



LOOKING AHEAD: NUMBERS, UPDATES & TRENDS 2019

- Introduction
- Residential Development
 - Mixed Use
- Updates - Rural Area
- 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 support 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**

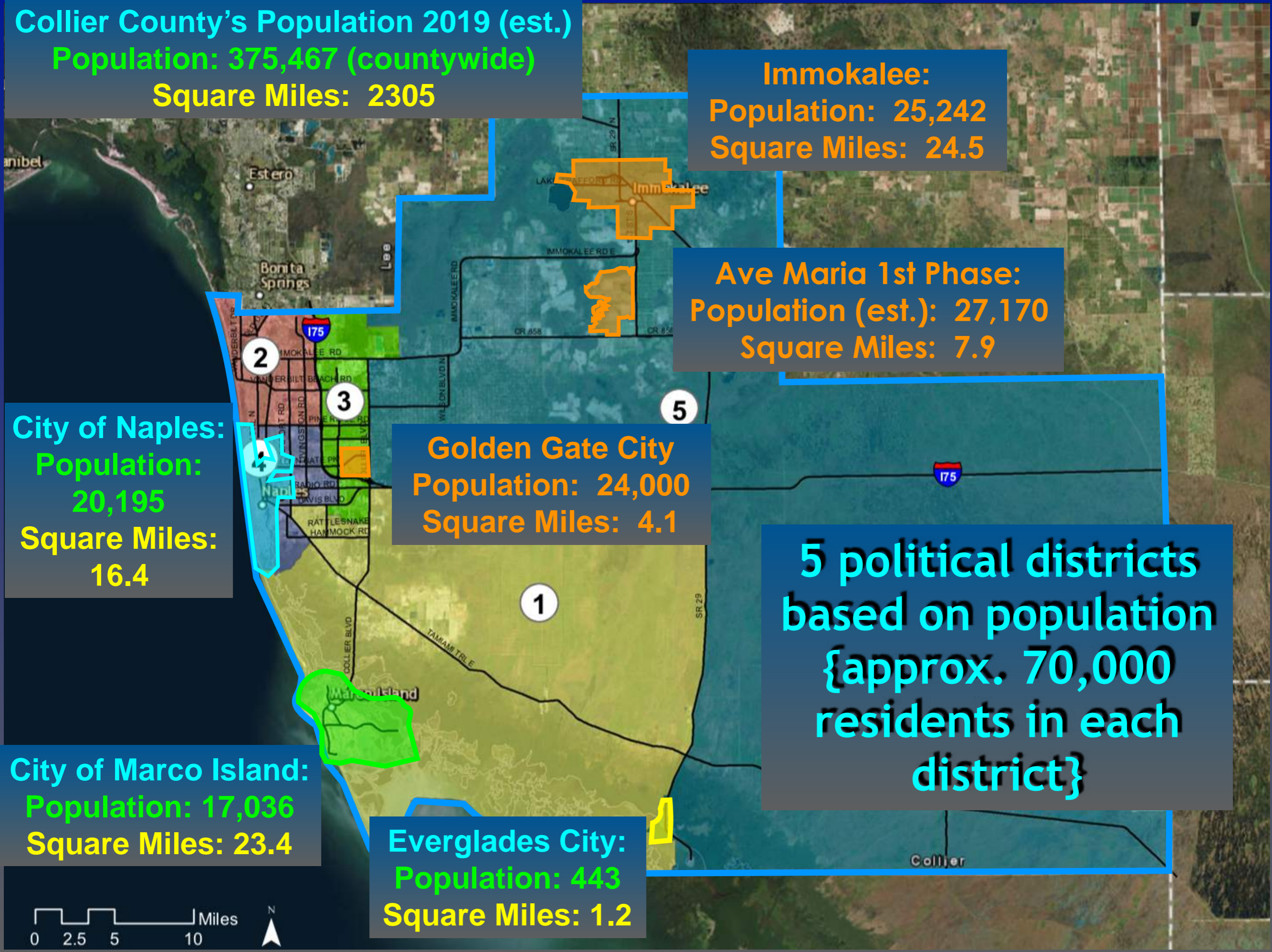
**City of Naples:
Population:
20,195
Square Miles:
16.4**

**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**



The Green Map

195,000 acres

	Conservation Collier		500 Foot Restoration Area
	State, Federal or County Conservation		Flowway Stewardship Area (FSA)
	Conservation Easement		Habitat Stewardship Area (HSA)
	SSA		Water Retention Area (WRA)
	RFMUD Sending Lands		Ave Maria SRA
	ACSC		RLSA Program Area
	PUD		RFMUD Boundary
	Plats/Subdivisions		City Limits
	Estates		Immokalee Urban Area
	Other Developed Area		

Total county size = 1,475,200 acres

Conservation/Preservation = 77.44% (1,142,346 acres)

Zoned entitled lands = 13.41% (197,790 acres)

Undeveloped/unentitled lands = 9.16% (135,064 acres)



GIS MAPPING: BETH YANG AICP
GROWTH MANAGEMENT DEPARTMENT
REVISED DATE: APRIL 2017
FILE: TIC 0000 532210 en11.XD sIQreenfil ap_0617_imgary.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community, Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Subdivision Plats

2018 = 2722

2017 = 3297

2016 = 4182

2015 = 3780

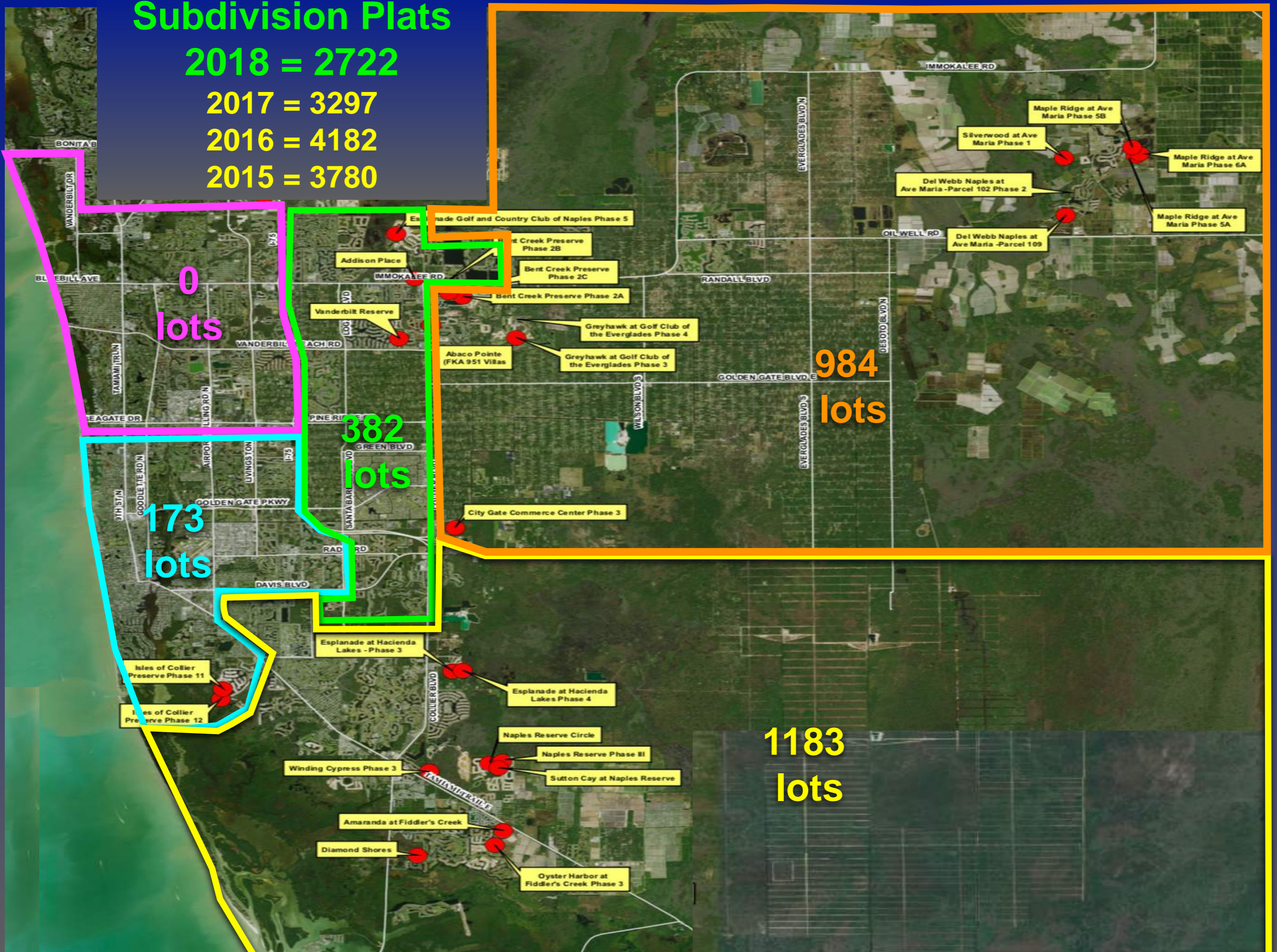
0
lots

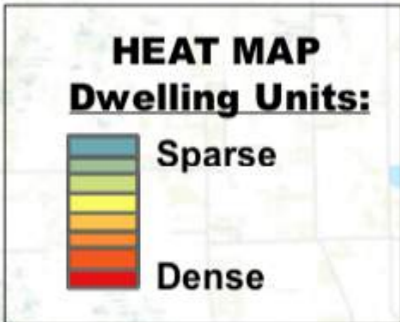
382
lots

173
lots

984
lots

1183
lots





Collier Blvd & Immokalee Road

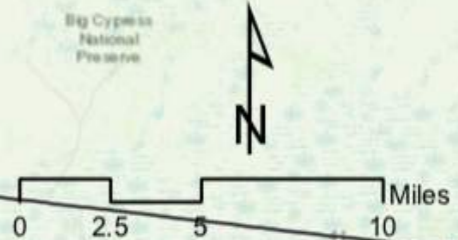
Ave Maria

Orange Tree & Golden Gate Estates

Rattlesnake Hammock & Collier Blvd

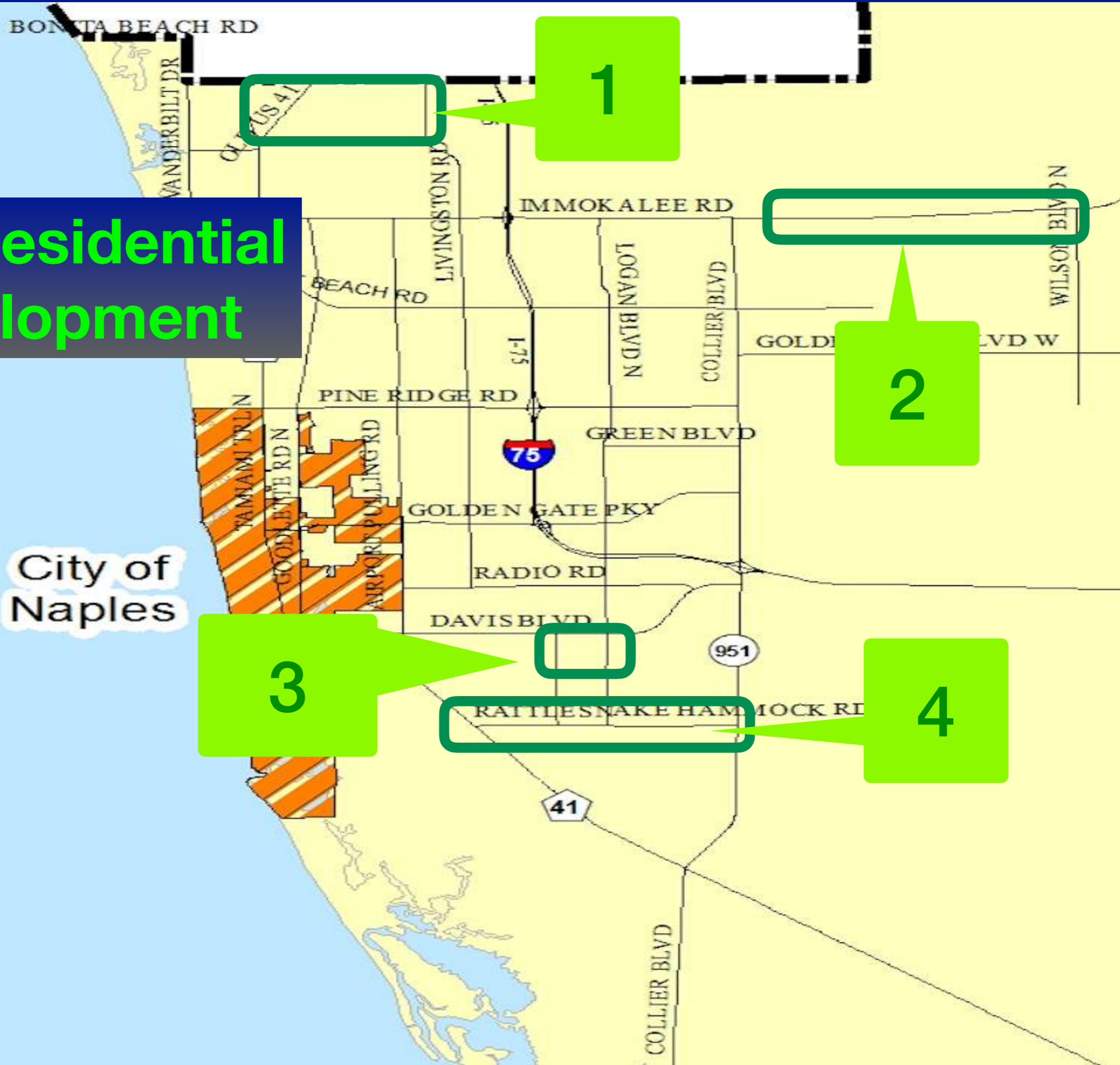
Isles of Collier & Treviso Bay

Collier Blvd & US 41



New Residential Development

City of Naples



1

Old US 41

Veterans Memorial Parkway

Proposed 304 Apartments

US 41

Next High School Site

LAKE

Approved for 430 Multi-family, requesting 265 Single Family



Livingston Road

Seed To Table



Immokalee Road

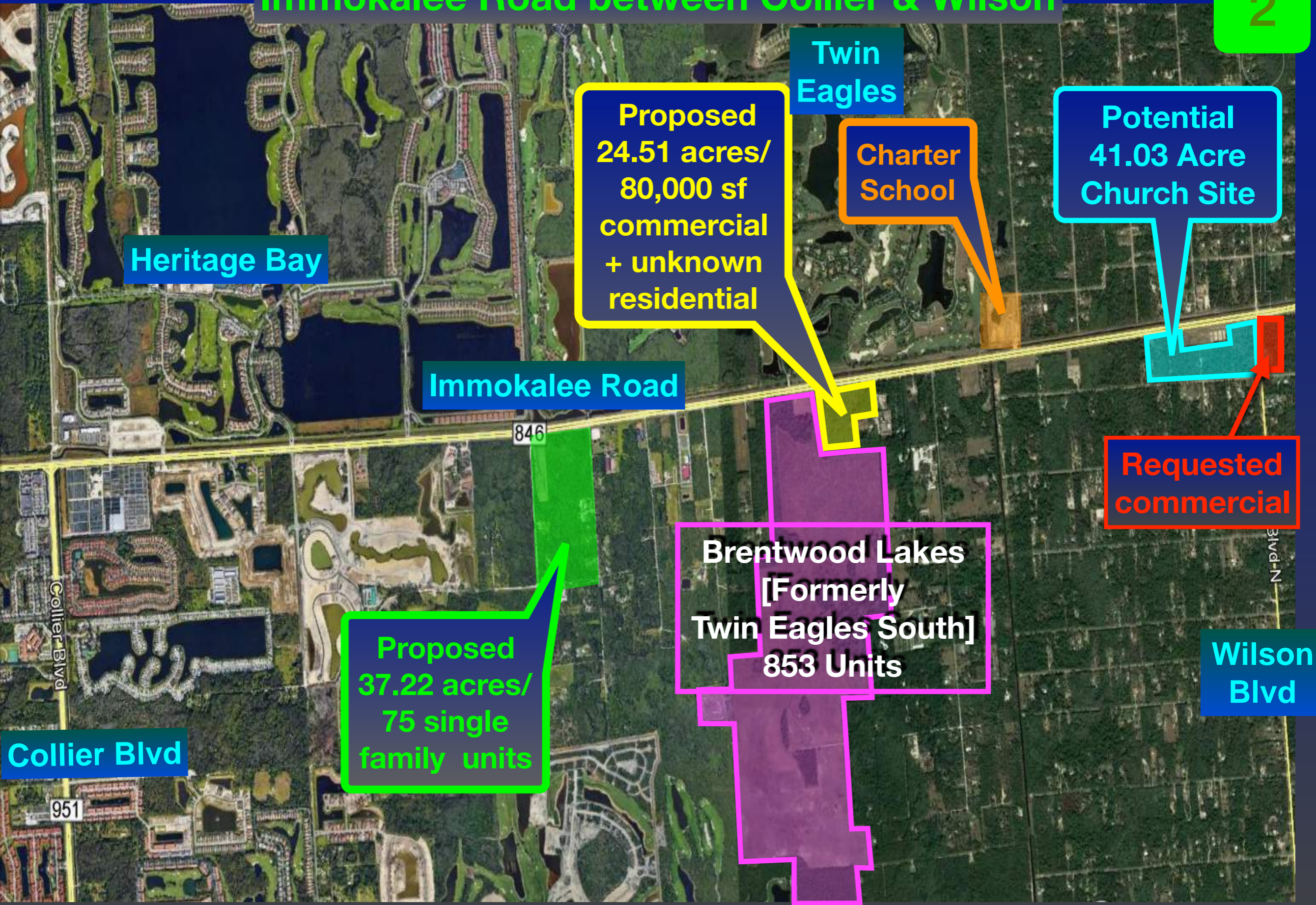


© 2018 Google

Google Earth

26°17'14.41" N 81°46'15.66" W elev 12 ft eye alt 19809 ft

Immokalee Road between Collier & Wilson



Heritage Bay

Twin Eagles

Proposed 24.51 acres/
80,000 sf commercial
+ unknown residential

Charter School

Potential 41.03 Acre Church Site

Immokalee Road

Requested commercial

Brentwood Lakes
[Formerly Twin Eagles South]
853 Units

Proposed 37.22 acres/
75 single family units

Collier Blvd

Wilson Blvd

846

951

304 Apartments



3

Davis Blvd



156 Single Family



Santa Barbara Blvd



County Barn Road



230 Multi-Family



© 2018 Google



Bayshore Drive

US 41

Aboretum Project
244 Units

Thomasson Drive

Cirrus Pointe - Sold
(108 units)



