

Commissioners to Consider Housing Invitation to Negotiate (ITN) at Manatee Park and Bembridge

This Tuesday, November 13, 2018, agenda item 11.A. will be heard at 10:45am at the Board of County Commissioners meeting. This is a recommendation to authorize staff to initiate an Invitation to Negotiate (ITN) process for the development of housing that is affordable on the (1) County-Owned Bembridge property, and (2) the County-Owned Manatee property proposed to be co-located with a passive park.

Community sentiment from these meetings can be summarized as there being no concerns received for the Bembridge Site, and several areas of concern for the Manatee Site. The top pressing concerns at the Manatee site were: increased vehicle traffic, increased demand on area schools, environmental impacts, lack of proximity to job centers and related transportation, increases in the crime rate in the surrounding area, displacing the development of a community park and the impact to local residents, and concentrating more low to moderate income housing in the East Naples area. Additionally, staff received comments indicating the project may not be needed ("market will solve the problem"), more study on impacts needs to be done before an ITN is issued, and the discussion should be delayed until the Fall (seasonality of residents). (Cormac Giblin, Manager, Grant and Housing Development, Community and Human Services Division)

Several meetings were held with the AHAC (Affordable Housing Advisory Committee) and PARAB (Parks & Recreation Advisory Board). More information on this important agenda item is attached to the newsletter. We urge everyone to attend the meeting.

Lorenzo Walker Technical College Awarded \$2,000

The East Naples Civic Association & East Naples Foundation proudly awarded Lorenzo Walker Technical College a \$2,000 donation at the October luncheon from proceeds of the May 4th Charity Golf Tournament. The monies will be used for certification tests and tools of the trade for students in various programs at the college.



From left to right, ENCA board members Commissioner Donna Fiala, Jacob Winge, Neil Curley, John Hooley (ENCA/ENF director), Tom Cannon, Jeff Macasevich, Yolanda Flores (Lorenzo Walker Technical College Administrative Director), George Danz, Jim Pusateri (ENCA/ENF President), Jean Kungle (ENCA/ENF director), and ENCA President Shirley Calhoun.

LAST CALL...HURRY AND MAKE YOUR RESERVATIONS for a Fun-Filled Evening at the ENCA Casino Night Charity Event

The ENCA board members are putting on their bowties and cummerbunds and are dealer ready for our big Charity Casino Night Event! Get your \$5,000 in play chips and get ready to win, win, win! And for some added fun, we just added music by Nevada Smith!

ENCA Presents
 East Naples Civic Association

\$40 per person **\$75** per couple

CASINO Night

INCLUDES \$5000 IN PLAY CHIPS FOR BLACKJACK OR ROULETTE

FEATURING ENCA BOARD MEMBER DEALERS

CASH BAR
 HEAVY HORS D'OEUVRES

PLAYERS CLUB & SPA • 6060 GRAND LELY DRIVE
THURSDAY 15 NOVEMBER
 5:00 TO 8:00 PM • PRIZE AUCTION WITH WINNINGS

PURCHASE TICKETS ON-LINE AT WWW.EASTNAPLESCIVIC.COM
 FOR MORE INFORMATION E-MAIL INFO@EASTNAPLESCIVIC.COM

ALL PROCEEDS BENEFIT SCHOLARSHIPS FUND

This fun-filled event will take place, in lieu of the regular luncheon that day, Thursday, November 15th at the Player's Club & Spa, 6060 Grand Lely Drive in Lely Resort from 5:00pm - 8:00pm. Heavy hors d'oeuvres will be served and there will be a cash bar and prize auction. Just \$40 for singles and \$75 for couples.

Pay by credit card on the website at www.eastnaplescivic.com, click on November 2018 Casino Night. No reservation form needed for the event. **Deadline for reservations is NOON, Tuesday, November 13, 2018.** This event is open to all members and non-members and we still have some seats available at the tables!

All proceeds from the event benefit the college scholarship fund for East Naples students.

