

PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT

PREMIER DISTRICT MANAGEMENT
1922 Victoria Avenue, Suite B • Fort Myers • FL 33901
Phone: (239) 690-7100 • cddmanagement.com

January 4, 2018

Dear Prospective Developer:

The Port of the Islands Community Improvement District (POI CID) is seeking interested parties in the development of properties in POI CID which is in eastern Collier County Florida along the northside of US 41 or Tamiami Trail. The CID has recently taken ownership of approximately 49*42* acres of vacant, cleared property available for immediate development, or developed as part of a phased development approach involving the acquisition of adjacent property owned by others. The specifics of this potential project are as follows:

1. Port of the Islands Community Improvement District:

Port of the Islands CID is a community improvement district, a special purpose government created to provide the public infrastructure to support the affordable development of property within its jurisdiction. The District is a beautiful waterfront community in the Everglades, east of Marco Island in Collier County. It is a planned community that has grown as a mixed-use area with water front lots valued at more than \$200,000 and single-family homes valued in excess of one million dollars.

The location contains over 800 single family and multifamily units and includes state of the art water and wastewater plants owned by the District. The facilities were designed to provide the development project site approximately 160 dedicated Equivalent Residential Units. Additional ERC's are available. Hotel/motel units are allocated .6 ERC's and multifamily units are allocated .8 ERC's. The Wastewater plant has no debt and the Water plant debt will be fully paid off in 2021.

There is a full-service hotel within the community, a gun range, a 174-slip marina, county owned boat launch and several private and publicly owned docks for rent. In addition, the community is serviced by a Fire and Rescue station located within the boundaries of the District. More on the community can be found at the Port of the Islands website: www.poicid.com.

2. Project site:

The site is in Collier County Florida in close proximity to Everglades National Park, Big Cypress National Preserve, Collier-Seminole State Park and the 10,000 Islands Waterways. Maps reflecting the location of the development site are attached. The property has full access to

utilities and there is public owned access to the site. In addition, the possibility exists for combining this site with adjacent properties owned by others for an expanded project.

The majority of the site is designated RT on the Collier County Zoning Map. This zoning category permits up to 26 units per acre for hotel/motels and 16 units per acre for multi-family. Building height up to 10 stories is permitted, as long as the overall height doesn't exceed 100 feet. Actual zoning determination will be by the Collier County Community Development department.

3. **Adjacent Properties:**

There are **three** *two* adjacent parcels that may be available for aggregation with the POICID properties to enhance the development potential:

A. **Parcel 01058920500:** This parcel consists of 6.86 acres and is owned by Port of the Islands Trust. The Property is on the list of Lands Available for Taxes with accrued unpaid taxes in the amount of \$2,360,071. There is an abandon hotel building on the property which will need to be demolished at an estimated cost of \$800,000-\$1,000,000. *This property is now owned by Collier County.*

B. **Parcel 01058921208:** This parcel consists of 52.1 acres of mostly undeveloped property which is zoned Conservation. There is a gun club on the property that operates a pistol/rifle range and skeet range. It is owned by Louland, LLC.

C. **Parcel 01058920513:** This parcel consists of 2.67 acres and is owned by Union Road Trust. There is an old building located on the parcel which historically served as a dormitory for hotel workers. The current owner is in the planning phase to remediate the building and convert it into long term rentals targeted at workers at Everglades National Park and Big Cypress National Wildlife Refuge. It is believed these planning efforts are preliminary and have not progressed beyond preliminary stages.

All information contained in this section is from the Collier County Property Appraiser's site and has not been verified by survey.

