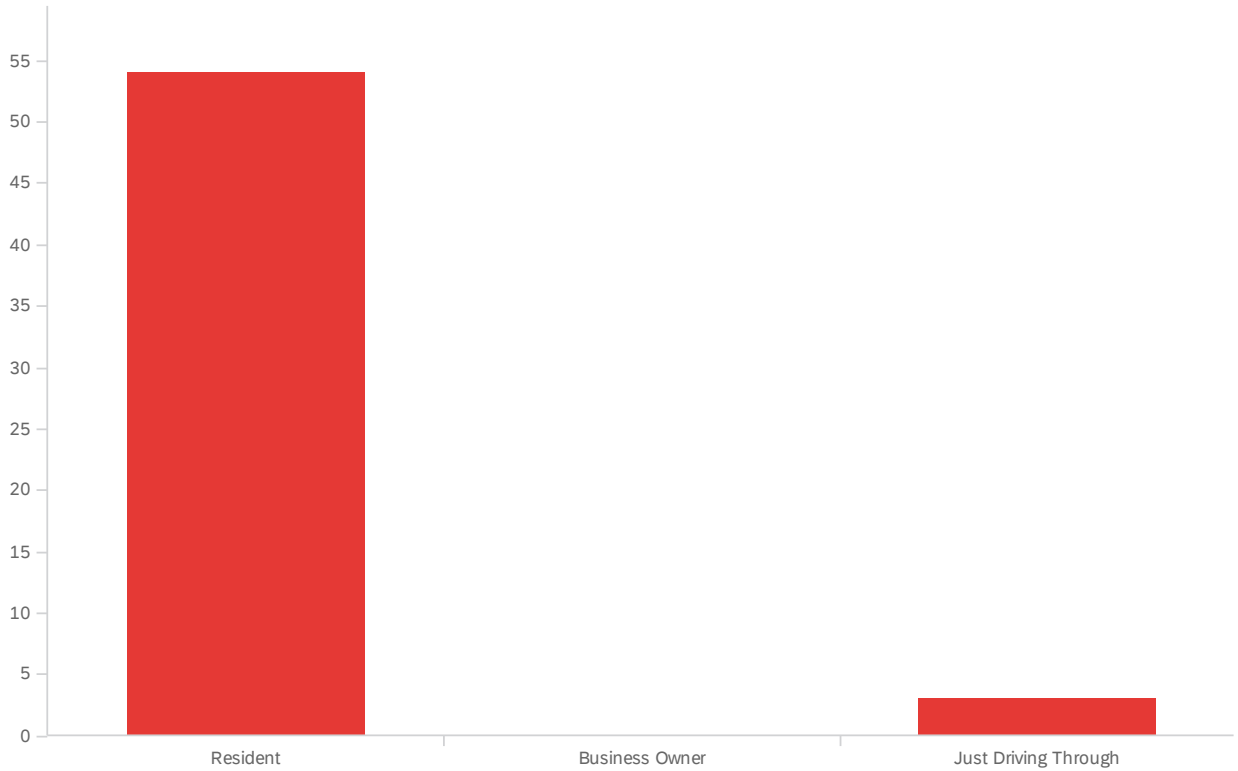


# Immokalee Rd/Randall Blvd Public Survey Report

Immokalee Rd/Randall Blvd Planning Study - Community Survey

October 15, 2024 9:42 AM EDT

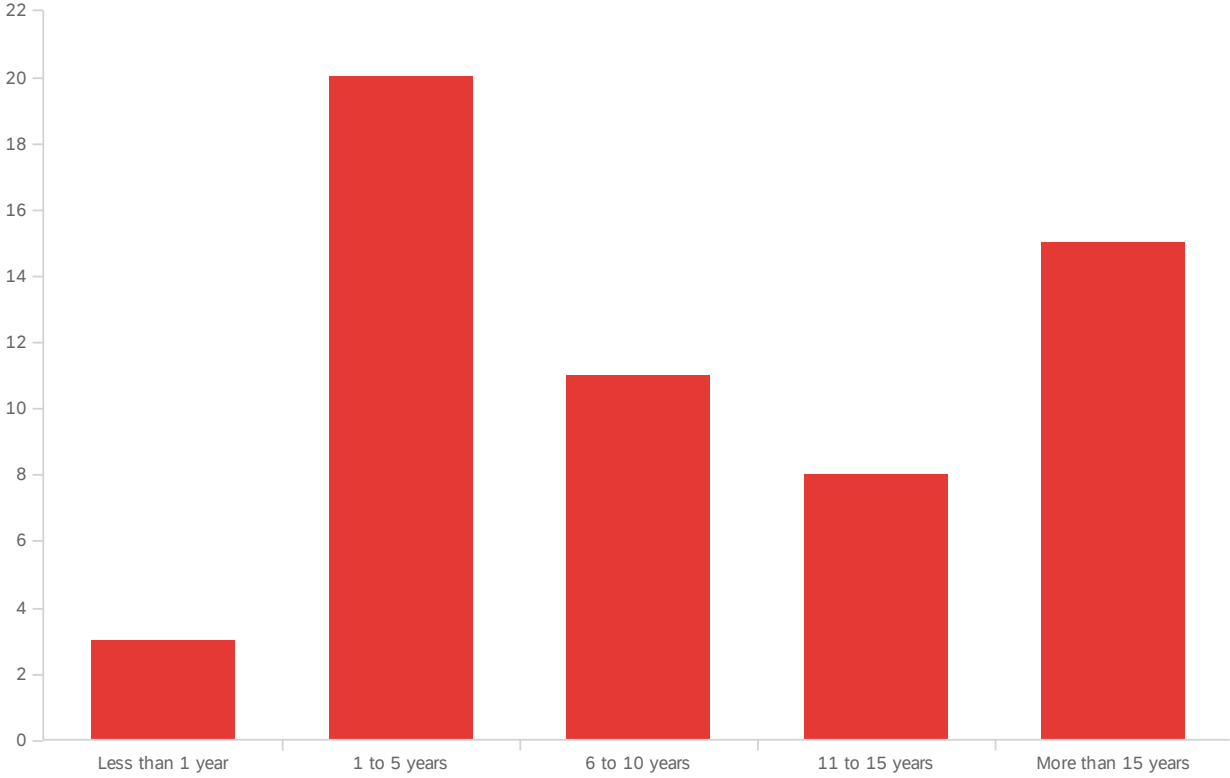
Q3 - Are you a resident, business owner, or just driving through the area?



#	Field	Choice Count
1	Resident	94.74% 54
2	Business Owner	0.00% 0
3	Just Driving Through	5.26% 3
		57

Showing rows 1 - 4 of 4

Q4 - How long have you been in this area?



#	Field	Choice Count
1	Less than 1 year	5.26% 3
11	1 to 5 years	35.09% 20
12	6 to 10 years	19.30% 11
13	11 to 15 years	14.04% 8
14	More than 15 years	26.32% 15
		57

Showing rows 1 - 6 of 6

Q5 - What is one word you would use to describe the area today?



What is one word you would use to describe the area today?

Overcrowded

Annoying

Growing

business

Growing

What is one word you would use to describe the area today?

Busy

Underdeveloped

Desolate

Best area to live in

Overly polulated with homes

Lackluster

Manageable

Not enough ammenties

Having potential

Vacant

Far

Casual

Beautiful

Nothing happening

Booming

Growing

Growing

What is one word you would use to describe the area today?

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Congested

Country

Depressing

Peaceful

Randall & Immok intersection poorly planned. Need more business and shopping

Dismal

limited

Undeveloped

lacking

Somewhat unsafe. Fast driving, lack of traffic calming.

Growing

