



Bayshore Gateway Triangle CRA • Bayshore Beautification MSTU  
Haldeman Creek MSTU

## Haldeman Creek MSTU Advisory Committee Meeting

### AGENDA

October 4, 2018

4:00 PM

Chairman Roy Wilson

Joseph Adams, Jack Bonzelaar, James King, Kate Riley

- 1. Call to order and Roll Call**
- 2. Pledge of Allegiance**
- 3. Adoption of Agenda**
- 4. Approval of Minutes**
  - a. May 3, 2018 (Attachment)
- 5. Community / Business – Presentations**
- 6. Old Business**
  - a. Keep Collier Beautiful/September Clean Up - Recap of events
  - b. Office Lease Update
  - c. Redevelopment Plan – Community Forum Materials (Attached)
  - d. Debris Clean Up
  - e. Scan of Creek Update
- 7. New Business**
- 8. Staff Report-**
  - a. Project Manager's Report – Tami Scott (Attachment)
  - b. Maintenance Report – Shirley Garcia
  - c. Financials (Attachment)
- 9. Correspondence and Communication**
  - a. Celebrating Safe Communities (Attachment)
- 10. Public Comment**
- 11. Staff Comments**
- 12. Advisory Board General Communications**
- 13. Next meeting date:** To be determined
- 14. Adjournment**

Offices: 3570 Bayshore Drive, Unit 102, Naples, Florida 34112

Phone: 239-643-1115

Online: [www.bayshorecra.com](http://www.bayshorecra.com)



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#### **4. Approval of Minutes**

- a. May 3, 2018 (Attachment)



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## HALDEMAN CREEK DREDGING MSTU ADVISORY COMMITTEE MINUTES OF THE MAY 3, 2018 MEETING

The meeting of the Haldeman Creek Dredge MSTU Advisory Committee was called to order by Chairman Roy Wilson at 4:00 p.m. at the CRA/MSTU Office at 3570 Bayshore Drive Unit 102.

### I. Roll Call

Present: Advisory Committee Members: Roy Wilson, Kate Riley, Jack Bonzelaar, Jim King and Joe Adams present.

Call to Order: At 4:00 per quorum by Committee Chairman Roy Wilson.

MSTU Staff Present: Shirley Garcia, Operations Coordinator; Tami Scott, Senior Project Mgr.; Debrah Forester, CRA Director; and Naomi Hutcheson Administrative Assistant.

### II. Pledge of Allegiance: Led by Chairman Roy Wilson

III. Adoption of Agenda: Item 6C, Debris Clean Up, was moved to 6A. Motion to Adopt Agenda as amended by Joe Adams. Second by Kate Riley. Passed Unanimously

IV. Approval of Minutes: Motion to approve Minutes as is by Joe Adams. Second by Kate Riley. Passed Unanimously.

V. Community/Business--Presentations: There were no Community/Business Presentations.

### VI. Old Business:

A. Debris Clean Up: Gino and Amy Patterson with Stormwater Management (SWM) brought in statistics on funding submissions and updates on Irma Debris Clean Up. Points of interest: County changing debris removal contractor from Ashbritt to Crowder Gulf. SWM is waiting on Reimbursement Funds from FEMA before continuing Irma Debris Clean Up. Depending on reimbursement, local funds may need to be utilized. Applications and Approvals are in process. The Commitment CO goes to the Board of County Commissioners (BCC) in June to discuss expenditure of local funds in conjunction with FEMA reimbursement to finish clean-up of affected waterways. The flow impact is important in FEMA decisions. Rookery Bay was awarded a National Oceanic and Atmospheric Administration (NOAA) grant, and is interested in partnering with Collier County in debris removal efforts outside the reach of typical debris removal zones. This may be the solution for Styrofoam in the mangroves. Immediately following the hurricane, emergency response and volunteers are aplenty, however many issues take significant time to resolve and the available resources deplete substantially as time passes. Disaster