4. **Project Development:**

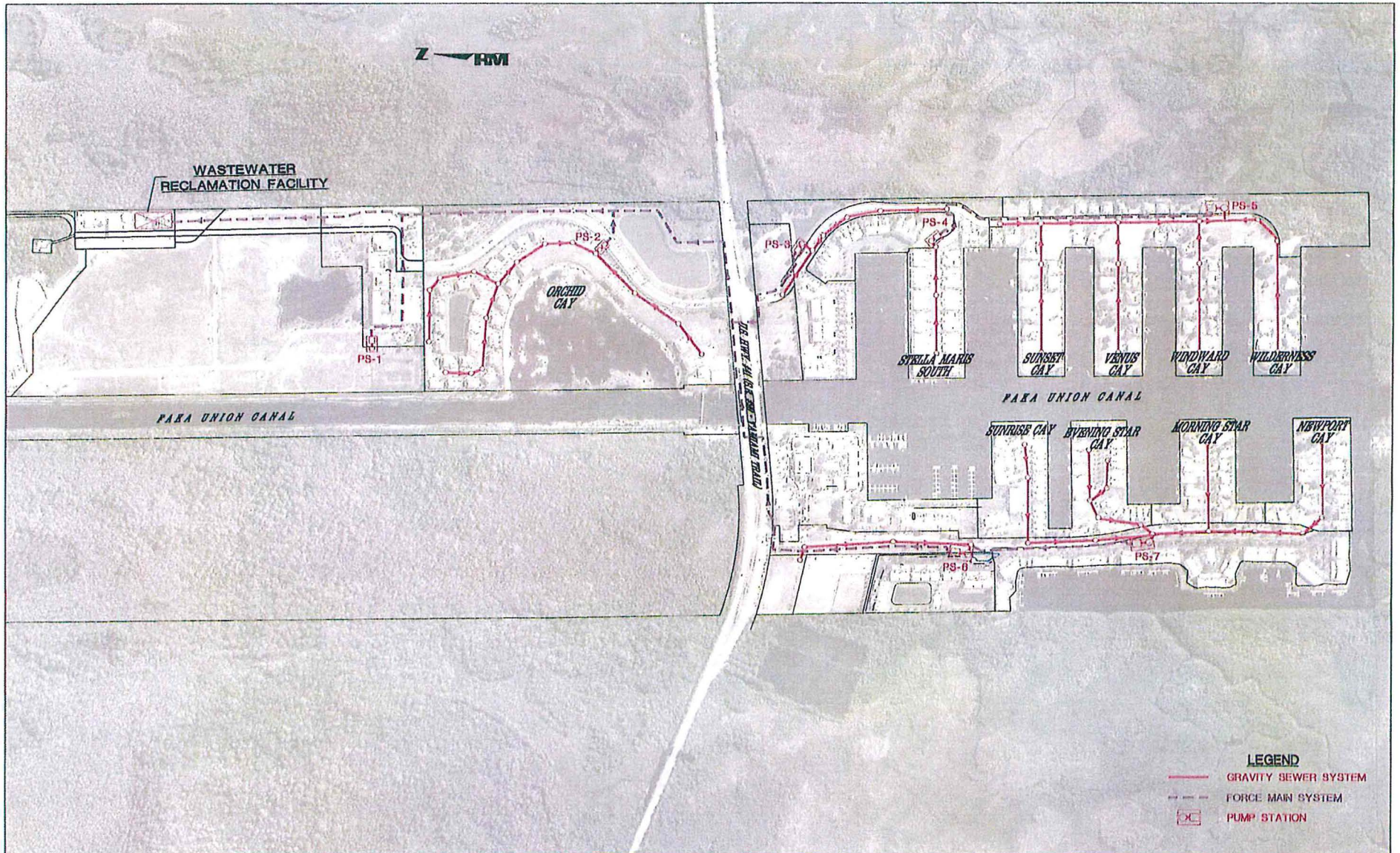
The POI CID Board of Supervisors is very interested in seeing this property developed as a key piece in the community. The Board has expressed a willingness to work with the developer on purchase price, funding options for infrastructure, assessable charges and other issues that might otherwise be seen as an obstacle to the development of this property.

The Board has the ability to issue bonds which could be used to acquire Parcel A and remove the abandon buildings. The duty to pay the assessments to retire this bond would remain with the

land. Bonds can be structured to allow for the time necessary to obtain development approvals and complete construction.

For additional information, please contact: Calvin Teague at 239-690-7100 ext 101 or cteague@gmail.com.

