

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

IMMOKALEE AREA MASTER PLAN

Prepared by

IMMOKALEE MASTER PLAN AND VISIONING COMMITTEE

Prepared for

**COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY and the
BOARD OF COUNTY COMMISSIONERS**

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~~III. IMPLEMENTATION STRATEGY~~

~~(VI) This section places the plan into effect. Implementation strategies include the Goals, Objectives and Policies, and the Land Use Designation Description Section.~~

~~(VI) GOALS, OBJECTIVES AND POLICIES~~

~~(VI) GOAL 1: TO GUIDE LAND USE SO AS TO ENHANCE IMMOKALEE'S QUALITY OF LIFE, NATURAL BEAUTY, ENVIRONMENT, SMALL-TOWN CHARACTER, STABLE NEIGHBORHOODS, STATUS AS AN URBAN HUB FOR THE SURROUNDING AGRICULTURAL REGION, TOURISM INDUSTRY, AND THE IMMOKALEE AIRPORT'S DESIGNATION AS A PORT-OF-ENTRY.~~

~~(VI) OBJECTIVE 1.1:~~

~~Unless otherwise permitted in this Master Plan for Immokalee, new or revised uses of land shall be consistent with designations outlined on the Future Land Use Map. The Future Land Use Map and companion Future Land Use Designations, Districts and Subdistricts shall be binding on all Development Orders effective with the adoption of the Master Plan for Immokalee. Through the magnitude, location and configuration of its components, the Future Land Use Map is designed to coordinate land use with the natural environment including topography, soil and other resources; maintain and develop cohesive neighborhood units; promote a sound economy; and discourage undesirable growth and development patterns. Standards and permitted uses for each Immokalee Master Plan Future Land Use District and Subdistrict are identified in the Designation and Description Section.~~

~~(VI) Policy 1.1.1:~~

~~The URBAN Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:~~

~~(VI) A. URBAN – MIXED USE DISTRICT~~

- ~~1. Low Residential Subdistrict~~
- ~~2. Mixed Residential Subdistrict~~
- ~~3. High Residential Subdistrict~~
- ~~4. Neighborhood Center Subdistrict~~
- ~~5. Commerce Center – Mixed Use Subdistrict~~
- ~~6. Planned Unit Development Commercial Subdistrict~~
- ~~7. Recreational Tourist Subdistrict~~

~~(VI) B. URBAN – COMMERCIAL DISTRICT~~

- ~~1. Commercial Subdistrict – S.R. 29 and Jefferson Ave.~~

~~(VI) C. URBAN – INDUSTRIAL DISTRICT~~

- ~~1. Industrial Subdistrict~~
- ~~2. Commerce Center – Industrial Subdistrict~~
- ~~3. Business Park Subdistrict~~

~~(I)(VI) Policy 1.1.2: –~~

~~Overlays and Special Features include:~~

- ~~1. Urban Infill and Redevelopment Area~~

~~(VI) Policy 1.1.3:~~

~~Collier County shall closely coordinate the location, timing, intensity and design of future development. This policy shall be implemented through the Adequate Public Facilities Ordinance in the Land Development Code, adopted by Ordinance No. 04-41, as amended, on June 22, 2004 and effective October 18, 2004, as amended.~~

~~(VI) Policy 1.1.4:~~

~~Land use transition between lower and higher intensity uses shall be achieved through the use of natural vegetative open space buffers, physical barriers such as berms, hedges or other landscape cover, setbacks and height limitations as described in the zoning and landscape sections of the Land Development Code.~~

~~(VI) Policy 1.1.5:~~

~~Land uses that meet the residential needs of the Immokalee community (e.g. day care, health care needs, schools, grocery shopping, recreation) shall be designated within a reasonable walking distance of those portions of the community which are or will likely become heavily pedestrian in nature.~~

~~(VI) Policy 1.1.6~~

~~Existing agricultural activities may continue within the Urban Designated Area. New agricultural uses are permitted as long as they do not become either a nuisance or create noxious conditions.~~

~~(V)(VI)(VII) Policy 1.1.7:~~

~~The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the IAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE, Policy 5.14 and Intergovernmental Coordination Element, Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the~~

~~School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE, Policy 5.14.~~

~~**(VI) OBJECTIVE 1.2:**~~

~~Reinstate the former Main Street Program under a new name to provide a means for improving the physical appearance of the commercial building stock along the Main Street corridor, from First Street to Westelox Street.~~

~~**(VI) Policy 1.2.1:**~~

~~The Immokalee Master Plan and Visioning Committee, in coordination with the Community Redevelopment Agency Advisory Committee, shall work with a consultant to develop a plan that focuses on the development and/or redevelopment of commercial structures and businesses along Main Street.~~

~~**(VI) Policy 1.2.2:**~~

~~Collier County staff, in cooperation with various Immokalee community groups, may seek partnership opportunities with the local Community Redevelopment Agency Advisory Committee, Front Porch, Weed and Seed and other alternative funding sources to promote and/or expedite the development or redevelopment of commercial businesses and structures within the Main Street Program area.~~

~~**(VI) OBJECTIVE 1.3:**~~

~~Encourage innovative approaches in urban and project design that enhance both the environment and the visual appeal of Immokalee.~~

~~**(VI) Policy 1.3.1:**~~

~~Collier County staff will continue to work with the Immokalee community to identify alternative funding sources to implement programming for, streetscape, linked open space and pedestrian and bicycle amenities that are compatible with an overall redevelopment strategy.~~

~~**(VI) OBJECTIVE 1.4:**~~

~~Provide land use designations, criteria and zoning that recognizes the needs of pedestrians.~~

~~**(VI) Policy 1.4.1:**~~

~~Comprehensive Planning staff will continue to coordinate with the Transportation Division regarding its existing and future plans for sidewalks, pathways and other forms of alternative transportation for the Immokalee community.~~

~~(VI) Policy 1.4.2:~~

~~Collier County staff, in cooperation with the local Immokalee Community Redevelopment Agency Advisory Committee, shall consult with the Collier County Pathways Advisory Committee regarding enhancing and improving the existing pathway and sidewalk facilities.~~

~~(VI) Policy 1.4.3:~~

~~Collier County shall encourage pedestrian-friendly design for future projects located within the Immokalee Urban Area.~~

~~(VI) OBJECTIVE 1.5:~~

~~The Collier County Board of County Commissioners recognizes the need for farm labor to support the County's agricultural industry and encourages the provision of decent, safe and affordable housing units for farm workers in Immokalee. The provision for farm labor housing, as identified in Section 5.05.03 of the Collier County Land Development Code, complies with Section 10D-25 of the Florida Administrative Code (F.A.C.).~~

~~(VI) Policy 1.5.1:~~

~~New housing for seasonal, temporary or migrant workers shall be permitted in any land use designation provided that such housing is permitted under Section 10D-25, F.A.C., and does not conflict with the existing zoning districts or the Immokalee Area Future Land Use Map.~~

~~(VI) Policy 1.5.2:~~

~~"Transient Housing" or "Migrant Labor Camps", as defined by Section 10D-25, F.A.C., may also be developed in areas designated for commercial land uses on the Immokalee Area Future Land Use Map. Such housing must meet the requirements of the General Commercial Zoning District (C-4) of the Collier County Land Development Code, as amended.~~

~~**GOAL 2: CREATE AN ENVIRONMENT WITHIN WHICH ALL WORKING, DISABLED AND RETIRED RESIDENTS, AND THEIR IMMEDIATE FAMILIES, WILL HAVE A REASONABLE OPPORTUNITY TO PROCURE SAFE, SANITARY, AND AFFORDABLE HOUSING CONSISTENT WITH THE DESIRED CHARACTER OF THE AREA AS IDENTIFIED IN THE IMMOKALEE AREA MASTER PLAN.**~~

~~(VI) OBJECTIVE 2.1:~~

~~Collier County shall promote the conservation and rehabilitation of housing in Immokalee neighborhoods.~~

~~(VI) Policy 2.1.1:~~

~~Expansion of urban facilities and services shall enhance and maintain the viability of existing urban residential areas. Needed public infrastructure improvements in these areas shall receive priority in the Capital Improvement Element.~~

~~(VI) Policy 2.1.2:~~

~~Collier County shall assist in upgrading existing neighborhoods through active code enforcement, and providing capital improvements in such neighborhoods.~~

~~(VI) Policy 2.1.3:~~

~~Collier County shall ensure that government services and facilities needed to support housing are provided concurrent with development and meet the demands of the Immokalee Community.~~

~~(VI) OBJECTIVE 2.2:~~

~~Collier County has collected and will use the data resulting from the Immokalee Housing Initiative Program Survey to identify the current housing stock in order to address the affordable-workforce housing needs of the area.~~

~~(VI) Policy 2.2.1:~~

~~The County Operations Support and Housing Department will analyze the data collected from the Immokalee Housing Initiative Program Survey and establish a process for revitalizing Immokalee's neighborhoods.~~

~~(VI) Policy 2.2.2:~~

~~The County shall continue to research initiatives such as land banking of foreclosed upon land due to County held liens, land grants from County and other public holdings, and tax incentives for private owners who commit to developing affordable-workforce housing.~~

~~(VI) OBJECTIVE 2.3:~~

~~The County will continue to explore and provide innovative programs and regulatory reforms that reduce the costs of development and maintenance of safe and sanitary affordable-workforce housing for Immokalee residents.~~

~~(VI) Policy 2.3.1:~~

~~On November 18, 2003, the Board of County Commissioners approved \$1.85 million in economic and housing incentives. These incentives shall continue to provide for fee payment assistance, property tax stimulus, impact fee deferrals, and economic development.~~

~~(VI) Policy 2.3.2:~~

~~The County Operations Support and Housing Department will continue to promote public/private partnerships that address the availability of affordable-workforce housing by improving existing processes and implementing new processes of networking resources among private developers, contractors, County officials, and Immokalee residents seeking housing.~~

~~(VI) Policy 2.3.3:~~

~~The Code Enforcement Department will prioritize the enforcement of codes related to substandard housing that constitutes a serious threat to the public's health, safety and welfare. Policies on demolition of such structures will be enforced and the Code Enforcement Board used to levy appropriate fines.~~

~~(VI) Policy 2.3.4:~~

~~The Community Development and Environmental Services Division will research and develop strategies to replace and/or provide affordable workforce housing through non-profit providers throughout the Immokalee Community Redevelopment Area.~~

~~(VI) OBJECTIVE 2.4:~~

~~There shall be an annual effort to coordinate with federal, state, local and private agencies to seek funding to meet the housing needs as identified in the Housing Element of the Growth Management Plan and to assure consistency with federal, state and local regulations concerning migrant labor camps.~~

~~(VI) Policy 2.4.1:~~

~~The County Operations Support and Housing Department will meet with representatives of the Rural Economic Development Administration to improve the County's ability to attract government grants and loans to develop affordable workforce housing.~~

~~(VI) Policy 2.4.2:~~

~~By September 2007, the Community Development and Environmental Services Division will review the State of Florida's Environmental Health and Housing Code requirements for those units licensed as migrant labor camps. If warranted based upon that review, the Division will initiate appropriate modifications to the Collier County Housing Code.~~

