

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

IMMOKALEE AREA MASTER PLAN

Prepared by
Collier County Zoning Division

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted December 10, 2019

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
IMMOKALEE AREA MASTER PLAN**

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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 2010 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 4.3 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 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 LDC (Ordinance 04-41, as amended) 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 worked steadily towards achieving these goals. However, by 2012 the adoption of the revised IAMP and revised Immokalee Master Plan Future Land Use Map remained out of reach and no amendments were made to the IAMP.

In 2015, the Board of County Commissioners directed staff to update four area master plans including the Immokalee Area Master Plan. Staff then engaged the Immokalee community in a review of the significant work accomplished during the previous restudy. The amendments to the IAMP found herein are a result of the Immokalee residents and business owners continued focus and effort to improve the land use policies that will regulate growth in their community.

An integral component of Immokalee's future is the Collier County Community Redevelopment Agency (CRA). Established in 2000 by the Board of County Commissioners, the Agency's mission is to eliminate blighted conditions as identified under Chapter 163, Part 3 of the Florida Statutes. The Board of County Commissioners is the ex-officio board of the CRA. In 2000, the BCC adopted the Collier County Community Redevelopment Plan that included two redevelopment areas: Bayshore/Gateway Triangle and Immokalee.

In 2000, the Immokalee CRA Local Redevelopment Advisory Board was created and members from the community were appointed to provide recommendations to the CRA to implement the redevelopment plan and the allocation of tax increment revenues generated by increased property values. Over the years, the Immokalee CRA Local Advisory Board has served as a vehicle to bring forward community needs and interests.

For the purposes of this Plan, the Immokalee CRA is defined to reference the Immokalee component of the Collier County Community Redevelopment Agency.

II. NEW DIRECTIONS

Through the County's public outreach during the Immokalee Area Master Plan restudy process, it is clear that 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.”

During the 2018 public workshop process, residents and business owners established a guiding community vision. It is the intent to implement this vision through the Goals, Objectives and Policies of this Master Plan. The community defined their vision as:

“Immokalee is a family-oriented community that supports a healthy lifestyle. It is attractive, environmentally sustainable and offers a full range of housing, recreation and education opportunities to meet all residents’ needs. Immokalee has a safe, well-connected network to walk and bicycle about town, as well as a roadway network needed to support the transport of goods and services. Business and job opportunities flourish in trade and distribution, agri-business, and ecotourism.”

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 Hotel and the growing Stewardship Receiving Areas, including the Town of Ave Maria; 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 capacity improvements to SR 82 and SR 29 will open up the area to more travel, and planned roadway expansions, including a SR 29 Loop, 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 network will impact the future. Incentives to encourage economic development at the IMM include the Florida Tradeport which operates within a Foreign Trade Zone (#213), and the Historically Underutilized Business (HUB) Zone. IMM provides direct access to over 1,000 acres allowing a broad range of aeronautical and industrial uses, and two paved runways equipped for Global Position Satellite (GPS) and instrument

approaches.

The opportunities available through development of the Tradeport are particularly significant given that in 2012 the Collier County Office of Business and Economic Development (OBED) estimated the County will need an additional 3,685 acres of new business park lands by 2030. The OBED has been working to attract research clusters to Collier County to diversify the economy, which is currently highly dependent 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 OBED 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 could 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 specifically 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.

The second goal focuses on quality neighborhoods. An Immokalee Neighborhood Map has been created by the community to begin the process of evaluating the needs of each neighborhood. Future neighborhood improvements such as housing conditions, water management, transportation, lighting and play areas, are encouraged to elevate the quality of life for Immokalee residents.

The third addresses 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 addresses significant natural resources within the Immokalee Urban Area and ecotourism opportunities.

Land use is an integral component of any master plan. The fifth goal defines the land use designations applicable to Immokalee, and as illustrated on the Immokalee Future Land Use Map. 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, is concerned with interlocal and intergovernmental coordination, to address current service issues and to continue collaboration with appropriate organizations in the future.

IV. IMPLEMENTATION STRATEGY

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

GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO ENHANCE AND DIVERSIFY IMMOKALEE’S LOCAL ECONOMY.

OBJECTIVE 1.1:

Actively pursue, attract, and retain business enterprises.

Policy 1.1.1: Commercial and Trade Hub

In recognition of Immokalee’s strategic location within Collier County and Southwest Florida, the County will continue to support and partner with other organizations to seek and maintain funding opportunities and designations that will:

- Support the Immokalee CRA and other economic development entities in actively promoting and positioning Immokalee as a regional commercial and trade hub for businesses seeking to locate or expand into Southwest Florida; and
- Encourage the Immokalee CRA and other economic development entities in the marketing of commercial and industrial opportunities in Immokalee.

Policy 1.1.2: Immokalee Regional Airport/Florida Tradeport

Collier County will encourage the promotion of economic development opportunities at the Immokalee Regional Airport/Florida Tradeport and the surrounding commercial and industrial areas.

Policy 1.1.3: Mitigation Banking and/or Targeted Acquisition Lands

By [2 years of the date of adoption of the ordinance], Collier County will explore the feasibility of utilizing privately owned undeveloped parcels with significant wetland, upland, or listed species habitat value, as a listed species habitat conservation bank or wetland mitigation bank to: 1) compensate for wetland or listed species impacts associated with development within the Immokalee Urban Area, 2) for mitigation required by state and federal agencies, or 3) for off-site preservation when allowed. The purpose of such a mitigation bank and/or identification of lands targeted for acquisition within the Immokalee Urban Area, in addition to the ecological benefits, is to facilitate and expedite permitting of development and redevelopment on other more appropriate lands within the Immokalee Urban Area. During this period, the County shall develop a map depicting the preferred lands to be targeted for mitigation or acquisition by public or private parties. Incentives and regulatory requirements shall be included in the LDC (Ordinance 04-41, as amended) to direct mitigation to, or acquisition of, these targeted lands and to direct development away from such lands.

