

**III. IMPLEMENTATION STRATEGY****[revised text, page 1]**

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

**A. GOALS, OBJECTIVES AND POLICIES****Goal I:****[deleted text, page 1]****POPULATION**

~~**GOAL 1: TO MAINTAIN A HIGH QUALITY OF POPULATION ESTIMATES THAT EMPLOY AN APPROPRIATE MIX OF CENSUS METHODOLOGIES CONSISTENT WITH FLORIDA STATE PLANNING REQUIREMENTS AND THE UNIQUE NEEDS OF THE IMMOKALEE COMMUNITY.**~~

**Objective I.1:****[deleted text, page 1]**

~~Provide accurate annual estimates of the housing units and the population residing in the Immokalee community.~~

**Policy I.1.1:****[deleted text, page 1]**

~~Employ timely Immokalee population estimates in establishing and maintaining adequate housing and Level Of Service (LOS) Standards to ensure the community is adequately served by the Immokalee urban area's sanitary sewer, solid waste collection, sub-surface drainage, and potable water systems; roads; and recreational facilities.~~

**Policy I.1.2:****[deleted text, page 1]**

~~Provide for an uncomplicated and efficient process of gathering and monitoring the population related information generated by the independent Immokalee Water and Sewer and Fire districts; the Collier County Public Schools; State of Florida entities including, but not limited to, the departments of Agriculture, Community Affairs, Health and Rehabilitative Services, and Labor and Employment Security; and Federal entities including but not limited to the Public Health Service and the U.S. Postal Service.~~

**Goal II:****[revised text, page 2]****LAND USE**

**GOAL II 1: TO GUIDE LAND USE SO AS TO ENHANCE IMMOKALEE'S QUALITY OF LIFE, NATURAL BEAUTY, ENVIRONMENTAL QUALITY, AND SMALL-TOWN CHARACTER, ITS STABLE NEIGHBORHOODS, AND ITS STATUS AS THE AN URBAN HUB FOR THE SURROUNDING AGRICULTURAL REGION,**

**TOURISM INDUSTRY, AND THE IMMOKALEE AIRPORT'S  
DESIGNATION AS A PORT-OF-ENTRY.**

~~Objective H~~ **OBJECTIVE 1.1:**

[revised text, page 2]

Unless otherwise permitted in this Master Plan for Immokalee, new or revised uses of land shall be consistent with designations outlined on the Future Land Use Map. The Future Land Use Map and companion Future Land Use Designations, Districts and Subdistricts shall be binding on all Development Orders effective with the adoption of the Master Plan for Immokalee. Through the magnitude, location and configuration of its components, the Future Land Use Map is designed to coordinate land use with the natural environment including topography, soil and other resources; maintain and develop cohesive neighborhood units; promote a sound economy; and discourage undesirable growth and development patterns. Standards and permitted uses for each Immokalee Master Plan Future Land Use District and Subdistrict are identified in the Designation and Description Section. (~~This objective shall supersede Objective 1 in the Countywide Future Land Use Element of the Growth Management Plan.~~)

~~Policy H. 1.1.1:~~

[revised text, page 2]

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

**A. URBAN – MIXED USE DISTRICT**

~~A. Residential Designation~~

1. Low Residential Subd~~D~~istrict
2. Mixed Residential Subd~~D~~istrict
3. High Residential Subd~~D~~istrict
4. Neighborhood Center Subdistrict
5. Commerce Center – Mixed Use Subdistrict
46. PUD~~l~~anned Unit Development Commercial Subd~~D~~istrict
7. Recreational Tourist Subdistrict

**B. URBAN – COMMERCIAL DISTRICT**

~~B. Commercial Designation~~

1. Commercial Subd~~D~~istrict - S.R. 29 and Jefferson Ave.
2. ~~Neighborhood Center District~~
3. ~~Commerce Center – Mixed Use District~~
4. ~~Recreational Tourist District~~

**C. URBAN – INDUSTRIAL DISTRICT**

~~C. Industrial Designation~~

1. Industrial Subd~~D~~istrict
2. Commerce Center - Industrial Subd~~D~~istrict

### 3. Business Park SubDistrict

#### **Policy 1.1.2:**

Overlays and Special Features include:

#### D. Overlays and Special Features

##### 1. Urban Infill and Redevelopment Area

~~Standards and permitted uses for each Immokalee Master Plan Future Land Use District and Subdistrict are identified in the Designation and Description Section. (This Policy shall supersede Policies 1.1 and 1.3 in the County wide Future Land Use Element of the Growth Management Plan. In addition, the Immokalee Master Plan Future Land Use Map shall be used instead of the County wide Future Land Use Map.)~~

#### **Policy H. 1.1.23:**

**[revised text, page 3]**

Collier County shall closely coordinate the location, timing, intensity and design of future development. This policy shall be implemented through the County's Adequate Public Facilities Ordinance in the Land Development Code.

