

August 14, 2025

Meeting Agenda and Notice

Coastal Advisory Committee (CAC)
Thursday, August 14, 2025– 1:00 p.m.
Collier County Board Chambers
Collier County Government Center
3299 Tamiami Trail East, Third Floor, Naples, FL

Sunshine Law on Agenda Questions

2025 CAC MEETING DATES

I. Call to Order

II. Pledge of Allegiance

III. Roll Call

IV. Changes and Approval of Agenda

V. Public Comments

VI. Approval of CAC Minutes

June 12, 2025

VII. Staff Reports

Extended Revenue Report

VIII. New Business

1. ES - City of Naples - Outfall

- Grant Agreement
- Presentationon

2. ES - Reimbursement Request

- 2023 City of Naples Grant Agreement
- First Amendment

3. Es - 2025 Clam Pass Project

- Maintenance Engineer Plans

IX. Old Business

ES- Emergency Fill - Vanderbilt Beach

X. Announcements

XI. Committee Member Discussion

XII. Next Meeting Date/Location

September 11, 2025 at 1:00 p.m.

XIII. Adjournment

All interested parties are invited to attend, and to register to speak and to submit their objections, if any, in writing, to the board prior to the meeting if applicable. For more information, please contact Andrew Miller at (239) 252-2922.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Department located at 3301 East Tamiami Trail, Naples, FL 34112, (239) 252-8380.

Public comments will be limited to 3 minutes unless the Chairman grants permission for additional time.

Collier County Ordinance No. 99-22 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners) before the Board of County Commissioners and its advisory boards, register with the Clerk to the Board at the Board Minutes and Records Department.

COLLIER COUNTY COASTAL ADVISORY COMMITTEE (CAC)

Thursday, June 12, 2025 – 1:00 p.m.

Collier County Board Chambers
Collier County Government Center, 3rd Floor
3299 Tamiami Trail East, Naples, FL 34112

CAC MEMBERS PRESENT - Chairman Joe Burke, City of Naples
Erik Brecknitz, City of Marco Island
Dr. Judith Hushon, City of Naples
Dave Trecker, unincorporated Collier County
Daniel High, City of Marco Island

Robert Roth, City of Marco Island – members voted to allow attendance via zoom

ALSO, PRESENT

Andy Miller, Coastal Zone Management
Colleen Greene, Managing Assistant County Attorney

Any person who decides to appeal a decision of this Board will need a record of the proceedings pertaining thereto and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Neither Collier County nor this Board shall be responsible for providing this record.

MEETING MINUTES

1. Call to Order

The meeting was called to order by Chairman Joe Burke at 1:00 p.m.

2. Pledge of Allegiance

The Committee recited the Pledge of Allegiance.

3. Roll Call

Roll was taken by staff. A quorum was present.

4. Changes and Approval of the Agenda

The agenda was reviewed and approved unanimously.

5. Approval of Previous Meeting Minutes

The Committee approved the May minutes meeting.

6. Revenue Report

Andy Miller presented the revenue report, noting a 33% positive variance from budget forecasts and consistency with last year's revenue trends.

7. **State Funding Request**
The Committee approved a resolution supporting the county's application to the Florida Department of Environmental Protection (FDEP) for Fiscal Year 2026–2027.
8. **Committee Vacancy Recommendation**
The Committee recommended Bob Raymond for reappointment.
9. **Collier Creek Dredging Project**
Members expressed concerns about the progress of the dredging project, including potential environmental hazards and construction impact.
10. **Old Business**
 - Discussion continued on the Tiger Tail Project and concerns regarding environmental impact and property protection.
 - Beach access and fencing were also discussed.
11. **New Member Introduction**
A new member, Daniel High, was introduced to replace outgoing member Steve Koziar.
12. **Next Meeting Date**
The next meeting date is scheduled for July 11, 2025 at 1:00 p.m.
13. **Adjournment**
There being no further business for the good of the County, the meeting was adjourned at 1:45 p.m.

COLLIER COUNTY COASTAL ADVISORY COMMITTEE

Chairman Joe Burke

The Minutes were approved by:

Name Signature

as presented on _____

or amended on _____

FY 25 TDT Collections Report						
31-Jul-2025						
Fund Reporting	Fund	Adopted Budget	Updated Annual Forecast	Budgeted YTD	YTD Actual	Variance to Budgeted YTD
Beach Park Facilities	1100	1,357,700	1,741,630	1,150,356	1,534,583	384,227
TDC Promotion	1101	13,643,700	18,067,418	11,560,070	15,678,779	4,118,709
Non-County Museums	1103	724,300	929,117	613,687	816,793	203,106
TDC Admin	1104	-	-	0	-	-
Beach Renourishment	1105	14,782,800	18,963,074	12,525,210	16,704,092	4,178,881
Disaster Recovery	1106	-	-	0	-	-
County Museums	1107	2,000,000	2,000,000	1,694,565	2,000,000	305,435
TDC Capital	1108	5,415,500	6,946,893	4,588,459	6,122,233	1,533,773
Gross Budget		37,924,000	48,648,132	32,132,348	42,856,480	10,724,132
Less 5% Rev Res		(1,896,200)	28.28%		% Over/(Under) Bud	33.4%
Net Budget		36,027,800				

Month Reported	Actual	Cum YTD	% Budget Collected to Date	% Variance FY24 Collections	% Variance FY23 Collections	% Variance FY22 Collections
Nov	2,137,562	2,137,562	5.64%	-16.72%	-9.20%	-5.03%
Dec	3,465,253	5,602,815	14.77%	5.83%	30.93%	19.12%
Jan	4,632,754	10,235,570	26.99%	5.02%	24.82%	3.04%
Feb	6,466,174	16,701,744	44.04%	-1.10%	19.50%	8.28%
Mar	7,042,625	23,744,369	62.61%	2.54%	10.66%	8.83%
Apr	8,422,508	32,166,877	84.82%	3.48%	15.42%	0.80%
May	4,675,081	36,841,958	97.15%	9.54%	15.55%	-3.29%
June	3,285,486	40,127,443	105.81%	4.51%	20.07%	6.22%
July	2,729,036	42,856,479	113.01%	6.66%	11.97%	3.12%
Aug	-	42,856,479	113.01%	n/a	n/a	n/a
Sept	-	42,856,479	113.01%	n/a	n/a	n/a
Oct	-	42,856,479	113.01%	n/a	n/a	n/a
Total	42,856,479	42,856,479	YTD	2.61%	15.81%	4.46%

48,648,132

	5 Yr History-Cum	5 Yr History-Monthly	Budgeted Collections	Actual Collections	Budget to Actual Variance	Updated Forecast
Nov	4.8%	4.8%	1,827,211	2,137,562	310,352	2,137,562
Dec	11.0%	6.2%	2,338,559	3,465,253	1,126,694	3,465,253
Jan	20.2%	9.2%	3,502,227	4,632,754	1,130,527	4,632,754
Feb	33.1%	12.8%	4,869,752	6,466,174	1,596,422	6,466,174
Mar	47.3%	14.2%	5,397,019	7,042,625	1,645,606	7,042,625
Apr	64.3%	17.0%	6,460,316	8,422,508	1,962,192	8,422,508
May	73.0%	8.7%	3,303,306	4,675,081	1,371,774	4,675,081
June	79.1%	6.1%	2,299,023	3,285,486	986,462	3,285,486
July	84.7%	5.6%	2,134,934	2,729,036	594,102	2,729,036
Aug	90.7%	6.0%	2,277,930	-	-	2,277,930
Sept	95.5%	4.8%	1,816,973	-	-	1,816,973
Oct	100.0%	4.5%	1,696,749	-	-	1,696,749
Total	100.0%	100.0%	37,924,000	42,856,479	10,724,132	48,648,131

% over/(under) budget

33.4%

28.28%



Executive Summary

Recommendation to approve a Category A Grant Application for the City of Naples Stormwater Outfall Pipe Removal and Water Quality Project as a reimbursable grant not to exceed \$10,000,000, and make a finding that this project promotes tourism.

OBJECTIVE: To approve a reimbursable grant for the City of Naples Stormwater Outfall Pipe Removal and Water Quality Project not to exceed the amount of \$10,000,000.

CONSIDERATIONS: The Tourist Development Council (TDC) provides recommendations on the usage of tourist development tax funds, including Beach Renourishment Projects (Fund 1105). The City of Naples proposed using tourist development taxes for their stormwater outfall pipe removal and water quality project. This type of project may be defined as a “public facility” as set forth in Section 125.0104(5)(a)6, Fla. Stat. This provision requires that “an independent professional analysis, performed at the expense of the county tourist development council, demonstrates the positive impact of the infrastructure project on tourist-related businesses in the county” prior to the expenditure of tourist development tax funds.

At the May 21, 2024, TDC meeting (Agenda item 7.A.2.) the TDC approved a tourist development tax grant funding request from the City of Naples for professional services provided by Adept Public Relations, LLC., to conduct a “Tourism Impact Study for the Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal and Water Quality (Stormwater) Project” in the amount of \$44,879. At the July 9, 2024, BCC meeting (Agenda item 16.B.5), the Board approved the reimbursement request of \$44,879 for the study by Adept Public Relations, LLC.

The study notes that the Stormwater Project has perceived economic, environmental, and tourism benefits by improving water quality, aesthetics of the beaches, and the area drainage basin. These elements are important to the businesses in the area that rely on tourism traffic as well as the rental properties and hotels in the vicinity. This project complements other projects in the area that will attract and support tourism such as the Miracle Mile Project, Naples Pier Renovation, and the Naples Beach Club, a Four Seasons Resort redevelopment.

This study was completed independently of the County and the Tourist Development Council. The Coastal Advisory Committee, Tourist Development Council, and Board of County Commissioners all voted to accept the results of this study.

The City is presenting today to seek complete funding approval. The Stormwater Outfall Pipe Removal and Water Quality Project is designed to improve water quality, flood protection, and the City’s resiliency to climate change. As part of this project, the beach outfall portion will replace the existing gravity flow system at the north and south ends of the beach and include two pump stations that will pump treated stormwater 1,500 feet into the Gulf, eliminating the need for the existing beach outfall pipes. From the Grant Application, the total budget is \$32,622,945. This request includes a detailed budget for the Outfall Pipes that includes \$10,469,049.03 for directional drilling at the north and south locations, and \$262,562 for the removal of the 8 Beach Outfall pipes, totaling \$10,731,611.03. The proposed Grant Agreement is for the reimbursable amount of \$10 million.

ADVISORY BOARD RECOMMENDATION: This item will be presented to the Coastal Advisory Committee (CAC) on August 14, 2025 and to the Tourist Development Council (TDC) on August 19, 2025.

FISCAL IMPACT: Funding for this reimbursable grant in the amount of \$10,000,000 is available within the TDT Beach Renourishment Fund (Fund 1105) reserves.

LEGAL CONSIDERATIONS: Section 125.0104, Fla. Stat., provides the authority for this expenditure and includes the following stringent requirements:

Section 125.0104(5)(a)6. To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or finance public facilities within the boundaries of the county or subcounty special taxing district in which the tax is levied, if the public facilities are needed to increase tourist-related business activities in the county or subcounty special district and are recommended by the county tourist development council created pursuant to paragraph

(4)(e). Tax revenues may be used for any related land acquisition, land improvement, design and engineering costs, and all other professional and related costs required to bring the public facilities into service. As used in this subparagraph, the term “public facilities” means major capital improvements that have a life expectancy of 5 or more years, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and pedestrian facilities. Tax revenues may be used for these purposes only if the following conditions are satisfied:

- a.** In the county fiscal year immediately preceding the fiscal year in which the tax revenues were initially used for such purposes, at least \$10 million in tourist development tax revenue was received;
- b.** The county governing board approves the use for the proposed public facilities by a vote of at least two-thirds of its membership;
- c.** No more than 70 percent of the cost of the proposed public facilities will be paid for with tourist development tax revenues, and sources of funding for the remaining cost are identified and confirmed by the county governing board;
- d.** At least 40 percent of all tourist development tax revenues collected in the county are spent to promote and advertise tourism as provided by this subsection; and
- e.** An independent professional analysis, performed at the expense of the county tourist development council, demonstrates the positive impact of the infrastructure project on tourist-related businesses in the county.

This item is approved as to form and legality and requires super majority vote for approval. – CMG

RECOMMENDATIONS: To approve a Grant Agreement with the City of Naples for the City’s Stormwater Outfall Pipe Removal and Water Quality Project as a reimbursable grant not to exceed \$10,000,000 and make a finding that this project promotes tourism.

PREPARED BY: John Melleky, Arts and Culture Manager, Tourism; Jay Tusa, Director, Tourism

**FY 25-26 TOURIST DEVELOPMENT TAX
GRANT AGREEMENT BETWEEN
COLLIER COUNTY AND THE CITY OF NAPLES**

Naples Gulf of Mexico Stormwater Outfall Pipe Removal and Water Quality Project

THIS AGREEMENT is made and entered into this ___ day of _____, 2025, by and between the City of Naples, ("City" or "GRANTEE") and Collier County, a political subdivision of the State of Florida, ("County" or "GRANTOR").

RECITALS:

WHEREAS, the City of Naples has submitted a grant application for Tourist Development Tax Funds in the aggregate amount of Ten Million Dollars (\$10 million) for the City of Naples' Gulf of Mexico Stormwater Outfall Pipe Removal and Water Quality Project for fiscal year 2025-2026 as described in Exhibit "A," Grant Applications, to this Agreement (the "Projects"); and

WHEREAS, Collier County will use tourist development tax funds as authorized in Section 125.0104(5)(a)6.a-e., Fla. Stat. 2025, for the "public facilities" proposed which required the City to complete a Tourism Impact Study which was completed in Summer 2024 (Exhibit "B"); and

WHEREAS, the Tourism Impact Study found that the City's project will have a positive impact on visitation to the project area, beaches and parks within the City of Naples and Collier County. The findings were reviewed and accepted by the Coastal Advisory Committee (CAC), Tourist Development County (TDC), and the Board of County Commissioners (the Board or BCC); and

WHEREAS, the Coastal Advisory Committee and the Tourist Development Council have reviewed the City's Grant Application and made recommendations to approve funding these

expenditures and have also made recommended findings that these expenditures promote tourism;
and

WHEREAS, the Board of County Commissioners desires to fund the Project with Tourist Development Tax and finds that these expenditures promote tourism.

NOW, THEREFORE, BASED UPON THE MUTUAL COVENANTS AND PREMISES PROVIDED HEREIN AND OTHER VALUABLE CONSIDERATION, IT IS MUTUALLY AGREED AS FOLLOWS:

1. **SCOPE OF WORK.** GRANTEE prepared a detailed application outlining the City of Naples' Gulf of Mexico Stormwater Outfall Pipe Removal and Water Quality Project, along with a project budget, as part of the grant application process, attached as Exhibit "A" (Tourism Impact Study included herein). GRANTEE shall provide the project activities outlined in the Grant Application within the budgeted amounts provided in the Grant Application. This is a reimbursable grant. GRANTEE shall not be reimbursed for any expenditures incurred prior to the effective date of this Agreement, expenditures not included in the Grant Application, nor be reimbursed for amounts more than those provided in the Grant Application unless an amendment to this Agreement is entered into by GRANTEE and COUNTY.

2. The Project is eligible for funding pursuant to Section 125.0104(5)(a)6.e., Fla. Stat. and complies with definition of "public facility" which means major capital improvements that have a life expectancy of 5 or more years, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and pedestrian facilities.

3. **PAYMENT AND REIMBURSEMENT.** The aggregate maximum reimbursement under this Agreement shall be Ten Million Dollars (\$10 million). GRANTEE shall be paid in accordance

with the fiscal procedures of COUNTY upon submittal of an invoice and upon verification that the services described in the invoice are completed or that goods have been received.

3.1 GRANTEE shall determine that the goods and services have been properly provided and completed and shall submit invoices to the County Manager or his designee. The County Manager, or designee, shall determine that the invoice payments are authorized, and the goods or services covered by such invoice have been provided or performed in accordance with such authorization. The budget for each project, attached as Exhibit "C" shall constitute authorization of the expenditure described in the invoices provided that such expenditure is made in accordance with this Agreement.

3.2 Each invoice submitted by GRANTEE shall be itemized in sufficient detail for audit thereof and shall be supported by copies of corresponding vendor invoices and proof of receipt of goods or performance of the services invoiced. GRANTEE shall certify in writing that all subcontractors and vendors have been paid for work and materials from previous payments received prior to receipt of any further payments. COUNTY shall not pay GRANTEE until the Clerk to the Board of County Commissioners pre-audits payment invoices in accordance with the law.

3.3 GRANTEE shall be reimbursed for its actual costs not to exceed the maximum amount budgeted pursuant to the attached Exhibit "C".

4. ELIGIBLE EXPENDITURES. Only eligible expenditures described in Proposal will be paid by COUNTY. Any expenditures paid by COUNTY which are later deemed to be ineligible expenditures shall be repaid to COUNTY within thirty (30) days of COUNTY'S written request to repay said funds. COUNTY may request repayment of funds for a period of up to two (2) years after termination of this Agreement or any extension or renewal thereof.

5. PAYMENT REQUESTS. Payment requests for interim draws and final payment must be submitted to the County in the form of the Request for Funds form attached to this Agreement as Exhibit "D". All payments are on a reimbursement basis only after proof of paid invoices are presented to the County. County may withhold any interim draw for failure to provide the interim status report, and County shall withhold final payment until receipt of the final status report or other final report acceptable to County. All invoices and requests for payment including the final payment must be received within ninety (90) days of termination of this Agreement. Any invoices and requests for payment not received in this time frame shall be returned to the Grantee and rejected for payment.

6. INSURANCE. GRANTEE is required to submit a Certificate of Insurance naming Collier County, and its Board of County Commissioners and the Tourist Development Council as additional insured parties. The insurance coverages identified in the Certificate of Insurance shall be maintained without interruption from the date of commencement of the Project until the date of final completion required hereunder or as specified in this Agreement, whichever is longer. The Certificate of Insurance shall be issued by a company licensed in the State of Florida, with a current A.M. Best Financial rating of "Class VI" or higher, and provide General Liability Insurance for no less than the following amount:

Bodily Injury Liability - \$300,000 each claim per person

Property Damage Liability - \$300,000 each claim per person

Personal Injury Liability - \$300,000 each claim per person

Worker's Compensation and Employer's Liability – Statutory

The Certificate of Insurance must be delivered to the County Manager, or designee, within ten (10) days of execution of this Agreement by COUNTY. GRANTEE shall not commence activities

which are to be funded pursuant to this Agreement until COUNTY has received the Certificate of Insurance.

7. CHOICE OF VENDORS AND FAIR DEALING. GRANTEE may select vendors or subcontractors to provide services as described in Proposal. COUNTY shall not be responsible for paying vendors and shall not be involved in the selection of subcontractors or vendors. GRANTEE agrees to disclose any relationship between GRANTEE and subcontractors and/or vendors, including, but not limited to, similar or related employees, agents, officers, directors and/or shareholders. COUNTY may, in its discretion, object to the reasonableness of the expenditures and require repayment if invoices have been paid under this Agreement for unreasonable expenditures. The reasonableness of the expenditures shall be based on industry standards.

8. INDEMNIFICATION. To the extent permitted by law, GRANTEE shall hold harmless and defend COUNTY, and its agents and employees, from any and all suits and actions including attorney's fees and all costs of litigation and judgments of any name and description arising out of or incidental to the performance of this Agreement or work performed thereunder. This provision shall also pertain to any claims brought against the COUNTY by any employee of the named GRANTEE, any subcontractor, or anyone directly or indirectly employed or authorized to perform work by any of them. Nothing herein shall be construed as a waiver of sovereign immunity afforded to GRANTEE pursuant to Florida Statutes 768.28.

9. NOTICES. All notices from COUNTY to GRANTEE shall be in writing and deemed duly served if mailed by registered or certified mail to GRANTEE at the following address:

Bob Middleton, Public Works Director
City of Naples
295 Riverside Circle
Naples, Florida 34102

bmiddleton@naplesgov.com

All notices from GRANTEE to COUNTY shall be in writing and deemed duly served if mailed by registered or certified mail to COUNTY at the following address:

John R. Melleky
Arts and Culture Manager
Naples, Marco Island, Everglades Convention & Visitors Bureau
2660 Horseshoe Drive N. #105
Naples, Florida 34104
John.melleky@colliercountyfl.gov

GRANTEE and COUNTY may change their above mailing address at any time upon giving the other party written notification pursuant to this section.

10. NO PARTNERSHIP. Nothing herein contained shall be construed as creating a partnership between COUNTY and GRANTEE, or its vendor or subcontractor, or to constitute GRANTEE, or its vendor or subcontractor, as an agent or employee of COUNTY.

11. TERMINATION. COUNTY or GRANTEE may cancel this Agreement with or without cause by giving one hundred eighty (180) days advance written notice of such termination pursuant to Section 9 and specifying the effective date of termination. If COUNTY terminates this Agreement, COUNTY will pay GRANTEE for all expenditures incurred, or contractual obligations incurred with subcontractors and vendors, by GRANTEE up to the effective date of the termination so long as such expenses are eligible.

12. GENERAL ACCOUNTING. GRANTEE is required to maintain complete and accurate accounting records and keep tourist development tax funds in a separate checking account. All revenue related to the Agreement should be recorded, and all expenditures must be incurred within the terms of this Agreement.

13. AVAILABILITY OF RECORDS. GRANTEE shall maintain records, books, documents, papers and financial information pertaining to work performed under this Agreement. GRANTEE

agrees that COUNTY, or any of its duly authorized representatives, shall, until the expiration of three (3) years after final payment under this Agreement, have access to, and the right to examine and photocopy any pertinent books, documents, papers, and records of GRANTEE involving transactions related to this Agreement.

14. PUBLIC RECORDS COMPLIANCE.

IF THE GRANTEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE GRANTEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (PublicRecordRequest@colliercountyfl.gov).

A provision that requires the contractor to comply with public records laws, specifically to:

1. Keep and maintain public records required by the public agency to perform the service.
2. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
3. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
4. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the

public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

15. AVAILABILITY OF FUNDS: This Agreement is subject to the availability of Tourist Development Tax revenues. If for any reason tourist tax funds are not available to fund all or part of this Agreement, the COUNTY may upon written notice, at any time during the terms of this Agreement, and at its sole discretion, reduce or eliminate funding under this Agreement.

