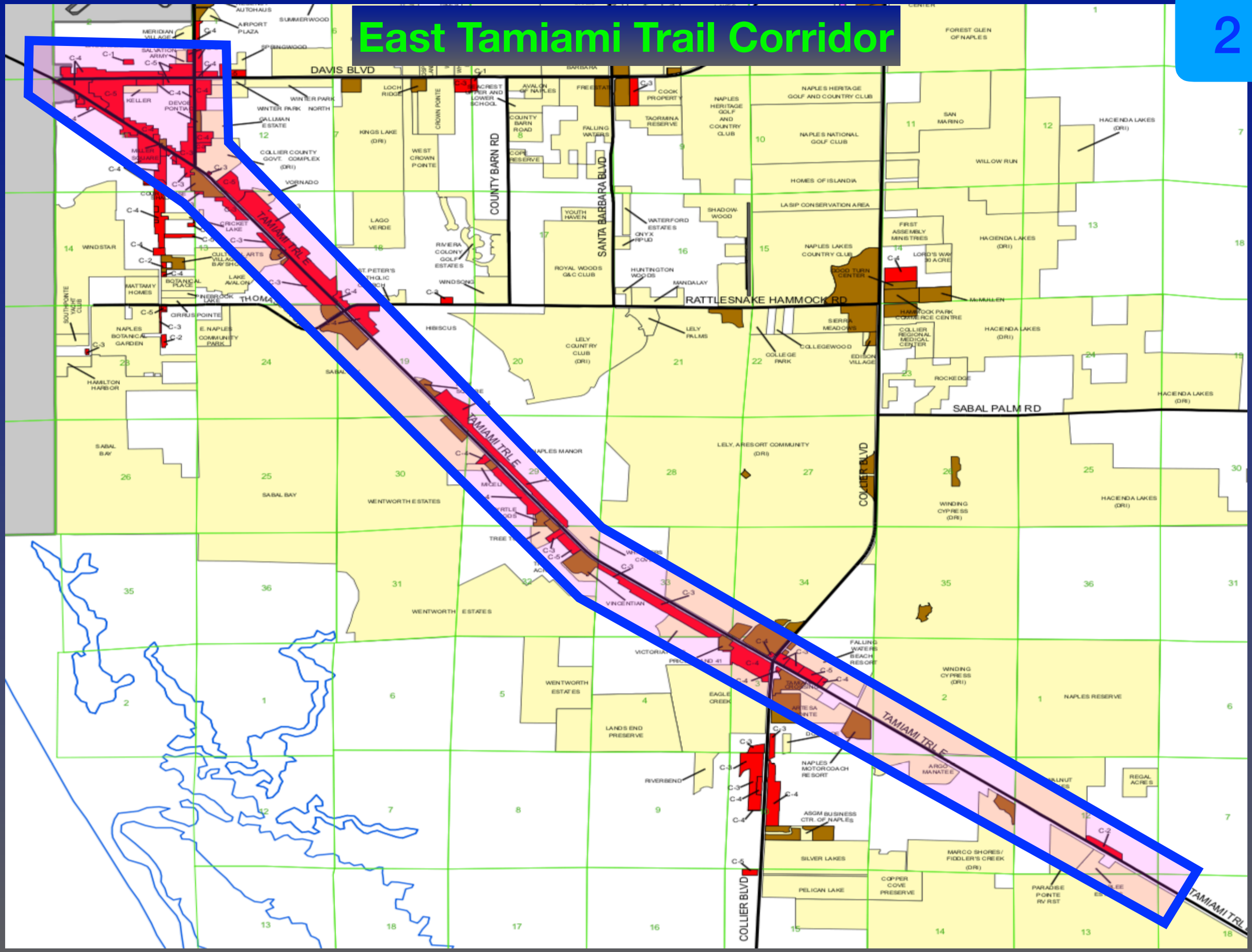
Google Earth

1995

26°06'18.58" N 81°41'40.72" W elev 114 ft eye alt 6041 ft

East Tamiami Trail Corridor

2



US 41 Sandpiper Blvd to Collier Blvd

2East

Collier Blvd

96,500 sf
3-story
self-storage

Wendy's

191
Residential
Units

Proposed: 119 units



ALDI

ALDI

Church
Site

60,000 sf of
business and
retail

US 41

951

90

7-ELEVEN

Fiddler's Creek
shopping center
with grocery

© 2018 Google

Google Earth

1995

Imagery Date: 1/4/2018 26°02'55.22" N 81°40'08.57" W elev 12 ft eye alt 20276 ft

US 41 Collier Blvd to Floridian Ave

2 E-W

Assisted Living Facility

25,000 SF shopping center

100,000 SF 3-story self storage



200 Multi-family



16,000 SF Commercial



US 41

6,500 SF restaurant/retail



Collier Blvd

103 rooms







TIRE KINGDOM

90

AutoZone

© 2018 Google

1995

4'19.99" N 81°42'49.38" W elev 24 ft eye alt 20276 ft

US 41 Ra…rt

3West

91,000 sf self-storage





U.S. 41 / FRONT BUFFER ELEVATION



123 rooms



40,000 sf/ 200 students



Rear Elevation

Isle of Collier: 340 units



4-Story 100,000 SF Storage and 5000 SF fast food restaurant

Sabal Bay Resort Condo-Hotel @ 144 units

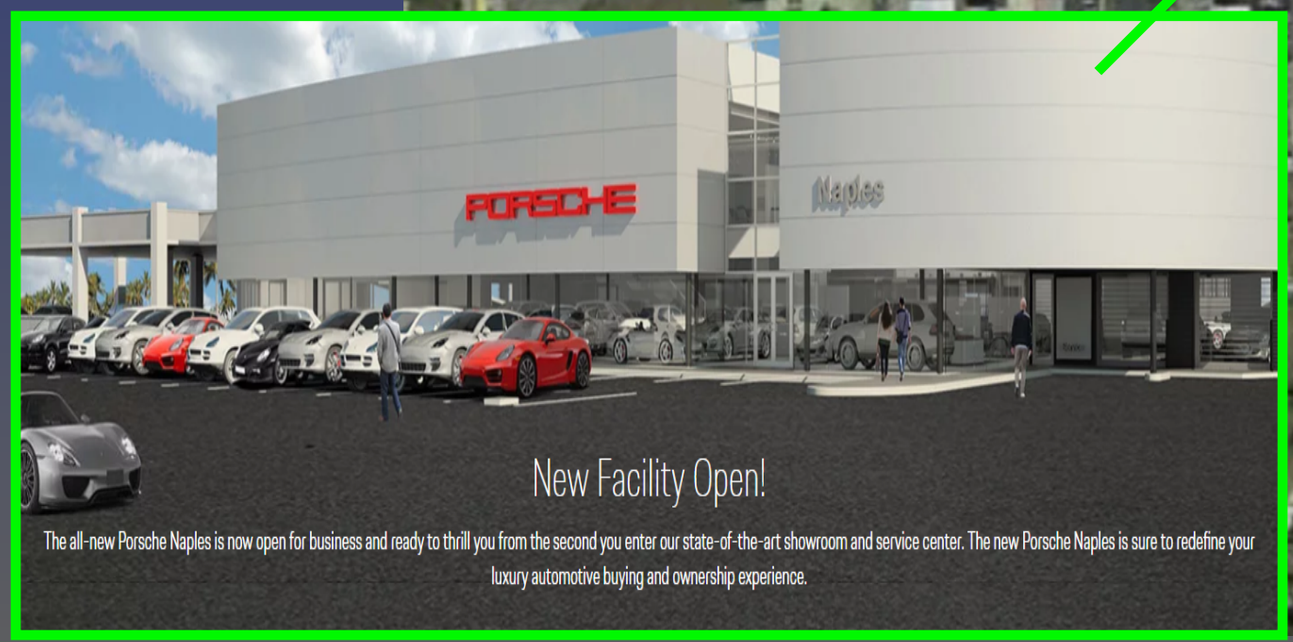


2North

New Right turn lanes on Airport Road & Davis Boulevard.