Springs at Hammock Cove: 340 units

64 Units
Shadow
Creek

Rattlesnake
Hammock Road



Inspira at Lely 304 units

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

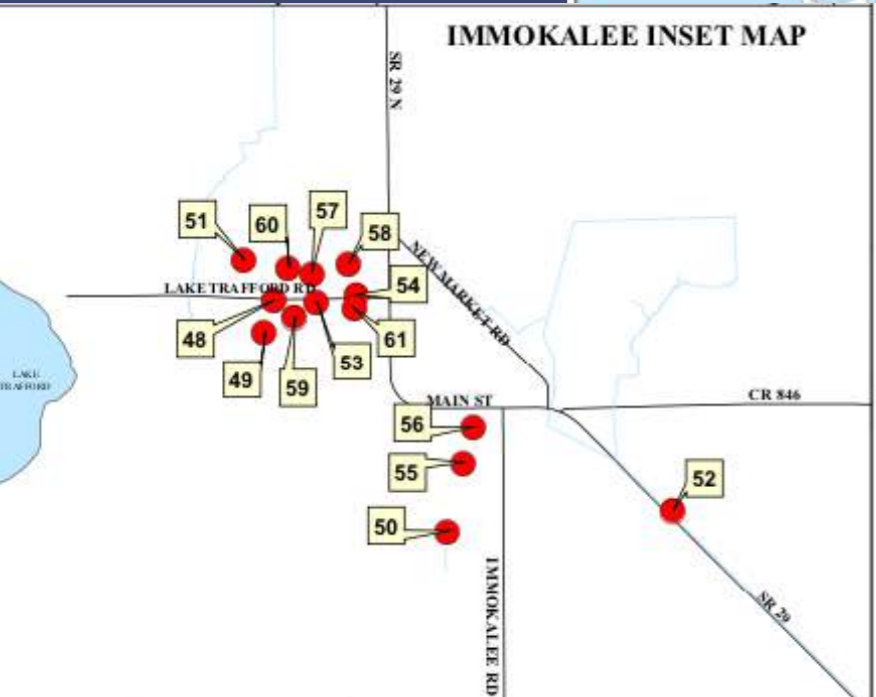
TOTAL 4,019

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 Winifred Row 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 - Mer Soleil	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	Orchid 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	1109 Hickock Ln	Immokalee	41
55	Immokalee Apts	601 W Delaware Ave	Immokalee	100
56	Oakhaven	1000 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 Cir	Immokalee	46
60	Timber Ridge of Immokalee	2711 Wilton Ct	Immokalee	
61	Willowbrook Place	1836 Ash Ln	Immokalee	

11,746

**APARTMENTS
Recent Submittals
&
Current Inventory**

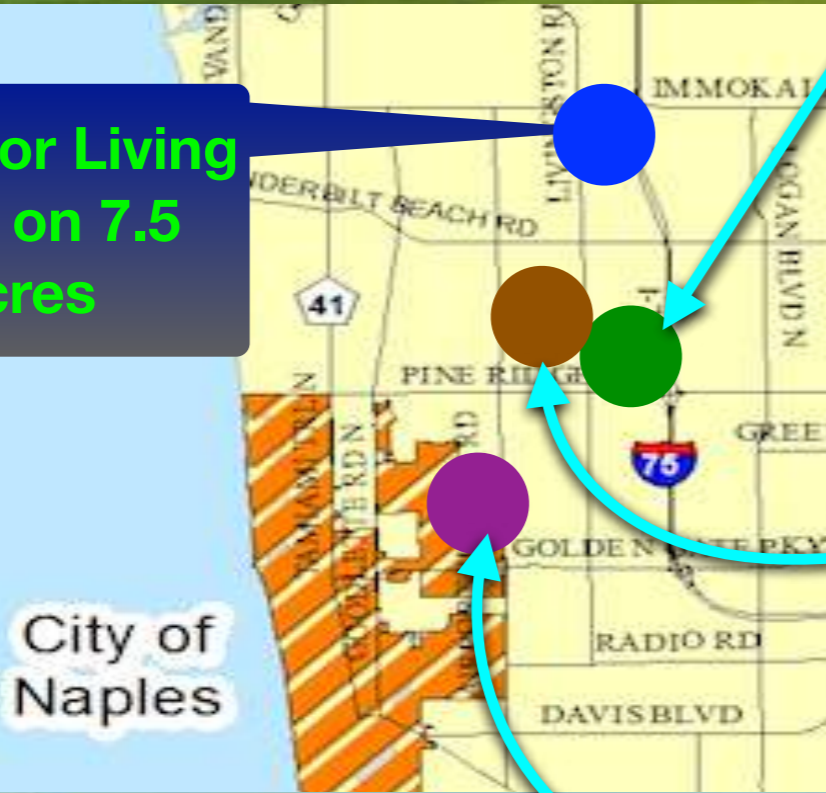


Senior Living Facilities

**Certus Senior Living
64 Units**



**76 Senior Living
Units on 7.5
Acres**



**Erickson Communities
Proposed 478 Units**



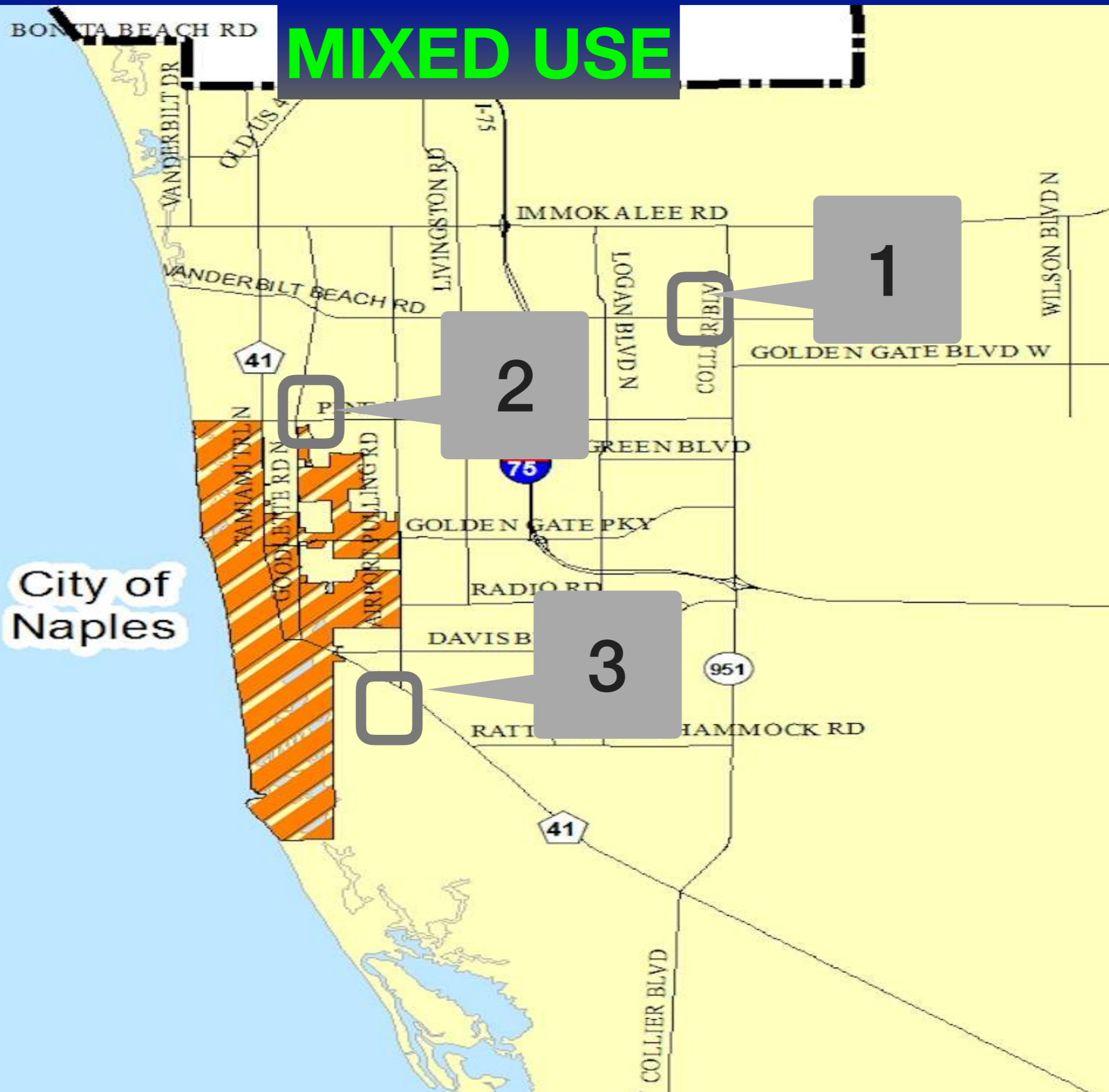
**Capital Center
54 Units**



GULF OF MEXICO

MIXED USE

City of Naples

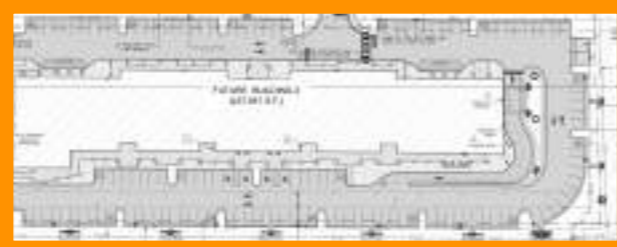


1

2

3

Residential = 52 Units - 3-story/45 feet high max



Collier Blvd.





ZONED: A
USE: WATER
MANAGEMENT,
RIGHT-OF-WAY
AND RESIDE

Goodlette-Frank Road

Area for 325
Dwelling Units

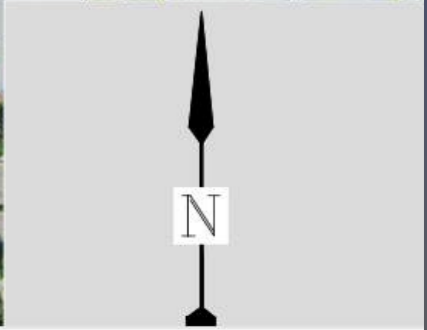
ZONED: A
USE: PINE RIDGE
MIDDLE SCHOOL

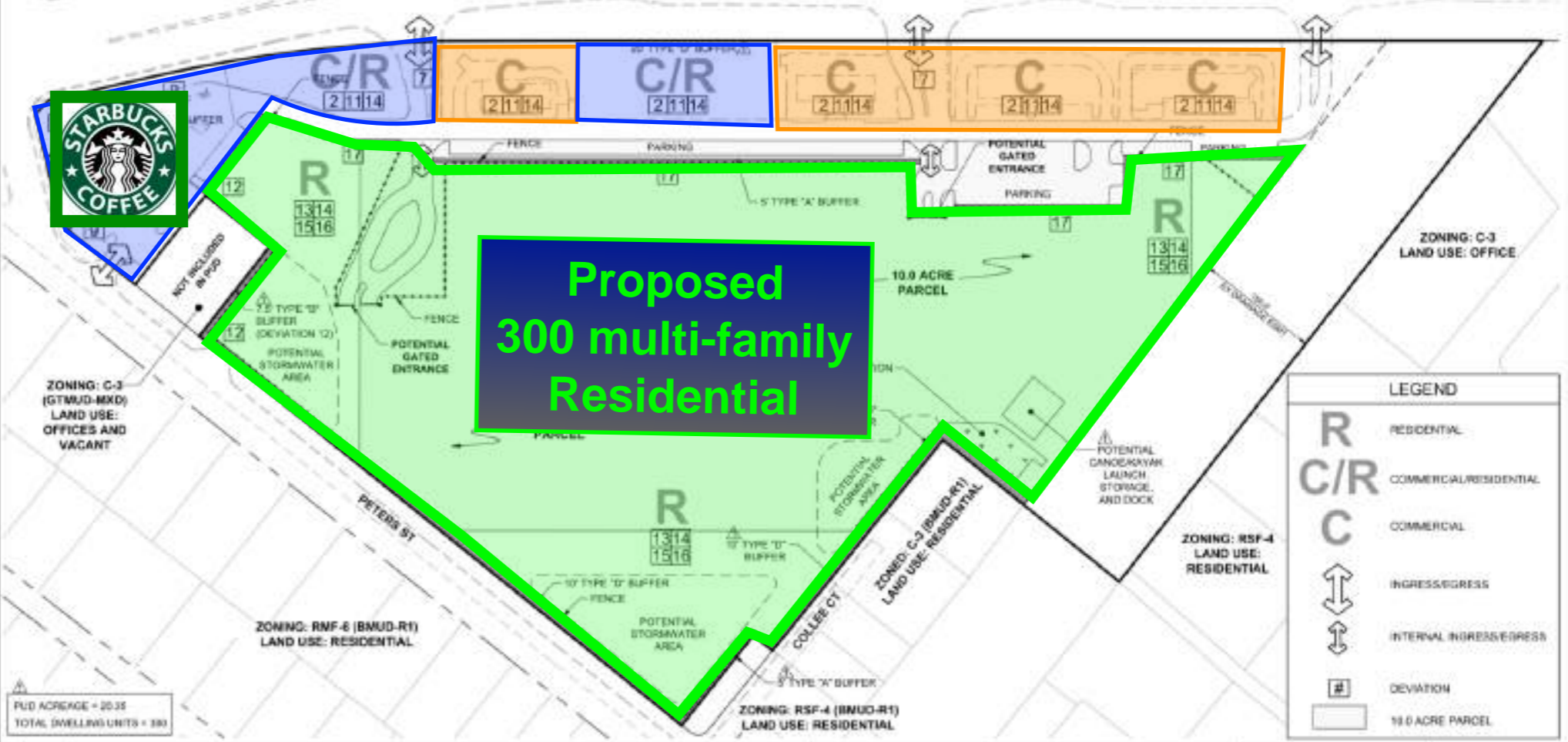
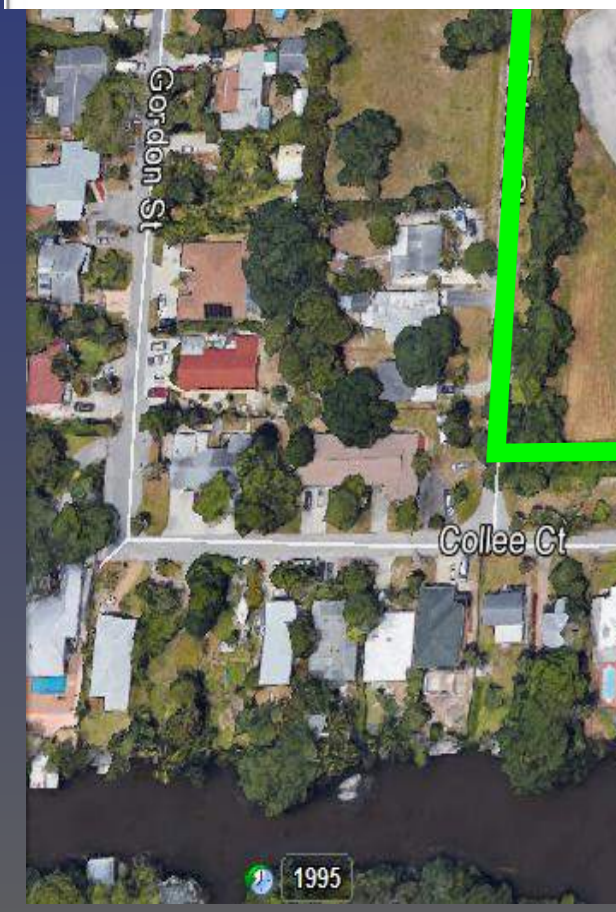
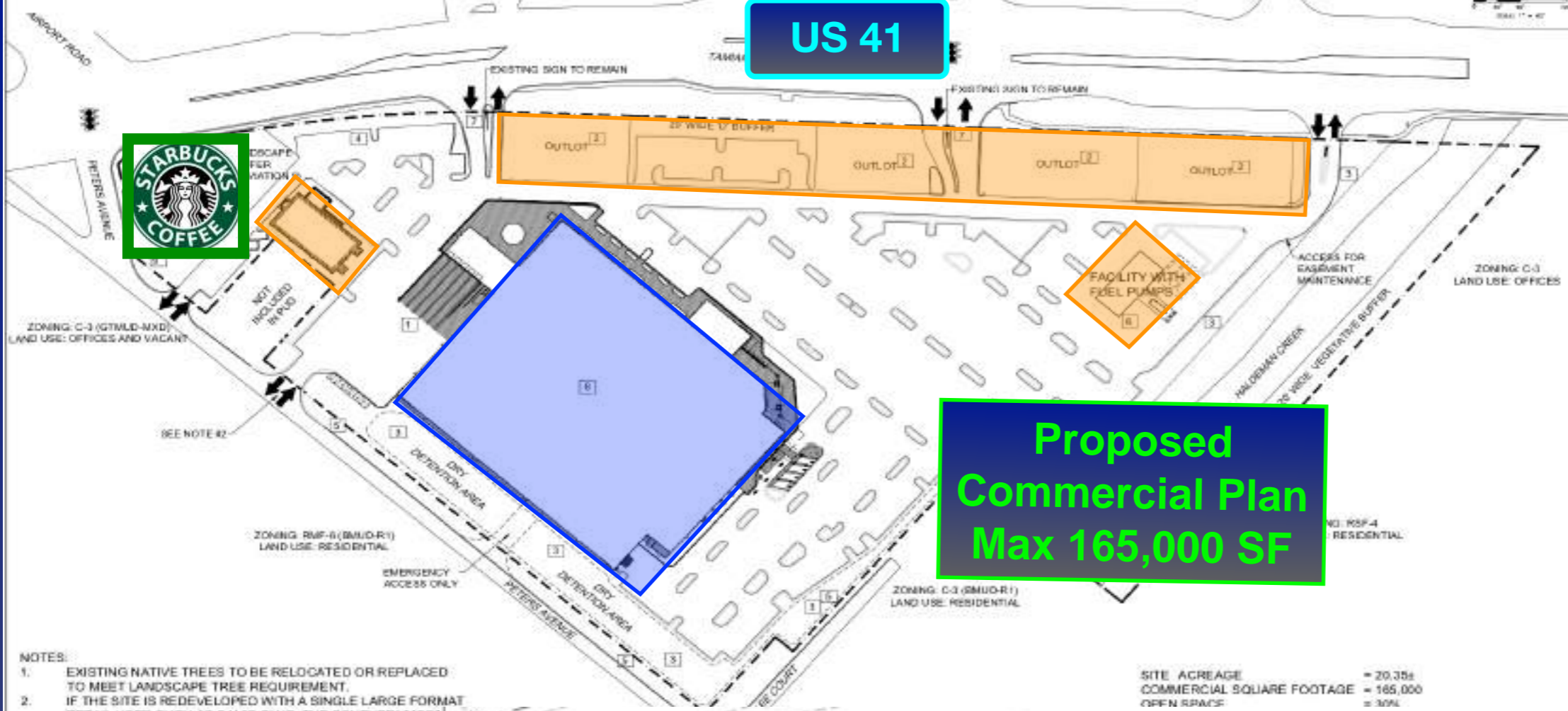
Magnolia Square Apartments

- Current allowed:
- 204,342 existing commercial
 - 70,658 additional allowed OR:
- Proposed additional:
- Add 325 dwellings units