For more information or questions, please email us at info@eastnaplescivic.com. Hope to see you there!

Collier County Seeks Members for New Advisory Committee For The New 1% Sales Tax That Passed

With the passage of the Collier County and Municipal Infrastructure One-Cent Sales Surtax Referendum, Ordinance No. 2018-21 requires the formation of an Infrastructure Surtax Citizen Oversight Committee for the purpose of providing citizen review of the expenditure of the surtax proceeds by the county.

The new Infrastructure Surtax Citizen Oversight Committee is seeking applications for seven open seats: five members shall be residents of each of the five commission districts, and two members shall be at-large members. Applicants should have background and experience related to financial or business management.

Residents interested in applying for positions on the new Infrastructure Surtax Citizen Oversight Committee may obtain an application by calling (239) 252-8400, or by filling out an application on the county's website at <https://www.colliercountyfl.gov/your-government/advisory-boards/online-advisory-board-application>.

The Collier County Board of County Commissioners is also seeking applications for positions on several other advisory committees. Members of committees must reside in and be registered to vote in Collier County. Instructions on how to apply are below.

The Affordable Housing Advisory Committee has four vacant seats in the following categories related to affordable housing: Labor engaged in home building, Banking and Mortgage industry, For-Profit Provider of Affordable

Housing, representative of the local planning agency. This committee was created in accordance with Sect. 420.9076 Fla. Stat., to review policies, procedures, ordinances, land development regulations, and the adopted local government comprehensive plan, and to recommend specific actions or initiatives to encourage affordable housing. Terms are three years.

The Lely Golf Estates Beautification Advisory Committee has two vacancies. Terms are four years.

The Parks and Recreation Advisory Board has two Urban Area seats and one Immokalee seat expiring in December. Terms are four years.

The Radio Road Beautification Advisory Committee has one vacancy. Terms are four years.

For more information on these and other vacancies or to apply for an advisory committee vacancy, submit an application online at <https://www.colliercountyfl.gov/your-government/advisory-boards/online-advisory-board-application>. After you complete the application, click on "Submit Form." To receive an immediate e-mail confirmation that your application was received, you must include your e-mail address in the application.

Small Business Saturday

Small Business Saturday is an American shopping holiday held on the Saturday after Thanksgiving during one of the busiest shopping periods of the year.

First observed in the US on November 27, 2010, it is a counterpart to Black

Friday and Cyber Monday, which feature big box retail and e-commerce stores respectively. By contrast, Small Business Saturday encourages holiday shoppers to patronize brick and mortar businesses that are small and local.

Support our ENCA Member Businesses which are listed on our website. *Small Business Saturday is a registered trademark of American Express.*



Mark Your Calendar!

Mark your calendar for the ENCA 2019 Annual Banquet to be held the evening of Thursday, January 24, 2019 at The Arlington. More details to follow. And a big thanks to The Arlington for hosting us once again!



It's Always ENCA Membership Drive Time!

We need your support! If you are concerned about the future of East Naples we need you as a member! Stay informed, renew or join today! The more members we have, the stronger our voices are heard! We are the voice of East Naples! And we need you! All of you!

Help us represent you, the residents and businesses of East Naples with one united voice. Benefits include governmental representation, monthly luncheon program with great speakers you won't want to miss, newsletters, and community involvement such as the Santa Run and charity events to help raise monies for scholarships and other children's programs.

Now is a very important time for East Naples!

Annual Membership: \$25 Single; \$30 Couple; \$60 Business. Download the online membership form at www.EastNaplesCivic.com or send us your name, address, phone, & email along with your check to ENCA, PMB #49, 8595 Collier Blvd., Suite 107, Naples FL 34114. Join today for 2019 and you'll be a member for the remainder of 2018 too! We are in the process of adding credit card payments to the website for membership also.

ENCA Board Meetings are held the first Wednesday of each month except August. Luncheons are held the 3rd Thursday of each month except summer break in August and the annual banquet in January.