OBJECTIVE 1.2:

Create a business climate that will enhance and diversify the Immokalee area’s economy and increase employment opportunities.

Policy 1.2.1: Pre-Certified Commercial/Industrial Sites

Collier County will encourage the development of targeted manufacturing, light industrial, and other similar uses by identifying appropriate locations for those uses, and by streamlining the permitting and approval process for commercial and industrial development within the Immokalee

Urban Area. By [1 year of the date of adoption of the ordinance], Collier County will initiate the review of the existing Certified Site Program, presently administered by the Collier County Office of Business and Economic Development, and propose improvements to the program that will further assist economic development in the Immokalee area.

Policy 1.2.2: Home Occupations

By [2 years of the date of adoption of the ordinance], Collier County will initiate amendments to the LDC (Ordinance 04-41, as amended) to create more flexibility for home-based businesses in the Immokalee Urban Area, thereby allowing additional opportunities for home-based occupations.

Policy 1.2.3: Financial Incentives

By [2 years of the date of adoption of the ordinance] Collier County, in cooperation with the Immokalee CRA, will develop a comprehensive financial incentive strategy to promote economic development in the Immokalee area and identify funding sources to maintain adequate funding of such incentive programs.

Policy 1.2.4: Agriculture-Related Business Uses

In recognition of the economic importance of agriculture, by [2 years of the date of adoption of the ordinance] Collier County will initiate amendments to the LDC (Ordinance 04-41, as amended) to:

- allow agriculture research and development facilities, agri-business offices and headquarters, and facilities, offices, headquarters and apparatuses associated with an alternative energy use. These uses will be allowed on properties zoned (A) Rural Agricultural, within the Low Residential Subdistrict land use designation; and
- allow small agriculture-related business uses, such as fruit and vegetable stands, and farmers markets, within Residential zoning districts.

Compatibility criteria and development standards shall be included in proposed LDC amendments.

OBJECTIVE 1.3:

Promote and expand tourism, eco-tourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy, and improve quality of life.

Policy 1.3.1: Tourism, Recreational, Entertainment and Cultural Opportunities

Collier County will encourage the expansion of tourism, entertainment, cultural and recreational opportunities, such as restaurants, movie theaters, museums and public spaces. Collier County will work with the Immokalee CRA, Immokalee Chamber of Commerce, Office of Business and Economic Development, The Naples, Marco Island, and Everglades Convention and Visitors Bureau, and other public and private organizations to promote increasing tourism of Lake Trafford, Immokalee Regional Raceway, Pepper Ranch Preserve, Immokalee Pioneer Museum at Roberts Ranch and Anne Olesky Park, and future tourism, recreational, entertainment and cultural attractions.

Policy 1.3.2: Eco-tourism

Collier County will encourage the development of ecotourism in the Immokalee area, with a particular focus on Lake Trafford and surrounding RT designated lands. It is anticipated that the County will work with the Immokalee CRA, Immokalee Chamber of Commerce, The Greater Naples Chamber of Commerce, Office of Business and Economic Development, the Naples, Marco Island, and Everglades Convention and Visitors Bureau, and other public and private organizations to promote these opportunities.

Policy 1.3.3: Seminole Casino Immokalee

Collier County will continue efforts to work with the Seminole Tribe of Florida to: a) integrate future plans for the Seminole Casino Hotel and Reservation within an Immokalee-wide tourism development and marketing campaign; and b) address impacts of the expansion of the Seminole Casino Hotel, and other resort structures and uses on the community and surrounding area.

Policy 1.3.4: Entertainment Area

In recognition of the fact that the casino is a significant attraction, Collier County will encourage the development of an entertainment area near the casino that is complementary and connected to Immokalee’s existing downtown core.

OBJECTIVE 1.4:

Enhance and expand educational and cultural facilities and opportunities in Immokalee.

Policy 1.4.1: Research and Development

Collier County will seek to attract educational research facilities, similar to the Southwest Florida Research and Education Center, to Immokalee. It is anticipated that the County will work with the Immokalee CRA, public and private colleges and universities, and other public and private organizations to promote these opportunities.

Policy 1.4.2: Education and Training Programs

Collier County will seek to partner with other organizations including the Collier County School Board and CareerSource Southwest Florida to enhance the availability and variety of training programs in Immokalee.

OBJECTIVE 1.5:

Collier County will support the implementation of the Immokalee Redevelopment Area Plan (Resolution No. 2000-181 and 2004-384, as amended).

Policy 1.5.1: Technical Assistance

By [2 years of the date of adoption of the ordinance], Collier County will initiate the review of 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 specific to the needs of the Immokalee community.

Policy 1.5.2: Infill and Downtown Redevelopment

Collier County will promote infill development and redevelopment within the Commercial-Mixed Use Subdistrict through amendments to the Land Development Code (LDC) (Ordinance 04-41, as amended) that facilitate mixed-use projects and provide for flexible performance-based incentives.

Policy 1.5.3: Alternative Funding

Collier County will continue to support efforts to seek additional state and federal funding to improve infrastructure and housing, and to promote or expedite the development and redevelopment of the community.