#### **Policy H. 1.1.34:**

**[policy renumbered, page 3]**

#### **Policy H. 1.1.45:**

**[policy renumbered, page 3]**

#### **Policy H. 1.1.56:**

**[policy renumbered, page 3]**

#### **Policy H.1.6:**

**[deleted text, page 3]**

~~By 1998, the Comprehensive Planning Section will review existing land uses and zoning patterns within the South Immokalee Redevelopment District and prepare a zoning overlay that will address incompatibility of land uses and inappropriate land development standards that will act as an incentive to encourage new construction and rehabilitation in the area.~~

#### **Policy H. 1.1.7:**

**[revised text, page 3]**

The sites containing existing public educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the IAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE, and referenced in FLUE, Policy 5.154 and Intergovernmental Coordination Element, Policy 1.2.6. All of these sites are subject to the two Interlocal Agreements adopted in accordance with Sections 163.3177(6)(h) and 163.31777, Florida Statutes, on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations to be adopted. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE, Policy 5.154.

**Land Use Designation Description Section:** [text relocated, page 4]

[This Section has been relocated to follow the Goals, Objectives and Policies Section.]

**Objective II. OBJECTIVE 1.2:** [revised, relocated text, from page 12 to page 4]  
~~By 2005, Reinst~~ate the former Main Street Program under a new name to provide a means for improving the physical appearance of the commercial building stock by 10% in along the Main Street corridor, within the Program area from First Street to Westclox Street.

**Policy II. 1.2.1:** [revised, relocated text, from page 12 to page 4]  
~~The Immokalee Master Plan and Visioning Committee, in coordination with the Community Redevelopment Agency, shall work with a consultant to develop a plan that focuses on the development and/or redevelopment of commercial structures and businesses along Main Street. Beginning in 1997, the Building Immokalee Together Project in conjunction with the Main Street Project shall provide a comprehensive approach to the redevelopment of South Immokalee. Items to be addressed include:~~

- ~~–compatibility~~
- ~~–traffic impacts~~
- ~~–parking~~
- ~~–buffering~~
- ~~–setbacks~~
- ~~–architectural character~~
- ~~–signage~~
- ~~–re-use/redevelopment incentives~~
- ~~–pedestrian circulation~~
- ~~–economic incentives~~

**Policy II. 1.2.2:** [revised, relocated text, from page 12 to page 4]  
~~Collier County staff, in cooperation with various Immokalee community groups, shall seek partnership opportunities with the local Community Redevelopment Agency, Front Porch, Weed and Seed and other aAlternative funding sources will be investigated by 1998 in order to promote and/or expedite the development or redevelopment of commercial businesses and structures within the Main Street Program area. implementation of the Building Immokalee Together Project and the Main Street Program.~~

**Objective II. OBJECTIVE 1.3:** [revised, relocated text, from page 13 to page 4]  
 Encourage innovative approaches in urban and project design ~~which~~ that enhance both the environment and the visual appeal of Immokalee.

**Policy II. 1.3.1:** [revised, relocated text, from page 13 to page 4]  
~~Collier County staff will continue to work with the Immokalee community By September 1998, the Public Works Division and the Community Development and Environmental~~

~~Services Division shall seek to identify alternative funding sources to and implement a programming for, streetscape, linked open-space and pedestrian and bicycle amenities that are compatible with an overall redevelopment strategy. the Immokalee Main Street program and Redevelopment Plan.~~

**Policy II.3.2:**

[deleted text, page 13]

~~When a proposed project clearly demonstrates benefit to low to moderate income citizens by promoting affordable housing or enhances the local economy by creating employment opportunities, the Board of County Commissioners may direct, as necessary, amendments to the Immokalee Master Plan or Land Development Code to provide for the proposed project.~~

**Objective II. OBJECTIVE 1.4:** [revised, relocated text, from page 14 to page 5]

~~Provide land use designations, criteria and zoning which that recognizes the needs of that significant portion of Immokalee's population which is primarily pedestrians. in nature.~~

