



# LOOKING AHEAD: NUMBERS, UPDATES & TRENDS 2019

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

Note:  
All information contained in this presentation is subject to change. Information is conditional and subject to further clarification.

# 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

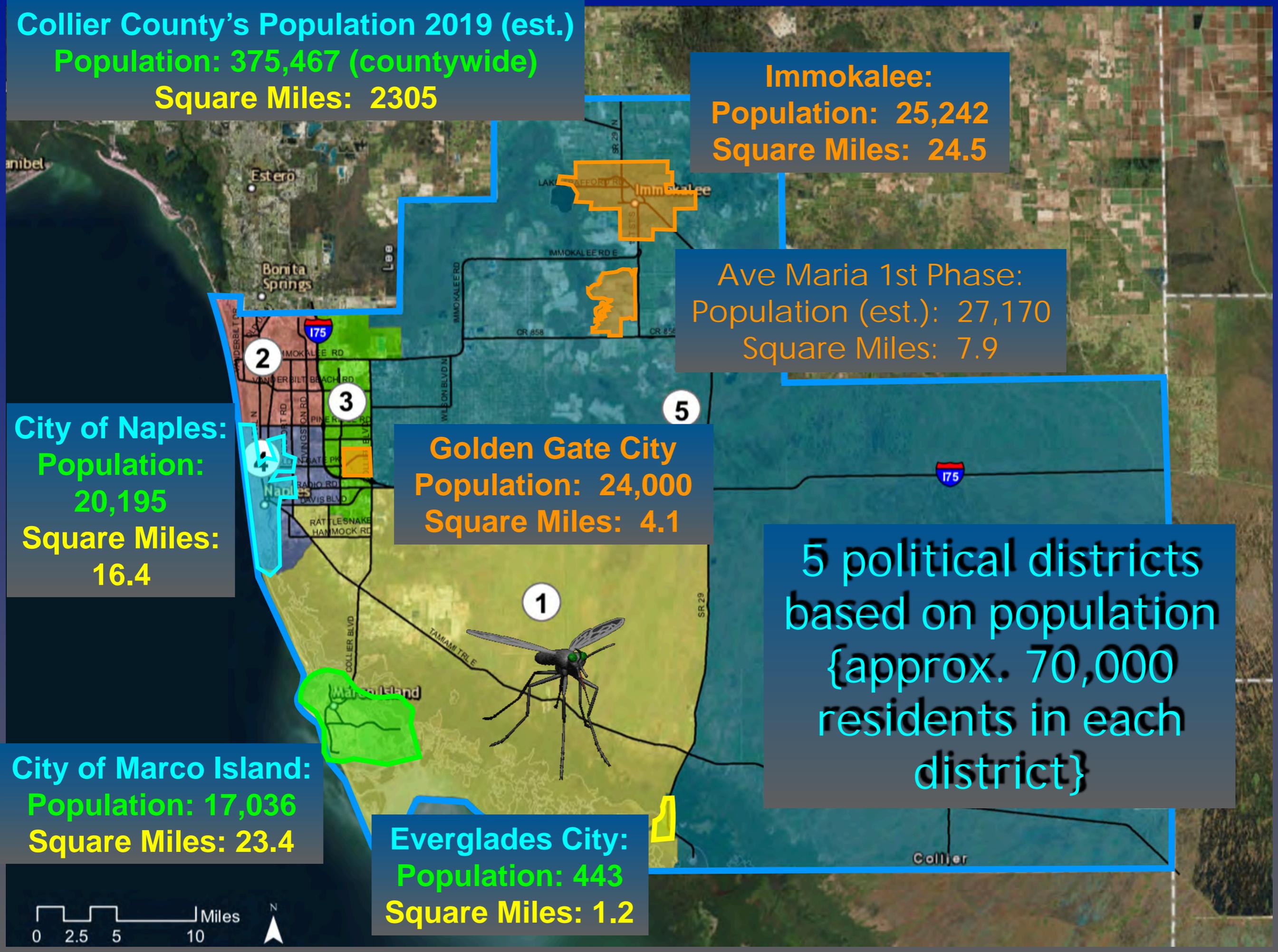
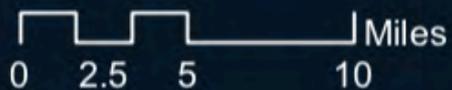
**City of Naples:**  
Population: 20,195  
Square Miles: 16.4

**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

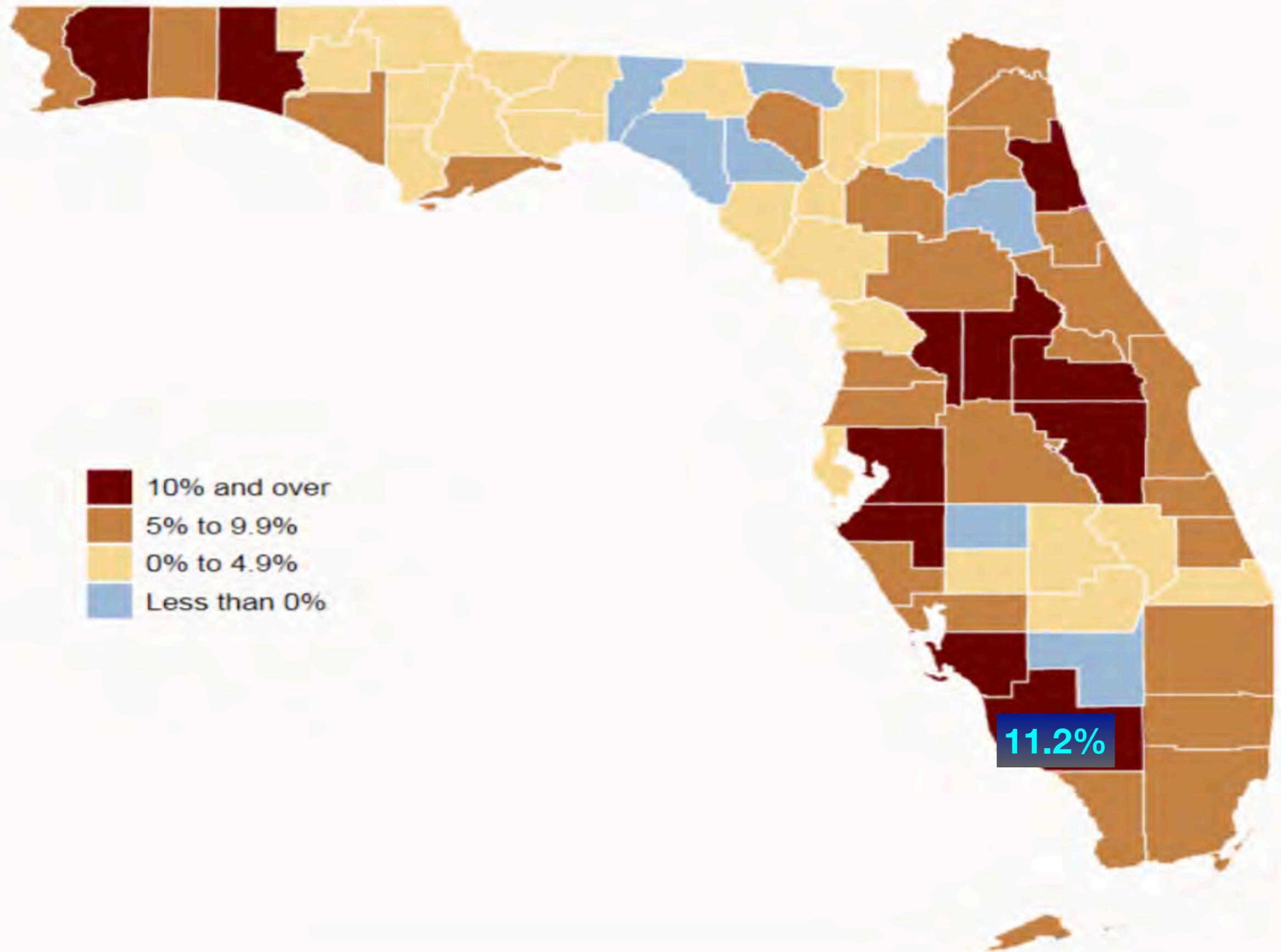
**Everglades City:**  
Population: 443  
Square Miles: 1.2





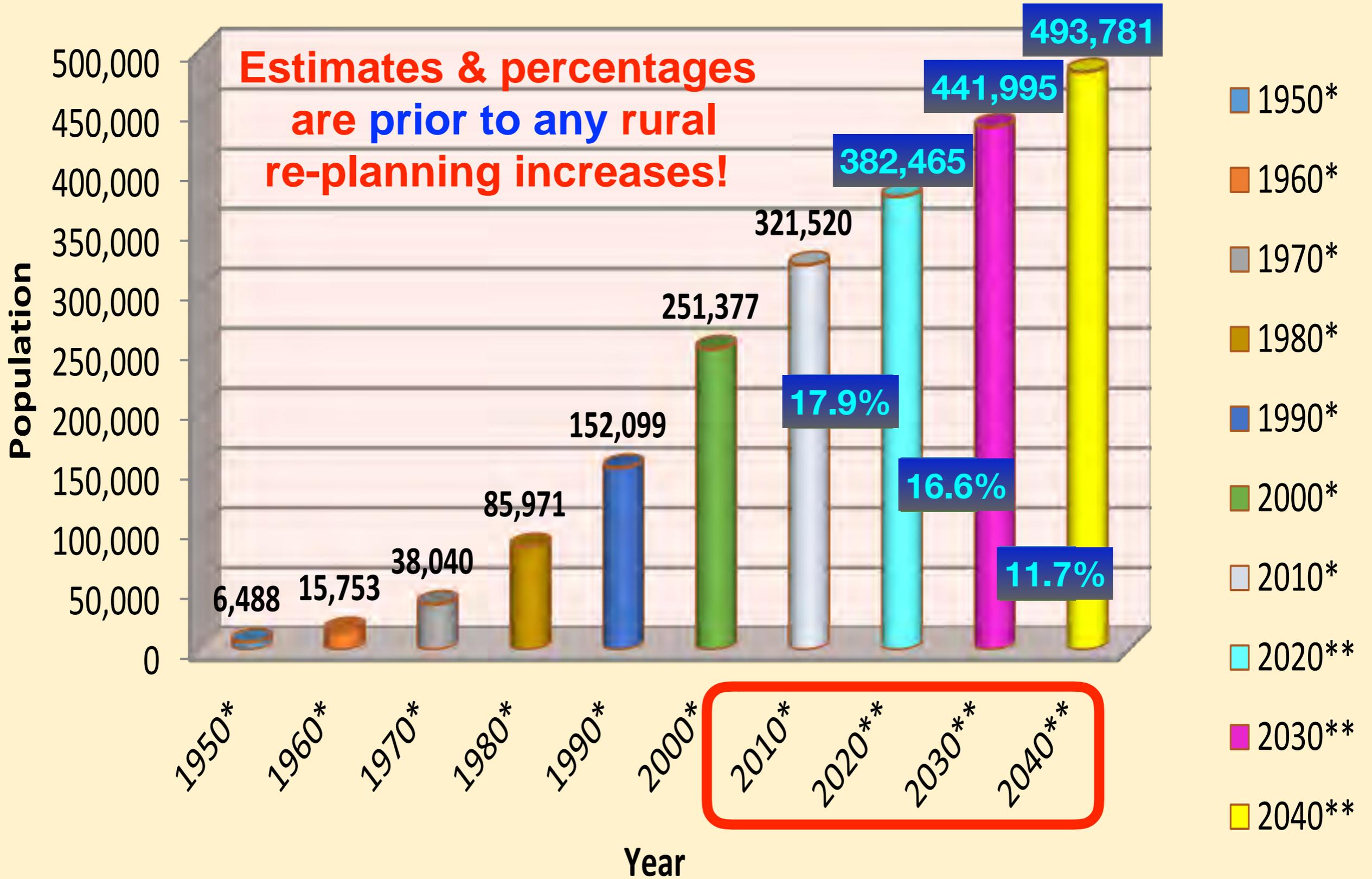
**Population**

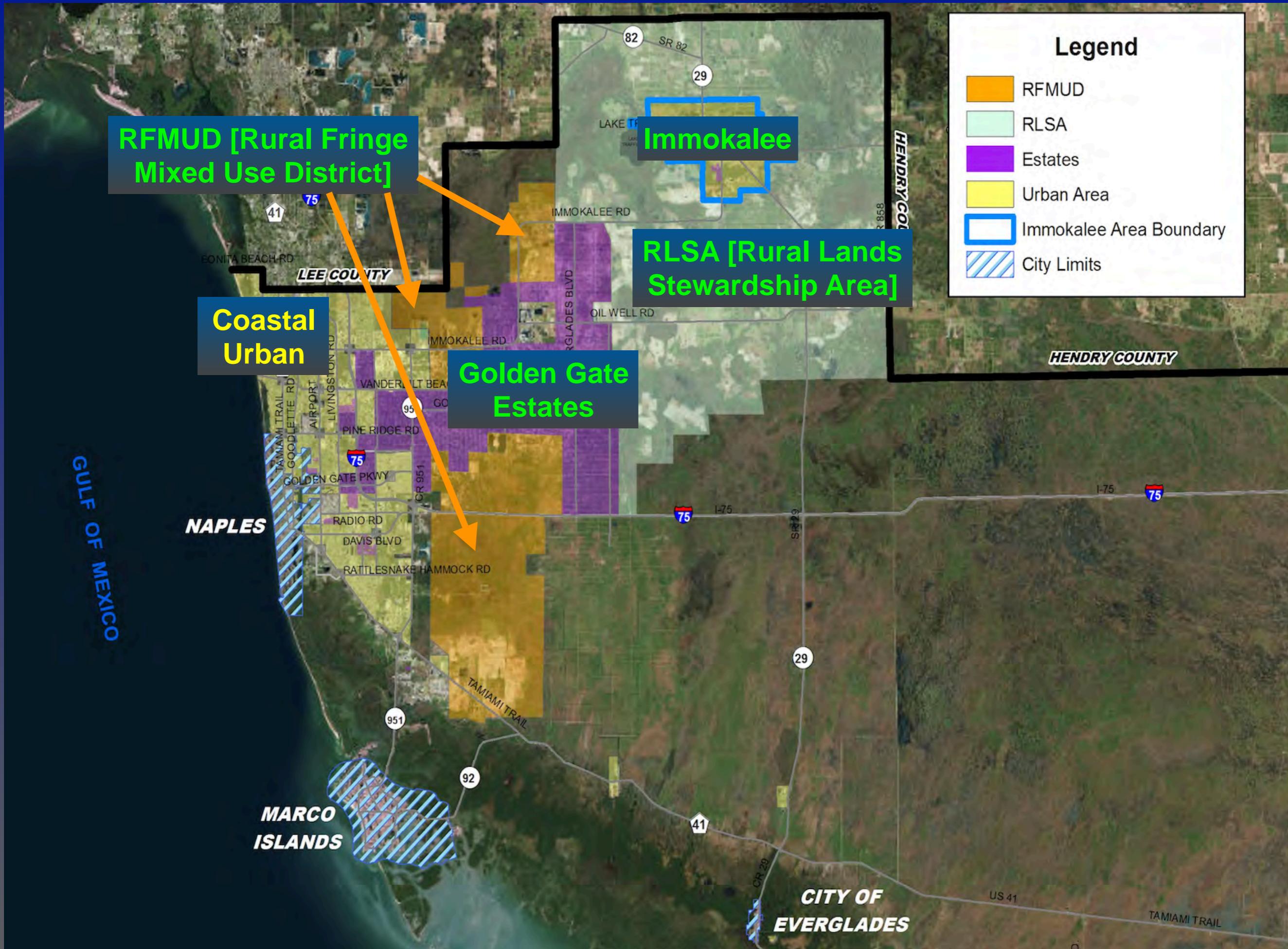
# Percent Population Change from 2010 to 2016