Growing

livable

Not developed

Peaceful

Dangerous

Estates

What is one word you would use to describe the area today?

Mixture

quiet

Serene

peaceful

Needing more stores, restaurants

underdeveloped

rural

Clustered

Crowded

Busy

Up and coming

Congested

Jammed

Empty

Full

DESTROYED over crowded villages creating dangerous traffic, accidents, destruction of environment.

Q6 - What one word describes your vision for the area (5-10 years from now)?



What one word describes your vision for the area (5-10 years from now)...

Finished

acceptable

Crowded

Supermarket

Anything but the funnel it is now.

What one word describes your vision for the area (5-10 years from now)...

Booming

More shopping area

More business, hospital, restaurant, supermarket

Eventful

Uncontrolled

Commercial development, wider roads

Convenience

Useful

Family community

Rural

Crowded

Stores and supermarket option

Convenient

Sustainable

Peaceful

Diverse

Rural



What one word describes your vision for the area (5-10 years from now)...

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Thriving

Peaceful

Beautification

Commercial

open

Commercial

integrated

Some mixed use development, but mostly preserved as natural area would be best. Improved walkability and bikeability.

Peaceful

Value

more shopping

Growing, accomodating

Rural

Safe

Estates

Growth

congested

What one word describes your vision for the area (5-10 years from now)...