Northbound right turn lane starting in 2018.

Southbound lane to follow

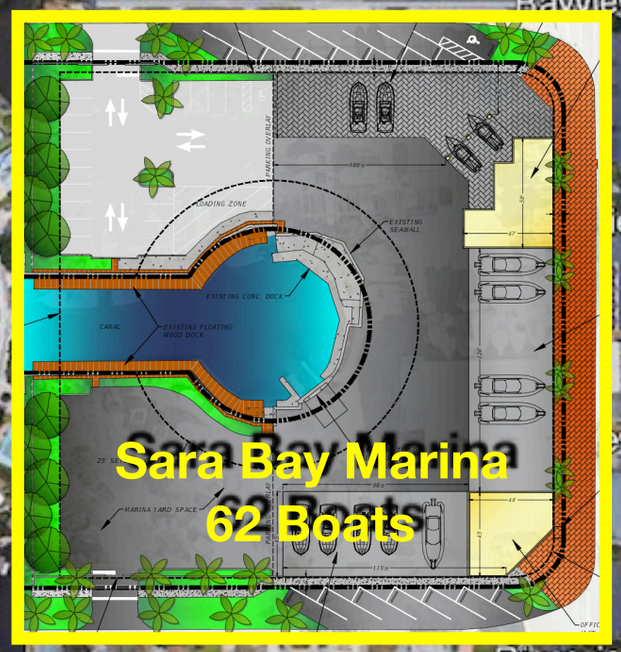


US 41
&
Airport

US 41

Bayshore
Drive

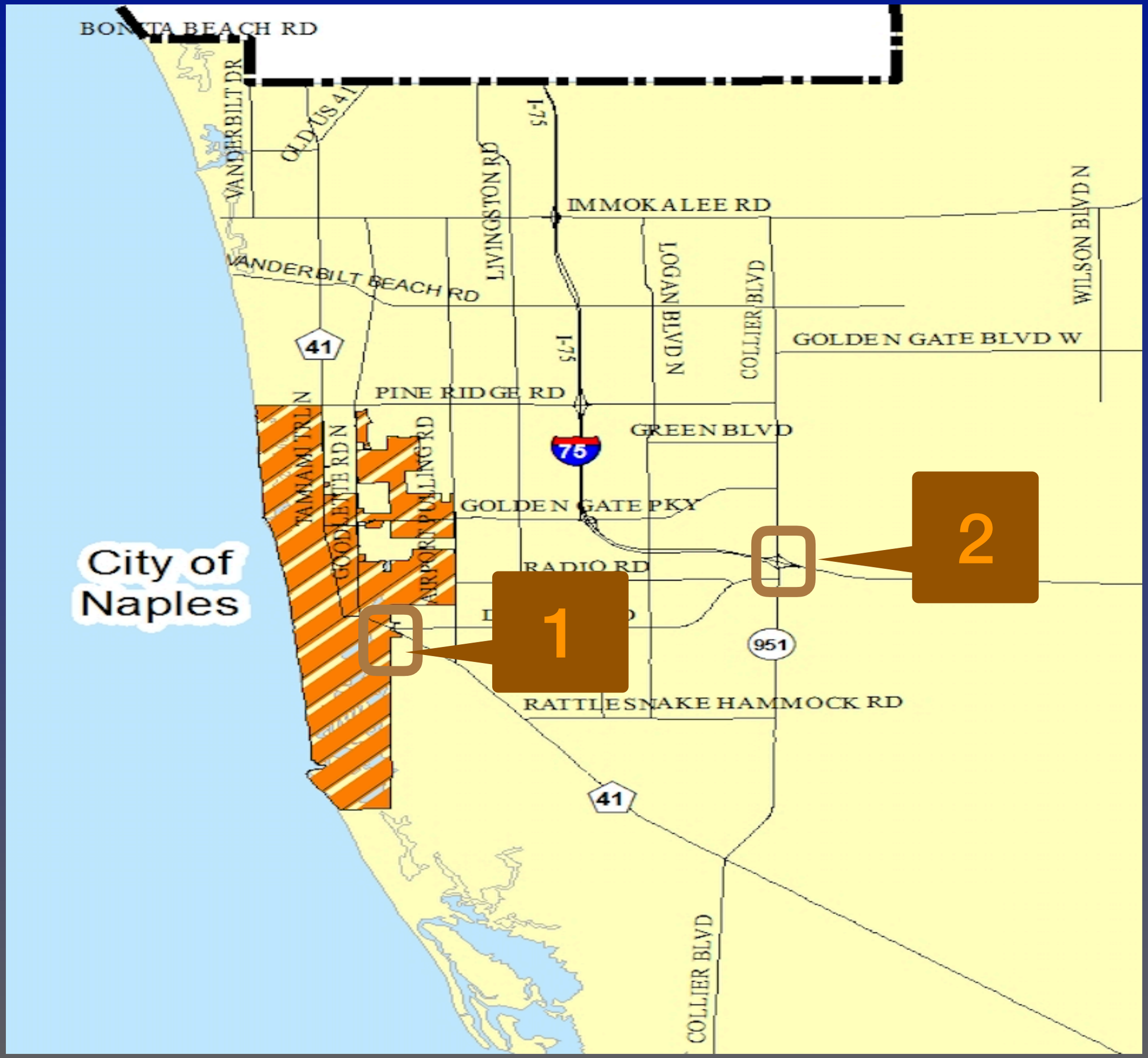






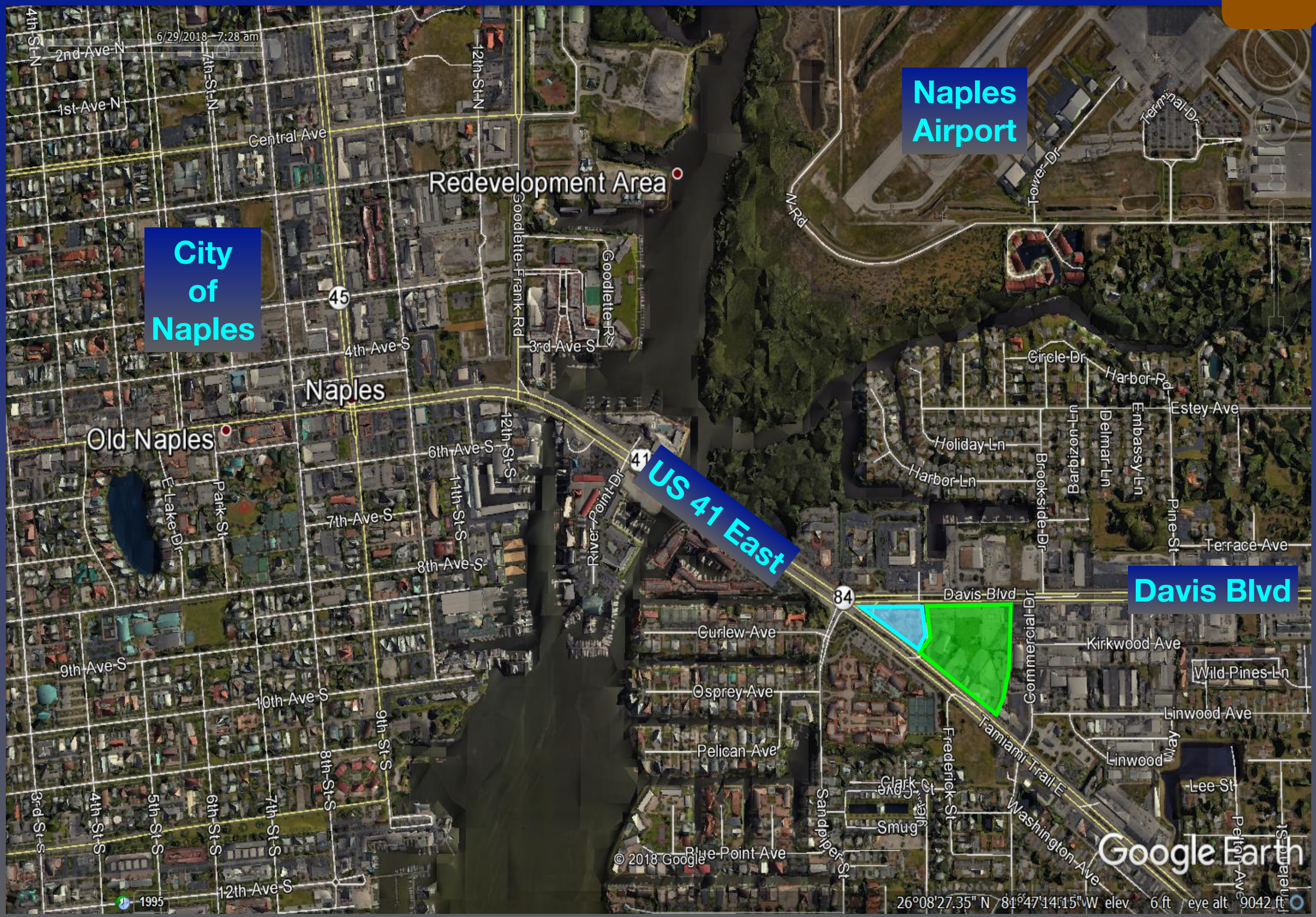
Cross St
Harrison Rd
Poplar St
Orange St
Cypress St
Bayview Dr
Riverview Dr
Lakeview Dr
Coco Ave
Osceola Ave
Caloosa St
Seminole Ave
Tamiami
1995
26°07'22.72" N 81°46'00.25"

Urban Updates


BONITA BEACH RD
VANDERBILT DR
OLD US 41
LIVINGSTON RD
I-75
IMMOKALEE RD
WILSON BLVD N
VANDERBILT BEACH RD
LOGAN BLVD N
COLLIER BLVD
GOLDEN GATE BLVD W
41
PINE RIDGE RD
GREEN BLVD
75
GOLDEN GATE PKY
RADIO RD
951
RATTLESNAKE HAMMOCK RD
COLLIER BLVD
City of Naples
1
2

Urban Height Changing the Entry to Naples

1



Gateway of Naples (formerly Trio project)

112 feet high
commercial,
hotel, & condos

Trio high-rise condo-hotel planned for East Naples Triangle put 'on hold NaplesNews.com. April 19, 2018

Proposed with new owners:
24 Condos;
150 Hotel Rooms;
3,150 SF Commercial &
5,625 SF Restaurant



Current permitting:
- Demolition permit issued July 7, 2016
- Site Development Plan issued August 23, 2016
- Amendment for changes submitted August 1, 2017

Gateway Mini-Triangle Project

Maximum intensity by base uses:

- 210 Residential Units
- 152 Hotel Suites
- 74,000 sf of retail/other
- 60,000 sf of office
  - ALF [max = 150 rooms}
  - Self Storage [max 60,000 sf}
  - New car dealers {max 30,000 sf}

	Multifamily (dwelling units)	Hotel (rooms)	Permitted Uses #2-5	General/ Medical Office	Assisted Living (dwelling units)	Self Storage (square feet)	Car Dealership (square feet)
Minimum	105	N/A	37,000 with min 2 permitted uses	30,000	N/A	N/A	N/A
Maximum	377	228	111,000	90,000	150 (FAR of .45)	60,000	30,000

ZYSCOVICH ARCHITECTS

Collier County Sports Park



Golden Gate Estates

City Gate Blvd

Collier Blvd

951

Gate Dr

Noah's Ct

PHASE 1

PHASE 2

County Land Fill

Shaw Blvd

Whitelake Industrial Park

(Toll road)