H:\WORK\CHC\Asst\13\1308P 2013 Plant Excellence Award PC\Wastewater\DWY\DWY\SAULT_Lans. Layout. 9/25/2013 3:01:37 PM, Addon P01-M.dwg



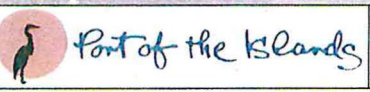
LEGEND
 ——— GRAVITY SEWER SYSTEM
 - - - - - FORCE MAIN SYSTEM
 [] PUMP STATION

▲		
▲		
▲		
LETTER	REVISION	DATE

2013 PLANT EXCELLENCE AWARD

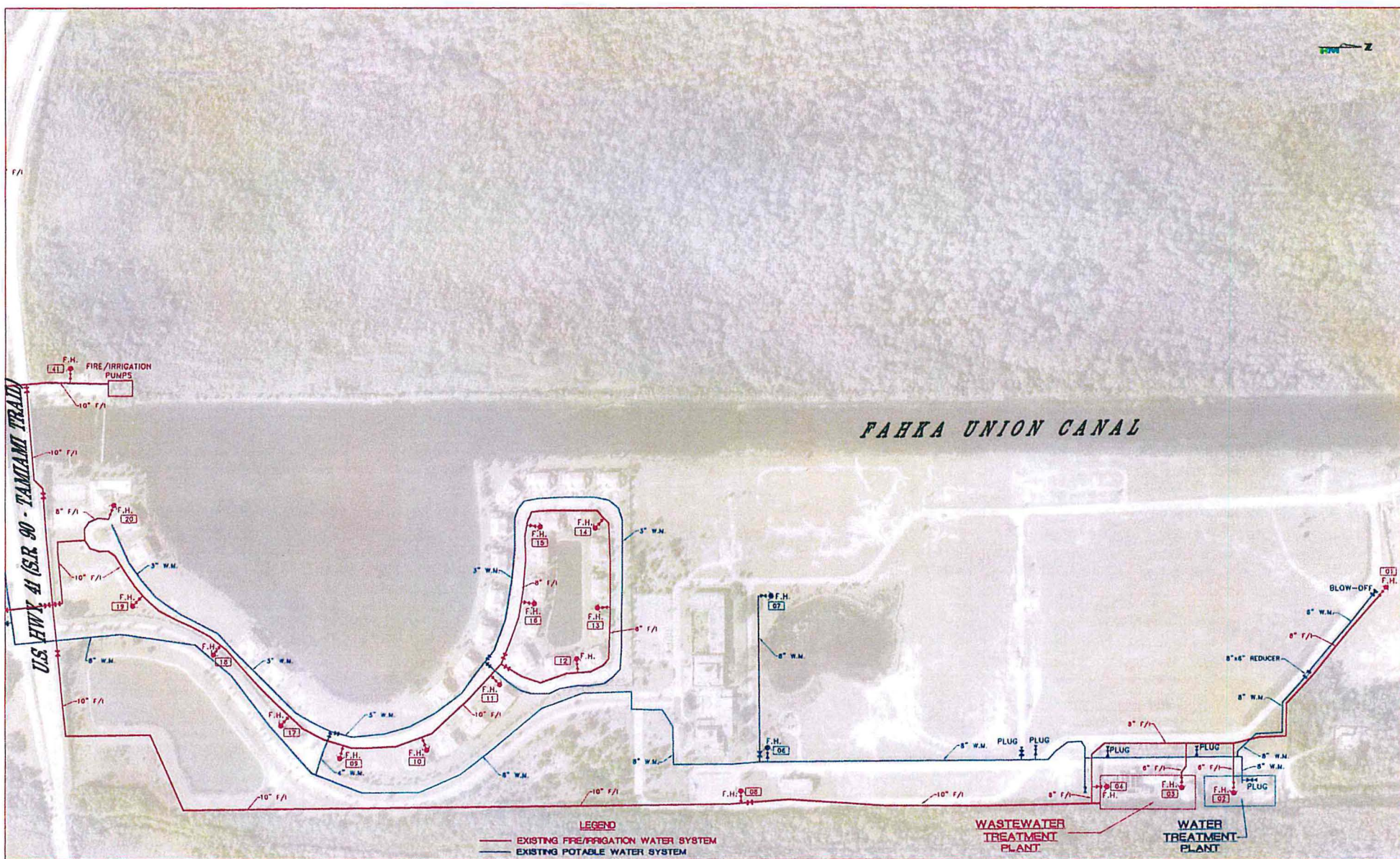


650 Ercole Way
 Naples, FL 34110
 Phone: (239) 264-2600
 Florida Certificate of
 Authorization No. 1272



SERVICE AREA FOR SANITARY SEWERS

THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION UNLESS SOILED BEING.	DESIGNED BY R.E.B.	DATE SEPTEMBER 2013
	DRAWN BY D.M.S.	PROJECT NO. 8200-1
	CHECKED BY R.E.B.	CAD REFERENCE SEWER
	SCALE NONE	