ZONED: C-1
USE: FIRE STATION,
OFFICES AND
COMMERCIAL

Pine Ridge Road





Development Updates

Rural Area

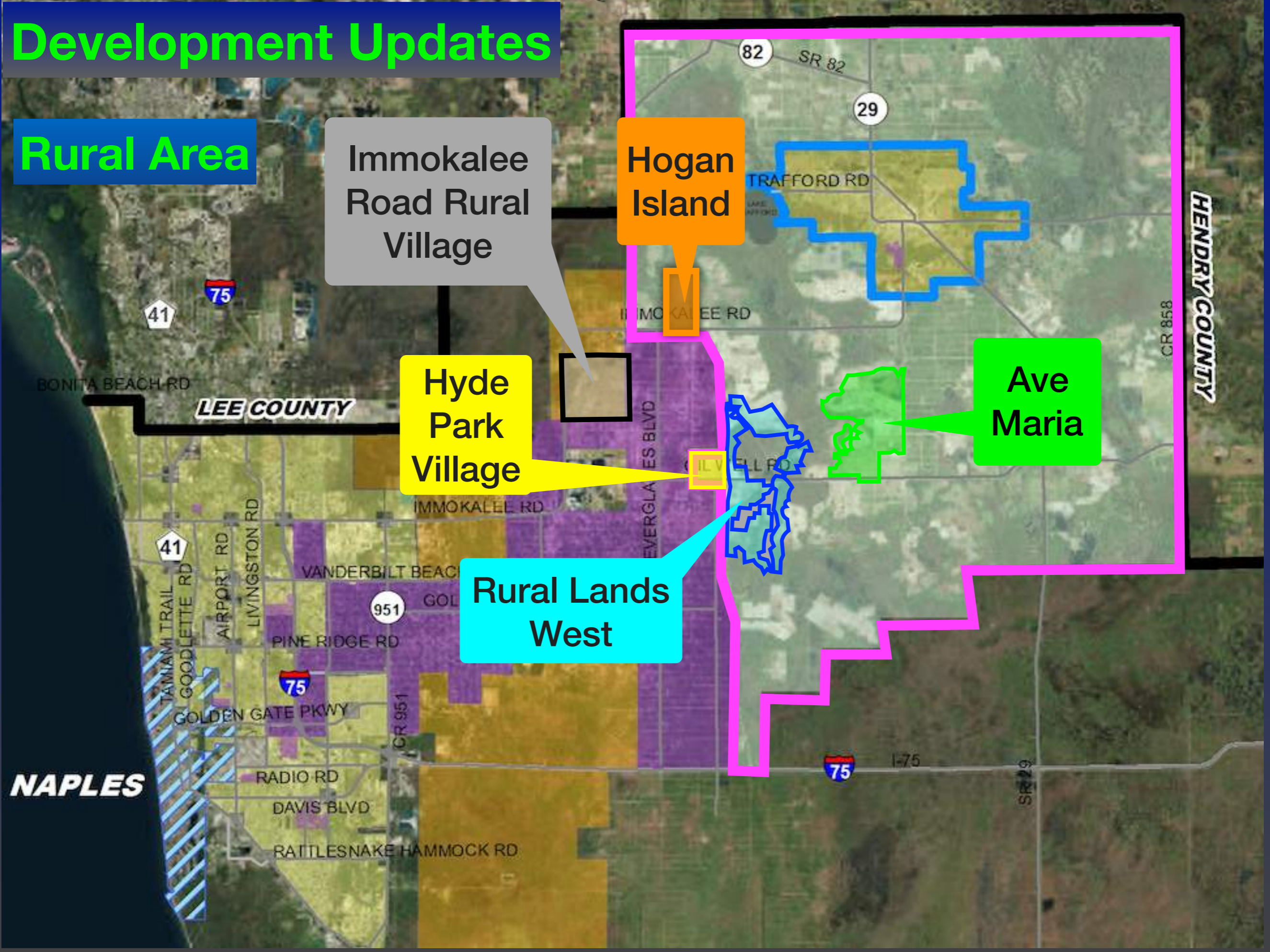
Immokalee Road Rural Village

Hogan Island

Hyde Park Village

Ave Maria

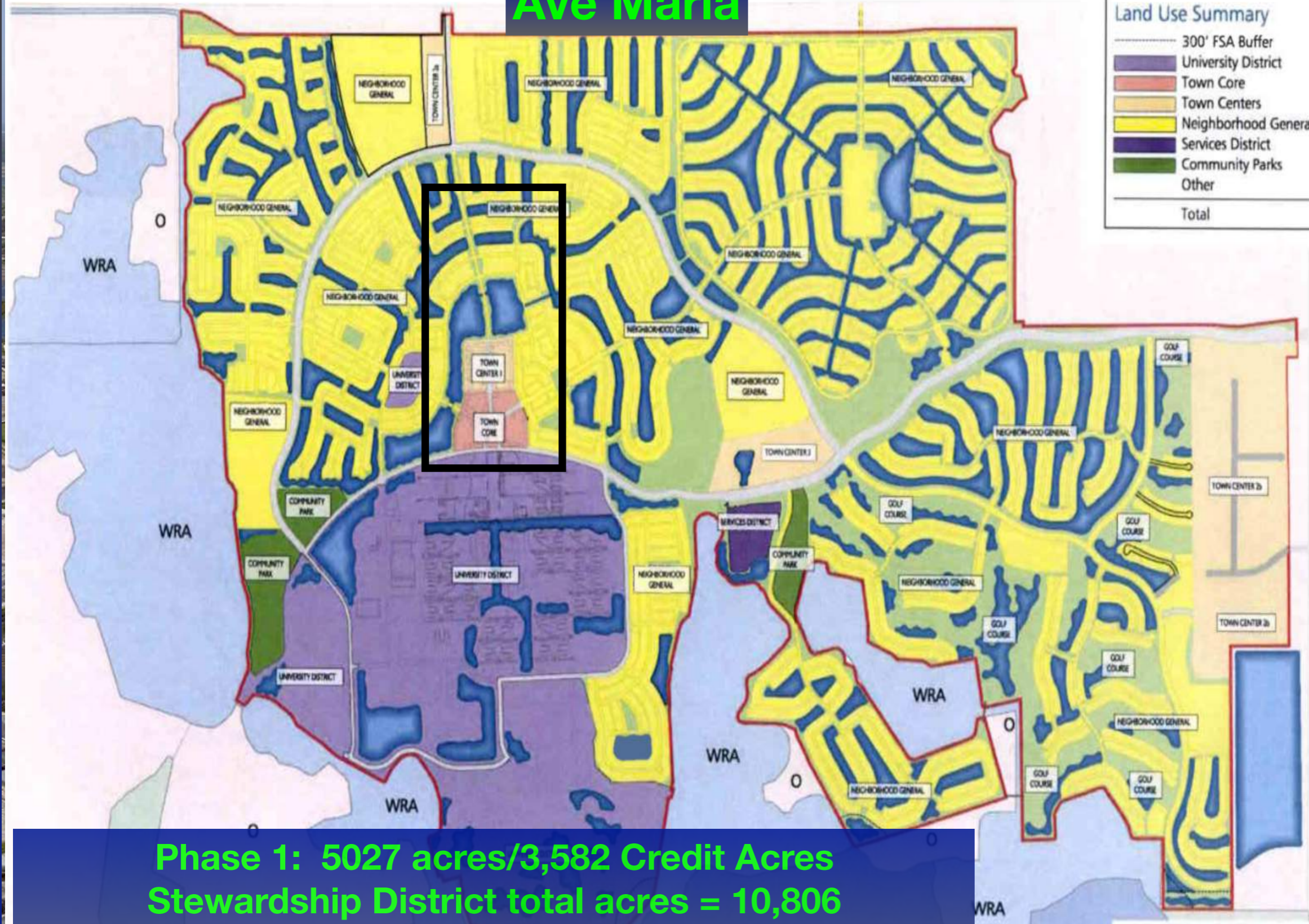
Rural Lands West



Ave Maria

1

300' FSA Buffer	956
University District	24 Acres
Town Core	278265 Acres
Town Centers	34823495 Acres
Neighborhood General	39 Acres
Services District	74 Acres
Community Parks	174 Acres
Other	
Total	5027 Acres



Phase 1: 5027 acres/3,582 Credit Acres
Stewardship District total acres = 10,806
11,000 Units

+ 2,000,000 s.f. +/- commercial + Ave Maria University

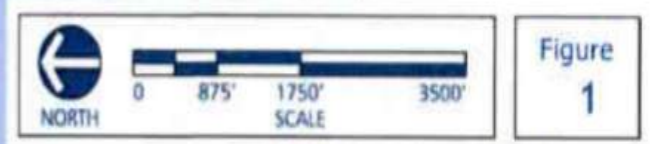


Figure 1
SRA Master Plan
(Revised September, 2014)

As-Built

1



Rural Lands West

Phase 1 - 2018

4,092 acres
10,000 Residential units
2,093,000 s.f. commercial.

2

RiverGrass Village SRA

Phase 1 - 2019

RIVERGRASS SRA LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
NEIGHBORHOOD GENERAL CATEGORY		
	NEIGHBORHOOD GENERAL INCLUSIVE	50.52
	Ac. GOLF COURSE	1.82
	ROAD R.O.W.	6.04
	GOLF CLUB SITE	17.36
	LAKES (Includes Aquia Range)	218.30
	LAKE M.E. & OPEN SPACE	53.20
	UTILITY EASEMENTS & PERIMETER BUFFERS	18.41
	NEIGHBORHOOD GENERAL CATEGORY TOTAL	979.75
VILLAGE CENTER CATEGORY		
	VILLAGE CENTER	20.14
	SRA BOUNDARY TOTAL	999.89

RIVERGRASS WRA LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
	LAKE TRACTS (Includes L.M.E.)	116.21
	WRA AREA TOTAL	116.21

NOTE: WRA LAND USE IS WITHIN SSA AND IS NOT INCLUDED IN THE SRA BOUNDARY

OPEN SPACE CALCULATIONS			
LAND USE	ACRES	OPEN SPACE PERCENTAGE	OPEN SPACE ACRES
LAKES	218.30	100.00%	218.30
LAKE MAINTENANCE EASEMENT (L.M.E.) & OPEN SPACE	53.20	100.00%	53.20
LANDSCAPE BUFFERS AND UTILITY EASEMENTS	18.41	100.00%	18.41
NEIGHBORHOOD GENERAL	426.97	30.00%	128.09
ROAD R.O.W.	109.45	15.00%	16.42
			17.36
			1.82
			6.04
			19.63

MINIMUM REQUIRED OPEN SPACE = 35%

Phase 1: 999.89 Acres
Considering 2500 units,
golf course & commercial



DETAIL (A) DETAIL (B)

Proposed Hyde Park Village SRA

655 acres/455 credit acres
 1800 units with 63,000 s.f. non-residential
 and 27 acres of commercial



LEGEND

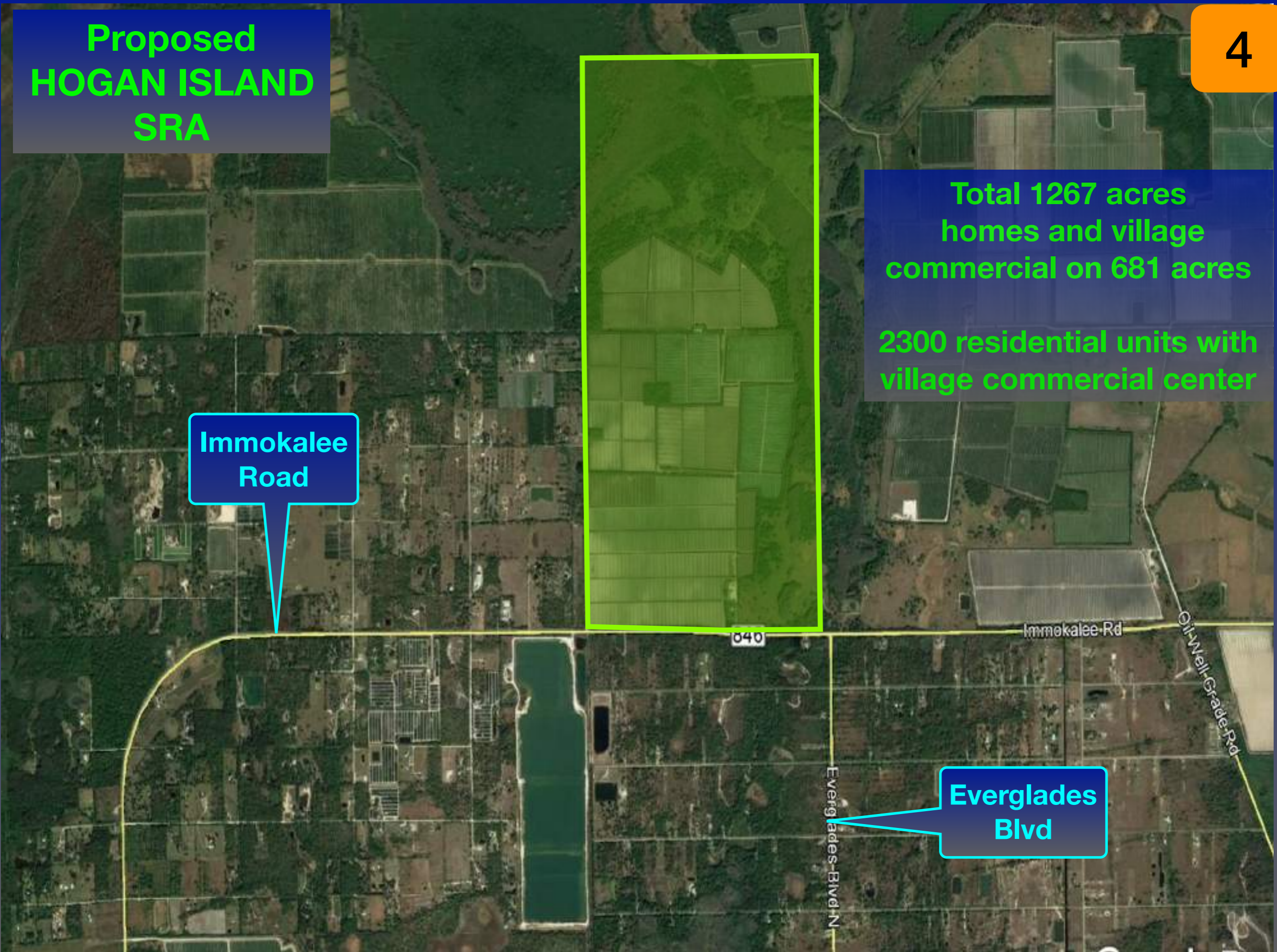
COLOR	LAND USE	ACRES
	LANDSCAPE / PERIMETER BUFFER	25.25
	LAKE MAINTENANCE EASEMENT / OPEN SPACE	48.76
	LAKES / WATER MANAGEMENT	221.77
	NEIGHBORHOOD EDGE	202.29
	NEIGHBORHOOD GENERAL	42.80
	VILLAGE AMENITY & WELLNESS CENTER	10.15
	PRESERVE + 25' UPLAND BUFFER	2.21
	ROW RESERVATION	12.21
	50' ROW	61.86
	60' ROW	
	80' ROW	
	MAIN ENTRY ROAD ROW	
	POTENTIAL FUTURE RESIDENT ONLY ACCESS	0.32
	* VILLAGE CENTER - MIXED USE	27.17
PROJECT BOUNDARY TOTAL =		654.79

**Proposed
HOGAN ISLAND
SRA**

**Total 1267 acres
homes and village
commercial on 681 acres
2300 residential units with
village commercial center**

**Immokalee
Road**

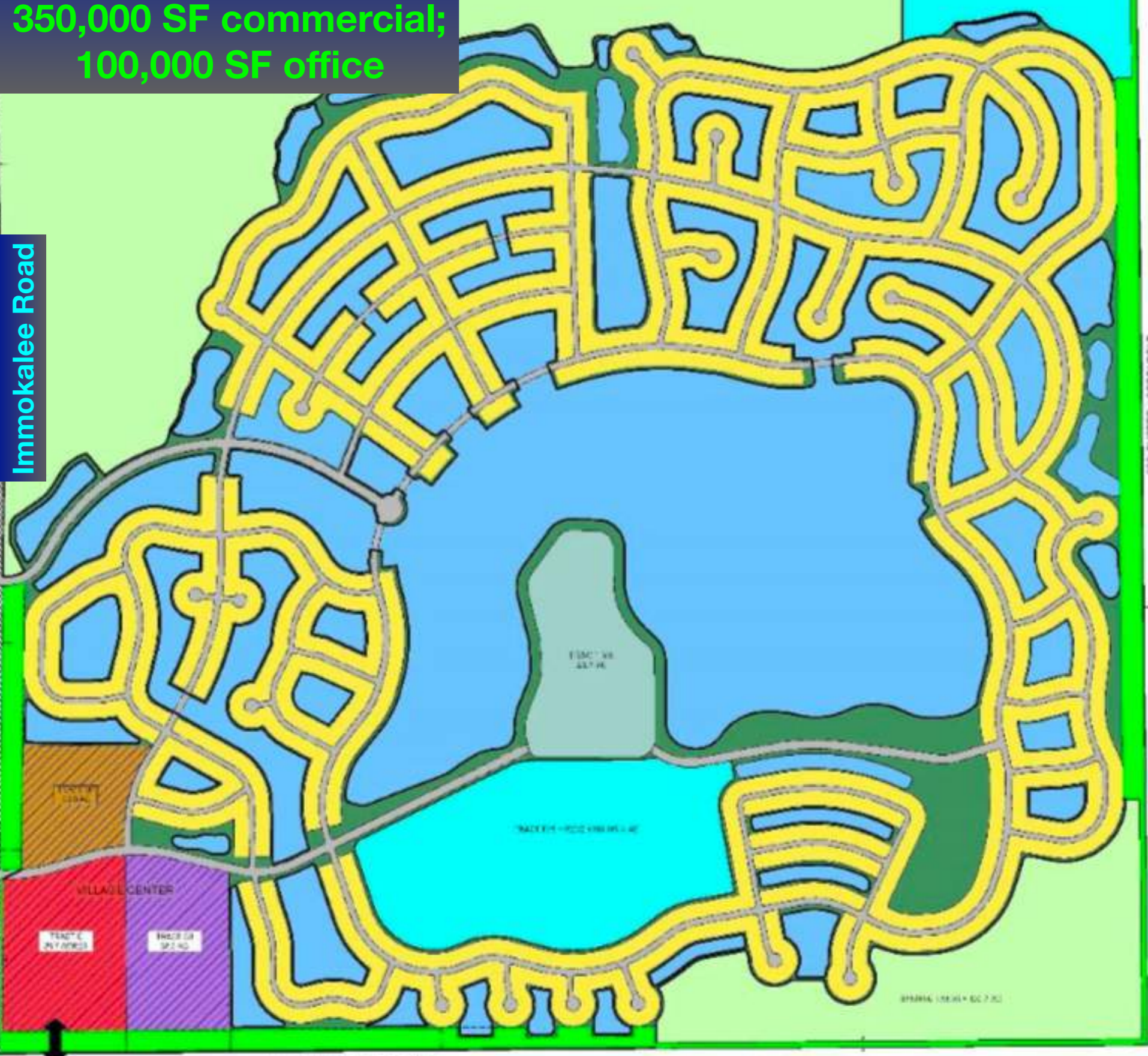
**Everglades
Blvd**



Immokalee Road Rural Village

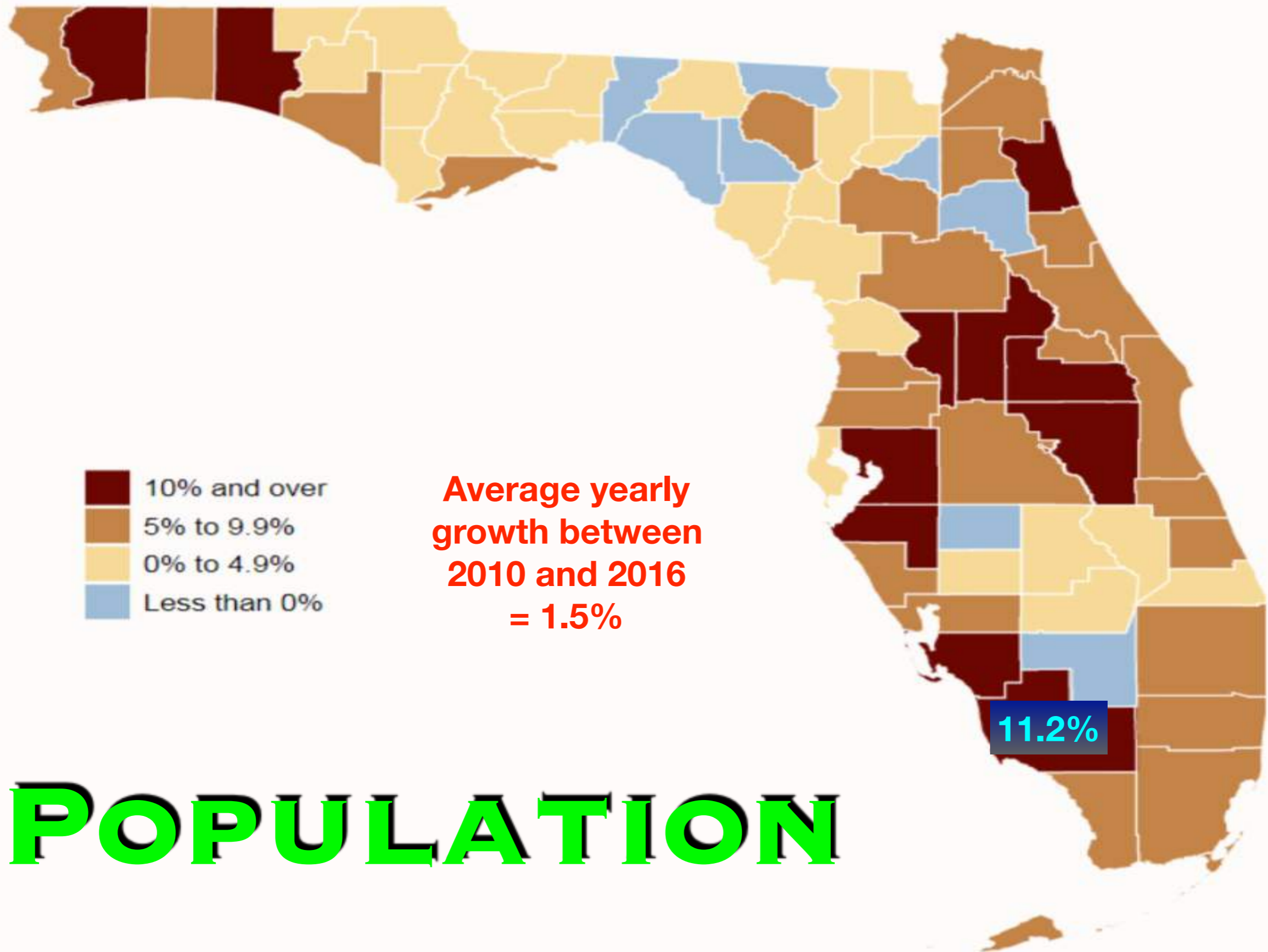
**2,548 Total Acres
Potential 4000 units;
350,000 SF commercial;
100,000 SF office**