Plover Ave

White Lake Blvd

Everglades Pkwy

Shearwater St

Tollgate Blvd

Bedzel Ct

Tollhouse Dr

Bush Blvd

Mannix Dr

75

84

Beck Blvd

Periwinkle Way

Landfill Blv

Ibis

enfield Rd

Roads



Road Considerations

Connect to Bonita Beach Road - 2019

Needed connection to Collier Blvd

VBX to Big Cypress Pkwy

Randall to Oil Well

Logan Extension - 2018

Big Cypress Pkwy to I-75

Future connection from CityGate to East Tamiami Trail

Future connection Wilson to CityGate

Future connections to the East

Golden Gate Blvd to the East

NAPLES

Bonita Beach Rd

LEE COUNTY LINE

Immokalee Rd

CR 85

Vanderbilt Beach Rd

Golden Gate Blvd

Pine Ridge Rd

Golden Gate PKWY

Radio Rd

Davis Blvd

Thomasson Dr

Collier Blvd

Oaks Blvd

Logan Blvd

Airport Rd

Livingston Rd

Goodlette-Frank Rd

Tamiami Trail

Santa Barbara

Camp Keais

75

41

951

N

S

W

E

Legend

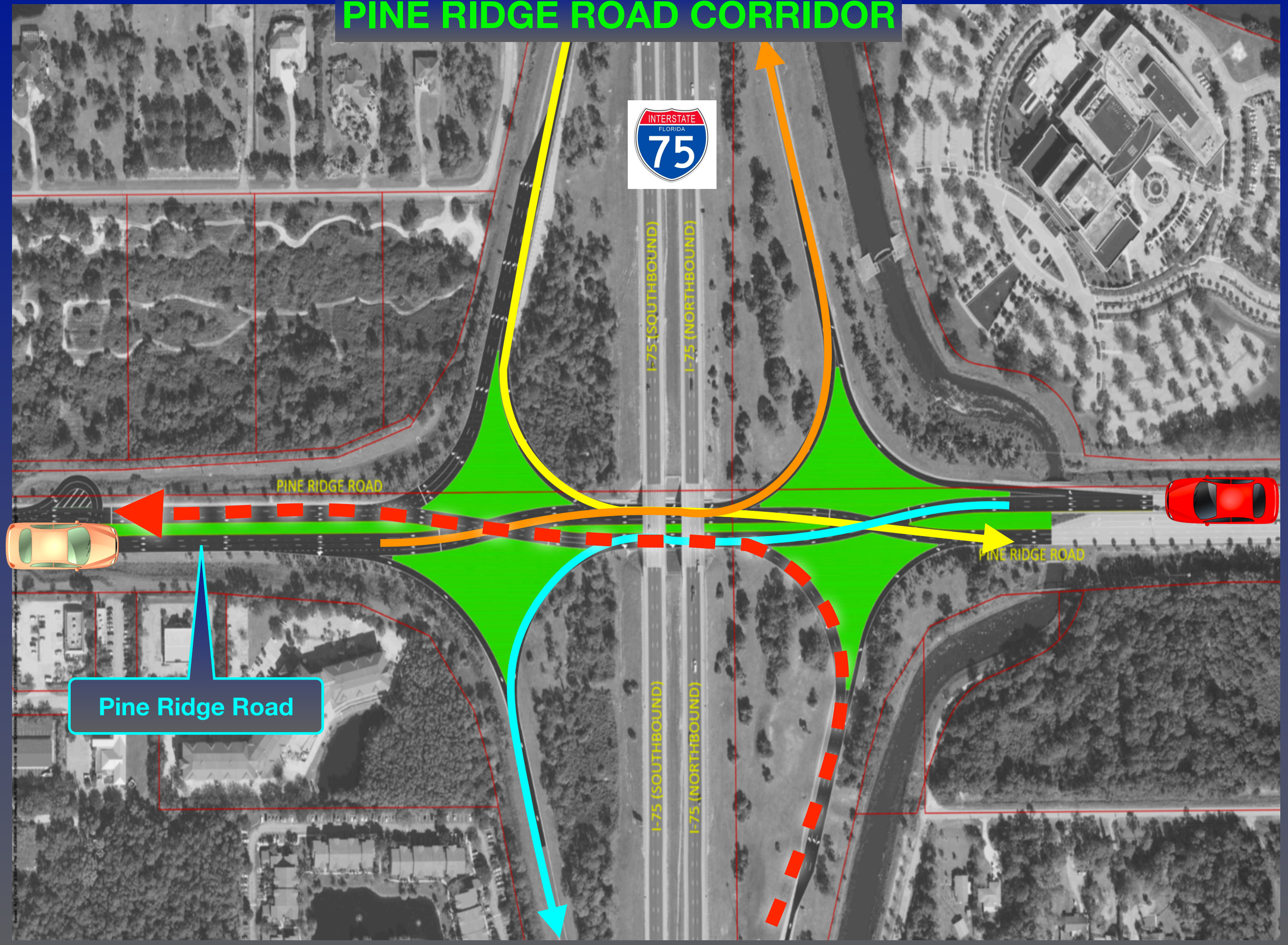
Number of Lanes:

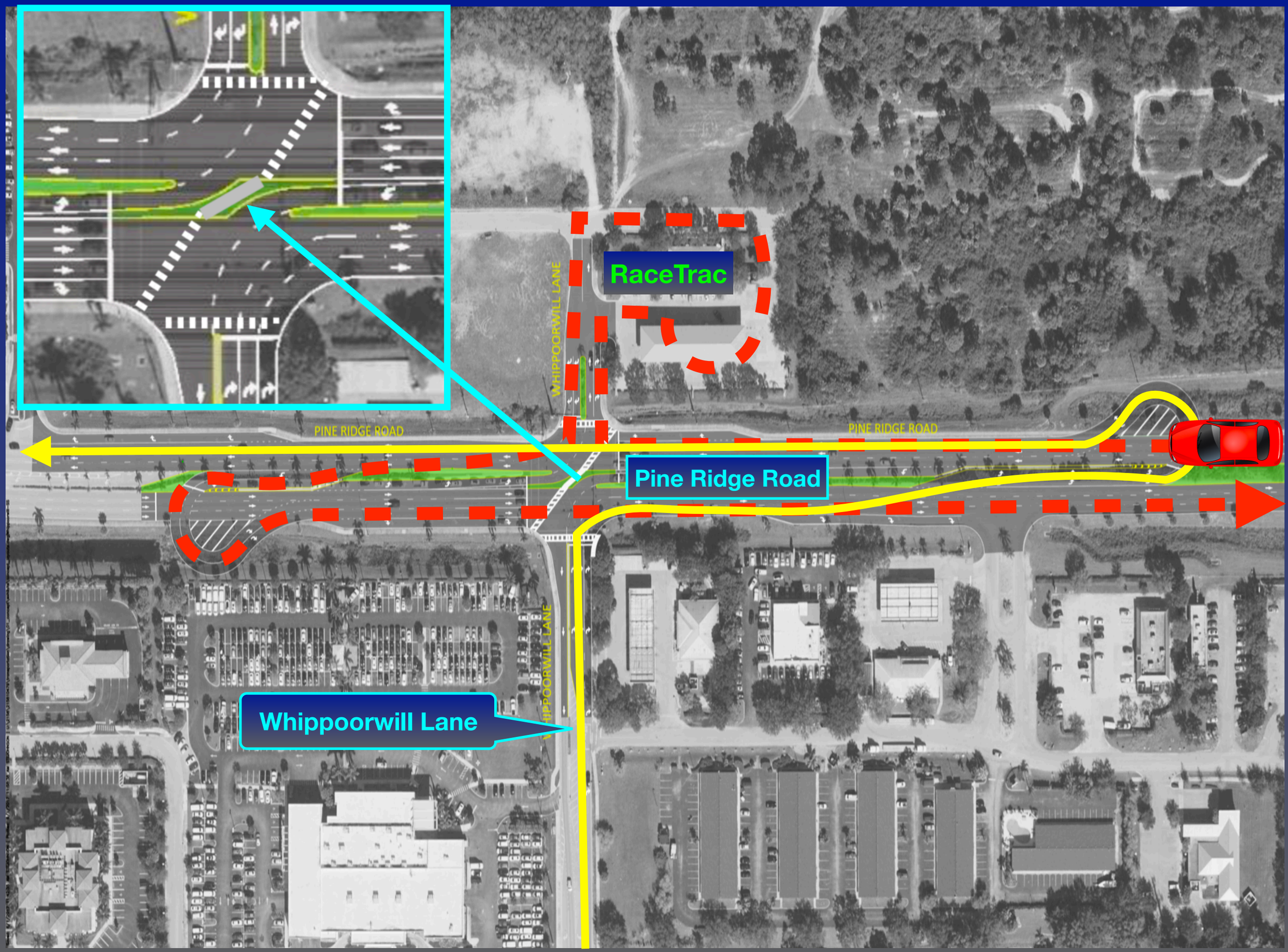
- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- Interchange

0 1.5 3 6 9 Miles

GIS Mapping: Beth Yang
File: T:/LongRangePlan/2025FinanciallyFeasible

PINE RIDGE ROAD CORRIDOR




RaceTrac
WHIPPOORWILL LANE
PINE RIDGE ROAD
PINE RIDGE ROAD
Pine Ridge Road
Whippoorwill Lane
WHIPPOORWILL LANE