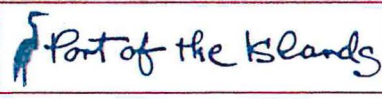


LEGEND
 — EXISTING FIRE/IRRIGATION WATER SYSTEM
 — EXISTING POTABLE WATER SYSTEM

WASTEWATER TREATMENT PLANT
WATER TREATMENT PLANT

H:\1990\1990154\DWG\BEB6.dwg(015\Fire_Hyd.dwg, 5/24/2012 9:15:32 AM)

REVISIONS	DATE



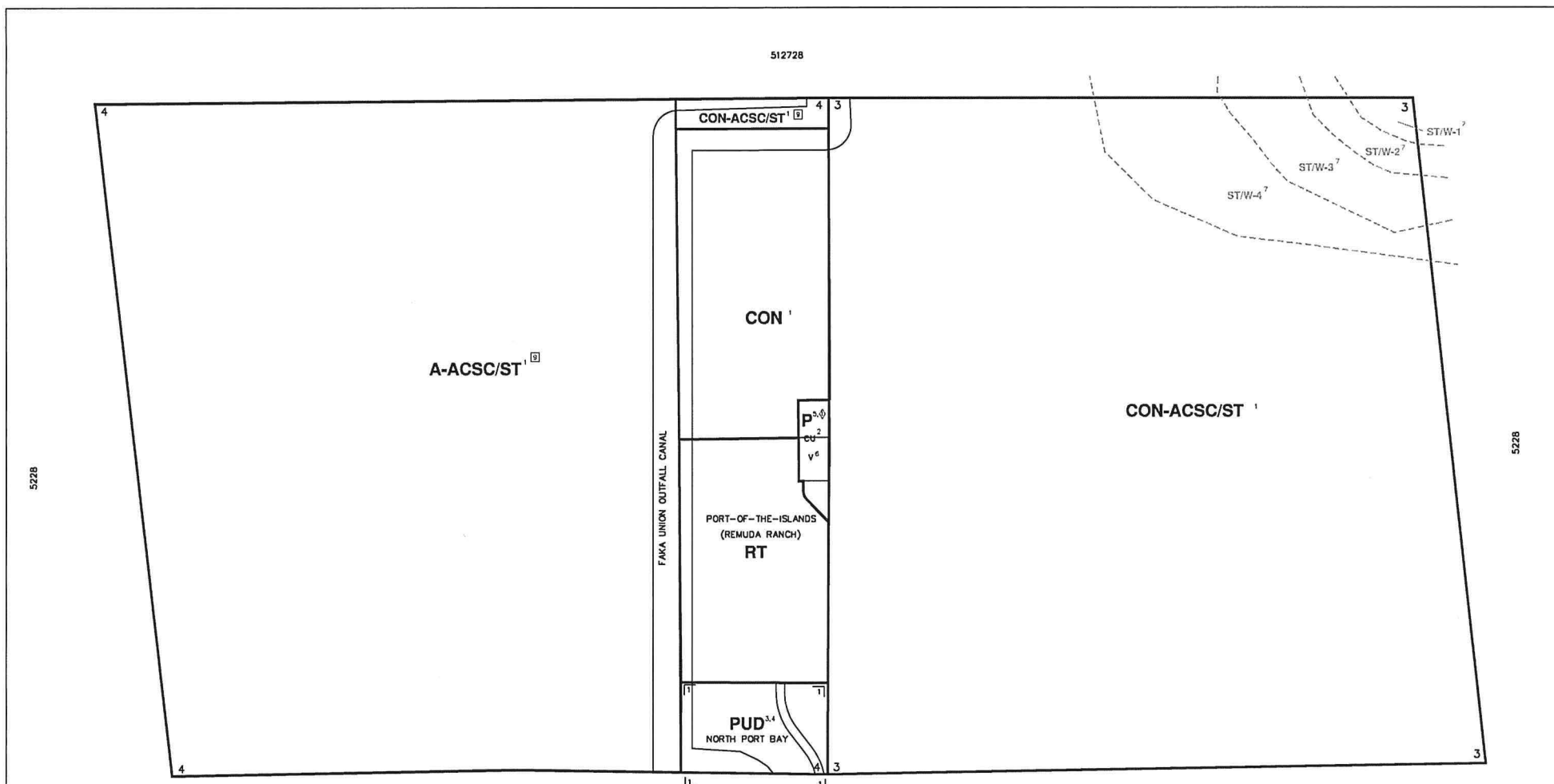
DESIGNED BY D.B.	DATE 03/09
DRAWN BY J.T.V.	DATE 03/09
CHECKED BY R.E.B.	DATE 03/09
VERTICAL SCALE NONE	HORIZONTAL SCALE N.T.S.