**Policy II. 1.4.1:**

[revised, relocated text, from page 14 to page 5]

~~Comprehensive Planning staff will continue to coordinate with the Transportation Division regarding its existing and future plans for sidewalks, pathways and other forms of alternative transportation for the Immokalee community. Implementation of the Comprehensive Bikeway/Pedestrian Plan will be consistent with the goals of the Building Immokalee Together Project and the Main Street Project. These two projects should be considered when funding priorities are reviewed to assure a concentrated approach to redevelopment.~~

**Policy 1.4.2:**

[new text, page 5]

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

**Policy 1.4.3:**

[new text, page 5]

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

**Objective II. OBJECTIVE 1.5:** [revised, relocated text, from page 15 to page 5]

~~The Collier County Board of County Commissioners Recognizing the increasing need for farm labor, to support the County's agricultural industry. to The County's Operations Support and Housing Department, in cooperation with local agribusiness, shall ensure an adequate number of decent, safe, healthful, and affordable housing units are available for farm workers in Immokalee. The sites for Collier County housing provision for farm workers, as identified in the Collier County Land Development Code, Section 5.05.03, which complies with sSection 10D-25 of Florida's Administrative Code (F.A.C.). and the Housing Code of Collier County shall be designated so as to keep pace with the population.~~

**Policy ~~II~~ 1.5.1:** [revised, relocated text, from page 15 to page 5]  
 New ~~development~~ for housing for seasonal, temporary or migrant workers shall be permitted in any land use designation provided that such housing is ~~they are~~ permitted under Section 10D-25, F.A.C., and does not conflict with the existing zoning districts or the Immokalee Area Future Land Use Map.

**Policy ~~II~~ 1.5.2:** [revised, relocated text, from page 15 to page 5]  
~~Transient housing for farm laborers as identified as "Transient Housing" or "Migrant Labor Camps", as defined by Section 10D-25, of F.A.C., may also be developed in areas designated for commercial land uses on the Immokalee Area Future Land Use Map. if they~~ Such housing must conform to meet the requirements ~~delineated in~~ of the C-4 General Commercial Zoning District (C-4) of the Collier County Land Development Code, as amended. ~~regarding development standards, parking, landscaping and buffering requirements and to the extent such housing is~~ are also permitted under Section 10D-25, of F.A.C.

**Goal III:** [revised, relocated text, from page 16 to page 6]

### HOUSING

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

**Objective ~~III.1~~ 2.1:** [revised, relocated text, from page 16 to page 6]  
 Collier County shall promote the conservation and rehabilitation of housing in Immokalee neighborhoods.

**Policy ~~III.1.1~~ 2.1.1:** [revised, relocated text, from page 16 to page 6]  
 Expansion of urban facilities and services ~~should~~ shall enhance and ~~or~~ maintain the viability of existing urban residential areas. Needed public infrastructure improvements in these areas ~~should~~ shall receive priority in the Capital Improvement Element.

**Policy ~~III.1.2~~ 2.1.2:** [revised, relocated text, from page 16 to page 6]  
Collier County shall ~~Assist~~ in upgrading existing neighborhoods through active code enforcement, ~~removaling~~ of blighting influences, and ~~concentrating~~ providing capital improvements; in such neighborhoods.

**Policy 2.1.3:** [new text, page 6]  
Collier County shall ~~Ensure~~ that government services and facilities needed to support housing are provided concurrent with development and meet the demands of the Immokalee Community.

**Objective ~~III.2~~ 2.2:** [revised, relocated text, from page 17 to page 7]  
 Collier County will collect the data resulting from the Immokalee Housing Initiative Program Survey ~~respond to the housing needs identified to identify the current housing stock in order to address the affordable housing needs of the area. in the housing study of Immokalee by county initiatives which will reduce the cost of housing development for low and very low income households.~~

**Policy 2.2.1:** [new text, page 7]  
The County Operations Support and Housing Department will analyze the data collected from the Immokalee Housing Initiative Program Survey and establish a process for revitalizing Immokalee's neighborhoods.

**Policy ~~III.2.1~~ 2.2.2:** [revised, relocated text, from page 17 to page 7]  
 The County shall continue to pursue ~~intø~~ research into initiatives such as land banking of foreclosed upon land foreclosed due to County held liens, land grants from County and other public holdings, and as well as tax incentives for private owners who commit to developing ~~ment for~~ affordable housing for very-low income, and low-income, and other working class families.