Respectfull

valuable

Continued commercial plazas

sustainability

cluttered

Swarmed

Crowded

Hub

Estate neighborhood

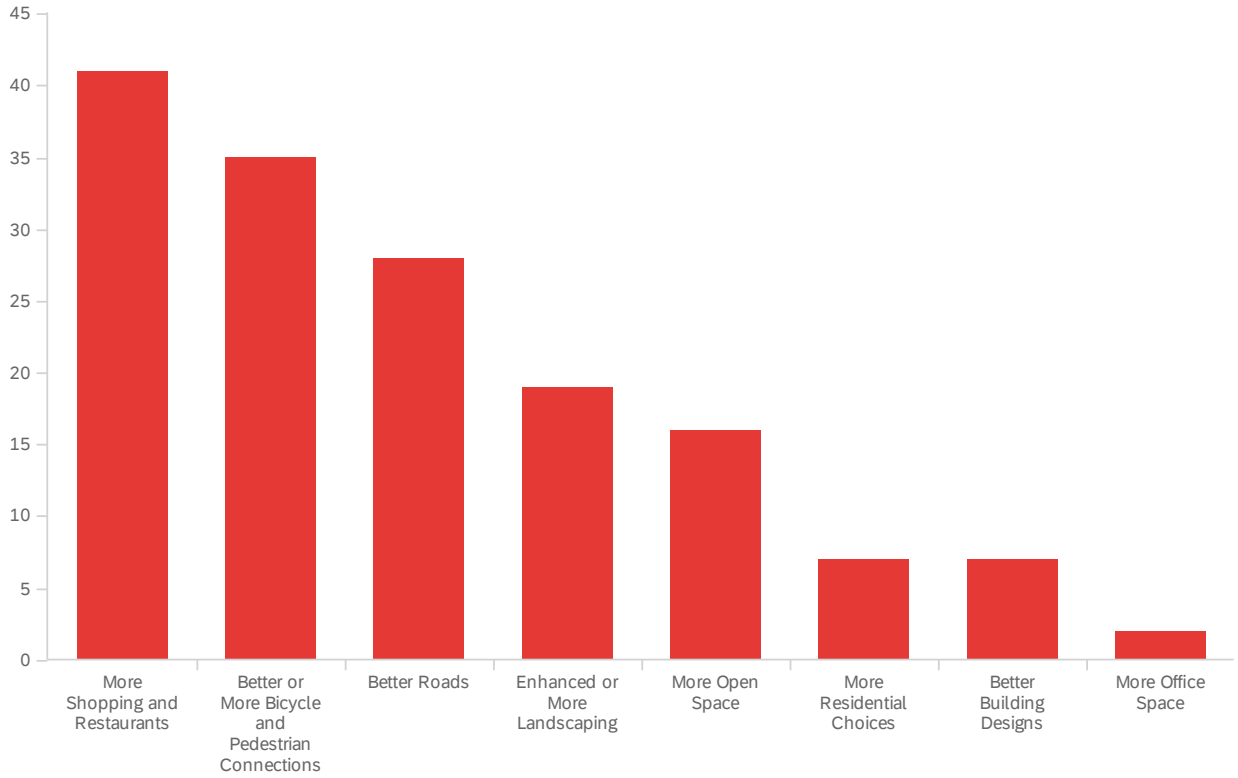
Variety

Commercial

Homey

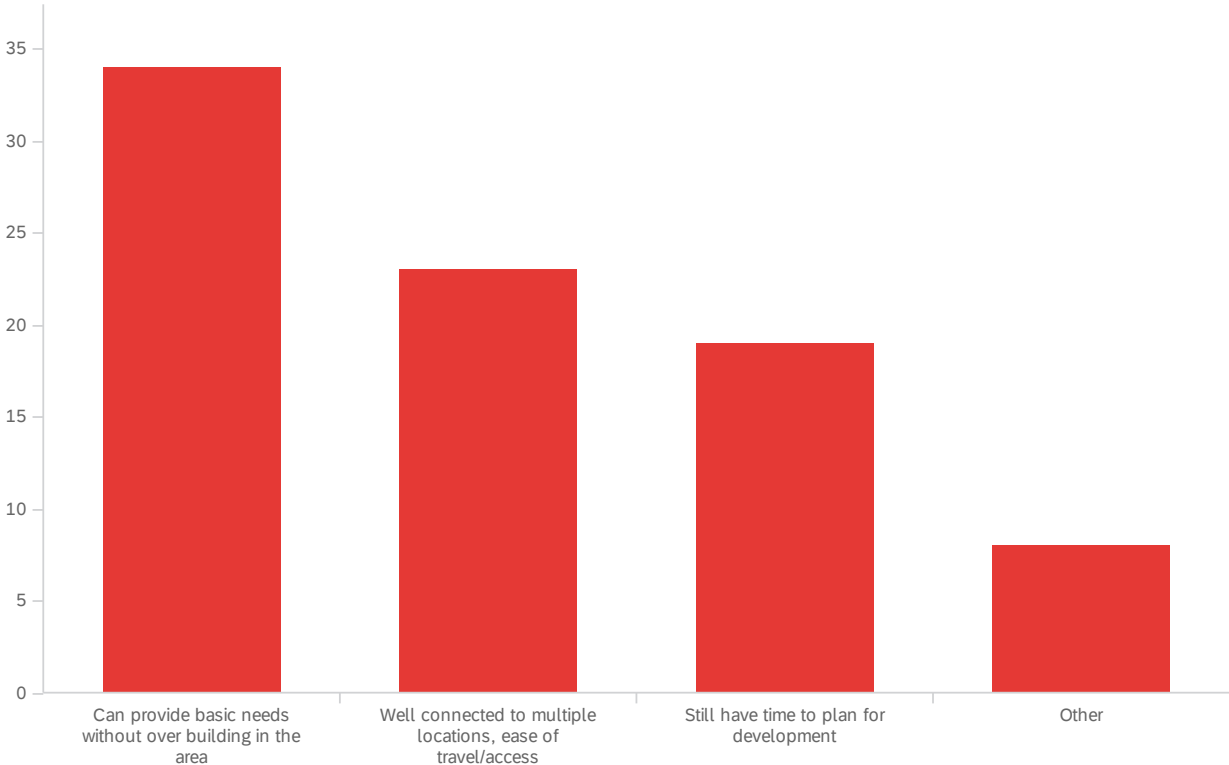
CONGESTED If no control will be worse than Miami.

Q7 - What types of activities would you like to see more of? (pick up to 4)



#	Field	Choice Count
1	More Shopping and Restaurants	26.45% 41
2	More Office Space	1.29% 2
3	Better Roads	18.06% 28
4	Better or More Bicycle and Pedestrian Connections	22.58% 35
5	More Open Space	10.32% 16
6	More Residential Choices	4.52% 7
7	Enhanced or More Landscaping	12.26% 19
8	Better Building Designs	4.52% 7

Q8 - What are the biggest opportunities for this area? (pick up to 3)



#	Field	Choice Count
1	Still have time to plan for development	22.62% 19