~~(VI) Policy 2.4.3:~~

~~The County Manager, or his designee, in cooperation with the Florida Department of Health, shall be responsible for an annual report to the Board of County Commissioners on identified "living quarters for four or more seasonal, temporary or migrant farm workers" as defined in Chapter 10D-25, F.A.C. The report shall include recommendations on improvements to ensure County code and F.A.C. compliance and suggested amendments to County codes that may restrict needed rehabilitation and new development.~~

~~(VI) Policy 2.4.4:~~

~~Continue to collaborate with all private groups seeking to furnish shelters for the homeless, and/or abused women and children in Immokalee.~~

~~(VI) GOAL 3: THE COUNTY SHALL CONTINUE TO PLAN FOR THE PROTECTION, CONSERVATION AND MANAGEMENT OF ITS NATURAL RESOURCES AS REQUIRED IN THE GROWTH MANAGEMENT PLAN.~~

~~(VI) OBJECTIVE 3.1:~~

~~The County shall continue to protect and preserve natural resources within the Immokalee Urban Designated Area and on adjacent lands within the Rural Lands Stewardship Area Overlay.~~

~~(VI) Policy 3.1.1:~~

~~The Immokalee Area Master Plan shall be updated as appropriate to reflect the recommendations resulting from the programmatic commitments of the Conservation and Coastal Management Element of the Growth Management Plan.~~

~~(VI) Policy 3.1.2:~~

~~Collier County shall ensure that government services and facilities related to the conservation and management of natural resources are made available to the Immokalee Community.~~

~~(VI) GOAL 4: IN A COST EFFICIENT MANNER, PROVIDE AMPLE, HIGH QUALITY AND DIVERSE RECREATIONAL OPPORTUNITIES FOR THE IMMOKALEE COMMUNITY.~~

~~(VI) OBJECTIVE 4.1:~~

~~Collier County shall implement a parks and recreation program for Immokalee that is equivalent to Collier County standards, taking into consideration plans that reflect citizens' recreational preferences and offer recreational opportunities for all age groups.~~

~~(VI) Policy 4.1.1:~~

~~In accordance with Objective 3.1, and subsequent policies, of the Recreation and Open Space Element, the County Parks and Recreation Department shall, by 2010, develop a Community and Regional Park Plan.~~

~~The plan and budget will be based upon such things as a survey of the preferences and priorities of Immokalee's seasonal and permanent population. The survey should include:~~

- ~~a. Questions concerning community-wide and neighborhood park recreation issues.~~
- ~~b. Differentiates by neighborhood the estimates of the population's priorities among alternative combinations of types of parks and recreation sites, facilities, equipment, and services.~~
- ~~c. Be conducted during peak permanent and seasonal population periods.~~

~~(VI) Policy 4.1.2:~~

~~The County Public Services Division may locate future parks within designated Neighborhood Centers and within other areas that serve the needs of the community. This may be accomplished through funding methods including, but not limited to, the County's purchase of land, private sector land donations or through an interlocal agreement between Collier County and the Collier County School Board.~~

~~(VI) Policy 4.1.3:~~

~~Collier County shall ensure that government services and facilities related to parks and recreation are provided concurrent with the impacts of development.~~

~~(VI) GOAL V: FUTURE GROWTH AND DEVELOPMENT SHALL BE SUPPORTED BY A NETWORK OF ROADS, SIDEWALKS, AND BIKEPATHS THAT ARE EFFICIENT AND SAFE, AND ENHANCE AND PRESERVE IMMOKALEE'S SMALL TOWN CHARACTER.~~

~~(VI) OBJECTIVE 5.1:~~

~~The County shall provide for the safe and convenient movement of pedestrians, motorized and non-motorized vehicles.~~

~~(VI) Policy 5.1.1:~~

~~The Traffic Circulation Map in the Transportation Element will graphically depict Immokalee's future roadway network, and identify specific roadway improvements needed to implement the Immokalee Area Master Plan's Future Land Use Map and will be updated as new information is available. These improvements will be prioritized and placed into the Capital Improvement Element after further transportation analysis is completed.~~

~~(VI) Policy 5.1.2:~~

~~The Collier County 5-Year Pathways Plan, prepared by the Metropolitan Planning Organization with the assistance of the Pathway Advisory Committee, shall give priority to linking existing and future residential neighborhoods to each other, designated neighborhood centers, commercial, employment and public service areas. This plan will reflect the unique needs of the Immokalee community and also take into consideration the need for pedestrian walkways in Immokalee.~~

~~(VI) Policy 5.1.3:~~

~~Existing and future bikepaths for the Immokalee community shall be graphically depicted within the Collier County 5-Year Pathways Plan.~~

~~(VI) Policy 5.1.4:~~

~~The County Transportation and the Community Development and Environmental Services Divisions shall ensure that sidewalks and bikepaths constructed by or for the County are~~

~~provided concurrent with the impacts of development and meet the demands of the Immokalee Community.~~

~~**(VI) GOAL 6: ENHANCE AND DIVERSIFY THE LOCAL ECONOMY OF THE
IMMOKALEE COMMUNITY AS DETAILED IN THE ECONOMIC
ELEMENT OF THE GROWTH MANAGEMENT PLAN.**~~

~~**(VI) OBJECTIVE 6.1:**~~

~~The County shall promote economic development opportunities throughout the Immokalee Urban Area.~~

~~**(VI) Policy 6.1.1:**~~

~~The County, in cooperation with the Immokalee Chamber of Commerce, the Collier County Airport Authority, and the Economic Development Council, shall continue to promote economic opportunities at the Immokalee Regional Airport and the surrounding commercial and industrial areas.~~

~~**(VI) Policy 6.1.2:**~~

~~The Community Development and Environmental Services Division will coordinate with the Collier County Sheriff's Department on investigating and pursuing any funding opportunities available under the Safe Neighborhood Act to assist with enhancing the Immokalee community. Crime Prevention Through Environmental Design (CPTED) principles shall be encouraged in all development standards.~~

~~**(VI) Policy 6.1.3:**~~

~~Collier County staff in cooperation with the Economic Development Council and other Immokalee community agencies shall coordinate with the Collier County School Board to ensure that the employment skills and training needed are available for the types of industries located in the Immokalee Community.~~

~~**(VI) Policy 6.1.4:**~~

~~Ensure that economic policies, programs and incentives pursued by Collier County within the Immokalee Urban Area are managed so as to provide a benefit to the community.~~

LAND USE DESIGNATION DESCRIPTION SECTION

The following section describes land use designations shown on the Immokalee Master Plan Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning request will be approved.

~~(VI) A. Urban – Mixed Use District~~

~~— The purpose of this District is to provide for residential and non-residential land uses, including mixed-use developments such as Planned Unit Developments. Certain recreation/tourist and commercial uses are also allowed subject to criteria.~~

~~(VI) 1. Low Residential Subdistrict~~

~~The purpose of this designation is to provide a Subdistrict for low density residential development. Residential dwellings shall be limited to single-family structures and Duplexes. Multi-Family dwellings shall be permitted to provide they are within a Planned Unit Development. Mobile Home development shall be permitted in the form of mobile home sub-divisions or parks and as a mobile home overlay as defined by the Land Development Code. A density less than or equal to four (4) dwelling units per gross acre is permitted.~~

~~(VI) 2. Mixed Residential Subdistrict~~

~~The purpose of this designation is to provide for a mixture of housing types within medium density residential areas. Residential dwellings shall include single family structure, multi-family dwellings, individual mobile homes, and duplexes on a lot by lot basis. A density less than or equal to six (6) dwellings units per gross acre is permitted.~~

~~(VI) 3. High Residential Subdistrict~~

~~The purpose of this designation is to provide a Subdistrict for high density residential development. Residential dwellings shall be limited to multi-family structures and less intensive units such as single family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code. A density less than or equal to eight (8) dwelling units per gross acre is permitted.~~

~~(VI) 4. Neighborhood Center Subdistrict~~

~~The purpose of this land use classification is to provide for centers of activity that serve the needs of the surrounding neighborhoods. The centers should contain a mix of neighborhood oriented uses such as day care center, parks, schools, and governmental activities. Other development criteria that shall apply to all neighborhood centers includes the following:~~

- ~~— a. To achieve a neighborhood character, these centers are encouraged to be anchored by elementary schools, neighborhood scale parks, and/or churches.~~
- ~~— b. A center should be limited to 80-120 acres in size, and will serve a population ranging between 5,000 to 7,500 people, or accommodate a service area of one (1) mile radius.~~

- ~~c. The Neighborhood Centers should be no closer than one (1) mile.~~
- ~~d. Non-residential uses shall be at least 20% of the size of the Neighborhood Center.~~
- ~~e. Residential development within the designated Neighborhoods Centers shall permit a maximum density of twelve (12) units per gross acre.
Residential dwelling units shall be limited to multi-family structures and less intensive units such as single-family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.~~
- ~~f. Commercial development shall be permitted within a Neighborhood Center provided all of the following criteria are met;
 - ~~1. Commercial uses shall be limited to barber and beauty shops; drug stores; deli; meat market; bicycle services; restaurant; dry cleaning; veterinary clinics; medical offices; laundry facilities; any other convenience commercial uses which is compatible in nature with the foregoing uses. The Collier County School Board will be notified of any proposed use to avoid conflict with the nearby schools; and~~
 - ~~2. No commercial use shall be permitted within a ¼ mile of an existing school property line within a Neighborhood Center; and~~
 - ~~3. Access to the commercial development must in no way conflict with the school traffic in the area; and~~
 - ~~4. The design of any proposed commercial development must take into consideration the safety of the school children; and~~
 - ~~5. The projects within the Neighborhood Centers shall encourage provisions for shared parking arrangements with adjoining developments; and~~
 - ~~6. Driveways and curb cuts shall be consolidated with adjoining developments; and~~
 - ~~7. Projects directly abutting residentially zoned property shall provide, at a minimum, a 50 foot setback and landscape buffer; and~~
 - ~~8. Projects shall provide a 10 foot wide landscaped strip between the abutting right-of-way and the off-street parking area.~~~~

~~From time to time new Neighborhood Centers may be proposed. No two centers may be closer than one mile from each other. New Neighborhood Centers would require market justification and must meet size, spacing and use criteria expressed earlier.~~

~~5. **Commerce Center – Mixed Use Subdistrict**~~

~~The purpose of this designation is to create a major activity center that services the entire Immokalee Urban Designated Area and surrounding agricultural area. The Mixed-Use District shall function as an employment center and shall encourage commercial and institutional uses. Uses permitted within this Subdistrict shall include shopping center, governmental institutions, middle or high school, community park and other employment generating uses. Other permitted commercial uses shall include transient lodging facilities at 26 dwelling units per acre. The appropriate zoning districts include C-1 through C-4 as identified in the Land Development Code.~~

~~In considering new commercial zoning, priority shall be given to protecting existing residential uses. Residential development is permitted within the mixed-use Subdistrict at a maximum density of twelve (12) units per gross acre. Residential dwellings shall be limited to multi-family structures and less intensive units such as single-family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.~~

~~The mixed-use district will be controlled via a series of performance standards that address issues of buffering, noise, signage, lighting, architectural compatibility, lot size, parking and landscaping.~~

~~6. **Planned Unit Development Commercial Subdistrict**~~

~~Commercial development shall be permitted within a Planned Unit Development provided the following size and development criteria are met. There are three (3) categories for PUD Commercial. The commercial component within a PUD will be allowed to develop up to the maximum acreage specified in the table below:~~