GOAL 2: TO PROVIDE QUALITY NEIGHBORHOODS FOR ALL RESIDENTS OF THE IMMOKALEE URBAN AREA.

OBJECTIVE 2.1

Collier County, in coordination with the Immokalee CRA and residents, will identify neighborhood improvements needed to elevate the neighborhood quality of life.

Policy 2.1.1: Neighborhood Inventory

By [2 years of the date of adoption of the ordinance], Collier County will initiate an inventory of existing neighborhoods. The purpose of the inventory is to identify opportunities to improve neighborhood recreation, sidewalks, lighting, transit stops, stormwater management, housing, and community facilities.

Policy 2.1.2: Neighborhood Improvement Plans

Incorporating the findings of the neighborhood inventories, Collier County will create Neighborhood Improvement Plans, with coordination of all applicable County departments, neighborhood residents, and the Immokalee CRA, to provide a multi-disciplinary approach to planning for identified neighborhood improvements.

OBJECTIVE 2.2:

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

Policy 2.2.1: Funding Opportunities

Collier County, in coordination with federal, state, and other local agencies and private organizations will seek funding for the housing needs identified in the Neighborhood Improvement Plans.

Policy 2.2.2: Substandard Housing

Collier County will periodically update programs for the repair, removal, or replacement of substandard housing units in Immokalee.

Policy 2.2.3: Displaced Occupants

Collier County will coordinate with local non-profit social service organizations to provide relocation assistance for occupants who are displaced from substandard dwelling units.

Policy 2.2.4: Housing Code Enforcement

Collier County shall make reasonable effort to require that substandard housing be brought into compliance or eliminated. Efforts will focus on properties that are abandoned, or not in compliance with the Collier County Land Development Code or Code of Laws and Ordinances.

Policy 2.2.5: Farm Labor Housing Land Development Regulations

Collier County, in cooperation with the Florida Department of Health, will review and revise, as necessary, the LDC provisions regulating farm labor housing within the Immokalee Urban Area to eliminate regulations that are duplicative to federal and state provisions.

Policy 2.2.6: Interagency Coordination

Collier County will coordinate with the Immokalee CRA and other housing providers and regulators to review and consider incentives to improve the housing quantity and quality in the Immokalee Urban Area.

OBJECTIVE 2.3:

The County will continue to explore and provide innovative programs and regulatory reforms to reduce development costs and promote quality neighborhoods and a full range of housing for all Immokalee residents.

Policy 2.3.1: Housing Grant Opportunities

Collier County, in coordination with the Immokalee CRA, will pursue government grants and loans for housing.

Policy 2.3.2: Housing Incentives

Housing affordability in Immokalee will be incentivized in part through the implementation of the approved strategies within the Collier County Community Housing Plan.

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

OBJECTIVE 3.1:

To annually identify the priorities of the Immokalee community and the Immokalee CRA related to capital improvements and other activities that will further the goals, objectives and policies of the IAMP.

Policy 3.1.1: Capital Projects and Studies

Collier County will coordinate with the Immokalee CRA on an annual basis to develop a prioritized list of Immokalee specific capital projects and studies that will further the Goals, Objectives, and Policies of the IAMP. The County and the Immokalee CRA shall identify potential funding sources for all or a portion of the projected cost associated with these projects and studies. This list shall be provided to the BCC prior to its annual budgeting process in order to allow the BCC to consider Immokalee’s priorities in relation to available funding and staffing resources.

OBJECTIVE 3.2:

To provide a comprehensive system of parks and recreational facilities that supports diverse active and passive recreational activities within the Immokalee area through the implementation of the Collier County Parks & Recreation Master Plan for the Immokalee Area.

Policy 3.2.1: Priority Park Sites

Collier County will prioritize the development of future Immokalee community 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 CRA, will identify locations for public plazas, greens, or urban parks.

Policy 3.2.2: Community Input

Collier County will solicit community input to ensure provision of appropriate public facilities to address the demographics of the Immokalee Urban Area.

Policy 3.2.3: Expansion of Parks and Trails

Collier County will expand the network of parks and connect recreational areas throughout the community where appropriate and feasible.

Policy 3.2.4: Encourage Active Lifestyles

Collier County will encourage outdoor activity and active lifestyles by creating new neighborhood recreational areas, such as ball fields, soccer fields, basketball courts, tot lots, and jungle gyms, as appropriate to Immokalee’s demographics and as feasible in each neighborhood. These opportunities shall be identified in the Neighborhood Improvement Plans.

Policy 3.2.5: Use of Vacant Residential Parcels

Subject to available funding, Collier County will consider acquiring vacant residential parcels in order to develop new neighborhood recreation areas. These parcels may be small in size and should be evenly distributed throughout the community. These opportunities shall be identified in the Neighborhood Improvement Plans.

OBJECTIVE 3.3:

To provide a network of roads, sidewalks, and bike paths to support growth in a manner that allows for the safe and convenient movement of pedestrians, bicyclists and vehicles.

Policy 3.3.1: Complete Streets

Roadways within Immokalee shall be planned, designed and constructed in a context-sensitive, multi-modal approach, implementing access for transportation users of all ages and disabilities, in a manner that promotes safe, efficient movement of people and goods, whether by car, truck, public transit, assistive device, foot or bicycle.

Policy 3.3.2: Bicycle and Pedestrian Pathways Plan

In the Immokalee Urban Area, priority will be given to projects linking existing residential neighborhoods with commercial and employment areas, schools, libraries, community parks, recreation sites and other public service areas.