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Consultants will be asked to differentiate mitigation issues. All weirs in Collier County were affected by not only Irma, but one of the heaviest rainy seasons in years. The Haldeman Creek weir is the most advanced weir available. A Stormwater Utility Fee is applied to Collier County citizens, and makes debris removal in drainage canals their responsibility. Haldeman Creek is considered a drainage canal, but its location in the Bayshore/Gateway Triangle CRA requires a leveraging of funds between the CRA, Bayshore Beautification MSTU, Haldeman Creek MSTU (HCMSTU), SWM, and Collier County. Committee members inquired about mangrove trimming or removal that is closing up creek on the north end, making it impossible for a kayak to pass. They also inquired about water coming from the Glades since the hurricane, and the possibility of funding from that area in clean-up/water flow efforts. SWM and CRA staff will look into these issues. SWM will forward updates to CRA staff since HCMSTU does not meet again until October.

- B. **Keep Collier Beautiful (KCB) Recap:** 2018 KCB had a great turnout. Two and a half dumpsters were filled by volunteer's efforts. Most volunteers were in various water vessels clearing debris from the creek. Chairman Roy Wilson would like the record to reflect his and the Committee's gratitude to Code Enforcement and CRA staff for their help in coordinating the event and the equipment provided.
- C. **Redevelopment Plan—Workshop Update:** The Redevelopment Plan meetings were very successful. Any additional comments or input should be sent to Evan at Tindall Oliver. Tindall Oliver will report back to CRA staff in June. More information to come.

**VII. New Business, Budget:**

- A. **Millage Rate:** HCMSTU's fund is 164 in the Budget Report. The Committee was asked to review and make a suggestion for 2019 millage rates. It is currently set at .7348. The maximum is 3. The Committee discussed the issue at length. Key points: after 10 years, less than a third of the amount needed to do a dredge has been collected. At the current rate they will be unable to complete a dredge when the time arrives. By raising the millage rate, the probability and amount of a loan to assist in the dredge will decrease. Three years ago, the Committee suggested raising the millage which was denied by the BCC due to a lack of empirical data. By continuing to request a raise they will build up a track record. The Glades, Lake Kelly, and several others benefit from Haldeman Creek and should be taxed as well. SWM is implementing a Stormwater tax, and SWM may utilize taxes from those areas in their endeavors. An increase is equivalent to less than 3 Starbucks drinks a year. The area is seeing a rise in the cost of living and home prices; if HCMSTU does not raise the millage than they are losing money. In 2007 the cost of a dredge was \$1.5 million. It stands to reason that in 25 years the rates will have risen. Staff will acquire the numbers from the Pelican Bay dredge with newer, less expensive services. Staff will prepare information for residents, with



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appropriate numbers, in an effort to make the raise in millage rate go smoothly. The Committee would like to increase to 1, but if it is not accepted by BCC they are looking for an acceptable increase between the current millage and 1. Jim King made a motion to raise the millage and recommend a 1.0 millage rate for the HCMSTU area for FY2019. Second by Joe Adams. Passed Unanimously.

- B. **FY2019:** Staff is working on the Budgets for fiscal year (FY) 2019. The bulk of HCMSTU's funds are in Reserves. Any monies not in Reserves do not accrue interest. It is more economical to do a Budget Amendment. Haldeman Creek kept \$20k in their Operating Budget in FY2018. It was requested that staff get quotes for a depth analysis and then budget accordingly. Jim King made a motion to move \$20k into Other Contracted Services for FY2019. Second by Jack Bonzelaar. Passed Unanimously.

**VIII. Staff Report:**

- A. **Project List Update:** Tami highlighted a few points from the monthly project list update: Mini-Triangle goes to BCC on May 8<sup>th</sup>, 2018. Thomasson Drive project has gone to Procurement for a contract. Construction is projected to begin in September 2018. The Groundbreaking Ceremony for the Brewery will be on May 7<sup>th</sup>, 2018. Sabal Bay's PUD indicates they will have 340 units for rent. Cirrus Point has a new buyer. There was a general discussion of the location of each project.
- B. **Financials:** Due to the Redevelopment meeting and other technical difficulties, staff did not have Financials to distribute to the Committee.