16. PROHIBITION OF ASSIGNMENT. GRANTEE shall not assign, convey, or transfer in whole or in part its interest in this Agreement without the prior written consent of COUNTY.

17. TERM. This Agreement shall become effective on October 1, 2025, and shall remain effective until sixty (60) days after completion of the Project described in Exhibit "A", but no later than November 30, 2027.

18. AMENDMENTS. This Agreement may only be amended in writing by mutual agreement of the parties and after recommendation by the Tourist Development Council if appropriate, i.e. pertaining to the expenditure of Tourist Development Tax.

19. REQUEST FOR EXTENSION. Any request for additional time to complete the Project(s) described herein, or any request for additional Tourist Development Tax funds, must be made in writing and received by the County Manager or designee at least thirty (30) days prior to the end date of this Agreement as provided in Section 17, TERM.

IN WITNESS WHEREOF, GRANTEE and COUNTY have each respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

DATED:
ATTEST:
Crystal Kinzel, Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

, Deputy Clerk

By: _____
Burt Saunders, Chairman

Approved as to form and
legality:

CMG
8/1/25

Colleen M. Greene
Managing Assistant County Attorney

ATTEST



Patricia Rumbost, City Clerk

(corporate seal)
CITY OF NAPLES

Approved as to form and
legal sufficiency:

Matthew McConnell, City Attorney

By: _____
Teresa Heitmann, Mayor



EXHIBIT "A"

Naples Gulf of Mexico Stormwater Outfall Pipe Removal and Water Quality Project
Grant Application



EXHIBIT "A"

Naples Gulf of Mexico Stormwater Outfall Pipe Removal and Water Quality Project
Grant Application

COLLIER COUNTY TOURIST DEVELOPMENT COUNCIL
CATEGORY "A" GRANT APPLICATION

Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal & Water Quality Project

1. Name and Address of Project Sponsor Organization:

City of Naples
735 8th Street South
Naples, Florida 34102

2. Contact Person, Title and Phone Number:

Name: Bob Middleton, Public Works Director
Address: 295 Riverside Circle
Naples, Florida 34102
Phone: 239.213.5003

3. Organization's Chief Official and Title:

Jay Boodheshwar, City Manager

4. Details of Project- Description and Location:

In accordance with FDEP's directive to remove stormwater outfall pipes from the Naples beaches, the City has designed, permitted, and awarded a Contract Manager at Risk (CMAR) contract for the Beach Outfall Stormwater project that improves water quality, flood protection, and the City's resiliency to climate change. After significant planning, design, and engineering, work on the City's beach outfall removal project is planned to begin in 2024. Stormwater quality will be improved beyond the State's minimum standards through a state-of-the-art stormwater treatment train. Clean stormwater will then be pumped 1,000 feet offshore via new pump stations. The Beach Outfall project will replace the existing gravity flow system with a mechanical pumping system that will include two (2) pump stations with water quality features and backup emergency generators that will pump treated stormwater 1,500 feet into the Gulf of Mexico thereby eliminating the need for the eight (8) existing beach outfall pipes. This project exceeds FDEP's directive to improve stormwater quality, reduce beach erosion, protect environmental species, and remove large, unsightly, and obstructive stormwater pipes from the beautiful beaches of Naples.

On June 21, 2023, the City entered into a Construction Manager at Risk (CMAR) agreement with a contractor to provide an initial phase of the CMAR to provide a Guaranteed Maximum Price (GMP) then move to the construction phase. The GPM came back at \$86 million which does not include the \$11 million expenditures made to date including \$4.4 million directly attributable to the beach outfall removal, beach protection, and water quality aspect of the project. The

\$4.4 spent to date coupled with \$28.2 included in the pending GMP results in an estimated \$32.6 million applicable to the beach outfall removal, beach protection, and water quality aspect of the project. The City has obtained \$25 million from the State Legislature during the 2024 legislative session as a Line-Item Appropriation awaiting the Governor's approval. It would be reasonable to prorate the portion of the State's funding to this portion of the overall project, resulting in an allocation of the State's pending \$25 million award of 38% or \$9.5 million for the applicable portion of the project consistent with this TDC request.

The project budget below includes only the portions of the project that are required to remove the eight (8) existing beach outfall pipes, as directed by the FDEP. They are the north and south pump stations and emergency generators, the horizontal directional drilled outfall pipes from the pump stations that are 1,500 into the Gulf, and the removal of the eight (8) beach outfall pipes.

The City respectfully requests consideration for \$10 million in TDC funding for this portion of the overall project. As you know, pristine and safe beaches are critical to the economy of Collier County, as is clean water. The recent incidents with Red Tide are events we hope this project will help to minimize in the future, leading to a more robust tourism economy and appreciating property values which are so critical to funding high-quality services provided by the City and County to our residents.

Documents available are the Executive Summaries of the Consultant's Water Quality reports.

Location: Gulf Shore Boulevard North between 2nd Avenue South and Oleander Drive located in the city limits of Naples.

5. **Estimated project start date:** July 1, 2024
6. **Estimated project duration:** 24 Months
7. **Total TDC Tax Funds Requested:** \$10,000,000
8. **If the full amount requested cannot be awarded, can the program/project be restructured to accommodate a smaller award?**

Yes () No (X)



**Collier County Tourist Development Council
Category "A" Grant Application (Page 2)**

**Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal & Water Quality
Project**

PROJECT BUDGET

<u>PROGRAM ELEMENT</u>	<u>AMOUNT</u>
TDC Funds Requested	\$ 10,000,000
City/Taxing District Share	\$ 13,122,945 (this portion of project)
State of Florida Share	\$ 9,500,000 (prorated)
Federal Share	\$ 0
TOTAL	\$ <u>32,622,945</u>

**PROJECT EXPENSES:
(Engineering, Mobilization, Contractor, Monitoring etc)**

<u>North and South Pump Stations & Generators</u>	<u>\$ 22,482,984</u>
<u>Removal of 8 existing beach outfall pipes</u>	<u>\$ 223,805</u>
<u>Directional Drill new Outfall pipes</u>	<u>\$ 9,916,156</u>
_____	\$ _____
_____	\$ _____
TOTAL	\$ <u>32,622,945</u>

I have read the Tourist Development Category "A" Beach Funding Policy covering beach renourishment and pass maintenance and agree that my organization will comply with all guidelines and criteria.

Signature of Sponsor Organization's Chief Official

Date

EXHIBIT "B"

Tourism Impact Study
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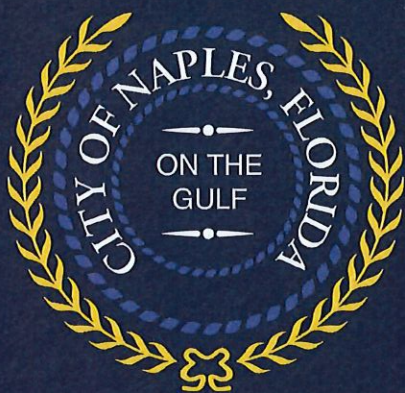




Independent Tourism Impact Study

Naples Beach Restoration
& Water Quality Improvements Project

PO: 02400576



Prepared for:

City of Naples, Florida
295 Riverside Circle | Naples, FL 34102

Prepared by:



ADEPT
Strategy & Public Relations

Independent Tourism Impact Study

Naples Beach Restoration & Water Quality Improvements Project

P.O.: 02400576

Prepared for:

City of Naples, Florida
295 Riverside Circle | Naples, FL 34102



Prepared by:

ADEPT PUBLIC RELATIONS, LLC



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EXECUTIVE SUMMARY

TOURISM IMPACT STUDY FOR THE NAPLES BEACH RESTORATION & WATER QUALITY IMPROVEMENTS PROJECT

This Independent Professional Tourism Impact Study analyzes how the Naples Beach Restoration & Water Quality Improvements Project and its North and South Basin Outfalls removal process will drastically enhance the beach aesthetically along the entire project area, increase water quality along the beach shoreline, and reduce flooding, with a particular focus on positive impacts on tourism-related business stemming from the project.

This study is a requirement of Florida Statute 125.014(5)(a)(6)(e) for Grant Agreements between the Collier County Tourist Development Council (TDC) and the City of Naples. The Collier County TDC is a nine member council that meets monthly to make recommendations to the Collier County Board of County Commissioners regarding a proposed plan of uses for tourist development tax revenues, for the effective operation of the special projects or uses of the tourist development tax revenues, and to review all expenditures of revenues from the tourist development trust fund. Segment #1 of the Naples Beach Restoration & Water Quality Improvements Project includes the materials, equipment, and labor required to perform an independent professional tourism impact study, which will be completed in May 2024. It is our understanding that Segment #2 will move forward if the independent professional tourism impact analysis (Segment #1) shows that the project would have a positive impact on tourism-related businesses.

This report serves as proof that the aforementioned independent analysis of the impacts of this project on tourist related businesses has been conducted, with our professional opinion being that the Naples Beach Restoration & Quality Improvements Project and its North and South Basin Outfalls removal process would have a positive impact on tourism-related business in Naples, Florida.

Sincerely,

ADEPT Public Relations, LLC



Dana Pollitt
President



Stephanie Rosendorf-Diaz, Esq.
Senior Strategist

INTRODUCTION

PREFACE

There have been long-standing concerns from the State of Florida's regulatory agencies, City of Naples officials and staff, environmental groups, property owners, residents and visitors that outfalls at Naples Beach adversely impact beach erosion, lateral beach access, sea turtle nesting habitats, water quality and beach aesthetics. In addition, the City has experienced significant flooding of Gulf Shore Blvd and other locations within the project area during high frequency rainfall events.

In order to address these concerns, the Naples City Council voted to move forward with the Beach Restoration and Water Quality Improvement Project, also referred to as the Naples Beach Outfalls Project. This project is a critical step for comprehensive water quality planning for the Naples community.



Stormwater is currently collected and routed, untreated, through aging infrastructure and discharges to the Gulf of Mexico through 10 outfalls along the beach. In 2005, the Florida Department of Environmental Protection (FDEP) instructed Collier County and the City of Naples to address the beach outfalls, and the City has worked for over a decade to get to this point. The project would consolidate the system and re-route stormwater for much-needed treatment before discharging offshore to the Gulf through north and south pump stations.

The Beach Outfalls Project is essential to ensuring the continued protection of regional water resources, the coastal environment, and wildlife, along with the area's residents and visitors by providing the City of Naples with a comprehensive approach to address pollutant sources before that water reaches the stormwater system and the Gulf.



PROJECT BACKGROUND AND HISTORY

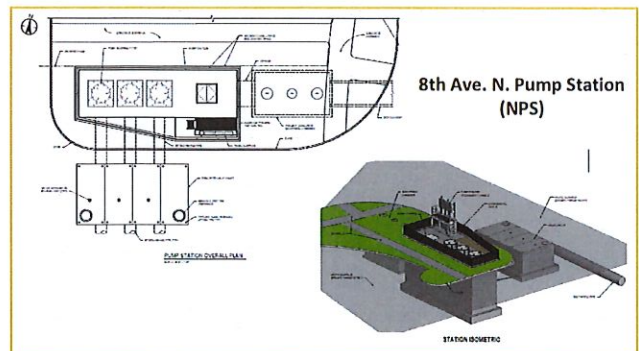
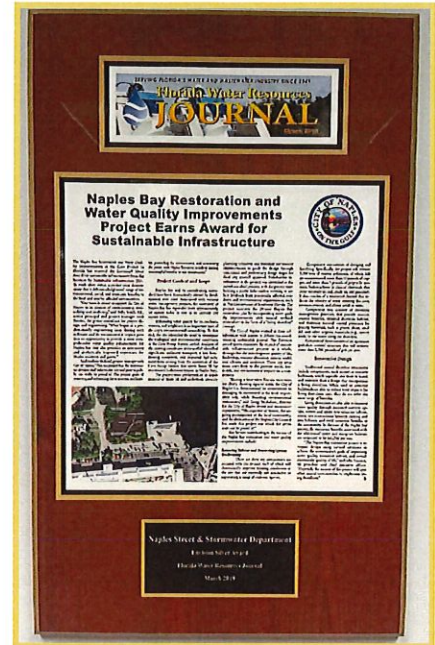
In October of 2009, City of Naples staff began working with Collier County and the Florida Department of Environmental Protection (FDEP) to develop and identify funding sources for a mandated long-range management plan to remove the Beach Outfalls. On January 18, 2012, the City's Master Plan was amended to satisfy the FDEP permit condition requiring the removal of the Beach Outfalls.

The City selected the consulting engineering firm AECOM to evaluate and develop management alternatives for the Beach Outfalls on May 16, 2012, followed by the selection of Erickson Consulting Engineers (hereinafter "ECE") on August 19, 2015 to provide professional engineering services associated with improving flooding, water quality, and erosion for the Beach Outfall project.

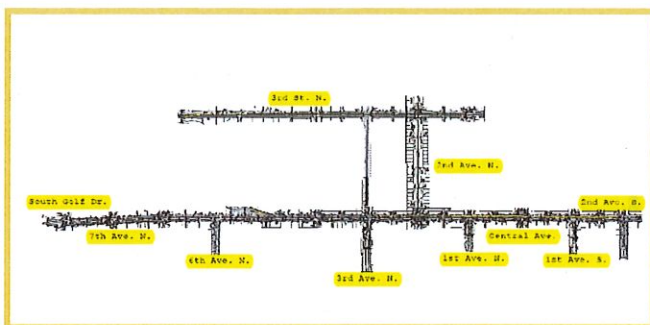
The City Council approved a first Amendment with ECE on November 16, 2016 to conduct a Technical Analysis assessing the feasibility of and provide a 30% Design to consolidate the (9) outfalls to a stormwater pump station, following by approval of the 2nd Amendment on June 12, 2019 with ECE to provide a Feasibility/Alternative Assessment from SGD to 2nd Ave. S. and 60% Design Review for the North/South Drainage and Treatment Train.

Further, the Naples City Council approved the third Amendment on June 17, 2020 with ECE to provide a supplemental report to evaluate the project structure to consolidate and discharge stormwater flow from sub-basins 2-10 and Water Quality Report. Finally, Amendment 4 was approved on November 4, 2020 in order to provide project structure alternatives for the North/South Drainage and Treatment Systems.

Approval of Amendment 5 on November 19, 2021 allowed consultants (ECE to provide site layout and generator for access and Infrastructure for both PS/HDD. City Council approved Amendment 6 on December 15, 2021, for ECE to amend scope and provide preliminary engineering and seek alternative site layouts for NPS, generator, and HDD.



On February 16, 2022, the Naples City Council approved Amendment 7-A for ECE to shift the SPS components and drive aisles to modify and develop a different alternative. The City Council then approved the agreement with DBE Utility Services on February 28, 2022 to perform the Horizontal Directional Drill (HDD) off 3rd Ave. N.



Amendment 7-B was approved by the City Council on February 28, 2022 for ECE to provide CEI Services for the HDD with DBE Utility Services. Moreover, on June 15, 2022, the City Council approved Amendment 8 for ECE to move the NPS from Oleander Dr. to 8th Ave. N. with modifications to permit applications and SPS to develop a back-up generator at Alligator Lake (AL). The City of

Naples has also received \$5 million in grant funding from the Florida Department of Environmental Protection (FDEP) on July 1, 2022 and later received an additional \$10 million from FDEP on July 1, 2023.



Currently, the City of Naples Drainage Basin II system collects stormwater and discharges through ten (10) beach outfalls located within the intertidal beach “swash” zone. These outfalls serve a drainage area of approximately 395 acres. The City has undertaken a proactive stormwater management program to implement projects and sustainable programs to improve water quality, flooding, and coastal resiliency.

In 2007, the City updated its Stormwater Master Plan to establish numerous goals and objectives and identified over \$70-million in projects and programs aimed at managing stormwater as a resource, maximizing the treatment of water prior to discharge and improving flooding.

In 2012, the City of Naples amended their stormwater master plan to require the removal of the City's stormwater beach outfalls. These actions were taken in response to a Florida Department of Environmental Protection (FDEP) mandate to remove the outfalls as a condition of the County's beach renourishment projects.

In 2013, an assessment was conducted to identify alternatives to reduce the impacts of the outfalls on the beach while maintaining the same level of service as compared to the existing conditions. These alternatives included the following:

- Integration of beach outfalls with planned beach renourishment

- Integration of beach outfalls with Aquifer Storage and Recovery (ASR) system
- Consolidation of beach outfall pipes with discharge through two beach outfalls
- Redirection of beach outfall flows via pump station to the Bay
- Consolidation and extension of beach outfalls deeper and further into the Gulf of Mexico (subaqueous outfalls)

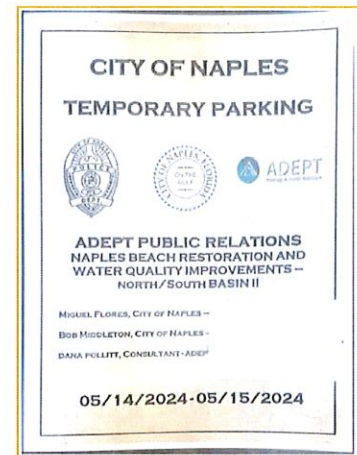


Based on a combination of design, permitting and environmental considerations, and in consideration of nearby Sarasota County's recent success in the treatment of water quality and reduction in flooding by consolidating, treating and conveying stormwater discharge offshore through a pump station to an 18-inch offshore pipeline (Erickson, 2015), the Naples City Council directed staff to pursue the subaqueous, Gulf outfall alternative.

STUDY METHODOLOGY

This Tourism Impact Study was conducted as required by Florida Statute 125.014(5)(a)(6)(e). Relevant sections of the statute are included here, as follows::

6. *To acquire, construct, extend, enlarge, remodel, repair, improve, maintain, operate, or finance public facilities within the boundaries of the county or subcounty special taxing district in which the tax is levied, if the public facilities are needed to increase tourist-related business activities in the county or subcounty special district and are recommended by the county tourist development council created pursuant to paragraph (4)(e). Tax revenues may be used for any related land acquisition, land improvement, design and engineering costs, and all other professional and related costs required to bring the public facilities into service. As used in this subparagraph, the term "public facilities" means major capital improvements that have a life expectancy of 5 or more years, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, and pedestrian facilities. Tax revenues may be used for these purposes only if the following conditions are satisfied:*
- In the county fiscal year immediately preceding the fiscal year in which the tax revenues were initially used for such purposes, at least \$10 million in tourist development tax revenue was received;*
 - The county governing board approves the use for the proposed public facilities by a vote of at least two-thirds of its membership;*
 - No more than 70 percent of the cost of the proposed public facilities will be paid for with tourist development tax revenues, and sources of funding for the remaining cost are identified and confirmed by the county governing board;*
 - At least 40 percent of all tourist development tax revenues collected in the county are spent to promote and advertise tourism as provided by this subsection; and*



e. *An independent professional analysis, performed at the expense of the county tourist development council, demonstrates the positive impact of the infrastructure project on tourist-related businesses in the county.*

As part of this study, two site visits were conducted, the initial site visit for this study took place on May 6, 2024, with an additional site visit on May 14, 2024. In addition, numerous telephone interviews were conducted and email communications were sent and received beginning in April 2024 and taking place throughout May 2024 to engage project stakeholders and community activists to gauge the project's impacts on tourism and tourism related businesses. For example, our first in-person interview was conducted with the City of Naples Public Works Project Manager, Miguel Flores, at the City of Naples Public Works Department offices located at 295 Riverside Circle, Naples, FL 34102, and by telephone and email communication on multiple occasions during the months of April and May 2024. Mr. Flores has worked for the City of Naples on this project for over two years. Additional interview information may be found in the Communications/ Interviews sections of this study.



We met and surveyed visitors from various states across the United States including Kansas, Missouri, Illinois, New York, Massachusetts, Louisiana, and California. Our stakeholders' interviews brought forth that many foreign tourists visit Naples Beach from countries like Italy, Germany, England, and Ireland, among others.

All tourists interviewed stated that they believed the project would promote further tourism business and that they were happy to hear that water quality would be improved. Several indicated that awareness of this project was helpful for their future plans to return to Naples for vacation.

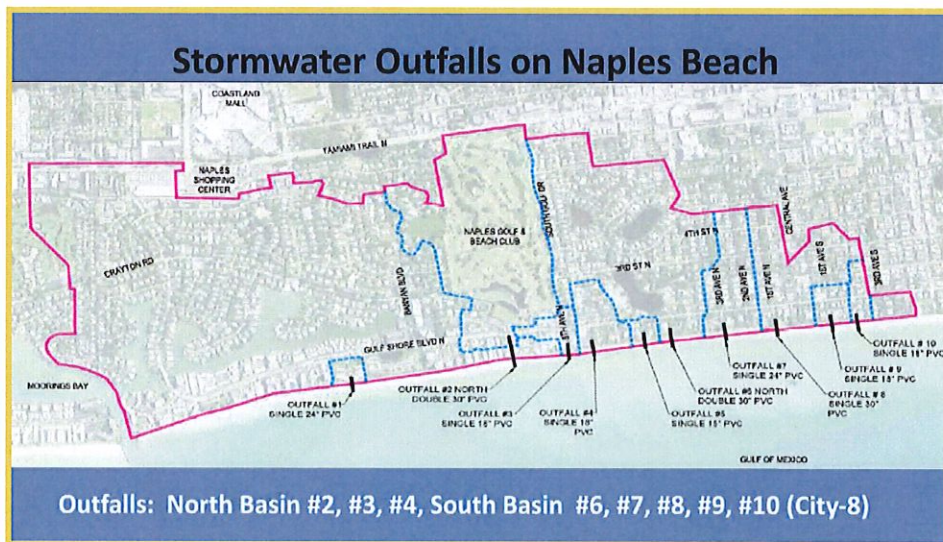
Photos were taken within the entire project area. Additionally, we reviewed numerous reports, studies, plans, schematics, historic photos, community engagement and association-related documents in order to evaluate past project and site characteristics and resident and tourist sentiment, among other variables. We also evaluated estimates of direct and indirect economic impacts resulting from the project. Finally, we evaluated the existing conditions while considering the benefits of the project for the project area and the greater community when making final conclusions for this study.

PROJECT LOCATION AND EXISTING PROJECT CONDITIONS

Located at roughly 26.1566334 N and -81.8082898 W, the center point of the project area lies within the beach located adjacent to the Naples Golf and Beach Club, a Four Seasons Resort.