850 Encore Way
 Naples, FL 34110
 Phone: (239) 254-2000
 Florida Certificate of
 Authorization No. 1772

EXISTING WATER SYSTEMS

DATE	THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW	REFERENCE NO. 0154PER-EX_WM	DRAWING NO. —
		PROJECT NO.	SHEET NO. 2 OF 2
		1990154	



522B

512728

522B

2809N

522B

----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX							
NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1	PORT OF THE ISLANDS (REMUDA RANCH)			11			
2				12			
3				13			
4				14			
5				15			
6				16			
7				17			
8				18			
9				19			
10				20			

ZONING NOTES
 1 LDC-81 08-25-84 04-84
 2 1-25-00 08-25-04 08-06
 3 1-25-05 08-25-04 08-06
 4 5-25-10 08-25-04 08-06
 5 5-25-10 08-25-04 08-06
 6 5-25-12 LDC ORD. 12-38

DEVELOPMENT STANDARDS MODIFICATIONS
 1 5-25-10 08-25-04 08-06
 2 5-25-10 08-25-04 08-06

ZONING OVERLAY NOTES
 OVERLAYS CREATED BY
 LDC ORD. NO. 04-08 1-7-04
 HRA

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004.

BY _____ CHAIRMAN
 ATTEST _____ CLERK

COLLIER COUNTY, FLORIDA
 COMMUNITY DEVELOPMENT DIVISION
 TWP. 52S RING. 28E SECS. 03 & 04
 SCALE 0 800
 MAP NUMBER: 280304

The majority of the property is designated RT on the Collier County Zoning Map. This zoning category permits up to 26 units per acre for hotel/motels and 16 units per acre for multi-family. Building heights up to 10 stories not exceeding 100 feet. Actual zoning determination will be by Collier County Community Development.

The District has adequate facilities to serve the Property. The facilities were sized to provide approximately 160 equivalent residential units capacity dedicated to the Property. Hotel/motel units are allocated .6 ERC's and multifamily units are allocated .8 ERC's. The adjacent dormant hotel property is allocated an additional 90 ERC's.





Union RD

Peach LN



Collier County Property Appraiser Property Summary

Parcel No. 01058920005	Site Adr. 12425 UNION RD, NAPLES, FL 34114
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Name / Address	POI REALTY LLC				
	3838 TAMIAMI TRAIL N STE 300				
City	NAPLES	State	FL	Zip	34103

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
7D04	000100 002 17D04	4	52	28	48.87

Legal	4 52 28 A PARCEL OF LAND IN THE E1/2 SEC 4 DESC BY HOLE MONTES LEGAL DESC REF AS DWG #B-6212 FROM 10-23-07 AND MADE UP AF APPROX 49.84AC, LESS THAT PORTION AS DESC IN OR 4522 PG 2251
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Millage Area 219	Millage Rates *Calculations		
Sub./Condo 100 - ACREAGE HEADER	School	Other	Total
Use Code 0 - VACANT RESIDENTIAL	5.122	9.1552	14.2772

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
10/10/16	<u>5322-473</u>	\$ 0
11/28/05	<u>3936-621</u>	\$ 10,000,000
11/28/05	<u>3936-617</u>	\$ 0
09/25/95	<u>2102-1832</u>	\$ 343,100
09/01/90	<u>1558-218</u>	\$ 0
10/01/82	<u>990-559</u>	\$ 0
02/01/80	<u>857-1660</u>	\$ 0

2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 1,018,200
(+) Improved Value	\$ 0
(=) Market Value	\$ 1,018,200
(=) Assessed Value	\$ 1,018,200
(=) School Taxable Value	\$ 1,018,200
(=) Taxable Value	\$ 1,018,200