Future Overpasses

Immokalee Road

North Naples

Orangetree

Collier Blvd

Golden

Hwy-41

45

84

Naples

90

Tamiami Tr

1

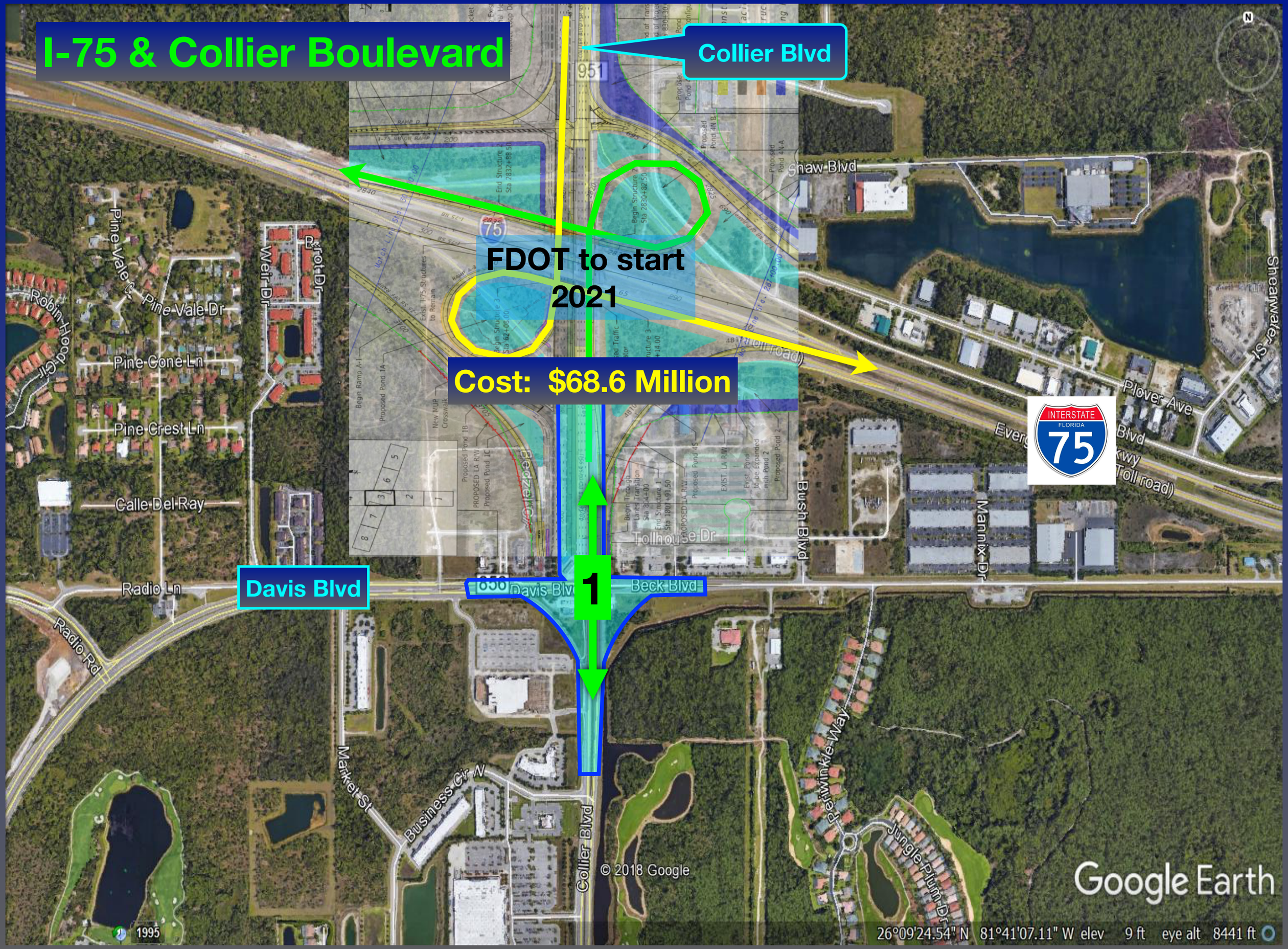
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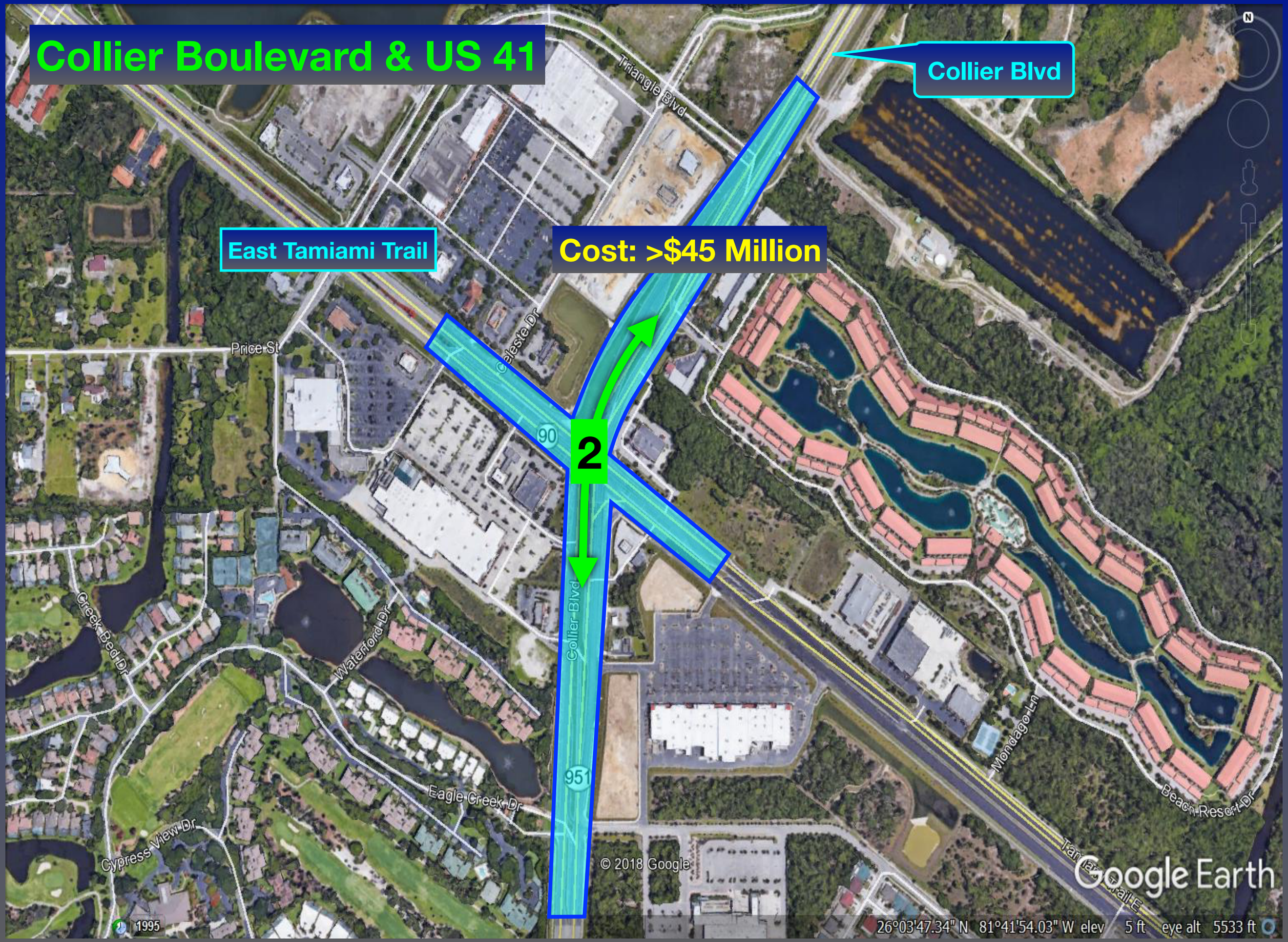
Image ©
Data SIO, NOA