**IX. Communication and Correspondence**

- A. **Walking Audit Report**—The Blue Zone “Walking Audit Report” was included in the Agenda Packet for Committee members to review and get back to staff with any questions or comments.
- X. **Sherriff's Department:** Office Mike Nelson brought in statistics for the Bayshore District garnered from the General Crimes Bureau Criminal Investigations Division, District 3. While he could not distribute copies of the report, the numbers indicated a significant decrease in criminal activity for the Bayshore District in the last 2 years. Permission was granted to publish the statistics in the Minutes. No open calls were included.

	<b>CALLS</b>	<b>HOME BURGLARIES</b>	<b>CAR BREAK-IN</b>	<b>TRAFFIC</b>
<b>2016</b>	331	11	5	90
<b>2017</b>	116	12	5	17
<b>2018</b>	10	4	0	--



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- XI. **Public Comments:** Community member Lisa Blacklidge asked several questions about time lines and what is or is not being done with drainage canals. The canal servicing her personal property is unnavigable due to fallen trees and erosion blocking water flow. (Jim King left at 5:25). She can trim bushes and trees, but the excessive mud, silt, etc., will not allow her to put a vessel behind her home. Her home was flooded during Irma and she wanted to know what the plans were. The Committee is waiting to hear from SWM.
- XII. **Staff Comments:** Debrah informed the Committee that the property discussed at the April 5<sup>th</sup>, 2018 meeting that is valued at \$200 has been sent to the Property Appraiser for evaluation.
- XIII. **Advisory Committee General Communications:** None.
- XIV. **Next Meeting Date:** October 4, 2018. If the new millage rate is not approved by the BCC, an emergency meeting will be called sooner.
- XV. **Adjournment:** 5:38pm

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Approved and forwarded by Roy Wilson, MSTU Advisory Committee Chairman.



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### **6. Old Business**

- c. Redevelopment Plan – Community Forum Materials (Attached)

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## Vision Concept

Promote **quality of life** and **economic vitality** with a **mixed-income, urban, multi-modal** community that welcomes **visitors**, cultivates the area's **artistic and cultural identity**, uplifts unique **local destinations**, and finds balance with the **natural environment**.



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## Goals By Theme

- Land Use & Design
- Public Space, Parks, & Open Space
- Development
- Transportation & Walkability
- Infrastructure
- Process



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## Land Use & Design

Goal: Promote a **defined, harmonious, and urban** visual and land use character tailored to the CRA area, cultivating its **artistic and cultural identity**.



6

## Public Space, Parks, & Open Space

Goal: Ensure **accessible, activated, and well-maintained** public spaces, parks, and open space.



9



## Development

Goal: Foster and guide private development to enhance community character and provide increased stability and prosperity for community members.



11

## Transportation & Walkability

Goal: Ensure safety, comfort, and convenience for various modes within and connecting with the CRA area.



13

## Infrastructure

Goal: Provide effective infrastructure that preserves environmental and neighborhood design quality through coordinated improvement planning and funding.



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## Process

Goal: Carry out CRA area planning and implementation efforts to engage and serve the various communities within the CRA area.