11.2%

# Collier County Population, 1950-2040 (Chart)





### Legend

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

**RFLMUD [Rural Fringe Mixed Use District]**

**Immokalee**

**RLSA [Rural Lands Stewardship Area]**

**Coastal Urban**

**Golden Gate Estates**

**GULF OF MEXICO**

**NAPLES**

**MARCO ISLANDS**

**CITY OF EVERGLADES**

**HENDRY COUNTY**

**LEE COUNTY**

**HENDRY COUNTY**

# Rural Lands

Immokalee Road Rural Village

Hogan Island

Collier Lakes

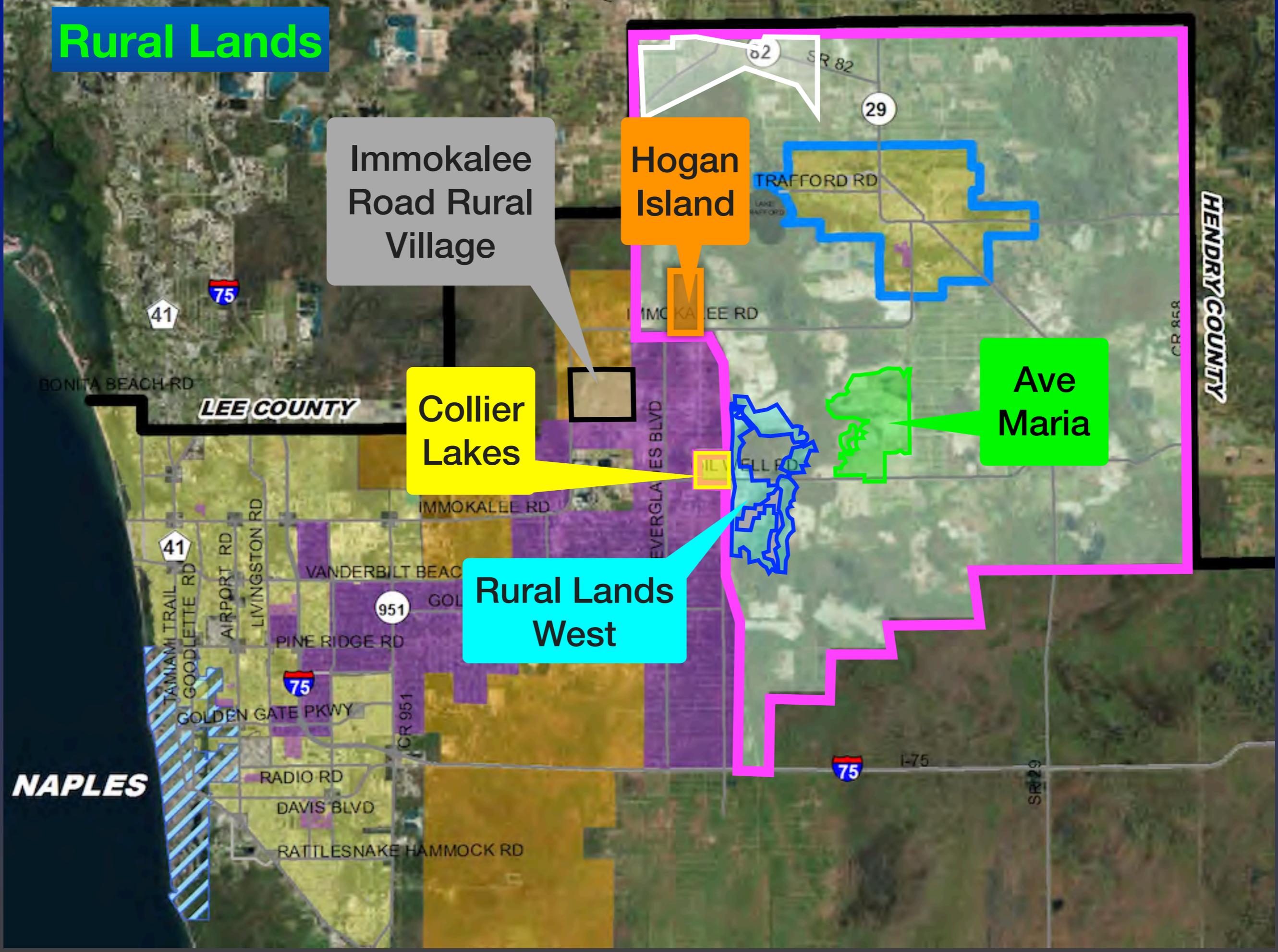
Ave Maria

Rural Lands West

NAPLES

LEE COUNTY

HENDRY COUNTY

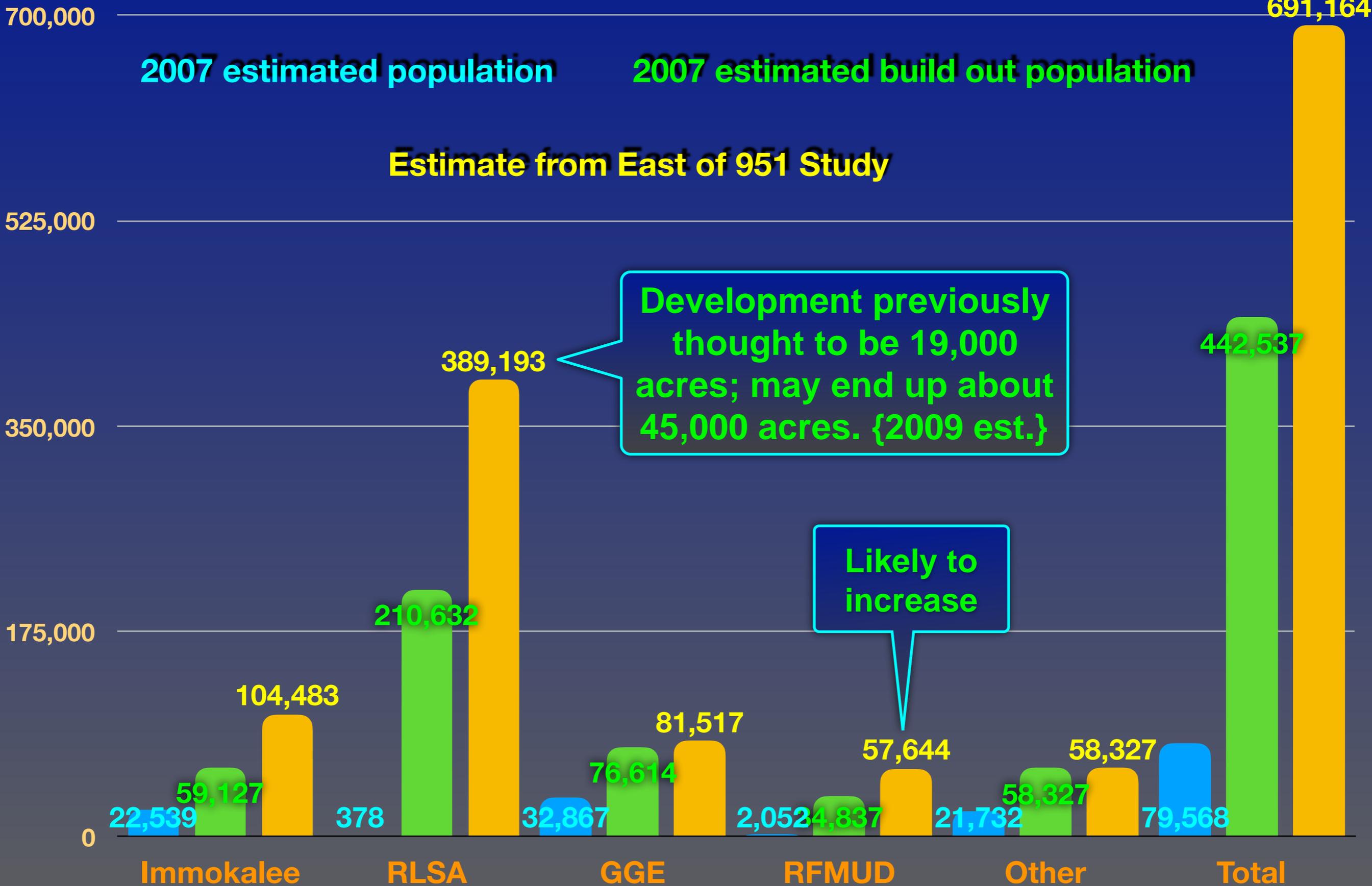


# POPULATION ESTIMATE EAST OF 951

2007 estimated population

2007 estimated build out population

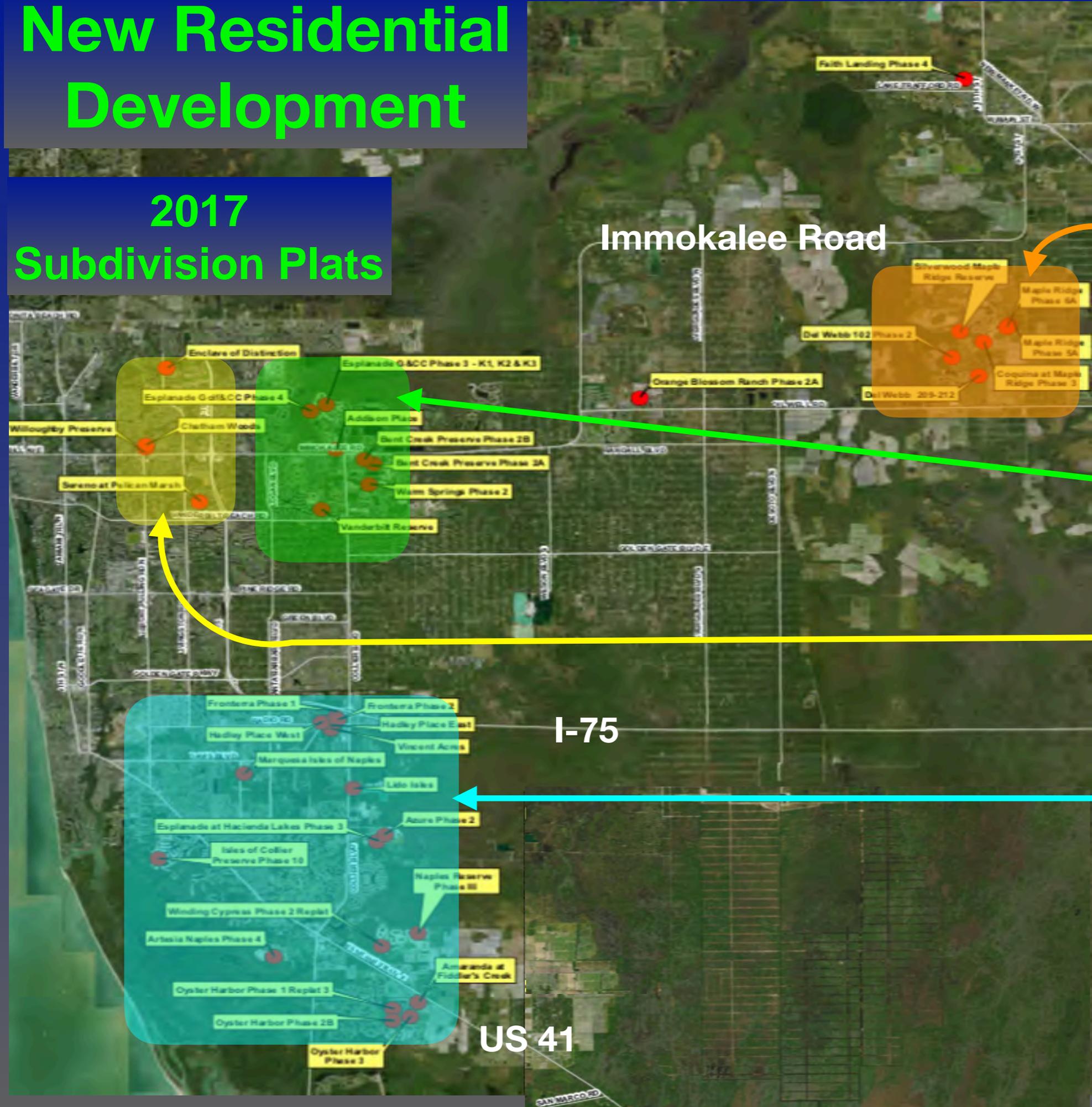
Estimate from East of 951 Study



# New Residential Development

3297 Lots:

## 2017 Subdivision Plats



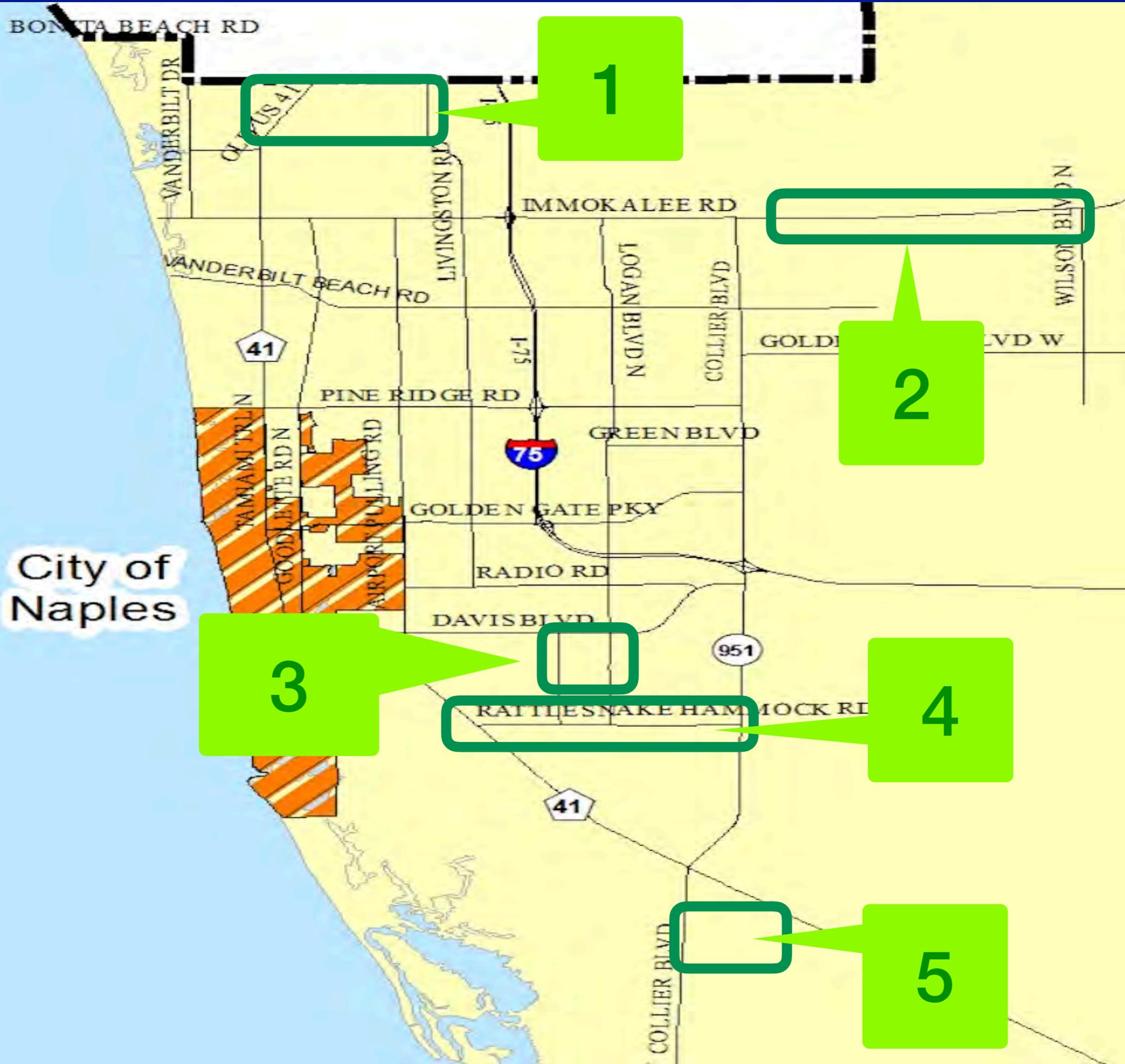
\* 1296 in District 5

\* 855 in District 3

\* 118 in District 2

\* 1028 in District 1

2016 = 4182 Lots



1

2

3

4

5

City of Naples

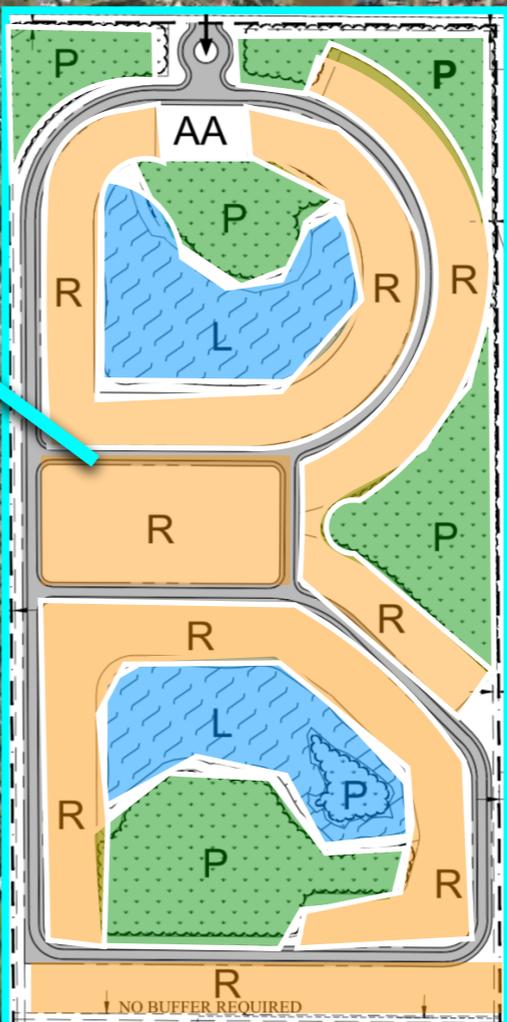
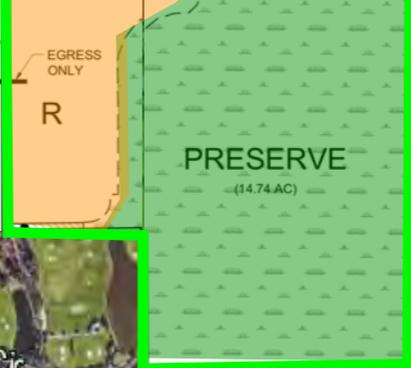
US 41