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I-75 & Collier Boulevard



Collier Boulevard & US 41



Collier Boulevard (SR 951) PD&E Study and Design

District 1- Collier County
FPID: 435111-1-22-01 AND

Buil … len to 6 Lanes)

From South of … North of Tower

2026-2030

.76 mile

$12,000,000

Proposed Roadway Typical Section



ROOKERY BAY NATIONAL ESTUARINE RESEARCH RESERVE

ROOKERY BAY ENVIRONMENTAL LEARNING CENTER

TOWER RD

COMCAST

EAGLE CREEK GOLF & COUNTRY CLUB

SCA

EAST NAPLES FIRE & RESCUE STATION #23

OK TIRE SERVICE

POND 1B

4

DRIVEWAY TO BE REMOVED

PROJECT LIM

951

COLLIE

PROJECT LIMIT

NAPLES OUTLET CENTER

SHELL GAS STATION

3

RACETRAC GAS STATION

5

GOODYEAR TIRE CENTER

HENDERSON CREEK

RIVERN

POND 2A

NDERSON CREEK DR

COMCAST

Outlet Mall Entrance to Henderson Creek Drive

EAST NAPLES FIRE & RESCUE STATION #23

OK TIRE SERVICE

POND 1B

4

DRIVEWAY TO BE REMOVED

OJECT LIMIT

NAPLES OUTLET CENTER

SHELL GAS STATION

3

RACETRAC GAS STATION

5

GOODYEAR TIRE CENTER

HENDERSO

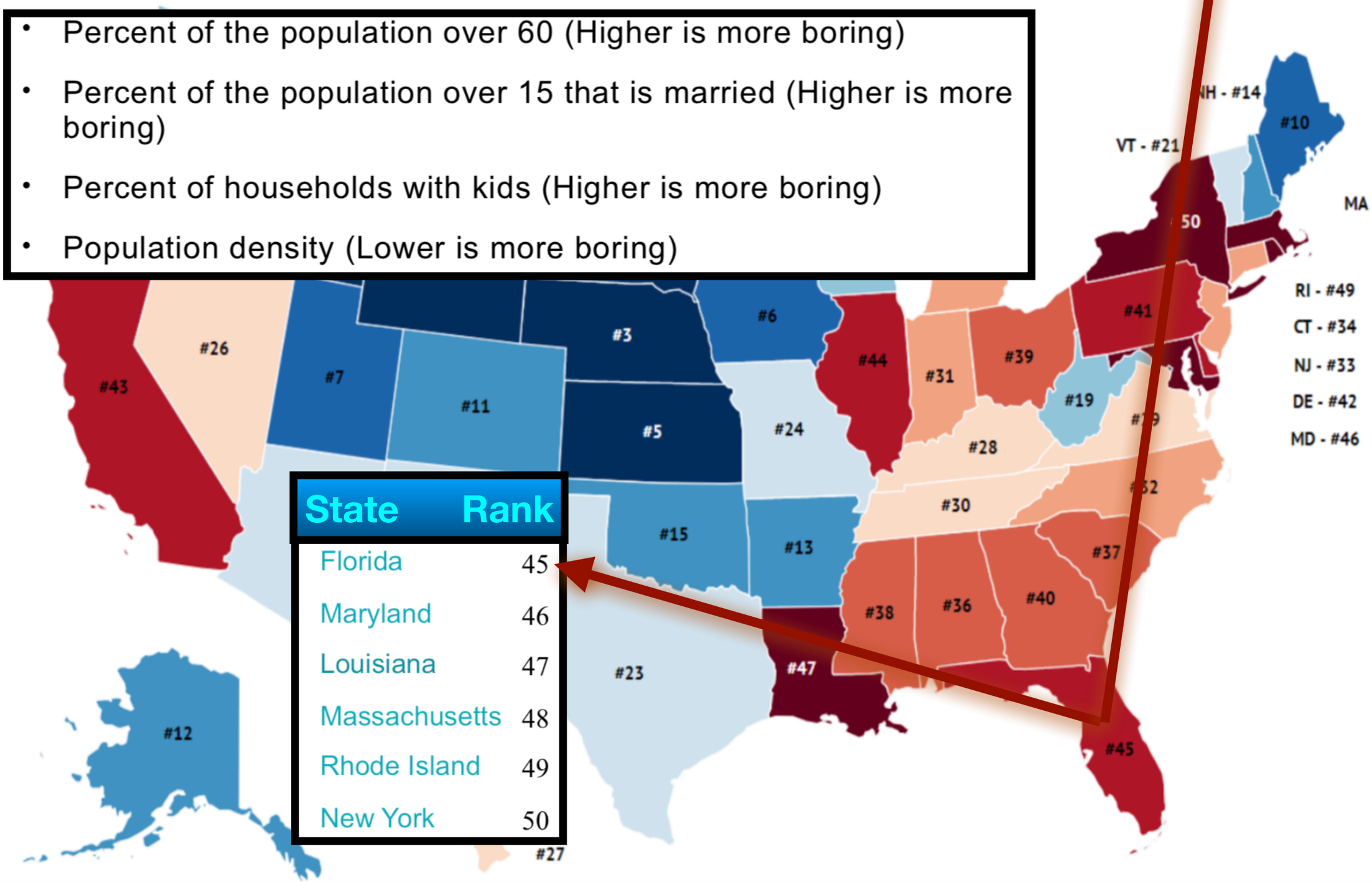
CREEK DR

Wrap Up!