	<u>CATEGORY I</u>	<u>CATEGORY II</u>	<u>CATEGORY III</u>
PUD Acres	80+	160+	300+
Maximum Commercial Acres	5 acres	10 acres	20 acres
Permitted Zoning	C-2	C-3	C-2, C-3 & C-4

~~In addition to the above criteria, the following standards must also be met:~~

- ~~a. Commercial zoning shall be no closer than one (1) mile to the nearest commerce center and no closer than one mile from the nearest PUD commercial zoning of ten acres or greater in size;~~
- ~~b. The configuration of the commercial parcel shall be no more frontage than depth unless otherwise authorized by the Board of County Commissioners;~~

- ~~6. Commercial zoning or development shall be no closer than a ¼ mile from the nearest existing elementary school boundary; and~~
- ~~d. No construction in the commercial designated area shall be allowed until 30% of the project has commenced construction unless otherwise authorized by the Board of County Commissioners.~~

~~(IV)(VI) 5. Recreational/Tourist Subdistrict~~

~~The purpose of this Subdistrict is to provide centers for recreational and tourism activity that utilize the natural environment as the main attraction. The centers should contain low intensity uses that attract both tourists and residents while preserving the environmental features of the area. Uses allowed within this Subdistrict include: passive parks; nature preserves; wildlife sanctuaries; open space; museums; cultural facilities; marinas; transient lodging facilities (including: hotel/motel, rental cabins, bed and breakfast establishments, and campsites); restaurants; recreational vehicle parks; sporting and recreational camps; low-intensity retail uses; single family homes; agriculture; and essential services as defined in the Land Development Code.~~

~~Residential development is permitted at a density of four (4) residential units per gross acre, or less. Transient lodging is permitted at a maximum density of ten (10) units per acre. Rezones are encouraged to be in the form of a Planned Unit Development (PUD). The minimum acreage requirement for a PUD within this Subdistrict shall be two (2) contiguous acres.~~

Non-residential Uses

~~Non-residential uses permitted within the Residential designation are limited to those uses that are compatible and/or support the residential character of the area. The allowed uses include: parks, open space and recreational uses, churches, libraries, cemeteries, public and private schools, day care centers and essential services as defined in the Land Development Code.~~

~~(VI) Density Rating System~~

~~The Density Rating System is only applicable to areas designated Urban, Mixed Use District, as identified on the Immokalee Future Land Use Map. The Density Rating System is applicable to the Low Residential Subdistrict to the extent that the residential density cap of 4 dwelling units per acre is not exceeded, except for the density bonus provisions for affordable workforce housing. Except as provided below, the final determination of permitted density via implementation of this Density Rating System is made by the Board of County Commissioners through an advertised public hearing process (rezone). Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

(VI) 1. The Density Rating System is applied in the following manner:

- ~~a. Within the applicable Urban designated areas, a base density of 4 residential dwelling units per gross acre is allowed, though not an entitlement. The base level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for the project, the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except mixed residential and commercial uses as provided for in the C-1 through C-3 zoning district in the Collier County Land Development Code; and, portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.~~
- ~~b. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwelling or accessory structures that are not intended and/or not designed for permanent occupancy, and is not applicable to accessory dwelling or accessory structures intended for rental or other commercial use; such accessory dwellings and structures include guest houses, guest suites, and the like.~~
- ~~c. All new residential zoning located within the Mixed Use District shall be consistent with the Density Rating System, except as provided in Policy 5.1 of the Future Land Use Element.~~
- ~~d. Within the applicable areas of the Mixed Use District, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

(VI) 2. Density Bonuses

a. Proximity to Neighborhood Center and Commerce Center – Mixed Use

~~If 50% or more of a project is within a Neighborhood Center or the Commerce Center Mixed Use District, then the maximum density allowed within the Neighborhood Center or Commerce Center Mixed Use District of twelve (12) units per acre can be averaged in with the density of the portion of the project outside of the Neighborhood Center for the entire project; however, appropriate buffering to adjacent lower intensity uses must be achieved.~~

(VI) b. Affordable-workforce Housing Bonus, By Public Hearing

~~To encourage the provision of affordable-workforce housing within certain Subdistricts in the Urban Designated Area, a maximum of up to eight (8) residential units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable-~~

~~workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04.41, as amended, adopted June 22, 2004 and effective October 19, 2004). This bonus may be applied to an entire project or portions of a project provided that the project is located within the Neighborhood Center (NC) Subdistrict, Commerce Center-Mixed Use (CC-MU) Subdistrict or any residential subdistrict.~~

~~(VI) c. Affordable-workforce Housing Bonus, By Right~~

~~To encourage the provision of affordable-workforce housing within that portion of the Urban Mixed Use District, properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, 4, 5, 6, Residential Single Family and/or RMF-6, Residential Multi-Family, for which an affordable-workforce housing project is proposed in accordance with the definitions and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), a maximum of four (4) residential units per gross acre shall be added to the base density of 4 dwelling units per acre. Therefore, the maximum density that may be achieved by right shall not exceed eight (8) dwelling units per acre. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

~~(VI) d. Residential In-fill~~

~~To encourage residential in-fill, three (3) residential dwelling units per gross acre may be added if the following criteria are met: the project is ten (10) acres or less in size; at the time of development, the project will be served by central public water and sewer; at least one abutting property is developed; the project is compatible with surrounding land uses; the property in question has no common site development plan with adjacent property; there is no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the in-fill residential density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989.~~

~~(VI) e. Roadway Access~~

~~If the project has direct access to two (2) or more arterial or collector roads or if there is project commitment for provision of interconnection of roads with existing or future adjacent projects, one (1) residential dwelling unit per gross acre may be added above the maximum density of the district.~~

~~(VI) 3. Maximum Density~~

~~The maximum permitted density shall not exceed 16 residential dwelling units per gross acre within the Urban designated area, except when utilizing the Transfer of Development Rights (TDR) Chapter 2.03.07 of the Land Development Code, adopted by Ord. No. 91-102, as amended.~~

~~(III) 4. **Density and Intensity Blending**~~

~~This provision is intended to encourage unified plans of development and to preserve the high quality wetlands, wildlife habitat, and other natural features that exist within areas of the Immokalee Urban Area, which are proximate to Lake Trafford and Camp Keais Strand. In the case of properties which are contiguous to Lake Trafford or Camp Keais Strand, which straddle the Immokalee Urban Area and the Rural Lands Stewardship Area Overlay (RLSA) as depicted on the countywide Future Land Use Map, and which were in existence and under unified control as of October 22, 2002, the allowable gross density and/or intensity may be shifted from the Urban designated lands to lands within the RLSA which are contiguous and under unified control, and which are designated as a Stewardship Receiving Area (SRA) in the RLSA. The density and/or intensity may be shifted on an acre per acre basis. This Density and Intensity Blending provision is further subject to the following conditions and limitations:~~

- ~~a. The project in aggregate must be a minimum of 200 acres in size and the Urban portion must be designated Recreational/Tourist District (RT) in the Immokalee Area Master Plan;~~
- ~~b. It must be demonstrated the lands designated Urban have a high natural resource value as indicated by the presence of Group 1 or Group 2 FLUCGS Codes and a score of greater than 1.2 (both as identified on the Stewardship Credit Worksheet in the RLSA);~~
- ~~c. Density and Intensity may only be shifted from lands within the Immokalee Urban Area containing this high natural resource value (as measured above) to the lands within a contiguous SRA, on an acre per acre basis, providing such lands were under unified control as of October 22, 2002; and~~
- ~~d. Lands within the Urban area, from which the density and/or intensity has been shifted, shall be placed in a conservation easement in perpetuity.~~

~~(VI) **B. Urban – Commercial District**~~

~~The purpose of this District is to accommodate a variety of commercial land uses, including neighborhood oriented commercial uses, commerce center uses, general highway commercial uses and commercial development within Planned Unit Developments (PUDs). Migrant labor camps are also permitted within this designation.~~

~~(VI) **1. Commercial Subdistrict – S.R. 29 and Jefferson Avenue**~~

~~The purpose of this Subdistrict is to provide for retail and office uses, transient lodging facilities and highway commercial uses that serve the needs of the traveling public. Commercial uses allowed within the Subdistrict are generally similar to the C-1 through C-4 Commercial Zoning Districts, as identified in the Collier County Land Development Code. These commercial uses must be located on a major arterial or collector roadway.~~

- ~~(VI) A. The development criteria contained in Section 2.03.07.G.1 of the Collier County Land Development Code must be met for future development within the~~

Commercial Subdistrict along SR-29, as identified on Zoning Maps: 6932N; 6932S; 6933N; 6933S; 7904N; and 7905N.

- ~~(VI) B. The development criteria contained in Section 2.03.07.G.2 of the Collier County Land Development Code must be met for future development within the Commercial Subdistrict along Jefferson Avenue as identified on Zoning Map 6933S.~~

~~**Non-commercial Uses**~~

~~In addition to those mixed-uses permitted within the Commercial Designations, uses such as parks, open space and recreational uses, churches, libraries, cemeteries, public and private schools, day-care centers and those essential services as defined in the Land Development Code.~~

~~(VI) **C. Urban - Industrial District**~~

~~(VI) **1. Industrial Subdistrict**~~

~~The purpose of this Subdistrict is to provide for industrial type uses, including: airports; uses related to light manufacturing, processing, storage and warehousing, wholesaling, distribution, packing houses, recycling, high technology, laboratories, assembly, storage, computer and data processing, business services; limited commercial uses, such as child care centers, restaurants and other basic commercial uses, except retail uses, as described in the Land Development Code for the Industrial and Business Park Zoning Districts; and, vehicle racing, subject to conditional use approval. Accessory uses and structures customarily associated with the uses allowed in this Subdistrict include, but are not limited to, offices and retail sales; campgrounds accessory to vehicle racing; and, campgrounds accessory to special events at the airport, such as air shows.~~

~~(VI) **2. Commerce Center - Industrial Subdistrict**~~

~~The purpose of this Subdistrict is to create a major Activity Center that serves the entire Immokalee Urban Designated Area and surrounding agricultural areas. The Commerce Center Industrial Subdistrict shall function as a major employment center for industrial and commercial uses as described in the Land Development Code for the Commercial (C-1 through C-5), Industrial and Business Park Zoning Districts. This Subdistrict includes the Immokalee Farmers Market and related facilities. The Subdistrict also permits higher intensity uses, including packing houses, industrial fabrication operations and warehouses. Accessory uses and structures customarily associated with the uses allowed in this Subdistrict include, but not limited to, offices and retail sales, are also allowed.~~

(VI) 3. Business Park Subdistrict

~~Business Parks are intended to include a mix of industrial uses and offices designed in an attractive park-like environment with low structural density where building coverage ranges between 25% to 45% and where large landscaped areas provide for buffering and enjoyment by the employees and patrons of the Park. Business Parks shall comply with the following:~~

- ~~a. Business Parks shall be permitted to develop with a maximum of 40% commercial uses, of the type identified in "c" below, to reserve land within the industrially designated areas for the intended industrial uses and to ensure compatibility.~~
- ~~b. Access to arterial road systems shall be in accordance with the Collier County Access Management Policy and consistent with Objective 7 and Policy 7.1 of the Traffic Circulation Element.~~
- ~~c. Commercial uses shall include, and shall be limited to, uses such as offices, financial institutions, cultural facilities, and fitness centers/facilities, and shall only be permitted within those areas zoned Business Park or Planned Unit Development within the Industrial Designation.~~
- ~~d. Business Parks must be a minimum of 35 acres in size. The Planned Unit Development and/or rezoning ordinance document for Business Park projects shall contain specific language regarding the permitted non-industrial uses and development characteristic guidelines consistent with those stated above.~~

Non-Industrial Uses

~~Essential services as defined in the Land Development Code are allowed within the Industrial Designation.~~

(I) Overlays and Special Features

1. Urban Infill and Redevelopment Area

~~The Urban Infill and Redevelopment Area is consistent with criteria outlined in Section 163.2514(2) (a)-(e), Florida Statutes. The intent of this delineation is to comprehensively address the urban problems within the area consistent with the goals of this plan. This designation is informational and has no regulatory effect.~~

I. INTRODUCTION

Immokalee has long been recognized as a distinct community within Collier County. Immokalee's economy, geography, and demographic make-up are different than the rest of Collier County. Approximately one-half of the land within the Immokalee Urban Area is presently zoned and actively used for agriculture. The urban area is surrounded by productive crop lands and environmentally significant habitat. Most Immokalee residents work within the agricultural industry, and the majority of agricultural laborers originate from Mexico and Central America. Statistics from the 2000 Census (the most comprehensive data for Immokalee currently available), comparing Immokalee to the County as a whole, reflect some of the key socio-economic differences, including age distribution, race and ethnicity, income, education and housing.