Immokalee Road



COLOR	LAND USE	ACRES
	TRACT G/B : GREENBELT / BUFFER	77.0
	LAKE MAINTENANCE EASEMENT / OPEN SPACE / LINEAR PARKS	201.3
	LAKES / WATER MANAGEMENT	664.4
	TRACT R: SINGLE - FAMILY, TOWN HOMES & MULTI FAMILY	559.9
	SENDING LANDS	578.9
	TRACT P/R : PRESERVE / RESTORATION	174.4
	ROW RESERVATION	24.0
	ROW	157.0
	VILLAGE CENTER	95.9
	TRACT C : COMMERCIAL (38.7 AC)	
	TRACT CI : CIVIC / INSTITUTIONAL (33.7 AC)	
	TRACT MF : MULTI - FAMILY (23.5 AC)	
	TRACT VA : VILLAGE AMENITY / WELLNESS CENTER	43.7
PROJECT BOUNDARY TOTAL =		2576.5

Percent Population Change from 2010 to 2016



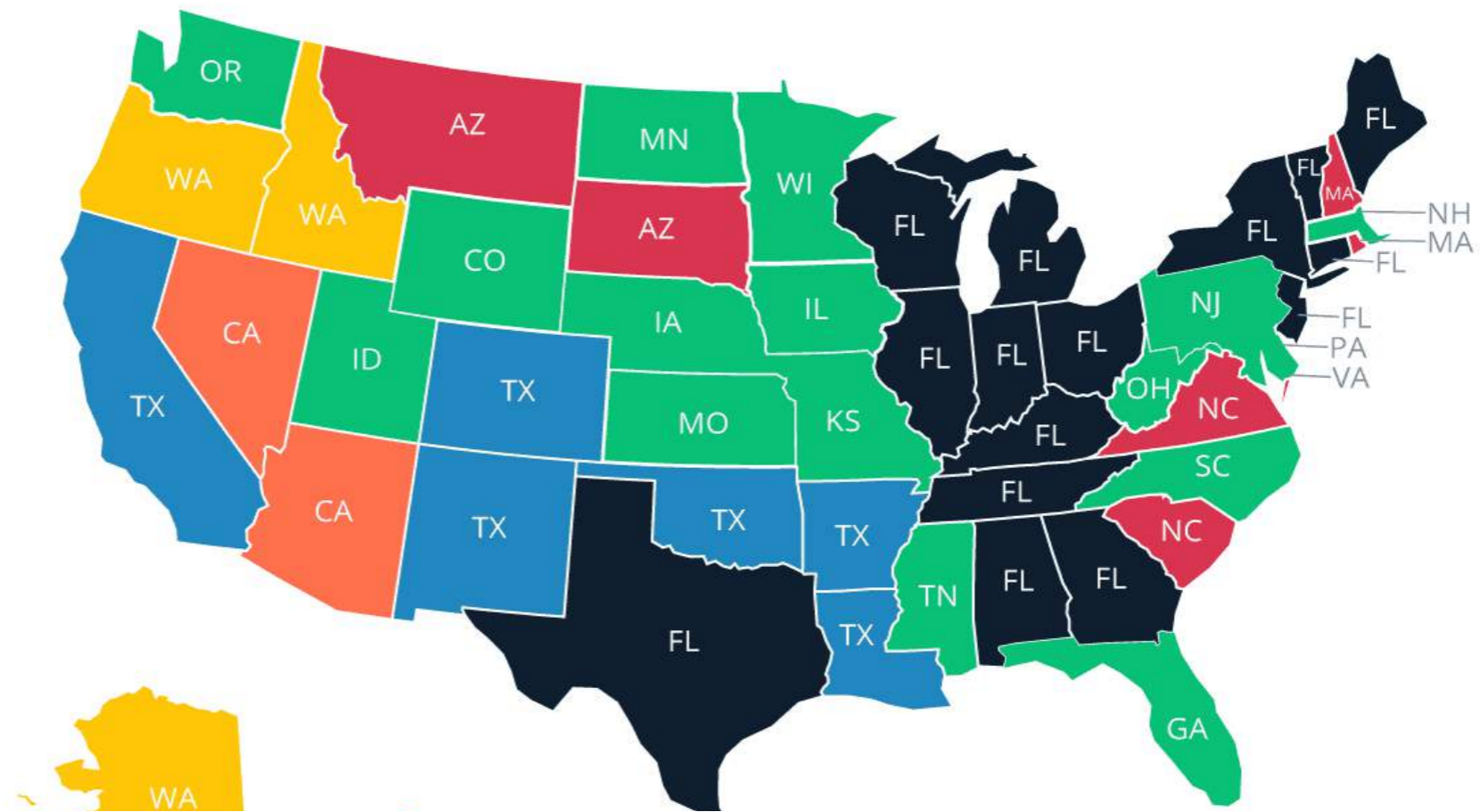
POPULATION

LendingTree Analyzes State Migrations

Where Residents Are Looking to Move in Each State

Top 5 destination states

#1 - Florida
#2 - Texas
#3 - California
#4 - Washington
#5 - AZ, MA, NC



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.

1. Naples, Florida

Personal income growth, 2012 to 2017: 22.8%

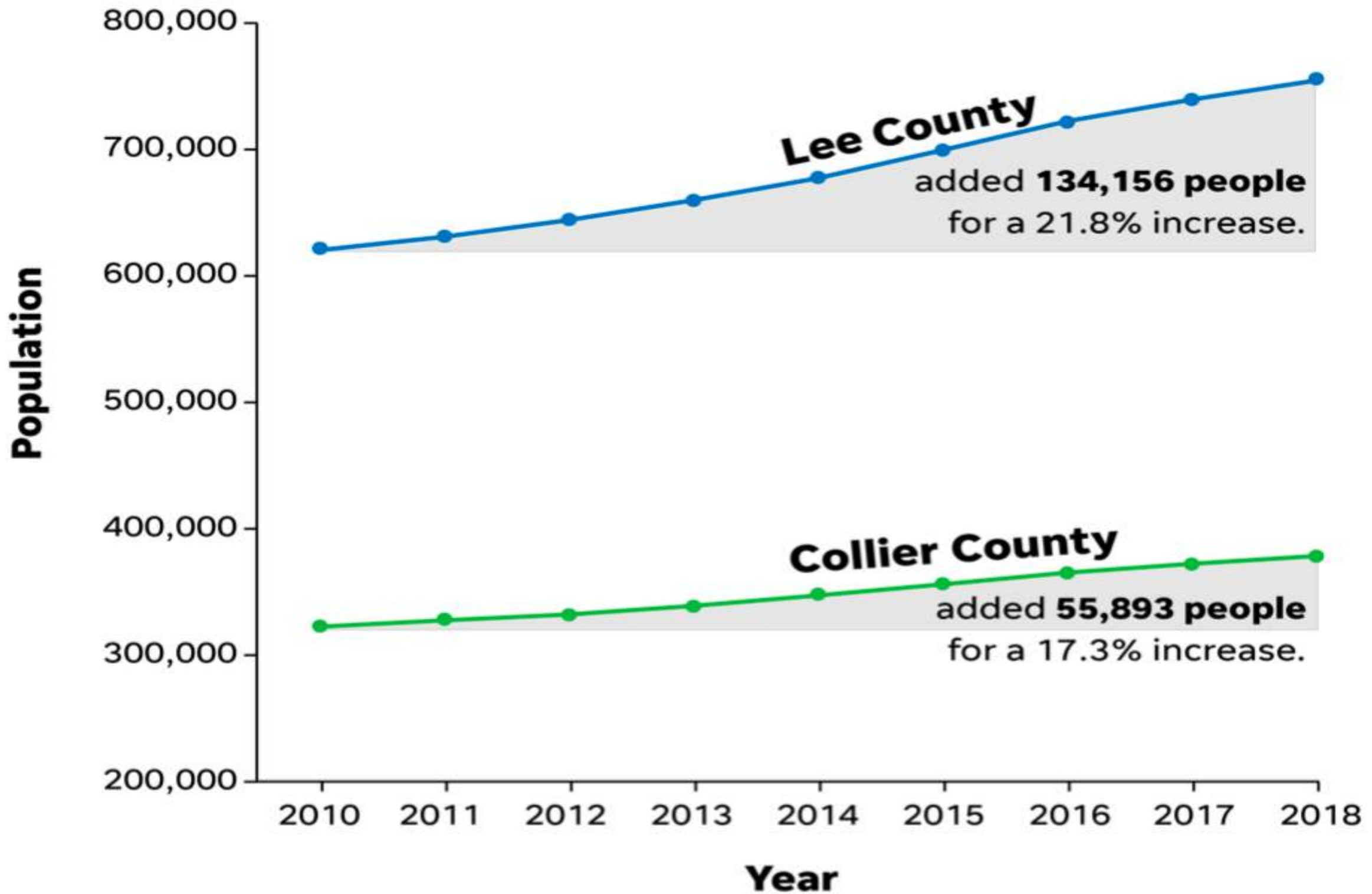
Population growth, 2012 to 2017: 6.8%

GDP increase, 2012 to 2017: 34%

[GOBankingRates reports](#)

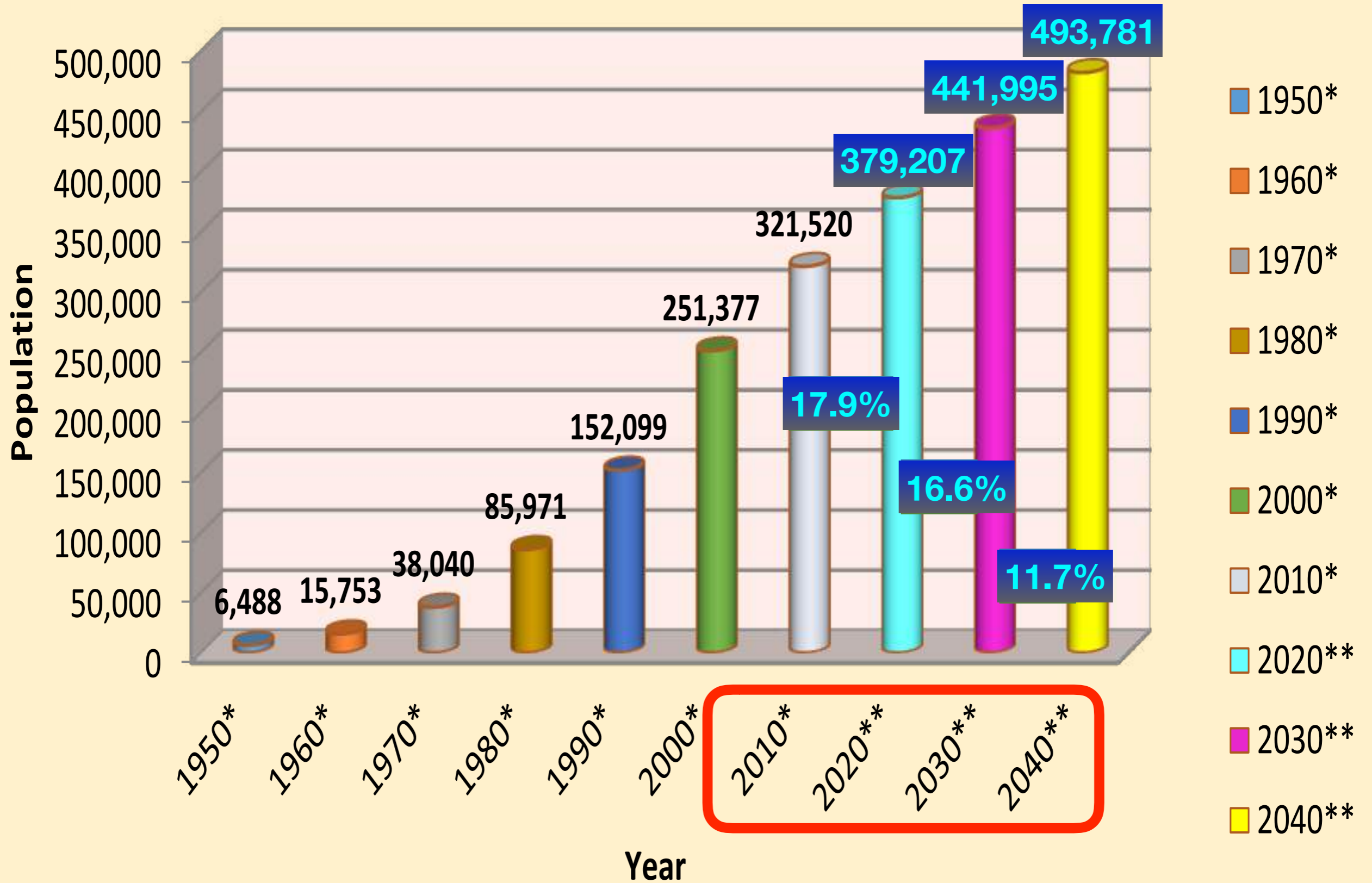
**NAPLES NAMED
BIGGEST
BOOMTOWN IN
U.S.**

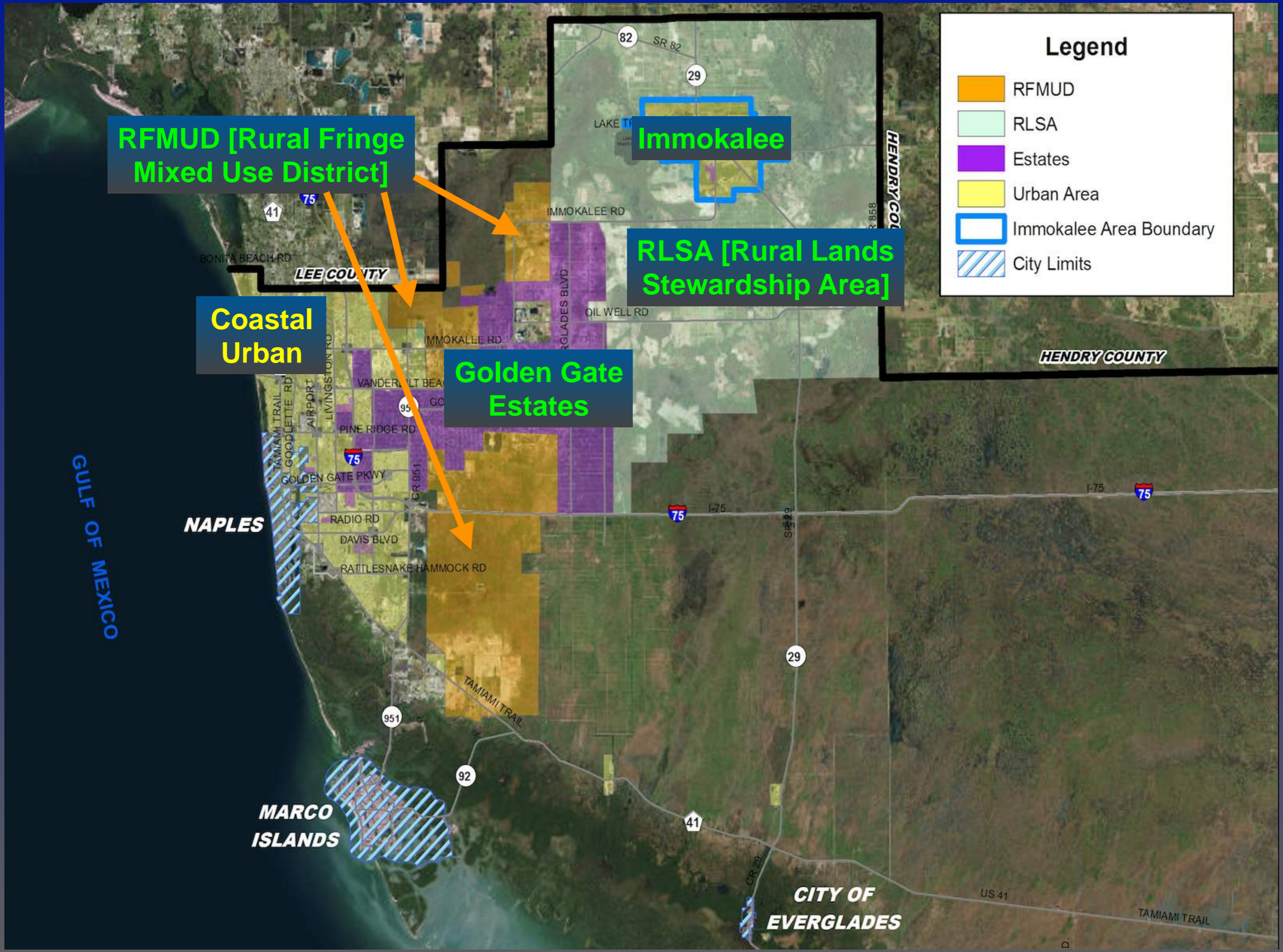
Between 2010 and 2018...