14,400 s.f. church & 90 unit memory care



Old US 41

New Veteran's Memorial Corridor

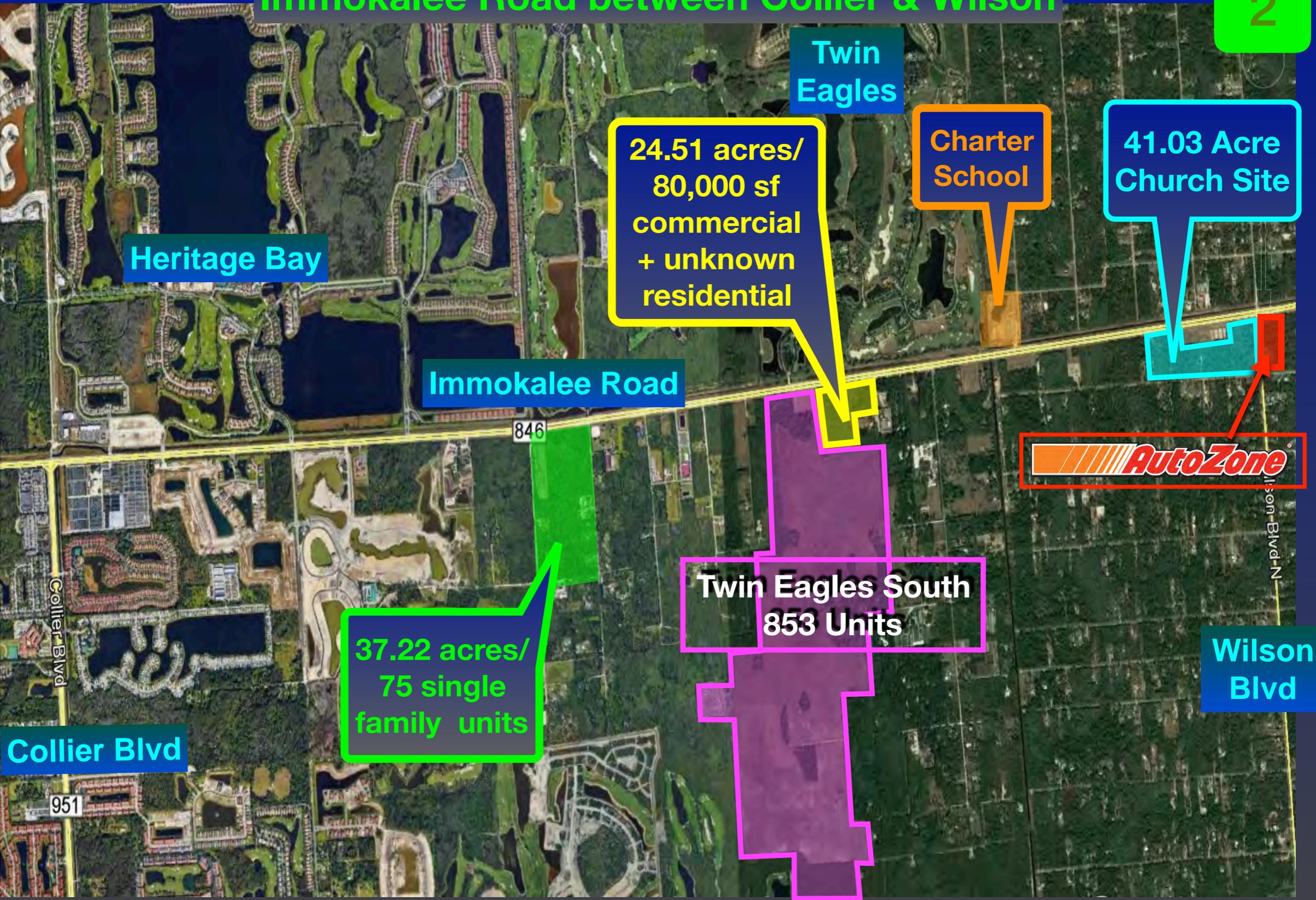


Proposed 420 Apartments

430 Multi-family or proposed 203 Single Family

Livingston Road

# Immokalee Road between Collier & Wilson



Heritage Bay

Twin Eagles

24.51 acres/  
80,000 sf  
commercial  
+ unknown  
residential

Charter  
School

41.03 Acre  
Church Site

Immokalee Road

846

**AutoZone**

Wilson Blvd-N

Twin Eagles South  
853 Units

Wilson  
Blvd

37.22 acres/  
75 single  
family units

Collier Blvd

951

**304 Apartments**



**3**

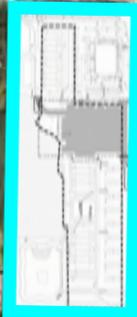
**Davis Blvd**



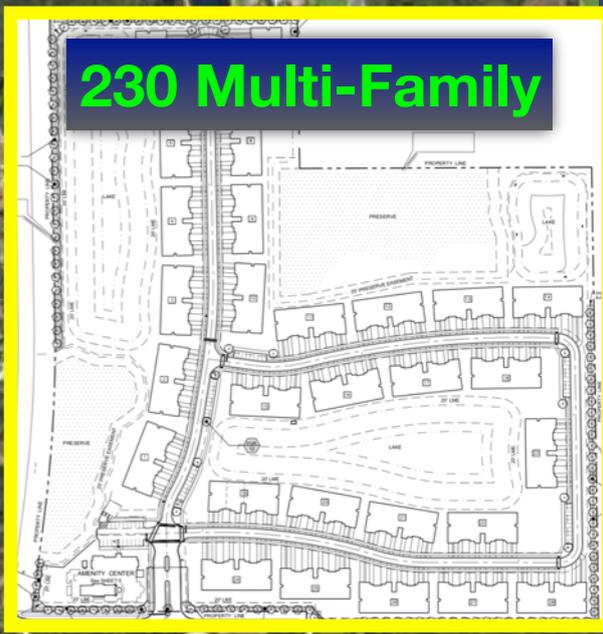
**156 Single Family**



**Santa Barbara Blvd**



**230 Multi-Family**



**2 Churches**

**3958 sf**



**5227 sf**

**County Barn Road**



Google Earth

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



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 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



**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
<b>TOTAL</b>				<b>4,019</b>

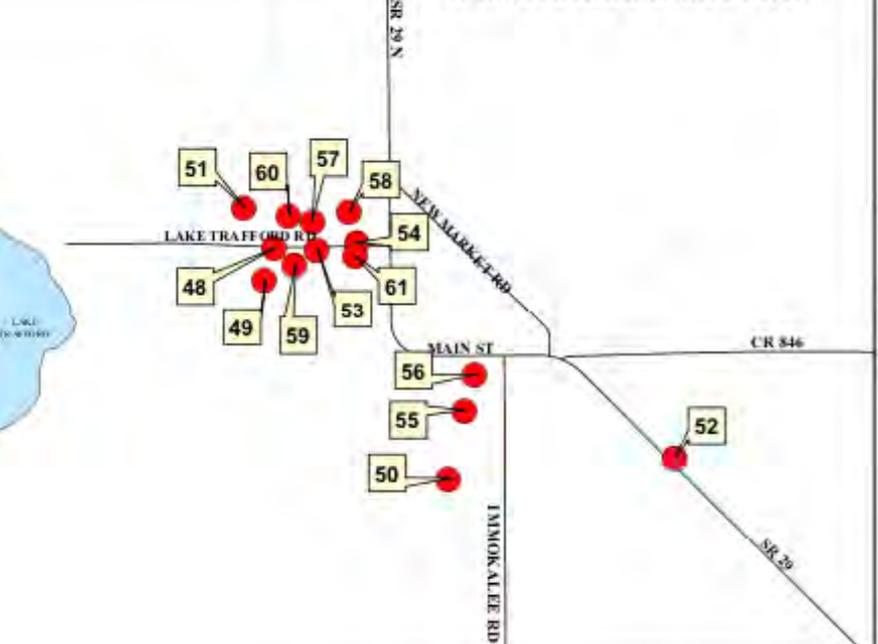
**COLLIER COUNTY EXISTING/BUILT RENTAL APARTMENT**

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 Palms 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 Welksy 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	
<b>TOTAL</b>				<b>11,746</b>

**APARTMENTS  
Recent Submittals  
&  
Current Inventory**

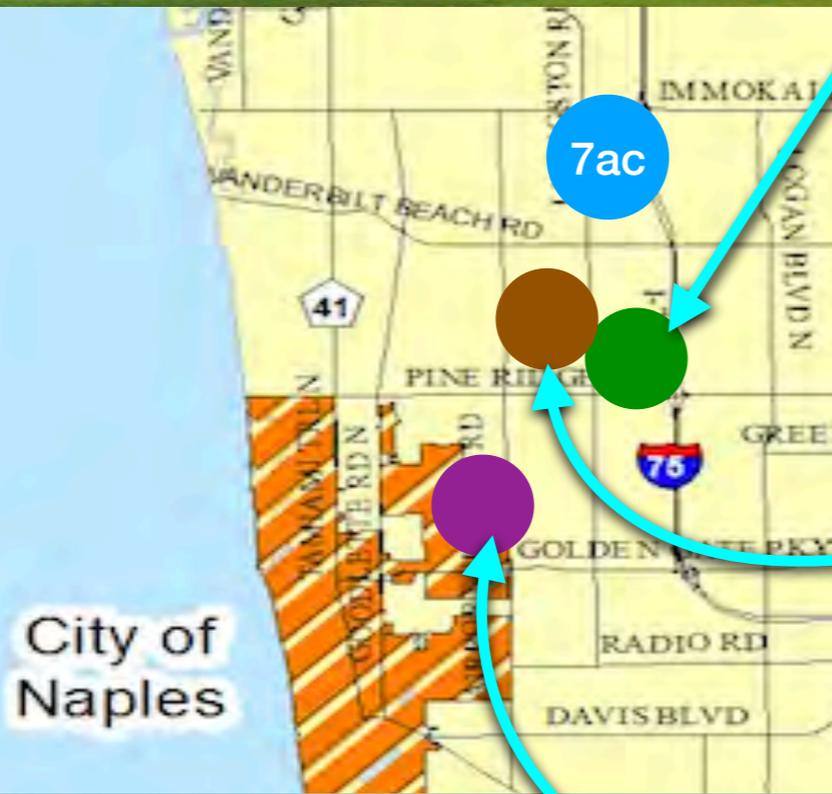


**IMMOKALEE INSET MAP**



# Senior Living Facilities

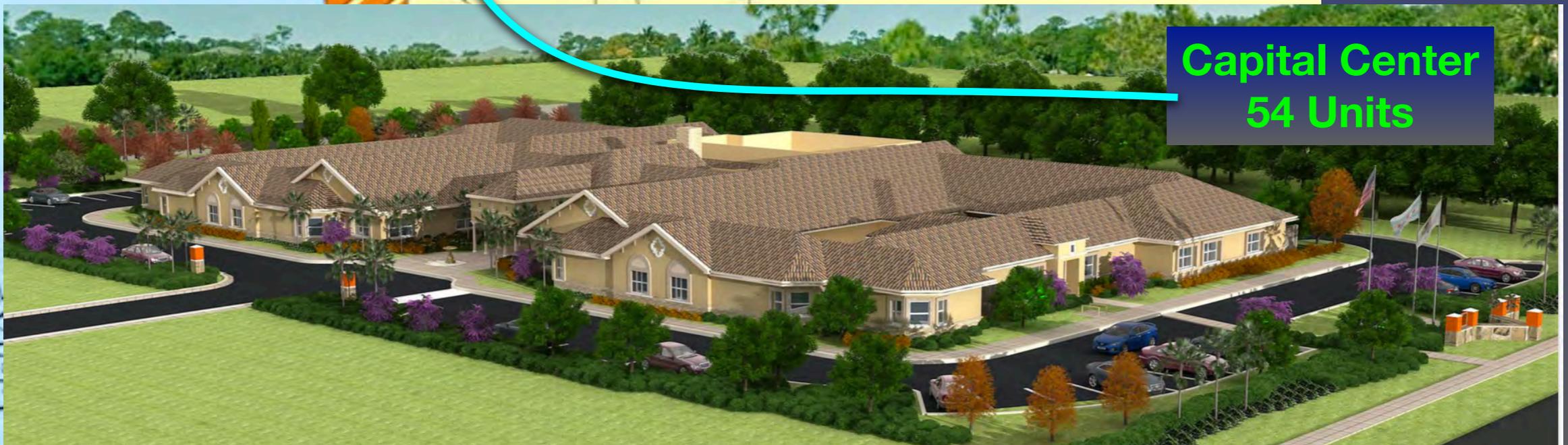
**Certus Senior Living  
64 Units**



**Erickson Communities  
496 Units**



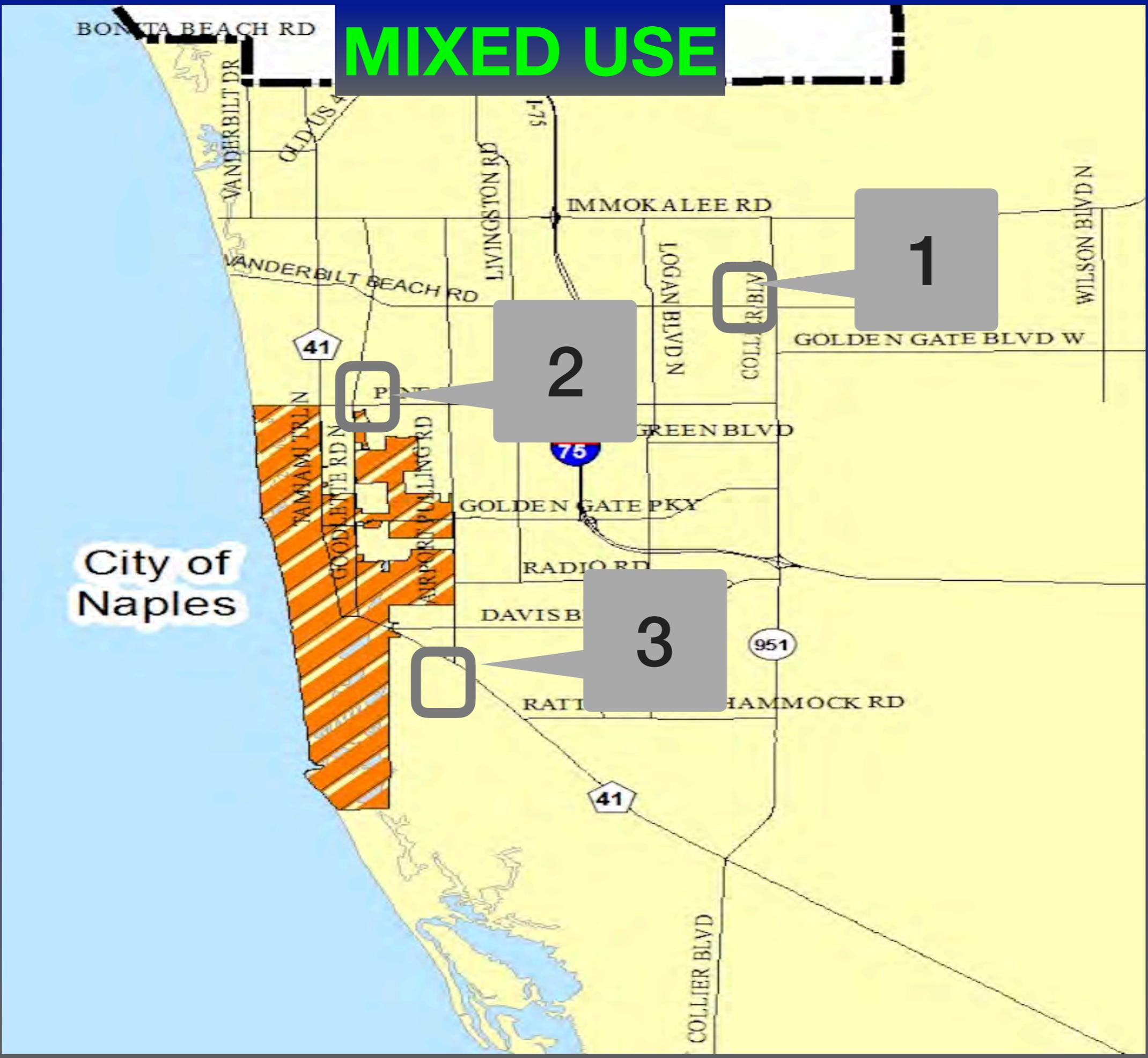
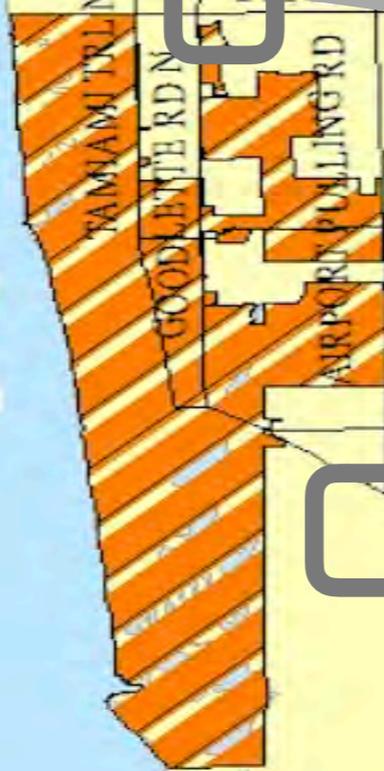
**Capital Center  
54 Units**



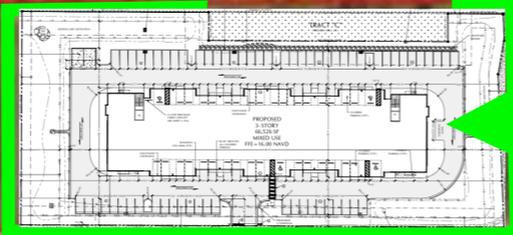
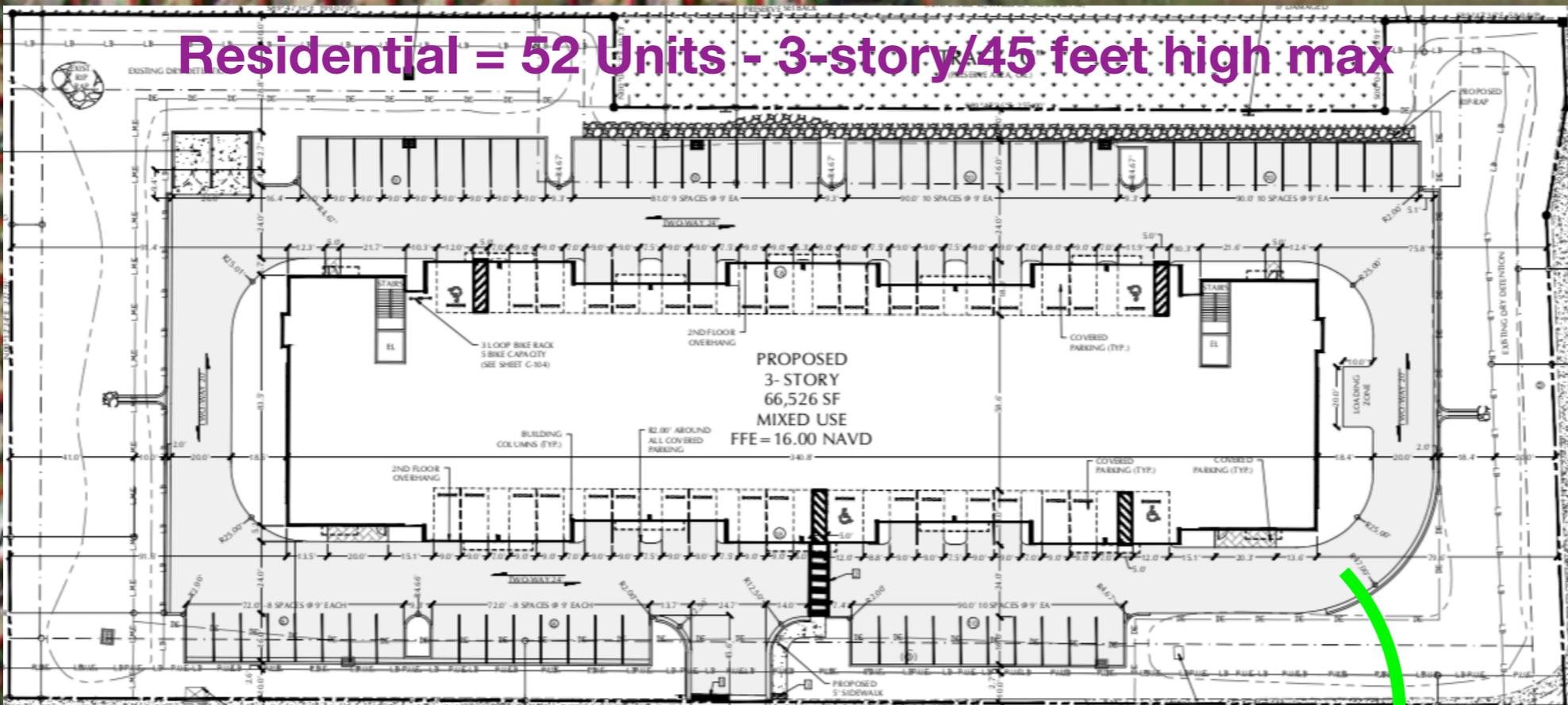
GULF OF MEXICO

# MIXED USE

City of Naples



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



Cubs W

Pristine DR

Stone DR

Collier BLVD

Collier Blvd.