The Immokalee Area Planning Commission was formed in 1965, and Immokalee was governed under separate Zoning and Subdivision Regulations until 1982. While it is now included under the county-wide Land Development Code, in 1991 the County again acknowledged the need for Immokalee-specific land use regulation with the adoption of the first Immokalee Area Master Plan as an element in the County's overall comprehensive plan.

Collier County first established the Immokalee Area as a Planning Community in its 1983 Comprehensive Plan. In 1989, the County adopted revisions to the comprehensive plan, now called the Growth Management Plan (GMP), which included a requirement to develop an area master plan for Immokalee. In 1991, the County adopted the first Immokalee Area Master Plan (IAMP), as referenced in Policy 4.2 of the Future Land Use Element:

A detailed Master Plan for the Immokalee Urban designated area has been developed and was incorporated into this Growth Management Plan in February, 1991. Major revisions were adopted in 1997 following the 1996 Evaluation and Appraisal Report. The Immokalee Area Master Plan addresses conservation, future land use, population, recreation, transportation, housing, and the local economy. Major purposes of the Master Plan are coordination of land uses and transportation planning, redevelopment or renewal of blighted areas, and the promotion of economic development.

The IAMP is in addition to and supplements the goals, objectives, and policies, of the Collier County Growth Management Plan. Due to the unique geographic, social, and economic characteristics of the Immokalee Urban Designated Area as compared with urban Naples, Coastal Collier County, and the State of Florida as a whole, the Board of County Commissioners deemed it necessary to restudy the Immokalee Urban Designated Area. On May 27, 2003, the Board of County Commissioners adopted Resolution 2003-192, which first established the Immokalee Area Master Plan Restudy Committee as an ad hoc advisory committee to the board. The Committee was to serve for a period of one year. On September 28, 2004, the Board adopted Ordinance 2004-62, extending the timeframe for the advisory

committee and renaming it the Immokalee Master Plan and Visioning Committee (IMPVC). On November 13, 2007, the Board adopted Ordinance 2007-69, which extended the timeframe again, providing for dissolution of the committee no later than December 31, 2009. The purpose and duties of the Committee remain the same:

- A. Assist in the development of any necessary Requests for Proposals (RFPs) for consulting services.
- B. Assist County staff with the review of general planning matters related to the Immokalee Community. These could include housing, zoning, economic and/or other issues as may be brought before the Committee.
- C. Identify and provide the Board of County Commissioners the Committee recommendations relative to:
 - 1. road improvements;
 - 2. economic incentives;
 - 3. increasing the quality and quantity of affordable housing;
 - 4. land uses and improvements relative to the Immokalee Regional Airport;
 - 5. density increases in mixed-use districts;
 - 6. restructuring of future land use designations and designation boundaries within the Immokalee community;
 - 7. the facilitation of construction of commercial development in commercial districts;
 - 8. the preparation of revisions to current zoning districts and the development of associated Unified Land Development Code standards; and
 - 9. the review of the 5-year Schedule of Capital Improvements relative to the Immokalee community.
- D. Assist in the development of revised goals, objectives, and policies, and land use designation descriptions for the Immokalee Area Master Plan.
- E. Assist in the review and updating of the Immokalee Area Master Plan in order to establish consistency between the Master Plan and the County Rural Lands Stewardship Area Overlay provisions.

The IMPVC has been working steadily towards achieving these goals over the last five years. The adoption of the revised IAMP and revised Immokalee Master Plan Future Land Use Map represents the first step in completing the objectives of the Committee. The Collier County Land Development Code will be updated next to implement the Goal, Objectives, and Policies of the IAMP, followed closely by an update to the Capital Improvements Plan, and the creation of a long-term transportation plan.

II. NEW DIRECTIONS

The residents of Immokalee see new possibilities for their community with the development of this Master Plan. With the development of this new Master Plan, Immokalee has chosen to focus on opportunities rather than challenges. Immokalee is committed to redefining its future,

revitalizing its community, and developing a new mission that focuses on strengthening and diversifying its economy, embracing cultural diversity, and welcoming visitors to “this place we call home.”

Economic opportunity lies in Immokalee’s diverse community. Many residents have roots in Mexico, Central America, Haiti, and various other Caribbean nations. This multicultural heritage should be embraced and used to develop a local marketing strategy. This diversity should guide the redevelopment and design of downtown in order to create a distinct area that will attract new business and visitors. Revitalization of the Main Street commercial corridor will be designed to embrace this cultural diversity; take advantage of the traffic generated by the Immokalee Seminole Casino and the growing Stewardship Receiving Areas, including the Town of Ave Maria and Big Cypress; and create new public plazas and gathering spaces. These public plazas and spaces will be designed within an appropriate streetscape to foster walkability and a mixture of uses, including entertainment and cultural events, and will position Immokalee to attract new residents and visitors to the downtown area.

The diversity of Immokalee extends to its unique natural surroundings, which can also be a great benefit to the local economy. Lake Trafford, at Immokalee’s western boundary, as well as other adjacent vast natural areas, which include historic working ranches, provide an excellent opportunity to market Immokalee as an ecotourist destination. Immokalee provides a gateway to the Everglades, a world-renowned ecotourist destination. Ecotourists come to an area to experience the natural, rather than the built, environment. Lake Trafford and its environs offer opportunities for boating, fishing, camping, and hiking, and the chance to experience natural Florida and this freshwater frontier.

Agriculture continues to be the major local industry and Immokalee residents recognize emerging opportunities for new agricultural-related businesses. Increasing fuel costs, apprehension related to food security, and environmental concerns have increased the demand for safe, sustainable, and domestically produced foods and energy sources. Immokalee has an opportunity to create a new farmers’ market or expand the existing state farmers’ market to serve the regional demand for fresh produce.

Additionally, residents see opportunities emerging from the regional economy and the strategic location of Immokalee in the region. Immokalee will not remain isolated in the future. One state arterial (SR 29) runs through the downtown, while another ends just three miles north of downtown (SR 82). A major county road (CR 846, Immokalee Road), connects Immokalee to I-75. Planned improvements to SR 82 and SR 29 from two lanes to four lanes will open up the area to more travel, and planned roadway expansions, including a SR 29 Loop, a potential new I-75 interchange in eastern Collier, and an I-75 bypass, will further improve the accessibility to and from Immokalee, helping it to become a tourist destination and a distribution center for goods and services.

Improvements to the roadway system, both regionally and within the Immokalee Urban Area, are just one part of how the overall transportation will improve in the future. The Immokalee Regional Airport (IMM) is designated as an official U.S. Port of Entry, with its own full-service

Customs Office, supporting both international and domestic trade opportunities, and is a growing cargo service airport. The Florida Tradeport operates within a Foreign Trade Zone (#213), State Enterprise Zone, Federal Enterprise Community, and Hub Zone. It provides direct access to over 2,000 acres of industrial-zoned property and two paved 5,000 x 150 foot runways equipped for GPS RNAV and Lbv VOR instrument approaches. Located adjacent to the airport is a 240-acre master-planned industrial park with two distinct centers for light industrial development.

The opportunities available through development of the Tradeport are particularly significant given that the Economic Development Council of Collier County (EDC) estimates the County will need an additional 3,685 acres of new business park lands by 2030. The EDC has been working to attract research clusters to Collier County to diversify the economy, which is currently highly dependant on only three industries: agriculture, construction, and tourism and services. The three targeted industry clusters are: health and life science; computer software and services; and distribution. Given its location, access to major roads, connectivity with other parts of the state, availability of developable land, and the airport, Immokalee is a prime location for the new distribution industry that the EDC has identified as being vital to the growth and diversification of Collier County's economy.

Another potential for economic growth lies in anticipated development in areas surrounding Immokalee. As new towns in eastern Collier County develop, needed government services and departments should be centrally located in Immokalee to serve the eastern portion of the County.

III. IMMOKALEE AREA MASTER PLAN PRIORITIES

The Immokalee Area Master Plan has been developed to emphasize these identified opportunities and strengths. The first goal makes economic development a priority, and the objectives and policies set forth specific ways to promote and diversify the local economy and create a positive business climate. As this is a major focus for the community, there are five objectives that deal with the issue.

The second goal and its objective and policies deal with housing. Mobile homes have historically provided a significant percentage of the housing in Immokalee, and have provided affordable homes. Adequate housing for farmworkers must continue to be addressed. Gap housing or "market-rate" housing, which provides housing for middle-class families, has been historically underrepresented in the Immokalee market. Affordable and workforce housing will continue to be needed in the community.

The third goal and set of objectives address infrastructure and public services. Parks and recreational opportunities to serve the young families in Immokalee are the first public infrastructure item discussed. Transportation is a major component of any community's public infrastructure needs, and while county-wide issues are still dealt with in the county Transportation Element, this portion addresses Immokalee's local roads and needed public safety improvements to protect pedestrians and bicyclists. Other important public services include stormwater management and solid waste, which are addressed as well.

The fourth goal and related objective deals with natural resource protection and how to promote eco-tourism within Immokalee. While the Conservation and Coastal Management Element still applies, significant natural resources within the Immokalee Urban Area and ecotourism opportunities are addressed here.

Land use is an integral component of any master plan, and the fifth goal and its objective and policies deal with this issue. Mixed-use, pedestrian-scaled development is important, as is allowing development in appropriate locations, at densities and intensities that will attract new development.

Urban form and design are addressed in the sixth goal. These objectives and policies are generally concerned with how to create a theme or brand for Immokalee, provide safe multi-modal transportation, and develop site design and development standards appropriate for Immokalee, rather than continuing to apply standards developed for coastal Collier.

The seventh and last goal, objective, and related policies are concerned with interlocal and intergovernmental coordination, to address current service issues and to continue collaboration with appropriate organizations in the future.

GOAL 1: ENHANCE AND DIVERSIFY THE LOCAL ECONOMY OF THE IMMOKALEE COMMUNITY

OBJECTIVE 1.1:

To actively pursue, attract, and retain business enterprise in the Immokalee Area.

