



**Request for Information
Collier County Proposed All Terrain Vehicle Park Project**

Collier County Growth Management Division
- Construction and Maintenance
2885 S. Horseshoe Drive
Naples, FL 34104

May 31, 2013

To Interested Providers:

Collier County is seeking interested parties to collaborate in evaluating the potential for public-private partnerships to provide All Terrain Vehicle (ATV) enjoyment for its residents.

Included with this Request for Information, there is a brief background detailing the history of our endeavors and an outline for the information we are seeking. Should you be interested, please prepare a letter of interest and provide the information requested.

Please provide all pertinent information by July 1, 2013 to:

Connie Deane
Community Liaison
Collier County Growth Management Division - Construction and Maintenance
2885 S. Horseshoe Drive
Naples, FL 34104
E-mail: conniedeane@colliergov.net
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Thank you in advance for your time and consideration. Please be advised that submittals will be reviewed by the committee and it may take some time to make a determination but we will get back to you.

Respectfully,

Nick Casalanguida
Administrator
Growth Management Division

Joe Pelletier
Chairman
ATV Park Ad Hoc Committee

C: Barry Williams
Toni Mott

Background

In 2002 South Florida Water Management District (SFWMD) made an agreement with Collier County to provide 640 acres for all terrain vehicle (ATV) activity. In 2007, the agreement was amended to provide a temporary site for ATV's along with a permanent site at Lake Trafford in Collier County once the dredging of the lake is complete and the site is remediated for arsenic consistent with the stipulations in the agreement. This is expected to take several years to complete.

The SFWMD and Collier County have investigated other opportunities in an effort to provide a site more quickly and at a better value to the taxpayer. Land available for such use is not readily accessible due to the cost of land; difficulty in finding land that is not considered environmentally sensitive and some lands require special permitting.

In 2011, after the SFWMD still had not provided a suitable property that met with agreed requirements; SFWMD agreed to give Collier County a \$3 million settlement to launch their own search. The Collier County Growth Management Division and Collier County Parks and Recreation Department are tasked with searching for land appropriate and suitable for an ATV Park site. Public Information Meetings have been held to gather public input from ATV riders themselves and an ATV Park Site Ad Hoc Committee has been formed to assist county staff in this endeavor.

After indentifying potential areas that do not appear to be environmentally sensitive and could potentially be used for ATV park purposes, letters were sent (200 plus parcels, 73 property owners) to determine property owners' interest in discussing the options available for the use of private land for the establishment of an ATV Park. Options could include:

- A. Purchase or lease of private land;
- B. Easements for the establishment of ATV trails over private land to connect with lands of other property owners;
- C. Or possibly a private/public partnership where private property owner(s) may develop and operate an ATV Park on their land with the assistance of, and full or partial funding by, the county; and/or
- D. The potential for substantial volunteer assistance and funding from the ATV community.

At this point no property owners within Collier County have shown an interest in working toward an agreement with the county for ATV use.

Goals and Objectives

The committee has requested and received approval from the Board of County Commissioners (BCC) as of February 2013 to seek interest and ideas from inside and outside of Collier County. Considerations could include, but are not limited to, one or more of the following options:

- A lump sum investment with permanent price reductions for Collier County residents;
- An allocated annual draw down fund for Collier County residents;
- An annual committed investment with corresponding price reductions for Collier County residents;
- Purchase or lease of private land;
- Easements for the establishment of ATV trails over private land to connect with lands of other property owners; and/or

- A private/public partnership where private property owner(s) may develop and operate an ATV Park on their land with the assistance of, and full or partial funding by, the county.

Additional recommendations will be open to consideration.

Request for information

The county is currently undergoing a due diligence process in an attempt to obtain and evaluate information from interested property owners within and outside of the Collier County borders on the use of land for ATV riders. If you are interested in working with Collier County in this endeavor the county requests that you provide the items listed below, and any other relevant information that may be useful.

1. Location
2. Size
3. Description of property including but not limited to:
 - a. Terrain
 - b. Vegetation
 - c. Sensitive lands
 - d. Restrictions
 - e. Abutting properties
4. Existing activities and uses
5. Zoning and permit status
6. If an existing park, please provide:
 - a. Prices
 - b. Business plan
 - c. Website information
 - d. Brochures
 - e. Hours of operation
 - f. Amenities
 - g. Types of uses
 - h. Length of time in business
7. If a proposed park site, please provide:
 - a. Business plan
 - b. Anticipated opening date
 - c. Amenities
 - d. Types of uses
 - e. Hours of operation
 - f. Website, if any

Process and Tentative Calendar

Based on the level of interest, the county may engage in additional discussions with interested parties. The objective of these initial discussions will be to provide an update on the project to interested parties, as well as provide an opportunity for interested parties to engage in a dialogue with representatives from the ATV Park Site Ad Hoc Committee and/or county staff including the County Attorney and financial officers.

Subsequent to the RFI process, the County anticipates developing and issuing a Request for Proposal from interested parties.

The following timetable should be used as a working guide for planning purposes only. The county reserves the right to adjust this timetable as required during the course of the RFI process.

| Event | Date |
|--------------------------------------------|-----------------------|
| Initial Publication of RFI Notice | May 31, 2013 |
| Last Date for Receipt of Written Questions | June 28, 2013 at Noon |
| RFI Closing Date and Time | July 1, 2013 at Noon |