Vanderbilt Beach Road

Vanderbilt WAY

# Pine Ridge Commons

## Current allowed:

- 204,342 existing commercial
- 70,658 additional allowed

## Proposed additional:

- Add 325 dwellings units

ZONED: MPUD  
USE: CHURCH SPORTS FIELDS

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

ZONED: A  
USE: PINE RIDGE  
MIDDLE SCHOOL

Area for 325  
Dwelling Units

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

Goodlette-Frank Road

Pine Ridge Road



Airport Road

Government Center



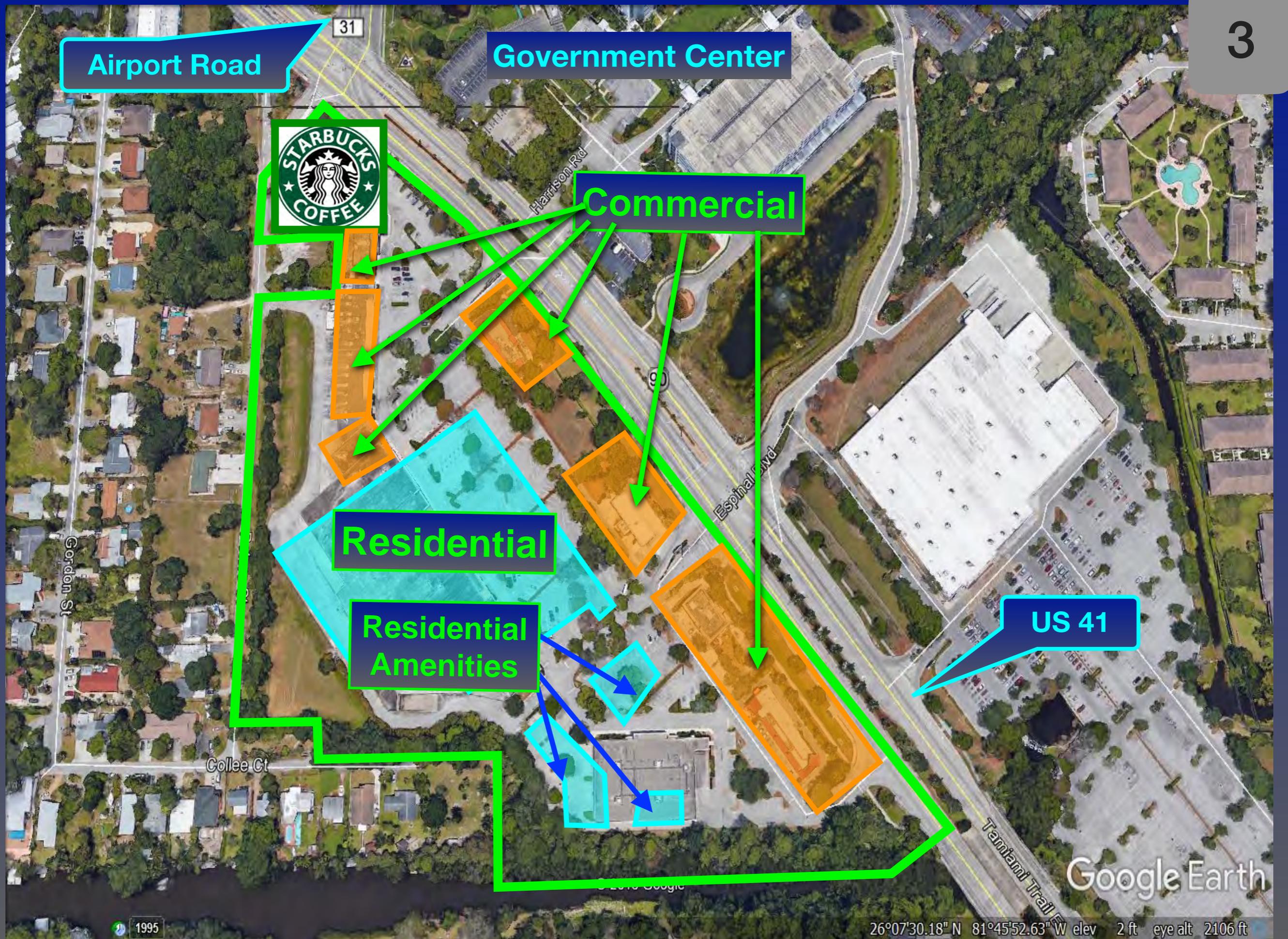
Commercial

Residential

Residential Amenities

US 41

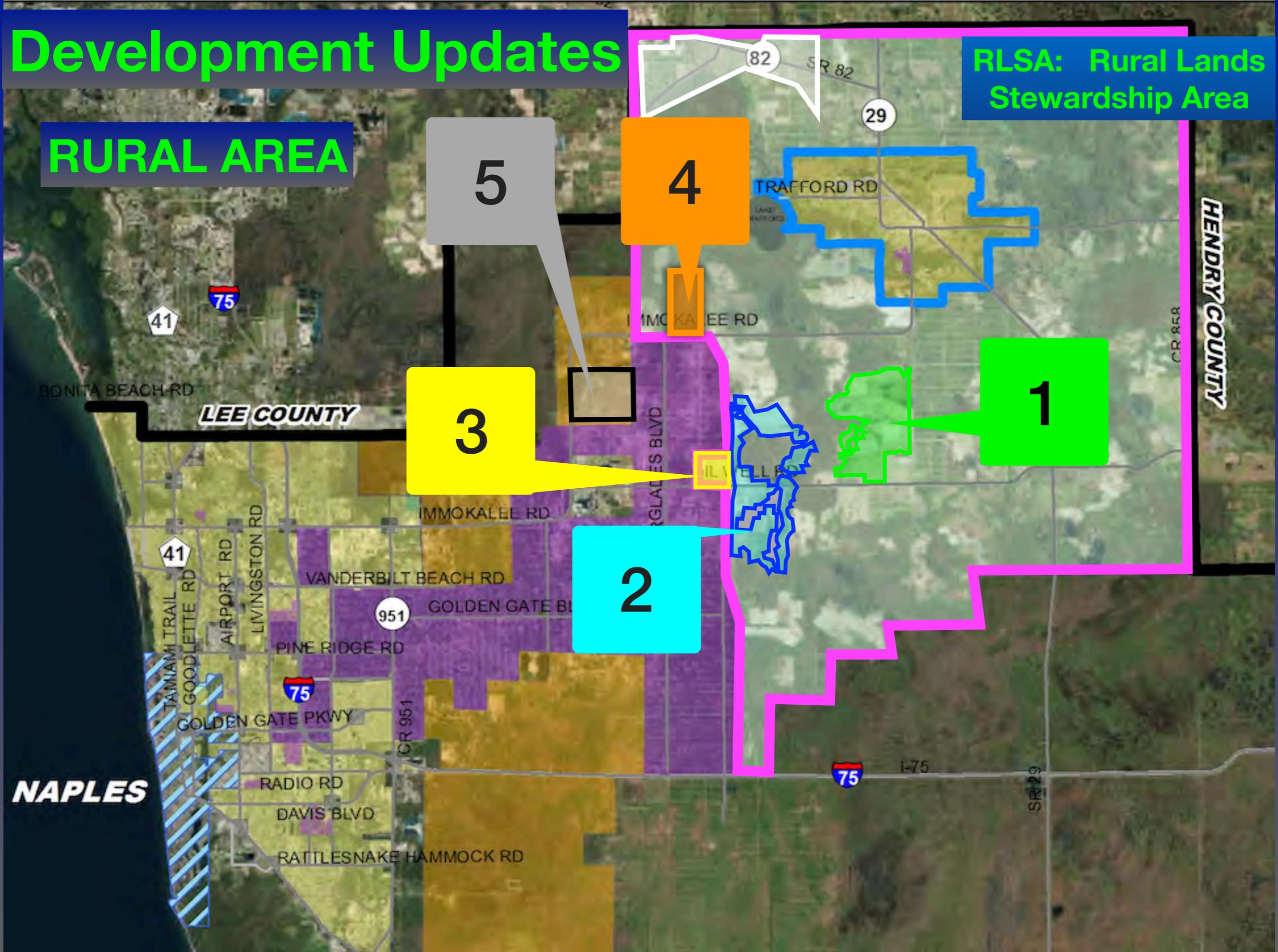
Google Earth



# Development Updates

**RURAL AREA**

**RLSA: Rural Lands Stewardship Area**



5

4

3

2

1

**NAPLES**

**LEE COUNTY**

**HENDRY COUNTY**

41

75

82

29

41

951

75

75

SR 29

TAMAMI TRAIL

GOODLETTE RD

AIRPORT RD

LIVINGSTON RD

VANDERBILT BEACH RD

IMMOKALEE RD

GOLDEN GATE BL

PINE RIDGE RD

GOLDEN GATE PKWY

CR 951

RADIO RD

DAVIS BLVD

RATTLESNAKE HAMMOCK RD

TRAFFORD RD

IMMOKALEE RD

WINDGLADES BLVD

WINDWELL RD

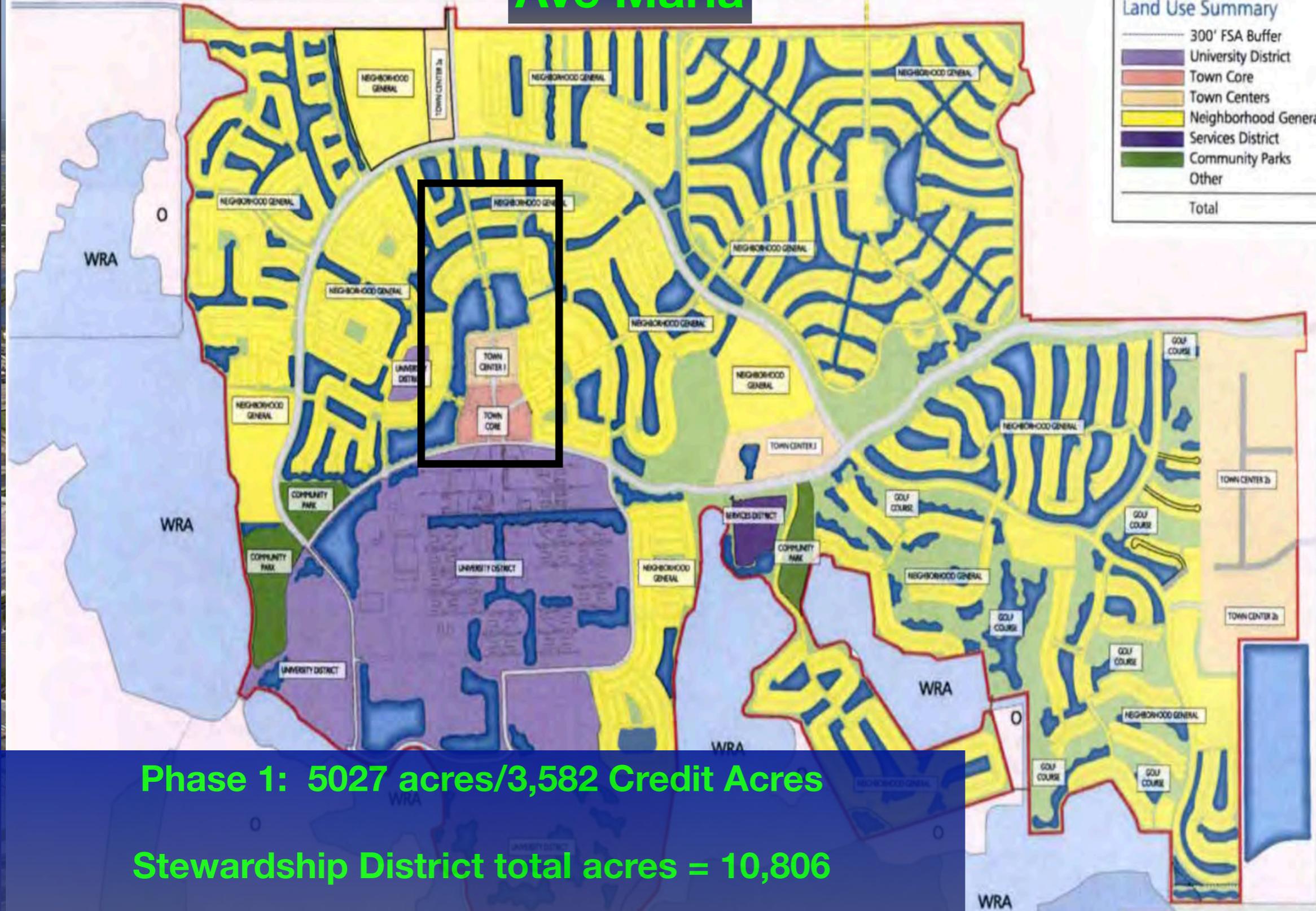
I-75

CR 858

# 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	
<b>Total</b>	<b>5027 Acres</b>



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

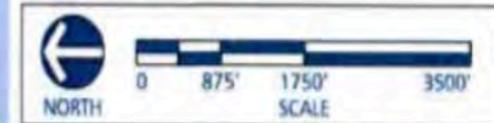
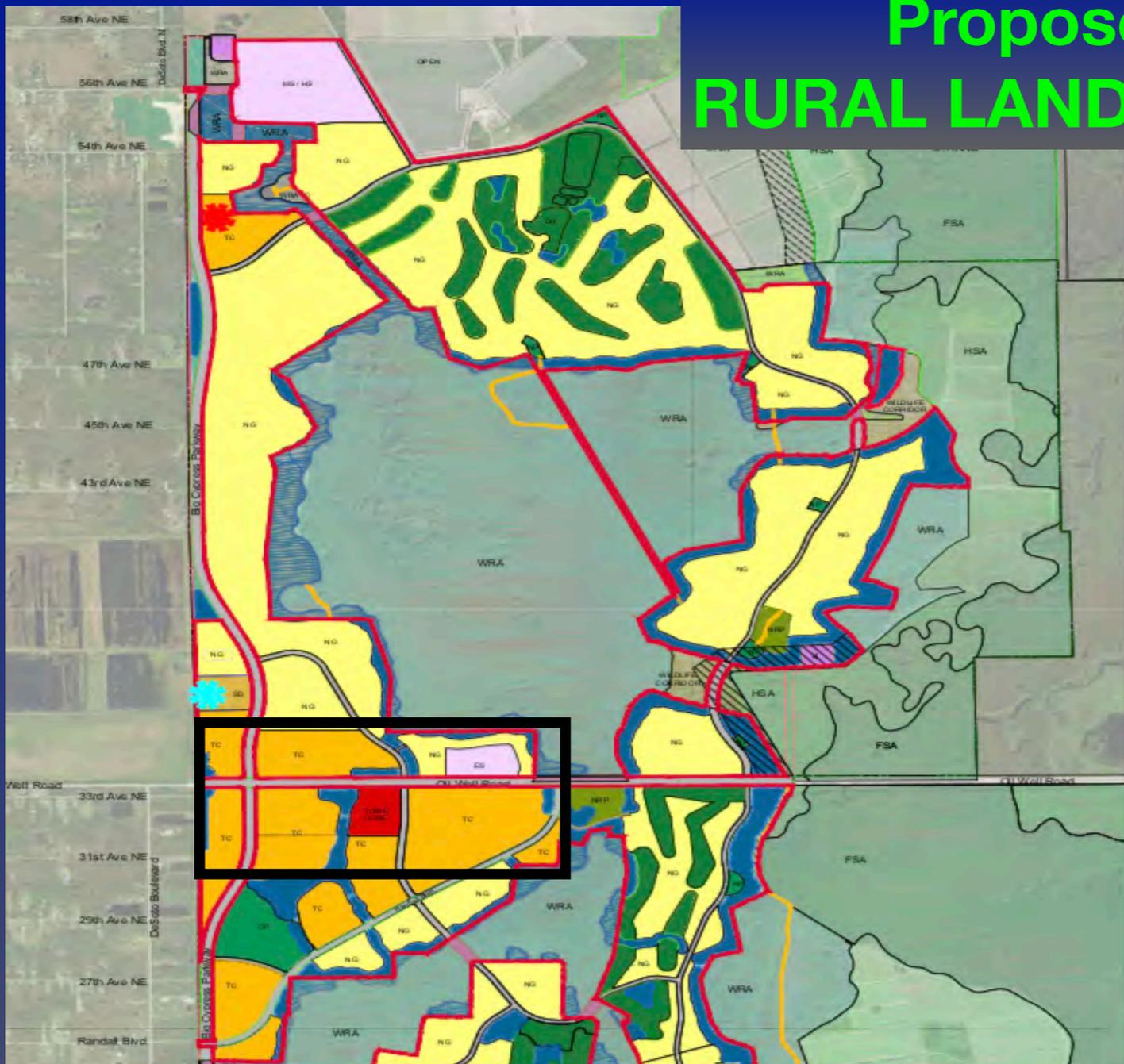


Figure 1

# As-Built



# Proposed RURAL LANDS WEST



### LEGEND

	NEIGHBORHOOD GENERAL
	TOWN CENTER
	TOWN CORE
	SERVICE DISTRICT
	SCHOOLS (ES / MS / HS) (ELEMENTARY / MIDDLE / HIGH)
	NATURAL RESOURCE PARK
	NEIGHBORHOOD PARKS
	COMMUNITY PARK
	GOLF (POTENTIAL IN NG)
	WATER MANAGEMENT / LAKES
	WRA (WATER RETENTION AREA)
	HSA (HABITAT STEWARDSHIP AREA)
	FSA (FLOWWAY STEWARDSHIP AREA)
	OPEN (RLSA OPEN DESIGNATION)

	SRA BOUNDARY
	UTILITY SITE
	FIRE / EMS SITE
	ROAD CROSSING WITHIN WRA
	BOARDWALK OR PATHWAY WITHIN WRA
	500' BUFFER FROM FSA & HSA