As part of Florida's Paradise Coast, the City of Naples has a coastline that spans nearly nine miles.¹ With an impressive 40 beach accesses, a prominent highlight is the historic Naples Pier (located south of the project area), an iconic landmark that juts out 1,000-feet into the Gulf of Mexico. It not only offers a prime fishing spot but also serves as a gathering place to watch sunsets and soak in the beautiful atmosphere. Additionally, the City of Naples is blessed with two notable passes: Doctors Pass and Gordon Pass, which provide opportunities for boating, kayaking, and exploring fascinating marine life that thrives in these waters. Whether one is seeking relaxation, adventure, or a mix of both, the beaches of the City of Naples are a true treasure for residents and visitors.

Specific to this project is the City of Naples North and South Drainage Basin system. These systems collect stormwater and discharges through ten (10) beach outfalls located within the intertidal beach "swash" zone. These outfalls serve the project drainage area of approximately 395 acres, as seen in the following image.



Unfortunately, Hurricane Ian caused significant destruction within and South of the project area to the beloved Naples Pier and numerous beach accesses, including Lowdermilk Park located in the project area. The aftermath required dedicated crews of City of Naples employees to work tirelessly to clean up and repair the damages at several beach accesses.²

With Collier County, Florida experiencing a 20% decline in visitors in March 2023 compared to March 2022, there are ample opportunities to increase tourism numbers, and the completion of the Naples Beach Restoration & Water Quality Improvements Project, the Naples Pier Redesign and Construction, the Miracle Mile Project and the new Naples Beach Club, a Four Seasons Resort, will help contribute

¹ Naples Beach, <https://www.paradisecoast.com/beaches/naples-beach>

² City of Naples, Florida, <https://Naplesgov.com>

to that objective and to the TDC's mission of promoting distinctive world class vacation and group meeting experiences, which result in positive economic growth and stability for Collier County.³

FINISHED PROJECT AND FUTURE ACTIVITIES/ AMENITIES



The project consists of the Beach Outfall Stormwater project that improves water quality, flood protection, and the City's resilience to climate change. After significant planning, design, and engineering work the City's beach outfall removal project is planned to begin in 2024. Stormwater quality will be improved beyond the State's minimum standards through a state-of-the-art stormwater treatment train. Clean stormwater will then be pumped 1,000 feet offshore via new pump stations.

The Beach Outfall project will replace the existing gravity flow system with a mechanical pumping system that will include two (2) pump stations with water quality features and backup emergency generators that will pump treated stormwater 1,500 feet into the Gulf of Mexico thereby eliminating the need for the eight (8) existing beach outfall pipes. This project exceeds FDEP's directive to improve stormwater quality, reduce beach erosion, protect environmental species, and remove large, unsightly, and obstructive stormwater pipes from the beautiful beaches of Naples. The project area is situated along Naples Beach. The existing outfalls show signs of deteriorating and unsafe infrastructure, poor water quality and extreme flooding during rain events at numerous points within the project area. In addition to the outfalls being unappealing to tourists, residents and the general public, the existing conditions may be considered unsafe or hazardous for visiting pedestrians. The proposed Naples Beach Restoration & Water Quality Improvements Project would complement Naples Beach providing an upgraded natural pedestrian amenity for visiting tourists and local residents alike.⁴

Please see Appendix A for details on the City of Naples Beach Restoration and Water Quality Improvement Project (Beach Outfall Removal) project updates presented to the Naples City Council on April 3, 2024.

Once completed, the Naples Beach Restoration & Water Quality Improvements Project would complement the nearby Naples Pier redesign and construction project, the Miracle Mile project and Naples Beach Club/a Four Seasons Resort development projects and improvements. These

³ Tourist Development Council, <https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/tourist-development-council>

⁴ City of Naples, Collier County Tourist Development Council Category "A" Grant Application

improvements offer tourists, residents and members of the general public with improved water quality, flood mitigation, safe, visually appealing, and a charming natural beachfront.

Naples Beach offers a wide variety of activities that are fun for the whole family, like shelling and birdwatching, kayaking, swimming, cycling, tours, among many other activities. In addition to outdoor activities, Naples Beach is close to the popular upscale 5th Avenue shopping, entertainment and dining establishments as well as the Coastland Center Shopping Mall and the Naples Zoo..

The tourism industry is responsible for over 38,500 jobs in Collier County, with over two million visitors in 2018 spent over \$1.5 billion dollars, resulting in a total economic impact of over \$2.1 billion to Collier County.⁴



These improvements will have a positive impact on visitation, resulting in a boost to the local economy from additional tourism spending. The improvements from the Naples Beach Restoration & Water Quality Improvements Project will make the area a more attractive and desirable vacation destination, thus boosting visitors and generating additional revenue for the community. With recent data showing a 15% increase in year-over-year visitation and direct spending in November 2023 compared to November 2022, Collier County tourism is bouncing back from the negative impacts of Hurricane Ian, and these project improvements will increase the overall marketability of Naples, in turn increasing tourism and tourist-related business.

With ample opportunities to continue to increase tourism numbers, the completion of the Naples Beach Restoration & Water Quality Improvements Project, the Naples Pier Redesign and Construction, the Miracle Mile Project and the new Naples Beach Club, a Four Seasons Resort, will help contribute to that objective and to the TDC's mission of promoting distinctive world class vacation and group meeting experiences, which result in positive economic growth and stability for Collier County.⁵

Local residents benefit from the tourism industry through enhanced amenities in the community and through tax savings. Specifically, tourist development taxes pay for extensive beach renourishment, inlet management and beach park facilities programs in Collier County, among other important programs.

Additionally, foot traffic should not present any negative impacts during the short construction schedule, nor should construction negatively impact tourism or commercial bookings in an adverse way. Stormwater Project Benefits Include:

⁴ Collier County Tourist Development Council, <https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/tourist-development-council>
⁵ <https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/tourist-development-council>



- Removing all (8) City Stormwater Beach Outfall Pipes from the Naples Beaches
 - North Basin Outfalls (To be Removed):
 - #2 (2) 30" PVC at 122 LF located directly east of the NBC (To be removed by the NBC noted in the Infrastructure Agreement)
 - #3 (1) 18" PVC LF not disclosed located off 8th Ave. N.
 - #4 (1) 24" PVC at 150 LF located off 7th Ave N.
 - South Basin Outfalls (To be Removed):
 - #6 (2) 30" PVC at 179 LF located between 525/455 GSBN. (Alligator Lake Outfall/Rebuild Only)
 - #7 (1) 24" PVC at 165 LF located off 3rd Ave. N.
 - #8 (1) 30" PVC at 193 LF located off 1st Ave. N.
 - #9 (1) 18" PVC at 173 LF located off 1st Ave. S.
 - #10 (1) 18" PVC at 168 LF located off 2nd Ave. S.
- Improve Water Quality that exceeds the State's Minimum Standards
- Provide Flood Protection
- Increase the City's Resilience to Climate Change within the work area of GSBN
- Increase the Storm Event level of Service from a 5-year storm event to a 25-year storm event

SITE VISITS, COMMUNICATIONS AND INTERVIEWS

Site visits, email communications and telephone and in-person interviews were conducted throughout April and May, 2024. Communications and/or interviews were conducted with community and project stakeholders. Communications and/or interviews were made with, but not limited to, the following individuals:

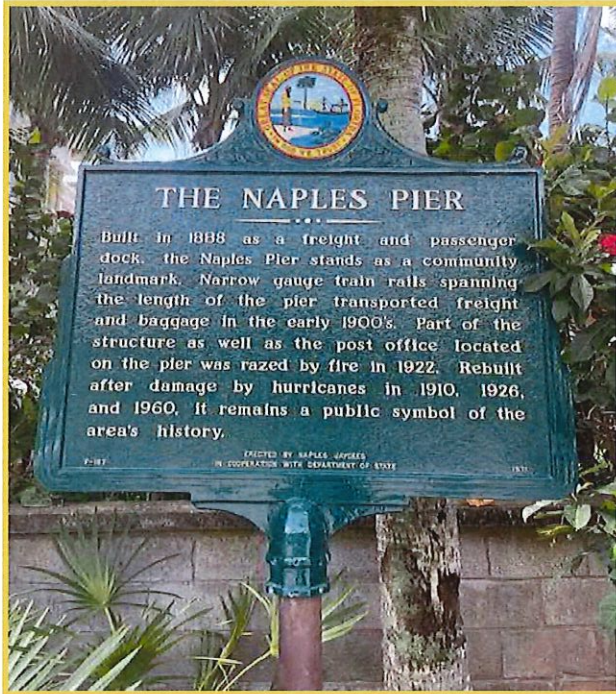
1. Miguel Flores
Project Manager, Public Works Department, City of Naples
Interview and/or Communications: April 16, 17, 18, and 30, 2024; May 3, 5, 6, and 7, 8, 9, 10, 13, 14, 15, 16, 17, 2024
2. Mary Hayes
Committee Chair, The Naples Miracle Mile Project
Interview and/or Communications: May 7, 10, 13, 2024
3. Laura Radler
General Manager, Edgewater Beach Hotel and Downtown Capri Hotel
Interview and/or Communications: May 7, 8, 14, 2024

- 
4. Jay Newman
Chief Operating Officer, Athens Development, Naples Beach Club/a Four Seasons Resort
Interview and/or Communications: May 7, 9, 13, 14, 2024
 5. Michael Stratton
Director of Construction, Athens Development, Naples Beach Club/a Four Seasons Resort
Interview and/or Communications: May 7, 9, 13, 14, 2024
 6. Sloan Nagy
Director, Business & Economic Research, Greater Naples Chamber
Interview and/or Communications: May 3, 7, 8, 13, 14, 2024
 7. James Bono
Owner/Concessionaire, Flip Flops Beach Grill and Concessions at Lowdermilk Park
Interview and/or Communications: May 8, 13, 2024
 8. Robin King
Director of Community Relations/Communications/Naples Airport Authority
Interview and/or Communications: May 10, 2024
 9. Brandon & Kyle
Trike Tours USA
Interview and/or Communications: May 10, 2024
 10. Chad Merritt
Director, City of Naples Parks, Recreation & Facilities Department
Interview and/or Communications: May 13, 15, 16, 2024
 11. Lisa M. Douglass
City of Naples, Billing and Collections Manager, Parking & Finance Department
Interview and/or Communications: May 10, 13, 14, 2024
 12. Stefan Massol
Deputy Finance Director, Finance Department, City of Naples
Interview and/or Communications: May 13, 15, 16, 2024
 13. Brandon Williamson
Lowdermilk Park Beach Concessions
Interview and/or Communications: May 14, 2024
 14. Corbin Cartwright
Lowdermilk Park Beach Concessions
Interview and/or Communications: May 14, 2024

- 
15. Mark Flint
Beach Patrol, City of Naples
Interview and/or Communications: May 14, 2024
 16. Maegan Evans
President, Coquina Sands Association
Interview and/or Communications: May 13, 2024
 17. Sarah Harrington
Program Manager, Collier County Economic Development Office
Interview and/or Communications: May 8, 15, 16, 2024
 18. Kristina Park
CEO, Naples Chamber of Commerce
Interview and/or Communications: May 8, 10, 13, 14, 15, 2024
 19. Doug Stewart
President, Gulf Shore Property Owners Association
Interview and/or Communications: May 10, 16, 2024
 20. Tim Tetzlaff
Naples Zoo, Director of Conservation
Interview and/or Communications: May 10, 2024
 21. Courtney Jolly
Naples Zoo, Director of Marketing and Public Relations
Interview and/or Communications: May 10, 16, 17, 18 2024
 22. Coastland Center
Public Relations Team for BP Retail
Interview and/or Communications: May 18, 2024

FUTURE PLANS ALONG NAPLES BEACH NEAR THE PROJECT AREA

NAPLES PIER REDESIGN & CONSTRUCTION PROJECT (Located South of Project Basin Areas)



The Naples Pier (located immediately South of the project area) is an iconic landmark in Naples that was originally built in 1888. Since this time, the pier has been rebuilt after hurricanes in 1910, 1926, 1944, and 1960. In 2015 the pier was reconstructed, and then soon after in 2017 Hurricane Irma damaged the structure.

Since then, the City of Naples has been working to extend the life of the pilings by installing modern pile jackets. The current pilings have been in place since the 90's and are showing signs of age. The Naples Pier is visited by over one million visitors annually. Visitors come to fish, socialize, view wildlife, use the concession, exercise, and a variety of other activities. Before the recent damage, the City of Naples was testing a pilot program that prohibited fishing on Sundays in efforts to

reduce Brown Pelican injuries and to allow a chance for non-fishermen to use the pier without conflicting fishing activities.

In September 2022, Hurricane Ian caused catastrophic damage to the Naples Pier. Approximately 460 feet of the pier was damaged significantly, with about 140 feet of the end sitting at the bottom of the Gulf. The shelter at the end of the pier and over 30+ pilings make up the 140 feet of pier that is missing, with the concession, shelter, and storage structures located at the midpoint of the pier being completely “gutted” by the waves. Additionally, wave energy lifted the framing and decking at the public shower area.



To that end, the City of Naples has decided to replace the pier with a new pier structure based on modern insights and practices meeting the current federal, state, and local standards and criteria for design and construction. The project's scope of work includes a conceptual design process with analysis of alternatives. Steps shall be taken during the design development process of the replacement structure to minimize the effect of the new pier structure to the adjacent shorelines by reducing the number of piles and increasing the spacing between piles.

The Naples Pier is anticipated to continue to be a landmark structure with unique architectural features that gives it an iconic flare. During this rebuild, the City of Naples is seeking to pursue mitigation opportunities with the design and provide an improved structure that has more versatility regarding its users.

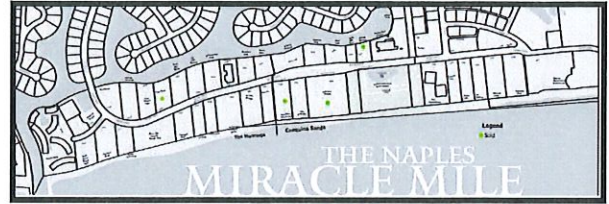
Current timeline of project:

- September 28, 2022 – Hurricane Ian caused catastrophic damage to the Naples Pier. 30+ pilings collapsed, approximately 50% of the pier is missing, and all but 100ft is unusable.
- October 18, 2022 – Engineers assessed the damage to the Naples Pier and started putting together a report to present. They also worked to determine how much of the pier we could open to the public.
- November 9, 2022 – Naples Pier reopened, limited to the area approved by the engineer. Engineers provided a letter approving the current portion open, to open.
- November 30, 2022 – Received the Army Corps Engineers permit.
- December 7, 2023 – Damage assessment presented to City Council, with options. Rebuild was determined to be the best option.
- January 9, 2023 - RFP was posted/advertised for the Naples Pier Design.
- February 3, 2023 - RFP due date, which resulted in 3 companies submitting.
- February 28, 2023 – Evaluation Committee met; it was determined to proceed to presentations due to the high quality of the submissions.
- March 13, 2023 – Presentations were made by 2 of 3 firms, the other firm withdrew. The Evaluation Committee selected THA as the firm to recommend to the City Council.
- April 19, 2023 – City Council approved to pursue a contract with Turrell, Hall & Associates (THA) for the Naples Pier Design.
- June 7, 2023 – The Naples Pier conceptual (30% Plans) was presented to City Council, and City Council selected Option 1 for the design of the pier.
- August 16, 2023 - Naples Pier Update to City Council. Due to Federal and State permitting guidelines, it was determined Option 2 was the only attainable design.
- October 16, 2023 - The Naples Pier 90% Design Plans were approved by City Council.
- March 5, 2024 - The Naples Pier Project opened for construction bids and remained open for 60 days, with the next step being selection of a construction firm for the construction phase of the project.



THE NAPLES MIRACLE MILE PROJECT

The Miracle Mile project is a resident-led initiative started a year ago after the destruction of Hurricane Ian. It is a collaboration of residents and developers along the boulevard, Lowdermilk Park, neighborhood community associations, the Edgewater Hotel, and the Naples Beach Club, the future home of the Four Seasons Hotel. It is the stretch of Gulf Shore Boulevard North (GSBN) that runs from the Naples Beach Club to the Mooring Line Drive Bridge. This stretch of GSBN serves as a gateway to the entire city where many residents and tourists bike and walk along our beautiful beaches. The mission of the Miracle Mile project is to engage stakeholders in a collaborative approach to redevelop a key area in the city in a thoughtful and coordinated manner. The plan is to create and implement a streetscape that includes the following:



1. Retains and builds upon the unique character of Naples.
2. Implements improvements to resiliency/stormwater and underground utilities while remaining environmentally responsible.
3. Creates a cohesive and beautiful landscape in the public realm that residents value while enhancing the neighborhood and city.

More Than 90% of residents ranked the following as the ten most important features:⁶

- Underground utilities
- Sidewalks
- Traffic density
- Low building heights
- Lush landscaping on private property
- Stormwater flooding on the road
- Views to the gulf and bay
- Building setbacks
- Pedestrian crosswalks
- Green space
- Verdant landscaping on public property

NAPLES BEACH CLUB, A FOUR SEASONS RESORT

The Naples Beach Club, A Four Seasons Resort is a world class resort that consists of 216 hotel rooms, 4 food and beverage outlets and campus of amenities. Construction is estimated to generate over 500 direct and indirect jobs including prime and subcontractors, trades, suppliers and vendors. Upon

⁶ Source: Mary Hayes

completion of the resort it is estimated that the Beach Club will generate in excess of 500 full time employees. Total construction and development costs are estimated at \$1.5 - 2.0 Billion Dollars.



Planning, a Commitment to the Watkins Legacy

Through extensive research – including numerous meetings with the Watkins family, neighbors, and stakeholders in the Naples community – The Athens Group (the Developer of Naples Beach Club, a Four Seasons Resort) embraced a number of the existing resort’s beloved features as the foundational core of its proposed plan, including:

- Maintaining the family’s tradition of hospitality by the inclusion of a 216-room luxury hotel;
- Preserving in perpetuity 104 acres of the property’s 125 acres as recreation and open space; and
- Maintaining the tradition of the Sunset Beach Bar and HB’s on the Gulf as gathering places for guests of all ages throughout the year.

Environmental Planning and Sustainability

According to the Naples Beach Club website the Athens Group has a history of environmentally responsible and sustainable development practices. Bringing their award-winning approach to the Naples Beach Club, a Four Seasons Resort, Athens intends to create a resort that embraces the natural attributes of this unique beachfront setting. As part of this history, Athens will grant a restrictive easement on 104 acres of the property that requires this area to remain recreation and open space in perpetuity. In addition, 70 acres of the 104 acres of recreation and open space will remain as permeable open space in order for the entire City to receive preferential flood insurance premiums.

Gulf Shore Garden

The Gulf Shore Garden plan will transform the section of Gulf Shore Boulevard North that bisects the property into a lushly landscaped corridor that will further beautify this section of the City. In addition

to landscaping and sidewalks, the plan preserves existing bike lanes and enhances the street to improve pedestrian safety, including a reduction in crossing bike points, a landscaped center pedestrian median, and an improved pedestrian “Coconut Connector” crossing with added safety features, including lighting.

Project Entitlements

The Athens Group has received the required City of Naples discretionary entitlements from the Planning Advisory Board and the City Council for the development of the Naples Beach Club, a Four Seasons Resort. The Athens Group continues to process the required development and building permits to ensure the property’s responsible development.

The City of Naples has a multi-step review and approval process that includes City planning staff and many City departments, such as Streets and Stormwater, FEMA and Naples Fire-Rescue, as well as the Design Review Board, the Planning Advisory Board, and the Naples City Council. In addition, key components of the project have been and will be thoroughly reviewed and approved by the state, such as its stormwater runoff and water quality plans.



There is a tremendous amount of project activity in the basin areas. Each of the aforementioned projects and their associated businesses will attract tourism to the Beach Restoration & Water Quality Improvements Project area and associated North and South Basins. The completion of these projects that are currently underway should enhance the marketability of the beach, the City of Naples and the region. Each of these projects appear to be compatible and complementary to each other, sure to drive revenue to the local economy while attracting additional tourism and associated business to the area.

LOCAL BUSINESSES IN THE PROJECT AREA

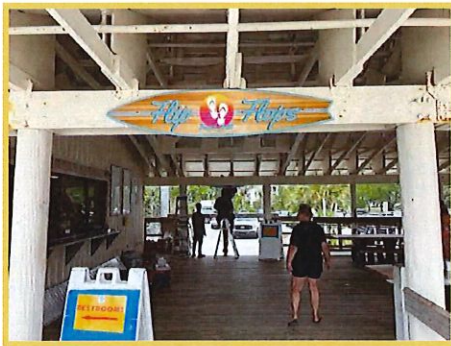
LOWDERMILK PARK

Lowdermilk Park is one of Naples' premier beachfront parks. Lowdermilk park has parking spaces, sand volleyball courts, one children's playground, two gazebos, picnic tables, benches, restroom and shower facilities, two gazebos for rent, and ADA beach access mats. Lowdermilk park offers event rental including corporate events, birthdays, weddings and family reunions, among others. Lowdermilk has 213 paid revenue generating parking spaces. Lowdermilk park has recently



undergone tremendous renovations following Hurricane Ian. Construction and repairs included but not limited to new decking, walls, equipment, electrical, HVAC system, showers, restrooms and the concession areas. In addition the City Naples Lowdermilk Park Landscaping, Irrigation and Median Restoration Project which has an estimated construction cost of \$318,459.09 and the FEMA-reimbursable repair costs from Hurricane Ian renovations total roughly \$212,000. As part of this study we interviewed the City of Naples Parks Department and the Committee Chair for The Naples Miracle Mile Project who both verified the vast number of tourists that use the Lowdermilk park, parking and concessions amenities. Both were supportive of the project and felt strongly that the outfall removal project, associated water quality improvements and flood control aspects would enhance and promote tourism in the project area.

FLIP FLOPS BEACH GRILL



The Flip Flops Beach Grill and Lowdermilk Park concession stand is located beach side in the middle of the park. Service includes: hamburgers, hot dogs, sausage, sandwiches, salads, coffee, sodas, and sundries. Beach umbrellas, kayaks, chairs, cabanas, wheelchairs and other items are also available for rental at the concession stand. In our discussion with the Owner/Concessionaire and staff members of Flip Flop Beach Grill and Concessions they indicated that they felt the Beach Outfall project would benefit the

area businesses with increased tourists and the overall marketability of Naples Beach. In our discussion with the City of Naples Parks Department the concessions area at Lowdermilk recently underwent renovations post Hurricane Ian. Repairs and improvements included decking, walls, equipment, electrical, HVAC system, showers, restrooms and the concession areas. To date the City of Naples has identified FEMA-reimbursable repair costs from Hurricane Ian totaling roughly \$212,000.