2	Can provide basic needs without over building in the area	40.48% 34
3	Well connected to multiple locations, ease of travel/access	27.38% 23
4	Other	9.52% 8

84

Showing rows 1 - 5 of 5

## Q8.a - You responded "Other" Please provide additional explanation

You responded "Other" Please provide additional explanation

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Keeping the natural beauty by not overdeveloping.

Opportunities to build market rate housing and housing that is affordable.

Link this area to Immokalee for (not sure - need more time to think).

Have a couple restaurant options. Some additional basic needs without over building the rural estates area.

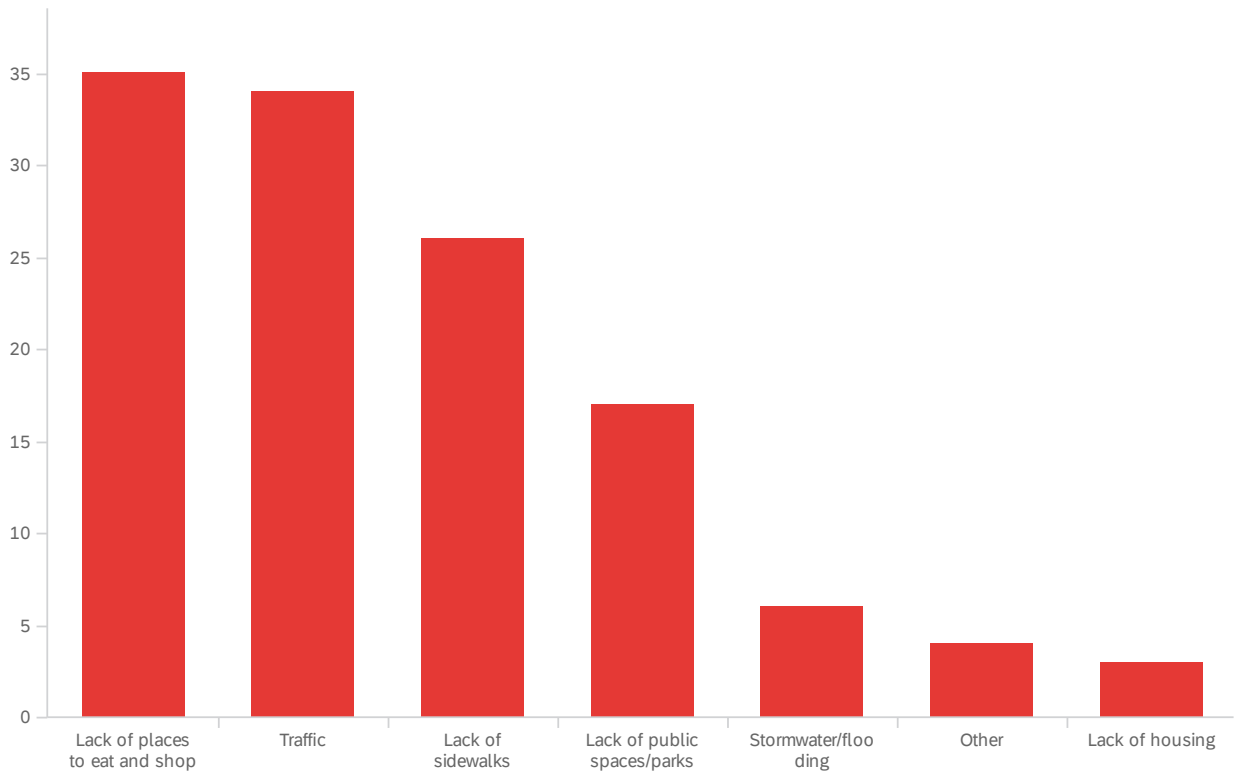
Need more restaurants and more shopping. Need more things for family activities.