**Objective ~~III.3~~ 2.3:** [revised, relocated text, from page 18 to page 7]  
 By January 2005, 1998 ~~†~~ The County will have in place a pilot plan of continue to explore and provide innovative programs and regulatory reforms to that reduce the costs of development and maintenance of safe, ~~healthful~~ sanitary, and affordable housing for low-, and very-low, and other working class income households in Immokalee.

**Policy ~~III.3.1~~:** [deleted text, page 18]  
 By December 1997, the Community Development and Environmental Services Division will develop two pre-approved housing plans and their specifications for use by low-income families and non-profit developers. The project will explore the development of 1, 2, 3, and 4 bedroom housing, expandable housing and duplex prototypes.

**Policy ~~III.3.2~~ 2.3.1:** [revised, relocated text, from page 18 to page 7]  
 On November 18, 2003, the Board of County Commissioners approved \$1.85 million in economic and housing incentives. These incentives shall continue to provide for fee payment assistance, a property tax stimulus, impact fee deferrals, and infrastructure improvements for affordable housing and economic development. These new programs may assist in the development of safe, sanitary and affordable housing. By September 1998, the County Attorney's Office will research those steps under law to provide deferral for at least two years the ad Valorem taxes and special assessments for new apartments built for and rented to very low and low income households.

**Policy ~~III.3.3~~ 2.3.2:** [revised, relocated text, from page 18 to page 7]  
 The County Operations Support and Housing Department ~~Housing and Urban Improvement Department of the Community Development and Environmental Services Division~~ will continue to promote public/private partnerships that address the availability

of affordable housing by ~~to~~ improving existing processes and implementing new processes a process of ~~to~~ networking the resources among the private developers, and contractors, especially among appropriate County officials, and those Immokalee residents in the market for seeking affordable housing. ~~so as to create a full public/private partnership to address housing starts the affordability and availability of housing~~

**Policy ~~III.3.4~~ 2.3.3:** [revised, relocated text, from page 18 to page 7]

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

**Policy ~~III.3.5~~ 2.3.4:** [revised, relocated text, from page 18 to page 7]

The Community Development and Environmental Services Division will research and develop strategies to replace and/or provide affordable housing through non-profit providers throughout the Immokalee Community Redevelopment Area. ~~in and around the South Immokalee area that is compatible with the Redevelopment Plan.~~

**Objective ~~III.4~~ 2.4:** [revised, relocated text, from page 19 to page 8]

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

**Policy ~~III.4.1~~ 2.4.1:** [revised, relocated text, from page 19 to page 8]

The County Operations Support and Housing Department ~~County's Housing and Urban Improvement Department of the Community Development and Environmental Services Division~~ will meet with representatives of the Rural Economic Development Administration to improve the County's ability to attract ~~more~~ government grants and loans to develop housing for very-low and low-income and other working class households.

**Policy ~~III.4.2~~ 2.4.2:** [revised, relocated text, from page 19 to page 8]

By September ~~1998~~ 2007, the Community Development and Environmental Services Division will review the State of Florida's Environmental Health and Housing Code requirements for those units licensed as migrant labor camps. If warranted based upon that review, the Division will initiate appropriate ~~and make modifications as determined appropriate to the Collier County Housing Code based on the review.~~



**Policy ~~III.4.3~~ 2.4.3: [revised, relocated text, from page 19 to page 8]**

The County Manager, or his designee, shall be responsible for ~~collaborating to make~~ an annual report to the Board of County Commissioners on identified "living quarters for five or more seasonal, temporary or migrant farm workers" as defined in Chapter 10D-25, F.A.C. and prepared by HRS. The report shall include recommendations on improvements ~~needed~~ to ensure County code and F.A.C. compliance and suggested amendments to County codes ~~which are restricting~~ codes that may restrict needed rehabilitation and new developments.

**Policy ~~III.4.4~~ 2.4.4: [revised, relocated text, from page 19 to page 8]**

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

**Goal IV: [revised, relocated text, from page 20 to page 9]****CONSERVATION**

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

**Objective ~~IV.1~~ 3.1: [revised, relocated text, from page 20 to page 9]**

The County shall continue to protect and preserve natural resources within, and adjacent to, the Immokalee Urban Designated Area and on adjacent lands within the Rural Lands Stewardship Area Overlay in accordance with the Growth Management Plan.