Policy 1.1.1: Commercial and Trade Hub

In recognition of Immokalee's strategic location within Collier County and southwest Florida, and the Foreign Trade Zone, Community Redevelopment Area, Enterprise Zone, Federal Enterprise Community, HUB Zone, and Rural Area of Critical Economic Concern designations, and the economic or funding opportunities resulting from those designations, Collier County, in cooperation with the Economic Development Council of Collier County, will:

- actively promote and position Immokalee as a regional commercial and trade hub for businesses seeking to locate or expand into Southwest Florida;
- assist the CRA and Immokalee Chamber of Commerce in the marketing of commercial and industrial opportunities in Immokalee;
- assist the CRA in pursuing grants and funding from government, non-governmental organizations, or private sector partnerships.

Policy 1.1.2: Florida Tradeport/Immokalee Regional Airport

Collier County, in cooperation with the Economic Development Council of Collier County, the Collier County Airport Authority, the Immokalee Chamber of Commerce, and the Immokalee Community Redevelopment Agency will promote economic development opportunities at the Immokalee Regional Airport/Florida Tradeport and the surrounding commercial and industrial areas.

Policy 1.1.3: Mitigation Bank

Within two (2) years of adoption of this policy, Collier County (Community Development and Environmental Services Division and Conservation Collier staff) in coordination with the Immokalee Community Redevelopment Agency will explore the feasibility of utilizing Pepper Ranch as a listed species habitat conservation bank or wetland mitigation bank to compensate for impacts associated with development within the Immokalee Urban Area. Additionally, during this period, the County shall determine the feasibility of a public-private partnership for the purposes of mitigation banking within the Wetlands Connected To Lake Trafford/Camp Keais Strand System Overlay.

OBJECTIVE 1.2:

To create a positive business climate that will enhance and diversify the Immokalee Area economy and increase employment opportunities, and thus improve the quality of life for Immokalee residents.

Policy 1.2.1: Expedited Review

Within two (2) years of adoption of this policy, Collier County (Community Development and Environmental Services Division) in conjunction with the Economic Development Council of Collier County will review and amend or expand as necessary the fast-track and expedited review program for projects deemed to provide a positive economic benefit to the Immokalee economy, specifically including affordable, gap, and farmworker housing and targeted industries.

Policy 1.2.2: Pre-Certified Commercial/Industrial Sites

In order to streamline the permitting and approval process for commercial and industrial development within the Immokalee Urban Area, Collier County in conjunction with the Economic Development Council of Collier County and the Immokalee Community Redevelopment Agency will review the existing Certified Sites Program and propose improvements to the program within two (2) years of the adoption of this policy.

Policy 1.2.3: Community-based Economic Initiatives

The County in cooperation with the Immokalee Community Redevelopment Agency will support and work closely with community or grassroots organizations aimed at improving economic and social conditions in Immokalee.

Policy 1.2.4: Home Occupations

Within two (2) years of the adoption of this Policy, Collier County will amend the Land Development Code to create more flexibility for home-based businesses in the Immokalee Urban Area, thereby allowing additional opportunities for home-based occupations.

Policy 1.2.5: Financial Incentives

Collier County in conjunction with the Economic Development Council of Collier County will develop a comprehensive financial incentive strategy to promote economic development in the Immokalee area and identify funding sources to maintain adequate funding of incentive programs at all times. Examples of such incentives include fee payment assistance and property tax or impact fee deferrals.

Policy 1.2.6: Agriculture-Related Business Uses

In recognition of the economic importance of agriculture, the County will amend the Land Development Code to allow agriculture-related business uses, such as fruit and vegetable stands, farmers markets, and agritourism related uses, within non-agricultural zoning districts, within two (2) years of the adoption of this Policy.

OBJECTIVE 1.3:

To promote and expand tourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy, thereby improving the quality of life.

Policy 1.3.1: Recreational, Entertainment and Cultural Opportunities

Collier County, in coordination with the Immokalee Community Redevelopment Agency, Immokalee Area Chamber of Commerce and the Naples Marco Island Everglades Convention and Visitors Bureau, will promote the expansion of entertainment, cultural and recreational opportunities, such as restaurants, movie theaters, museums, and public spaces, specifically through the implementation of the Immokalee Public Realm Plan, which was accepted by the Immokalee CRA Advisory Board on September 16, 2009, within two (2) years of the adoption of this Policy.

Policy 1.3.2: Eco-tourism

Collier County, through the Naples Marco Island Everglades Convention and Visitors Bureau and in cooperation with the Immokalee Community Redevelopment Agency and the Immokalee Area Chamber of Commerce, will support and assist in the development of ecotourism in the Immokalee Area, with a particular focus on Lake Trafford and surrounding lands.

Policy 1.3.3: Seminole Casino Immokalee

Collier County, in coordination with the Immokalee Community Redevelopment Agency, Immokalee Area Chamber of Commerce, and Naples Marco Island Everglades Convention and Visitors Bureau, will integrate future plans for the Casino and Reservation within an Immokalee-wide tourism development and marketing campaign.

Policy 1.3.4: Entertainment District

In recognition of the fact that the casino is a significant attraction, Collier County, in conjunction with the Immokalee Community Redevelopment Agency, Immokalee Area Chamber of Commerce, and the Naples Marco Island Everglades Convention and Visitors Bureau, will undertake efforts to develop an entertainment district near the Casino that is complementary and connected to Immokalee's existing downtown core.

OBJECTIVE 1.4:

To enhance and expand educational and cultural facilities and opportunities in Immokalee.

Policy 1.4.1: Research and Development

Collier County, in coordination with the Economic Development Council of Collier County and the Immokalee Community Redevelopment Agency, will seek to attract educational research facilities, similar to the Southwest Florida Research and Education Center, to Immokalee.

Policy 1.4.2: Cultural Programs and Facilities

Collier County (Public Services Division), in conjunction with Immokalee Community Redevelopment Agency, will identify cultural programs and facilities to address the needs of Immokalee residents and visitors within two (2) years of the adoption of this Policy.

OBJECTIVE 1.5:

To promote and support development and redevelopment initiatives in the Immokalee Area.

Policy 1.5.1: Technical Assistance

Within two (2) years of the adoption of this Policy, Collier County, the Immokalee Community Redevelopment Agency, the Southwest Florida Workforce Development Board, and the Economic Development Council of Collier County, will review existing programs meant to provide technical assistance for the establishment and permitting of new or expanding businesses and make recommendations to better implement these programs. This technical assistance will be made available by the Immokalee CRA.

Policy 1.5.2: Infill and Downtown Redevelopment

Collier County, in conjunction with the Immokalee Community Redevelopment Agency, will promote infill development and redevelopment within the Commercial-Mixed Use Subdistrict through amendments to the Land Development Code that facilitate mixed-use projects and provide for flexible performance-based incentives.

Policy 1.5.3: Alternative Funding

Collier County (Housing and Human Services Department) may seek partnership opportunities with the Immokalee Community Redevelopment Agency, Front Porch Florida, and Immokalee community groups, to promote or expedite the development and redevelopment of residential structures and properties within Immokalee by pursuing alternative funding sources on an ongoing basis.

GOAL 2: TO PROVIDE A DIVERSITY OF SAFE AND SANITARY HOUSING FOR ALL RESIDENTS OF THE IMMOKALEE URBAN AREA.

OBJECTIVE 2.1:

Collier County shall coordinate with federal, state, local and private agencies to address farmworker housing and migrant labor camp needs for Immokalee.

Policy 2.1.1: Farmworker Housing Land Development Regulations

Within two (2) years of adoption of this Policy, Collier County will review and revise as necessary the Land Development Code provisions regulating Farmworker Housing within the Immokalee Urban Area to eliminate unnecessary regulations that are duplicative to Federal and State provisions, specifically in regards to H-2A Housing and Migrant Labor Camps for seasonal workers with temporary, non-immigrant visas.

Policy 2.1.2: Agricultural and Housing Partnerships

Collier County (Housing and Human Services Department), in cooperation with the Immokalee Community Redevelopment Agency, will encourage local agricultural growers to work in partnership with housing organizations to provide affordable and suitable housing for migrant and seasonal farmworkers.

OBJECTIVE 2.2:

Collier County shall promote the conservation and rehabilitation of housing in Immokalee neighborhoods.

Policy 2.2.1: Targeted Redevelopment Areas

Collier County will promote the development and redevelopment of housing within targeted redevelopment areas. Targeted redevelopment areas include neighborhoods with frequent occurrences of substandard structures, vacant parcels or groups of vacant parcels, and areas with conflicting land uses. Within two (2) years of the adoption of this Policy, the County (Housing and Human Services Department) will review the 2004 Immokalee Housing Condition Inventory to determine if the findings of the Inventory are still valid, and, if necessary, update the Inventory to accurately identify targeted redevelopment areas.

Policy 2.2.2: Funding Opportunities

Annually, Collier County in coordination with federal, state, and other local agencies and private organizations will seek funding for the housing needs identified in the Immokalee Housing Condition Inventory.

Policy 2.2.3: Prioritize Public Facilities Improvements

Within two (2) years of the adoption of this Policy, Collier County will review and evaluate a list of public facilities needs and priorities, as developed by the Immokalee CRA, for consideration for inclusion in the Collier County Schedule of Capital Improvements.

Policy 2.2.4: Substandard Housing

Collier County will update its program for the repair, removal, or replacement of substandard housing units, based on the Immokalee Housing Condition Inventory.

Policy 2.2.5: Displaced Occupants

Collier County (Housing and Human Services Department) will coordinate with local non-profit social service organizations to provide relocation assistance for occupants who are displaced from substandard dwelling units.

Policy 2.2.6: Housing Code Enforcement

Collier County (Code Enforcement) shall make every effort to require that substandard housing be brought into compliance or eliminated. Enforcement efforts will focus on properties that are abandoned, owned by an absentee landlord, or whose operation is not in compliance with the Collier County Land Development Code.

OBJECTIVE 2.3:

The County will continue to explore and provide innovative programs and regulatory reforms to reduce development costs and promote safe and sanitary affordable-workforce housing for Immokalee residents.

Policy 2.3.1: Housing Grant Opportunities

Collier County (Housing and Human Services Department), in coordination with the Immokalee Community Redevelopment Agency, will pursue government grants and loans for affordable-workforce housing.

Policy 2.3.2: Affordable-Workforce and Gap Housing Incentives

Within two (2) years of the adoption of this Policy, and bi-annually thereafter, Collier County will review its affordable-workforce housing (including gap) incentives to determine the effectiveness of existing provisions and whether additional incentives are necessary or desired.

GOAL 3: TO PROVIDE ADEQUATE AND EFFICIENT PUBLIC INFRASTRUCTURE AND FACILITIES FOR THE IMMOKALEE URBAN AREA.

OBJECTIVE 3.1:

To provide a comprehensive system of parks and recreational facilities that supports diverse active and passive recreational activities within the Immokalee area.

Policy 3.1.1: Community and Regional Park Master Plan

Collier County (Parks and Recreation Department) will create an Immokalee-specific component as part of the 2010 Community and Regional Park Master Plan update.

Policy 3.1.2: Priority Park Sites

Collier County (Parks and Recreation Department) will prioritize the development of future parks within, or adjacent to, the most densely populated urban areas to ensure convenient access by the majority of residents, and in coordination with the Immokalee Community Redevelopment Agency, will identify locations for public plazas, greens, or urban parks.