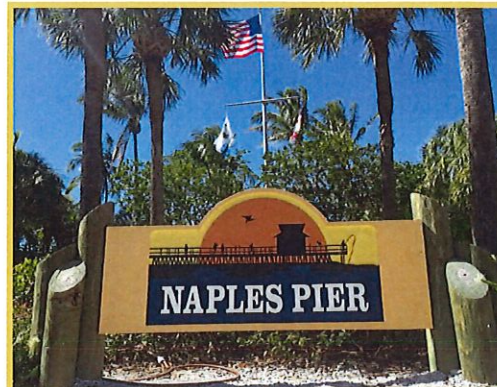
This number does not include costs related to landscaping and irrigation repairs for the park. As mentioned previously the total cost for the landscaping, irrigation and median restoration at Lowdermilk has an estimated construction cost of \$318,459.09.

NAPLES PIER (Located South of Project Basin Areas)

The historic Naples Pier is located on the Gulf of Mexico at the west end of 12th Avenue South. While the pier is not located within the basin area it is located in the immediate project vicinity. The Naples Pier is a favorite location for visiting tourists and sightseers. The Pier features restrooms, showers,

ADA beach access mat, and a concession stand with covered eating area and beach supplies.

Due to damage from Hurricane Ian, only a portion of the pier is open to the public, and no fishing is currently allowed on the pier at this time. The Concession area is also currently closed, though the Naples Pier itself is open daily 24 hours, 7 days a week, 365 days per year.



Parking at the Pier: Parking for beach access in the City of Naples requires the resident or visitor to have a beach parking permit or pay-by-space. This is enforced year round. The pier parking lot is closed from 11:00 pm - 5:00 am.⁷

During our site visit to the Naples Pier and along the beach we interviewed several visiting tourists who indicated that they were pleased to hear that the Outfalls were being removed and that they felt positive about the opportunity to return to Naples Beach in the future knowing that water quality would be improved and the large diameter pipes would be removed. We witnessed more than one tour group located at the Pier and the parking facilities across the street from the pier.

NAPLES BEACH CLUB, A FOUR SEASONS RESORT

Open for nearly 75 years, the Naples Beach Hotel & Golf Club guests enjoyed the Gulf of Mexico's morning breezes and majestic sunsets along an expansive white sand stretch of beachfront in the heart of Naples. The Athens Group, a world-class developer and curator of authentic destination resorts and residences, has envisioned a redevelopment plan that continues the property's hospitality tradition and improves the resort's golf course and beach bar, while thoughtfully planning the future of this special place for generations to come. As part of Athens' redevelopment of this storied property, the resort will be renamed the Naples Beach Club, a Four Seasons Resort.



This coveted address of approximately 150 residences within a 125-acre walkable coastal village:

- 1,000+ feet of beachfront
- 216-room Four Seasons Hotel
- Private Residents' Club and amenities

⁷ Source: naplesgov.com



- 18-hole Fazio-designed golf course
- Market Square town center
- Spa and wellbeing center
- Racquet sports
- Destination dining

Market Square at the Beach Club will boast a vibrant town center, which will be open to owners, hotel guests and local residents.⁸

- General Store boutique market with beer & wine, grab-and-go foods and sundries
- Market Square Bar & Grill with game room & 3-lane bowling alley
- “Kids For All Seasons” kids’ club
- Indoor movie screenings
- Gathering spaces with firepits
- Lawn recreation

EDGEWATER BEACH HOTEL

The Edgewater Beach

Hotel is an all-suite beachfront hotel featuring over 100 elegantly appointed accommodations. Each of the Hotels spacious suites blend resort-style amenities with the comforts of home. The hotel's accommodations boast beautiful views of the sugar-white sand beach and the Gulf of Mexico or the City of Naples. The Edgewater Hotel boasts an average of about 70,000 guests per year. The hotel has approximately 120 employees and hosts an estimated thirty (30) events throughout the year; ranging from a combination of weddings, meetings, and business conferences.

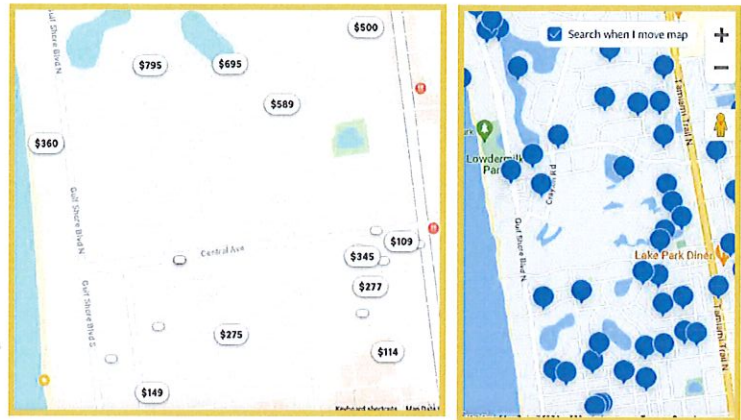
As part of this Tourism Impact Study we spoke with leadership from the Edgewater Hotel who expressed their support for the project stating that water quality and flooding were their personal priorities as related to the overall project. They stated further that hotel employees have experienced first hand issues during rain and storm events and their ability to access work due to stormwater flooding in the project area. Finally, from a personal level the Hotel representative stated that when they take their family to the beach they avoid the outfall areas due to water quality issues and simply not knowing what is coming from the large diameter outfalls located along the beach. *Photo Credit: <https://www.opalcollection.com/>*



⁸ Source: <https://naplesbeachclub.com/>

VACATION RENTALS

There are dozens of vacation rentals within the entire project area as can be seen in the images below. These properties generate millions of dollars in annual revenue to private landowners who pay property tax within the City of Naples and Collier County. These 'heads in beds' are visiting tourists that use the beaches, restaurants, grocery stores and other amenities that can be found in the Naples Beach area within and near the project limits.



Vacation rentals attract tourists and visitors, generating direct revenue for the City and County as well as drive traffic to the beaches and revenue for local businesses when tourists spend money at local retail, shops, and institutions.

Short-term rentals bring in tourism dollars that support natural amenities like parks and beaches, local businesses such as restaurants, shops, and activity providers. They also create jobs for cleaning crews, property managers, landscapers and other service providers in the area. The following is an abbreviated list of how vacation rentals benefit local communities:

- Driving economic and tax benefits.
- Helping homeowners earn extra income.
- Creating and supporting good jobs.
- Supporting and increasing traffic to small businesses.
- Spread the benefits of tourism.

As part of this Independent Study we identified numerous vacation rental providers whose listings contained descriptions of proximity to Naples Beach as part of their advertising of the property. The beach improvements from the Naples Beach Restoration & Water Quality Improvements Project are likely to lead to additional tourists visiting the beach area. With this additional tourist activity will come additional revenue for resident homeowners renting their properties, as well as the City of Naples and Collier County, Florida.⁹

⁹ Sources: <https://vrbo.com>, <https://airbnb.com>, <https://hostaway.com>, <https://vacationcompany.com>

PRIVATE TOURS & TOUR COMPANIES

Regular tours can be seen taking place daily along Naples Beach. From Segways to bicycles, trikes, electric mopeds, scooters and more. These tours appear to be a perfect way for tourists to tour the city for riders of all ages. The customizable tours seem to be a comfortable way for both kids and adults to enjoy the tours making it a true family friendly activity. These tours appear to be a fun way for people of all ages to try something new while getting to tour the city accompanied by one of the tour company's local guides.



The local tour company's pride themselves on knowledgeable local guides who are experts on the area and are sure to give tourists the best tour of the city. These local guides have a proven track record of providing tourists a glimpse of the hidden gems amongst the iconic sights the city has to offer. Ask questions, get recommendations, and truly get a feel for what the City of Naples has to offer. As part of this study we spoke with one tour company who favored the Beach Outfall Removal Project and indicated the project would be a benefit to their tourism related business. Because this project will help alleviate flooding in the area, the local tour

company and other local businesses could be able to operate more hours and days and provide more services that they would otherwise be unable to do without the flood mitigation that will result from the project's completion. Overall, tourism will be positively impacted because visitors will have increased access to the area and anticipated revenue generated based on these activities.

REGIONAL ECONOMIC ENGINE

NAPLES MUNICIPAL AIRPORT (Located Outside of Project Area)

Connecting people to the Paradise Coast of Naples Beach, Marco Island and the Everglades through an exceptional airport experience, Naples Airport (APF) accommodates more than 100,000 general aviation takeoffs and landings each year.

Minutes from the Gulf of Mexico, downtown Naples, Naples Beach and I-75, the airport provides friendly services focused on the needs of pilots and passengers, including U.S. Customs clearing for international arrivals. The airport is also home to sightseeing tours, air charter operators, flight schools and other businesses here to meet the needs of its clientele.

Information obtained from the Naples Airport Authority shows that while overall travel activity has only grown modestly, the Naples Airport has seen an increase in jet activity, particularly since the onset of the COVID-19 pandemic. The COVID-19 pandemic caused a worldwide increase in the demand for private air travel. This change in consumer patterns coupled with Naples' demographics,

high end development and the airline's struggles in recovering from the pandemic is expected to drive demand for private air travel for the foreseeable future. Over 360 aircraft call the airport home. 80% of the clientele of NAA own homes in Naples signifying that roughly 20% of travel through Naples Airport Authority could potentially be from business and tourism related travel to the region.

An interview was conducted with leadership from the Naples Airport Authority and follow up communications were received from the Authority indicating that since the Naples Airport isn't involved in promoting tourism – and that the majority of their clientele are homeowners – the Authority doesn't have a strong statement on behalf of tourism. The Airport Authority was kind enough to provide details of their operation, certain statistics, and their most recent annual report and other FAQs. As part of this Independent Tourism Impact Study we appreciated the opportunity to speak with leadership from the Airport. We recognize that the Airport is one of the region's economic engines and a gateway for visitors entering Naples, its beaches, neighborhoods and Greater Collier County and Southwest Florida.

PARKING AT NAPLES BEACH (PROJECT AREA)

The City of Naples currently has approximately 1,039 parking spaces within the project area. Of those spaces approximately 642 are Visitor Paid revenue generating parking spots and 397 are Resident Only spots. The two paid, revenue generating parking areas within the project basin areas and the past twelve months of revenue from 5/13/2023 to 5/13/2024 are as follows:

- 8th Ave N- \$35,589.67
- Lowdermilk Park- \$892,537.84


Nearly \$1M in annual non-resident visitor paid revenue generating parking spots was created in the past twelve months. Reduction in flooding should contribute to more non resident visitor paid revenue in the future due to accessibility alone. Increased use of non resident visitor paid parking based on Improved water quality and marketability of outfall free beaches could be anticipated. Below is a list of the Beach Parking Visitor Paid and Resident Only parking spaces by Street within the project basin areas:

Visitor Paid /Resident	Beach End/Location	# of Parking Spaces
Visitor Paid	Seagate	26
Visitor Paid	Horizon Way	38
Visitor Paid	Vedado	39
Visitor Paid	Via Miramar	41
Visitor Paid	Lowdermilk	213
Visitor Paid	8th Ave N	21
Visitor Paid	5th Ave S	20



Visitor Paid	8th Ave S	12
Visitor Paid	Broad Ave-100 Block	29
Visitor Paid	Broad Ave 200 Block	26
Visitor Paid	The Pier	117
Visitor Paid	13th Ave S	21
Visitor Paid	13th Ave S-100 Block	9
Visitor Paid	14th Ave S	30
Resident Only	7th Ave N	13
Resident Only	North Lake Dr	39
Resident Only	6th Ave North	10
Resident Only	4th Ave N	15
Resident Only	3rd Ave N	14
Resident Only	2nd Ave N	16
Resident Only	1st Ave N	17
Resident Only	Central Ave	12
Resident Only	1st Ave S	15
Resident Only	2nd Ave S	11
Resident Only	3rd Ave S	14
Resident Only	4th Ave S	15
Resident Only	6th Ave S	12
Resident Only	7th Ave S	16
Resident Only	9th Ave S	15
Resident Only	10th Ave S	15
Resident Only	11th Ave S	13
Resident Only	Broad Ave S	21
Resident Only	15th Ave S	17
Resident Only	16th Ave S	30
Resident Only	17th Ave S	10
Resident Only	18th Ave S	25
Resident Only	33rd Ave S	17
Resident Only	32nd Ave S	15
		1039

PLANNED CONSTRUCTION SPENDING AT PROJECT SITE



On June 21, 2023, the City entered into a Construction Manager at Risk (CMAR) agreement with a contractor to provide an initial phase of the CMAR to provide a Guaranteed Maximum Price (GMP) then move to the construction phase. The GPM came back at \$86 million which does not include the \$11 million expenditures made to date including \$4.4 million directly attributable to the beach outfall removal, beach protection, and water quality aspect of the project. The \$4.4 spent to date coupled with \$28.2 included in the pending GMP results in an estimated \$32.6 million applicable to the beach outfall removal, beach protection, and water quality aspect of the project. The City of Naples has obtained \$25 million from the State Legislature during the 2024 legislative session as a Line-Item Appropriation awaiting the Governor's approval. If the portion of the State's funding to this portion of the overall project was prorated, it could result in an allocation of the State's pending \$25 million award of 38% or \$9.5 million for the applicable portion of the project consistent with this TDC request.

ECONOMIC IMPACTS OF CONSTRUCTION SPENDING

It is estimated that the Naples Beach Restoration and Water Quality Improvement Project is anticipated to employ and create forty-five (45) direct (prime contractor and staff) construction jobs and over sixty (60) indirect (subs, trades, suppliers) construction jobs. The bidding of this work will take place using standard City contracts and procurement methods.

ADDITIONAL IMPACTS

Projects such as the Naples Beach Restoration and Water Quality Improvement Project can produce additional economic impacts, as well as broader social and community benefits. In addition to the positive economic impacts of project construction, further revenue may be generated from spending by both residents and visitors.

INFRASTRUCTURE SPENDING

Infrastructure spending includes expenditures associated with construction facilities, materials, labor, and equipment. It is important to note that the economic impacts that arise from infrastructure spending can be significant.

EMPLOYMENT AND PERSONAL SPENDING BY NON-RESIDENT LABOR

While working in Naples Beach, non-residents may spend a portion of their salaries and wages while working on the project. This spending may include meals, lodging, fuel, entertainment, hardware, supplies, recreational activities or other personal purchases.

It is worth noting that construction projects can also generate additional economic, community and social benefits. These may include the creation of opportunities for trainees or interns, the development of business partnerships, the creation of spin-off projects and contributions to the overall aesthetics, safety, security and walkability to an area.

The Naples Beach Restoration & Water Quality Improvements Project is anticipated to employ and create forty-five (45) direct (prime contractor and staff) construction jobs and over sixty (60) indirect (subs, trades, suppliers) construction jobs. The project is estimated to have a duration of approximately 24 months.

WALK SCORE AND BIKE SCORE



An area's Walk Score or Walkability measures the walkability of an address based on the distance to nearby places and pedestrian friendliness. Factors influencing walkability include the presence and/ or absence in quality of footpaths, sidewalks or other pedestrian right-of-ways.

Walk Score for the City of Naples: The Naples Beach Restoration & Water Quality Improvements Project Site is located in the City of Naples, Florida, which has an average Walk Score of 35 out of 100 and has 19,537 residents.¹⁰ Photo Credit: Exporeneples.com

Similarly, an area's Bike Score measures the suitability of an area for biking based on bike lanes and trails, hills, road connectivity, and destinations. Accordingly, Naples has an average Bike Score of 45 out of 100. Photo Credit: Naplesnews.com

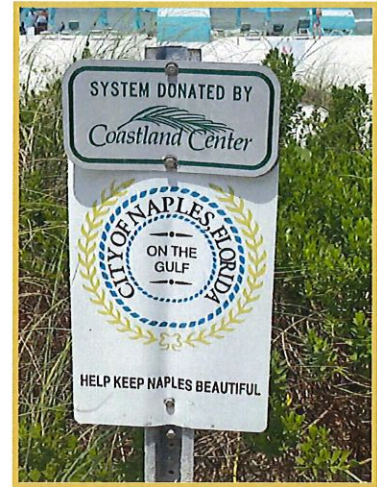


Existing beach outfall structures have been determined to have an impact on lateral beach access. As a result of the beach outfall removal project it could be determined that walk scores may be positively impacted. Furthermore, with the ongoing projects in the area like the Miracle Mile project, the Naples Pier and the Naples Beach Club, once completed the entire basin should be more walkable and bikeable for residents and visitors alike, given the improved conditions and alleviation of flooding that will result from the project.

¹⁰ Living in Naples, <https://www.walkscore.com/FL/Naples>

ENVIRONMENTAL IMPACT

Stormwater project environmental benefits include the removal of eight (8) City Stormwater Beach Outfall Pipes from the Naples Beaches, which will improve water quality that exceeds the state's minimum standards, provide flood protection, increase the City's resilience to climate change within the work area of GSN, and increase the Storm Event Level of Service from a 5-year storm event to a 25-year storm event. Furthermore, it has been stated that the existing beach outfalls adversely impact beach erosion, lateral beach access, sea turtle nesting habitats, water quality and beach aesthetics. In addition, the City has experienced significant flooding of streets and other public and private infrastructure during high frequency rainfall events.



CONCLUSION AND RECOMMENDATIONS

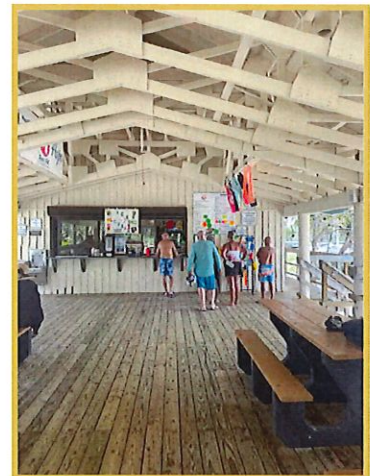
POSITIVE IMPACT ON TOURIST ACTIVITIES

The Naples Beach Restoration & Water Quality Improvement Project is anticipated to generate positive economic activity for the City of Naples. These improvements will have a positive impact on visitation to the project area, beaches and parks within the City of Naples and Collier County, Florida. We anticipate that this project along with the other projects mentioned in this study that are currently taking place as well as those planned will be complementary to each other and the entire project area resulting in a boost to the local Naples economy from additional tourism spending. Existing pedestrian traffic should not present any negative impacts during the construction schedule, nor will construction activities affect tourism or commercial bookings (lodging, vacation rentals, tours or events) in an adverse way. Once completed the water quality, flood control and resiliency project is anticipated to promote the marketability of the area and attract more foot traffic to City Beaches, parks, roads and sidewalks within the project area. The construction phase of the Beach Outfall Removal project is expected to have minimal impact on tourism. Maintenance of Traffic (MOT) plans along with sequencing and phasing will take place during construction to minimize any impacts on residential traffic and local businesses.

In our discussions with stakeholders, of utmost importance was the water quality issue associated with stormwater, followed by flooding during rain and hurricanes and the aesthetics of the unsightly, unsafe and deteriorating outfalls. Many surveyed indicated that they do not take their families to sit near the outfalls along the beach because they do not know what is coming out of the outfalls. The removal of the outfalls will indeed remedy that concern and should attract more beach goers within the project area. Furthermore, lateral beach access and turtle nesting impacts have also come up in discussions with stakeholders, and that issue will also be addressed by the beach outfall removal.

Our findings support that improving water quality, providing flood protection, and increased resiliency will promote tourism in the future. Each of these factors was found to also have the potential to dramatically increase the marketability of Naples and Collier County for future visitors seeking a clean, safe and aesthetically pleasing Naples Beach.

Each and every stakeholder or individual we communicated with on behalf of this independent study was in support of improved water quality and flood protection and each expressed support and concurred that these would be a benefit to tourism related business in the area.





Moreover, with the most recent data¹¹ showing record tourism numbers in Florida for the first quarter of 2024, the completion of the Naples Beach Restoration & Water Quality Improvements Project is anticipated to help contribute to tourism-related business and positive economic growth and stability for Collier County as more and more visitors come to the region.

The City of Naples has repeatedly advocated for improving water quality and preventing flooding during heavy rain events. We strongly concur that pristine and safe beaches are critical to the economy of Collier County, as is clean water. Furthermore, Red Tide are events that the City of Naples anticipates the Naples Beach Restoration & Water Quality Project will help to minimize in the future, leading to a more robust tourism economy and appreciating property values which are so critical to funding high-quality services provided by the City and County to its residents.

In conclusion, it is our professional opinion that the Naples Beach Restoration & Water Quality Improvements Project will have a positive impact on tourism and tourist related business activities in the City of Naples and Collier County, Florida.

¹¹ Governor Ron DeSantis announces record breaking tourism numbers. (2024, May 16). <https://www.flgov.com/2024/05/16/governor-ron-desantis-announces-record-breaking-tourism-numbers/#:~:text=The%20total%20visitation%20for%20Q1.and%20CEO%20of%20VISIT%20FLORIDA>.