Gateway Triangle Local Advisory Board Public Meeting

Notice is hereby given that the Collier County Community Redevelopment Agency Bayshore Gateway Triangle Local Advisory Board will meet at 6 p.m., Wednesday, November 14, at the Naples Botanical Garden FGCU-Buehler Auditorium, 4840 Bayshore Drive, Naples, Florida 34112.

For more information, call Shirley Garcia at (239) 643-1115.

A Big Salute To Our Veterans! Thank You For Your Service To All of US!

EXECUTIVE SUMMARY

Recommendation to authorize staff to initiate an Invitation to Negotiate (ITN) process for the development of housing that is affordable on the (1) County-Owned Bembridge property, and (2) the County-Owned Manatee property proposed to be co-located with a passive park; as both properties were previously identified as suitable for the development of housing that is affordable in accordance with the Community Housing Plan.

OBJECTIVE: To provide housing that is affordable in Collier County and to further the goals set forth in the Housing Element of the Growth Management Plan.

CONSIDERATIONS: On March 13, 2018, Item 11C the Board of County Commissioners (Board) reviewed the results of a Request for Information (RFI) process for two (2) County-owned properties previously identified to be suitable for the development of housing that is affordable:

Property	Folio#	Acreage	Purchase Price
Bembridge PUD	00400246406	5.11	\$406,797*
Manatee Site	00736520003	59.3	Donated in 1973

*Price based on appraised value of \$79,608/acre as documented in BCC Agenda Item 16F2 9/12/2002

The Board directed staff to continue community engagement and complete the review of the Community Housing Plan recommendations before bringing back a recommendation to proceed with an ITN on the two (2) properties.

Staff then undertook an extensive public outreach plan including at least eight (8) public meetings listed below and additional public meetings held since then.

03/28/18 4:00pm- East Naples Civic Association Board of Directors and Commissioner Taylor
 04/02/18 8:00am- Affordable Housing Advisory Committee (AHAC)
 04/04/18 3:30pm- East Naples/Fiddler's Creek "focus group" and Commissioner Fiala.
 04/11/18 4:00pm- Fiddler's Creek neighborhood meeting with Commissioner Fiala.
 04/17/18 6:00pm- Affordable Housing Town Hall with Commissioner Taylor at the Regional Library
 04/18/18 2:00pm- Parks and Rec Advisory Board (PARAB) North Collier Regional Park
 04/30/18 3:30pm- Fiddler's Creek neighborhood meeting with Commissioner McDaniel
 05/02/18 3:00pm- Fiddler's Creek neighborhood meeting with Commissioner Taylor

Community sentiment from these meetings can be summarized as there being no concerns received for the Bembridge Site, and several areas of concern for the Manatee Site. The top pressing concerns at the Manatee site were: increased vehicle traffic, increased demand on area schools, environmental impacts, lack of proximity to job centers and related transportation, increases in the crime rate in the surrounding area, displacing the development of a community park and the impact to local residents, and concentrating more low to moderate income housing in the East Naples area. Additionally, staff received comments indicating the project may not be needed ("market will solve the problem"), more study on impacts needs to be done before an ITN is issued, and the discussion should be delayed until the Fall (seasonality of residents).

Upon completion of the community outreach and documentation of any concerns, staff then tasked a local engineering firm (Davidson Engineering) to complete a feasibility analysis to study the effects of development on each site as it relates to those issues of main concern to the community (density, traffic,

environment, schools, utilities, etc...). The feasibility analysis determined that there are no major issues related to the areas analyzed that would prevent development on either of the sites. The results of the feasibility analysis were discussed at a public meeting on September 27, 2018 at a Joint AHAC/PARAB Property Review Subcommittee meeting. The joint subcommittee was asked to review the feasibility analysis and to develop possible parameters that should be included, if an ITN on either or both properties is released by the Board. At the conclusion of the meeting the Joint Subcommittee issued the following statement:

“If an ITN is developed to co-locate housing and other county uses on the Bembridge and/or Manatee sites, possible criteria should use the following guidance.”