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

el No. 01058920005

Site Adr. 12425 UNION RD, NAPLES, FL 34114



[Open GIS in a New Window with More Features.](#)

Collier County Property Appraiser Property Summary

Parcel No. 01058920500 **Site Adr.** 12323 UNION RD, NAPLES, FL 34114

Name / Address PORT OF THE ISLANDS TRUST
720 GOODLETTE RD N

City NAPLES **State** FL **Zip** 34102

Map No.	Strap No.	Section	Township	Range	Acres	<u>*Estimated</u>
7D04	000100 007 7D04	4	52	28	6.86	

Legal 4 52 28 A PARCEL OF LAND IN THE SE1/4 AS DESC IN OR 3844 PG 2978 AND REFERENCED AS PARCEL "B"

<u>Millage Area</u> ①	219	<u>Millage Rates</u> ① <u>*Calculations</u>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ①	7 - Miscellaneous Residential	5.122	9.1552	14.2772

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
10/09/15	<u>5206-743</u>	\$ 26,000
07/14/05	<u>3844-2977</u>	\$ 0
03/27/02	<u>3006-2238</u>	\$ 275,000
09/15/00	<u>2722-305</u>	\$ 200,000
08/10/99	<u>2580-1006</u>	\$ 2,300,000
09/22/94	<u>1987-726</u>	\$ 837,500
09/12/90	<u>1558-218</u>	\$ 0
10/01/82	<u>990-559</u>	\$ 0

2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 149,367
(+) Improved Value	\$ 7,000
(=) Market Value	\$ 156,367
(=) Assessed Value	\$ 156,367
(=) School Taxable Value	\$ 156,367
(=) Taxable Value	\$ 156,367

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

I No. 01058920500

Site Adr. 12323 UNION RD, NAPLES, FL 34114



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Collier County Property Appraiser Property Summary

Parcel No. 01058921208	Site Adr. 12929 UNION RD, NAPLES, FL 34114
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Name / Address	LOULAND LLC		
	8958 MALIBU ST # 601		
City	NAPLES	State	FL
		Zip	34113-3130

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
7D04	000100 014 7D04	4	52	28	52.1

Legal	4 52 28 A PARCEL OF LAND IN THE E1/2 OF SEC 4 DESC BY HOLE MONTES LEGAL DESC REF AS DWG #B-6213 FROM 10-23-07 AND MADE UP OF 52.104AC.
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Millage Area 219	Millage Rates *Calculations		
Sub./Condo 100 - ACREAGE HEADER	School	Other	Total
Use Code 35 - TOURIST ATTRACTIONS	5.122	9.1552	14.2772

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
03/26/09	4439-1126	\$ 200,000
11/28/05	3936-621	\$ 10,000,000
11/28/05	3936-617	\$ 0
06/03/02	3048-33	\$ 0
04/01/97	2300-3011	\$ 135,000