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## Character Areas

1. Mini Triangle/Davis
2. Shadowlawn
3. Airport Pulling
4. Tamiami
5. Windstar
6. North Bayshore
7. South Bayshore

..... Focus Corridor       Focus Development Node/Intersection



## Process

- Plans & Studies
  - Capital Improvement Plans and updates for CRA and MSTUs
- Administrative Initiatives
  - Updated rules and procedures for the CRA Advisory Board





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### **8. Staff Report-**

- a. Project Manager's Report – Tami Scott (Attachment)

## PROJECT UPDATES

**Tami Scott Senior Project Manager**  
**October 4, 2018**

### CRA PROJECTS

#### **Redevelopment Plan meetings:**

September 19, 2018 – Redevelopment Plan Community forum. Presentation and survey posted on website: [www.bayshorecra.com](http://www.bayshorecra.com)

#### **17 Acre Cultural Arts Village Site**

Community Input Survey on the priorities and vision for the site is available on the Bayshore CRA website: [www.bayshorecra.com](http://www.bayshorecra.com). Input received will be used to update the vision. The vision will be incorporated into the redevelopment plan.

October 11, 2018 – Special meeting of the CRA Advisory Board to review draft redevelopment plan update.

#### **Mini Triangle Property:**

Property has resold and re-named, “Gateway of Naples” new owner has submitted for an insubstantial change – proposed changes have been approved.

#### **Gateway Triangle purchase & development:**

PUD approved May 8, 2018 BCC meeting, Developer looking to potentially open a sales office in one of the vacant buildings. Final closing of property is anticipated for April 2019, 30 days after termination of cell tower lease with Crown Castle.

#### **Cell Tower Relocation:**

Crown Castle Cell Tower Agreement approved July 2018– this agreement sets the terms to terminate the lease with the CRA and includes the decommissioning, demolishing, and removal of the existing cell tower on the CRA property in the mini triangle. The agreement will require Crown to continue to pay their monthly rent until the lease is terminated. The cost (\$1 million) associated with the agreement will be split between the CRA and the Purchaser of the property (REPI). Termination Date is anticipated to be March 2019.

#### **Commercial Improvement Grants:**

No new grants for review.

**Fire Suppression System Phase 2:**

Kickoff meeting held at the CHS on June 28, 2016, City of Naples has retained Johnson Engineering and plans are at 60% with a completion date of approximately October 2018. Item was approved at the September 11, 2018 BCC meeting.

- **BAYSHORE MSTU PROJECTS**

**Thomasson Drive:**

RFP packages sent to procurement for both the CEI services and the Contractor. Bids for CEI services were received (two), procurement director requested we go back out to bid to obtain the minimum three bids required.

Solicitation is currently on the street and closes September 14, 2018.

Organizational meeting scheduled with the review team for September 20, 2018, project received four bids.

MSTU boundary expansion was approved on the first reading September 11, 2018, a second reading is scheduled for the September 25, 2018 meeting.

- **HALDEMAN CREEK MSTU PROJECTS**

**Clean up:**

There was a Haldeman Creek clean up held September 15, 2018, organized by the City of Naples and Keep Collier Beautiful.

- **COMMERCIAL ACTIVITY**

**Food Truck Park:**

Construction progressing, proposed November 2018 opening date.

**Ankrolab Microbrewery:**

Construction progressing, proposed January 2019 opening date.

**Veterinary Clinic:**

Construction progressing, proposed January 2018 opening date.

**Multi-Tenant Commercial Building:**

Construction progressing, proposed December 2018 opening date. PL20170000212

**Wood Springs Suites Hotel:**

Construction progressing, no scheduled completion dates.

**Starbucks:**

Interior fit out underway scheduled for completion in October 2018.

**RaceTrac:**

RaceTrac has submitted for a Site Development Plan, PL201800000543, CRA staff provided comments requiring the number of gas pumps, the size of canopy, easement for public art and right turn only onto Shadowlawn. RaceTrac representative have not responded to staff's comments.

**East Trail Lock Up:**

Construction well underway majority of shell is up, anticipated completion date of December 2018.

**Naples Haitian Church:**

Proposed addition- pre-application held July 28, 2018- PL20180002131, No SDP submitted to date.