need post office nearby.

Keep it rural. Also Why does the previous question not prove life for "less" times? Less noise, less night sky light/light pollution, less compact development (which is Intentionally meant for villages and towns of RFMUD and RLSA)

Do not permit dense villages or increase units in already developed communities - Orange Blossom Ranch for one. NO high-rises or town homes in communities, no building of landlocked villages that require destruction of environment of property of current residents to provide access road for theses RLSA villages.

Q9 - What are the biggest challenges in this area? (pick up to 3)



#	Field	Choice Count
1	Lack of places to eat and shop	28.00% 35
2	Lack of housing	2.40% 3
3	Traffic	27.20% 34
4	Lack of public spaces/parks	13.60% 17
5	Lack of sidewalks	20.80% 26
6	Stormwater/flooding	4.80% 6
7	Other	3.20% 4
		125

Showing rows 1 - 8 of 8

## Q9.a - You responded "Other" Please provide additional explanation

You responded "Other" Please provide additional explanation

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Need post office, banks, government office

Lake of places to eat.

Overdevelopment of rural residential neighborhoods.

Increased traffic due to villages and increasing units in communities. Destruction of the Rural Area to satisfy developers

## Q10 - Where do you go for shopping, restaurants, etc. (general geographic area o...

Where do you go for shopping, restaurants, etc. (general geographic area on...

---

Collier

Fort Myers

Airport/pine ridge/vanderbilt

Walmart, Sams Club, Costco

Juliet blvd, tarpon bay plaza

Immokalee rd/ Tarpon Plaza

Depends - Costco is farthest place away

Pine ridge road

Logan landing

North Naples

North naples

North Naples

Usually to the area around Collier Blvd. and Immokalee Rd as it's the closest

North Naples

Naples

Mercato, 5th avenue



Where do you go for shopping, restaurants, etc. (general geographic area on...

---

Downtown naples

951/Collier Blvd

Collier & Immokalee - Pine Ridge & Airport Pulling

North Naples

Naples

41 and airport corridors.

Mercado, intersection of corkscrew and immokalee, 41.

Publix L'Appetite II. CVS.

Pebblebrooke Plaza/Lgabs Landing

Pine ridge/airport pulling or Naples Blvd

Collier, Naples

East of Collier

immokalee road corridor

Mercato area usually

North Naples

Pine Ridge

Naples Blvd

Where do you go for shopping, restaurants, etc. (general geographic area on...

Pine ridge or Valencia

Immokalee rd and collier blvd

951/Pebblebrook, Logan landing, golden gate city, west of 951

Immokalee rd

Immokalee Road west of 951

Pebblebrooke area

pebblebrook

Collier and Immokalee, Pine Ridge corridor

34105-34109

Naples

Costco

Ave Maria and Naples

North naples

Naples

North Naples

Naples

Immokalee/951

Where do you go for shopping, restaurants, etc. (general geographic area on...

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Naples

Stores along pine ridge or 951

In Naples, Bonita Springs

## Q11 - What drew you to this area?

What drew you to this area?