**Policy ~~IV.1.1~~ 3.1.1: [revised, relocated text, from page 20 to page 9]**

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

**Policy 3.1.2: [new text, page 9]**

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

**Goal V: [revised, relocated text, from page 21]****RECREATION**

**GOAL ~~V~~ 4: IN A COST EFFICIENT MANNER, PROVIDE AMPLE, HIGH QUALITY AND DIVERSE RECREATIONAL OPPORTUNITIES FOR THE IMMOKALEE COMMUNITY TYPICALLY PROVIDED BY THE PUBLIC IN A COMMUNITY THE SIZE OF**

**IMMOKALEE, FOR ALL IMMOKALEE CITIZENS IN A COST EFFICIENT MANNER.**

**Objective ~~V.1~~ 4.1:** [revised, relocated text, from page 21]

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

**Policy ~~V.1.1~~ 4.1.1:** [revised, relocated text, from page 21]

~~By September, 1998, Collier County's Public Services Division shall complete and publish for public comment, and adopt a 5 year plan and budget for parks and recreation that would meet the needs and characteristics of the total population (seasonal and permanent) of Immokalee. In accordance with Objectives 2.1 and 3.1, and subsequent policies, of the Recreation and Open Space Element, the County Parks and Recreation Department shall, by 2010, develop a Neighborhood Park Plan and a Community and Regional Park Plan.~~

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

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

**Policy ~~V.1.2~~ 4.1.2:** [revised, relocated text, from page 21]

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

**Policy 4.1.3:** [new text, page 10]

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

**Goal VI:** [revised, relocated text, from page 22]

**TRANSPORTATION**

~~**GOAL 6: THE FUTURE LAND USE PATTERN SHALL BE SUPPORTED BY A NETWORK OF ROADS, PEDESTRIAN WAYS, AND BIKEWAYS THAT MAINTAINS IMMOKALEE'S SMALL-TOWN CHARACTER, YET ACHIEVES EFFICIENT AND SAFE TRAFFIC MOVEMENT.**~~

**GOAL 5: FUTURE GROWTH AND DEVELOPMENT SHALL BE SUPPORTED BY A NETWORK OF ROADS, SIDEWALKS, AND BIKEPATHS THAT ARE EFFICIENT AND SAFE, AND ENHANCE AND PRESERVE IMMOKALEE'S SMALL TOWN CHARACTER**

**Objective ~~VI.1~~ 5.1:** [renumbered, relocated text, from page 22]

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

**Policy ~~VI.1.1~~:** [deleted text, page 22]

~~The County's Metropolitan Planning Organization Section of the Community Development and Environmental Services Division shall complete a transportation study for the Immokalee Urban Designated Area by September 1999. Once completed and accepted by the Board of County Commissioners, the Immokalee Master Plan shall be amended to incorporate the transportation study. The study will review existing roadway conditions, identify deficiencies and make recommendations considering all of the following:~~

- ~~a. Consider all recommendations in the Collier County 5 Year Bicycle Ways Plan;~~
- ~~b. Give highest priority to completion of the grid network with consideration of those segments identified in the Transportation section of the Support Document;~~
- ~~c. Identify all right-of-way on a thoroughfare rights-of-way protection map; and~~
- ~~d. Establish a loop road.~~

**Policy ~~VI.1.2~~ 5.1.1:** [revised, relocated text, from page 22]

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

**Policy ~~VI.1.3~~ 5.1.2:** [revised, relocated text, from page 22]

The Collier County 5-Year Bicycle Ways Pathways Plan, prepared by the Metropolitan Planning Organization with the assistance of the Pathway Advisory Committee, shall give priority to linking existing and future residential neighborhoods to each other,

designated neighborhood centers, commercial, employment and public service areas. This plan will reflect the unique needs of the Immokalee community and also take into consideration the need for pedestrian walkways in Immokalee.

**Policy ~~VI.1.4~~ 5.1.3:** [revised, relocated text, from page 22]  
Existing and future ~~bikeways~~ bikepaths for the Immokalee community shall be graphically depicted ~~on the Traffic Circulation Map of the Immokalee Master Plan, and shall become part of~~ within the Collier County 5-Year ~~Bicycle Ways~~ Pathways Plan.

**Policy 5.1.4:** [new text, page 22]  
The County Transportation and the Community Development and Environmental Services Divisions shall ensure that sidewalks and bikepaths constructed by or for the County are provided concurrent with the impacts of development and meet the demands of the Immokalee Community.