**Naples Classic Car:**

Proposed renovations- pre-application held June 21, 2018, PL20180001929, No SDP submitted to date

**Sara Bay Marina:**

Proposed new building- pre-application held June 13, 2018, PL20180001854, No SDP submitted to date

**Sunbelt:**

Proposed new building- pre-application held June 6, 2018, PL20180001840, No SDP submitted to date

**3091 Tamiami Trail: (Cash for Gold)**

Proposed restaurant and Hookah lounge- pre-application held August 2, 2018, No SDP has been submitted to date. Proprietor Nicholas (Nick) Matar

**Isle of Collier:**

The current project / submittal is for (earthwork only) should result in a 6-8-month construction period depending on several conditions (see attached site plan).

Ian Moore, Land Development Manager

MINTO COMMUNITIES - USA

4280 Tamiami Trail E, Ste 203/204, Naples, FL, 34112

**Food Truck Parking lot:**

Proposed parking lot for businesses along Bayshore Drive as well as the Food Truck court. Pre-application meeting scheduled for September 19, 2018, PL20180002689  
Approximately 65 spaces using the entire site.

• **RESIDENTIAL ACTIVITIES**

**Compass Point:**

Compass Point is back on the market, 20 units, currently listed for sale 1.25 million.

**Mattamy Homes:**

Site work has started, contractor is currently removing the old foundation slabs.

**Sabal Bay PUD:**

340 rental units Thomasson Drive. Project underway, site has been cleared, grading completed, and foundations are being poured.

**KRG Courthouse Shadows:**

A Pre-application meeting was held on December 6, 2017 for proposed amendment to the Growth Management plan to allow 300+- Multi –family residential dwelling units, Parcel within activity center. As of September 5, 2018, no additional informational has been submitted to GMD. PL20170003934

**Cirrus Point:**

CRA staff is in contact with the new property owner and working on scheduling a meeting. The developer is Headwaters Development LLC principals/representatives are Kevin King, Paul Hatcher and Kim Pitts. Staff has been in contact with Ms. Pitts as of September 10, 2018.



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### **8. Staff Report-**

- c. Financials (Attachment)