2017 Certified Tax Roll

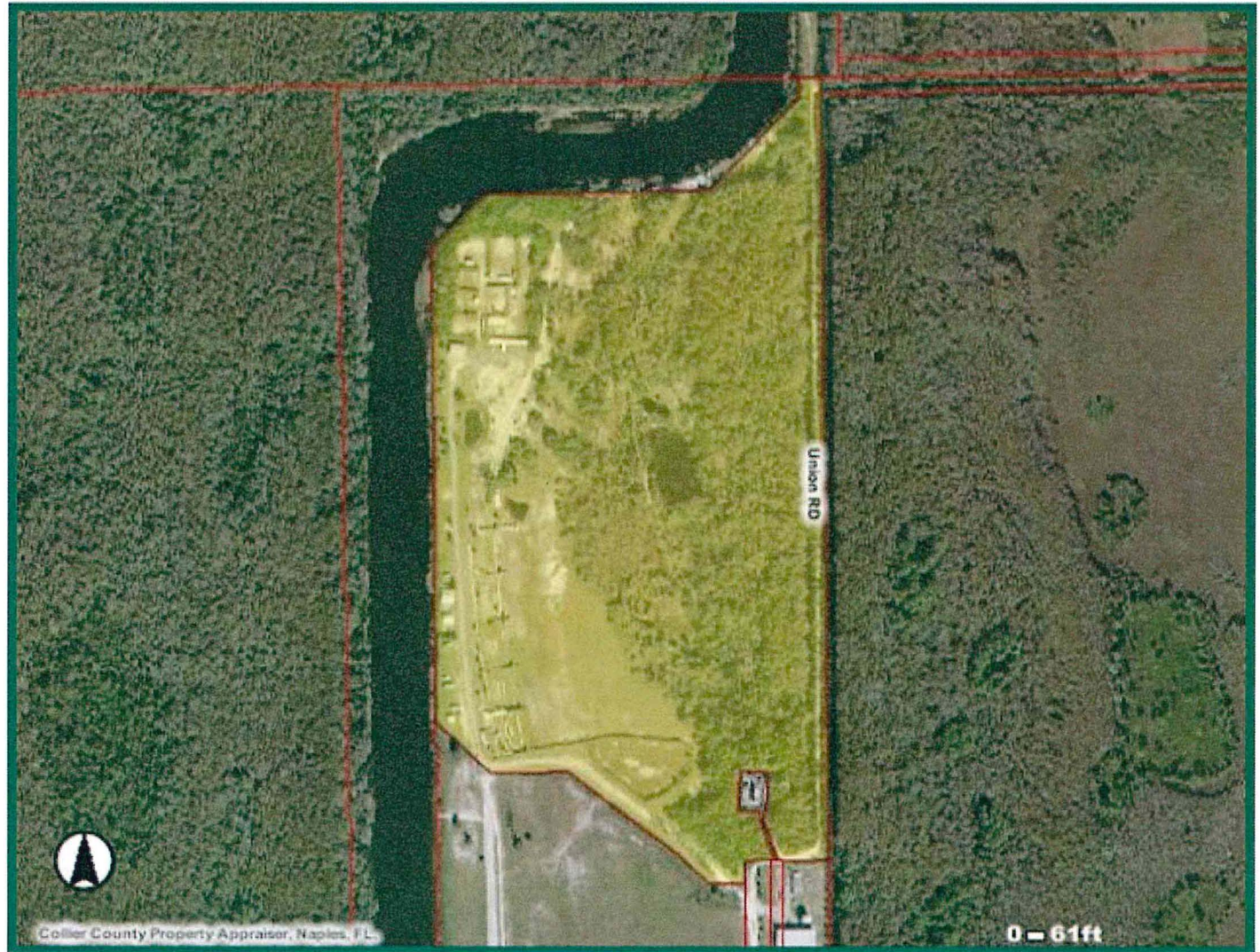
(Subject to Change)

Land Value	\$ 432,640
(+) Improved Value	\$ 97,622
(-) Market Value	\$ 530,262
(-) Assessed Value	\$ 530,262
(-) School Taxable Value	\$ 530,262
(-) Taxable Value	\$ 530,262

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Parcel No. 01058921208

Site Adr. 12929 UNION RD, NAPLES, FL 34114



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Collier County Property Appraiser Property Summary

Parcel No. 01058920513 **Site Adr.** 12400 UNION RD, NAPLES, FL 34114

Name / Address
UNION ROAD LLC
4620 8TH ST NE

City NAPLES **State** FL **Zip** 34120

Map No.	Strap No.	Section	Township	Range	Acres	<u>*Estimated</u>
7D04	000100 007 17D04	4	52	28	2.67	

Legal 4 52 28 A PARCEL OF LAND IN THE SE1/4 AS DESC IN OR 3844 PG 2978 AND REFERENCED AS PARCEL "A"

<u>Millage Area</u> ①	219	<u>Millage Rates</u> ① <u>*Calculations</u>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ①	7 - Miscellaneous Residential	5.122	9.1552	14.2772

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
08/26/16	5310-1553	\$ 180,000
08/26/16	5310-1551	\$ 0
09/03/15	5215-2708	\$ 76,000
01/02/09	4421-2473	\$ 0
07/14/05	3844-2977	\$ 0

2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 116,479
(+) Improved Value	\$ 1,000
(=) Market Value	\$ 117,479
(=) Assessed Value	\$ 117,479
(=) School Taxable Value	\$ 117,479
(=) Taxable Value	\$ 117,479

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

I No. 01058920513

Site Adr. 12400 UNION RD, NAPLES, FL 34114



[Open GIS in a New Window with More Features.](#)