**Phase 1: 4,092 acres/3,984 Credit Acres**

**Stewardship District Total Acres = 21,701**

**10,000 Residential units**

**2,093,000 s.f. commercial. [includes 100 bed hospital]**

# Town Center & Core Conceptual Design Only

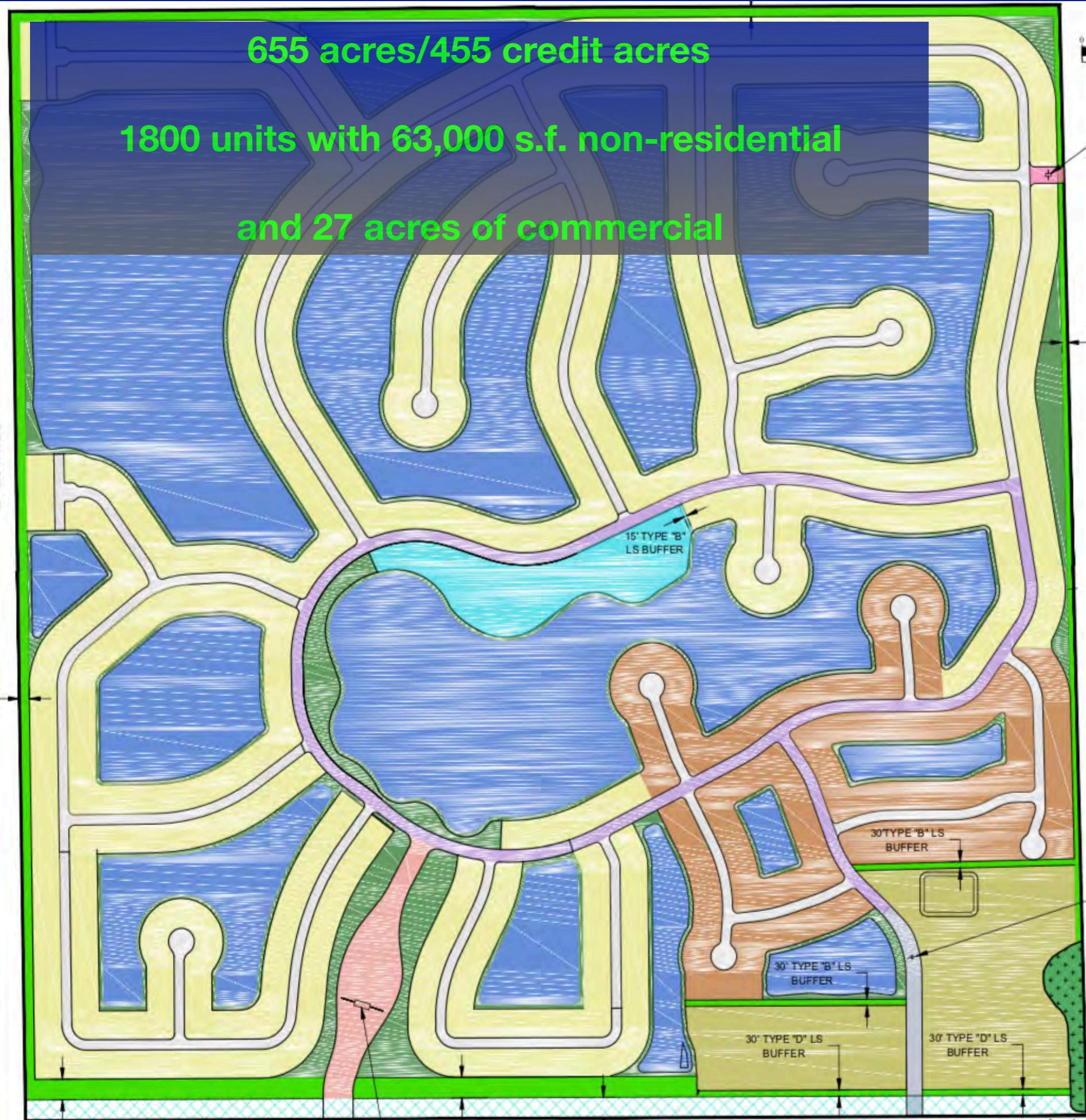


# Proposed COLLIER LAKES SRA

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

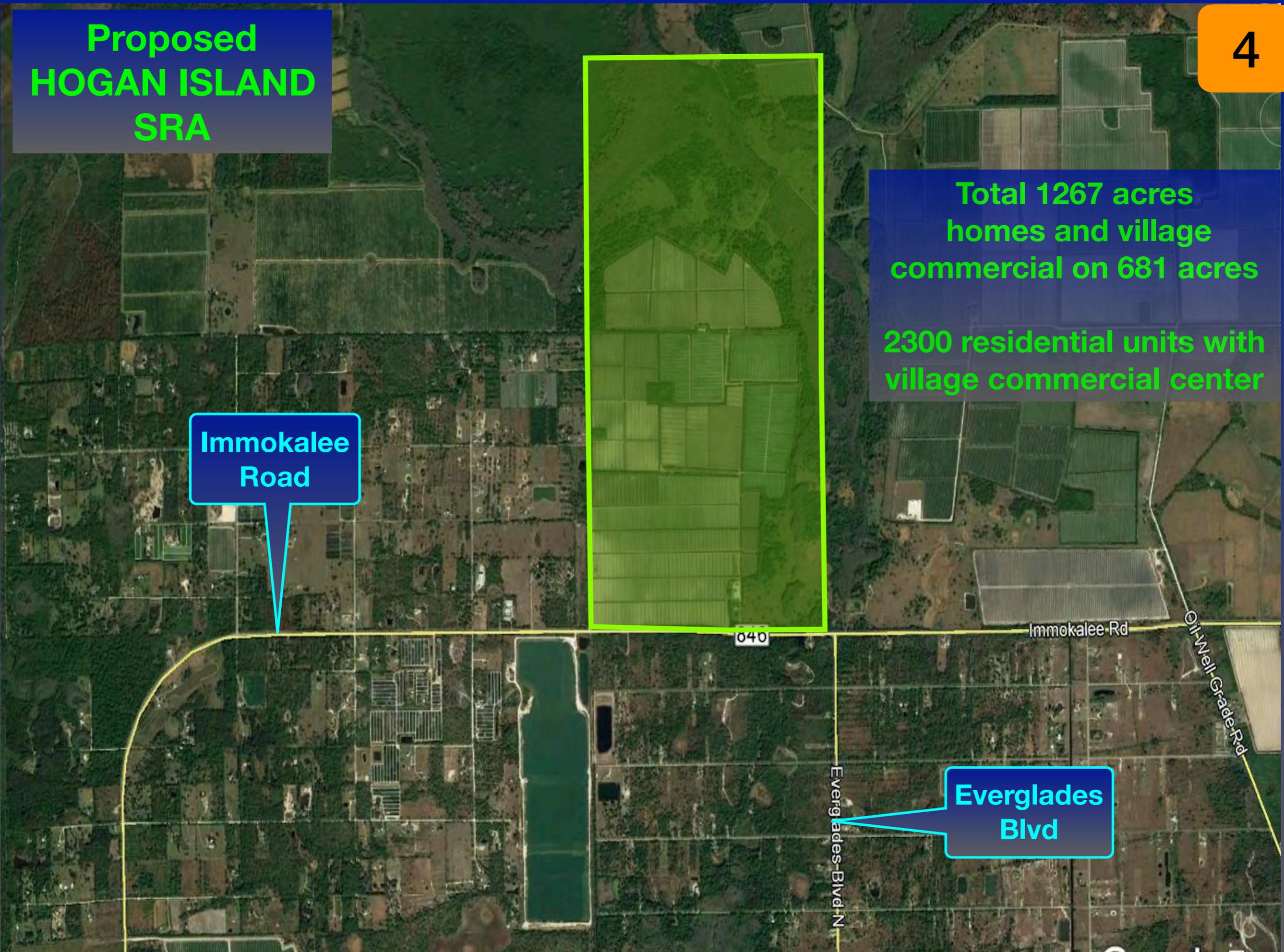
**Proposed  
HOGAN ISLAND  
SRA**

**Total 1267 acres  
homes and village  
commercial on 681 acres**

**2300 residential units with  
village commercial center**

**Immokalee  
Road**

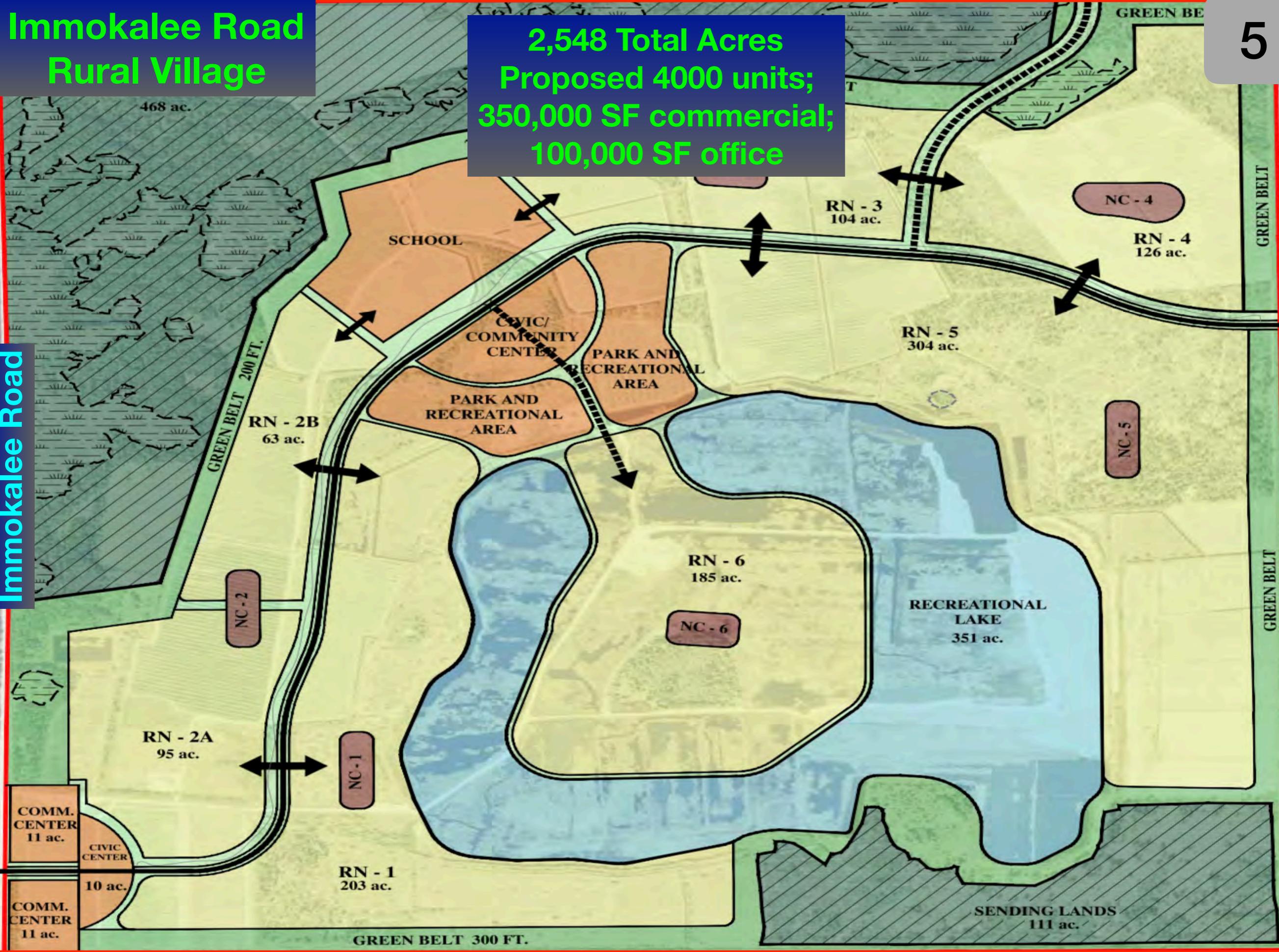
**Everglades  
Blvd**



# Immokalee Road Rural Village

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

Immokalee Road

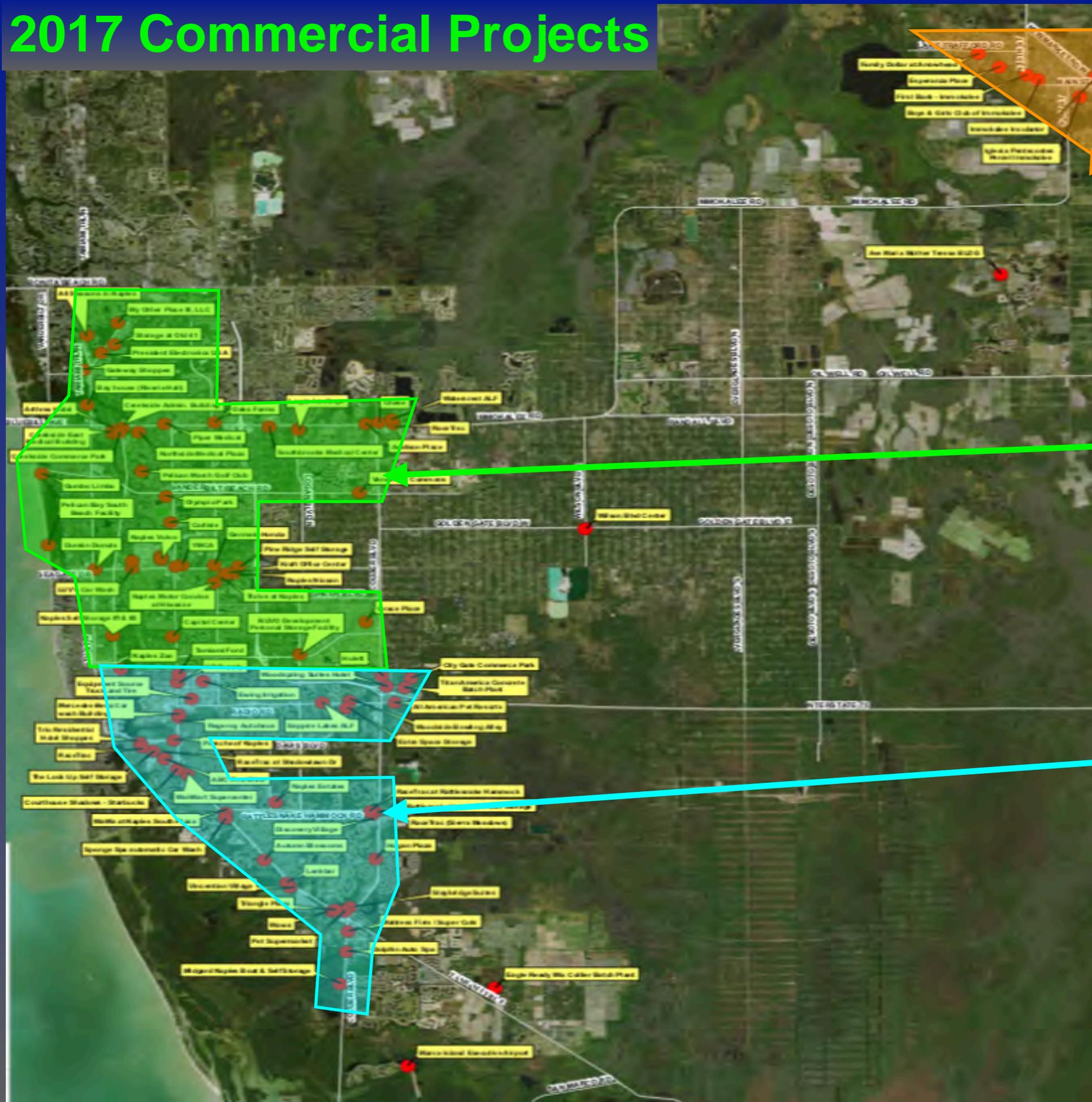


**In it's list of top states for doing business, Area Development magazine has placed Florida at No. 10, advancing two spots from No. 12 in 2017; Florida came in at No. 7 in 2016.....Tampa Bay Business Journal**