Policy 3.3.3: Long Range Transportation Improvements

Collier County 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 investments in the Immokalee area. In particular, the County will support and encourage:

- the Florida Department of Transportation in the widening of SR 82 between I-75 and SR 29 as a first step in improving transportation access to Immokalee;
- the building of the SR 29 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;
- the creation of new, or expansion of existing, transportation corridors that improve access between Immokalee, the City of Naples, and coastal Collier County; and

Policy 3.3.4: Local Transportation Network Improvements

Recognizing that a significant segment of the of the community’s population uses public transit, walks or bicycles to work and to school, by [3 years of the date of adoption of the ordinance] Collier County will initiate a transportation planning study with recommendations to identify potential routes to improve connectivity of the collector and local street grid to expand public transit service, and bicycle and pedestrian access.

Policy 3.3.5: Private Roads

Collier County will encourage, through incentives, that private roads be brought up to County standards and offered to the County for acceptance and maintenance, when deemed appropriate.

Policy 3.3.6: Access from Immokalee Regional Airport to Future SR 29 Bypass

Collier County will continue to coordinate with the Florida Department of Transportation (FDOT), and with landowners and other stakeholders, to identify a preferred route to connect the Airport and the future SR 29 Bypass.

Policy 3.3.7: Safety Improvements

As funding becomes available, Collier County will implement the 2011 Immokalee Walkable Community Study, prepared for the Collier Metropolitan Planning Organization, identifying locations for new sidewalks, traffic signals, signage, crosswalks, bike paths and street lighting for the purpose of improving pedestrian and bicycle circulation and safety.

Policy 3.3.8: Public Transit Routes

Collier County will consider expansion of public transit routes to comprehensively cover the downtown area, connect significant employment centers and public facilities, and interconnect to adjacent communities.

Policy 3.3.9: Transportation Concurrency Alternatives (for SR 29)

When warranted, Collier County shall identify alternative methods to allow non-residential development in the Immokalee Urban Area to proceed with limited exceptions and/or a mitigated waiver from existing concurrency requirements due to the economic and job creation benefits such development would provide. The following shall be considered as a part of the analysis:

- a. Establishing a Transportation Concurrency Exception Area (TCEA) or Transportation Concurrency Management Area (TCMA) or other alternative that would allow limited exceptions and/or mitigated waivers from concurrency for economic development, diversity, and job creation in the Immokalee Urban Area; and
- b. Potential limitations on such exceptions and/or waivers from concurrency including:
 - 1. Limiting applicability to certain locations, such as the Airport/Tradeport, other lands around the Airport, and the Urban Infill and Redevelopment Area;
 - 2. Requiring a case-by case approval of any such exception or waiver based upon certain targeted and measurable objectives, including Transit Oriented Design, job creation and other commitments by the developer that would be deemed to be beneficial to the community; and
 - 3. Limiting the duration, or requiring mandatory periodic reviews, of the continued feasibility of any such exception or waiver process.

OBJECTIVE 3.4:

To improve stormwater management and surface drainage in Immokalee.

Policy 3.4.1: Immokalee Stormwater Master Plan

Collier County’s Stormwater Management staff, in coordination with other County departments, will continue to implement the recommendations contained within the Immokalee Stormwater Master Plan (as amended), as funding becomes available.

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 resources in Immokalee, including Lake Trafford and connected wetland systems, and listed species habitat including upland habitat used by listed species, through incentives and innovative techniques not otherwise addressed in the Conservation and Coastal Management Element (CCME).

Policy 4.1.1: Incentives and Innovative Land Development Regulations

Collier County will promote the preservation of native vegetation in the Immokalee Urban Area exceeding the minimum required amounts set forth in CCME Policy 6.1.1, and pursuant to IAMP Policy 1.1.3. This may be accomplished by utilizing incentives and innovative land development regulations, including but not limited to: cluster development, transferable development rights, density bonuses, and flexible development standards to incentivize infill development and redevelopment within targeted MR, HR, C-MU and I-MU designated lands. In order to qualify for any such incentives, the preserve acreage shall exceed the minimum applicable acreage set forth

in CCME Policy 6.1.1. by at least 10 percent. Incentives may be provided based upon a sliding scale, providing greater levels of incentive for greater amounts of preservation above the applicable minimum amounts set forth in CCME Policy 6.1.1.

By [2 years of the date of adoption of the ordinance], Collier County shall initiate amendments to the LDC (Ordinance 04-41, as amended), to provide for other incentives and innovative land development regulations, including but not limited to cluster development and flexible development standards, that do not require an amendment to the IAMP.

Policy 4.1.2: Lake Trafford Water Quality

Recognizing the importance of Lake Trafford, and the surrounding wetlands and natural habitat, the ecosystem, economy and ecotourism activities in Immokalee, proposed development within the Lake Trafford watershed boundary will conform to best management practices (BMPs) regarding water quality in order to avoid or minimize adverse impacts to the lake and its surrounding wetlands and natural habitat. These BMPs will primarily include measures or design standards recognized by the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) that address increased or enhanced onsite treatment of storm water runoff, and measures to address Total Maximum Daily Loads (TMDL) and nutrient loading. By [2 years of the date of adoption of the ordinance], Collier County, in conjunction with any applicable state or federal agencies, will initiate amendments to the LDC (Ordinance 04-41, as amended) to establish specific best management practices and will identify the specific locations where such best management practices shall be required. The Lake Trafford watershed boundary shall be illustrated by map in the LDC and will be the geographic area intended for implementation of these BMPs.

