

PORT OF THE ISLANDS COMMUNITY IMPROVEMENT DISTRICT

PREMIER DISTRICT MANAGEMENT

3820 Colonial Boulevard - Suite 101 ▪ Fort Myers ▪ FL 33966

Phone: (239) 690-7100 ▪ Fax (239) 214-6074

January 4, 2018

Revised July 8, 2021

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 available approximately 49 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:

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 waterfront lots valued at more than \$200,000 and single-family homes valued in excess of one million dollars.

The CID contains over 800 single family and multifamily units and includes state of the art water and wastewater plants that are owned by the District. The facilities were designed to provide the development project site approximately 160 dedicated Equivalent Residential Units/Credits (ERU/ERC). Additional ERCs are available. Hotel/motel units are allocated .6 ERCs and multifamily units are allocated .8 ERCs. The Wastewater and Water plants have no remaining debt.

There is a full-service hotel within the community, a gun range, a 174-slip marina, a 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: <https://poicid.com>

Project site: Parcel: 01058920005 aka "Parcel 13"

The 48.87-acre 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 "Residential Tourist" (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.

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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 Collier County Community Development.

Adjacent Properties:

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

- **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.~~ Collier County, which took ownership in January 2020 and provided the demolition of the abandoned hotel that had been there.
- **Parcel 01058921208:** This parcel consists of 52.1 acres of mostly undeveloped property and 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.
- **Parcel 01058920513:** This parcel consists of 2.67 acres and is owned by Union Road LLC. There is an old building located on the parcel, which historically served as a dormitory for the former 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.

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

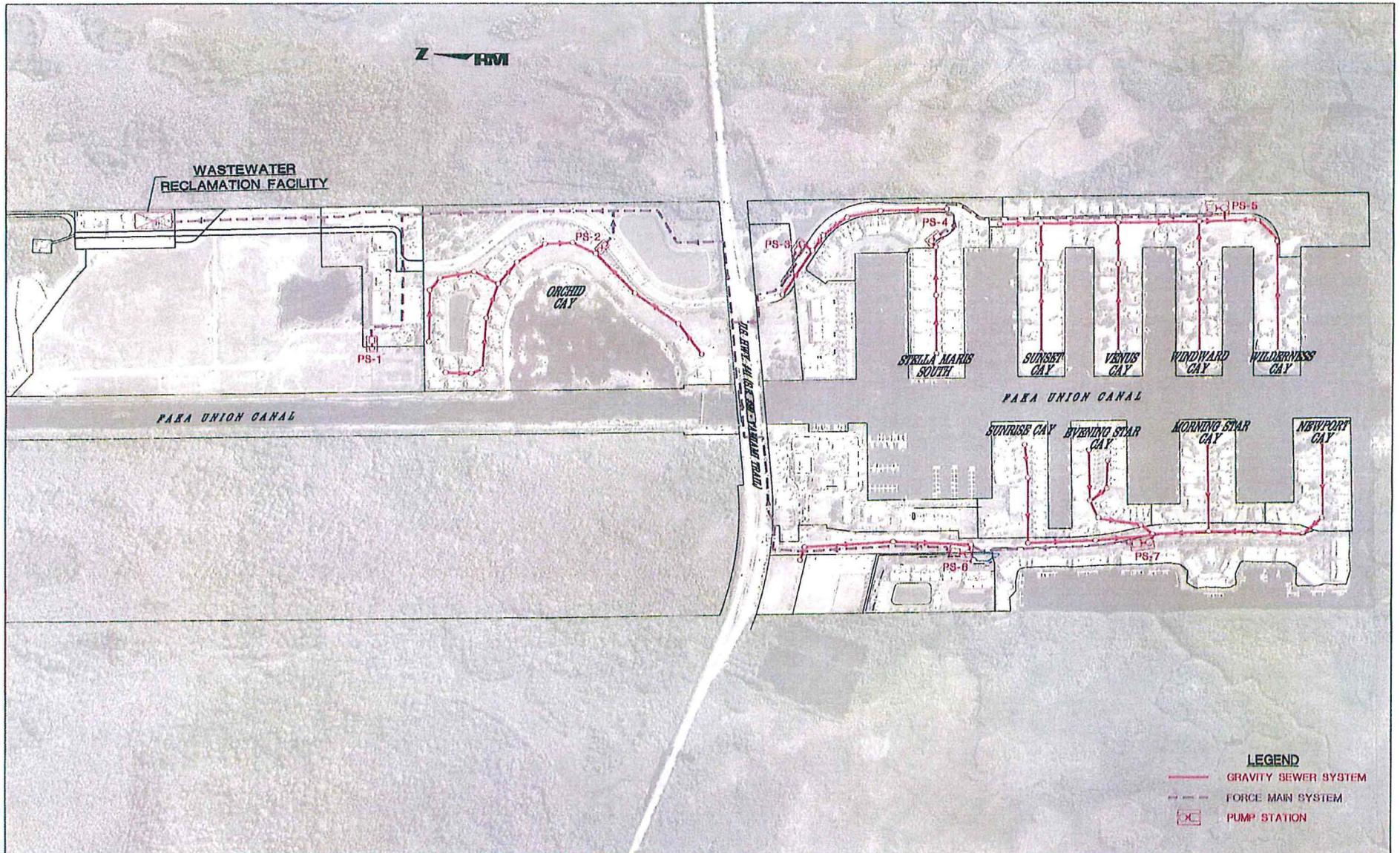
Project Development:

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 District has adequate water and wastewater facilities to serve the property. The utilities were sized to provide approximately 160 ERUs of capacity dedicated to the property. Single family units are allocated 1 ERU, hotel/motel units are allocated .6 ERC, and multifamily units are allocated .8 ERC. The adjacent, demolished hotel property is allocated an additional 90 ERCs.

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

H:\00001-016\Asst\1131\FWP 2013 Plant Excellence Award PCI\Wastewater\DWY\DWY\SAULT_Lans. Layout. 9/25/2013 3:01:37 PM, Addon P01-M.dwg

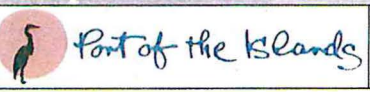


LEGEND
 ——— GRAVITY SEWER SYSTEM
 - - - FORCE MAIN SYSTEM
 [] PUMP STATION

▲		
▲		
▲		
LETTER	REVISION	DATE

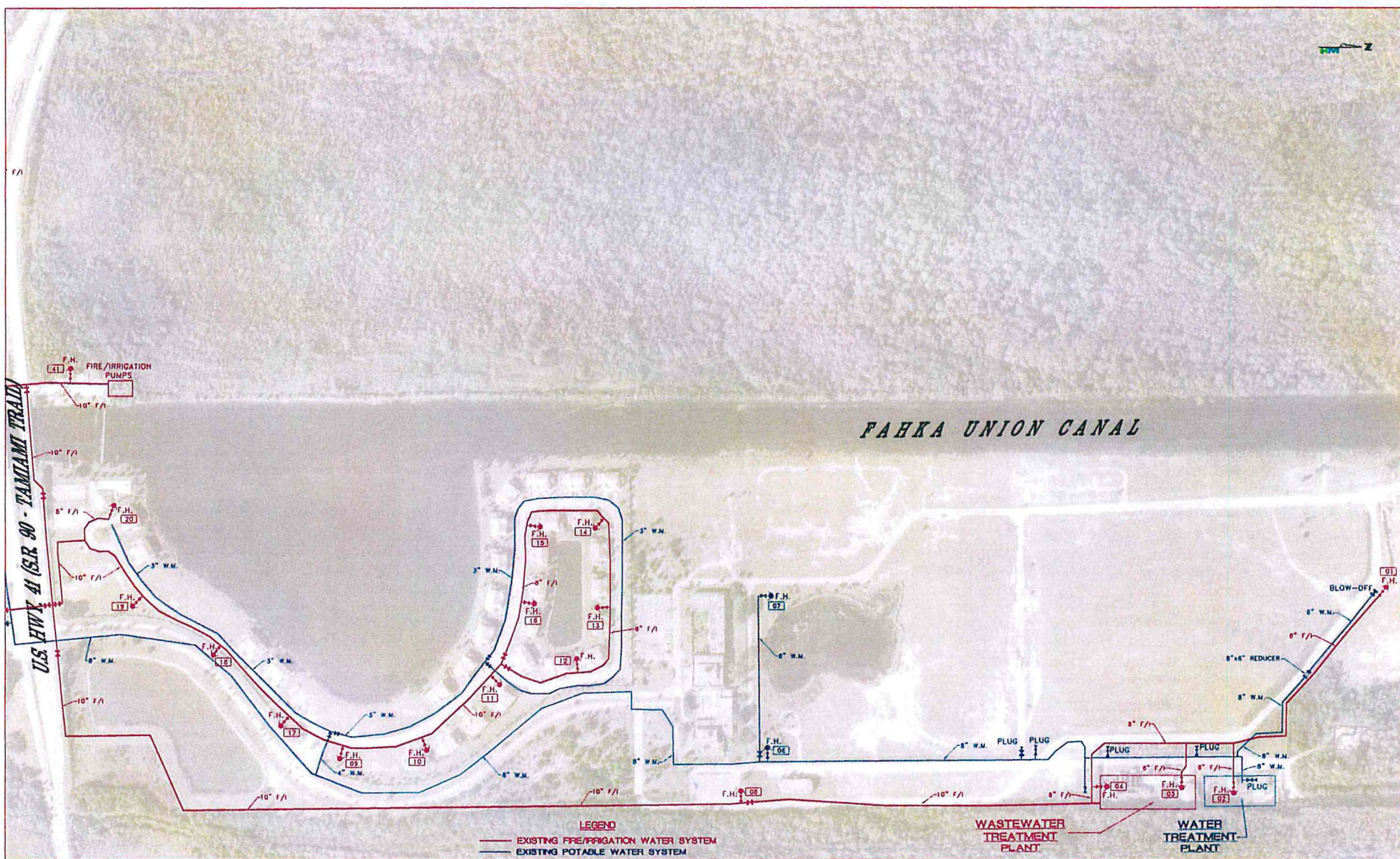
2013 PLANT EXCELLENCE AWARD

H.M. HOLE MONTIES
 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
R.E. BISHOP, P.O., P.E. FL. LIC. #88956	DRAWN BY D.M.S.	PROJECT NO. 8200-1
	CHECKED BY R.E.B.	CAD REFERENCE SEWER
	SCALE NONE	

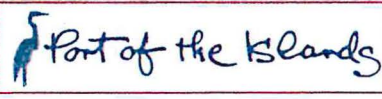


LEGEND
 — EXISTING FIRE/IRRIGATION WATER SYSTEM
 — EXISTING POTABLE WATER SYSTEM

WASTEWATER TREATMENT PLANT
WATER TREATMENT PLANT

H:\19901590154\DWG\BEB6\dwg\0154\Fire_Hyd.dwg, 5/24/2012 9:15:32 AM

REVISIONS	DATE



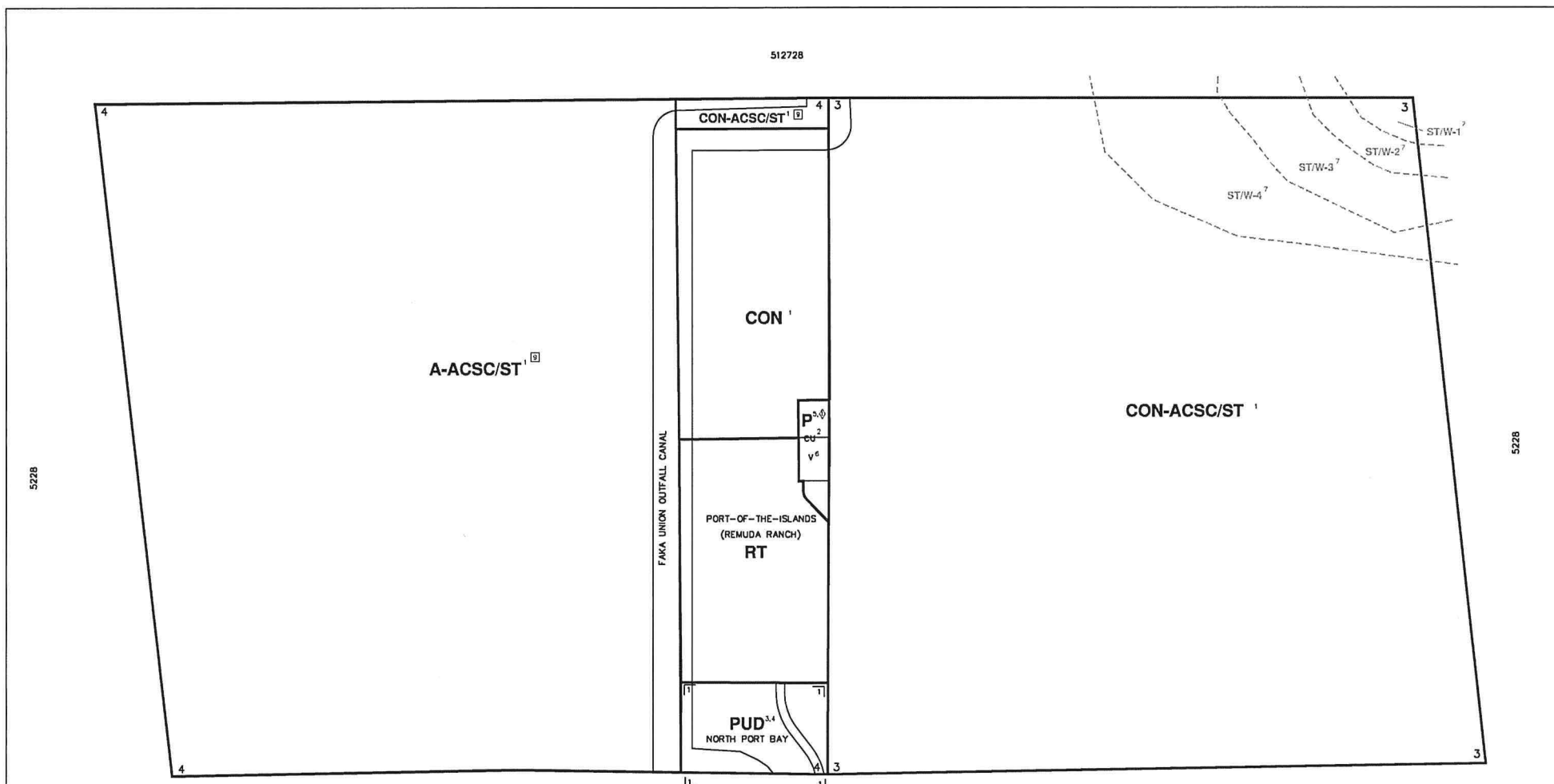
DESIGNED BY D.B.	DATE 03/09
DRAWN BY J.T.V.	DATE 03/09
CHECKED BY R.E.B.	DATE 03/09
VERTICAL SCALE NONE	HORIZONTAL SCALE N.T.S.