Most Boring States In America For 2018



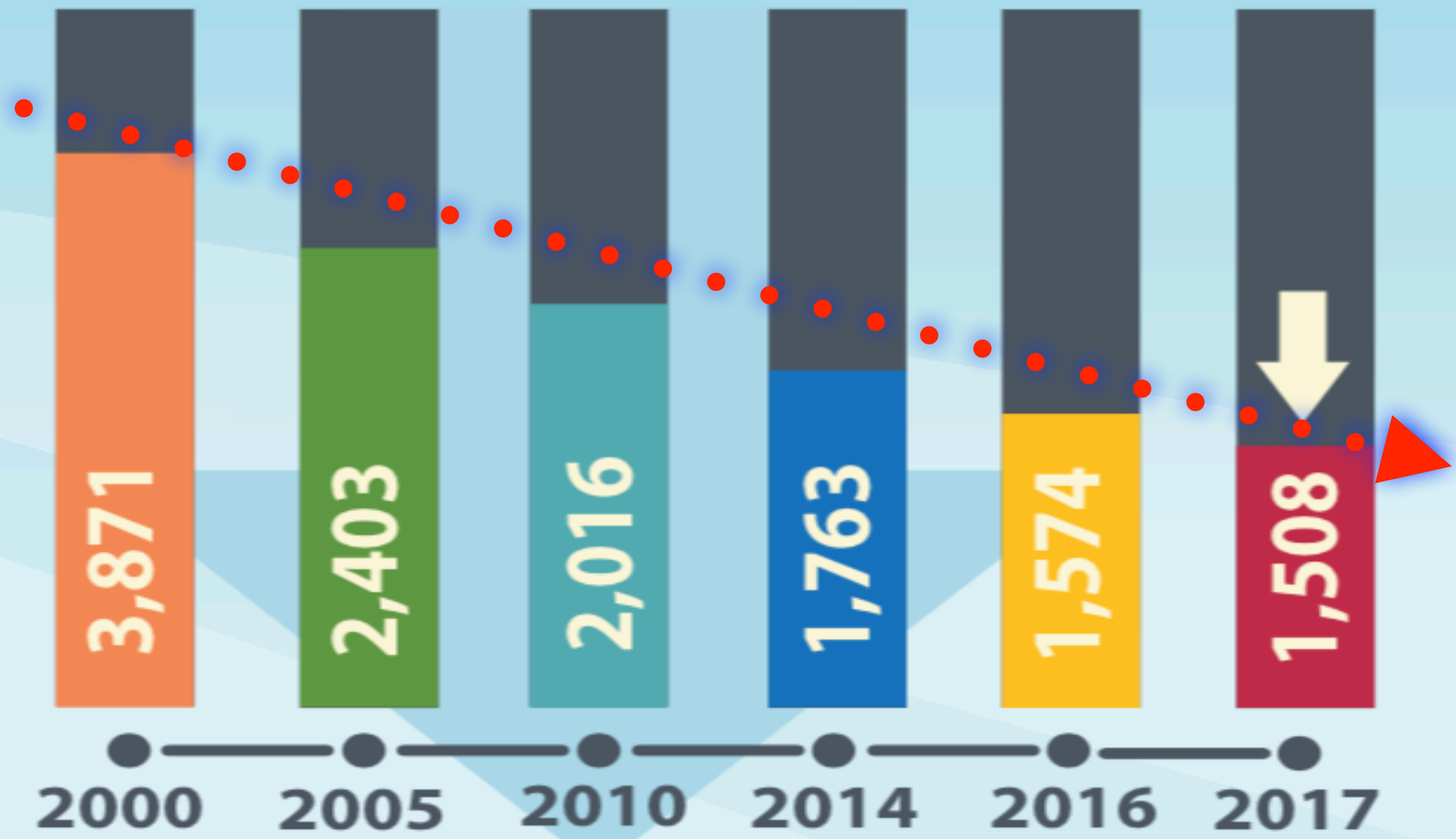
- Percent of the population over 60 (Higher is more boring)
- Percent of the population over 15 that is married (Higher is more boring)
- Percent of households with kids (Higher is more boring)
- Population density (Lower is more boring)



State	Rank
Florida	45
Maryland	46
Louisiana	47
Massachusetts	48
Rhode Island	49
New York	50