Policy 3.1.3: Community Input

Collier County (Parks and Recreation Department) will solicit community input to ensure provision of adequate facilities to address the demographics of the Immokalee Area.

Policy 3.1.4: Expansion of Parks and Trails

Collier County (Parks and Recreation Department) will expand the network of parks and trails to connect recreational areas throughout the community where appropriate and feasible and as identified in the Immokalee Capital Improvements Plan.

Policy 3.1.5: Encourage Active Lifestyles

Collier County (Parks and Recreation Department) will encourage outdoor activity and active lifestyles by creating new recreational facilities, such as ball fields, soccer fields, basketball courts, tot lots, and jungle gyms, as appropriate to Immokalee's demographics and as feasible in accordance with the Immokalee Capital Improvement Plan.

Policy 3.1.6: Use of Vacant Residential Parcels

In accordance with the Neighborhood Park Policy, and as appropriate and feasible, the Collier County Parks and Recreation Department in conjunction with the Immokalee Community Redevelopment Agency will consider acquiring vacant residential parcels in order to develop new neighborhood parks. These parcels may be small in size and should be evenly distributed throughout the community. Acquisition may be through out-right purchase, purchase of tax lien certificates, developer contribution, or through other funding mechanisms as identified in the Immokalee Capital Improvement Plan.

Policy 3.1.7: Park Amenities

Collier County, in cooperation with the Immokalee Community Redevelopment Agency, will evaluate park amenities and identify deficiencies, such as drinking fountains, shelters, lighting, sanitary facilities, and emergency phones for the convenience and security of park users. The needed improvements will be included within the Immokalee Component of the 2010 Community and Regional Park Master Plan.

OBJECTIVE 3.2:

To provide a network of roads, sidewalks, and bike paths to support growth, to provide for the safe and convenient movement of pedestrians, motorized, and non-motorized vehicles, reduce greenhouse gas emissions and minimize energy consumption.

Policy 3.2.1: Traffic Circulation Map

The Traffic Circulation Map in the Transportation Element will graphically depict Immokalee's existing and future major roadway network and identify specific roadway improvements needed to implement the Immokalee Area Master Plan's Future Land Use Map and will be updated as Evaluation and Appraisal Report (EAR) and EAR-based Amendments to the Growth Management Plan. These improvements will be prioritized by Collier County, in cooperation with Immokalee Community Redevelopment Agency and the Collier County Metropolitan Planning Organization, and placed into the Collier County Schedule of Capital Improvements after further transportation analysis is completed and funding is identified.

Policy 3.2.2: Bicycle and Pedestrian Pathways Plan

The Collier County 5-Year Pathways Plan, prepared by the Collier County Metropolitan Planning Organization with the assistance of the Pathways Advisory Committee, will give priority to linking existing and future residential neighborhoods with commercial, employment, public service areas and community parks and recreation sites in Immokalee. As priority improvements are identified, input from landowners and residents will be sought. The Collier County 5-Year Pathways Plan will depict existing and future pathways for the Immokalee community.

Policy 3.2.3: Long Range Transportation Improvements

Collier County (Transportation Division) will explore the possibility of accelerating the implementation of the Collier County Metropolitan Planning Organization's Long Range Transportation Plan, subject to available funding, as a precursor to initiating new investment in the Immokalee area. In particular, the County will support and encourage:

- the Florida Department of Transportation in the widening of SR 82 to four lanes between I-75 and SR 29 as a first step in improving transportation access to Immokalee;
- the building of the SR 29/I-75 Bypass Route to create direct access to SR 82 and SR 29 from the Immokalee Regional Airport and Florida Tradeport;
- the Florida Department of Transportation to improve road conditions along State-owned roads; and

- the creation of new collector roads, including the Little League Road extension near Lake Trafford, to handle increased future population growth and traffic in that area.

Policy 3.2.4: Florida Tradeport Parkway

Collier County (Transportation Division) will prepare a Preliminary Design and Environmental (PD&E) Study of the future Florida Tradeport Parkway in coordination with landowners, which will provide access to the airport from the planned SR 29/I-75 Bypass Route, subject to available funding.

Policy 3.2.5: Long Range Transportation Plan Coordination

Collier County, in coordination with the Immokalee Community Redevelopment Agency and the Collier County Metropolitan Planning Organization, will help identify Immokalee area needs during the regular update of the Long Range Transportation Plan.

Policy 3.2.6: Safety Improvements

Within two (2) years from adoption of this Policy, Collier County (Transportation Division), in coordination with the Immokalee Community Redevelopment Agency and the Immokalee Municipal Service Taxing Unit, will develop a plan identifying locations for new traffic signals, signage, crosswalks, bikepaths, and street lighting for the purpose of improving pedestrian and bicycle circulation and safety within prioritized areas within the MSTU as part of the Walkability Study being funded by the Collier Metropolitan Planning Organization..

Policy 3.2.7: Public Transit Routes

Collier County (Transportation Division) will consider expansion of public transit routes to comprehensively cover the downtown area, connect all significant employment centers and public facilities, and interconnect to adjacent communities pending available funding and demand.

Policy 3.2.8: Enhanced Transit Services

Collier County (Transportation Division) will encourage the provision of a wide array of transit services, such as bike-and-ride and medical transport.

Policy 3.2.9: Transportation Concurrency Exception Area

Within two (2) years from adoption of this Policy, Collier County (Transportation Division), in coordination with the Immokalee Community Redevelopment Agency and the Economic Development Council of Collier County will evaluate the need for, and feasibility of, establishing a Transportation Concurrency Exception Area or Transportation Concurrency Management Area or Concurrency Backlog Exception Area in order to balance the need for adequate levels of transportation concurrency with economic development. Funding to be provided by the Immokalee Community Redevelopment Agency.

Policy 3.2.10: Funding

Collier County will coordinate with the Immokalee Community Redevelopment Agency and the Immokalee MSTU to identify alternative funding sources to promote and implement streetscape programming, linked open-space, and enhance pedestrian and bicycle amenities.

OBJECTIVE 3.3:

To improve stormwater management and surface drainage in Immokalee.

Policy 3.3.1: Immokalee Stormwater Master Plan

Within two (2) years of the adoption of this Policy, Collier County (Transportation Division) will identify funding mechanisms to implement the Immokalee Stormwater Master Plan and its recommendations for the particular locations (Lake Trafford, Fish Creek, Madison Creek Ditch, and Sanitation Road Slough Cross-Drain Additions) where significant drainage issues are known. Funding options may include expansion of the MSTU or coordination with the South Florida Water Management District as appropriate.

Policy 3.3.2: Streetside Drainage

For areas not specifically identified in the Immokalee Stormwater Master Plan, Collier County (Transportation Division) will coordinate necessary improvements to county-maintained drainage channels, pipework, and conveyance load for streetside stormwater management systems with street upgrades or reconstruction.

OBJECTIVE 3.4:

To provide an efficient and economical solid waste management system that ensures public health and safety, and protects the environmental resources of the area.

Policy 3.4.1: Guiding Principles

Solid waste operations in Immokalee will adhere to the Enduring Guiding Principles approved by the Collier County Board of County Commissioners at the Integrated Solid Waste Management Strategy Workshop on December 5, 2006.

Policy 3.4.2: “Clean Immokalee” Plan

Collier County (Code Enforcement), in cooperation with the Immokalee Community Redevelopment Agency, will develop a “Clean Immokalee” Plan to improve the physical appearance of the streets and lots through education, enforcement, and clean-up activities by 2010. This program will solicit input and participation from community organizations and neighborhood associations.

GOAL 4: TO PROTECT IMPORTANT NATURAL RESOURCES THROUGH THE IMPLEMENTATION OF IMMOKALEE-SPECIFIC DEVELOPMENT STANDARDS AND POLICIES.

OBJECTIVE 4.1:

To address the protection of natural resource in Immokalee not otherwise addressed in the Conservation and Coastal Management Element.

Policy 4.1.1: Incentives and Innovative Land Development Regulations

Collier County will direct greenfield development in the Immokalee Urban Area away from significant environmentally sensitive lands. Environmentally sensitive lands include areas with features such as wetlands, native vegetation, and areas with high habitat value. This may be accomplished by utilizing incentives and innovative land development regulations, such as cluster development, transferable development rights, and flexible development standards. Within two (2) years of the adoption of this Policy, the County will amend the Land Development Code to implement this policy.

Policy 4.1.2: Lake Trafford Development

Recognizing the importance of Lake Trafford to potential ecotourism activities in Immokalee, proposed development adjacent to Lake Trafford will conform to best management practices regarding water quality in order to avoid or minimize adverse impacts to the lake and its surrounding wetlands or natural habitat. Within two (2) years of the adoption of this Policy, the County in conjunction with the Immokalee Community Redevelopment Agency will amend the Land Development Code to establish specific best management practices.

Policy 4.1.3: Lake Trafford Remediation

Collier County will continue to cooperate with agencies on remediation efforts at Lake Trafford (e.g., organic sediment and invasive plant removal) to improve the health and recreational potential of the Lake.

GOAL 5: TO ALLOW AND ENCOURAGE A MIXTURE OF LAND USES THAT IS APPROPRIATE FOR IMMOKALEE.

OBJECTIVE 5.1:

The Immokalee Area Master Plan and its Future Land Use Map will apply to all Development Orders within the Immokalee Urban Area. The Future Land Use Map is designed to coordinate land use with the natural environment; maintain and develop cohesive neighborhood units; promote a sound economy; and encourage desirable growth and energy efficient development patterns. Standards and allowed uses for each District and Subdistrict are identified in the Land Use Designation Description Section.

Policy 5.1.1: Future Land Use Designation

The Immokalee Area Master Plan's URBAN Future Land Use Designation includes the following Future Land Use Districts, Subdistricts, Overlays and Features:

A. URBAN – MIXED USE DISTRICT

1. Low Residential Subdistrict
2. Medium Residential Subdistrict
3. High Residential Subdistrict
4. Commercial – Mixed Use Subdistrict
5. Recreational/Tourist Subdistrict

B. URBAN – INDUSTRIAL DISTRICT

1. Industrial Subdistrict
2. Industrial – Mixed Use Subdistrict
3. Immokalee Regional Airport Subdistrict

C. OVERLAYS AND FEATURES

1. Wetlands Connected To Lake Trafford/Camp Keais Strand System
2. Seminole Reservation
3. Urban Infill and Redevelopment Area

Policy 5.1.2: Compatibility between Land Uses

Compatibility between lower and higher intensity uses will be achieved through land development regulations specifically applicable to the Immokalee Urban Area.

Policy 5.1.3: Right to Farm

Lawfully existing agricultural activities may continue within the Urban Designated Area as provided by the State of Florida Right to Farm Act, 193.461, F.S.

Policy 5.1.4: Farmworker Housing

Collier County recognizes the need for farm labor to support the County's agricultural industry. Collier County will encourage the provision of housing for seasonal, temporary or migrant farmworkers within the Low Residential (LR), Medium Residential (MR), High Residential (HR) and Commercial Mixed Use (C-MU) Subdistricts, provided that such housing is consistent with Migrant Labor Housing provisions of Section 64E-14, Florida Administrative Code.

Policy 5.1.5: Compact Mixed-Use Development

Collier County will encourage compact mixed-use development as an innovative planning technique to create walkable communities, reduce vehicle miles traveled, and increase energy efficiency.