Source: U.S. Census Bureau

Collier County Population, 1950-2040 (Chart)





RFMUD [Rural Fringe Mixed Use District]

Immokalee

RLSA [Rural Lands Stewardship Area]

Coastal Urban

Golden Gate Estates

Legend

- RFMUD
- RLSA
- Estates
- Urban Area
- Immokalee Area Boundary
- City Limits

GULF OF MEXICO

NAPLES

MARCO ISLANDS

CITY OF EVERGLADES

HENDRY COUNTY

LEE COUNTY

HENDRY COUNTY

BONITA BEACH RD
IMMOKALEE RD

LAKE TR

IMMOKALEE RD

IMMOKALEE RD

OIL WELL RD

IMMOKALEE RD

VANDERBILT BEA

PINE RIDGE RD

GOLDEN GATE PKWY

RADIO RD

DAVIS BLVD

RATTLESNAKE HAMMOCK RD

TAMIAMI TRAIL

75

75

I-75

I-75

75

82

29

41

75

951

951

92

41

29

US 41

TAMIAMI TRAIL

CR 29

SR 29

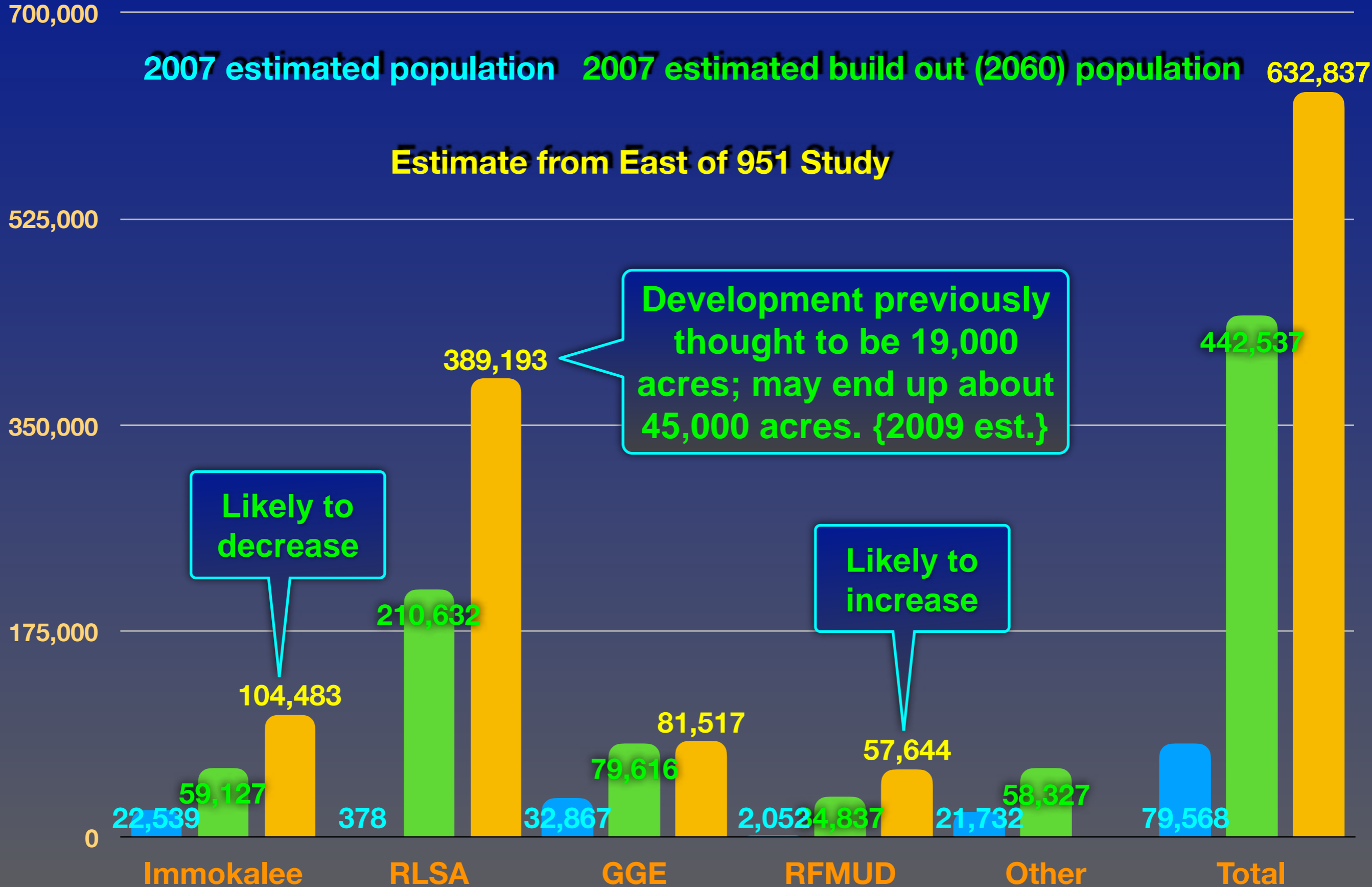
R 858

SR 82

POPULATION ESTIMATES EAST OF 951

2007 estimated population 2007 estimated build out (2060) population 632,837

Estimate from East of 951 Study



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

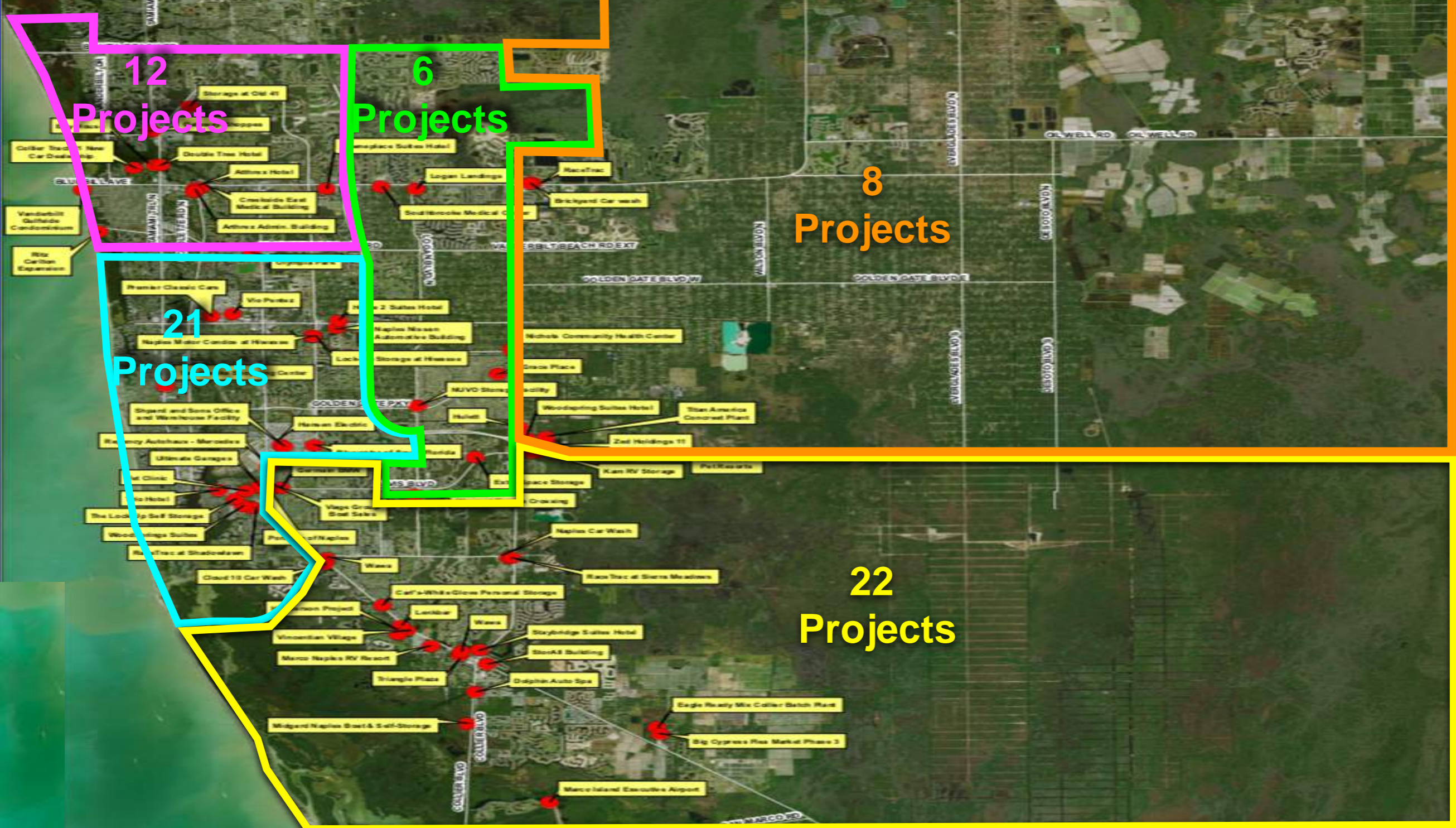
Commercial Projects

2018 = 69

2017 = 119

2016 = 76

2015 = 74



12
Projects

6
Projects

8
Projects

21
Projects

22
Projects

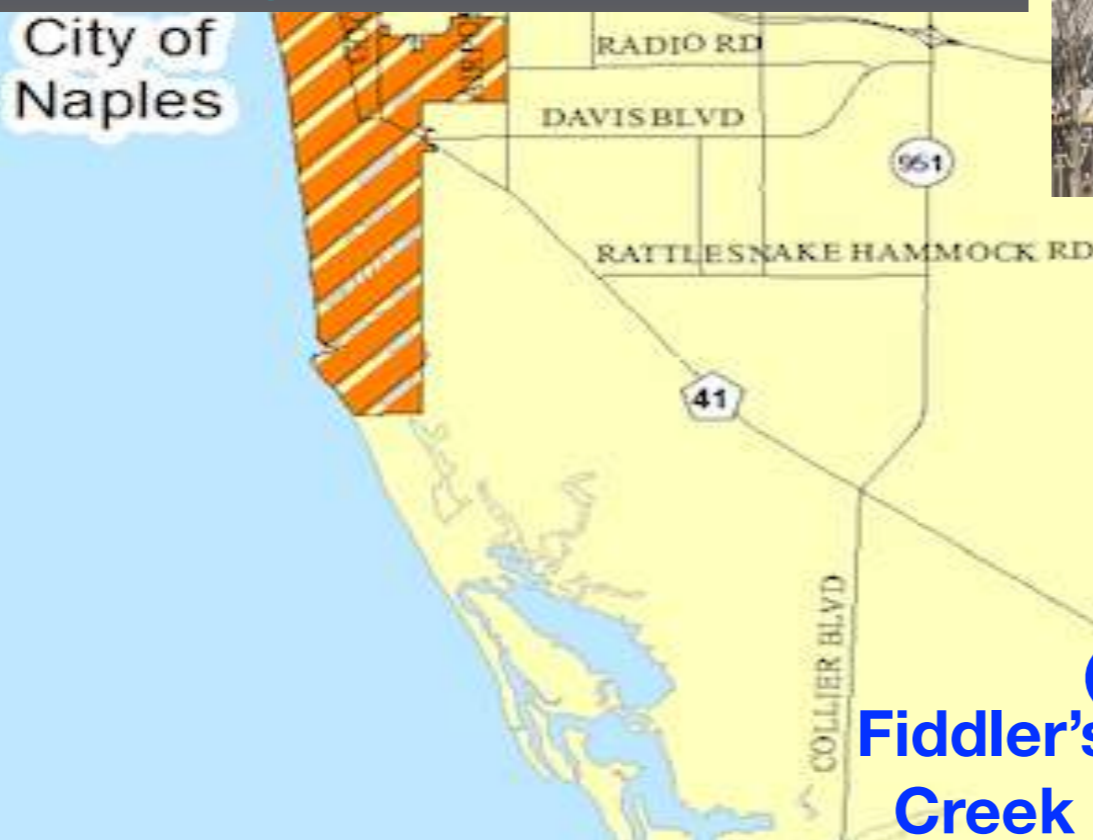
Grocery Stores



Grocery Stores



- Complete renovation of 60,000 s.f. grocery store
- Will employ about 400
- Multiple interior restaurants with seating for 300
- Organic cafe