<u>GENERAL CONDITION CRITERIA FOR BOTH PARCELS</u>	
Development Elements • Concept drawings • Unit type and size (bedroom counts) • Amenities	Land • Requested terms for land acquisition (purchase, long-term lease, donation) • Experience/Timeline/Commitment • Comprehensive development timeline
Financial info • Per unit construction costs • Proformas for rental and proposed rates • Per unit market cost and sales price • Detailed soft funding incentives required from the County • Funding sources proposed, contingencies	Meets the housing affordability needs per Collier County Housing Plan • Describe long-term commitment to housing affordability in Collier County. • Experience in housing development, financing, and operations as applicable.
<u>SITE SPECIFIC CRITERIA - BEMBRIDGE</u>	
• Moderate to High Density (54-78 units) • Set-asides for seniors, veterans, and special needs populations (10%-25%) • Most likely a multi-family rental development, leave flexibility	• Offer a mixture of income targets, concentrating on those with greatest need according to the Community Housing Plan • All units restricted to households with incomes from 0%-140% of median • Leave most criteria to Housing Advocates/Professionals
<u>SITE SPECIFIC CRITERIA - MANATEE</u>	
• Reserve at least 40 acres for Park uses (as is typical for a community park) and remaining (20ac) for Housing • Low to Moderate density (88-264 units) • Set-asides for seniors, veterans, and special needs populations (10%-25%) • Allow for design flexibility with consideration for neighbors (setbacks, orientation, bldg. heights, etc.) • Housing may be integrated within park, allow for creativity	• Perhaps a mix of rental and ownership • Include long term rental restrictions • Offer a mixture of income targets, concentrating on those with greatest need according to the Community Housing Plan • All units restricted to households with incomes from 0%-140% of median • Include a Developer Contribution Agreement (DCA) to provide resources for the park or a senior center

This guidance was then scheduled for discussion by the full AHAC and PARAB advisory committees. On October 17, 2018 at their 2:00 pm meeting the PARAB:

- Voted unanimously to totally support moving forward with recommending an ITN be issued to develop the Bembridge property for housing that is affordable.
- Did not reach consensus regarding co-locating housing with a passive community park on the Manatee Park site. There were six (6) voting members present. Three (3) stated they were totally

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opposed to the concept of co-location and believe the site should be utilized strictly as a park. Two (2) stated they were generally opposed, but willing to discuss the co-location concept further. One (1) stated they were generally supportive of the concept of co-location as it could benefit both the parks system and the inventory of senior housing.

- Further agreed that if the Board elects to move forward with an ITN for the Manatee site, they would recommend that the ITN include the guidance identified by the joint subcommittee.

On October 22nd, 2018 at their 8:30am the AHAC:

- Voted unanimously to totally support moving forward with recommending an ITN be issued to develop the Bembridge property for housing that is affordable.
- Did not reach consensus regarding co-locating housing with a passive community park on the Manatee Park site. There were six (6) voting members present. Two (2) stated they were totally opposed to the concept of locating affordable housing on this site. One (1) stated they were generally opposed, but willing to discuss the co-location concept further. Two (2) stated they were generally supportive of the concept of co-location as it could benefit both the parks system and affordable housing. One (1) member was totally in support of moving forward with the co-location of housing and parks uses on the site.

It is recommended that an ITN be released, on each property, to the public at large, by the Procurement Services Director, with a public announcement and open competition. An ITN is used when it is determined beneficial to issue a written solicitation for competitive sealed replies to select one or more vendors with which to conduct negotiations. This means that the Board can consider proposals and customize the outcome to meet competing demands and address various sensitivities that have arisen during the process. Or, the Board can determine that none of the proposals received have merit and can decide not to proceed. Details on the ITN process and procedures will be contained in the solicitation. The ITN will follow the procedures outlined for an RFP (Request for Proposals).