Policy 5.1.6: Targeted Manufacturing and Industrial Uses

Collier County, in conjunction with the Economic Development Council of Collier County and the Immokalee Community Redevelopment Agency, will encourage the development of targeted manufacturing and light industrial uses by identifying appropriate locations and amending the Immokalee Future Land Use Map designations to provide for those uses.

Policy 5.1.7: Essential Services

Essential services are allowed within all Land Use designations, as set forth in the Land Development Code.

Policy 5.1.8: Mobile Homes within the Immokalee Urban Area

No new mobile homes shall be permitted in the Immokalee Urban Area except as a temporary residence as identified in Policy 5.1.9 or within an existing mobile home park as identified in Policy 5.1.10 or as part of a new mobile home park approved in the Low Residential (LR) or Medium Residential (MR) Subdistricts. Existing mobile homes will continue to be governed by nonconforming regulations of the Land Development Code.

Policy 5.1.9: Mobile Homes as Temporary Residence

A mobile home may be used as a temporary residence on properties zoned A- Agriculture while a permanent single-family dwelling is being constructed for a period up to three years.

Policy 5.1.10: Existing Mobile Home Parks

Existing mobile home parks that have an approved Site Development Plan (SDP) or Site Improvement Plan (SIP) as of the adoption of this Policy are allowed in all subdistricts that allow residential development. Within two (2) years of the adoption of this Policy, the County will amend Land Development Code Section 2.03.07.G.6, Nonconforming Mobile Home Park Overlay Subdistrict, to extend the compliance deadlines for mobile home parks that do not have an approved SDP or SIP, and which are located within subdistricts that allow residential development, for an additional two (2) year period.

Policy 5.1.11: Immokalee Regional Airport

Upon the completion of the Immokalee Airport Master Plan and approval of the Immokalee Regional Airport PUD, or due to significant change in use on the airport property, either during or before the next Collier County Evaluation and Appraisal Report process, the County shall evaluate the future land use designations within one (1) mile of the boundary of the Immokalee Regional Airport, and shall initiate, in conjunction with input from the land owners, modifications to the IAMP to address land use compatibility issues, and other impacts that may be attributed to changing conditions at the Immokalee Regional Airport.

Policy 5.1.12: Public Educational Plants and Ancillary Plants

The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the IAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE, Policy 5.14 and Intergovernmental Coordination Element, Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE, Policy 5.14.

GOAL 6: TO ESTABLISH DEVELOPMENT DESIGN STANDARDS THAT ARE APPROPRIATE FOR IMMOKALEE.

OBJECTIVE 6.1:

Collier County shall develop Immokalee-specific land development regulations that reflect the unique character and cultural diversity of the residents, encourage pedestrian-friendly urban form, and promote energy efficiency.

Policy 6.1.1: Development of Land Development Code Standards

Within two (2) years of adopting this Policy, Collier County, in coordination with and funding from the Immokalee Community Redevelopment Agency, will develop land development code standards specific to Immokalee to address the unique needs of the Immokalee Urban Area. These standards will include those related to land use, intensity, signage, landscape and buffering, native preservation retention, parking, architectural design, development standards, floor area ratio for certain nonresidential uses, parking, and shared access.

Policy 6.1.2: Location of Service Uses

Collier County will encourage new schools, parks, and other community facilities to be placed within one-half mile of residential and mixed-use centers in order to encourage walking, bicycling and non-vehicular access to and from these service uses. Collier County shall require interconnection of pedestrian facilities serving new schools to the existing pedestrian network. Design difficulty, construction cost, limited availability of right of way, and inability to accommodate drainage facilities shall not be considered limiting factors that would preclude the connection to the local pedestrian network; except as specifically allowed by the County's Unified Land Development Code.

Policy 6.1.3: Innovative Design

Within two (2) years of the adoption of this policy, Collier County and the Immokalee Community Redevelopment Agency will develop incentives and/or regulations to promote: enhanced pedestrian access; pedestrian-friendly design; compact mixed-use development and redevelopment; shared infrastructure; enhanced public spaces and signage; and use of public transit.

Policy 6.1.4: Downtown Pedestrian Amenities

Within two (2) years of the adoption of this policy, Collier County, in coordination with the Immokalee Community Redevelopment Agency, will evaluate the need for additional passive recreation and outdoor dining and entertainment opportunities along downtown streets, and, if warranted, adopt amendments and incentives to the Collier County Land Development Code to encourage the development of these amenities provided the free and safe movement of pedestrians is maintained.

Policy 6.1.5: Central Business District

Within two (2) years of the adoption of this policy, Collier County will amend the Land Development Code to include a Central Business District overlay subdistrict in Immokalee. The Overlay will be depicted in the LDC and will encourage high-intensity, multi-story, and pedestrian-oriented commercial and mixed-use development, consistent with the Public Realm Plan.

Policy 6.1.6: Crime Prevention through Environmental Design

Collier County (Transportation Division) will coordinate with local and state law enforcement, developers, and citizens to provide for safe streets and implement CPTED (crime prevention through environmental design) strategies.

Policy 6.1.7: Native Preservation Requirements

Within two (2) years of adoption of this Policy, Collier County shall amend the Land Development Code to provide for a deviation process from the current native vegetation retention standards set forth in CCME Policy 6.1.1 for developments within the Immokalee Urban Area. This deviation process shall be consistent with provisions set forth in CCME Policy 6.1.1(10).

GOAL 7: TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF INFORMATION WITH OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, NON-PROFIT ORGANIZATIONS, THE SCHOOL BOARD, AND THE SEMINOLE TRIBAL COUNCIL THAT MAY BE AFFECTED BY THE IMMOKALEE AREA MASTER PLAN.

OBJECTIVE 7.1:

Pursue effective interlocal and inter-governmental coordination in order to provide a range of human services to Immokalee residents.

Policy 7.1.1: Regional Economic Development Initiatives

Collier County, in coordination with the Economic Development Council of Collier County and the Immokalee Community Redevelopment Agency, will collaborate in regional initiatives with the Florida Heartland Rural Economic Development Initiative and the State of Florida to assist the Immokalee area in attracting businesses, marketing, and developing infrastructure.

Policy 7.1.2: Redevelopment Implementation Partners

Collier County, in coordination with the Immokalee Community Redevelopment Agency, Enterprise Zone Development Agency, Economic Development Council of Collier County, and the Immokalee Chamber of Commerce, will actively coordinate efforts to implement the Immokalee Area Master Plan, the Community Redevelopment Area Plan, and the Enterprise Zone.

Policy 7.1.3: Immokalee Government Services Center

Within two (2) years of the adoption of this Policy, Collier County will consider the establishment of an Immokalee-based government service center that would allow co-location of the various county entities and departments to ensure effective collaboration. This office may include the following services:

- a. Animal control
- b. Child support enforcement
- c. Code enforcement
- d. Court
- e. Domestic violence services
- f. Emergency management services
- g. Emergency medical services
- h. Permitting, planning, and economic development needs
- i. Public health services
- j. Housing and Human Services
- k. Board of County Commissioners Office
- l. Immokalee Community Redevelopment Agency
- m. Branch Office of the Collier County Tax Collector

Policy 7.1.4: Funding for Safe Neighborhood Initiatives

Collier County (Community Development and Environmental Services Division) and the Immokalee Community Redevelopment Agency will coordinate with the Collier County Sheriff's Office to pursue funding opportunities available under the Safe Neighborhood Act or other programs to improve safety within the Immokalee community.

LAND USE DESIGNATION DESCRIPTION SECTION

The Immokalee Area Master Plan Future Land Use Designations include the following Districts and Subdistricts. The following describes land use designations shown on the Immokalee Master Plan Future Land Use Map. These designations generally indicate the types of land uses for which zoning may be requested. However, these land use designations do not guarantee that a zoning district request will be approved. Where zoning inconsistencies are created by the adoption of any of these Subdistricts, within two (2) years of the adoption of this IAMP, the County will initiate the appropriate rezone of these lands.

A. URBAN - MIXED USE DISTRICT

The purpose of this District is to allow for a mixture of residential and nonresidential land uses within individual buildings, projects and throughout the district. Nonresidential uses allowed in the Residential Subdistricts include, but are not limited to: agriculture, home-based businesses, recreation and open space, churches, libraries, cemeteries, public and private schools, day-care centers, and essential services, as defined in the Land Development Code, except as may be limited within a specific subdistrict. Commercial development will be allowed in Residential Subdistricts if within a Planned Unit Development, provided that the size of the commercial portion does not exceed five (5) acres in size, and the PUD contains development and design standards to ensure that all commercial uses will be compatible with neighboring residential and institutional uses.

1. Low Residential Subdistrict (LR)

The purpose of this subdistrict is to provide for low-density residential development and supporting ancillary uses. Residential dwellings will be limited to single-family detached structures and duplexes; and multi-family dwellings and single-family attached dwellings provided they are within a Planned Unit Development. Mobile homes are allowed pursuant to the provisions of Policies 5.1.8, 5.1.9, and 5.1.10 of this IAMP.

Base Density: Less than or equal to four (4) dwelling units per gross acre

Maximum Density: Twelve (12) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

2. Medium Residential Subdistrict (MR)

The purpose of this subdistrict is to provide for a mixture of housing types, including single-family, duplex, and multi-family structures, and supporting ancillary uses. Mobile homes are allowed pursuant to the provisions of Policies 5.1.8, 5.1.9, and 5.1.10 of this IAMP.

Base Density: Less than or equal to eight (8) dwellings units per gross acre

Maximum Density: Sixteen (16) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

3. High Residential Subdistrict (HR):

The purpose of this subdistrict is to provide for all types of housing and supporting ancillary uses. Mobile homes are allowed pursuant to the provisions of Policies 5.1.8, 5.1.9, and 5.1.10 of this IAMP.

Base Density: Less than or equal to ten (10) dwelling units per gross acre

Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

4. Commercial - Mixed Use Subdistrict (C-MU):

The purpose of this Subdistrict is to provide for pedestrian-scaled, higher density residential and mixed-use development, providing for employment and recreational opportunities, cultural and civic activities, and public places to serve residents of, and visitors to, the Immokalee Urban Area. All types of residential uses are allowed within this Subdistrict. Mobile homes are allowed as provided by Policy 5.1.9 and 5.1.10. Nonresidential uses allowed within this Subdistrict include those uses allowed in the C-1 through C-4 zoning districts in the Collier County Land Development Code, Ord. No. 04-41, as amended, such as shopping centers, offices, transient lodging facilities, government institutions, schools, restaurants, and other entertainment uses.

Base Density: Less than or equal to sixteen (16) units per gross acre

Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

Transient lodging is permitted at a maximum density of thirty-two (32) units per acre.

5. Recreational/Tourist Subdistrict (RT)

The purpose of this Subdistrict is to provide for recreational and tourist activities related to the natural environment. Uses allowed in this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities (including hotel/motel, rental cabins, bed and breakfast establishments, campsites); restaurants; recreational vehicle parks;

sporting and recreational camps; low-intensity retail directly associated with the purpose of this Subdistrict; single-family dwellings; agriculture; and essential services as defined in the Land Development Code. Mobile homes are allowed pursuant to the provisions of Policies 5.1.8, 5.1.9, and 5.1.10 of this IAMP. Within two (2) years of the adoption of this IAMP, areas adjacent to the Wetlands Connected To Lake Trafford/Camp Keais Strand System will be analyzed for suitability for ecotourist activities and possible expansion of the RT Subdistrict.