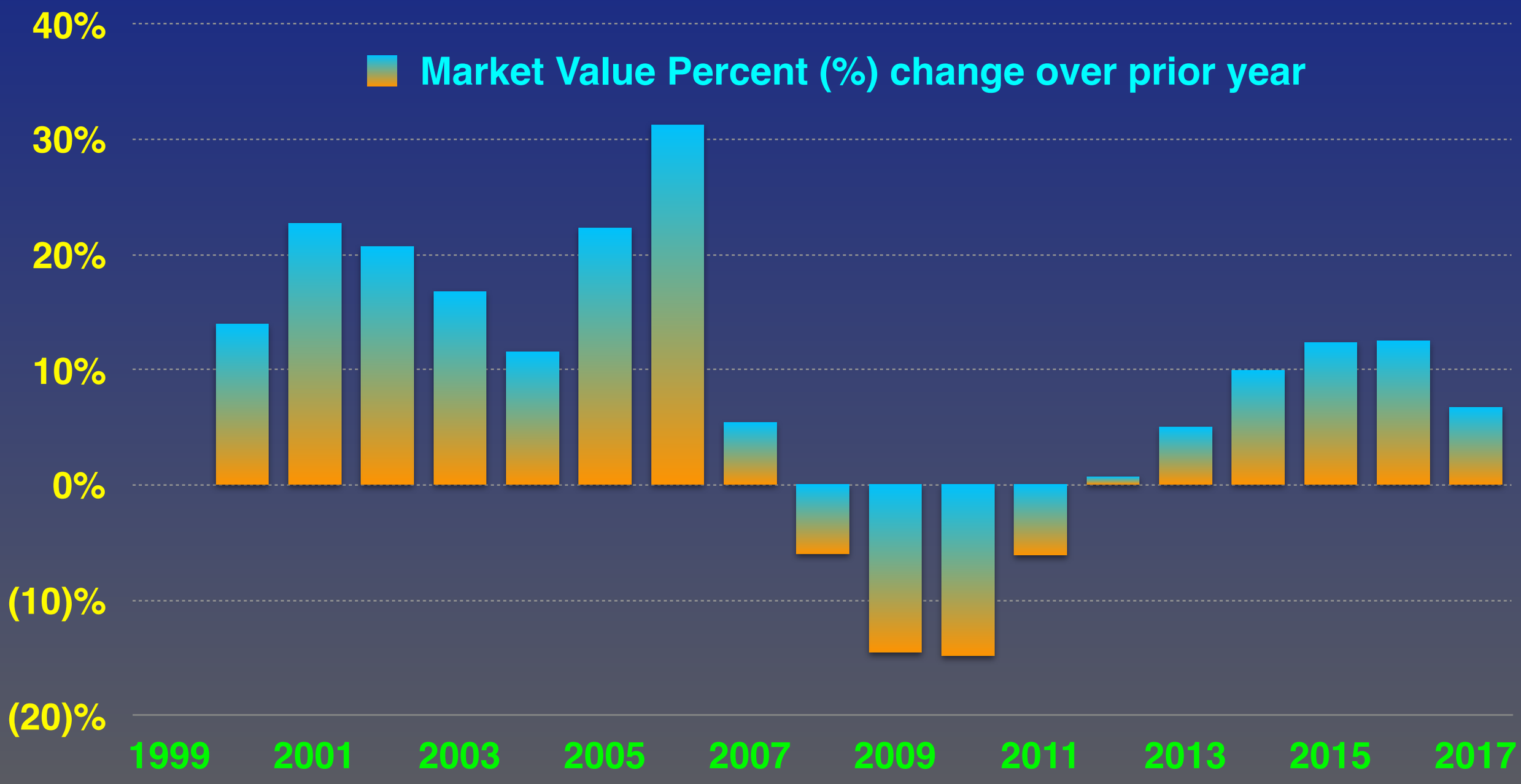
COLLIER COUNTY **CRIME RATE**

down 61% from 2000 to 2017

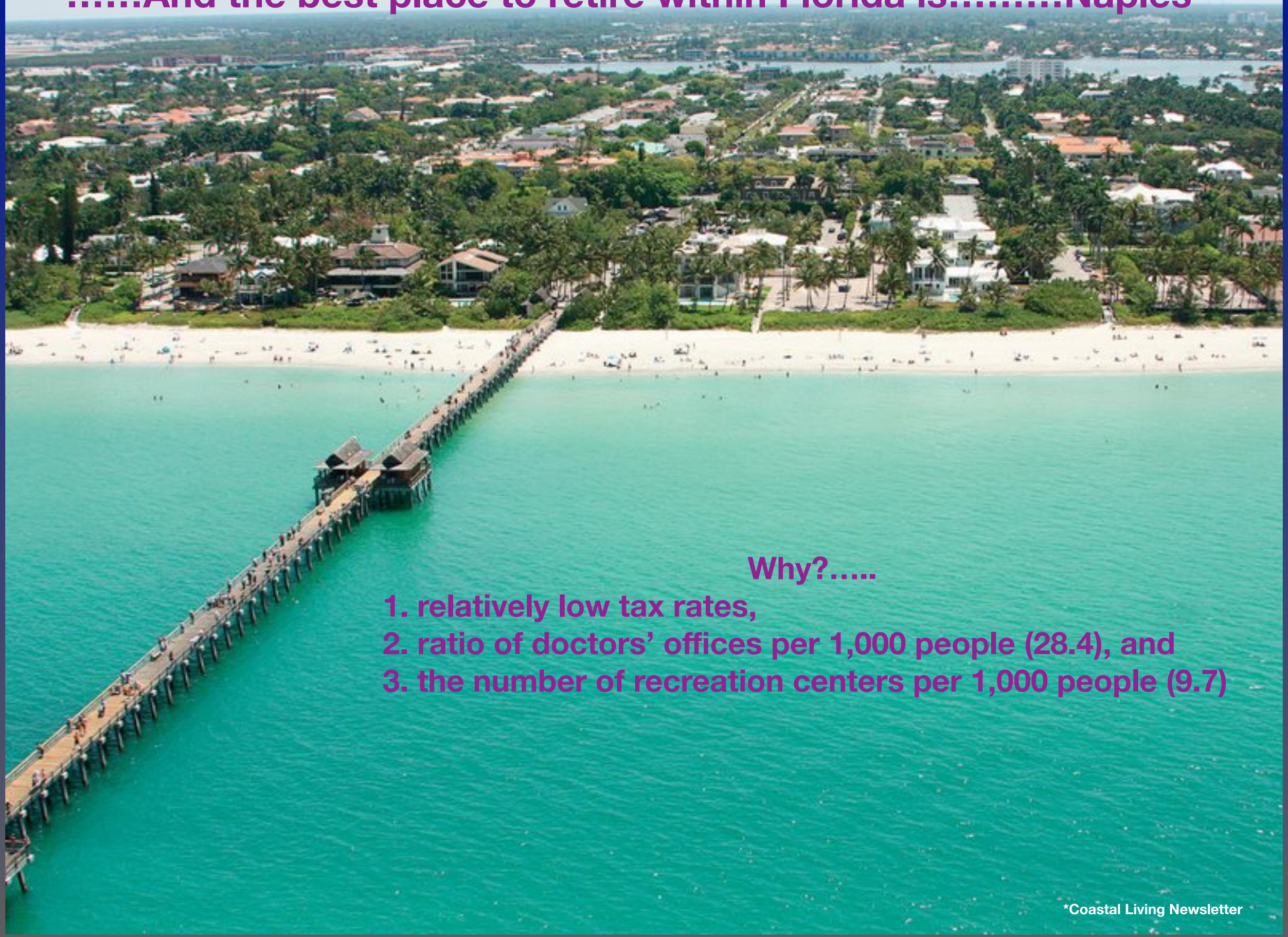


CCSO reports the lowest Crime Rate levels in recorded history (1971)

Average Increase of appreciated values over 19 years = + 8.36%



.....And the best place to retire within Florida is.....Naples



Why?.....

1. relatively low tax rates,
2. ratio of doctors' offices per 1,000 people (28.4), and
3. the number of recreation centers per 1,000 people (9.7)

*Coastal Living Newsletter

For the 3rd year in a row:

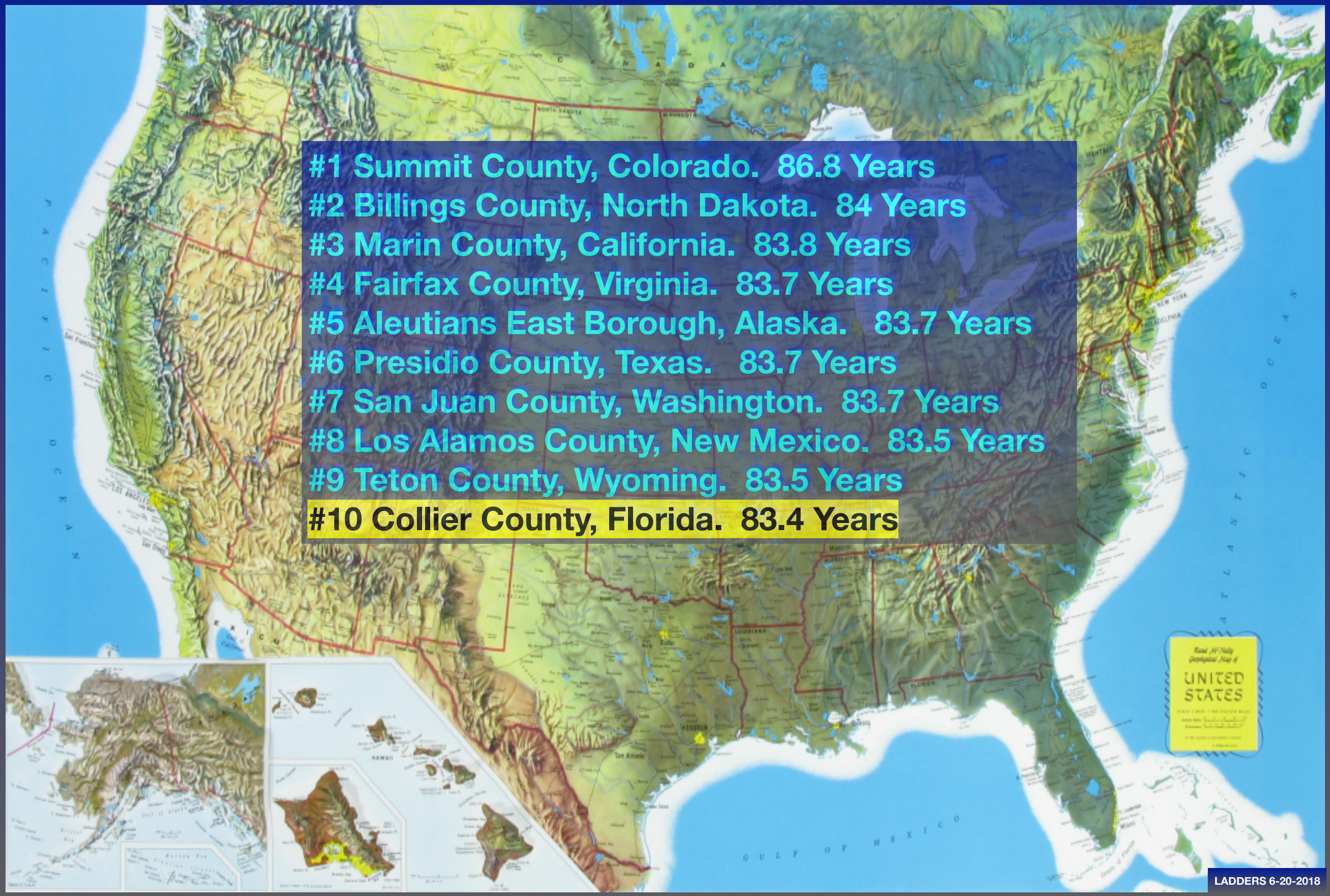
Happiest and healthiest community in the USA!

Naples metro area awarded #1 in the Community Well Being Rankings 2015, 2016 & 2017!

It is the first time in 10 years of annual Gallup-Share care Well-Being Index reporting that the same community topped the rankings three times in a row.

From: Gallup-Healthways, State of American Well-Being 2016 Community Rankings

10 US Counties Where People Tend to Live the Longest



Collier County



If you think you are too small to make a difference, try sleeping in a closed room with a mosquito.

…African Proverb.