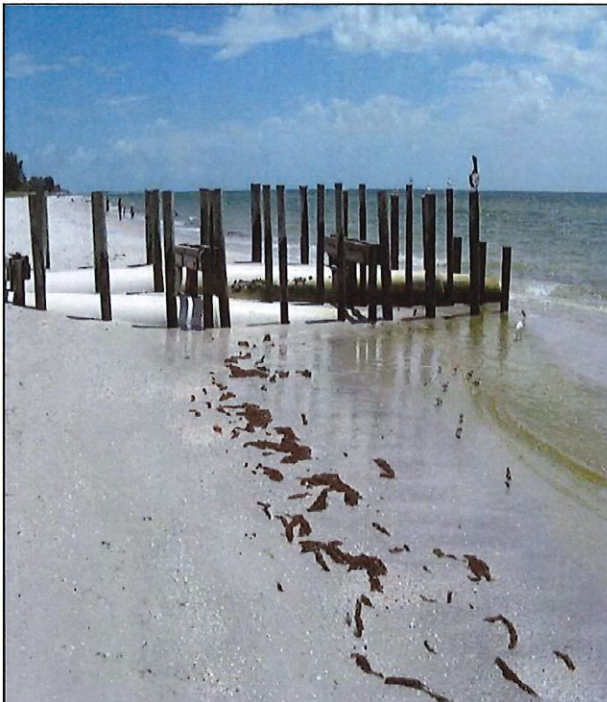


Project Overview

- Project Inception October 19, 2009: City staff began working with Collier County and FDEP to develop and identify funding sources for a *mandated* long-range management plan to remove the Beach Outfalls.
- A Resolution (12-13028) was made amending the City's Master Plan to satisfy the FDEP permit condition requiring the removal of the Beach Outfalls on January 18, 2012.
- The City selected AECOM to evaluate and develop management alternatives for the Beach Outfalls on May 16, 2012.
- The City selected Erickson Consulting Engineers (ECE) to provide professional engineering services associated with improving flooding, water quality, erosion and environmental for the Beach Outfall project on August 19, 2015.
- Approved a 1st Amendment with ECE on November 16, 2016 to conduct a Technical Analysis assessing the feasibility of and provide a 30% Design to consolidate the (9) outfalls to a stormwater pump station.
- Approved the 2nd Amendment on June 12, 2019 with ECE to provide a Feasibility/Alternative Assessment from SGD to 2nd Ave. S. and 60% Design Review for the North/South Drainage and Treatment Train.
- City Council approved the 3rd Amendment on June 17th 2020 with ECE to provide a supplemental report to evaluate the project structure to consolidate and discharge stormwater flow from sub-basins 2-10 and Water Quality Report.
- Amendment 4 was approved on November 4, 2020 to provide project structure alternatives for the North/South Drainage and Treatment Systems.

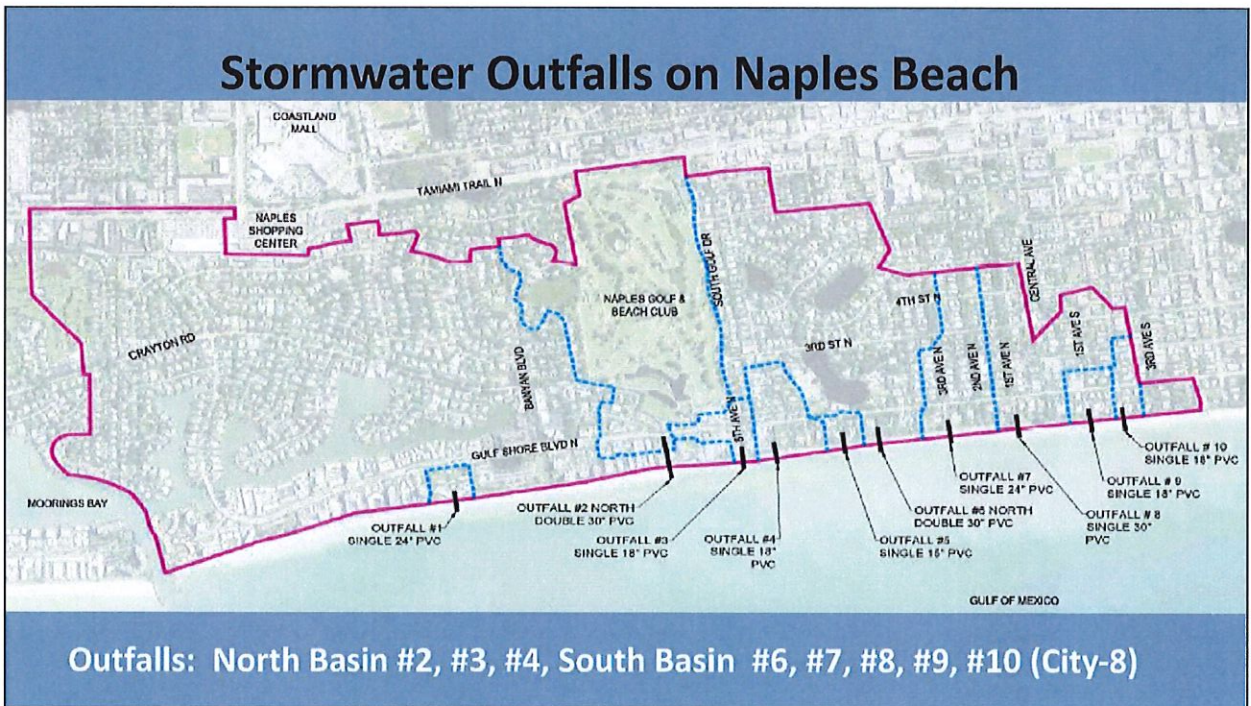
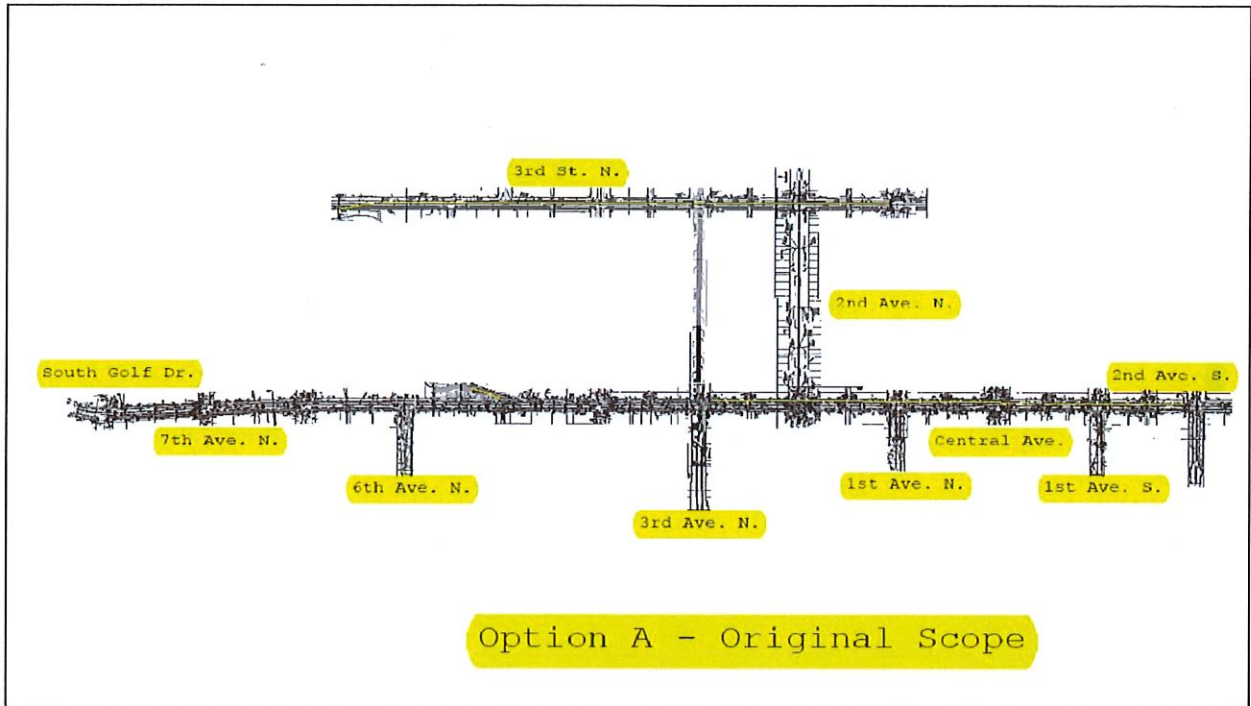
Overview (Continue)

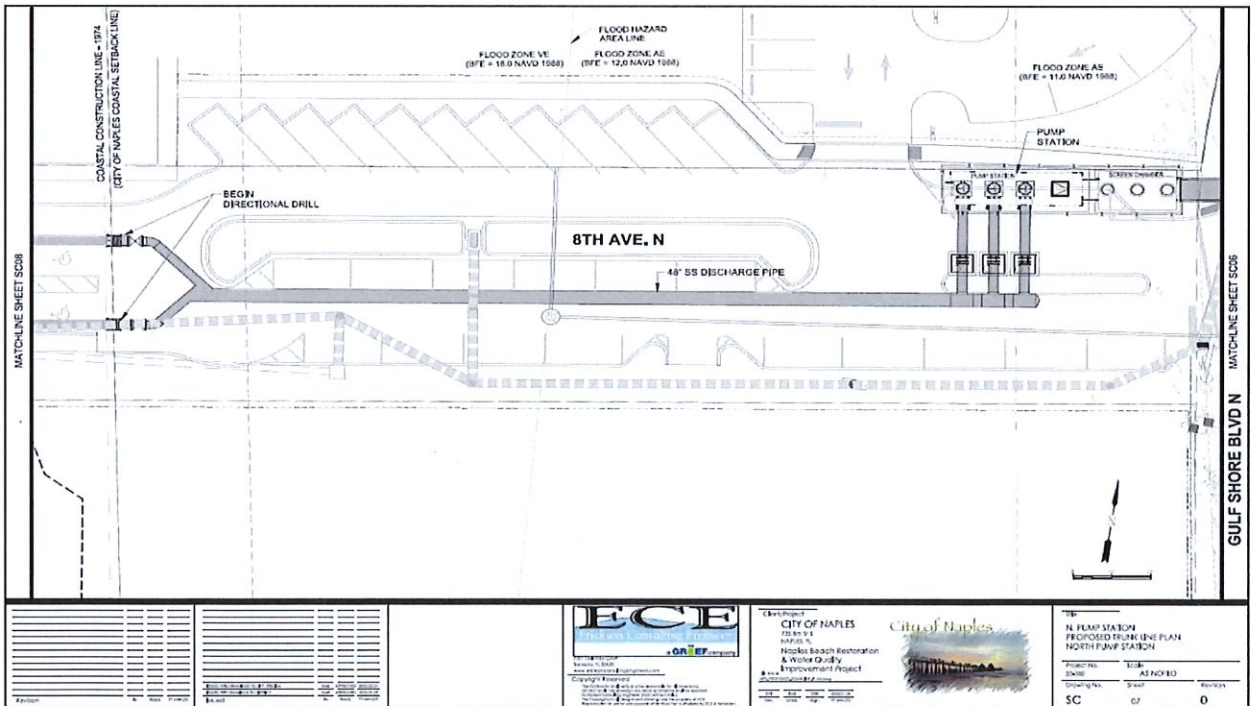
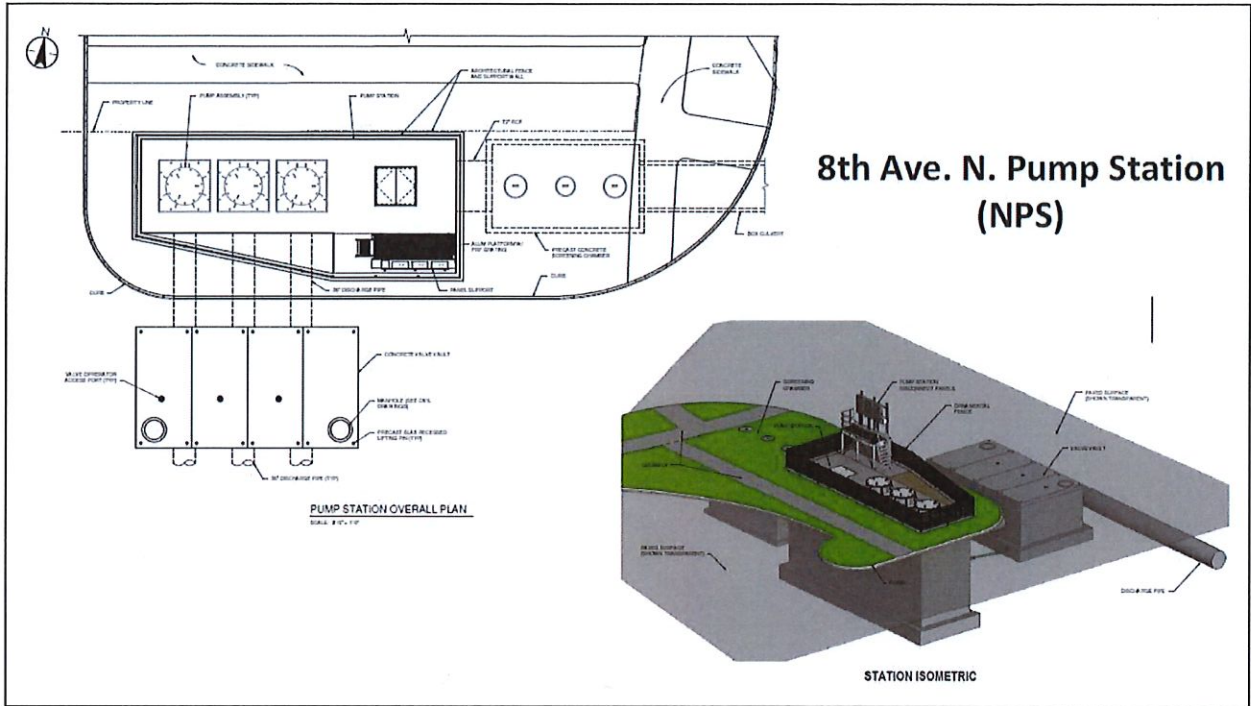
- Amendment 5 was approved on November 19th 2021 for ECE to provide site layout/generator for access and Infrastructure for both PS/HDD.
- City Council approved Amendment 6 on December 15th 2021 for ECE to amend scope and provide preliminary engineering and seek alternative site layouts for NPS, generator, and HDD.
- On February 16th 2022 City Council approved Amendment 7-A for ECE to shift the SPS components and drive aisles to modify and develop a different alternative.
- City Council approved the agreement with DBE Utility Services on February 28th 2022 to perform the Horizontal Directional Drill (HDD) off 3rd Ave. N.
- Amendment 7-B was approved by City Council on February 28th 2022 for ECE to provide CEI Services for the HDD with DBE Utility Services.
- On June 15th 2022 City Council approved Amendment 8 for ECE to move the NPS from Oleander Dr. to 8th Ave. N. with modifications to permit applications and SPS to develop back-up generator at Alligator Lake (AL).
- The City received \$5 million in grant funding from FDEP on July 1, 2022 and later received an additional \$10 million from FDEP on July 1, 2023.



Stormwater Project Benefits Include:

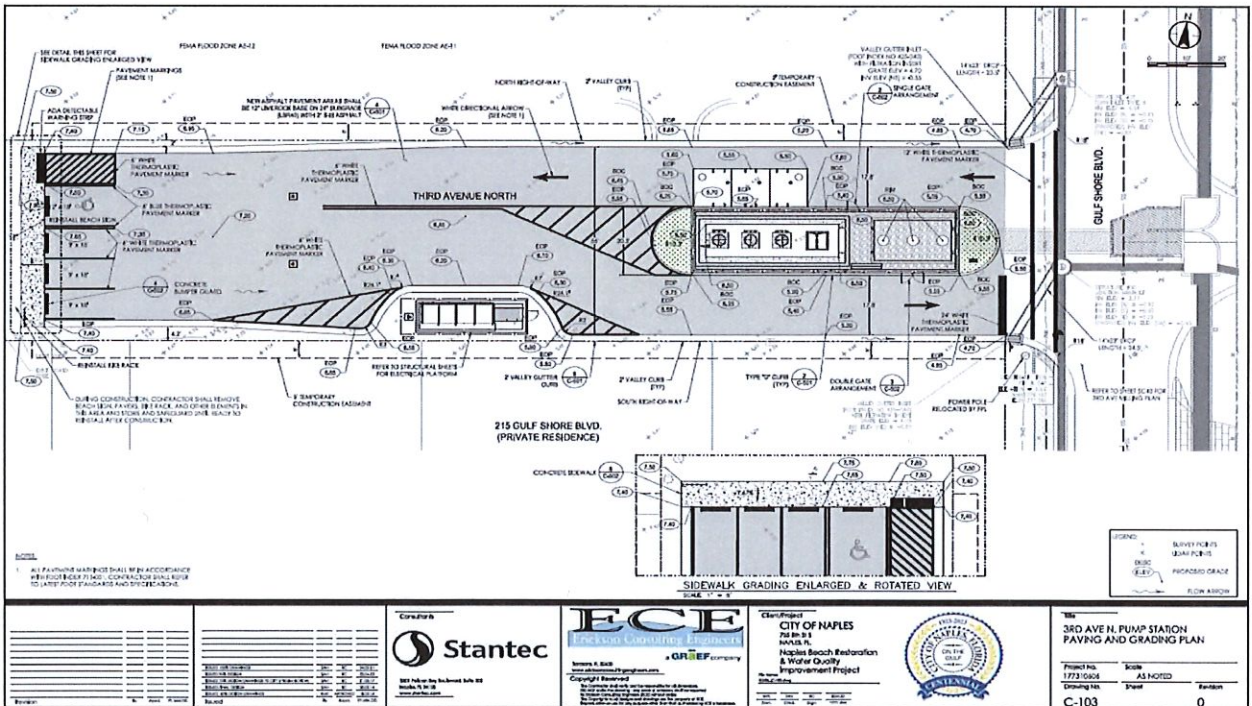
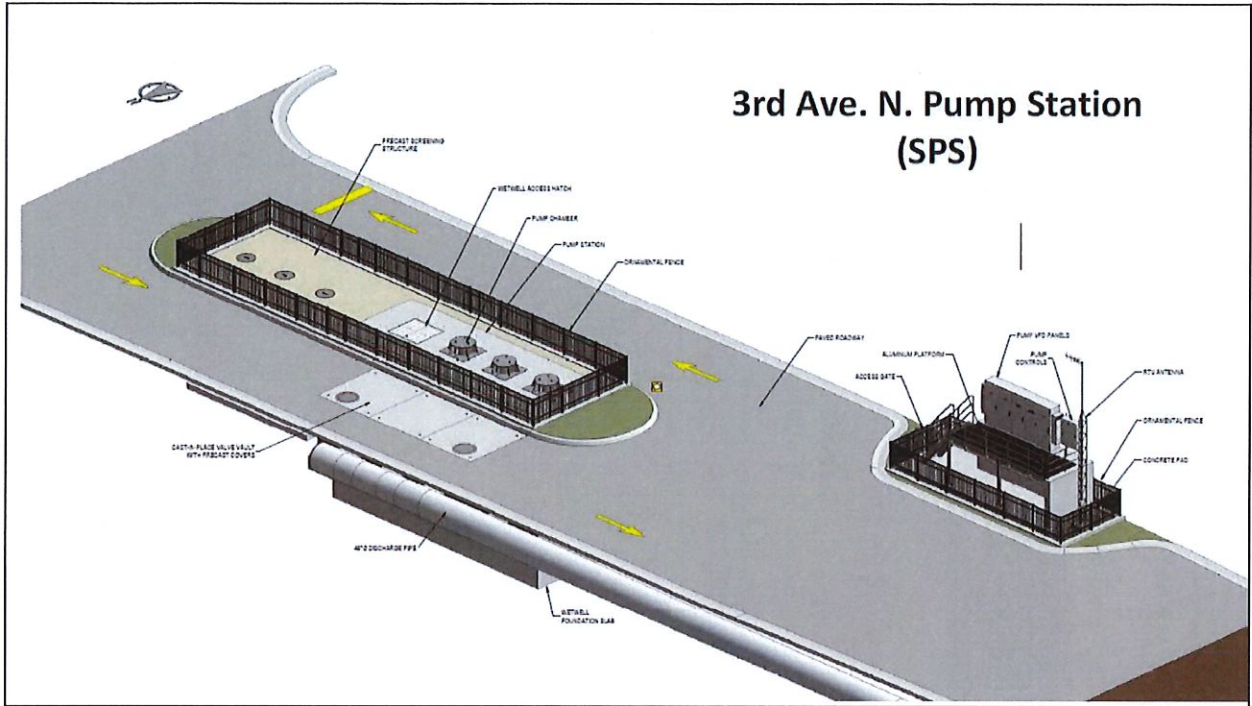
- Removing all (8) City Stormwater Beach Outfall Pipes from the Naples Beaches
- Improve Water Quality that exceeds the State's Minimum Standards
- Provide Flood Protection
- Increase the City's Resiliency to Climate Change within the work area of GSBN
- Increase the Storm Event level of Service from a 5-year storm event to a 25-year storm event





<p>EFC Engineering & Construction 2000 1st St. S. Naples, FL 34104 Phone: (239) 434-1100 Fax: (239) 434-1101 www.efc.com</p>		<p>CITY OF NAPLES 200 1st St. S. Naples, FL 34104 Phone: (239) 434-1100 Fax: (239) 434-1101 www.cityofnaples.com</p>		<p>8th Ave. N. Pump Station PROPOSED TRUNK LINE PLAN NORTH PUMP STATION</p> <p>Project No. 1100 Date: AS NOTED Drawing No. 0001 Sheet: 01 of 01</p>	