Policy 4.1.3: Lake Trafford Remediation

Collier County will continue to cooperate with state and federal agencies on remediation, restoration, and long-term management 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

- (I) 6. Transit Oriented Development Subdistrict
- B. URBAN – INDUSTRIAL DISTRICT
 - 1. Industrial Subdistrict
 - 2. Industrial – Mixed Use Subdistrict
 - 3. Industrial – Immokalee Regional Airport Subdistrict
- C. OVERLAYS AND FEATURES
 - 1. Lake Trafford /Camp Keais Strand System Overlay
 - 2. Seminole Reservation
 - 3. Urban Infill and Redevelopment Area
 - 4. Industrial - Mixed Use Commercial Overlay

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: Compact Mixed-Use Development

Collier County will encourage compact mixed-use development in appropriate zoning districts and particularly within the HR and C-MU designations, as an innovative planning technique to create walkable communities, reduce vehicle miles traveled, and increase energy efficiency.

Policy 5.1.4: Mobile Homes within the Immokalee Urban Area

New mobile homes shall be allowed in the Immokalee Urban Area as a temporary residence as identified in LDC Section 5.04.02.C; or within an existing mobile home lot, mobile home park or subdivision as identified in LDC Section 2.03.07.G.6; or within the mobile home overlay (MHO); or as part of a new mobile home park or subdivision approved on lands with zoning that permits mobile homes; or on individual lots or parcels with zoning that permits mobile homes.

Mobile homes shall also be permitted on properties located at 1101, 1121 and 1123 Alachua Street, Immokalee Florida, in accordance with the Mediated Settlement Agreement and Mutual Release relating to Case No. 08-9355-CA and Case No. 09-1281-CA, dated February 26, 2013 (see OR Book 4895, Page 1963 et seq. of the Official Public Records of Collier County, Florida). The Agreement references both the Commerce Center-Mixed Use Subdistrict of the Urban Mixed-Use District and the Commerce Center-Industrial Subdistrict of the Urban-Industrial District of the IAMP in effect on February 26, 2013.

Policy 5.1.5: Public Educational Plants

Public educational plants and public ancillary plants shall be allowed as provided for in Policy 5.16 of the Future Land Use Element.

Policy 5.1.6: Zonings and Rezonings

- A. All zoning as shown on the Official Zoning Atlas as of [effective date of IAMP adoption ordinance] shall be deemed consistent with the Growth Management Plan.
- B. All rezonings must be consistent with the Growth Management Plan. For properties that have zoning in place prior to a change in Land Use Designation, where the prior zoning allows for a higher density or intensity than the new Land Use Designation such properties may be rezoned as follows:
 - 1. For such commercially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity commercial zoning district as the existing

(I) = Plan Amendment by Ordinance No. 2023-58 on November 14, 2023

zoning district, and provided the overall intensity of commercial land use allowed by the existing zoning district is not exceeded in the new zoning district. A zoning change of such commercially-zoned properties to a residential zoning district is allowed as provided for in the Density Rating System of this Master Plan.

2. For such industrially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity industrial or commercial zoning district as the existing zoning district, and provided the overall intensity of industrial land use allowed by the existing zoning district is not exceeded in the new zoning district.
 3. For such residentially-zoned properties, zoning changes will be allowed provided the authorized number of dwelling units in the new zoning district does not exceed that authorized by the existing zoning district, and provided the overall intensity of development allowed by the new zoning district does not exceed that allowed by the existing zoning district.
 4. Properties subject to the above limitations may be combined and developed with other property, whether such other property has had a change in Land Use Designation. For residential and mixed-use developments only, the accumulated density between these properties may be distributed throughout the project, as provided for in the Density Rating System or the underlying subdistrict, as applicable.
 5. Overall intensity of development shall be determined based upon a comparison of public facility impacts as allowed by the existing zoning district and the proposed zoning district.
 6. This Section does not apply to changes to the Land Use Designation initiated by the property owner.
- C. It is not the intent of the amendment to the IAMP by Ordinance No. 2019-47 to burden or otherwise diminish any existing legal use of, or vested right to a specific use of, real property, and any and all existing legal uses of, or vested right to a specific use of, real property shall remain. Accordingly, any property owner who believes that they have been adversely affected by this IAMP may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC. There shall be no time limitation to filing an application for a determination of claimed vested rights. Alternatively, if in the opinion of the Zoning Director there is no dispute as to the allowance of the claimed use of the real property, at the discretion of the County Manager the issue may be resolved by the issuance of a Zoning Verification Letter. This procedure shall be considered supplemental to any other claim or remedy that the property owner may have. This provision shall not apply to any legal nonconforming use of a property.

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

OBJECTIVE 6.1:

Collier County shall develop Immokalee-specific land development regulations to the extent required by this Master Plan, and which 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

By [2 years of the date of adoption of the ordinance], Collier County, in coordination with the Immokalee CRA, will initiate the development of LDC standards specific to Immokalee to address the unique needs of the Immokalee Urban Area. These standards shall include those related to permitted and conditional land uses; density and intensity; signage; landscaping and buffering; native preservation retention; off-street and on-street parking and loading; architectural design; development standards, including setbacks to Lake Trafford; floor area ratio for certain

nonresidential uses; and site access.

Policy 6.1.2: Location of Service Uses

Collier County will encourage community 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 to the existing pedestrian network.

Policy 6.1.3: Downtown Pedestrian Amenities

By [2 years of the date of adoption of the ordinance], Collier County, in coordination with the Immokalee CRA, will evaluate the need for additional passive recreation and outdoor dining and entertainment opportunities along downtown streets, and, if warranted, adopt amendments to the Collier County LDC (Ordinance 04-41, as amended) to incentivize and encourage the development of these amenities, provided the free and safe movement of pedestrians is maintained.