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.
		1990154	2 OF 2



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			
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3				13			
4				14			
5				15			
6				16			
7				17			
8				18			
9				19			
10				20			

ZONING NOTES
 1 LDC-81 08-25-98 04-52
 2 1-25-00 02-24-00 00-02
 3 1-25-05 PUD-04-08-034 05-73
 4 4-24-06 VU-04-09-1077 10-105
 5 5-25-10 VU-04-09-1077 10-105
 6 9-25-12 LDC ORD. 12-38

DEVELOPMENT STANDARDS MODIFICATIONS
 1 5-25-10 PZ-PZ-09-910 10-21

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

Collier County Property Appraiser Property Summary

Parcel No	01058920005	Site Address <i>*Disclaimer</i>	12425 UNION RD	Site City	NAPLES	Site Zone <i>*Note</i>	34114
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Name / Address	PORT OF THE ISLANDS CID					
	% PREMIER DIST MGMT					
	3820 COLONIAL BLVD #101					
City	FORT MYERS	State	FL	Zip	33966	

Map No.	Strap No.	Section	Township	Range	Acres	<i>*Estimated</i>
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 ①	219	Millage Rates ① <i>*Calculations</i>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code ①	99 - ACREAGE NOT ZONED AGRICULTURAL	5.016	8.6262	13.6422

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/30/17	<u>5454-2939</u>	\$ 586,800
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

2020 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	\$ 0
(-) Taxable Value	\$ 0

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

Collier County Property Appraiser Property Aerial

Parcel No	01058920005	Site Address *Disclaimer	12425 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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[Open GIS in a New Window with More Features.](#)

Collier County Property Appraiser Property Summary

Parcel No	01058920500	Site Address *Disclaimer	12323 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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Name / Address	COLLIER COUNTY					
	3299 E TAMIAMI TRAIL					
City	NAPLES	State	FL	Zip	34112	

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"
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Millage Area	219	Millage Rates *Calculations		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	86 - COUNTIES INCLUDING NON-MUNICIPAL GOV.	5.016	8.6262	13.6422

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/09/20	<u>5715-1071</u>	\$ 0
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

2020 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	\$ 0
(-) Taxable Value	\$ 0

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

Collier County Property Appraiser Property Aerial

Parcel No	01058920500	Site Address *Disclaimer	12323 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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Collier County Property Appraiser Property Summary

Parcel No	01058921208	Site Address *Disclaimer	12929 UNION RD	Site City	NAPLES	Site Zone *Note	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	5.016	8.6262	13.6422

Latest Sales History

(Not all Sales are listed due to Confidentiality)

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

2020 Certified Tax Roll

(Subject to Change)

Land Value	\$ 432,640
(+) Improved Value	\$ 92,201
(=) Market Value	\$ 524,841
(=) Assessed Value	\$ 524,841
(-) School Taxable Value	\$ 524,841
(=) Taxable Value	\$ 524,841

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

Collier County Property Appraiser Property Aerial

Parcel No	01058921208	Site Address *Disclaimer	12929 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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Collier County Property Appraiser Property Summary

Parcel No	01058920513	Site Address *Disclaimer	12400 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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Name / Address	UNION ROAD LLC						
	4620 8TH ST NE						
City	NAPLES		State	FL	Zip	34120	

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
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"
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Millage Area	219	Millage Rates *Calculations		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	7 - Miscellaneous Residential	5.016	8.6262	13.6422

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

2020 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

Collier County Property Appraiser Property Aerial

Parcel No	01058920513	Site Address *Disclaimer	12400 UNION RD	Site City	NAPLES	Site Zone *Note	34114
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