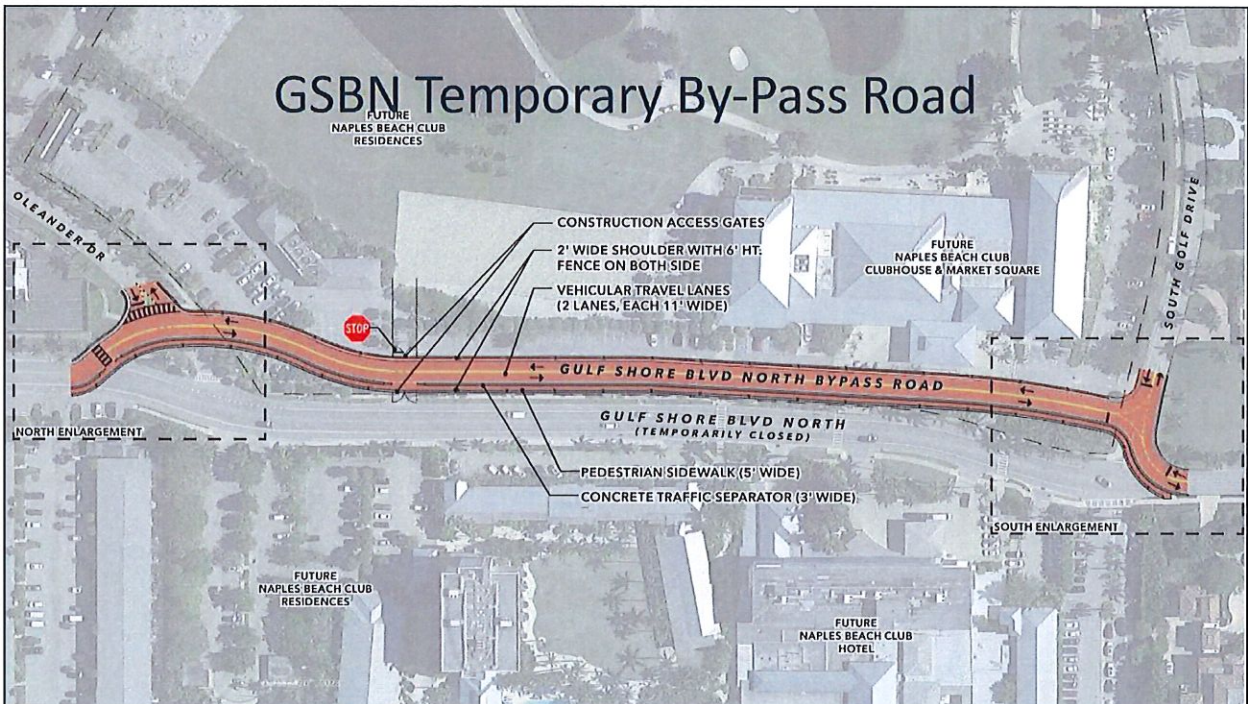
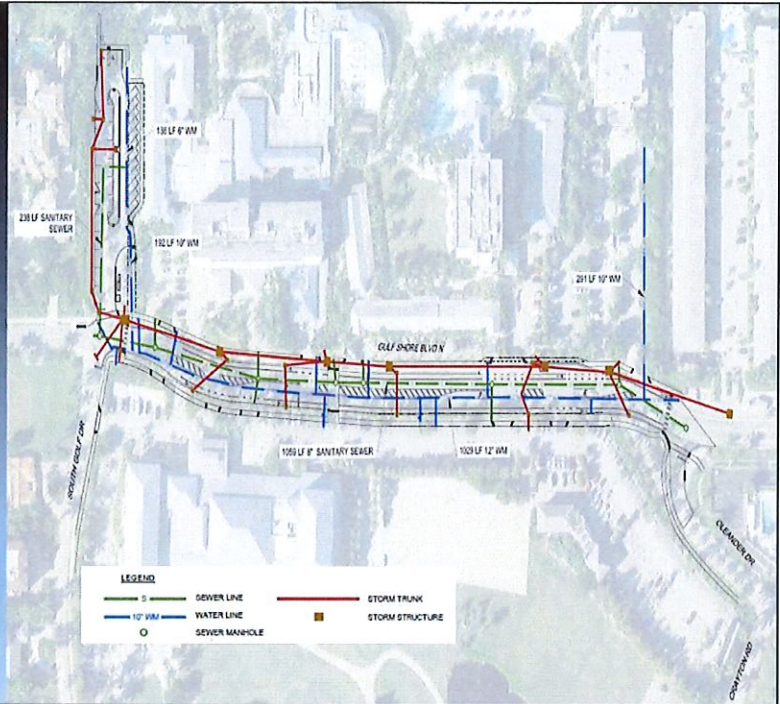


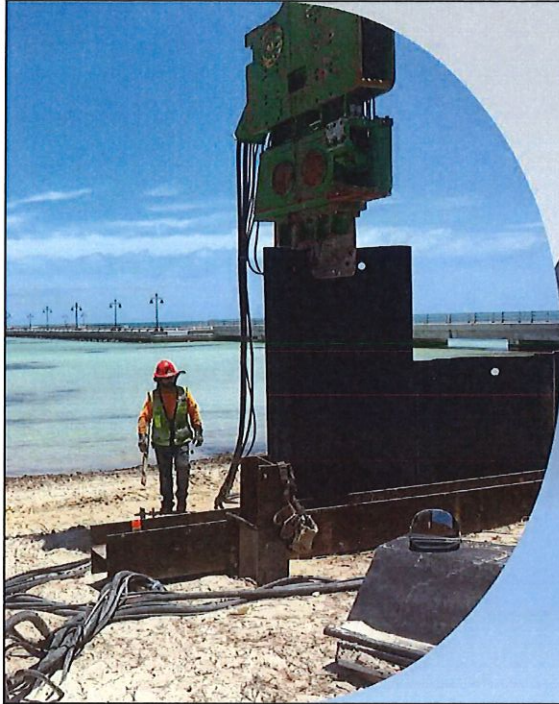


Naples Beach Club Infrastructure Agreement

Special City Council Meeting, March 20, 2023 (Follow-up from the February 27, 2023 Meeting)

- As part of this MOU, NBC would construct at its sole cost and expense a temporary bypass road (Bypass Road) from South Golf Drive to Oleander Drive that will be parallel to GSBN in order to provide for vehicular, bicycle and pedestrian access during the performance of the infrastructure work.
- NBC will design and install a temporary storm water outfall line that functions at the existing level of service, at its cost, to facilitate the gravity flow of storm water from GSBN to an existing outfall into Gulf of Mexico until such time as the City's North Outfall Pump Station becomes operational.
- The construction work set forth in this MOU is contemplated to commence no later than July 2023 and is contemplated to be completed no later than January 2024 but, in all events, this work will need to be completed prior to the contemplated opening of the NBC hotel in the first quarter of 2025.



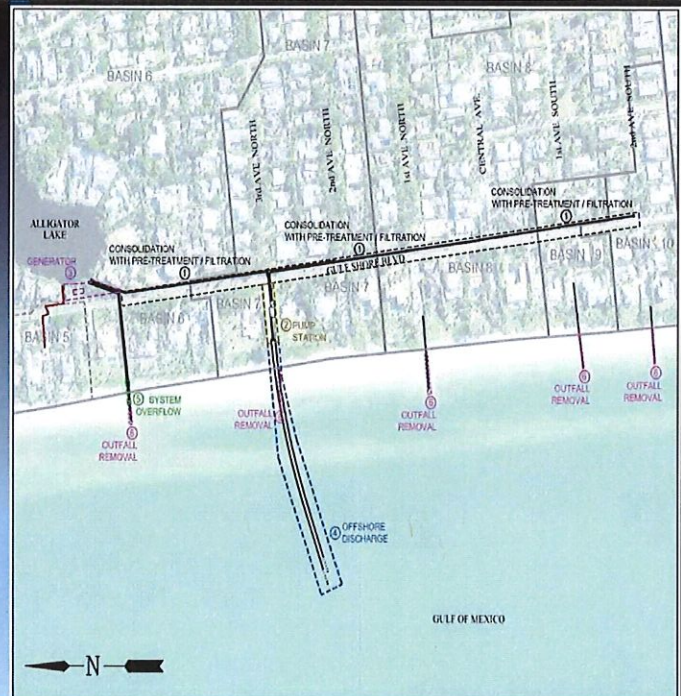


Kiewit Infrastructure South Co. – Construction Manager at Risk (CMAR)

- On March 8, 2023, the City of Naples Evaluation Committee ranked Kiewit Infrastructure South Co. as the highest-ranking firm from a Request for Qualifications advertisement that was sent out November 18, 2022.
- On June 21, 2023, City Council approved the CMAR agreement resulting in a fee of \$1,566,468 for Pre-construction Phase Services and a 12% Guaranteed Maximum Price (GMP) that would be delivered December 2023.
- As part of the Pre-construction phase of the CMAR, Kiewit reviewed the Beach Outfall design and provided an evaluation of the Water Quality Improvements expected from the design of the new system.
- City staff received a revised GMP of approximately \$86,202,407 in January 2024 from Kiewit that significantly exceeded the Engineer's Opinion of Probable Cost (OPC) of \$32 million.
- On January 16, 2024, staff presented three (3) options for the construction of the stormwater beach outfall project. During discussions with City Council, it was recommended to obtain pricing for a fourth option that provides the construction of the South phase.
- At the February 20, 2024, Council Meeting Kiewit presented a fourth option along with Constructability Analysis, Value Engineering, and Water Quality assessment. City staff reviewed the financial impact and investigating additional/alternative funding possibilities.

System Description

- Two (2) Pump Stations located at 8th Ave. N. and 3rd Ave. N. with (2) offshore directional drilled discharge lines per location reaching 1,500 feet offshore into the Gulf of Mexico
- Two (2) Diffusion System(s)
- Approx. (78) New Curb Inlet Catch Basins
- Installation of approx. 6,000 feet of Stormwater Pipe varying in size from 24 to 54 inches
- Treatment through Stormwater BMP's



APPENDIX B - COLLIER COUNTY TDC CATEGORY "A" GRANT APPLICATION

**COLLIER COUNTY TOURIST DEVELOPMENT COUNCIL
CATEGORY "A" GRANT APPLICATION**

Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal & Water Quality Project

1. Name and Address of Project Sponsor Organization:

City of Naples
735 8th Street South
Naples, Florida 34102

2. Contact Person, Title and Phone Number:

Name: Bob Middleton, Public Works Director
Address: 295 Riverside Circle
Naples, Florida 34102
Phone: 239.213.5003

3. Organization's Chief Official and Title:

Jay Boodheshwar, City Manager

4. Details of Project- Description and Location:

In accordance with FDEP's directive to remove stormwater outfall pipes from the Naples beaches, the City has designed, permitted, and awarded a Contract Manager at Risk (CMAR) contract for the Beach Outfall Stormwater project that improves water quality, flood protection, and the City's resiliency to climate change. After significant planning, design, and engineering, work on the City's beach outfall removal project is planned to begin in 2024. Stormwater quality will be improved beyond the State's minimum standards through a state-of-the-art stormwater treatment train. Clean stormwater will then be pumped 1,000 feet offshore via new pump stations. The Beach Outfall project will replace the existing gravity flow system with a mechanical pumping system that will include two (2) pump stations with water quality features and backup emergency generators that will pump treated stormwater 1,500 feet into the Gulf of Mexico thereby eliminating the need for the eight (8) existing beach outfall pipes. This project exceeds FDEP's directive to improve stormwater quality, reduce beach erosion, protect environmental species, and remove large, unsightly, and obstructive stormwater pipes from the beautiful beaches of Naples.

On June 21, 2023, the City entered into a Construction Manager at Risk (CMAR) agreement with a contractor to provide an initial phase of the CMAR to provide a Guaranteed Maximum Price (GMP) then move to the construction phase. The GPM came back at \$86 million which does not include the \$11 million expenditures made to date including \$4.4 million directly attributable to the beach outfall removal, beach protection, and water quality aspect of the project. The

\$4.4 spent to date coupled with \$28.2 included in the pending GMP results in an estimated \$32.6 million applicable to the beach outfall removal, beach protection, and water quality aspect of the project. The City has obtained \$25 million from the State Legislature during the 2024 legislative session as a Line-Item Appropriation awaiting the Governor's approval. It would be reasonable to prorate the portion of the State's funding to this portion of the overall project, resulting in an allocation of the State's pending \$25 million award of 38% or \$9.5 million for the applicable portion of the project consistent with this TDC request.

The project budget below includes only the portions of the project that are required to remove the eight (8) existing beach outfall pipes, as directed by the FDEP. They are the north and south pump stations and emergency generators, the horizontal directional drilled outfall pipes from the pump stations that are 1,500 into the Gulf, and the removal of the eight (8) beach outfall pipes.

The City respectfully requests consideration for \$10 million in TDC funding for this portion of the overall project. As you know, pristine and safe beaches are critical to the economy of Collier County, as is clean water. The recent incidents with Red Tide are events we hope this project will help to minimize in the future, leading to a more robust tourism economy and appreciating property values which are so critical to funding high-quality services provided by the City and County to our residents.

Documents available are the Executive Summaries of the Consultant's Water Quality reports.

Location: Gulf Shore Boulevard North between 2nd Avenue South and Oleander Drive located in the city limits of Naples.

5. **Estimated project start date:** July 1, 2024
6. **Estimated project duration:** 24 Months
7. **Total TDC Tax Funds Requested:** \$10,000,000
8. **If the full amount requested cannot be awarded, can the program/project be restructured to accommodate a smaller award?**

Yes () No (X)

Collier County Tourist Development Council
Category "A" Grant Application (Page 2)

Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal & Water Quality
Project

PROJECT BUDGET

<u>PROGRAM ELEMENT</u>	<u>AMOUNT</u>
TDC Funds Requested	\$ 10,000,000
City/Taxing District Share	\$ 13,122,945 (this portion of project)
State of Florida Share	\$ 9,500,000 (prorated)
Federal Share	\$ 0
TOTAL	\$ <u>32,622,945</u>

PROJECT EXPENSES:
(Engineering, Mobilization, Contractor, Monitoring etc)

<u>North and South Pump Stations & Generators</u>	\$ <u>22,482,984</u>
<u>Removal of 8 existing beach outfall pipes</u>	\$ <u>223,805</u>
<u>Directional Drill new Outfall pipes</u>	\$ <u>9,916,156</u>
_____	\$ _____
_____	\$ _____
TOTAL	\$ <u>32,622,945</u>

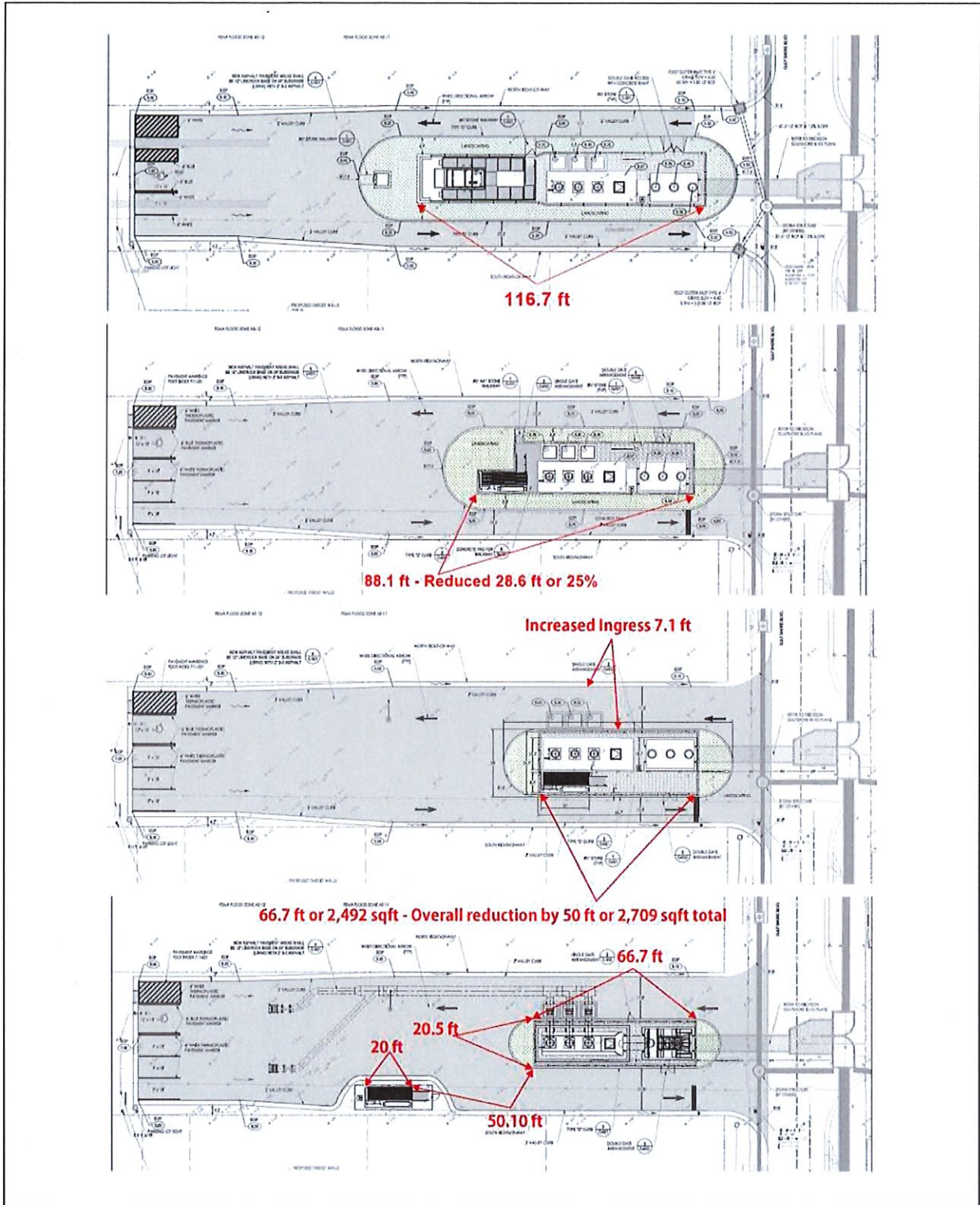
I have read the Tourist Development Category "A" Beach Funding Policy covering beach renourishment and pass maintenance and agree that my organization will comply with all guidelines and criteria.

Jay Boodheshwar Digitally signed by Jay Boodheshwar
Date: 2024.03.20 17:37:34 -04'00'

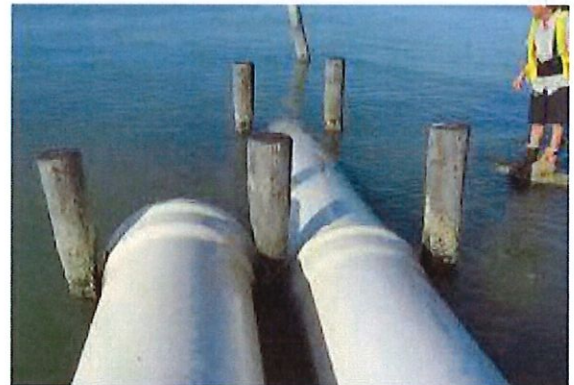
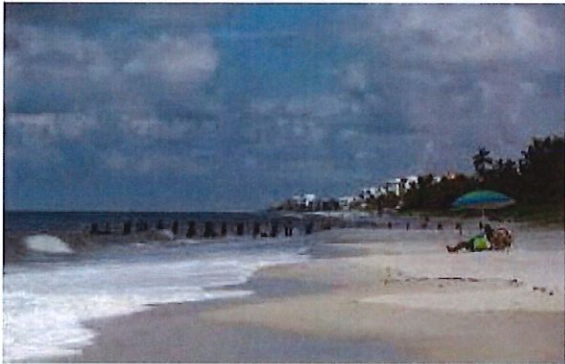
Signature of Sponsor Organization's Chief Official

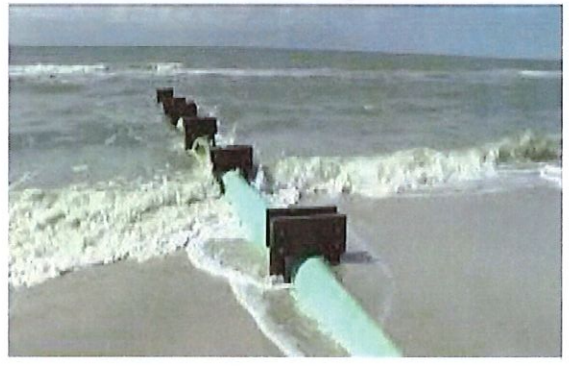
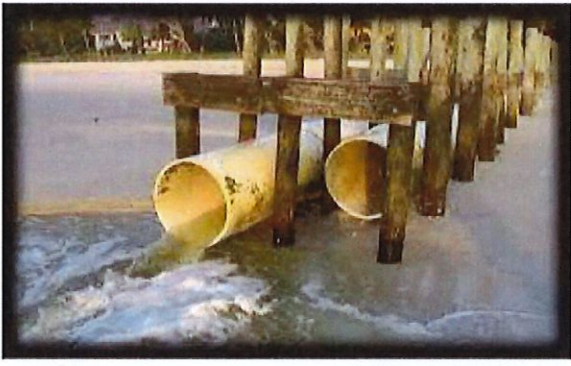
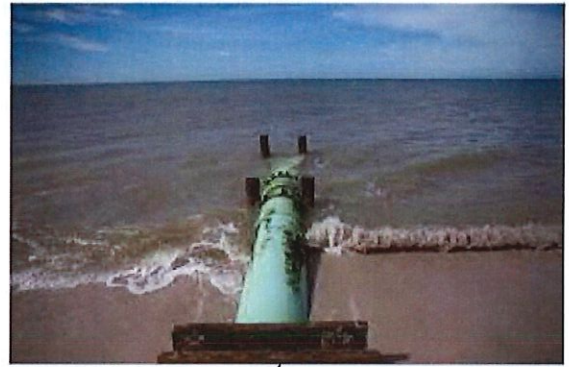
Date

APPENDIX C - BEACH OUTFALL PS MODIFICATIONS - OCTOBER 2022 - R2



APPENDIX D - NAPLES BEACH OUTFALL & PROJECT AREA FLOODING PHOTOS













APPENDIX E - COMMUNICATIONS - SUPPORT FROM COMMUNITY STAKEHOLDERS

Coquina Sands

Good morning:

Thank you for reaching out. Coquina Sands welcomes hundreds of people into our neighborhood weekly as Lowdermilk Park is in our geography. Personally, I think anything that enhances the beach's aesthetics is a benefit to our city. But more importantly, this initiative is a big plus because it will improve water quality and flooding issues. One of the biggest deterrents to tourism is red tide and algae issues. We can't control water releases from northern counties that impact our water quality and algae, but the Beach Outfall Project will help the city with more local control.

As we all adjust to Naples being the "it" destination for quality of life, we need to ensure our beautiful beaches and water remain two of the main drivers for increased tourism. Clearly, flood control, resiliency and clean water will also have a big impact on keeping the real estate market active and sustainable and ultimately, people safer.

Regards,

Maegan Evans

President Coquina Sands

Edgewater Beach Hotel

From: Laura Radler <Laura.Radler@ophotels.com>
Date: Thu, May 16, 2024 at 8:19 AM
Subject: City of Naples Beach Outfall Project
To: Dana Pollitt <dana@adept.co>

Good morning Dana,

Nice speaking with you last Friday and I appreciate you providing the additional information on the Outfall Project specifically as it relates to improved water quality. Without a doubt, the beautiful beaches of Naples are a number one driver of tourism for the area. Therefore, I would support this project as it would improve water quality along our beaches. While I understand that this is a City of Naples project, media coverage regarding red tide and bacteria in the water creates a negative for all of the tourism community in Collier County.

Additionally the improvement of storm water drainage as well as decreased beach erosion make this project even more attractive.