**Goal VIII:** [revised, relocated text, from page 23 to page 12]

### ECONOMIC

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

**Objective ~~VIII.1~~ 6.1:** [revised, relocated text, from page 23 to page 12]  
The County shall promote economic development opportunities throughout the Immokalee Urban Area. Prepare a plan for economic development for the Immokalee Area.

**Policy ~~VIII.1.1~~ 6.1.1:** [revised, relocated text, from page 23]  
The County, in cooperation with the Immokalee Chamber of Commerce, the Collier County Airport Authority, and the Economic Development Council, shall continue to promote economic opportunities at the Immokalee Regional Airport and the surrounding commercial and industrial areas. By 1997, the Community Development and Environmental Services Division shall prepare a county wide economic plan that will include an Action Plan with recommendations and incentives to enhance and diversify the local economy.

**Policy ~~VIII.1.2~~:** [deleted text, page 23]  
~~The Community Development and Environmental Services Division and the Airport Authority shall promote the development of the Immokalee Airport and surrounding commercial and industrial areas as set forth in the Immokalee Airport Master Plan.~~

**Policy ~~VIII.1.3~~:** [deleted text, page 23]  
~~Develop and initiate a program in 1997 to promote the incentives of Enterprise Zone designation.~~

**Policy VIII.1.4 6.1.2:** [renumbered, relocated text, from page 23]  
 The Community Development and Environmental Services Division will coordinate with the Collier County Sheriff’s Department on investigating and pursuing any funding opportunities available under the Safe Neighborhood Act to assist with enhancing the Immokalee community. Crime Prevention Through Environmental Design (CPTED) principles shall be encouraged in all development standards.

**Policy VIII.1.5 6.1.3:** [revised, relocated text, from page 23]  
Collier County staff in cooperation with the Economic Development Council and other Immokalee community agencies shall coordinate with the Collier County School Board to ensure that the employment skills and training needed are available for the types of industries located in the Immokalee Community.

**Policy 6.1.4:** [new text, page 23]  
Ensure that economic policies, programs and incentives pursued by Collier County within the Immokalee Urban Area are managed so as to provide a benefit to the community.

**LAND USE DESIGNATION DESCRIPTION SECTION** [relocated, no text changes, from page 4]

**A. Urban – Mixed Use District** [new text]

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

**~~Residential Designation~~** [deleted text, from page 4]  
 This designation is intended to accommodate a variety of residential land uses including single family, duplex, multi-family, and mobile homes, which does not preclude seasonal, temporary and migrant farmworker housing.

**1. Low Residential SubDistrict** [revised title and text, relocated text, from page 4]

The purpose of this designation is to provide a Subdistrict for a low density residential district development.

\*\*\*\*\*

**2. Mixed Residential SubDistrict** [revised title, relocated text, from page 4]

**3. High Residential SubDistrict** [revised title and text, relocated text, from page 4]

The purpose of this designation is to provide for a Subdistrict of for high density residential development.

\*\*\*\*\*

**4. Neighborhood Center SubDistrict** [revised title, relocated text, from page 6]

**5. Commerce Center Mixed Use SubDistrict** [revised title, relocated text, from page 7]

**6. Planned Unit Commercial SubDistrict** [revised title, relocated text, from page 8]

**7. Recreational Tourist SubDistrict** [revised title, relocated text, from page 8]

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

Residential development is permitted at a density of ~~less than or equal to~~ four (4) ~~dwelling~~ residential units per gross acre, or less. Transient lodging is permitted at a maximum density of ~~eight (8)~~ ten (10) units per acre. Rezones are encouraged to be in the form of a Planned Unit Development (PUD). The minimum acreage requirement for a PUD within this SubDistrict shall be two (2) contiguous acres.

**Nonresidential Uses** [relocated text, from page 4]

**Density Rating System** [new text]

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

**1. The Density Rating System is applied in the following manner:** [new text]

- a. Within the applicable Urban designated areas, a base density of 4 residential dwelling units per gross acre is allowed, though not an entitlement. The base

level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for the project, the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except mixed residential and commercial uses as provided for in the C-1 through C-3 zoning district in the Collier County Land Development Code, via conditional use; and, portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.