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Being away from the city.

Affordable homeownership

Space not living on top of each other /.NO H.O.A. to have to put up with

Development

Having land for my children and being away from all the "city" lights/more open space.

We bought our first home of Everglades and 39th ne My husband grew up in golden gate. I grew up in Immokalee.

Price for the home was a lot more reasonable then 29 minutes west

Close to my work, quiet

Peaceful

Cost and type of housing

Peace

Price of homes

Urban area with mix of residential and commercial offering a variety of options.

The fact that there are actual things to do and places to eat

Affordable with a good school district

Fine dining

What drew you to this area?

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Not congested

Value

Demographics of Collier County especially Naples and North Naples. Then newspaper ad for new homes.

Affordable housing with large lot.

Born and raised in Naples. Moved from Naples Park in 1994 because it was growing too fast. Moved to Wilson Blvd for peace and quiet. Now out of Everglades and it's crazy insane busy. Sadly we are turning into Miami. :(

Being rural, having few neighbors. Houses not built on top of one another.

Only area we could afford housing.

The privacy on 4th st

Schools

Unable to have a boat on property in most areas

peaceful, quiet, safe, affordable

Property.

housing prices and potential

Cycling and natural area/wildlife viewing.

Less congestion and more reasonable home prices

Quality of Life with Children

lovely spot and acreage.

What drew you to this area?

Nice home

The peace and quiet, lack of street lights, lack of neighbors, noise and intrusion. I have completed this survey before and you persist in not listening and continuing with your plans for building. It is Golden Gate Estates for a reason and it has nothing to do with your plans.

Affordable housing

Rural, quiet, dark skies, ag, large lots, wildlife, away from commercial and compact housing developments and one of the few alternatives to gated communities

Price of housing with bigger lots

Quiet, lots of green space, not a lot of traffic or other noise

4th street has always been unique to the estates. It's a quiet street. Great neighbors. I was born and raised in a city. Came here and just fell in love with this street. It's close to Immokalee Road for easy access but once I'm home it's quiet and relaxing. Not a lot of traffic, just neighbors. Can exercise on the street without a lot of cars and enjoy the wildlife.

Close to work, serenity

Growing area, reasonable housing,

The remote area with land

Rural environment and being surrounded by major parks.

Beautiful landscape, wonderful weather, and clean city.

Cost of living

Peace, large parcels, low traffic

Bigger property. Still near commercial.

What drew you to this area?

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The country feel

Cost of living, fast travel to town. There was going to be a big town center opening up in Rural Lands west but now that the project is canceled there's a dearth of commercial.

Housing

Seclusion, quiet (not so much anymore), large property

The open spaces, lack of heavy traffic and auto pollution. The sound of birds, wind in the trees, now it is cars - construction. The sightings of wildlife-the rural environment the quiet away from city noise and pollution. To have pets, and no restrictions as to what the color of my house is, to be able to have a flag pole in my yard, to plants the plants I want - to have a garden. To sit on my lanai and enjoy the sounds of the birds, and frogs and breath fresh air and watch the sun set in the distance.

## Q12 - What other comments or thoughts would you like to share with us?

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Driving in the Estates is extremely difficult. I understand wanting to bring more business and opportunities to this area, but without updating the roads and making the already difficult situation better FIRST, then the residents will always be the losers.

Definitely this place need to be considered to build a Walmart Superstore. The majority of the people I know, needs to drive more than 40 minutes specially those who lives in Immokalee and Ave Maria.

I like that there is growth but we don't need more buildings. We need more parks and areas for our children to play.

I travel into town every single morning. My two choices of just getting onto Immokalee rd are either oilwell, where theres a school zone and traffic is always hell or I can take Everglades to randall then up to Immokalee, Randal is al always packed with school buses. Its like a funnel out here trying to get into the city.

I think more development with places like Target, Costco, and other big name stores would thrive out this way. Also would allow smaller store fronts like Logan landings to have a chance to thrive.

We need restaurants and shopping.

Provide more shopping centers

Some restaurants and a small amount of shops with a small park to walk in with a dog park would be great!

Beautiful, serene Naples is becoming a nightmare.

Would like a commercial subdistrict

The area in question needs to be developed further in terms of shopping, dining etc as housing is already abundant. There are far too many houses and far too little goods and services available.

Please add family entertainment like mini golf

You need to highlight how new growth will be paid for - what is the additional cost to existing homeowners. Describe how large property owners can shift the cost of roads, water, electric, etc. to homeowners. We need you to represent us, not local lawyers, real estate agents or large land owners. We elected you to protect us. THX



What other comments or thoughts would you like to share with us?