Staff Recommendation Bembridge Site: Move forward with an ITN process including the general and specific criteria suggested in the Joint Committee guidance.

Staff Recommendation Manatee Site: Move forward with an ITN process, including the general and specific criteria suggested in the Joint Committee guidance (except any specific predetermined acreage split), to explore options to co-locate housing that is affordable on the site while still maintaining park uses as previously proposed.

These recommendations are made based on concurrency with the Housing Plan, and, while there are planning and regulatory steps still ahead, as well as development and other costs to be determined, the feasibility analysis indicates there are no inherent barriers to proceeding. It is also recommended because, at this time, there is not funding anticipated to be available for any development of the Manatee Park site for ten (10) years. This means that if it were to materialize that housing would be placed on any portion of the Manatee Site, there would be a chance to contribute to the park development through a public/private partnership sooner than currently scheduled.

FISCAL IMPACT: Any potential Fiscal impact will be determined on a property-by-property basis based on Board direction.

LEGAL CONSIDERATIONS: This Item is approved for form and legality and requires a majority vote for Board approval. -JAB

GROWTH MANAGEMENT IMPACT: Use of County-owned parcels for the development of housing that is affordable furthers the Goals, Objectives, and Policies of the Growth Management Plan and

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specifically the Housing Element.

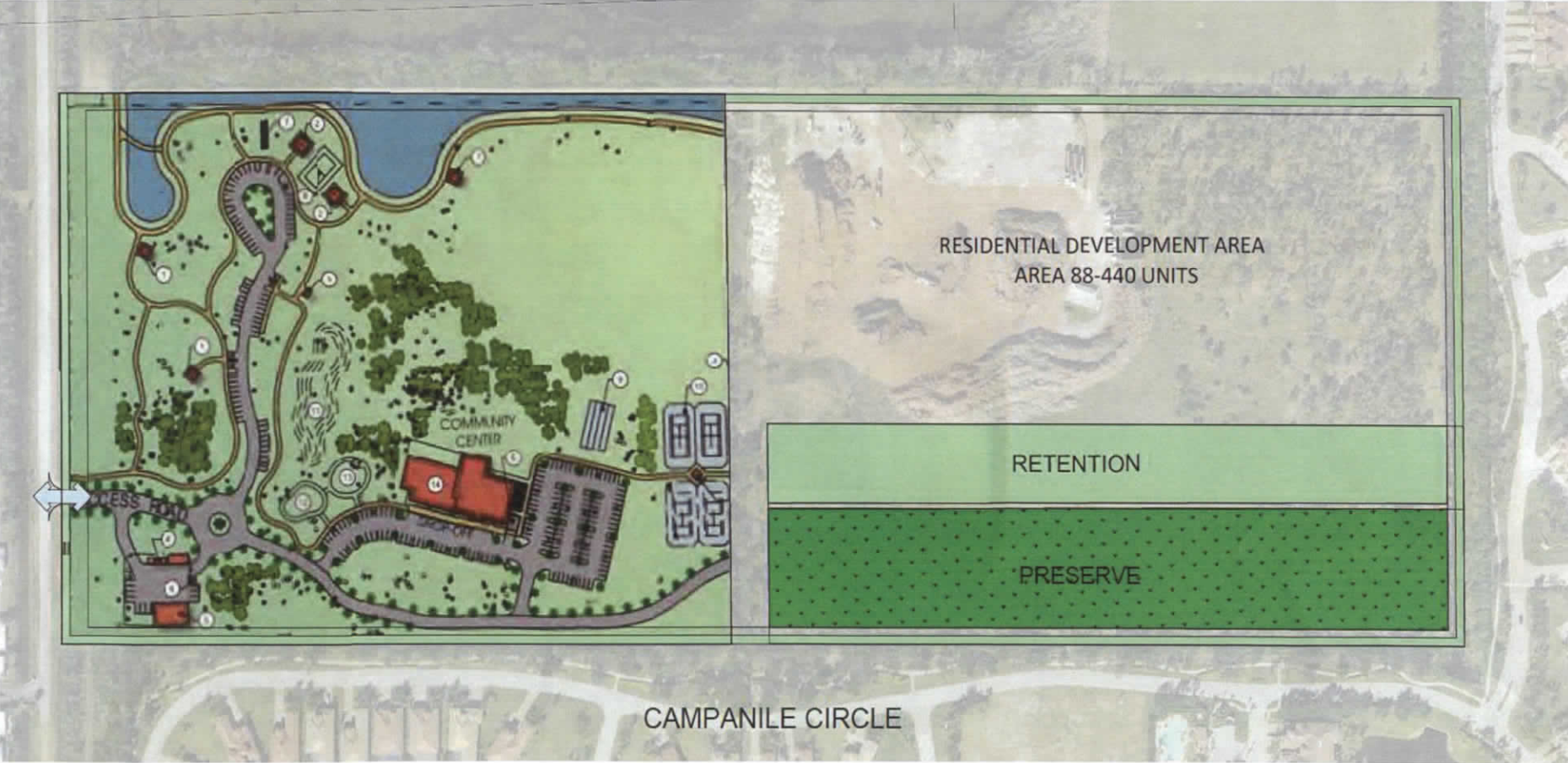
RECOMMENDATION: To authorize staff to initiate an Invitation to Negotiate (ITN) process for the development of housing that is affordable on the (1) County-Owned Bembridge property, and (2) the County-Owned Manatee property to be to co-located with a passive park; as both properties were previously identified as suitable for the development of housing that is affordable in accordance with the Community Housing Plan.