Best regards,

Laura Radler
General Manager | Edgewater Beach Hotel
1901 Gulf Shore Boulevard North | Naples, FL 34102
Ph. 239.403.2000 | Direct 239.403.2156 | Fax 239.403.2100
www.EdgewaterNaples.com

Greater Naples Chamber of Commerce

From: Kristina Park <Kristina@napleschamber.org>
Date: Thu, May 16, 2024 at 9:32 AM
Subject: Re: City of Naples - Tourist Impact Study
To: Dana Pollitt <dana@adept.co>, Sloan Nagy <sloan@napleschamber.org>
Cc: Jay Boodheshwar <jboodheshwar@naplesgov.com>, Miguel Flores <mflores@naplesgov.com>

Dana,

Thank you for your patience in connecting during this unusually busy week. Below is the message of support from the Greater Naples Chamber. Please let me know if you have any further questions.

--

Recognizing the interconnectedness of our economy and our ecology, we are grateful that the leaders within the City of Naples are seeking opportunities to invest in beach restoration and water quality. We believe that this initiative holds immense promise in enhancing the environmental quality, safety and attractiveness of our community, thereby benefiting both residents and visitors alike.

Visitors seeking a clean, safe, and aesthetically pleasing beach experience will undoubtedly find Naples Beach to be an irresistible destination, thereby fueling the growth of our tourism sector and benefiting the local economy. We believe that the successful execution of this project will play a pivotal role in promoting tourism and enhancing the marketability of Naples and Collier County as premier destinations for visitors seeking pristine beaches, secure surroundings, and aesthetic allure. The allure of Naples Beach is a cornerstone of our local tourism industry, and ensuring its cleanliness, safety, and visual appeal is paramount in attracting discerning travelers from across the globe.

As the premier advocate for the business community, water quality and resiliency sit as one of the top priorities for the Greater Naples Chamber. By elevating the water quality standards, providing flood protection measures, and bolstering our resilience to climatic fluctuations, we are not only safeguarding our natural heritage but also enhancing the economic vitality of our region. Employers within our hospitality based economy depend on these dollars to support their business and its ability to grow and thrive in Naples.

Warm wishes,

Kristina Park
President & CEO
Greater Naples Chamber

E: Kristina@napleschamber.org



2150 Goodlette-Frank Road N.
Suite 101, Naples, FL 34102

www.NaplesChamber.org

[Facebook | Instagram](#)

[Event Calendar](#)

Gulf Shore Property Owners Association

From: gspoanaples@gmail.com

Date: May 16, 2024 at 6:11:18 PM EDT

To: Mary Hayes <maryscalahayes@gmail.com>, clifford holland <ceholland22@gmail.com>, Maegan Evans <mae@fallsrivergroup.com>

Cc: Dana Pollitt <dana@adept.co>, Miguel Flores <mflores@naplesgov.com>, Beth Petrunoff <bpetrunoff@naplesgov.com>

Subject: RE: City of Naples Tourist Impact Study

Mary - unless I am mistaken, Beach Outflows is a priority for the City of Naples for many reasons, including beautification of beaches to make out Gulf Shoreline more attractive for property owners and tourists alike. Here is the link to the discussion at the May 3rd presentation.

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/2527738/City_Council_Presentation_04-03-2024_03-26-2024_2.pdf

Naturally, Gulf Shore Property Owners are very supportive of the efforts, I have copied all on this email. GSPOA is emphatically supporting removal of Beach Outflow pipes. We have been speaking in favor of outflow pipe removal.

Doug Stewart

President, Gulf Shore Property Owners Association

GSPOAnaples@gmail.com

Mobile +1.708.267.6527

Mary Hayes - Naples Miracle Mile Project

From: Mary Hayes <maryscalahayes@gmail.com>
Date: May 13, 2024 at 6:43:41 AM EDT
To: Dana Pollittl <dana@adept.co>
Cc: Beth Petrunoff <bpetrunoff@naplesgov.com>, Bob Middleton <RMiddleton@naplesgov.com>, Miguel Flores <mflores@naplesgov.com>
Subject: Re: City of Naples Tourist Impact Study

Good morning Dana. Nice to speak to you this past Friday regarding the City of Naples stormwater outfall project. As you read in the attached article below the Miracle Mile project is a resident led initiative that collaborates with the developers, City of Naples staff, neighborhood community associations, the Edgewater Hotel and the Naples Beach Club; the future home of the Four Seasons Hotel. As stakeholders, our entire focus is on the streetscape on the public realm to develop a safe, structurally sound and cohesively aesthetic boulevard between the Naples Beach Club and Doctor's Pass/Mooring Line Bridge.

The Miracle Mile boulevard is the scenic gateway to the City. It serves as a venue for many residents and tourists that visit the Edgewater Hotel and the future Four Seasons Hotel on the Miracle Mile as they run, walk and bike down the boulevard. It is also the street in which they enter the City's crown jewel of full service beach parks, Lowdermilk Park. The stormwater outfall project would really benefit the Miracle Mile. Reducing street flooding as a result of afternoon rains or rain storm events as well as improving water quality and reducing beach erosion will be very important to our residents and the thousands of tourists that help support our local economy.

Dana, please let me know if I can provide you with further input.

Mary

Mary Hayes, Chair
Naples Miracle Mile Project
516-375-7011



Naples Airport Authority

From: Robin King <Rking@flynaples.com>
Date: Fri, May 10, 2024 at 5:43 PM
Subject: City of Naples Beach Restoration
To: Dana Pollitt <dana@adept.co>

Hi Dana,

I shared with our leadership here the work you're doing with the City, and we are in agreement that since the Naples Airport isn't involved in promoting tourism – and that the majority of our clientele are homeowners – we don't have a strong statement on behalf of tourism.

I hope the annual report and other FAQ material can provide you with the information needed for your study.

All the best,

Robin King | Director of Community Relations/Communications

(239) 643-0733
160 Aviation Drive North
Naples, FL 34104
flynaples.com

Sara Harrington - Collier County Office of Economic Development

From: Sarah Harrington <Sarah.Harrington@colliercountyfl.gov>
Date: Thu, May 16, 2024 at 10:46 AM
Subject: RE: Naples Beach Restoration & Water Quality Improvements Project
To: Dana Pollitt <dana@adept.co>, Miguel Flores <mflores@naplesgov.com>

Hi Dana,

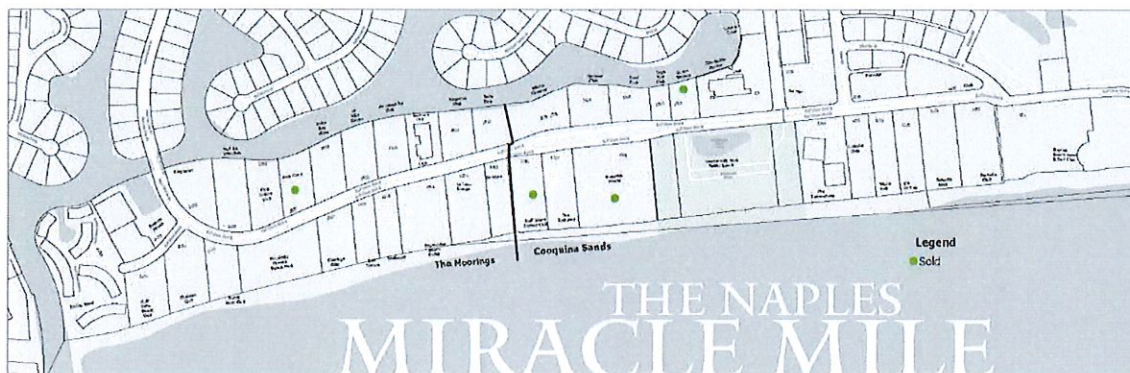
Appreciate your reaching out and taking the time to speak with me this morning.

The below letter from the Greater Naples Chamber (GNC) echoes the positive connection between reducing the visual obstructions on the beach line, increased aesthetics of the Naples beaches, and environmental benefits such as improved water quality and enhancing the coastal resiliency all of which contribute to greater marketability of the beaches and promotion of tourism in the proposed Naples Beach Restoration & Water Quality Improvements Project.

Please let me know if I may be of further assistance. Hope you have a nice day. Thank you!

Sarah Harrington
Manager - Planning
Economic Development & Housing

APPENDIX F - THE NAPLES MIRACLE MILE ARTICLE



The Miracle Mile project is a resident-led initiative started a year ago after the destruction of Hurricane Ian. It is a collaboration of residents and developers along the boulevard, Lowdermilk Park, neighborhood community associations, the Edgewater Hotel, and the Naples Beach Club, the future home of the Four Seasons Hotel. It is the stretch of Gulf Shore Boulevard North (GSBN) that runs from the Naples Beach Club to the Mooring Line Drive Bridge. This stretch of GSBN serves as a gateway to the entire city where many residents and tourists bike and walk along our beautiful beaches.

The mission of the Miracle Mile project is to engage stakeholders in a collaborative approach to redevelop a key area in the city in a thoughtful and coordinated manner. The plan is to create and implement a streetscape that includes the following:

1. Retains and builds upon the unique character of Naples.
2. Implements improvements to resiliency/stormwater and underground utilities while remaining environmentally responsible.
3. Creates a cohesive and beautiful landscape in the public realm that residents value while enhancing the neighborhood and city.

In case you missed the *Naples Daily News* articles and WINK News stories on the Miracle Mile project, on February 7 at the regular city council meeting over 140 Miracle Mile residents and all 38 developments on the Miracle Mile were represented. The Coquina Sands and the Moorings residents made their presence very clear that they are fully engaged about what is going to happen to the boulevard in their neighborhood. The decision was made that day for the approval of the funding for consultants, Agnoli, Barber & Brundage recently purchased by LJA, which is another full-service local engineering consultancy firm, to move forward. LJA's task is to create a conceptual master plan for the above-ground

MARY HAYES
Committee Chair
The Naples Miracle Mile Project
MaryScalHayes@gmail.com

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streetscape on the public right of way. The committee has already started meeting with the consultant and looks forward to sharing their progress thus far with residents. Right now, the consultant is working on developing a right-of-way base map of the boulevard and creating the Naples Miracle Mile website.

A big part of our project is community engagement. We want to hear from our residents. The committee completed a survey last summer that was emailed out to residents by the Gulf Shore Property Owners, Moorings, and Coquina Sands Associations. There were 864 responses. Residents were asked what features are most important to them along the Miracle Mile.

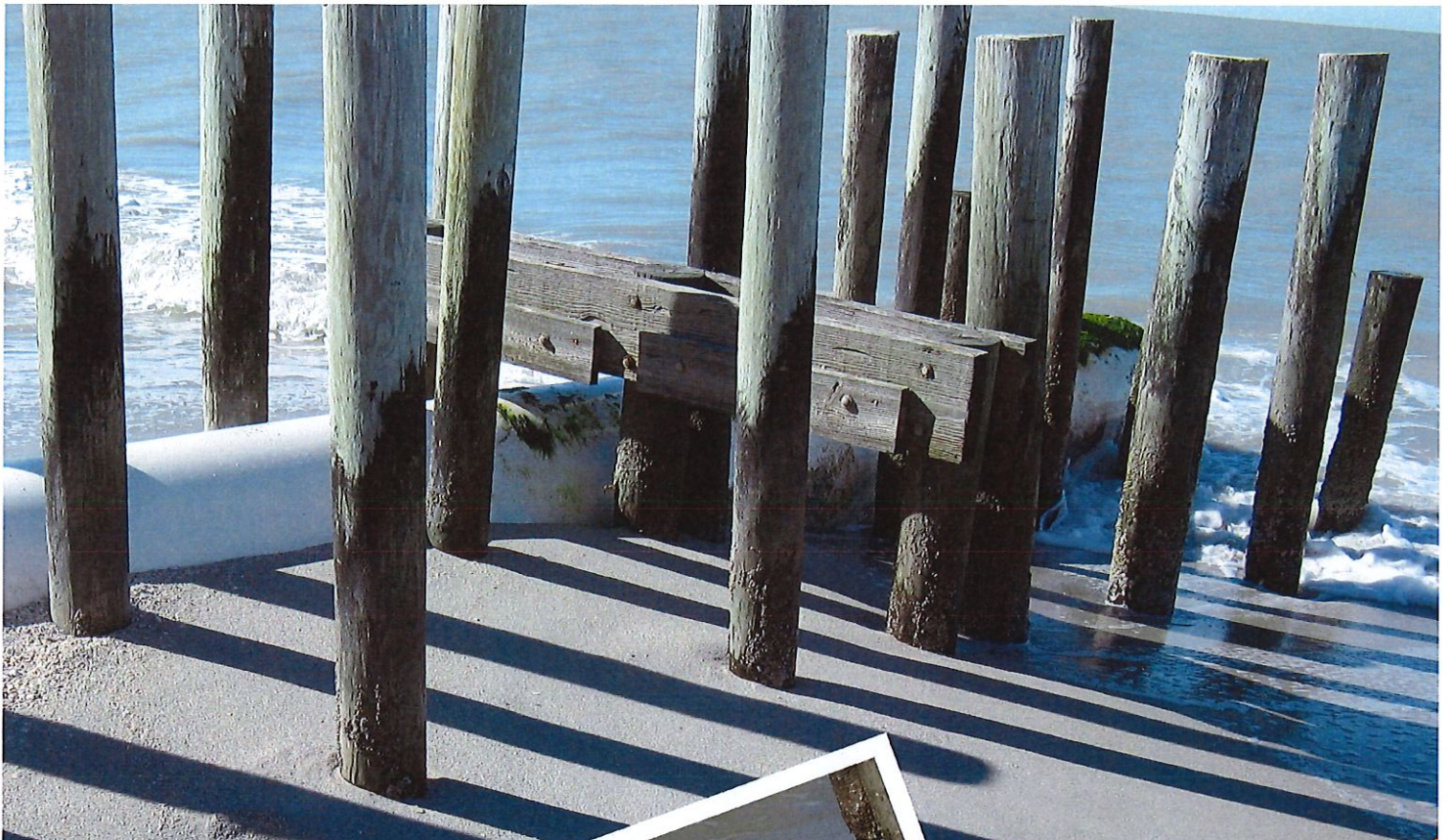
MORE THAN 90% OF RESIDENTS RANKED THE FOLLOWING AS THE TEN MOST IMPORTANT FEATURES:

- underground utilities
- sidewalks
- traffic density
- low building heights
- green space
- lush landscaping on private property
- stormwater flooding on the road
- views to the gulf and bay
- building setbacks
- pedestrian crosswalks
- green space
- verdant landscaping on public property

The committee has met with residents and presented at neighborhood association meetings several times over the last year. They also plan on doing another survey in the future as well as creating additional in-person opportunities for residents to provide us with their further input about how they envision the future of the Miracle Mile.

The reason why this neighborhood project has been so successful thus far is that all the stakeholders have been collaborative. Current long-time residents, developers, future residents of these new luxury developments, the city of Naples, and the many tourists that will visit our two hotels will all benefit from a more structurally sound, safer, and aesthetically cohesive Miracle Mile.

May/June/July 2024



ADEPT
Strategy & Public Relations

EXHIBIT "C"

BUDGET – CITY OF NAPLES

Project budget includes:

Only the portions of the project that are required to remove the eight (8) existing beach outfall pipes, as directed by the FDEP. The[re] are the north and south pump stations and emergency generators, the horizontal directional drilled outfall pipes from the pump stations that are 1,500 [feet] into the Gulf, and the removal of the eight (8) beach outfall pipes.

AGGREGATE TOTAL

\$10,000,000.00

Exhibit C

TDC Application Budget - City of Naples Beach Outfall Stormwater Project

Description of Item	Construction Cost
Directional Drill - North (Kiewit)	\$6,265,674.00
Directional Drill - South (DBE)	\$4,203,375.03
Removal of (8) Beach Outfall Pipes (Kiewit)	\$262,562.00
Grand Total	\$10,731,611.03

EXHIBIT "D"

REQUEST FOR REIMBURSEMENT
COLLIER COUNTY TOURIST DEVELOPMENT TAX

EVENT NAME _____

ORGANIZATION _____

ADDRESS _____

CONTACT PERSON _____ TELEPHONE () _____

REQUEST PERIOD FROM _____ TO _____

REQUEST# _____

() INTERIM REPORT () FINAL REPORT

TOTAL CONTRACT AMOUNT \$ _____

<u>EXPENSE</u>	<u>BUDGET</u>	<u>REIMBURSEMENT REQUESTED</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
TOTALS	_____	_____

NOTE: Reimbursement of funds must stay within the confines of the Project Expenses outlined in your application. Copies of paid invoices, cancelled checks, tear sheets, printed samples or other backup information to substantiate payment must accompany request for funds. The following will not be accepted for payments: statements in place of invoices; checks or invoices not dated; tear sheets without date, company or organizations name. A tear sheet is required for each ad for each day or month of publication. A proof of an ad will not be accepted.

Each additional request for payment subsequent to the first request, Grantee is required to submit verification in writing that all subcontractors and vendors have been paid for work and materials previously performed or received prior to receipt of any further payments.

If project budget has specific categories with set dollar limits, the Grantee is required to include a spreadsheet to show which category each invoice is being paid from and total of category before payment can be made to Grantee. Organizations receiving funding should take into consideration that it will take a maximum of 45 days for the County to process a check.

Furnishing false information may constitute a violation of applicable State and Federal laws.

CERTIFICATION OF FINANCIAL OFFICER: I certify that the above information is correct based on our official accounting system and records, consistently applied and maintained and that the cost shown have been made for the purpose of and in accordance with, the terms of the contract. The funds requested are for reimbursement of actual cost made during this time period.

SIGNATURE _____ TITLE _____

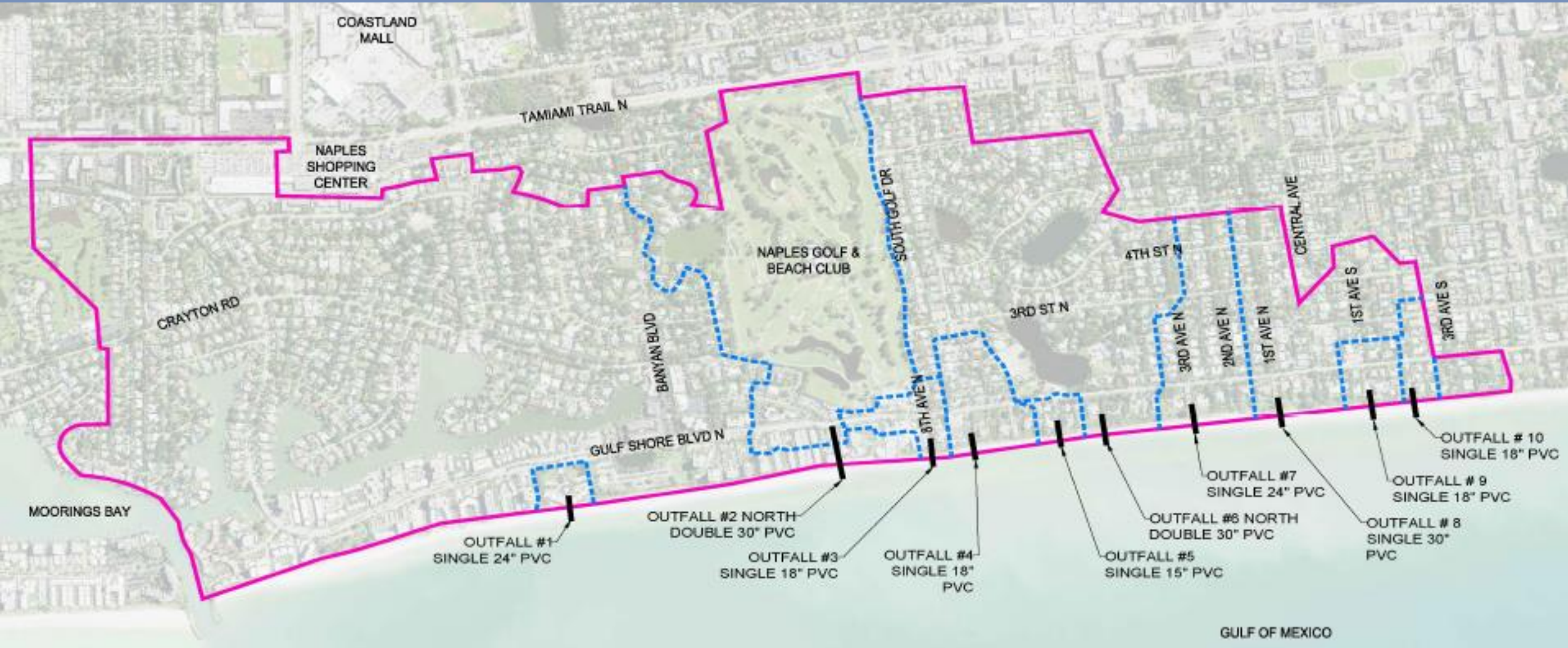




City of Naples

Naples Gulf of Mexico Beach Stormwater
Outfall Pipe Removal & Water Quality Project
Tourist Development Council Funding Request