**Commercial Development**

# 2017 Commercial Projects



**119 Projects:**

**\*16 in District 5**

**\*34 in District 2**

**\*14 in District 3**

**48 Total in N Naples**

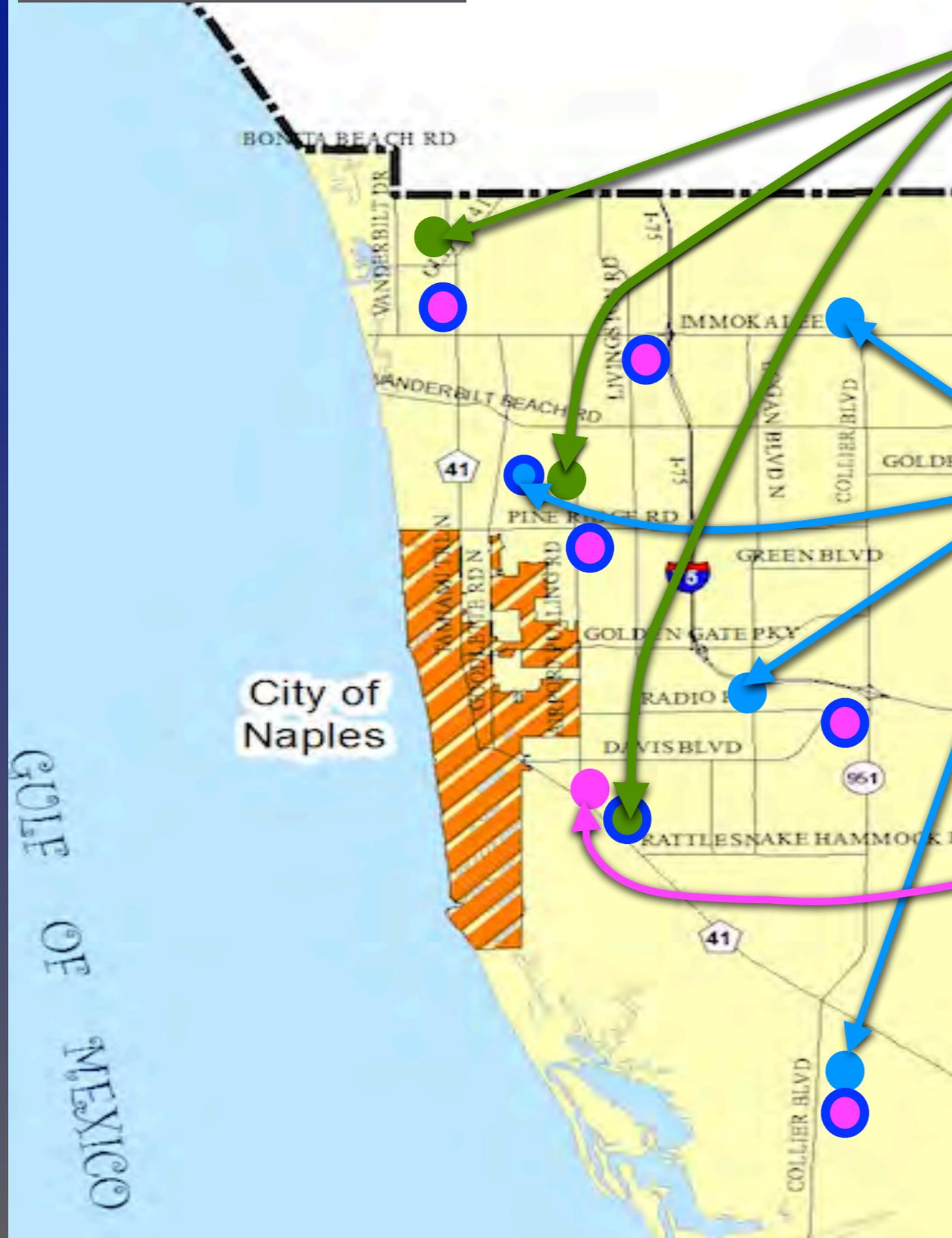
**\*24 in District 1**

**\*31 in District 4**

**55 Total in E Naples**

**2016 = 76 Projects**

# Grocery Stores



# Grocery Stores



Fiddler's  
Creek

# Hotels

**Arthrex  
169 Rooms**

**Towne Place  
131 Rooms**



**Home 2  
96 Rooms**



**Whitelake  
Woodsprings  
124 Rooms**

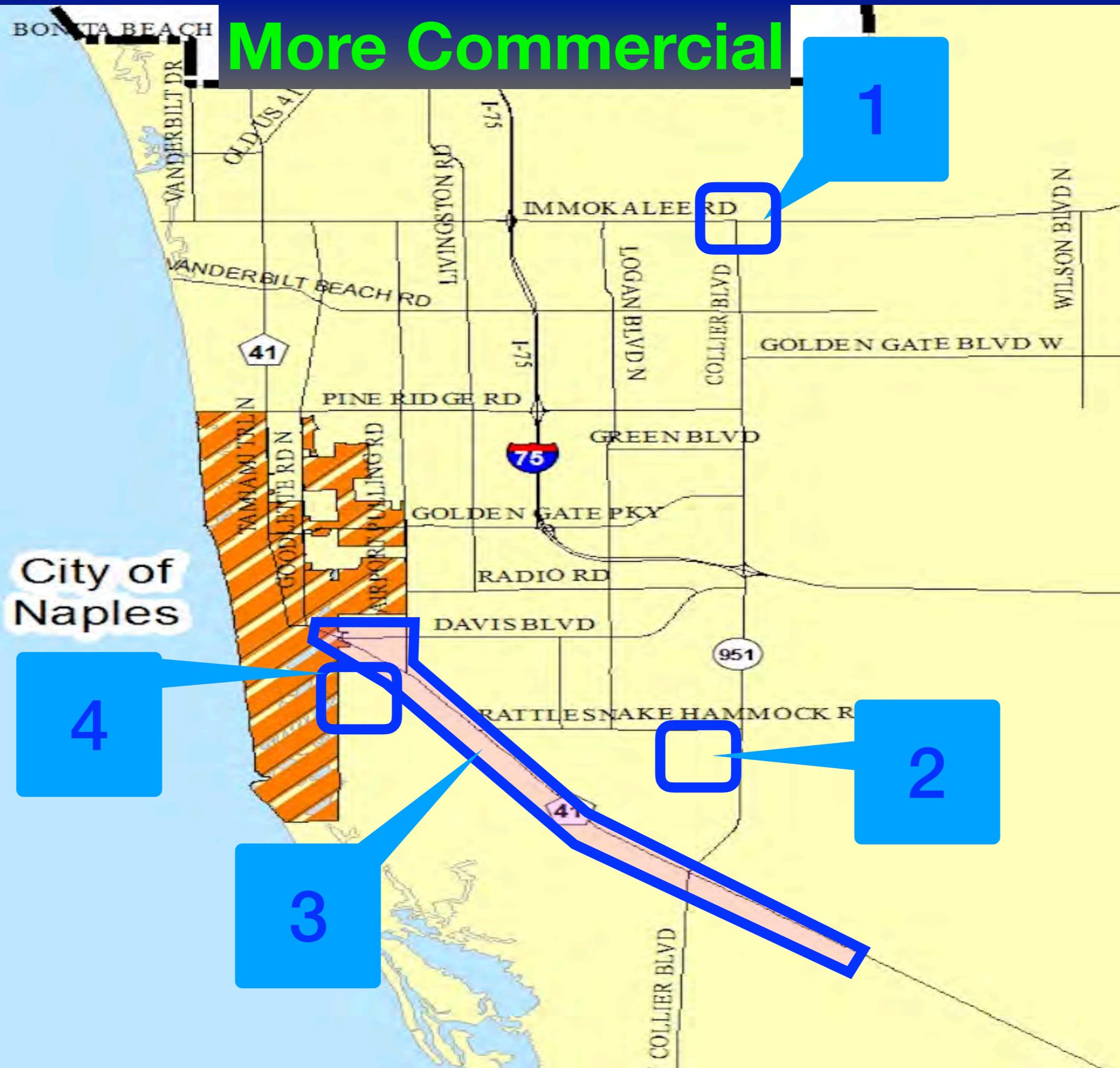


**East Tamiami  
Woodsprings  
123 Rooms**

**StayBridge  
103 Rooms**



# More Commercial



1

4

3

2

City of Naples



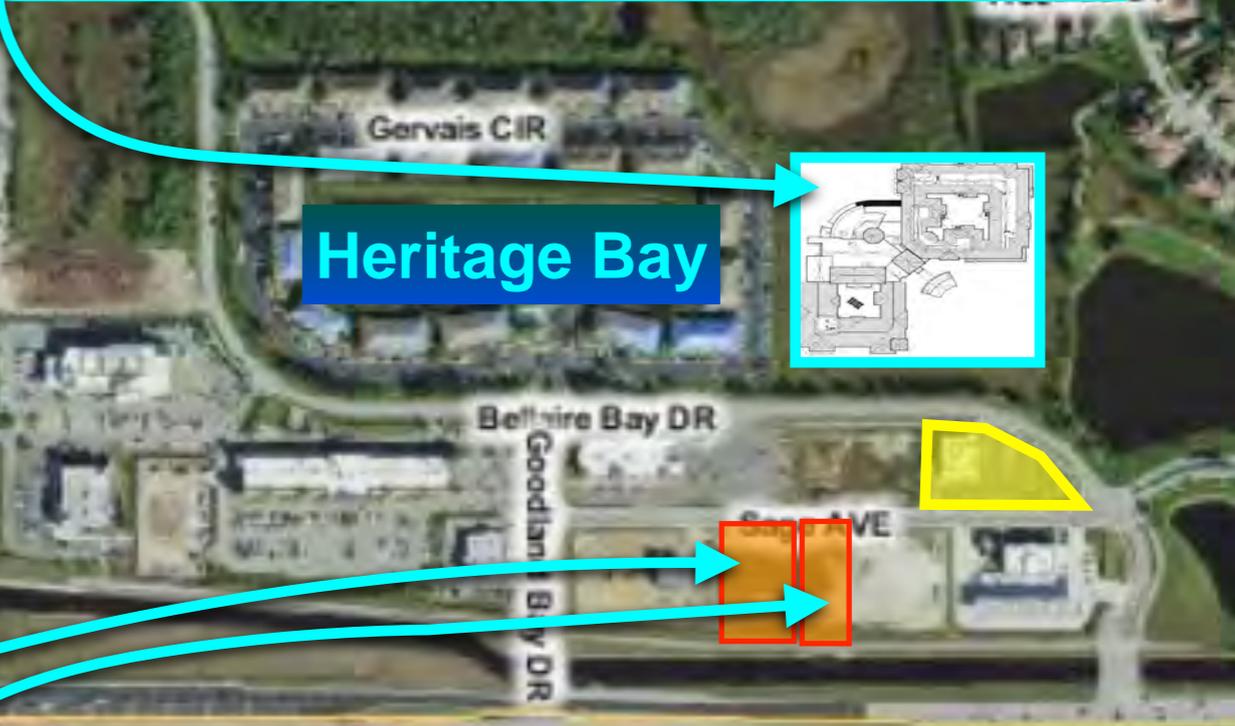
120 Town-homes

+54 units



130 Assisted Living

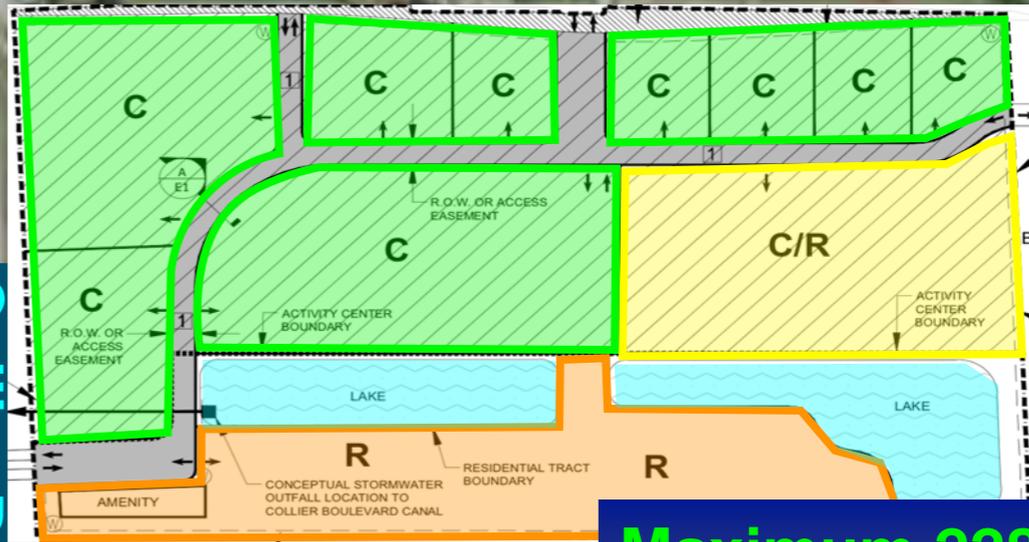
240 units



Heritage Bay

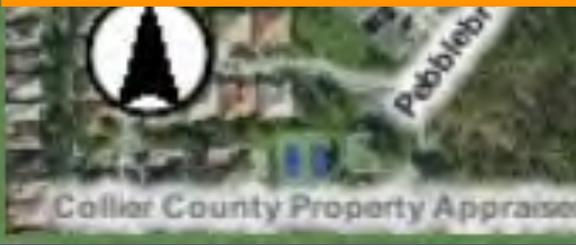


Immokalee Road

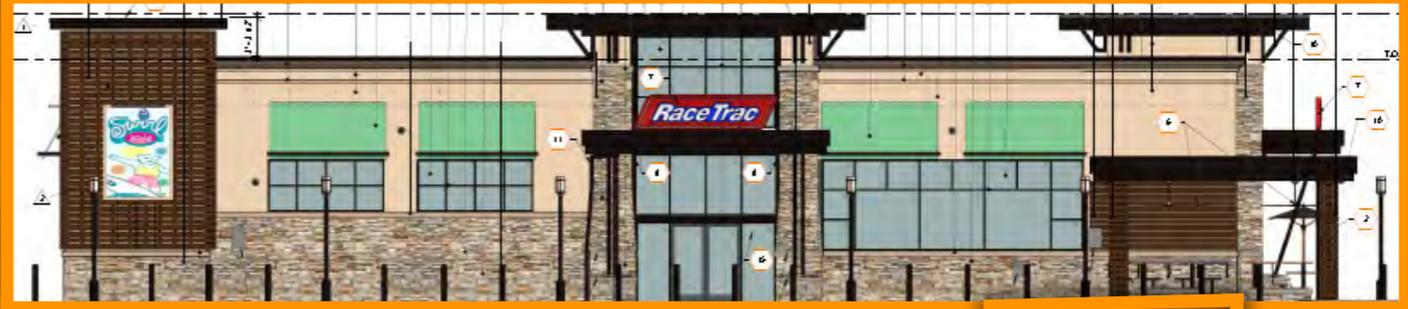


Maximum 228,000 SF & 400 units

Collier Blvd



Rattlesnake Hammock Road



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

Grand  
Lely  
Drive



Physician's  
Regional  
Hospital

Collier  
Bld (951)

Google Earth

© 2018 Google

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

# US 41 Collier Blvd to Floridian Ave

Assisted Living Facility



US 41



Collier Blvd



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

91,000 sf self-storage

# US 41 Rattlesnake Hammock to Airport



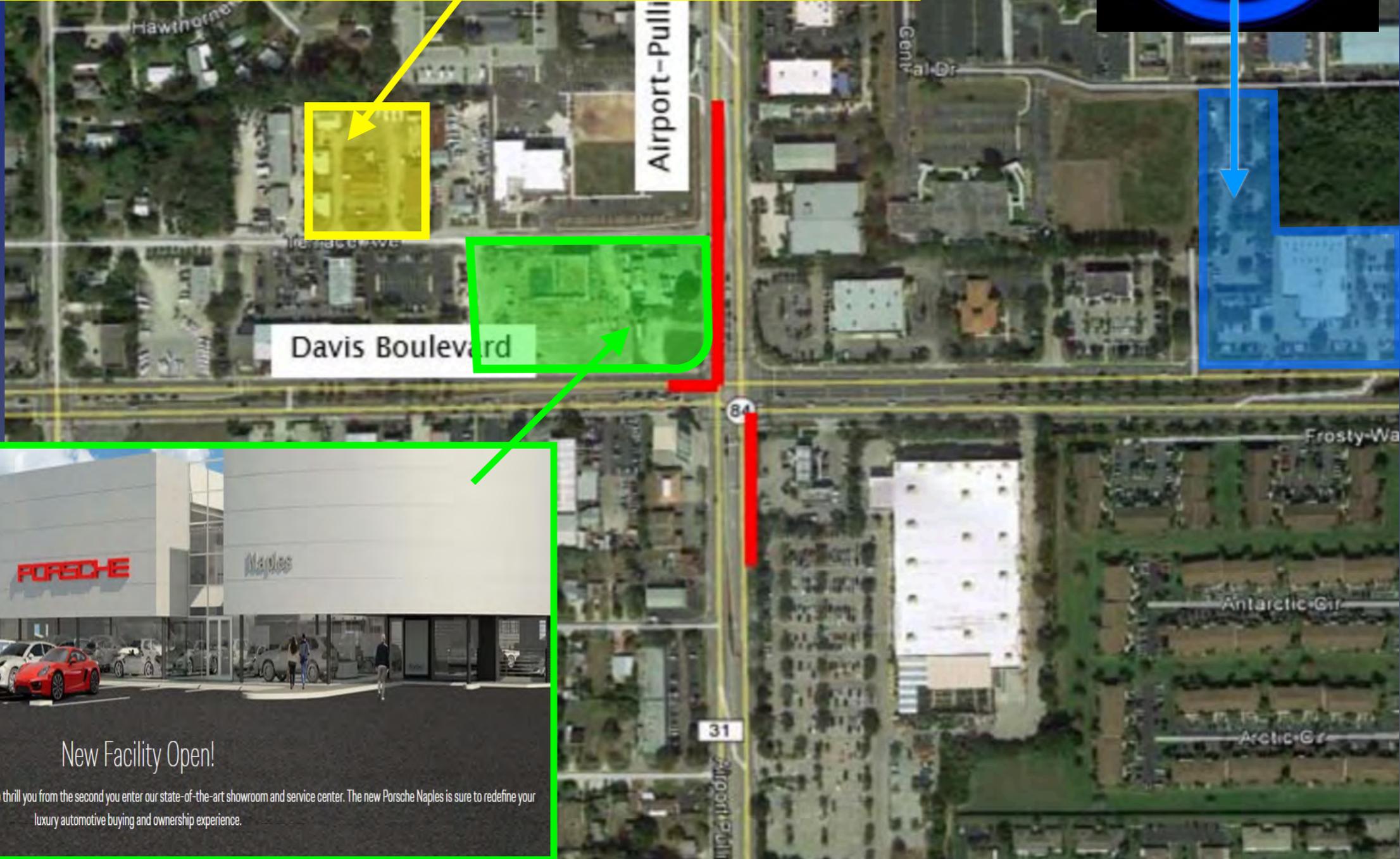
4-Story 100,000 SF Storage and 5000 SF fast food restaurant

Sabal Bay Resort Condo-Hotel @ 144 units



58,000 SF of exotic car storage

3North



New Facility Open!

The all-new Porsche Naples is now open for business and ready to thrill you from the second you enter our state-of-the-art showroom and service center. The new Porsche Naples is sure to redefine your luxury automotive buying and ownership experience.