Maximum Density: Four (4) units per gross acre, inclusive of all density bonuses.

Transient lodging is permitted at a maximum density of twenty-six (26) units per acre.

Rezoning are encouraged to be in the form of a Planned Unit Development (PUD). The minimum acreage requirement for a PUD within this Subdistrict will be two (2) contiguous acres.

Density Rating System

The Density Rating System is applicable to areas designated Urban - Mixed Use District, as identified on the Immokalee Future Land Use Map. Except as provided below, the final determination of permitted density via implementation of this Density Rating System is made by the Board of County Commissioners through an advertised public hearing process (rezone). Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

1. THE DENSITY RATING SYSTEM IS APPLIED IN THE FOLLOWING MANNER:

a. Within the applicable Urban designated areas, the base density of the subdistrict is allowed, though not an entitlement. The base level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for the project, the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit 0.5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except within the Commercial Mixed-Use Subdistrict, wherein residential project densities will be calculated on total gross acreage, and portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.

b. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwelling or accessory structures that are not intended and/or not designed for permanent occupancy, and is not applicable to accessory dwelling or accessory structures intended for rental or other commercial use; such accessory dwellings and structures include guest houses, guest suites, and the like.

c. All new residential zoning located within the Urban Mixed Use District shall be consistent with the Density Rating System, except as provided in Policy 5.1 of the Future Land Use Element.

d. Within the applicable areas of the Urban Mixed Use District, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

2. DENSITY BONUSES

In order to encourage infill development, the creation of affordable-workforce housing, and preferred roadway access, certain density bonuses are available. If these bonuses are utilized, base densities may be exceeded. In the Low Residential Subdistrict, the base density of four (4) units per acre may only be exceeded if utilizing an affordable-workforce housing bonus. In no case shall the resulting density exceed the maximum density specified in each subdistrict, unless utilizing Transfer of Development Rights (TDR), Section 2.03.07 of the Collier County LDC, Ordinance 04-41, as amended.

a. Proximity to Commercial- Mixed Use

If 50% or more of a project is within the Commercial - Mixed Use Subdistrict, then the base density allowed within the Commercial - Mixed Use Subdistrict of sixteen (16) dwelling units per acre applies to the entire project, except that this bonus cannot be used to increase density on lands within the project designated Low Residential. Appropriate buffering to adjacent lower intensity uses must be addressed.

b. Affordable-Workforce Housing Bonus, by Public Hearing

To encourage the provision of affordable-workforce housing within certain Subdistricts in the Urban Designated Area, a maximum of up to eight (8) dwelling units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable-Workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, adopted June 22, 2004, and effective October 18, 2004). This bonus may be applied to an entire project or portions of a project provided that the project is located within the Commercial - Mixed Use (C-MU) Subdistrict or any residential subdistrict.

c. Affordable-Workforce Housing Bonus, by Right

Within the applicable areas of the Urban - Mixed Use District, all properties zoned Residential for which an affordable-workforce housing project is proposed, in accordance with Section 2.06.00 of the Collier County LDC (Ordinance 04-41, as amended, adopted June 22, 2004, and effective October 18, 2004), can achieve a density bonus of 50% of the permitted density currently allowed in the zoning district, provided the total density does not exceed the maximum density allowed for the subdistrict in which the project is located. A public hearing will not be required to achieve this bonus. Such a project must comprise a minimum of ten (10) acres. Density achieved by right will not be combined with density achieved through the rezone public hearing process.

d. Residential Infill

To encourage residential infill, three (3) residential dwelling units per gross acre may be added if the following criteria are met: The project is twenty (20) acres or less in size; at the time of development, the project will be served by central public water and sewer; at least one abutting property is developed; the project is compatible with surrounding land uses; the property in question has no common site development plan with adjacent property; there is no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the residential infill density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.

e. Roadway Access

If the project has direct access to two (2) or more arterial or collector roads or if there is project commitment for provision of interconnection of roads accessible to the public with existing or future adjacent projects, one (1) dwelling unit per gross acre may be added above the base density of the district. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.

3. Density and Intensity Blending

This provision is intended to encourage unified plans of development and to preserve the high quality wetlands, wildlife habitat, and other natural features that exist within certain portions of the Immokalee Urban Area.

- a.** For those properties which are contiguous to Lake Trafford or Camp Keais Strand or that are within the Wetlands Connected To Lake Trafford/Camp Keais Strand System Overlay, and which straddle the Immokalee Urban Area and the Rural Lands Stewardship Area Overlay (RLSA) as depicted on the countywide Future Land Use Map, and which were in existence and under unified control as of

October 22, 2002, the allowable gross density and/or intensity may be shifted from the Immokalee Urban Area to lands within the RLSA that are contiguous to and under unified control and that they are designated as a Stewardship Receiving Area (SRA) in the RLSA. This Density and Intensity Blending provision is further subject to the following conditions and limitations:

- i. The project in aggregate must be a minimum of two hundred (200) acres in size and the Urban portion must be designated Recreational/Tourist District (RT) or Low Residential (LR) in the Immokalee Area Master Plan;
 - ii. It must be demonstrated the lands designated Urban Area have a high natural resource value, at least equivalent to lands designated as Flowway Stewardship Areas (FSA), Habitat Stewardship Areas (HSA) or Water Retention Areas (WRA) in the RLSA. The applicant must demonstrate that the lands designated Urban Area have the same characteristics as those designated FSA, HSA or WRA, and use the appropriate designation in the Stewardship Credit Worksheet in the RLSA to demonstrate that the lands have a Natural Resource Index (NRI) score of 1.2 or greater;
 - iii. Density and intensity may only be shifted from lands within the Immokalee Urban Area containing this high natural resource value (as measured above) to the lands within a contiguous Stewardship Receiving Area, provided such lands were under unified control as of October 22, 2002. For every acre protected within the Immokalee Urban Area, one acre of SRA is allowed. The acres of SRA allowed by this provision do not require stewardship credits; and
 - iv. Lands within the Urban Area, from which the density or intensity has been shifted, will be placed in a conservation easement in perpetuity.
- b. For properties containing two or more Future Land Use Subdistricts, Future Land Use boundaries may be reconfigured provided that the following is demonstrated:
- i. The shift furthers the protection, enhancement or restoration of wetlands or other natural features,
 - ii. The shift does not result in a change in the acreage of each land use subdistrict within the subject property,
 - iii. The shift provides for a well-planned project that furthers the objectives of the Immokalee Master Plan and is compatible with surrounding properties and environment,
 - iv. The revised subdistrict boundaries are approved as part of a Planned Unit Development rezoning by the Board of County Commissioners,
 - v. The shift mitigates for any negative impacts on adjacent properties through appropriate measures, such as buffering, separation, or other land design techniques, adequate to lessen these effects.

B. URBAN—INDUSTRIAL DISTRICT

The purpose of this District is to function as a major employment center and is intended to accommodate industrial, distribution, trade, and manufacturing uses, essential services, as well as office and commercial uses as limited within each Subdistrict.

1. Industrial Subdistrict (IN)

The purpose of this Subdistrict is to provide for industrial, distribution, trade and manufacturing uses. Allowed uses include a variety of industrial, limited commercial, and associated uses, including: uses ancillary to the airport; vehicle racing and its ancillary uses, subject to conditional use approval; manufacturing; processing; storage and warehousing; wholesaling; distribution; packing houses; recycling; high technology industries; laboratories; assembly; storage; computer and data processing; and business services intended to serve the needs of employees and visitors, such as daycare centers, restaurants, and convenience stores. Accessory uses and structures customarily associated with these principal uses include ancillary offices and retail sales, campgrounds accessory to vehicle racing and special events at the airport.

2. Industrial – Mixed Use Subdistrict (I-MU)

The purpose of this Subdistrict is to provide a transition area from the Industrial Subdistrict to adjacent commercial and residential land uses. The State Farmers Market and related facilities are located in this Subdistrict. This Subdistrict allows for: higher intensity commercial uses as described in the Land Development Code for Commercial (C-4 and C-5) and Business Park Districts. This Subdistrict also allows for light manufacturing, processing, and packaging in fully enclosed buildings; research, design and product development; printing, lithography and publishing; and similar light industrial uses; agricultural-related uses, such as packing houses; warehousing; and targeted industries. Targeted industries include distribution; medical laboratories, research, and rehabilitative centers; high technology; and computer software, services, and processing.

3. Industrial – Immokalee Regional Airport Subdistrict

The purpose of this Subdistrict is to allow the Collier County Airport Authority (CCAA) and leaseholders to develop the Immokalee Regional Airport and surrounding lands for the economic health and development of the greater Immokalee area and Collier County as a whole. Because the CCAA needs to retain flexibility to provide various general aviation and revenue-generating opportunities via land leases as the Airport grows and changes over time, a broad range of uses shall be allowed in this Subdistrict. In addition to all uses permitted in the Industrial Subdistrict, allowable uses include: airport and ancillary uses, such as navigational aids and control towers; agricultural production; industrial uses; communication towers; public recreational facilities; vehicle racing

facilities; hotels and convenience retail; and other uses deemed to be compatible with CCAA needs and vision and consistent with the adopted Airport Master Plan.

C. OVERLAYS AND FEATURES

1. Wetlands Connected To Lake Trafford/Camp Keais Strand System Overlay

The Conservation and Coastal Management Element of the GMP, Policy 6.2.4(4), identifies possible high quality wetland systems connected to the Lake Trafford/Camp Keais Strand system within the Immokalee Urban Area. These wetlands require greater protection measures than wetlands located in other portions of the Urban Designated Area, and therefore the wetland protection standards set forth in Policy 6.2.5 of the CCME apply to this area. These wetlands are identified on the Immokalee Future Land Use Map as Wetlands Connected To Lake Trafford/Camp Keais Strand System. The Density and Intensity Blending provisions of this Master Plan may be utilized within the Overlay.

The additional wetland protection measures do not apply to properties within the Overlay that are developed as of the adoption of this master plan.

If development on the Seminole Reservation severs the connectivity of the wetland system for properties within the Overlay, east of the Reservation, the additional wetland protection measures will be reviewed to see if they are still warranted, and the Overlay boundary amended as appropriate by the County.

2. Seminole Reservation (SR) Feature

The Seminole Reservation within Immokalee comprises approximately 600 acres of largely undeveloped land owned by the Seminole Tribal Council and located on the east side of First Street, South of (SR 29). The Seminole Reservation is not controlled or regulated by the Collier County Growth Management Plan or Land Development Code and is identified on the Future Land Use Map for illustrative purposes only.

3. Urban Infill and Redevelopment Area Feature

In order for local governments to designate a geographic area within its jurisdiction as an Urban Infill and Redevelopment Area pursuant to Section 163.2517 (4), Florida Statutes, it must amend its comprehensive land use plan to delineate the boundaries within the Future Land Use Element. The Urban Infill and Redevelopment Area is consistent with criteria outlined in Section 163.2514(2) (a)-(e), Florida Statutes. The intent of this delineation is to comprehensively address the urban problems within the area consistent with the goals of this plan. The Urban Infill and Redevelopment Area was adopted by Ordinance 2000-66 and the Urban Infill and Redevelopment Plan was adopted by Ordinance 2000-71.

This designation is informational and has no regulatory effect.