- b. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwelling or accessory structures that are not intended and/or not deigned for permanent occupancy, and is not applicable to accessory dwelling or accessory structures intended for rental or other commercial use; such as accessory dwelling and structures include guest houses, guest suites, and the like.
- c. All new residential zoning located within the Mixed Use District shall be consistent with the Density Rating System, except as provided in Policy 5.1 of the Future Land Use Element.
- d. Within the applicable areas of the Mixed Use District, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an *affordable workforce housing* project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

**Special Provisions** [relocated text, from page 4]

**1. Density Bonuses** [relocated text, from page 4]

~~a. Proximity to Neighborhood Center and Commerce~~ [deleted text, pages 4, 5]

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

**ba. Affordable Housing Bonus, By Public Hearing** [revised, relocated text, from page 5]

To encourage the Pprovision of Affordable Housing within certain Subdistricts in the Urban Designated Area, as defined in the Housing Element would add a maximum of up to eight (8) dwelling residential 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, adopted June 22, 2004 and effective October 19, 2004). above the maximum density of the subdistrict, ; however, no density may exceed sixteen (16) units per acre. This bonus may be applied to an entire project or portions of a project provided that the project is located within the Neighborhood Center (NC) Subdistrict, Commerce Center-Mixed Use (CC-MU) Subdistrict and all or any residential subdistricts.

**b. Affordable Housing Bonus, By Right** [new text]

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

**c. Residential Infill** [deleted text, page 5]

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

**d. Roadway Access** [deleted text, page 5]

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

**2. Maximum Density**



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

**23. Density and Intensity Blending [relocated text, from page 5.1]**

**B. Urban – Commercial District**

**Commercial Designation [revised, relocated text, from page 5.1]**

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

**1. Commercial SubDistrict – S.R. 29 and Jefferson Ave. [revised, relocated text, from page 5.1]**

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

- A. The development criteria ~~as established~~ contained in Section ~~2.27~~ 2.03.07.G.1 of the Collier County Land Development Code must be met for future development within the Commercial SubDistrict along SR-29, as identified on Zoning Maps: 6932N; 6932S; 6933N; 6933S; 7904N; and 7905N.
- B. The development criteria ~~as established~~ contained in Section ~~2.2.28~~ 2.03.07.G.2 of the Collier County Land Development Code must be met for future development within the Commercial SubDistrict along Jefferson Avenue as identified on Zoning Map 6933S.

**~~2. Neighborhood Center District [relocated text, from page 6 to page 14]~~**

**~~3. Commerce Center Mixed Use District [relocated text, from page 7 to page 15]~~**

**~~4. Planned Unit Development Commercial District [relocated text, from page 8 to page 16]~~**

**Non-commercial Uses [relocated text, from page 8]**

**5. ~~Recreational/Tourist District~~ [revised, relocated text, from page 8 to page 16]**

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

~~Residential development is permitted at a density of less than or equal to four (4) dwelling units per gross acre, or less. Transient lodging is permitted at a maximum density of eight (8) ~~ten (10)~~ units per acre. Rezones are encouraged to be in the form of a Planned Unit Development (PUD). The minimum acreage requirement for a PUD within this District shall be two (2) contiguous acres.~~

**Industrial Designation: [revised, relocated text, from page 9]**

~~This designation is intended to accommodate a variety of industrial land uses such as Industrial, Commerce Center Industrial, and Business Parks.~~

**C. Urban – Industrial District**

**1. Industrial SubDistrict [revised, relocated text, from page 9]**

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

**2. Commerce Center – Industrial SubDistrict [revised, relocated text, from page 9]**

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

- 3. Business Park SubD~~istrict~~** [revised title, relocated text, from page 9]  
**Non-Industrial Uses** [revised, relocated text, from page 10]

Essential services as defined in the Land Development Code are allowed within the Industrial Designation. ~~In addition to those industrial uses permitted within the Industrial Designation, uses such as those essential services as defined in the Land Development Code are permitted.~~

**Overlays and Special Features** [revised, relocated text, from page 10]

**1. Urban Infill and Redevelopment Area**

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

**MAP CHANGES:**

**Immokalee Area Future Land Use Map:**

- a) **Reformat map and legend consistent with the countywide FLUM as follows: Remove/delete map labels, except for major roadways; remove/delete densities and Districts' abbreviations from map legend; remove/delete Districts and replace with Subdistricts; categorize Subdistricts into three groups- Mixed Use, Commercial, or Industrial; and, add a new heading "Overlays and Special Features" on the map legend.**