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

# Urban Updates

BONITA BEACH RD



1



2

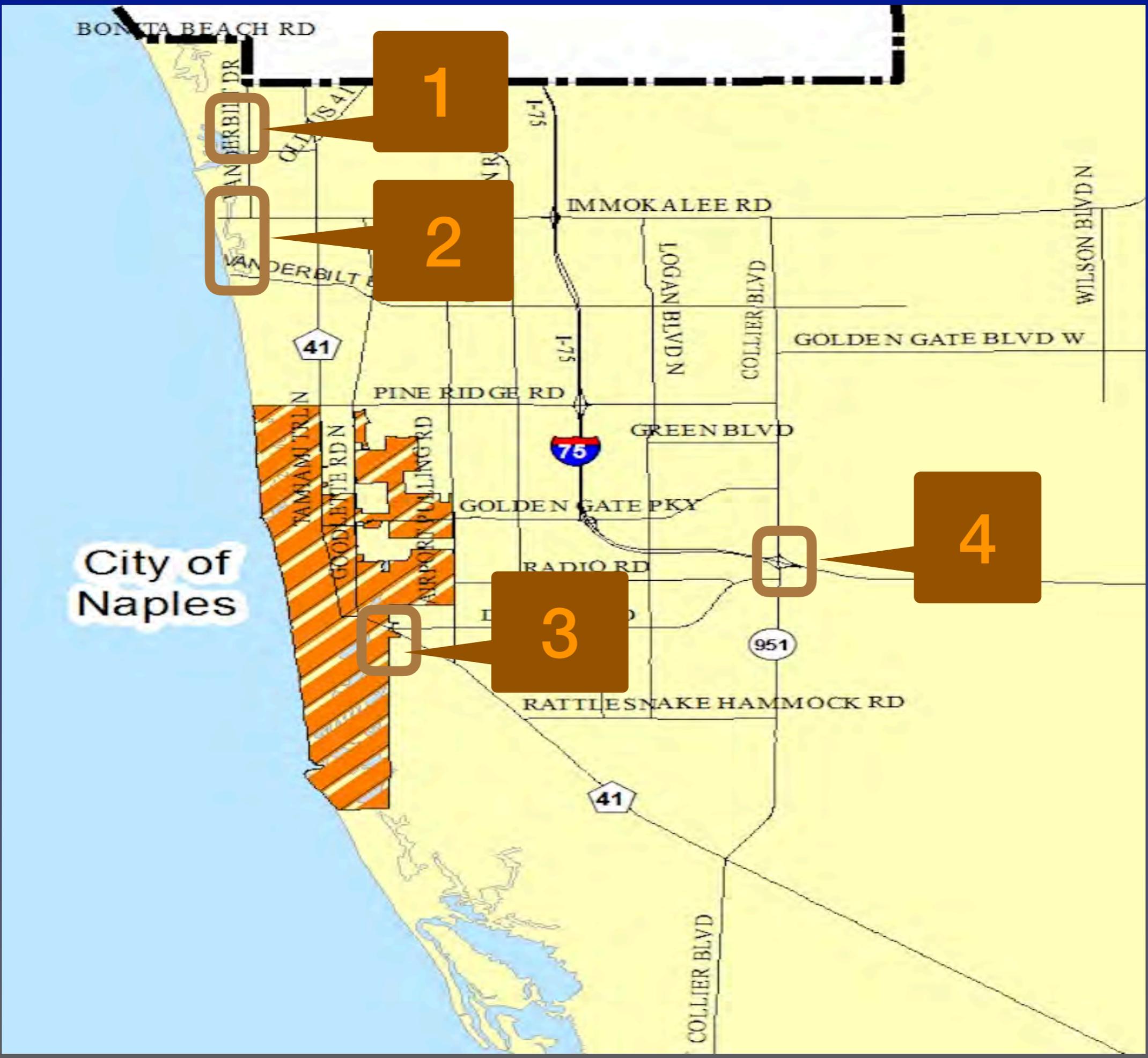
City of Naples



3



4



# Kalea Bay

## Vanderbilt Drive north of Wiggins Pass Road

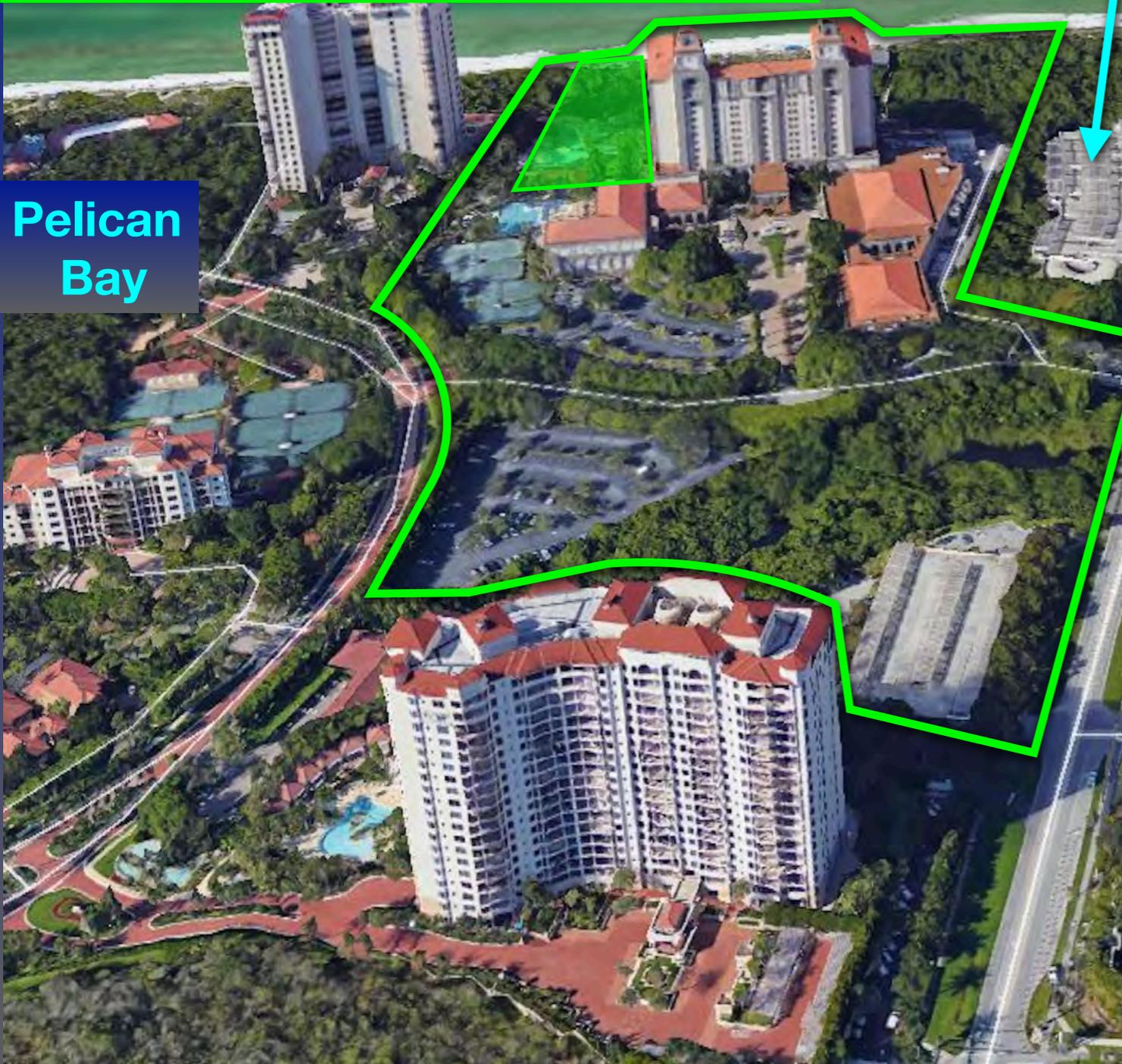
- Building #1 complete; #2 in process
- Total project units: 590
- Building 1 permitted at 120 units
- Golf Course in review



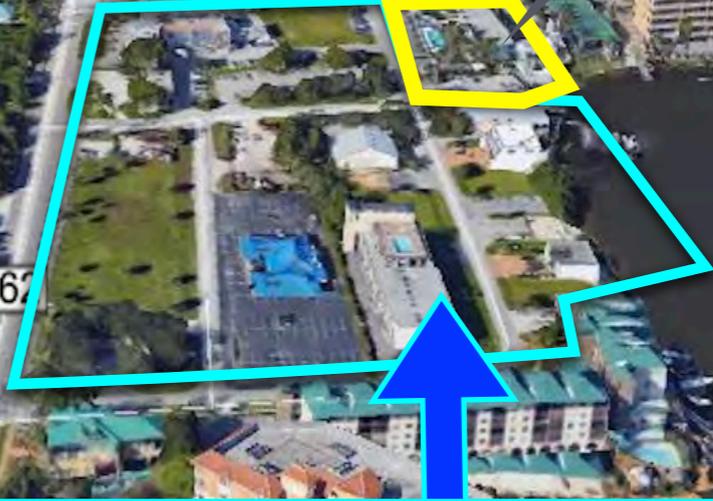


County Beach  
Parking & Access

Proposed  
Hotel



Pelican  
Bay



Vanderbilt  
Lagoon



**Redefining project  
to address  
community feedback**

We'll Be Back Soon!

At this time, we are redefining 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

Naples

Old 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](http://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

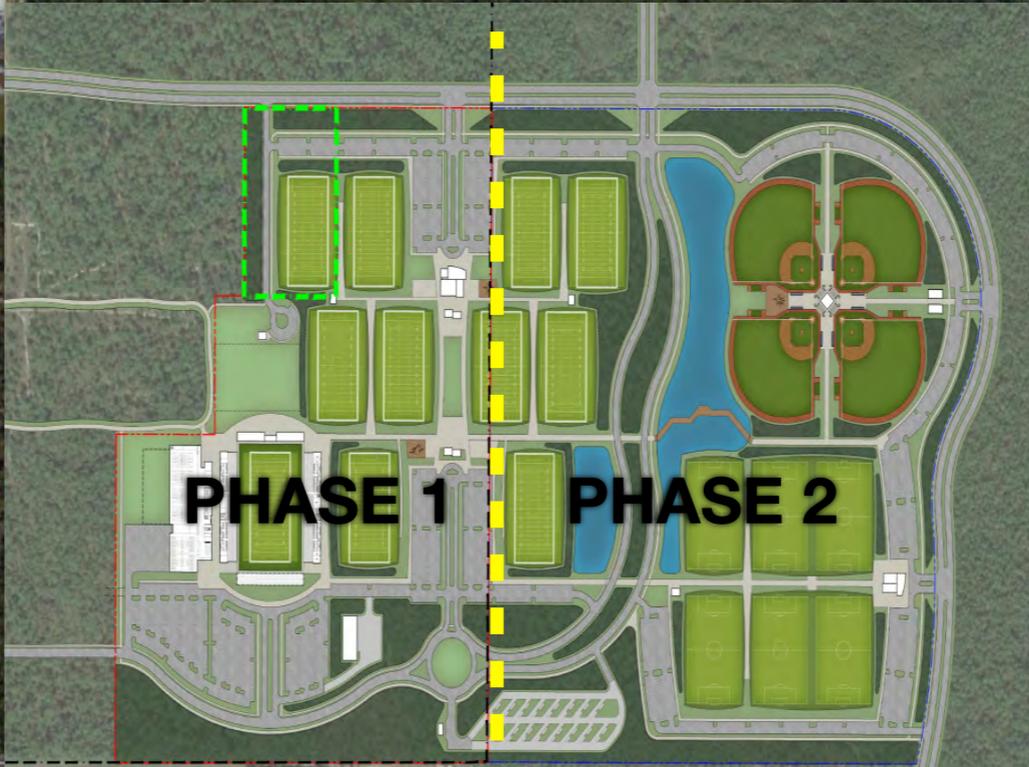


Golden Gate Estates

City Gate Blvd

Collier Blvd

951

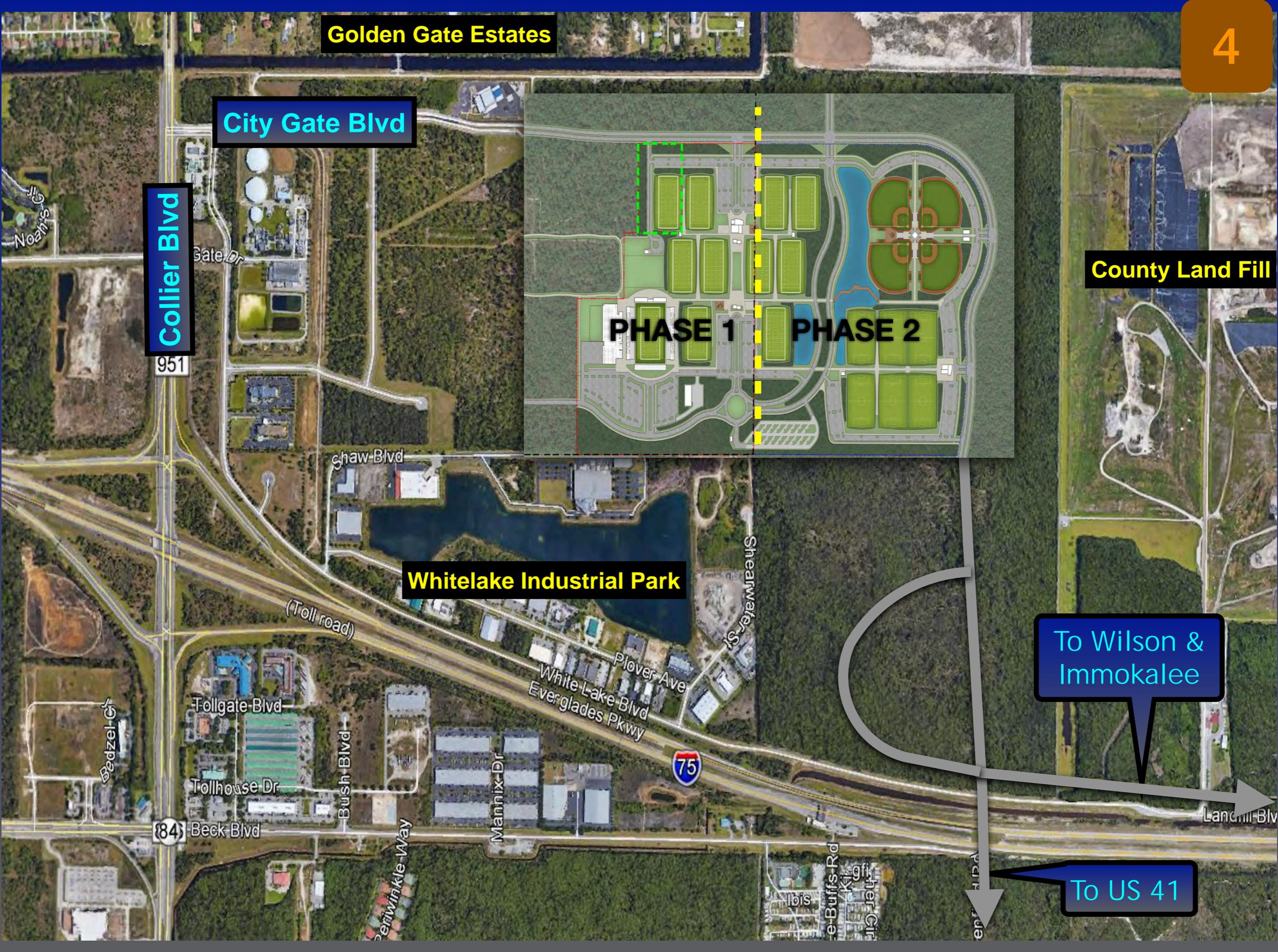


County Land Fill

Whitelake Industrial Park

To Wilson & Immokalee

To US 41



# Roads



California.....of course!

GULF OF MEXICO

Connect to Bonita Beach Road - 2019

Future connection 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:**

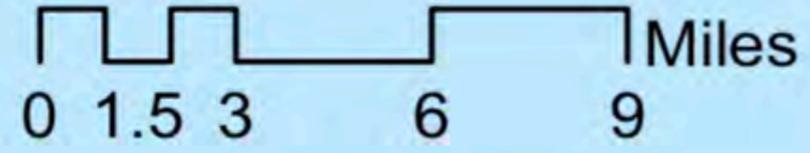
- 2 Lanes
- 4 Lanes
- 6 Lanes
- 8 Lanes
- ▲ Interchange