Prepared By: Cormac Giblin, Manager, Grant and Housing Development, Community and Human Services Division

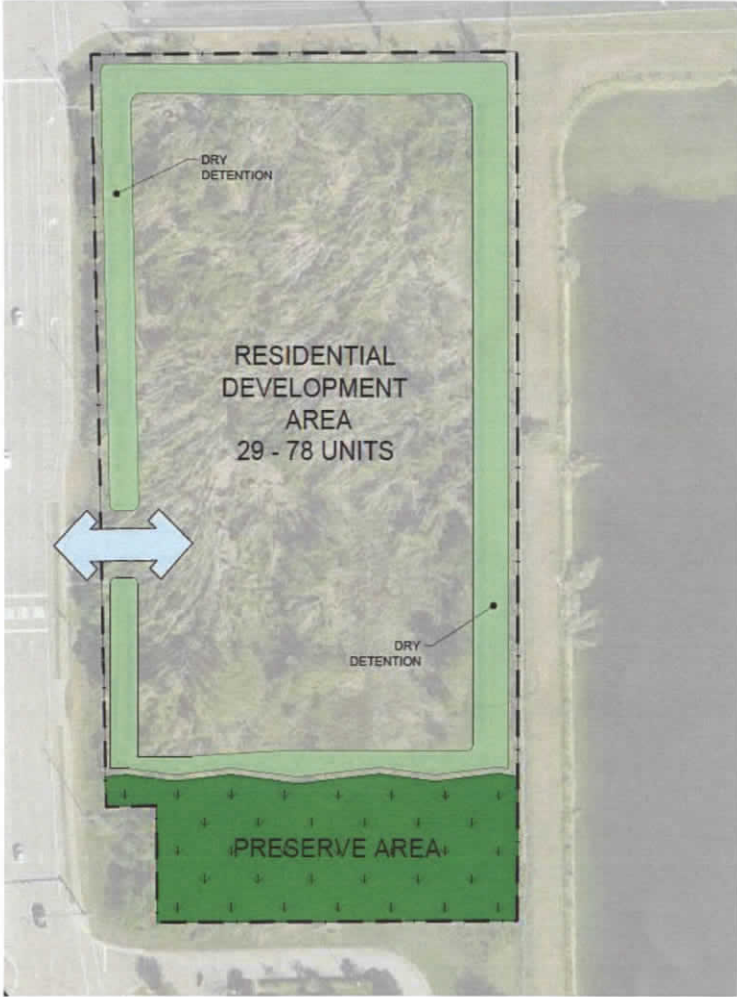
ATTACHMENT(S)