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Comm Item / Fund Ctr	BCC Adopt Budget	Tot Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
Grand Total-CI/FC	\$0.00	\$0.00	\$0.00	\$448.95	#####	\$66,391.29
REVENUE Sub Total	-\$409,200.00	-\$409,200.00	-\$509,200.00	\$0.00	#####	-\$427,772.52
REVENUE - OPERATING Sub-Total	-\$81,900.00	-\$81,900.00	-\$181,900.00	\$0.00	#####	-\$100,472.52
311100 CURRENT AD VALOREM						
TAXES	-\$78,900.00	-\$78,900.00	-\$78,900.00	\$0.00	#####	-\$2,420.34
311200 DELINQUENT AD VALOREM						
TAXES	\$0.00	\$0.00	\$0.00	\$0.00	-\$143.59	\$143.59
331220 FEDERAL EMERGENCY						
MANAGEMENT AGENCY (FEMA)	\$0.00	\$0.00	-\$100,000.00	\$0.00	\$0.00	-\$100,000.00
361170 OVERNIGHT INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	-\$1,513.82	\$1,513.82
361180 INVESTMENT INTEREST	-\$3,000.00	-\$3,000.00	-\$3,000.00	\$0.00	-\$3,285.47	\$285.47
361320 INTEREST TAX COLLECTOR	\$0.00	\$0.00	\$0.00	\$0.00	-\$4.94	\$4.94
CONTRIBUTION AND TRANSFERS Sub-						
Total	-\$327,300.00	-\$327,300.00	-\$327,300.00	\$0.00	\$0.00	-\$327,300.00
489200 CARRY FORWARD GENERAL	-\$331,400.00	-\$331,400.00	-\$331,400.00	\$0.00	\$0.00	-\$331,400.00
489900 NEGATIVE 5% ESTIMATED						
REVENUES	\$4,100.00	\$4,100.00	\$4,100.00	\$0.00	\$0.00	\$4,100.00
EXPENSE Sub Total	\$409,200.00	\$409,200.00	\$509,200.00	\$448.95	\$14,587.24	\$494,163.81
OPERATING EXPENSE	\$45,600.00	\$45,600.00	\$145,600.00	\$448.95	\$851.05	\$144,300.00
631400 ENGINEERING FEES	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00
634970 INDIRECT COST						
REIMBURSEMENT	\$500.00	\$500.00	\$500.00	\$0.00	\$500.00	\$0.00
634999 OTHER CONTRACTUAL						
SERVICES	\$20,000.00	\$20,000.00	\$20,000.00	\$448.95	\$351.05	\$19,200.00
641950 POSTAGE FREIGHT AND UPS	\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00
647110 PRINTING AND OR BINDING						
OUTSIDE VENDORS	\$1,500.00	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00
649990 OTHER MISCELLANEOUS						
SERVICES	\$2,500.00	\$2,500.00	\$102,500.00	\$0.00	\$0.00	\$102,500.00
651210 COPYING CHARGES	\$100.00	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00
TRANSFERS	\$11,300.00	\$11,300.00	\$11,300.00	\$0.00	\$11,300.00	\$0.00
911870 TRANSFER TO 187						
BAYSHORE/GATEWAY TRIANGLE						
REDEV	\$11,300.00	\$11,300.00	\$11,300.00	\$0.00	\$11,300.00	\$0.00
TRANSFER CONST	\$2,800.00	\$2,800.00	\$2,800.00	\$0.00	\$2,436.19	\$363.81
930600 BUDGET TRANSFERS						
PROPERTY APPRAISER	\$800.00	\$800.00	\$800.00	\$0.00	\$535.42	\$264.58
930700 BUDGET TRANSFERS TAX						
COLLECTOR	\$2,000.00	\$2,000.00	\$2,000.00	\$0.00	\$1,900.77	\$99.23
RESERVES	\$349,500.00	\$349,500.00	\$349,500.00	\$0.00	\$0.00	\$349,500.00
993000 RESERVE FOR CAPITAL						
OUTLAY	\$349,500.00	\$349,500.00	\$349,500.00	\$0.00	\$0.00	\$349,500.00



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### **9. Correspondence and Communication**

- a. Celebrating Safe Communities

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*Celebrating*

**SAFE**

**COMMUNITIES**

**FREE  
FUN!**

**FUN!**

**October 2018**

**EAST NAPLES - DISTRICT 3**

Monday, Oct. 8, 2018, 6 p.m. to 8 p.m., Sugden Regional Park, 4284 Avalon Drive

**NORTH NAPLES - DISTRICT 1**

Tuesday, Oct. 9, 2018, 5 p.m. to 8 p.m., Vanderbilt Presbyterian Church, 1225 Piper Boulevard

**GOLDEN GATE - DISTRICT 2**

Tuesday, Oct. 9, 2018, 5 p.m. to 8 p.m., Golden Gate Community Center, 4701 Golden Gate Parkway

**GOLDEN GATE ESTATES - DISTRICT 4**

Wednesday, Oct. 10, 2018, 5 p.m. to 8 p.m., Forestry Fire Station, 710 Randall Boulevard

**IMMOKALEE - DISTRICT 8**

Thursday, Oct. 11, 2018, 4 p.m. to 7 p.m., Ave Maria Campus Open Parking Area next to Publix  
(Corner of Roma Street and Avila Avenue)

**SOUTH NAPLES / EVERGLADES CITY - DISTRICT 5**

Friday Oct. 12, 2018, 6 to 8 p.m., McLeod Park, 208 South Copeland Avenue, Everglades City



Collier County Sheriff's Office  
*SHERIFF KEVIN RAMBOSK*  
**Emergency 911** NON Emergency 239-252-9300  
[www.colliersheriff.org](http://www.colliersheriff.org)