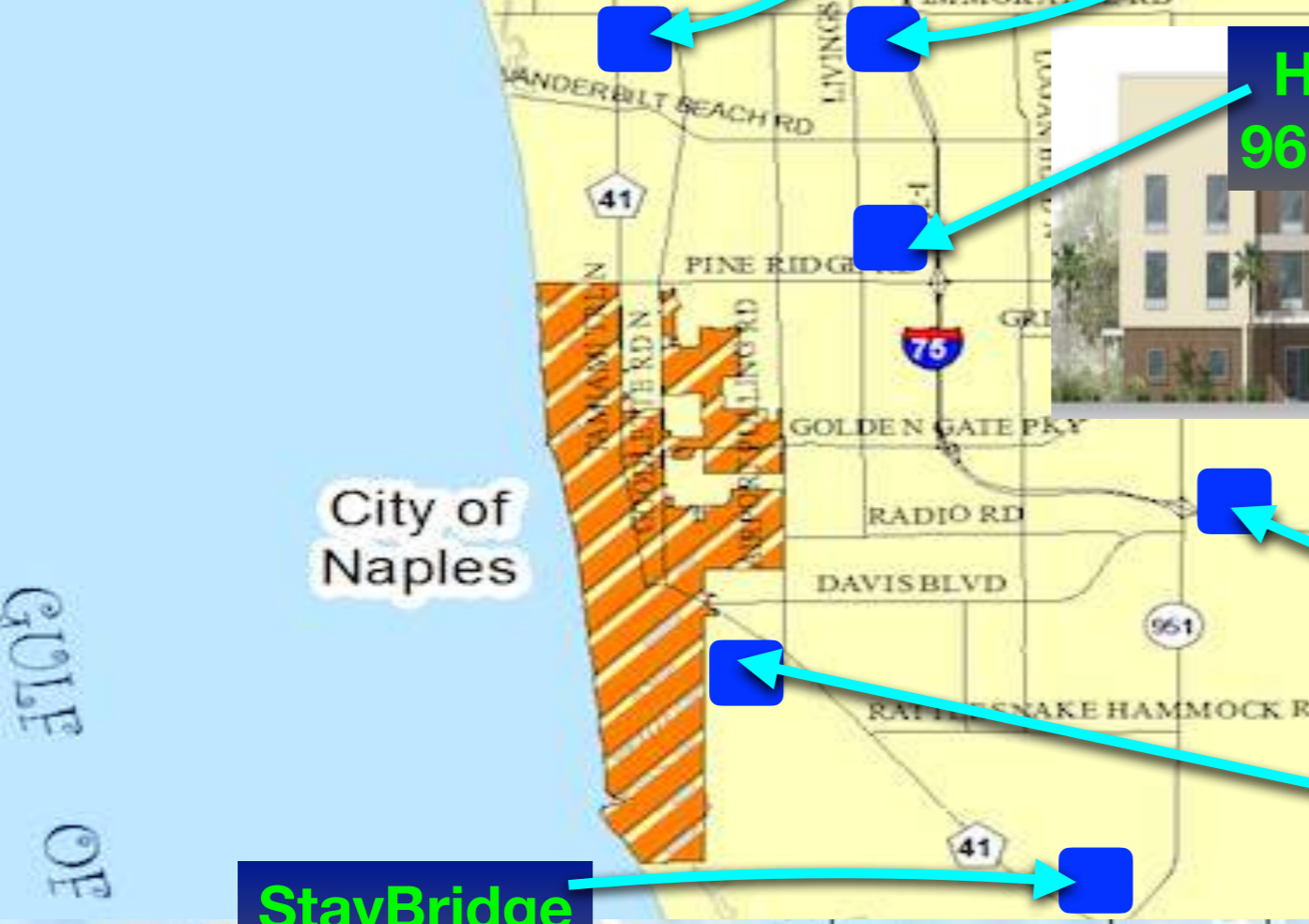


Fiddler's
Creek

Hotels

**Arthrex
169 Rooms**

**Towne Place
131 Rooms**



**Home 2
96 Rooms**



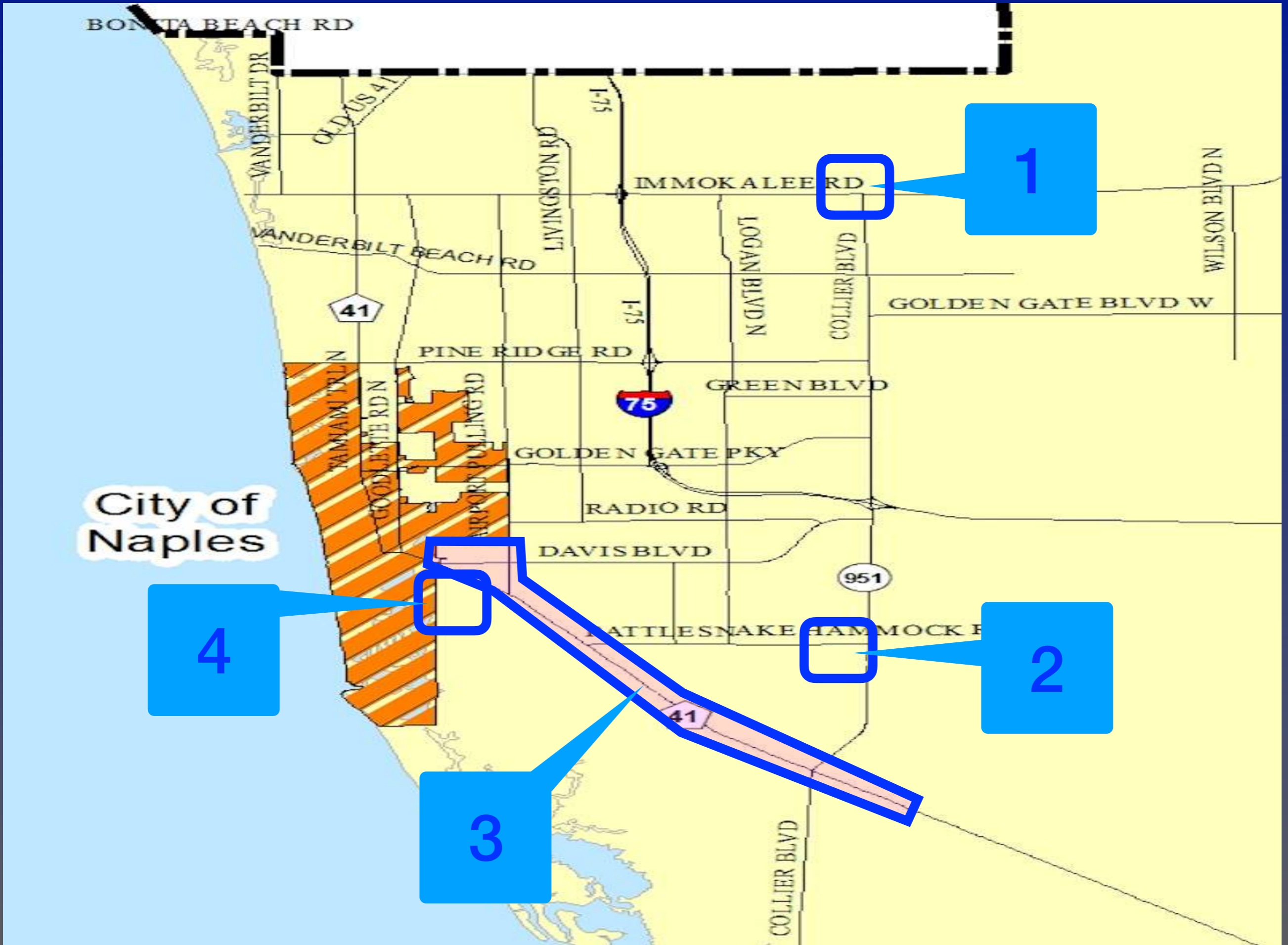
**Whitelake
Woodsprings
124 Rooms**



**East Tamiami
Woodsprings
123 Rooms**

**StayBridge
103 Rooms**





1



2



3

4



City of Naples



120 Town-homes

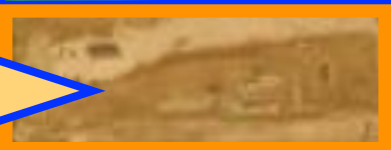


130 Assisted Living

+54 units



240 units

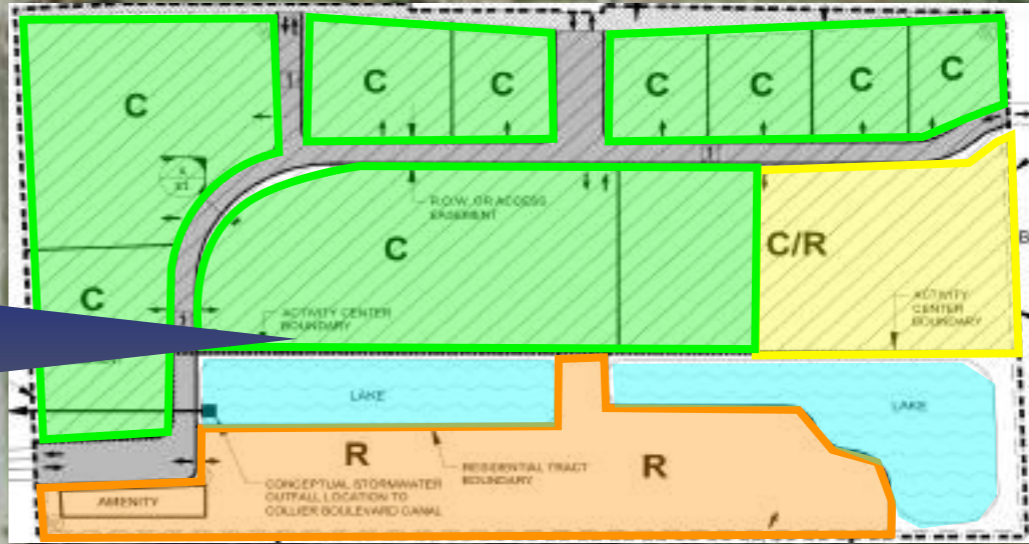


Immokalee Road

Collier Blvd



Heritage Bay



Proposed Commercial: 270,000 SF & 400 Residential units

Rattlesnake Hammock Road



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

Grand
Lely
Drive

Physician's
Regional
Hospital



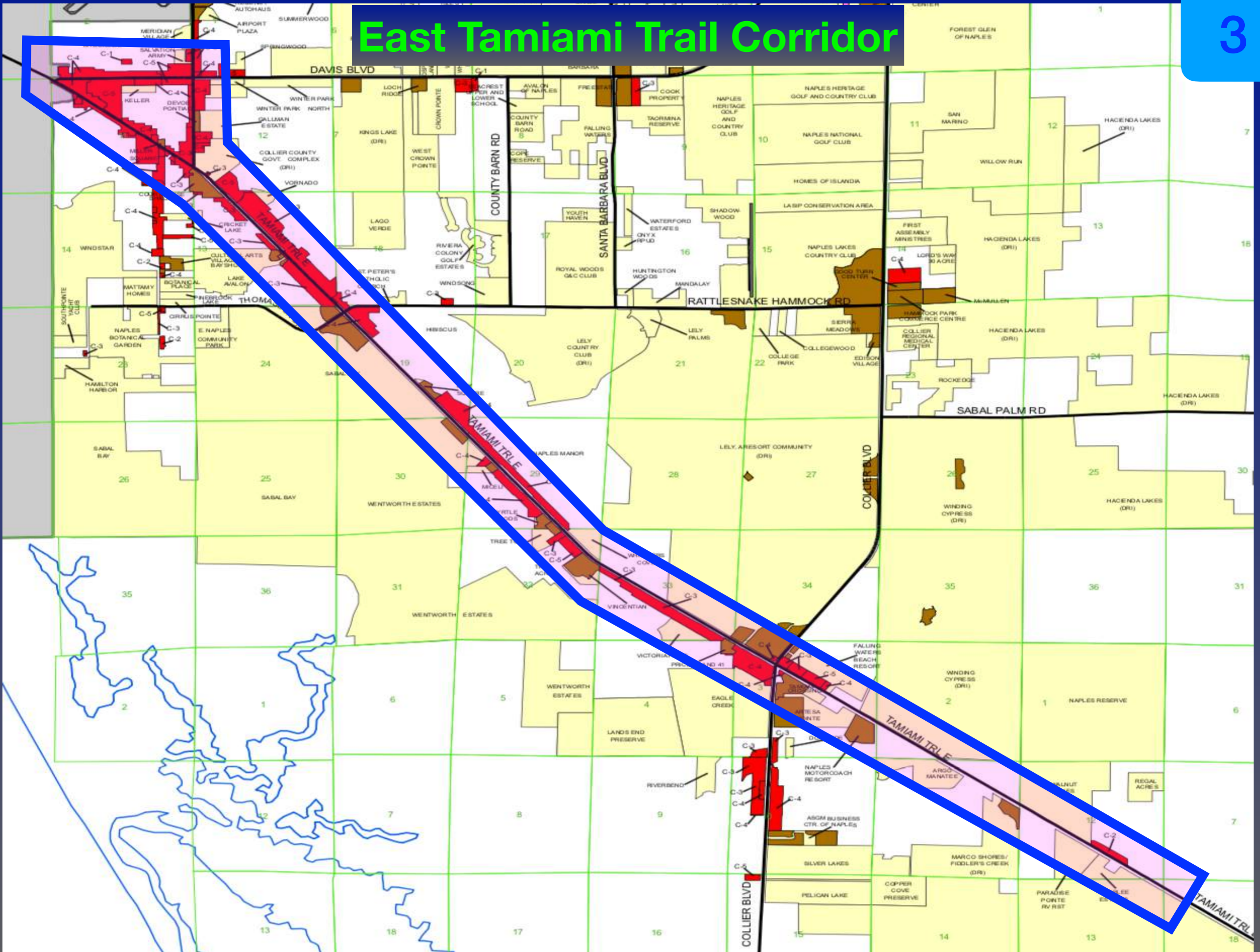
Collier
Blvd (951)

Google Earth

© 2018 Google

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

East Tamiami Trail Corridor



US 41 Sandpiper Blvd to Collier Blvd

96,500 sf
3-story
self-storage



Proposed: 119 units



44 units



Argo Manatee:
191 residential

Collier Blvd

Manatee Road

US 41



Enbrook PUD
Requesting 526
mixed
residential

60-Acres possibly
for Single Family /
Apartment mix

60,000 sf of
business and
retail

Proposed
Grocery
Store

US 41 Collier Blvd to Floridian Ave

3E-W



64-unit Assisted Living Facility



100,000 SF 3-story self storage



200 Multi-family



6,500 SF restaurant/retail

US 41

Collier Blvd



16,000 SF Commercial



41°19.99' N 81°42'49.38' W elev 24 ft eye alt 20276 ft

91,000 sf self-storage



US 41 Ra



3West



123 rooms



40,000 sf/ 200 students



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

Sabal Bay Resort Condo-Hotel @ 144 units

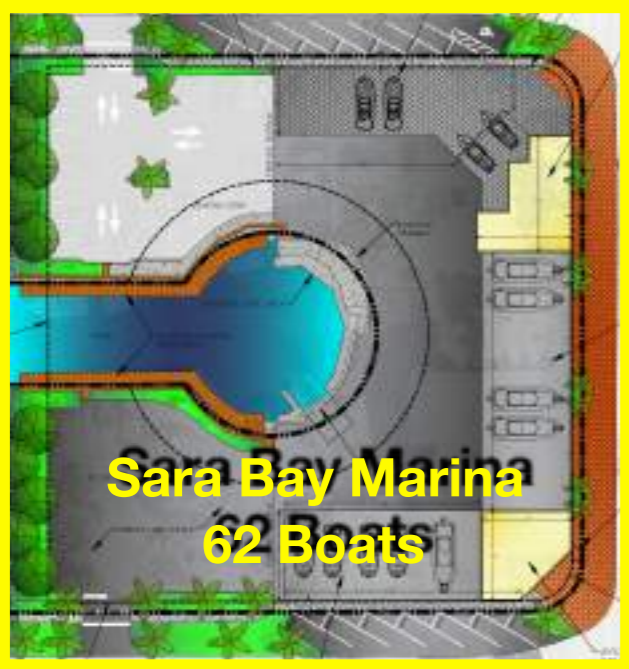


© 2018 Google

Imagery Date: 2/3/2017 26°07'17.55" N 81°45'17.26" W elev 14 ft eye alt 20276 ft

US 41 & Airport

US 41

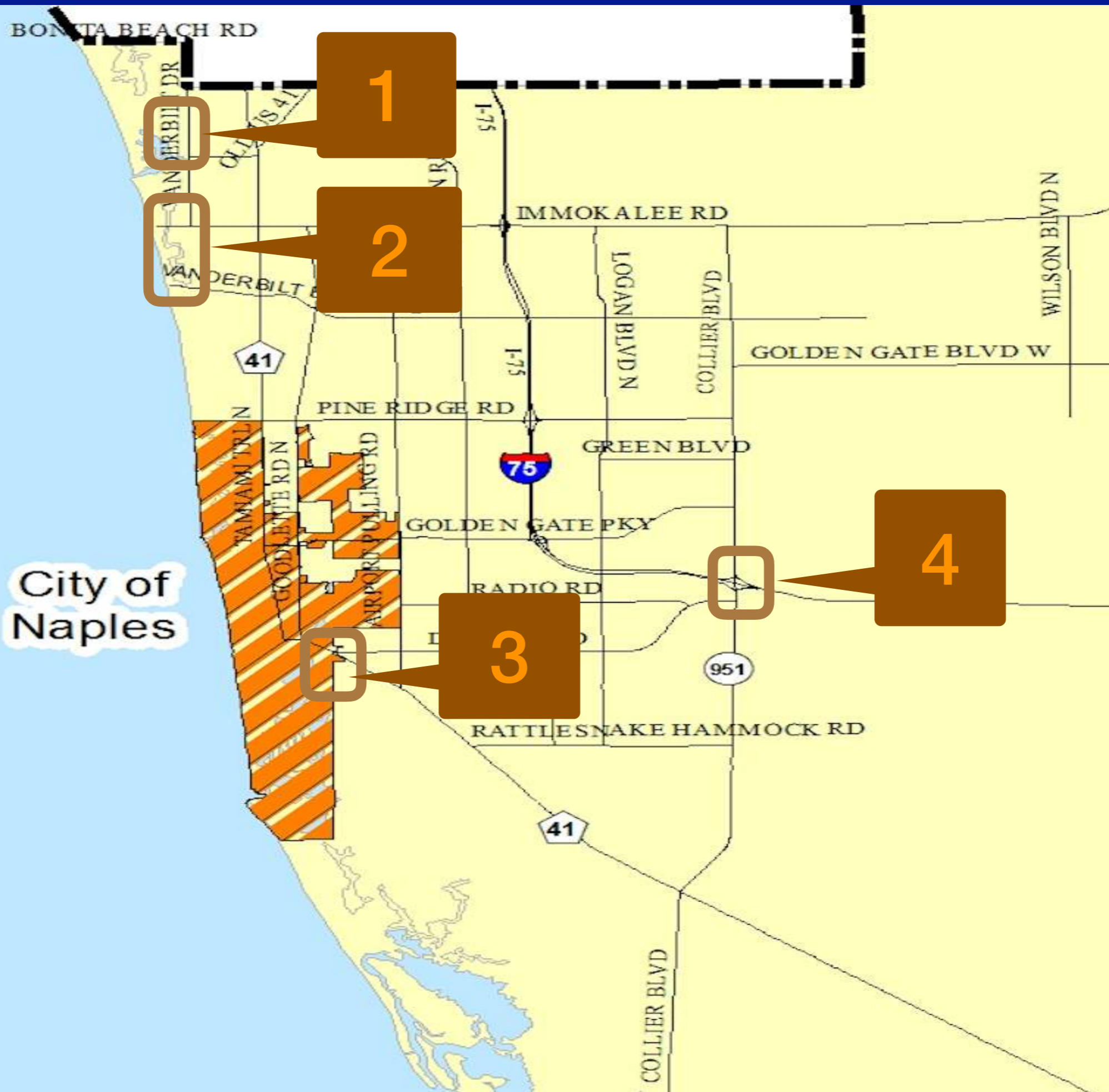


Bayshore Drive



An aerial photograph of a city, likely Toronto, showing a dense urban area with a river winding through it. In the foreground, a new high-rise residential development is visible, surrounded by greenery and a baseball field. The city skyline is visible in the background under a clear blue sky.

Urban Updates



1

2

3

4

City of Naples

BONITA BEACH RD

VANDERBILT DR

VANDERBILT DR

41

5-75

5-75

75

951

41

IMMOKALEE RD

LOGAN BLVD N

COLLIER BLYD

WILSON BLVD N

GOLDEN GATE BLVD W

PINE RIDGE RD

GREEN BLVD

GOLDEN GATE PKY

RADIO RD

RATTLESNAKE HAMMOCK RD

TAMAMI TRLN

GOODWATE RD N

AIRPORT PULLING RD

COLLIER BLVD

Kalea Bay

Vanderbilt Drive north of Wiggins Pass Road

- Building #1 complete; #2 in process
- Total project units: 590
- Building 1 permitted at 120 units
- Golf Course in review





County Beach
Parking & Access

Pelican
Bay

Vanderbilt
Lagoon

**Proposed 2019:
5.94 acres;
249 MF units;
100 hotel rooms &
25,000 SF commercial**

At this time, we are reworking the One Naples project to address the valuable feedback received from the community. We look forward to bringing you updated visuals and new resources to enhance the community's understanding of the vision for stunning residences at One Naples.

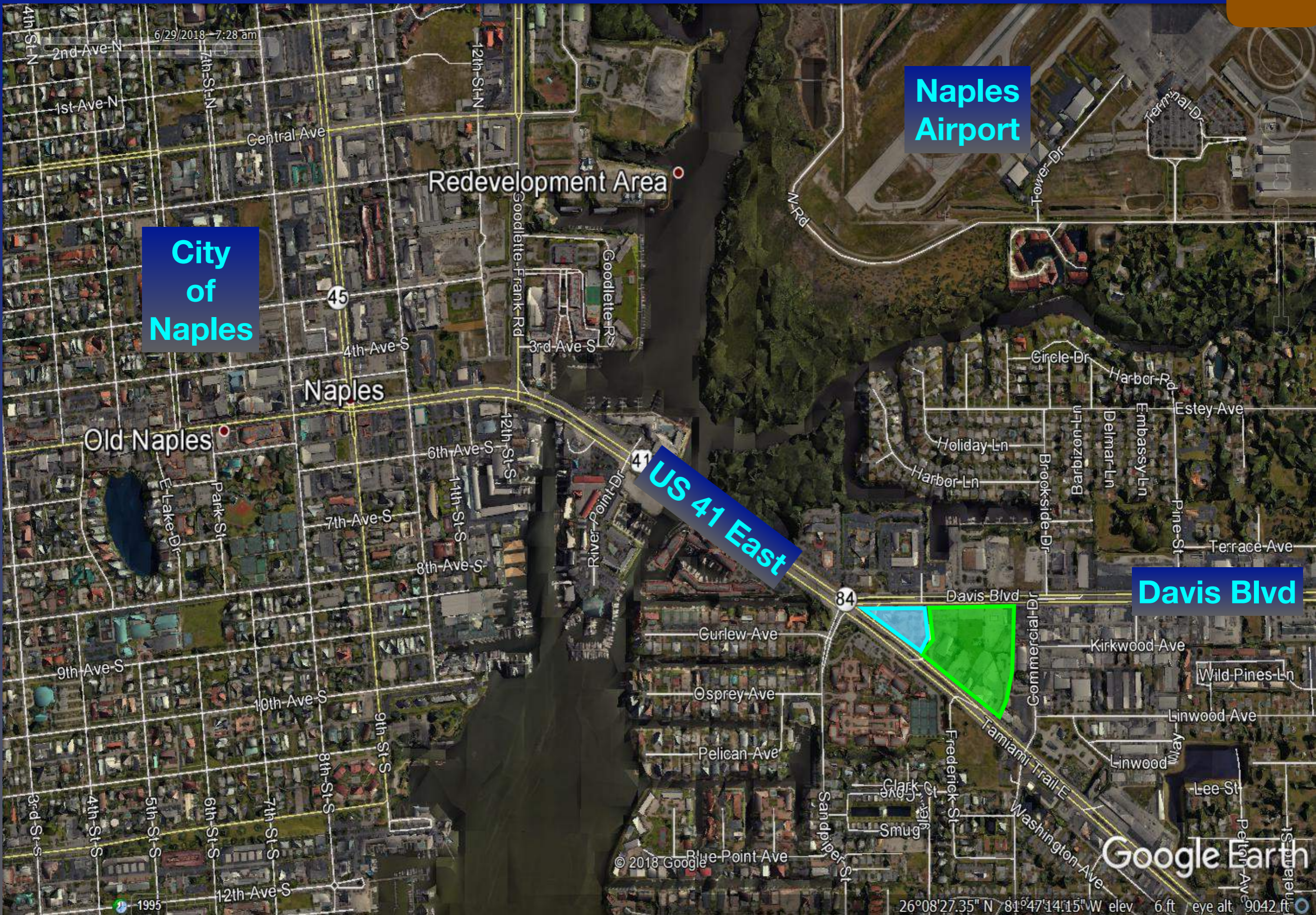
Mystique: Part of Waterpark Place in Pelican Bay

2s



- First of 2-buildings
- 81 units in first building

Urban Height Changing the Entry to Naples



City of Naples

Naples Airport

US 41 East

Davis Blvd

Redevelopment Area

Old Naples

Naples

Google Earth

26°08'27.35" N 81°47'14.15" W elev 6 ft eye alt 9042 ft

Gateway of Naples (formerly Trio project)

3

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

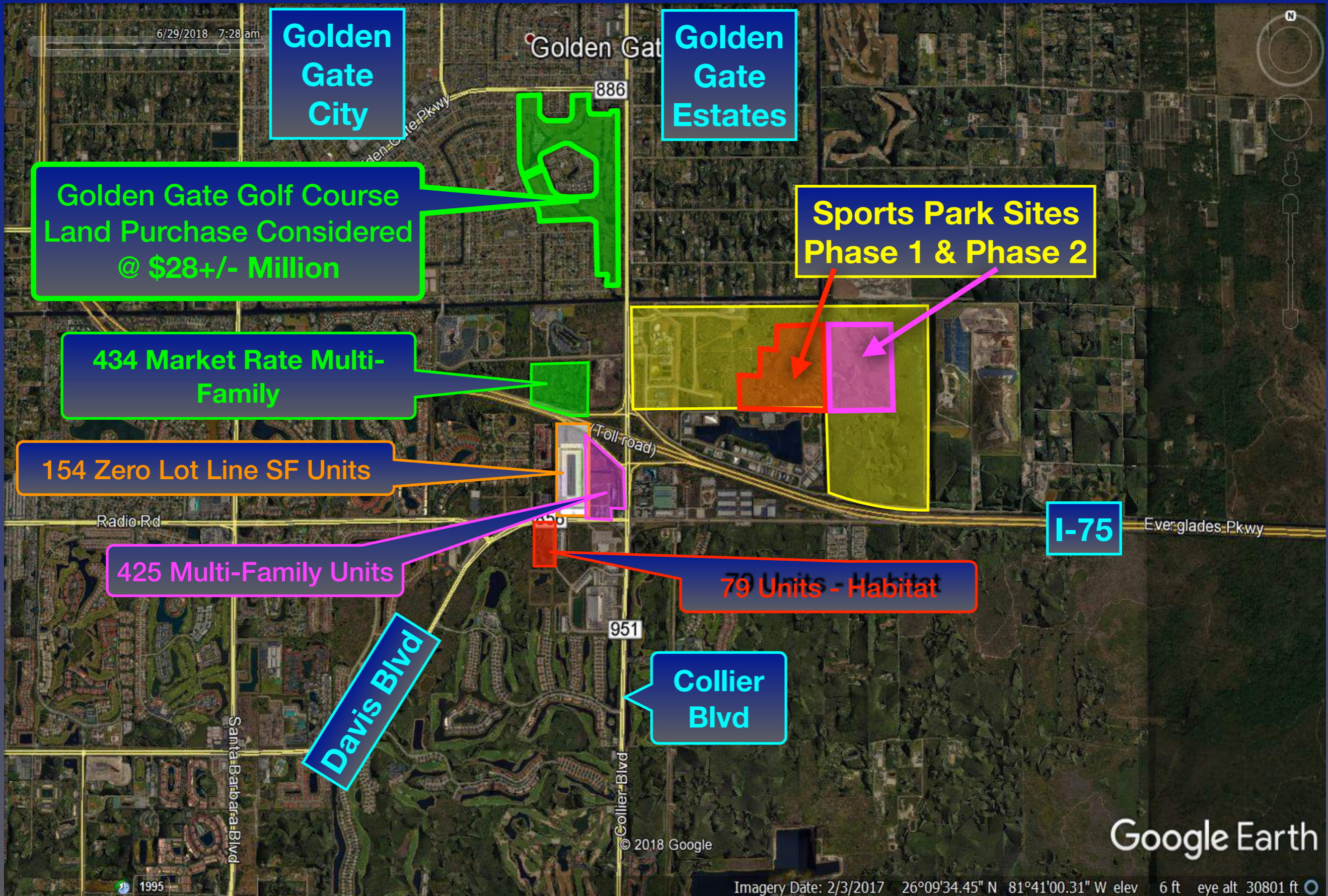
Maximum intensity by base uses:

- 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}

Gateway Mini-Triangle Project



Collier County Sports Park



SPORTS COMPLEX [I-75 and Collier Blvd]

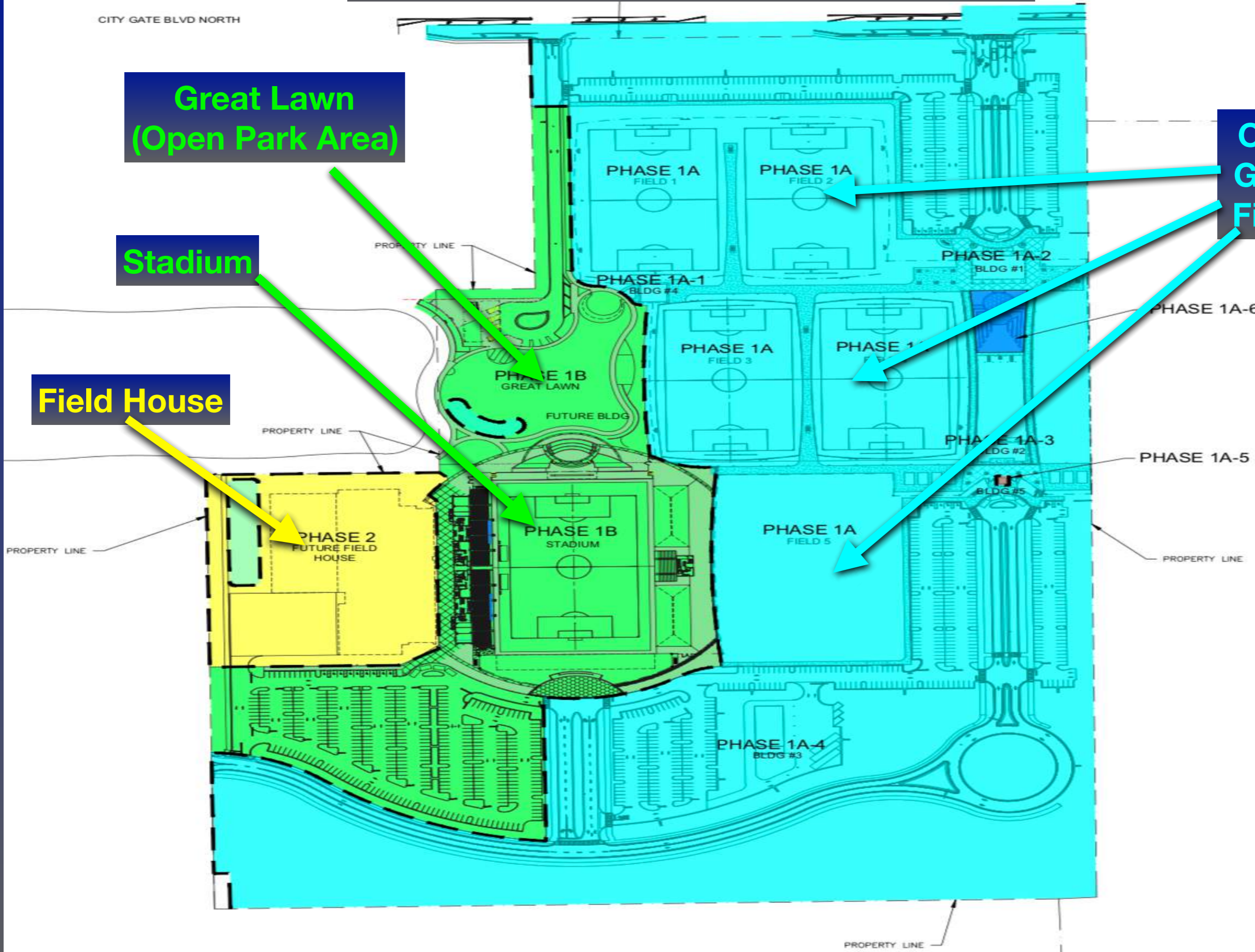
CITY GATE BLVD NORTH

Great Lawn
(Open Park Area)

Stadium

Field House

Open
Game
Fields



**Roads.....now that the sales tax has passed we
might see more road improvements!**



Long Term Possibilities

Connect to Bonita Beach Road - 2019

Future potential to Collier Blvd

VBX to Big Cypress Pkwy

Logan Extension - 2018

Randall to Oil Well

Big Cypress Pkwy to I-75

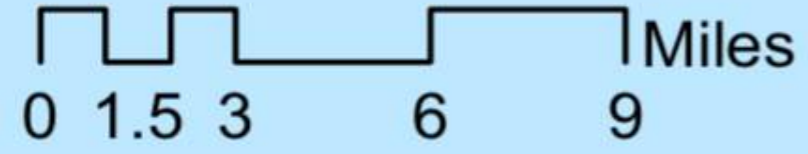
NAPLES



Legend

Number of Lanes:

- 2 Lanes (Yellow line)
- 4 Lanes (Red line)
- 6 Lanes (Green line)
- 8 Lanes (Blue line)
- Interchange (Black triangle)



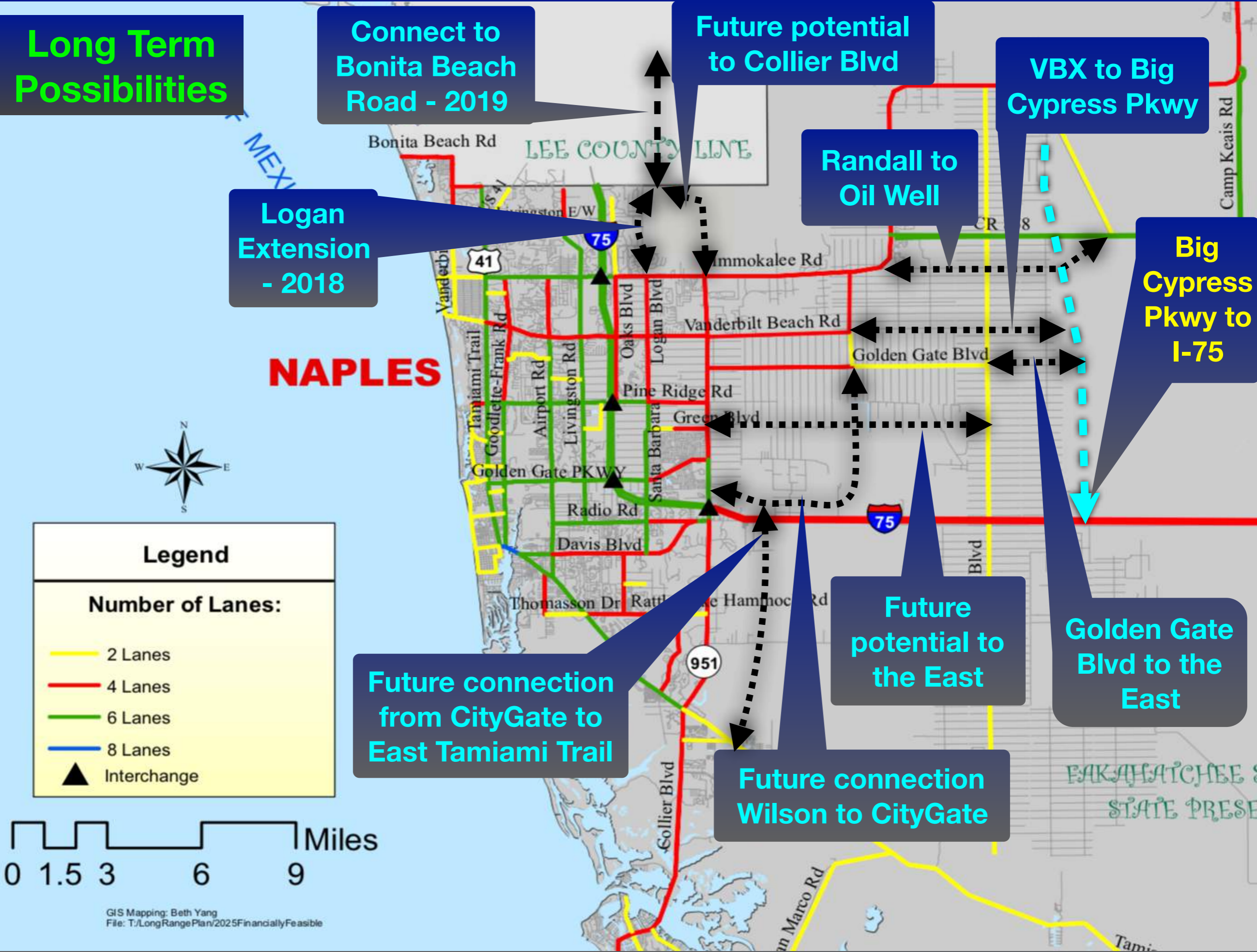
GIS Mapping: Beth Yang
File: T:\LongRangePlan\2025FinanciallyFeasible

Future connection from CityGate to East Tamiami Trail

Future connection Wilson to CityGate

Future potential to the East

Golden Gate Blvd to the East



Future Overpasses

Immokalee Road

North Naples

Orangetree

2

1

Collier Blvd

3

84

45

Naples

90

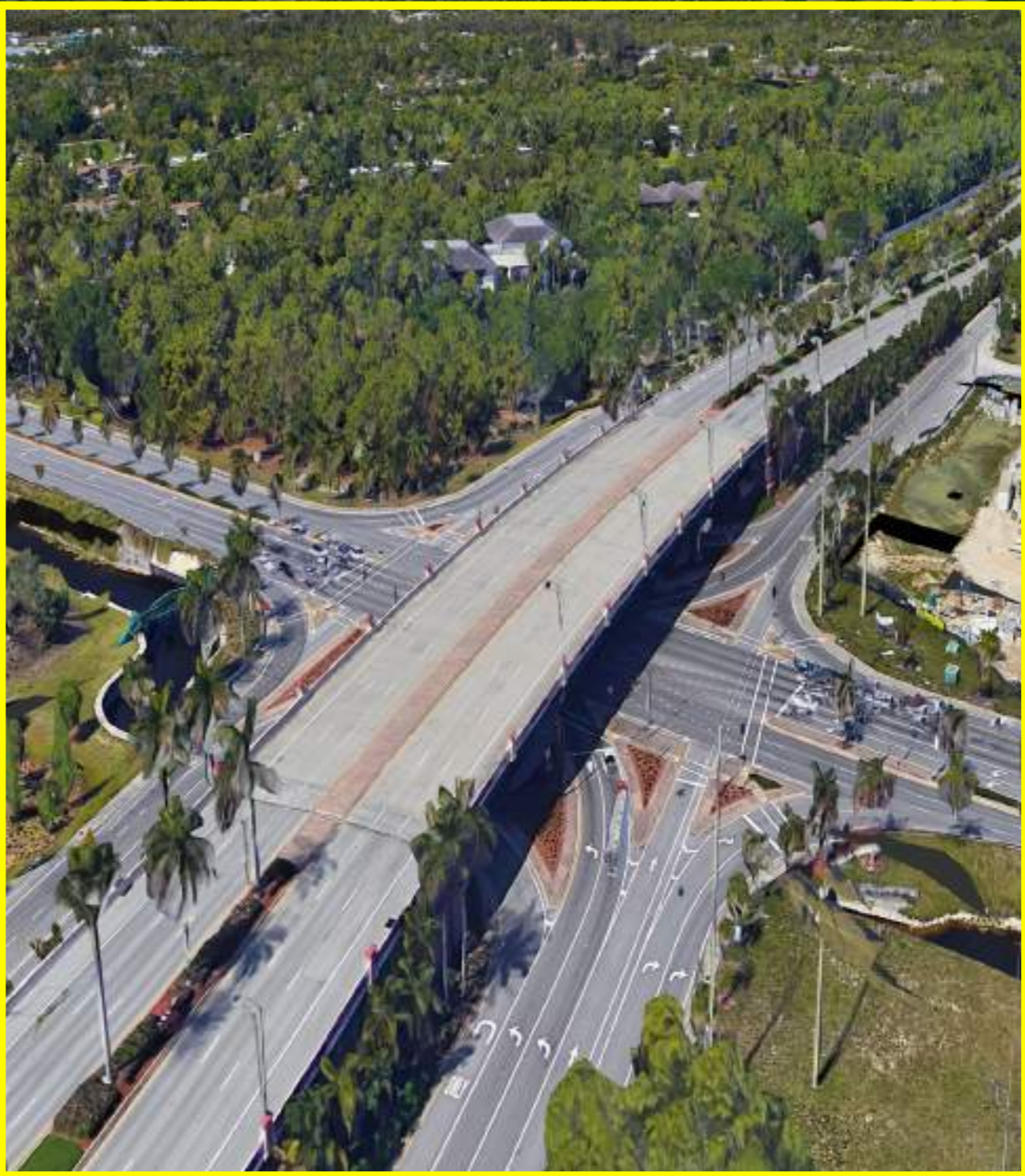
4

Tamiami-Tr

Image ©

Data SIO, NOAA

© 2018 Google



I-75 & Collier Boulevard

Collier Blvd

FDOT to start
2021

Budget: \$68.6 Million

Davis Blvd

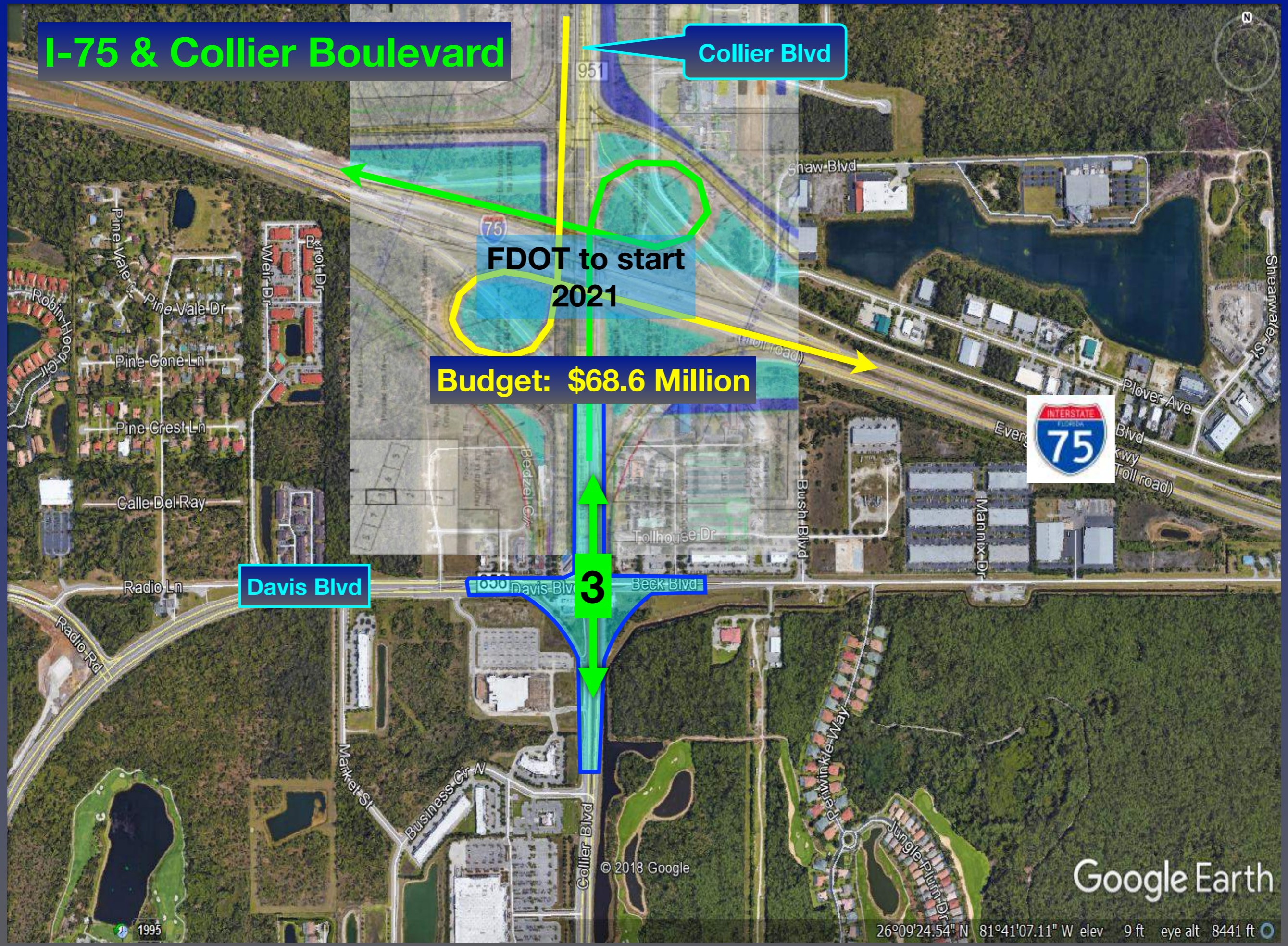
3



© 2018 Google

Google Earth

26°09'24.54" N 81°41'07.11" W elev 9 ft eye alt 8441 ft



PINE RIDGE ROAD CORRIDOR



I-75 (SOUTHBOUND)

I-75 (NORTHBOUND)