1. [LINKED] Davidson Engineering Bembridge and Manatee Feasibility FULL Report 090618 with Supplemental (PDF)
2. [Linked] Property Review INT Presentation 110618-1245 (PDF)

Conceptual Bubble Plan- Manatee

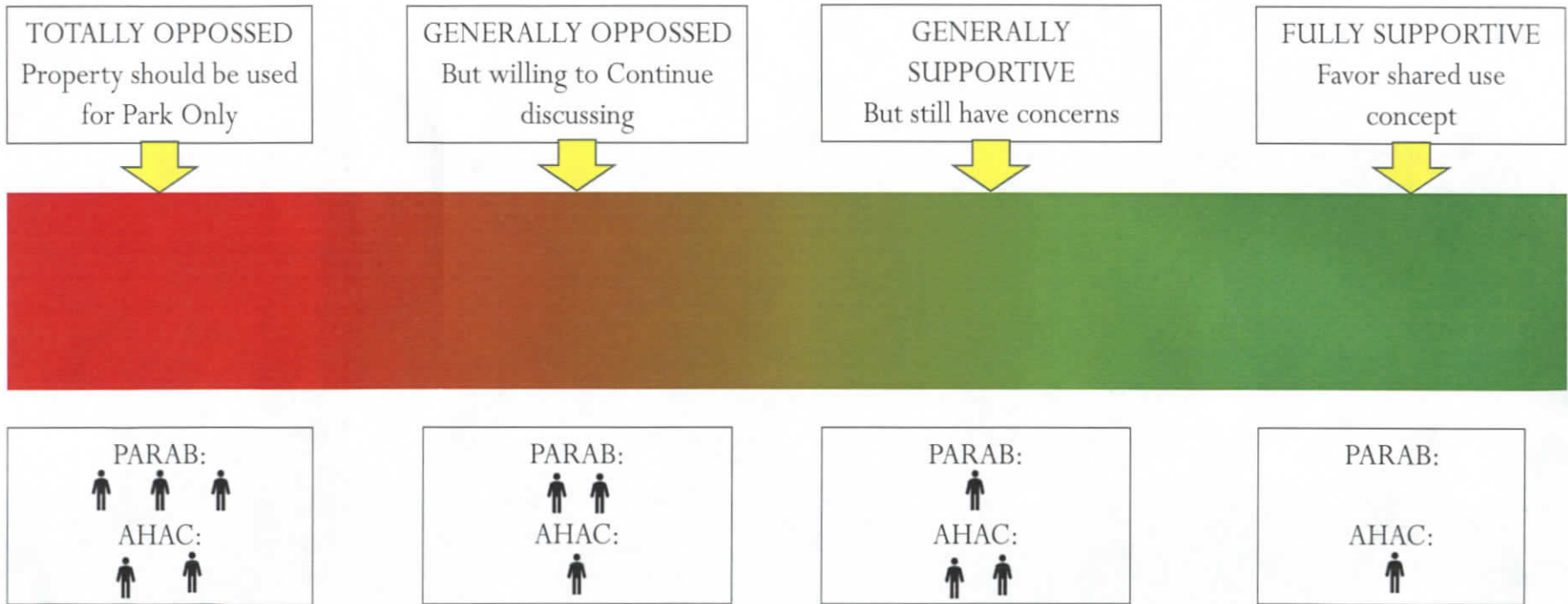


Conceptual Bubble Plan- Bembridge



Advisory Boards- Manatee

Decision Making Continuum





ENCA Presents
East Naples Civic Association

\$40
per person



\$75
per couple

CASINO

INCLUDES \$5000
IN PLAY CHIPS
FOR BLACKJACK
OR ROULETTE

Right

FEATURING
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