Whatever growth is planned, I hope very much that it is a priority to preserve and protect as much of the environment and the animals that inhabit the area as is made. We've already developed a huge portion of Collier County and the space for wildlife is dwindling with every acre that becomes another plaza with a salon, wireless store and drive-thru coffee shop.

You have been hearing for years now that the area would be built up but nothing has happened. Things need to move more quickly. When people buy a piece of property expecting things to happen in their area and they don't happen it's very frustrating.

Please keep a buffer of trees between your commercial development and our private homes on 4th st. Be aware 4th street will need to be rebuilt to handle any more traffic as it is very very narrow and in rough shape. Failure to do so will be a major safety issue for both traffic and pedestrians/walkers who are plentiful on this street.

Redesign traffic pattern at Randall/Immokalee intersection. Publix plaza entrance/exit poorly planned.

Desperately need Turn lanes, shoulders, lights. Very dangerous to drive on Immokalle. I'm

maintain the peaceful and safe area as top priority but add some options for food/drinks.

The Estates lacks goods and services to serve the rapidly growing population east of Collier Blvd. I support development in this area.

you have a large population and potential explosive growth again, you need better access/ infrastructure and commercial opportunities

Please preserve the area, build safer walking and biking and slow traffic!

Please don't over build the area and destroy the beauty of the Estates along with pushing all the wildlife out.

Road Improvements to encourage growth and property value demand.

You're doing a great job. Civic association price should drop to entice more people to register.

I suggest we look into changing the name of Oil Well Rd. It's seriously embarrassing when I am giving directions to my home. It's time to update the name of the road.

Care about those who live here-wildlife and humans alike.

What other comments or thoughts would you like to share with us?

Why is this Commercial area being broadened when approved commercial areas have yet to be developed. ( Randall shopping Center, 47 Acres @ Randall curve, Orangetree 100,000 sf commercial, Orange tree Commercial). Why is this apparent attempt to change Estates zoning to expand commercial into rural residential (E) Estates lots. Should this expansion of commercial developments be directed to the RFMUD areas? This should all be removed from consideration of commercial development. This "study" should not cloud a needed transportation infrastructure improvement (which is already detailed and developed) with and expansion of commercial zoning. Ownership of 24th Ave NE to Immokalee Rd parcels indicates multiple owners With the exception of two immokalee road parcels owned by GM Advisors LLC. Owner of parcels between 24th Ave NW and Immokalee rd is Trinity Enterprise Holdings, associated with the Catholic diocese of Venice - a church has been rumored on this site for several years. Please post these comments as part of the public record, and share with all who participate in the public information meetings via in-person,/sign-in sheets, email, survey and/or texts.

Traffic will prevent further growth if not addressed.

It is a peaceful, residential area and should stay that way. It should NOT become another concrete jungle like the intersection of Immokalee Road and Collier Boulevard.

I always thought the park would go in the Randall curve area so I'm not opposed to growth. However, I feel that 4th Street NE residents should be taken into consideration. This project needs to be tasteful and respectful. It should not be overdone. As time moves on and more people move to the estates we need to remember that the estates residents who have lived here the longest moved here for a reason

I would like pleasant amenities, but not overdone. Responsible building with open public paces in the modern theme. This will improve value to homes in the area much like Oaks Blvd area, rather than destroying them by installing an urban area in a rural setting

We do need more stores and restaurants. Founders Square will be a real asset, but we could have more places near Oil Well Rd. and Randall.

You are overbuilding the area creating an ugly concrete jungle. Also, the fast and speedy influx of people moving in quickly are proving to be problematic. Evidence proves, the larger the city the more degraded it becomes. Violence, lack of respect, and tons more issue will ensue. Look at the many examples of ugly, violent, and horribly run cities like LA, Miami, Sacramento, Stockton, and a plethora more. Stop BUILDING!

Too much traffics, speeding is intolerable and dangerous on Randall as is passing cars.