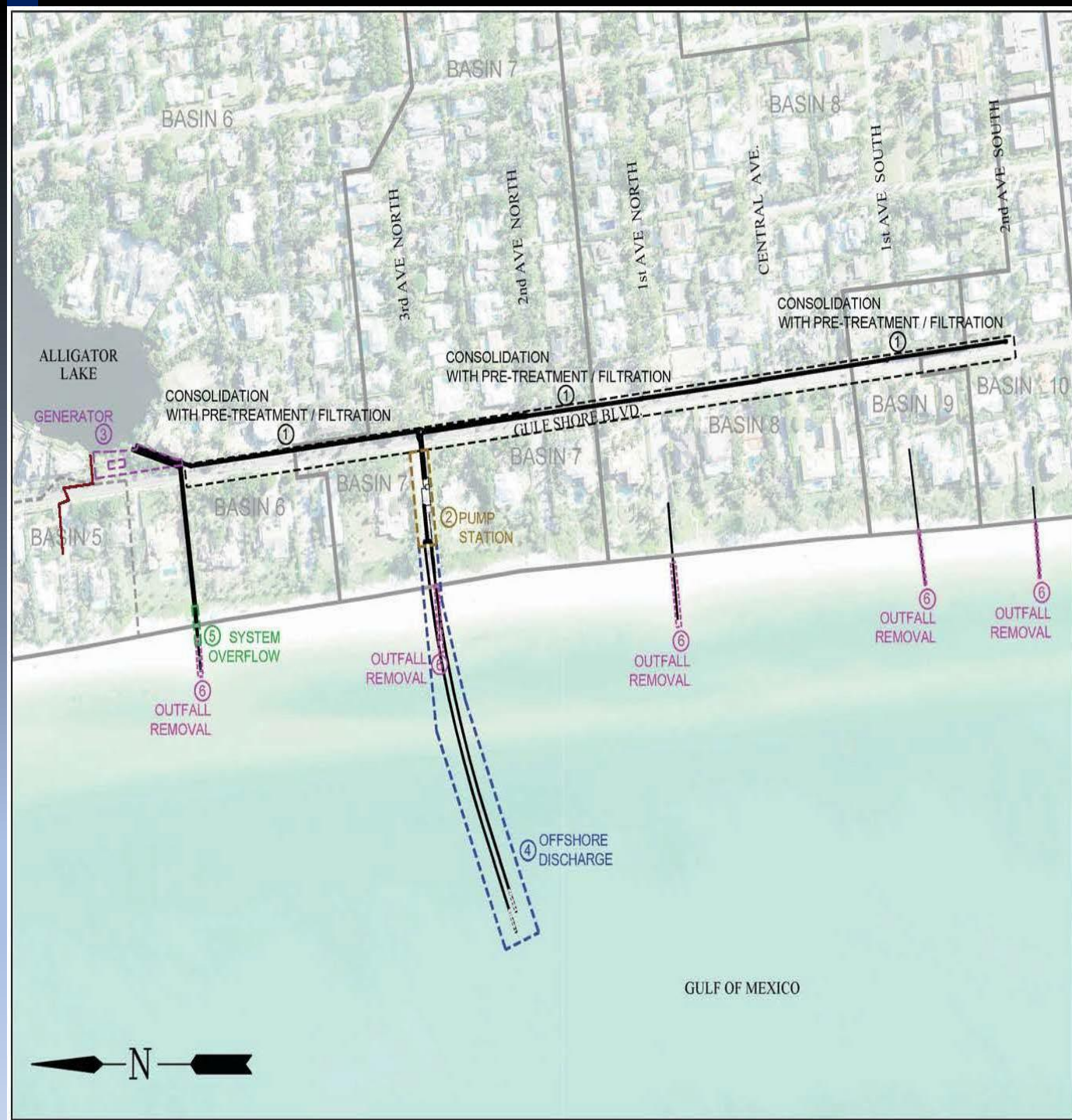
Stormwater Outfalls on Naples Beach



Outfalls: North Basin #2, #3, #4, South Basin #6, #7, #8, #9, #10 (City-8)

System Description

- Two (2) Pump Stations located at 8th Ave. N. and 3rd Ave. N. with (2) offshore directional drilled discharge lines per location reaching 1,500 feet offshore into the Gulf of Mexico
- Two (2) Diffusion System(s)
- Approx. (78) New Curb Inlet Catch Basins
- Installation of approx. 6,000 feet of Stormwater Pipe varying in size from 24 to 54 inches
- Treatment through Stormwater BMP's





Stormwater Project Benefits/Tourism Impacts Include:

- Removing all (8) unsafe and deteriorating Outfalls from the Naples Beaches (aesthetically pleasing)
- Improve Water Quality that exceeds the State's Minimum Standards (attract more beach goers)
- Provide Flood Protection (increase foot traffic)
- Increase the City's Resiliency within the work area of GSN
- Increase the Storm Event level of Service from a 5-year storm event to a 25-year storm event (positive economic growth and stability)

Positive Impacts on Tourist Activities

- Attract more foot traffic to City beaches, parks, roads, and sidewalks within the project area.
- Boost to the local Naples economy from additional tourism spending.
- The removal of the outfalls will remedy the concern of many not knowing what is coming out of the outfalls and attract more beach goers/tourism within Naples.
- Perception of clean, safe and aesthetically pleasing beaches will increase the marketability of Naples and Collier County.
- Findings support that improving water quality, flood protection and increased resiliency will promote tourism in the Naples footprint.
- Overall, this project will have a positive impact on tourism and tourism related business/activities.
- On March 11, 2025, BBC approved the Tourism Study.



In closing, the City's Tourism Impact Study reveals that the project will not only improve Water Quality but boost tourism. The City of Naples respectfully requests the Coastal Advisory Council to approve funding in the amount of \$10M for the Naples Gulf of Mexico Beach Stormwater Outfall Pipe Removal & Water Quality Project.



EXECUTIVE SUMMARY

Recommendation to approve a request for reimbursement from the City of Naples in the amount not to exceed \$700,000 using tourist development tax funds for beach maintenance and Lowdermilk Park parking lot maintenance, waive any irregularities in the process, authorize the necessary budget amendment, and make a finding that this expenditure promotes tourism.

OBJECTIVE: Approve the City of Naples' request for reimbursement of tourist development tax funds.

CONSIDERATIONS: The City of Naples applies for tourist development tax grants each year through the Tourist Development Council (TDC). The County approved the TDC Grant Agreement on September 26, 2023 (Item 16B9) and approved a First Amendment on May 14, 2024 (Item 16B3). The Grant Agreement provides that funding is reimbursable upon receipt of City invoices subject to review and approval by County Staff and Clerk's Finance prior to reimbursement. Due to unforeseen circumstances, the City did not submit the request for reimbursement during the term of the FY 23-24 Grant Agreement which expired on November 30, 2024. The City performed the work in compliance with the Grant Agreement during the grant term (FY 23-24) and is seeking reimbursement after the fact. County Staff supports the City's request due to the work performed on City beaches and in Lowdermilk Park.

The Grant Agreement awarded \$500,000 for Beach Maintenance to reimburse the City for costs associated including \$300,000 for staff salaries and \$200,000 for operating costs for beach maintenance. The City planned to request reimbursement but inadvertently did not. At the time, the City shifted to hurricane recovery in late 2024 and experienced some staff changes that redirected the focus.

The City was also awarded \$200,000 for Lowdermilk Park to reimburse the City for costs associated with parking lot maintenance in Lowdermilk Park. The parking lot was resurfaced in August of 2024, just before the two hurricanes hit. The project is complete; however, the City did not timely seek reimbursement due to hurricane recovery and staff changes.

The Grant Agreement also awarded \$2.2 million dollars for the Naples Pier which funds have not been spent or sought for reimbursement. The City will request that the funds be awarded in FY 2026 due to State and Federal permitting issues.

County Staff will review and approved the invoices prior to submittal which will not exceed \$700,000. Following approval of this item, the invoices will be submitted to County Finance for payment.

This item is consistent with the Infrastructure and Asset Management element of Collier County's Strategic Plan by preparing for the impacts of natural disasters on our critical infrastructure and natural resources

GROWTH MANAGEMENT IMPACT: This item is consistent with the Conservation and Coastal Management Element of the County's Growth Management Plan

ADVISORY COMMITTEE RECOMMENDATIONS: The Coastal Advisory Committee (CAC) will review this request for reimbursement on August 14, 2025, and the Tourist Development Council (TDC) will review this item on August 19, 2025.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires majority vote for approval. – CMG

STAFF RECOMMENDATION: Collier County's Coastal Zone staff has reviewed and supports the request.

FISCAL IMPACT: Funding in the amount of \$700,000 is budgeted for Fiscal Year 2025 within the TDC Beach Renourishment Fund (1105), The source of funding is the Tourist Development Tax.

RECOMMENDATION: To approve a request for reimbursement from the City of Naples in the amount not to exceed \$700,000 using tourist development tax funds for beach maintenance and Lowdermilk Park parking lot maintenance, waive any irregularities in the process, authorize the necessary budget amendment, and make a finding that this expenditure promotes tourism.

Prepared by: Andrew Miller, Coastal Zone Management

Attachments: Grant Agreement dated September 26, 2023
First Amendment dated May 14, 2024
City request for reimbursement and invoices

**2023-2024 TOURIST DEVELOPMENT TAX
GRANT AGREEMENT BETWEEN
COLLIER COUNTY AND THE CITY OF NAPLES
CATEGORY "A" CITY OF NAPLES' PROJECTS**

THIS AGREEMENT is made and entered into this 26th day of September, 2023, by and between the City of Naples, ("GRANTEE") and Collier County, a political subdivision of the State of Florida, ("COUNTY").

RECITALS:

WHEREAS, CITY has submitted two grant applications for Tourist Development Tax Funds in the aggregate amount of Four Hundred Thousand Dollars (\$400,000) for the City of Naples' Beach Cleaning and Maintenance Staff Salaries (\$200,000) and for Naples Pier Repair and Maintenance (\$200,000.00) for fiscal year 2023-2024 as described in Exhibit "A," Grant Applications, to this Agreement (the "Projects"); and

WHEREAS, the Coastal Advisory Committee and the Tourist Development Council have reviewed the Grant Applications and made recommendations to approve funding these expenditures and have also made recommended findings that these expenditures promote tourism; and

WHEREAS, the Board of County Commissioners desires to fund the Projects with Tourist Development Tax and finds that these expenditures promote tourism.

NOW, THEREFORE, BASED UPON THE MUTUAL COVENANTS AND PREMISES PROVIDED HEREIN AND OTHER VALUABLE CONSIDERATION, IT IS MUTUALLY AGREED AS FOLLOWS:

1. **SCOPE OF WORK.** GRANTEE prepared detailed applications outlining the Projects to be accomplished, along with a project budgets, as part of the grant application process, attached as Exhibits "A." GRANTEE shall provide the project activities outlined in the Grant Application

within the budgeted amounts provided in the Grant Application. GRANTEE shall not be reimbursed for any expenditures not included in the Grant Application nor be reimbursed for amounts in excess of those provided in the Grant Application unless an amendment to this Agreement is entered into by GRANTEE and COUNTY.

2. PAYMENT AND REIMBURSEMENT. The aggregate maximum reimbursement under this Agreement shall be Four Hundred Thousand Dollars (\$400,000). GRANTEE shall be paid in accordance with the fiscal procedures of COUNTY upon submittal of an invoice and upon verification that the services described in the invoice are completed or that goods have been received.

2.1 GRANTEE shall determine that the goods and services have been properly provided and shall submit invoices to the County Manager or his designee. The County Manager, or his designee, shall determine that the invoice payments are authorized, and the goods or services covered by such invoice have been provided or performed in accordance with such authorization. The budget for each project, attached as Exhibit "B," shall constitute authorization of the expenditure described in the invoices provided that such expenditure is made in accordance with this Agreement.

2.2 Each invoice submitted by GRANTEE shall be itemized in sufficient detail for audit thereof and shall be supported by copies of corresponding vendor invoices and proof of receipt of goods or performance of the services invoiced. GRANTEE shall certify in writing that all subcontractors and vendors have been paid for work and materials from previous payments received prior to receipt of any further payments. COUNTY shall not pay GRANTEE until the Clerk to the Board of County Commissioners pre-audits payment invoices in accordance with the law.

2.3 GRANTEE shall be paid for its actual cost not to exceed the maximum amount budgeted pursuant to the attached Exhibit "B."

3. ELIGIBLE EXPENDITURES. Only eligible expenditures described in Proposals will be paid by COUNTY. Any expenditures paid by COUNTY which are later deemed to be ineligible expenditures shall be repaid to COUNTY within thirty (30) days of COUNTY'S written request to repay said funds. COUNTY may request repayment of funds for a period of up to one (1) year after termination of this Agreement or any extension or renewal thereof.

4. PAYMENT REQUESTS. Payment requests for interim draws and final payment must be submitted to the County in the form of the Request for Funds form attached to this Agreement as Exhibit "C." All payments are on a reimbursement basis only after proof of paid invoices are presented to the County. County may withhold any interim draw for failure to provide the interim status report, and County shall withhold final payment until receipt of the final status report or other final report acceptable to County. All invoices and requests for payment including the final payment must be received within ninety (90) days of termination of this Agreement. Any invoices and requests for payment not received in this time frame shall be returned to the Grantee and rejected for payment.

5. INSURANCE. GRANTEE is required to submit a Certificate of Insurance naming Collier County, and its Board of County Commissioners and the Tourist Development Council as additionally insured. The insurance coverages identified in the Certificate of Insurance shall be maintained without interruption from the date of commencement of the Projects until the date of completion of all Projects required hereunder or as specified in this Agreement, whichever is longer. The Certificate of Insurance shall be issued by a company licensed in the State of

Florida, with a current A.M. Best Financial rating of "Class VI" or higher, and provide General Liability Insurance for no less than the following amount:

Bodily Injury Liability - \$300,000 each claim per person

Property Damage Liability - \$300,000 each claim per person

Personal Injury Liability - \$300,000 each claim per person

Worker's Compensation and Employer's Liability – Statutory

The Certificate of Insurance must be delivered to the County Manager, or his designee, within ten (10) days of execution of this Agreement by COUNTY. GRANTEE shall not commence activities which are to be funded pursuant to this Agreement until COUNTY has received the Certificate of Insurance.

6. CHOICE OF VENDORS AND FAIR DEALING. GRANTEE may select vendors or subcontractors to provide services as described in Proposal. COUNTY shall not be responsible for paying vendors and shall not be involved in the selection of subcontractors or vendors. GRANTEE agrees to disclose any relationship between GRANTEE and subcontractors and/or vendors, including, but not limited to, similar or related employees, agents, officers, directors and/or shareholders. COUNTY may, in its discretion, object to the reasonableness of the expenditures and require repayment if invoices have been paid under this Agreement for unreasonable expenditures. The reasonableness of the expenditures shall be based on industry standards.

7. INDEMNIFICATION. To the extent permitted by law, GRANTEE shall hold harmless and defend COUNTY, and its agents and employees, from any and all suits and actions including attorney's fees and all costs of litigation and judgments of any name and description arising out of or incidental to the performance of this Agreement or work performed thereunder. This provision shall also pertain to any claims brought against the COUNTY by any employee of the

named GRANTEE, any subcontractor, or anyone directly or indirectly employed or authorized to perform work by any of them.

8. NOTICES. All notices from COUNTY to GRANTEE shall be in writing and deemed duly served if mailed by registered or certified mail to GRANTEE at the following address:

Chad Merritt, Director
Parks, Recreation, and Facilities Department
City of Naples
280 Riverside Circle
Naples, Florida 34102
cmerritt@naplesgov.com

All notices from GRANTEE to COUNTY shall be in writing and deemed duly served if mailed by registered or certified mail to COUNTY at the following address:

Andrew Miller, Manager
Coastal Zone Management
Collier County Government
2685 S. Horseshoe Drive
Naples, Florida 34104
Andrew.Miller@colliercountyfl.gov

GRANTEE and COUNTY may change their above mailing address at any time upon giving the other party written notification pursuant to this section.

9. NO PARTNERSHIP. Nothing herein contained shall be construed as creating a partnership between COUNTY and GRANTEE, or its vendor or subcontractor, or to constitute GRANTEE, or its vendor or subcontractor, as an agent or employee of COUNTY.

10. TERMINATION. COUNTY or GRANTEE may cancel this Agreement with or without cause by giving thirty (30) days advance written notice of such termination pursuant to Section 8 and specifying the effective date of termination. If COUNTY terminates this Agreement, COUNTY will pay GRANTEE for all expenditures incurred, or contractual obligations incurred

with subcontractors and vendors, by GRANTEE up to the effective date of the termination so long as such expenses are eligible.

11. GENERAL ACCOUNTING. GRANTEE is required to maintain complete and accurate accounting records and keep tourism tourist development tax funds in a separate checking account. All revenue related to the Agreement should be recorded, and all expenditures must be incurred within the terms of this Agreement.

12. AVAILABILITY OF RECORDS. GRANTEE shall maintain records, books, documents, papers and financial information pertaining to work performed under this Agreement. GRANTEE agrees that COUNTY, or any of its duly authorized representatives, shall, until the expiration of three (3) years after final payment under this Agreement, have access to, and the right to examine and photocopy any pertinent books, documents, papers, and records of GRANTEE involving transactions related to this Agreement.

13. AVAILABILITY OF FUNDS: This Agreement is subject to the availability of Tourist Development Tax revenues. If for any reason tourist tax funds are not available to fund all or part of this Agreement, the COUNTY may upon written notice, at any time during the terms of this Agreement, and at its sole discretion, reduce or eliminate funding under this Agreement.

14. PROHIBITION OF ASSIGNMENT. GRANTEE shall not assign, convey, or transfer in whole or in part its interest in this Agreement without the prior written consent of COUNTY.

15. TERM. This Agreement shall become effective on October 1, 2023 and shall remain effective until sixty (60) days after completion of the Project described in Exhibit "A", but no later than November 30, 2024.


16. AMENDMENTS. This Agreement may only be amended in writing by mutual agreement of the parties and after recommendation by the Tourist Development Council if appropriate, i.e. pertaining to the expenditure of Tourist Development Tax.

17. REQUEST FOR EXTENSION. Any request for additional time to complete the Projects described herein, or any request for additional Tourist Development Tax funds must be made in writing and received by the County Manager or designee at least thirty (30) days prior to the end date of this Agreement as provided in Section 15, TERM.

IN WITNESS WHEREOF, GRANTEE and COUNTY have each respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

DATED:
ATTEST:
CRYSTAL Kinzel, Clerk


BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

by  9/28/23
Attest as to Chairman's Deputy Clerk
signature only

By: 
Rick LoCastro, Chairman

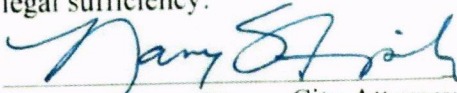
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legality:

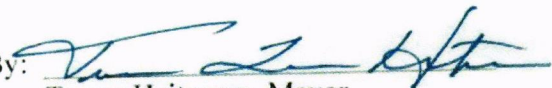

Colleen M. Greene
Managing Assistant County Attorney

ATTEST:

PATRICIA RAMBOSK, City Clerk

(corporate seal)
CITY OF NAPLES

Approved as to form and
legal sufficiency:


Vose Law Firm, City Attorney

By: 
Teresa Heitmann, Mayor



Executive Summary

Recommendation to approve a beach fill project on Vanderbilt Beach and to (1) authorize a Purchase Order in the amount of \$165,212.50 for construction to Earth Tech Enterprises, Inc. under Agreement 21-7885 “Beach Maintenance Related Activities” for an On-Call Urgent Services beach fill project on Vanderbilt Beach and a Purchase Order for \$49,500 to Stewart Materials, LLC under Agreement 21-7827 “Beach Compatible Sand Supply” for the purchase of beach quality sand, and (2) make a finding that this expenditure promotes tourism (Project 90066).

OBJECTIVE: To approve a beach fill project on Vanderbilt Beach in the amount of \$214,712.50.

CONSIDERATIONS: Over the summer / fall of 2024, Hurricanes Debby, Helene, and Milton caused extensive erosion along much of Collier County beaches. Post-storm monitoring reports recommended renourishment projects at Vanderbilt, Pelican Bay, and Naples beaches to address the heavy sand losses due to the storms. Renourishment projects at all three beaches are currently under design and anticipated to be constructed in the fall / winter of 2025/2026.

Since the storms of summer 2024, erosion at Vanderbilt beach between FDEP reference monuments R-28 and R-29 (approximately 500’ north of Vanderbilt Beach Road) has increased to the point that the beach width at higher tides is insufficient to provide access for emergency vehicles.

On March 8, 2022 (Item 16.A.12) the Board awarded contract No. 21-7885 “Beach Maintenance Related Activities” to TSI Disaster Recovery, LLC, Earth Tech Enterprises, Inc., and Kelly Brothers, Inc. for providing on-call urgent beach-related maintenance activities. TSI Disaster Recovery, LLC is no longer available under the contract. Due to the urgency of the request, quotes for the work were requested from Earth Tech Enterprises, Inc. and Kelly Brothers, Inc., to be due by June 18, 2025. Kelly Brothers, Inc. responded with a no-bid on June 17, 2025, and Earth Tech's quoted price for construction, received on June 19, 2025, at \$165,212.50.

On May 11, 2021 (Item 11.H), the Board awarded Agreement No. 21-7827 “Beach Compatible Sand Supply” to Stewart Materials, LLC to supply beach-compatible sand for the renourishing of County beaches. The purchase of approximately 4,500 tons of sand at the contract price of \$11.00 per ton, or up to \$49,500 is necessary to complete the project.

Since the combined quotes totaling \$214,712.50, exceed the \$200,000 amount approved by the Tourist Development Council on June 17, 2025, staff will seek additional authorization from the Tourist Development Council at their July 15, 2025 meeting. Approval of this item will allow the selected contractor to construct an expedited truck haul beach fill operation to provide a short-term remedy to address the current erosion until the full-scale renourishment project re-establishes the 100’ design standard beach width in the fall of 2025. The intent of the expedited spot renourishment is to obtain Board approval and immediately issue Purchase Orders so that work can be completed before the upcoming July 4, 2025 holiday weekend.

This item is consistent with the Quality of Place Objectives of the County’s Strategic Plan

ADVISORY COMMITTEE RECOMMENDATIONS: The Tourist Development Council (TDC) approved a not to exceed amount of \$200,000 for this project on June 17, 2025 (8-0). This item will be returned to the TDC to seek authorization for the additional expenditure of tourist development tax funds (\$14,712.50). This item will be presented to Coastal Advisory Committee (CAC) as an after-the-fact notification on July 10, 2025.

FISCAL IMPACT: Funding in the amount of \$200,00 is available within the TDC Beach Renourishment Fund (1105), Vanderbilt Beach Maintenance Project (90066). The source of funding is tourist development tax. The remaining \$14,712.50 is available within the MSTU General Fund (1101), Coastal Zone Management (110409), pending approval by the Tourist Development Council. Upon approval, the general fund will be reimbursed, and the expenditure will be charged to TDC Beach Renourishment Fund (1105).

GROWTH MANAGEMENT IMPACT: This item is consistent with the Conservation and Coastal Management

Element of the Growth Management Plan.

LEGAL CONSIDERATIONS: : This item is approved as to form and legality and requires majority vote for approval.
– CMG

RECOMENDATIONS: Recommendation to approve a beach fill project on Vanderbilt Beach and to (1) authorize a Purchase Order in the amount of \$165,212.50 for construction to Earth Tech Enterprises, Inc. under Agreement 21-7885 “Beach Maintenance Related Activities” for an On-Call Urgent Services beach fill project on Vanderbilt Beach and a Purchase Order for \$49,500 to Stewart Materials, LLC under Agreement 21-7827 “Beach Compatible Sand Supply” for the purchase of beach quality sand, and (2) make a finding that this expenditure promotes tourism (Project 90066).

Prepared by: Andrew Miller, P.E., Coastal Zone Management, Capital Project Planning, Impact Fees and Program Management Division