Future connection from CityGate to East Tamiami Trail

Future connections to the East

Golden Gate Blvd to the East

Future connection Wilson to CityGate



# Future Overpasses

Immokalee Road  
North Naples



Orangetree

Collier Blvd



84



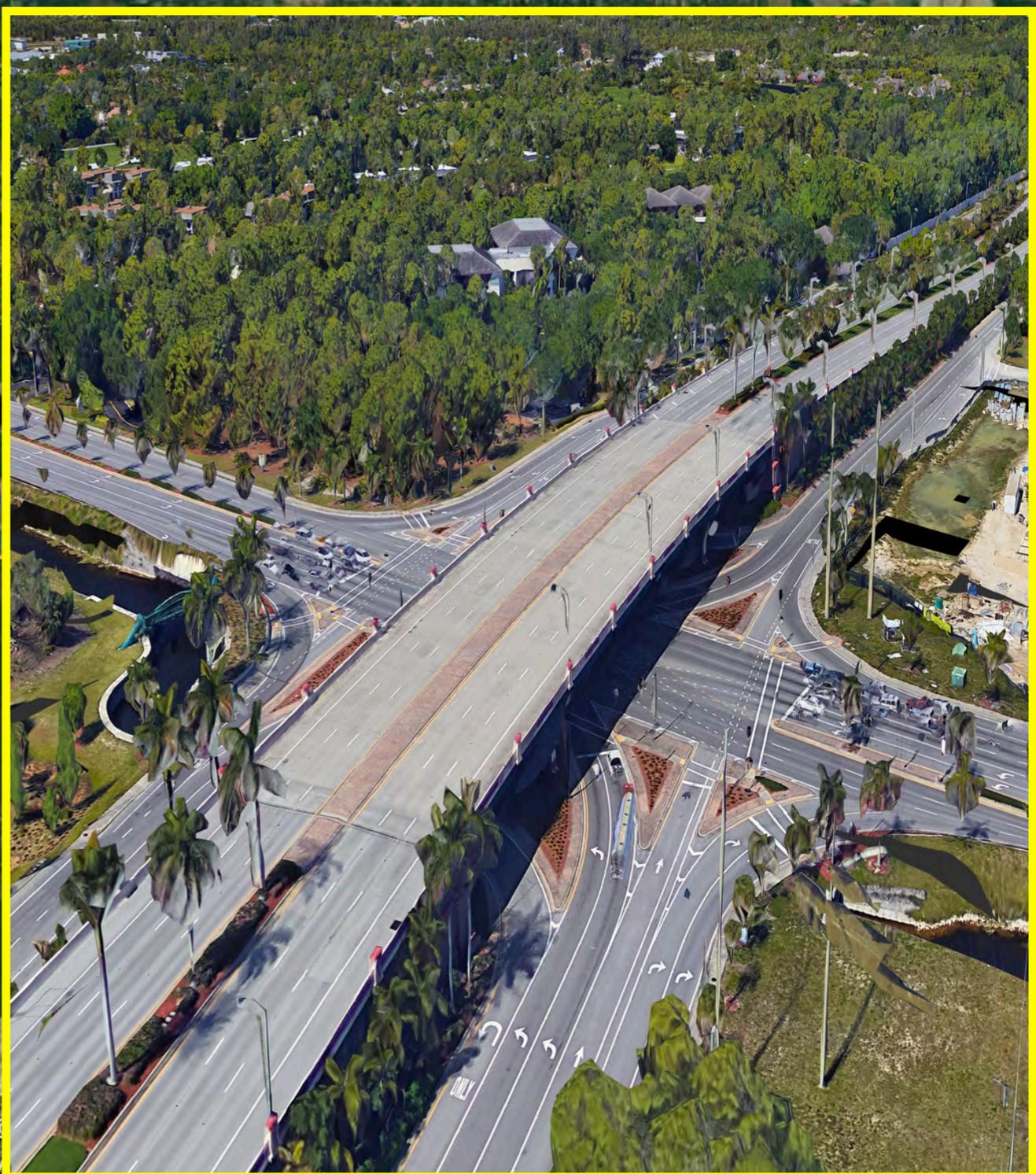
Hwy 4-1

45

Naples  
90



Tamiami Tr



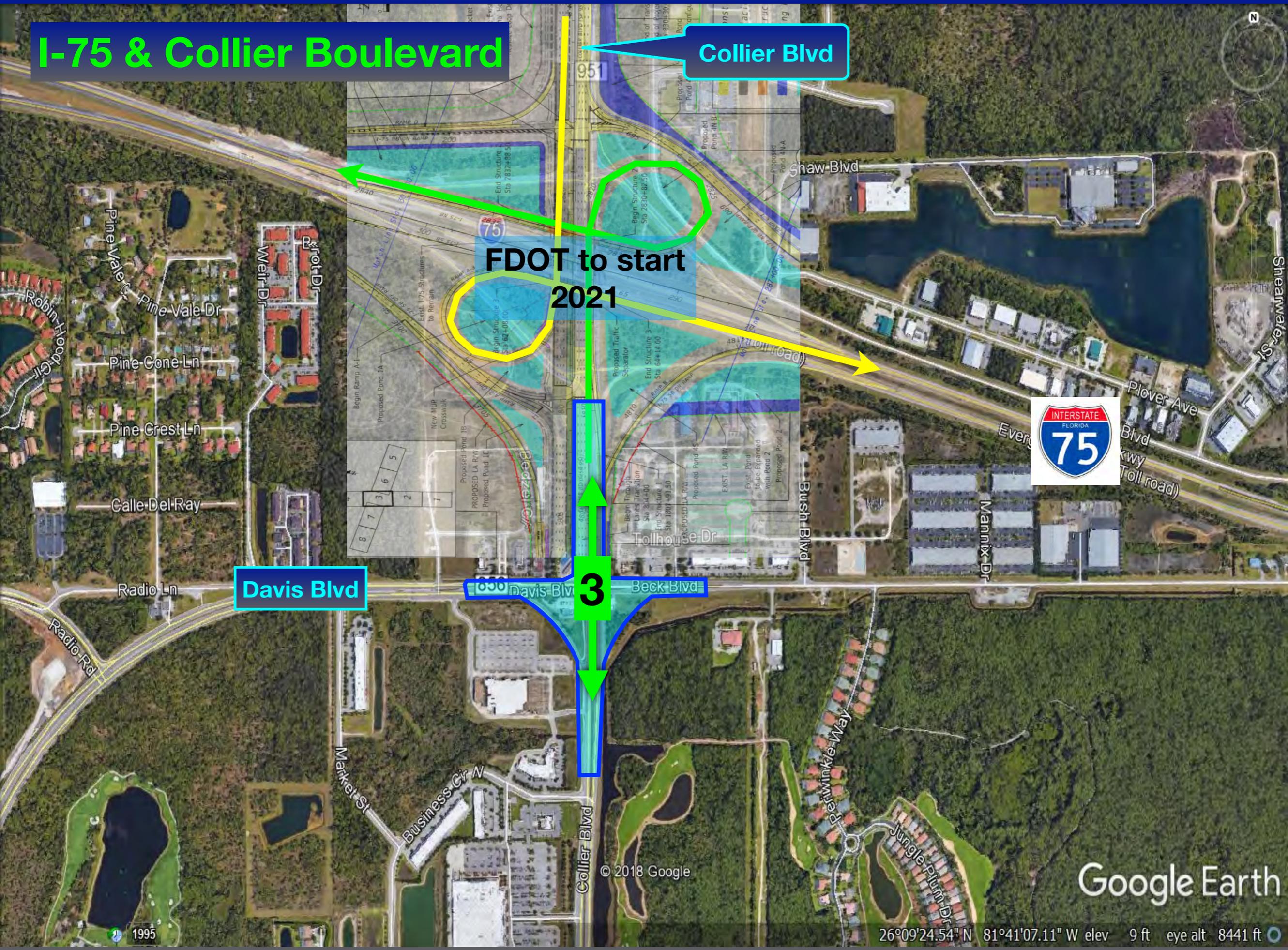
**I-75 & Collier Boulevard**

**Collier Blvd**

**FDOT to start  
2021**

**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)

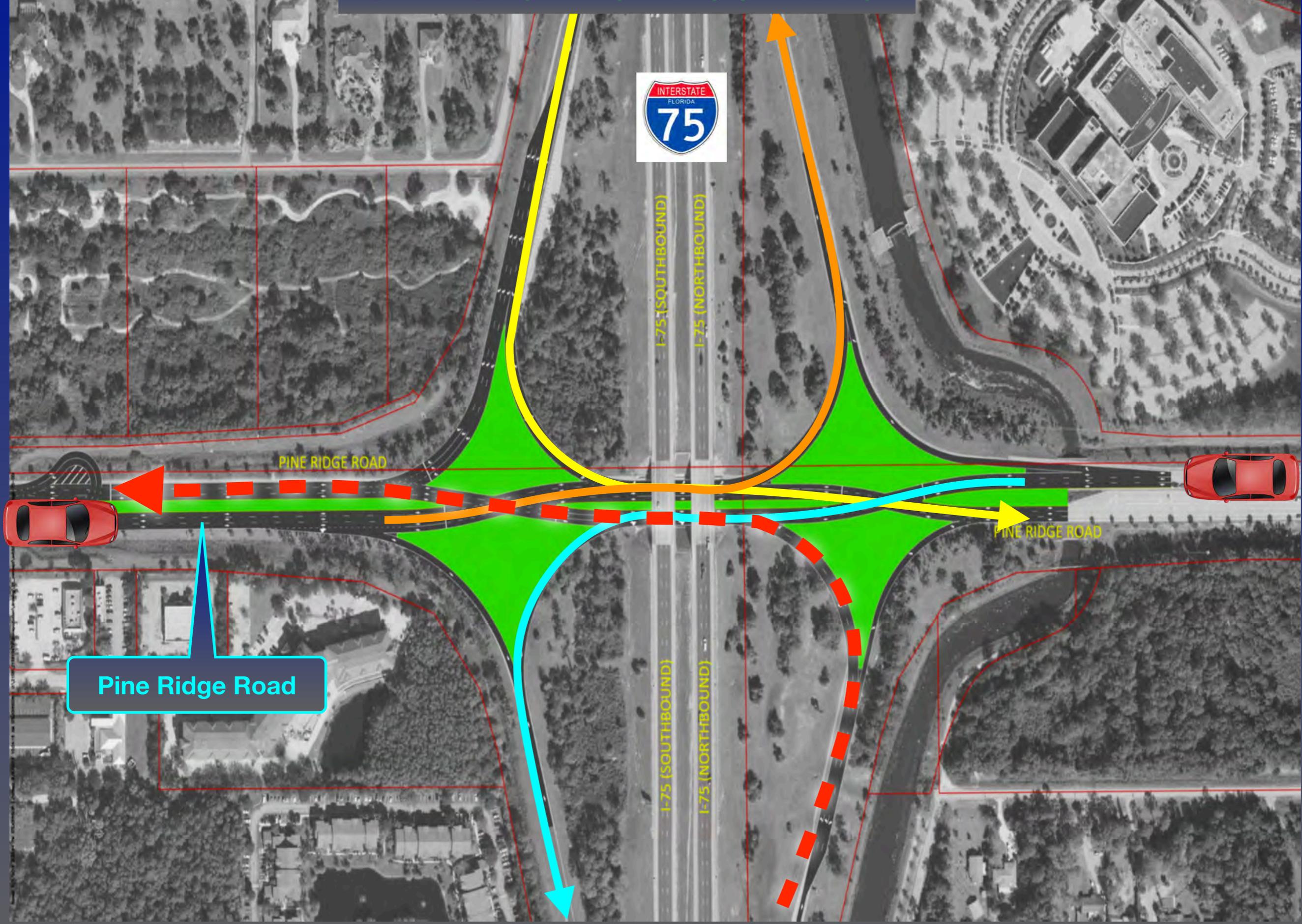
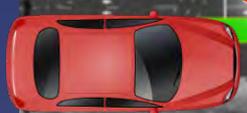
I-75 (SOUTHBOUND)

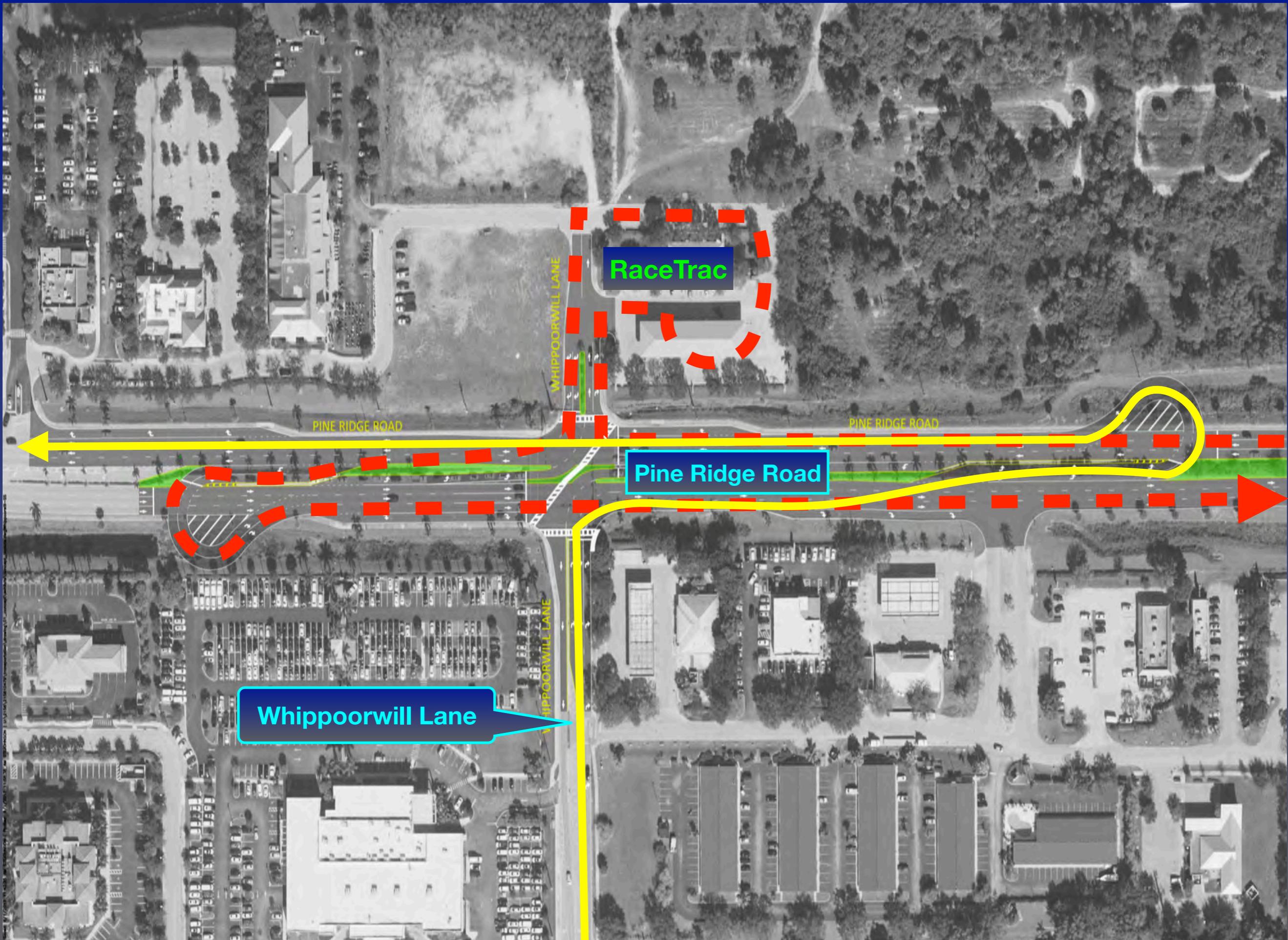
I-75 (NORTHBOUND)

PINE RIDGE ROAD

PINE RIDGE ROAD

Pine Ridge Road





RaceTrac

Pine Ridge Road

Whippoorwill Lane

PINE RIDGE ROAD

PINE RIDGE ROAD

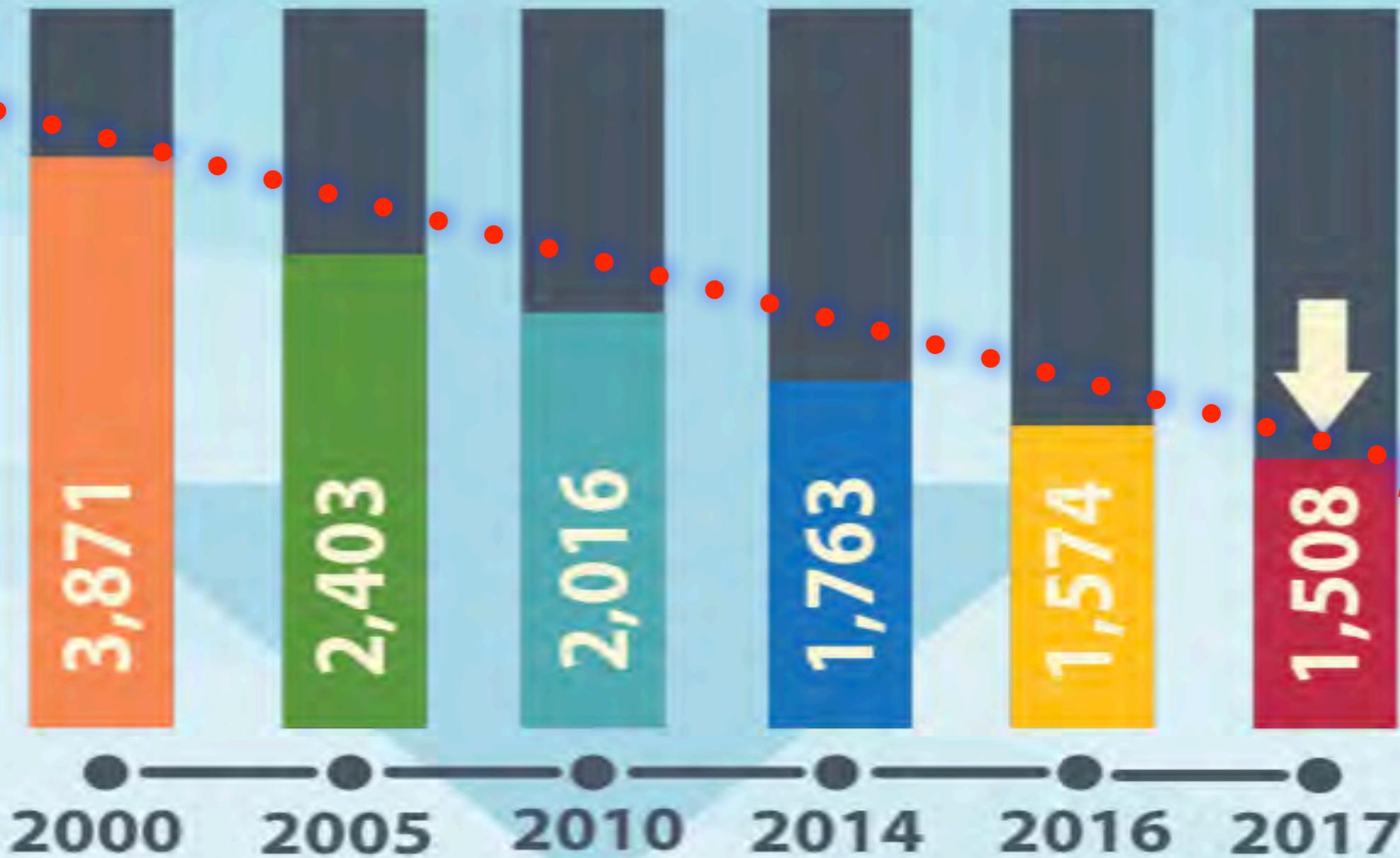
WHIPPOORWILL LANE

WHIPPOORWILL LANE

**Wrap Up!**

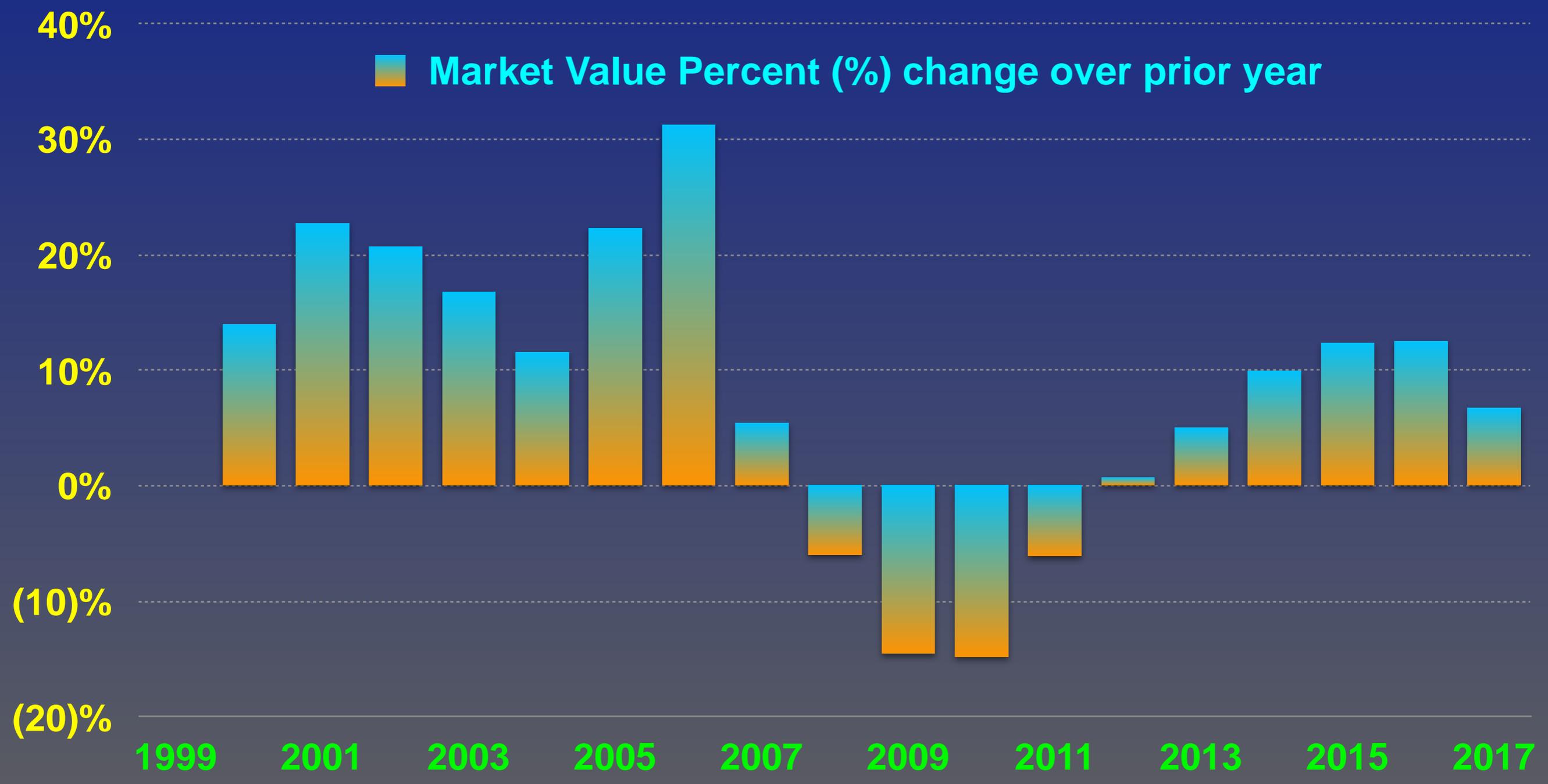
# COLLIER COUNTY CRIME RATE

down 61% from 2000 to 2017



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

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



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.

# 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



# Collier County