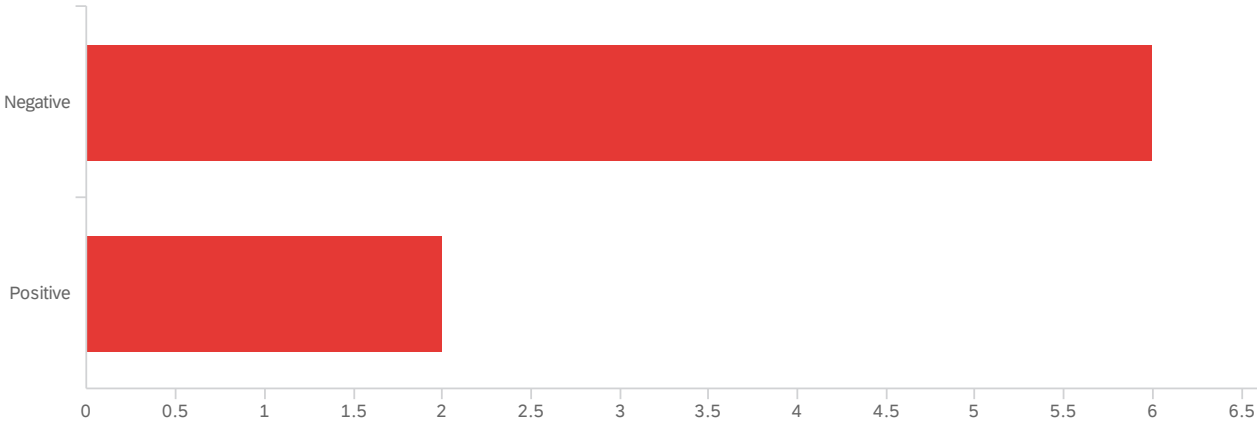
Need to get roads and development under control. Lack of infrastructure money is a concern.

Improvements to traffic in the area are really needed, especially replacing 4 way stops feeding into this area with traffic lights that are working at minimum during rush hour.

What other comments or thoughts would you like to share with us?

BUT now this is being destroyed by the Greed of RLSA developing densely populated villages and increasing existing communities to compacity and getting approve to change the code to do so. Creating more traffic, pollution, noise and diesel and auto fumes in what was clean air. Destroying our roads with heavy equipment, tearing up property to build access roads for the landlocked villages and installing dangerous towers so these Villages, and communities can have amenities, while destroying the environment and creating health issues for the existing residents. This development includes 4 parcels that were in a commissioner's bankrupt property

Q8.a - Sentiment



#	Field	Choice Count
Negative	Negative	75.00% 6
Positive	Positive	25.00% 2

8

Showing rows 1 - 3 of 3

## Q8.a - Sentiment Score

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Q8.a - Sentiment Score	-8.00	8.00	-2.13	5.93	35.11	8

## Q8.a - Sentiment Polarity

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Q8.a - Sentiment Polarity	0.00	0.00	0.00	0.00	0.00	8

Q8.a - Topic Sentiment Label



No results to show



No results to show

## Q8.a - Topic Sentiment Score



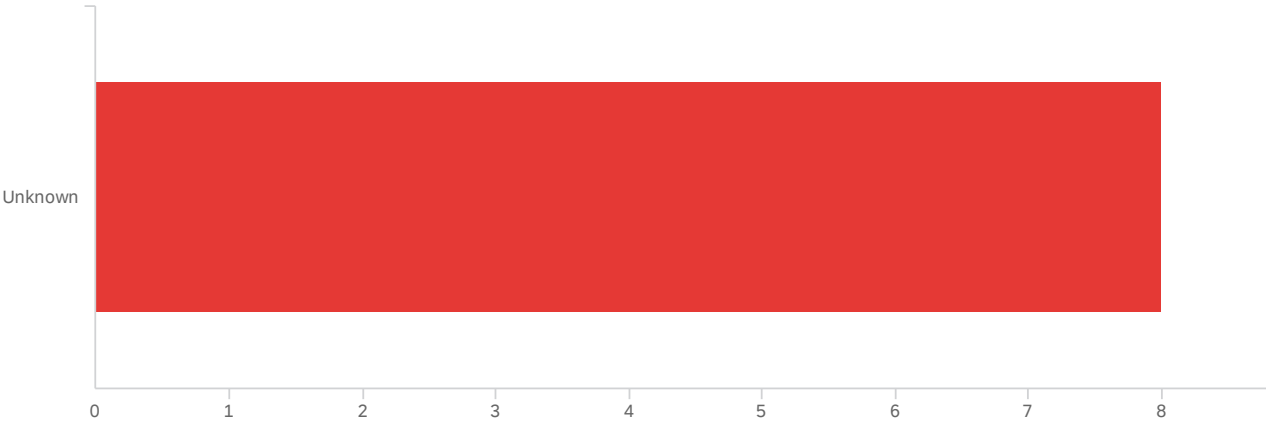
No results to show



No results to show



Q8.a - Topics



#	Field	Choice Count
Unknown	Unknown	100.00% 8

Showing rows 1 - 1 of 1

## Q8.a - Parent Topics



No results to show



No results to show

**End of Report**