Policy 6.1.4: Central Business District

By [2 years of the date of adoption of the ordinance], Collier County, in coordination with the Immokalee CRA, will initiate a review of the Public Realm Plan and the Central Business District Form-Based Guidelines. Based on the review, Collier County will initiate amendments to the LDC (Ordinance 04-41, as amended), as necessary.

Policy 6.1.5: Safe Neighborhood Initiatives

Collier County will coordinate with local and state law enforcement, developers, and citizens to seek funding opportunities available under the Safe Neighborhood Act (Chapter 163, Part IV, F.S.) or other programs to improve safety within the Immokalee community and to provide for safe streets. This may include implementation of CPTED (crime prevention through environmental design) strategies, where such strategies are compatible with the community design objectives set forth herein.

GOAL 7: TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF INFORMATION AND COST SHARING WITH THE SEMINOLE TRIBAL COUNCIL, COLLIER COUNTY SCHOOL BOARD, OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, AND NON-PROFIT ORGANIZATIONS.

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 will collaborate in regional initiatives with local and regional economic development organizations 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 will actively coordinate efforts with the Immokalee CRA and not-for-profit organizations to implement the Immokalee Area Master Plan and the Immokalee Community Redevelopment Area Plan.

Policy 7.1.3: Immokalee Government Services Center

Collier County will continue to support an Immokalee-based government center that will co-locate various county entities and departments to ensure effective collaboration and services to support community needs. This office may include, but is not limited to, the following services:

- a. Animal control
- b. Board of County Commissioners Office
- c. Branch Office of the Collier County Tax Collector
- d. Child support enforcement
- e. Code enforcement
- f. Court
- g. Domestic violence services
- h. Economic Development
- i. Emergency management services
- j. Emergency medical services
- k. Emergency Operations Center (EOC)
- l. Housing and Human Services
- m. Immokalee Community Redevelopment Agency
- n. Permitting
- o. Planning and Zoning
- p. Public health services
- q. Veterans Services

Policy 7.1.4: Immokalee Civic Center

By [1 year of the date of adoption of the ordinance] Collier County will coordinate with the Immokalee CRA to explore opportunities for an Immokalee civic center.

Policy 7.1.5 Satellite/Mobile Coordination Center

By [1 year of the date of adoption of the ordinance], Collier County Emergency Management (CCEM) will initiate the development of an Immokalee Emergency Management Time Delineating Schedule (TDS) Checklist for disasters or local emergencies and identify candidate coordination center location opportunities. This includes but is not limited to CCEM hosting this coordination center at Immokalee Technical College (iTECH), County buildings, the CCEM Mobile Command Center or the use of a Disaster Response Unit (DRU). At the discretion of CCEM, this Center will be activated in Immokalee in the event of an emergency. The Planning process will be a whole community approach which includes working with the Immokalee Unmet Needs Coalition or other recovery groups participating in a CCEM Memorandum of Understanding (MOU).

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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.

A. URBAN - MIXED USE DISTRICT

The purpose of this District is to allow residential and nonresidential land uses, including mixed uses. Mixed uses can be located within individual buildings and/or projects in areas deemed appropriate and identified on the FLUM. Nonresidential uses allowed in the Residential subdistricts include, but are not limited to: agriculture, earth mining, oil extraction, and related processing, home-based businesses, parks, recreation and open space uses, churches, libraries, cemeteries, community centers, public and private schools, day-care centers, group housing uses, utility and communication facilities, and essential services, as defined in the Land Development Code, except as may be limited within a specific subdistrict or overlay.

New commercial development may be allowed in the Low Residential, Medium Residential or High Residential subdistricts through Planned Unit Development (PUD) zoning, subject to the following limitations:

Commercial development may be permitted within a PUD, provided the following size and development criteria are met. The commercial component within a PUD may be allowed to develop up to the maximum acreage specified in the table below:

	CATEGORY I	CATEGORY II	CATEGORY III
PUD Acres	>80	>160	>300
Min. Gross Density	2.5 du/gross acre	2.5 du/gross acre	3.0 du/gross acre
Max. Commercial Acres	5 acres	10 acres	20 acres
Permitted Zoning	C-2	C-2, C-3	C-2 through 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 any lands designated C- MU and no closer than one mile from the nearest PUD commercial zoning of ten acres or greater in size, unless otherwise authorized by the Board of County Commissioners;
- b. The configuration of the commercial parcel shall be no more frontage than depth, unless otherwise authorized by the Board of County Commissioners;
- c. Commercial zoning or development shall be no closer than one-quarter (¼) mile from the nearest existing elementary school boundary, unless otherwise authorized by the Board of County Commissioners;
- d. The commercial development shall be integrated with the residential portion of the project, including common elements such as signage, and providing vehicular and non-vehicular interconnection; and
- e. No construction in the commercial designated area shall be allowed until construction has commenced on at least 30% of the project’s residential units, unless otherwise authorized by the Board of County Commissioners.

1. Low Residential Subdistrict (LR)

The purpose of this subdistrict is to provide for low density residential development and supporting uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.

- Base Density: Four (4) dwelling units per gross acre.
- Maximum Density: Eight (8) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

As agriculture is a significant economic driver in Immokalee, the following uses will be allowed in accordance with IAMP Policy 1.2.4:

- agricultural research and development facilities,
- agri-business offices and headquarters, and
- facilities, offices, headquarters and apparatuses associated with an alternative energy use.