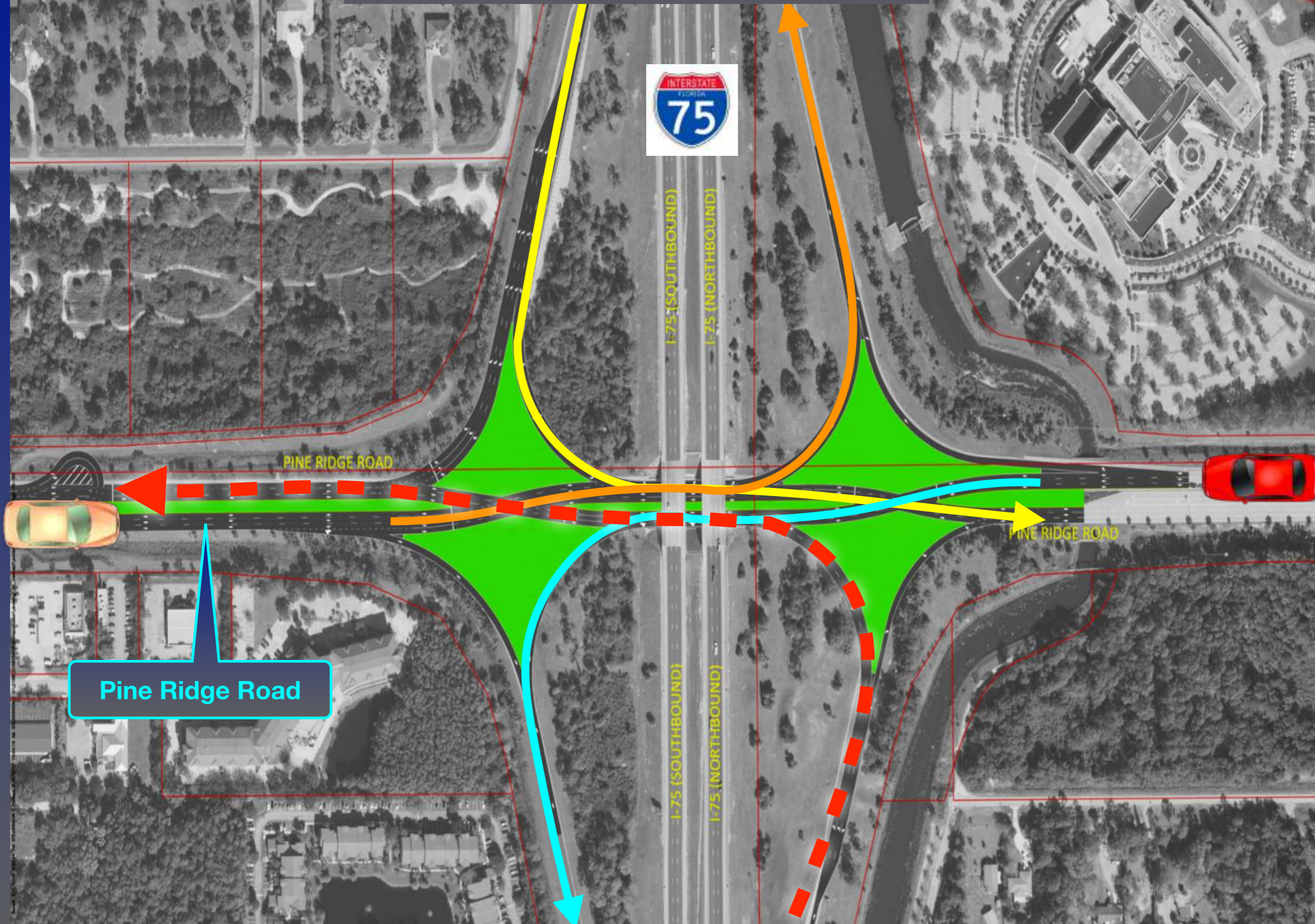
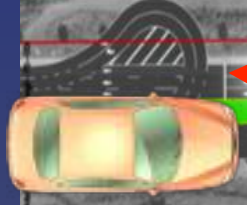
I-75 (SOUTHBOUND)

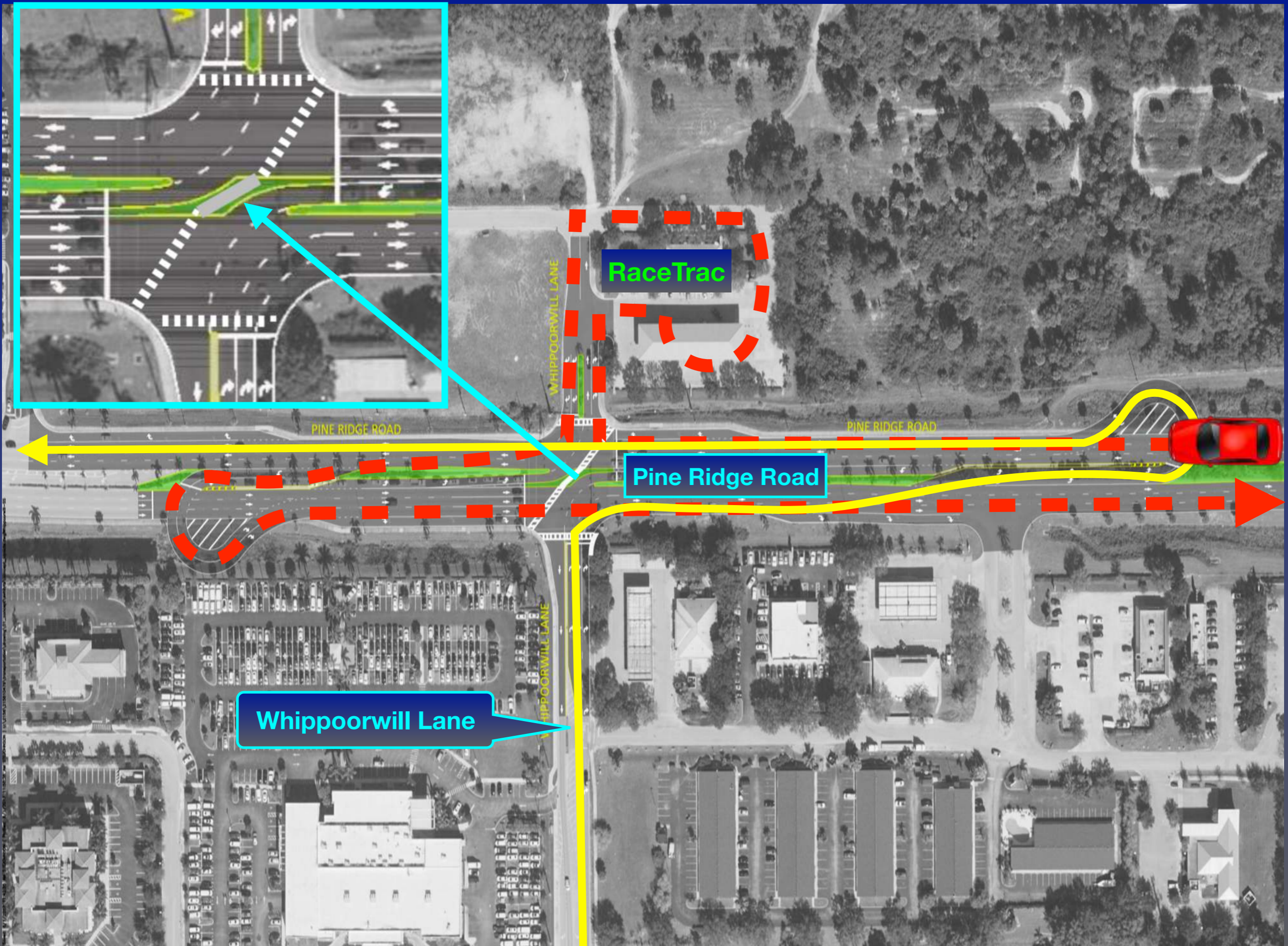
I-75 (NORTHBOUND)

PINE RIDGE ROAD

PINE RIDGE ROAD

Pine Ridge Road





RaceTrac

Pine Ridge Road

Whippoorwill Lane

PINE RIDGE ROAD

PINE RIDGE ROAD

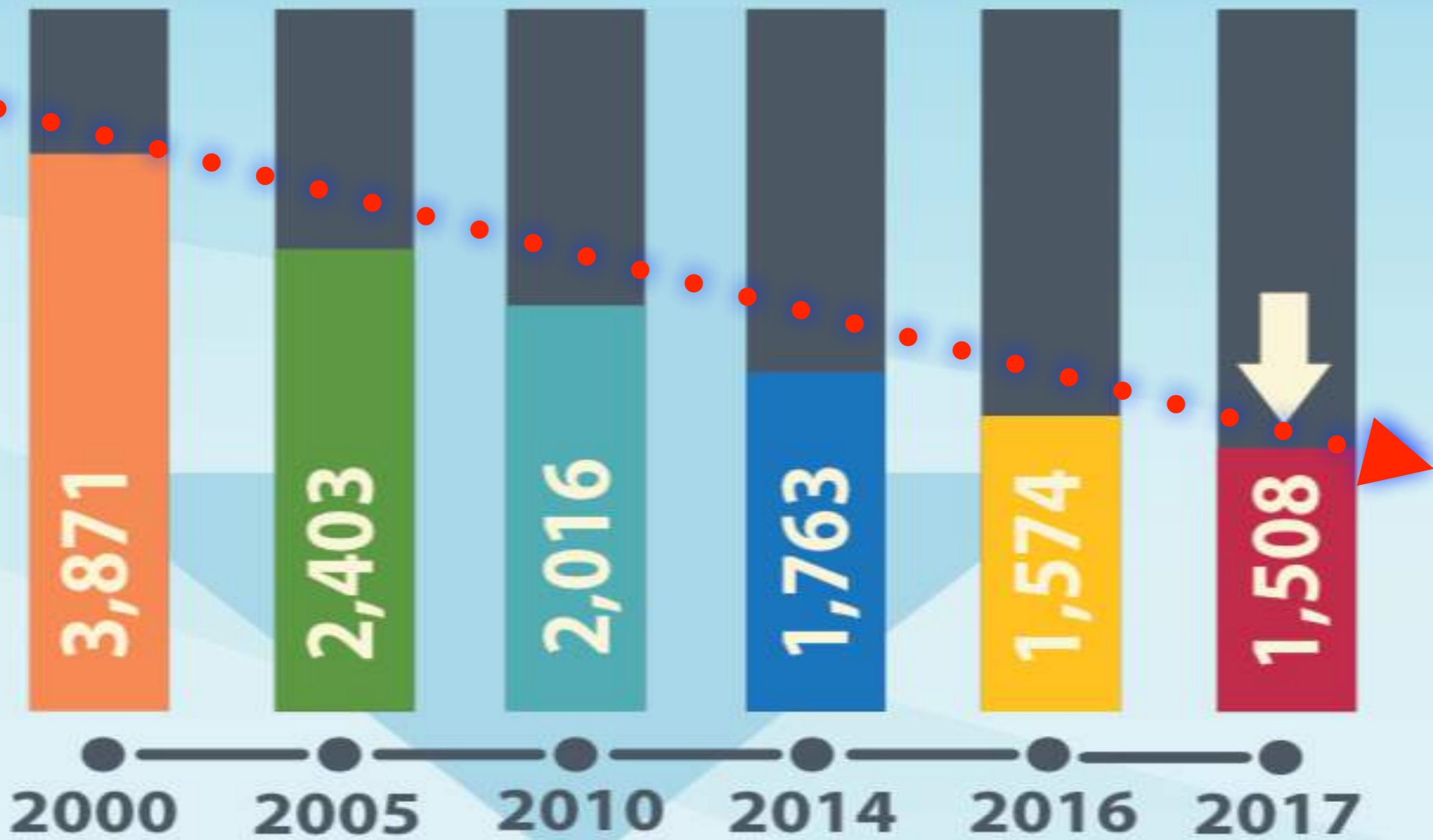
WHIPPOORWILL LANE

WHIPPOORWILL LANE

Wrap Up!

COLLIER COUNTY CRIME RATE

down 61% from 2000 to 2017



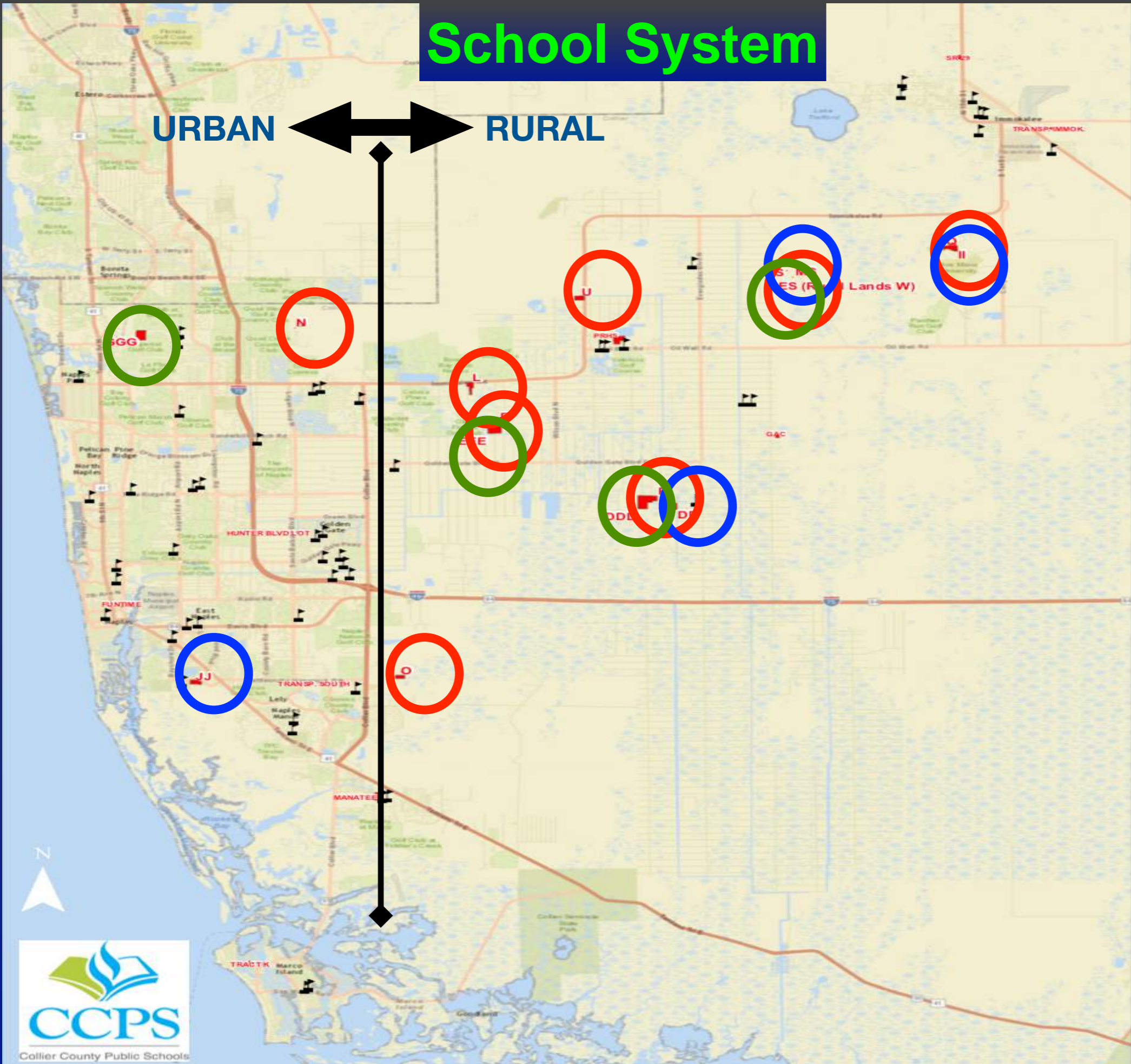
CCSO reports the lowest Crime Rate levels in recorded history (1971)

School System

URBAN



RURAL



Elementary Schools

8

30 Existing

Middle Schools

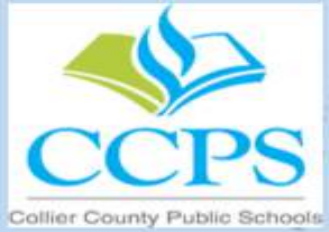
4

11 Existing

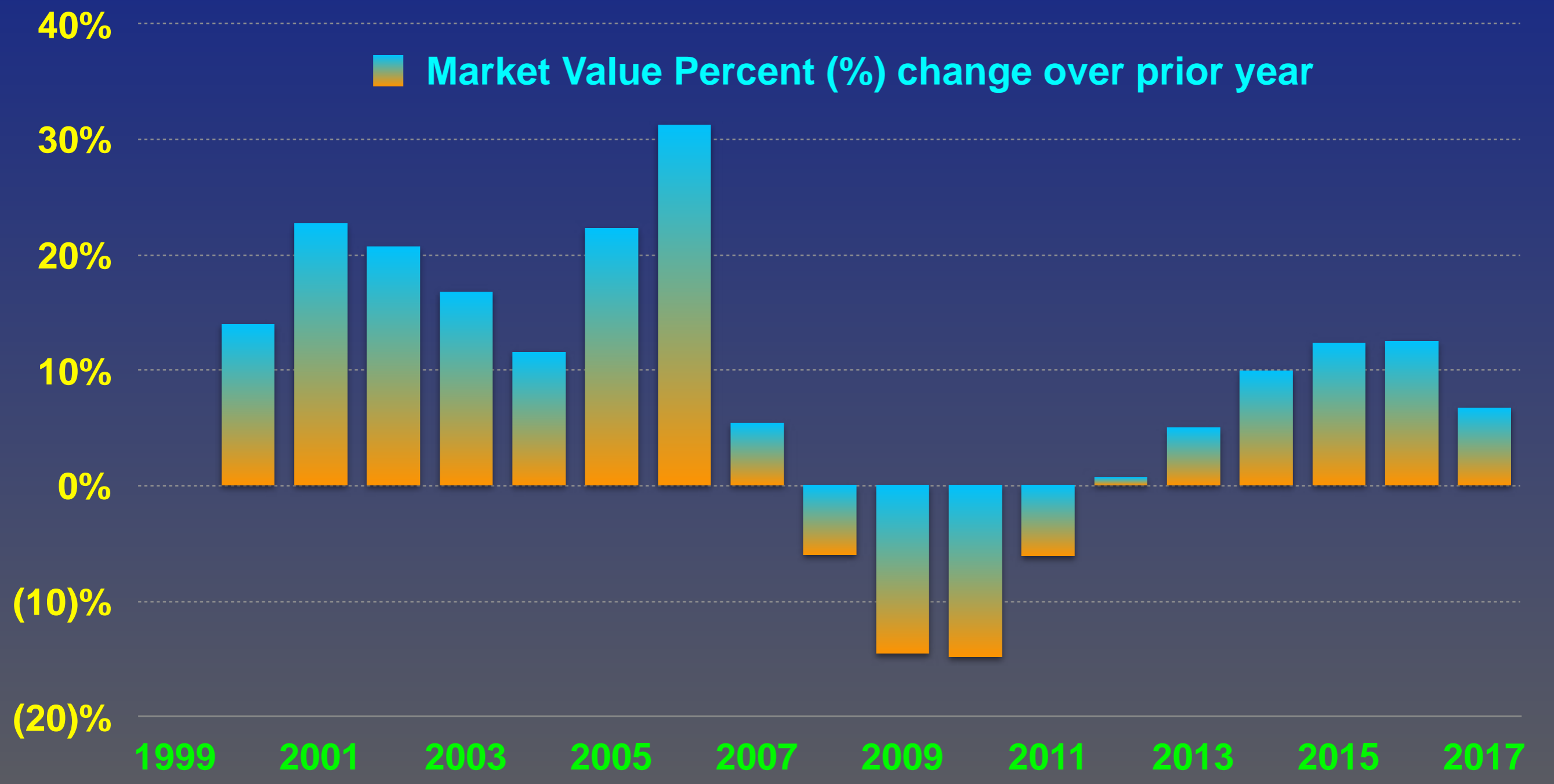
High Schools

4

8 Existing



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)


For the 4th 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
and now 2018!**

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

10 US Counties Where People Tend to Live the Longest

- 
- #1 Summit County, Colorado. 86.8 Years
 - #2 Billings County, North Dakota. 84 Years
 - #3 Marin County, California. 83.8 Years
 - #4 Fairfax County, Virginia. 83.7 Years
 - #5 Aleutians East Borough, Alaska. 83.7 Years
 - #6 Presidio County, Texas. 83.7 Years
 - #7 San Juan County, Washington. 83.7 Years
 - #8 Los Alamos County, New Mexico. 83.5 Years
 - #9 Teton County, Wyoming. 83.5 Years

#10 Collier County, Florida. 83.4 Years

**#10 out of 3,142 counties in
the UNITED STATES!**





Collier County