2. Medium Residential Subdistrict (MR)

The purpose of this subdistrict is to provide for a mixture of housing types and supporting uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.

- Base Density: Six (6) dwellings units per gross acre.
- Maximum Density: Fourteen (14) 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 a mixture of housing type and supporting uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.

- Base Density: Eight (8) dwelling 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.

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, 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, except that mobile homes are only allowed as provided by IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay. 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.

- Base Density: Sixteen (16) 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.
- Transient lodging is allowed at a maximum density of thirty-two (32) units per gross acre.

Mix of Uses: Projects equal to or greater than ten (10) acres will be encouraged to provide both residential and non-residential uses.

5. Recreational/Tourist Subdistrict (RT)

The purpose of this Subdistrict is to provide for recreational and tourist activities related to the natural environment, and to allow for limited compact residential development. 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; agriculture; and essential services as defined in the Land Development Code. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4.

Single and multi-family dwelling units are allowed.

- Base Density: Four (4) dwelling units per gross acre.
- Maximum Density: Four (4) dwelling units per gross acre. Density bonuses do not apply in this subdistrict.
- Transient lodging is permitted at a maximum density of twenty-six (26) units per gross acre.

(l) 6. Transit Oriented Development Subdistrict

The purpose of this Subdistrict is to promote high-density residential development along existing or proposed transit routes of the Collier Area Transit (CAT) system, known as Transit Oriented Development (TOD), within a portion of the Urban Mixed Use District. TODs are further described in the Land Development Code. As stated in Transportation Element Policy 12.10, TODs may increase transit ridership thereby reducing single occupancy trips and vehicle miles travelled. A TOD project is eligible for, but not entitled to, thirteen (13) dwelling units per gross acre, subject to paragraphs a. through f. below. The Density Rating System is not applicable to TODs.

A TOD that includes housing that is affordable is eligible for, but not entitled to, up to an additional twelve (12) dwelling unit per acre subject to paragraphs a. through h. below.

- a. The TOD must be located along an existing or proposed CAT fixed route.
- b. At least one half ($\frac{1}{2}$) of the proposed dwelling units must be located within one quarter ($\frac{1}{4}$) mile of an existing CAT stop, shelter or station or the TOD shall commit to providing said facility within $\frac{1}{4}$ mile of these units prior to, or concurrent with, the first residential Certificate of Occupancy.
- c. The TOD must comply with the transit oriented development design standard contained in Chapter 4 of the LDC.
- d. The project site is not within the Commercial – Mixed Use Subdistrict (C-MU) or Recreational/Tourist Subdistrict (RT).
- e. Only residential muti-family dwelling units are allowed.
- f. The TOD must be compact and pedestrian oriented.

(l) = Plan Amendment by Ordinance No. 2023-58 on November 23, 2023

- g. There is a commitment by Ordinance or Agreement approved by the Board of County Commissioners that all units shall be maintained affordable in accordance with LDC Section 2.07.02 and pursuant to LDC Section 4.02.42.
- h. The maximum density shall not exceed twenty-five (25) dwelling units per gross acre.

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) in accordance with the LDC. Density achieved by right (as may be permitted for qualifying Affordable Housing projects) 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. Density may be increased using applicable density bonuses. 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 C-1 through C-3 Commercial zoning districts, and except within the Commercial Mixed-Use Subdistrict, wherein residential project densities will be calculated on total gross acreage, and except 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 dwellings or accessory structures. Such accessory dwellings and structures include guest houses, mother-in-law's quarters, cabanas, 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 for in Policy 5.1.6.
- d. Within the applicable areas of the Urban Mixed-Use District, all properties zoned A, Rural Agricultural, E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable housing project is proposed and approved, in accordance with Section 2.06.00 of the LDC (Ordinance 04-41, as amended), shall be permitted the base density of four (4) dwelling units per gross acre by right, except in the case of lands designated LR on the IAMP Future Land Use Map (FLUM), wherein the density shall not exceed 50% of the maximum permitted density of the zoning district for the subject property; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres.

2. DENSITY BONUSES

To encourage infill development, the creation of affordable 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 units per acre may only be exceeded if utilizing an affordable housing bonus. In no case shall the resulting density exceed the maximum density specified in each Subdistrict.

(l) = Plan Amendment by Ordinance No. 2023-58 on November 14, 2023

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. Buffering to achieve compatibility with adjacent lower intensity uses shall be required.

b. Affordable Housing Bonus, by Public Hearing

To encourage the provision of affordable housing within certain Subdistricts in the Urban Designated Area, a maximum of twelve (12) dwelling units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended).

c. Affordable Housing Bonus, by Right

To encourage the provision of affordable housing within that portion of the Urban Mixed Use District, properties zoned A, Rural Agricultural, E, Estates, RSF-1, 2, 3, 4, 5, 6, Residential Single Family, VR, Village Residential, and/or RMF-6, Residential Multi-Family-6, for which an affordable housing project is proposed in accordance with the definitions and requirements of the Affordable Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended), a maximum of four (4) residential units per gross acre shall be added to the base density of four (4) dwelling units per gross acre, except in the case of lands designated LR on the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50% of the maximum permitted density of the zoning district for the subject property. Therefore, the maximum density that may be achieved by right shall not exceed eight (8) dwelling units per gross acre. Such a project must comprise a minimum of ten acres.

d. Residential Infill

1. 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 January 10, 1989. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.
2. This Residential Infill bonus shall only be applicable on a one time basis and shall not be expanded or continued to other adjacent properties, except for additional properties not exceeding 20 acres in aggregate when added to the original application of this provision and meeting all the above criteria.

e. Roadway Access

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

3. DENSITY AND INTENSITY BLENDING

- a. 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:

1. The project in aggregate must be a minimum of 200 acres in size and the Urban portion must be designated Recreational/Tourist Subdistrict (RT) or Low Residential Subdistrict (LR) in the Immokalee Area Master Plan;
 2. 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 FLUCCS Codes and a Natural Resource Index score of greater than 1.2 (both as identified on the Stewardship Credit Worksheet in the RLSA);
 3. 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
 4. Lands within the Urban area, from which the density and/or intensity has been shifted, shall be placed in a conservation easement in perpetuity.
- b. For properties containing two or more Future Land Use Subdistricts, the overall density and/or intensity that could be achieved in aggregate may be distributed throughout the project, provided the total allowable density and/or intensity is not exceeded, and further subject to the following:
1. The project furthers the protection, enhancement or restoration of wetlands, listed species habitat, or other natural features;
 2. The project is consistent with, and furthers the applicable objectives of, the Immokalee Area Master Plan and is compatible with surrounding properties and environment;
 3. The project is approved as a Planned Unit Development; and
 4. The project 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, agriculture, and manufacturing uses; essential services; 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: manufacturing; processing; storage and warehousing; wholesaling; distribution; packing houses; recycling; high technology industries; laboratories; assembly; storage; computer and data processing; and commercial uses

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.

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 Immokalee State Farmers Market and related facilities are located in this Subdistrict. This Subdistrict allows for: higher intensity commercial uses as described in the LDC (Ordinance 04-41, as amended) for Commercial (C-4 and C-5), Research and Technology Parks PUD, and Business Park Districts, subject to development standards set forth in the LDC. 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 industrial uses. This Subdistrict also allows for agriculture uses and agricultural-related uses, such as packing houses; warehousing; and targeted industries. Targeted industries include distribution; medical laboratories, research, and rehabilitative centers; high technology; computer software, services, and processing, and similar uses.

Certain residential, mobile home and migrant transient housing uses are permitted on properties located at 1101, 1121, and 1123 Alachua Street, Immokalee, Florida, in accordance with the Mediated Settlement Agreement and Mutual Release relating to Case No. 08-9355-CA and Case No. 09-1281-CA, dated February 26, 2013 (See OR Book 4895, Page 1963 et seq. of the Official Public Records of Collier County, Florida). The Agreement references both the Commerce Center-Mixed Use Subdistrict of the Urban Mixed-Use District and the Commerce Center-Industrial Subdistrict of the Urban-Industrial District of the IAMP in effect on February 26, 2013.

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 facility and related accessory uses; commercial, industrial, institutional and agricultural uses; freight and warehousing; trade; and ancillary recreational, vehicular racing, communications, essential service uses, and additional uses as permitted in the Airport Operations Planned Unit Development, Ordinance No. 10-07.

C. OVERLAYS AND FEATURES

1. 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 Immokalee Urban Designated Area. These wetlands are identified on the Immokalee Future Land Use Map by the Lake Trafford/Camp Keais Strand System Overlay (LT/CKSSO).

The Density and Intensity Blending provisions of this Master Plan may be utilized for lands within this LT/CKSSO. The maximum allowable gross density for lands within the LT/CKSSO is the base density established for the applicable Subdistrict. Lands within the LT/CKSSO are not eligible for any density bonuses, including by right. Essential Services

shall be limited to: those necessary to ensure public safety; and those necessary to serve permitted uses, such as private wells and septic tanks, utility lines, lift stations, and water pumping stations.

The additional wetland protection measures do not apply to properties within the LT/CKSSO that have been legally cleared of native vegetation as of the adoption of this Master Plan, but do apply to all new development and redevelopment pursuant to the applicable nonconforming provisions set forth in the LDC (Ordinance 04-41, as amended).

If development on the Seminole Reservation functionally severs the connectivity of the wetland system for properties within the LT/CKSSO, east of the Reservation, the additional wetland protection measures will not be applied to those severed eastern wetlands. The standard measures for wetlands in Urban designated lands shall be applied, as described in the CCME, to those severed eastern wetlands.

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 LDC (Ordinance 04-41, as amended) 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.

4. Industrial – Mixed Use Commercial Overlay

The Industrial - Mixed Use Commercial Overlay is depicted on the IAMP Future Lands Use Map and comprises approximately 363 acres. This Overlay allows the uses of the underlying Industrial - Mixed Use Subdistrict except that commercial uses - those permitted in the C-4 and C-5 zoning districts in the Land Development Code, Ordinance No. 04-41, as amended - are limited to a maximum of thirty percent (30%) of the Overlay land area (approximately 109 acres). To implement this Overlay, Collier County shall initiate a Land Development Code amendment within two years of adoption.

For lands in this Overlay that are adjacent to residentially or agriculturally-zoned properties, a minimum 75-foot building setback, which includes a minimum 20-foot wide vegetated landscape buffer, shall be provided. This vegetated buffer shall be located adjacent to the property line and shall contain, at a minimum, two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet in height within one year. Existing native trees must be retained within this 20-foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall. The required 75-foot setback may be reduced to 50 feet if a minimum 6-foot tall decorative wall

or fence providing at least 80 percent opacity is installed within the reduced setback, and the required 20-foot wide landscape buffer is located between the wall or fence and the adjacent residentially and/or agriculturally zoned properties.