

April 18, 2007  
8:30am  
Career and Service Center of Collier County-Immokalee  
750 South 5<sup>th</sup> Street  
Immokalee, Florida, 34142

## **MINUTES**

### Immokalee Local Redevelopment Advisory Board and Immokalee Master Plan and Visioning Committee

- A. Call to Order. The meeting was called to order by Fred N. Thomas, Jr. at 8:35am.
- B. Roll Call and Announcement of a Quorum  
**Advisory Board/EZDA:**  
**Present:** Fred Thomas, Rick Heers, Floyd Crews, Richard Rice, Bernardo Barnhart, Bob Soter, Carol Sykora, Ira Malamut, Denise Blanton, and Caption Tom Davis..  
**Absent/Excused:**, Ana Salazar, Julio Estremera, Eva Deyo and Robert Halman. A quorum was announced as being present.  
**Immokalee Master Plan and Visioning Committee:**  
**Present:** Edward (Ski) Olesky, Fred N. Thomas, Jr., Essie Serrata, Floyd Crews, Rick Heers, Richard Rice, Raymond T. Holland and.  
**Absent/Excused:**, , Clarence A. Tears, Jr., William O'Neill, and Leo F. Rodgers. There was a quorum of the IMPVC.  
**Others Present:** Corbett Alday, Don Ridley, Susi Winchell, Tammie Nemecek, Jim Colletta, Pam Brown, Gary Dantini, Jim Kenney, Judi Dalessandro, Judy Miller, Mike Caruthers, Cherryle Thomas, Judy Weeks, Virgil B. Motlow, Edward Finn, Tom Jones, Mike Taylor, and Richard Aiken. Comprehensive Planning Department staff member Thomas Greenwood attended as well.
- C. Adoption of Agenda. Fred N. Thomas, Jr. asked to add the “discussion of proposed new MSTU district” to the agenda and move item G1 forward with both to be discussed under E. Communications. Upon motion by Floyd Crews and second by Essie Serrata, the motion was carried unanimously.
- D. Approval of Minutes of the March 21 meeting. Upon motion by Richard Rice and second by Bob Soter, to approve was carried unanimously with two corrections, with one on page 2 and one on page 5.
- E. Communications (the communications folder was distributed at the meeting).  
**Report on Existing and Proposed Municipal Service Taxing Unit District**  
Cherryle Thomas provided the following report:  
1. The existing Municipal Service Taxing Unit (MSTU) district contains 3,223 acres with Phase 3 planned to be completed in autumn with improvements to sidewalks, street lighting, landscaping, and traffic signals. Work is currently being completed along Main Street and on the inside of the SR 29 curve going north to North 15<sup>th</sup> Street.

2. Proposed additional 2,490 acres, involving 1800 property owners, was outlined on a map. May 1 letters, giving 30 days notice to respond to the proposed district (3 languages) will be sent. New proposed improvements will include street lights, stop lights, sidewalks, and landscaping with 50% of funds from MSTU and 50% from the state. The cost to the property owner is about \$7 per year in additional taxes. Work would hope to start in January, 2008.

D. Old Business

1. CRA 2006-10: Redevelopment of the Farmer's Market. It was announced that a charette will be held at the State Farmers' Market on April 26 at 9am and that the staff has advertised this as a public meeting in that more than one of the EZDA/CRA members may be present. Mr. Thomas encouraged those interested to attend the session.
2. CRA 2006-00: Status of Collier County/RMPK Group Contract. A copy of an April 18 memo from Tom Greenwood to Fred N. Thomas, Jr. was distributed (**Attachment 1**). Mr. Thomas stated that Mr. Mark Strain, Chairman of the Collier County Planning Commission, visited with him in Immokalee on April 16, will receive and review the Immokalee reports, and will act to set a special Planning Commission meeting in Immokalee when the Draft Immokalee Area Master Plan is ready for public scrutiny. The Commission then would make a recommendation to the Board of County Commissioners. Mr. Rice stated that it would be great if the Planning Commission could tour Immokalee by bus before their meeting. The group was advised that the Seminole Reservation would provide a bus and also lunch at the Casino the day of the special meeting.

Mr. Thomas also reviewed the (**Attachment 2**). Mr. Thomas stated that he would like to have added to the Land Use Descriptions section of the Draft Immokalee Area Master Plan statements which would allow uses permitted in more restrictive land use designation (such a MR, Medium Density Residential) to be located in less restrictive land use designation (such as an adjoining Commercial designation) without having to go through a zone change. Denise Blanton stated that she did not understand the concept and needed more specificity. Tom Jones stated that the zone changes are not the problem, it is all the regulations, hoops to jump through and standards that do not seem right for Immokalee and those types of issues can be addressed in the Land Development Code Overlay district when it gets to the point of studying those issues and providing some relief from them so that Immokalee can proceed into development and redevelopment. After much discussion a motion was made by Raymond Holland and seconded by Dick Rice that the Draft Immokalee Master Plan include general information as to intent provided in the attachment prepared by Fred Thomas. Upon vote, the motion was carried, 7-4, with Serrata, Heers, Rice, Barnhart, Soter, Malaumut, and Davis voting in favor and Olesky, Blanton, Crews, and Sykora voting in opposition.

3. CRA 2006-05: Status of SR 29 Bypass Project. No further report was provided. As a report which was not provided during the meeting, Don Scott

of the County Transportation Department advised Tom Greenwood that all possible corridors located geographically between the existing SR 29 corridor and the bypass corridor will be evaluated, including the possible corridor following the former railroad right of way.

4. CRA 2006-12: Satus of East of 951 Infrastructure and Services Study. Tom Jones, who attended the April 16 meeting, stated that it was well attended and the huge infrastructure costs associated with providing municipal type services to the area was not at all received well. The cost in today's dollars would be \$120,000 per household.
5. CRA 2006-02: FSU Medical School Satellite Training Project Richard Aiken provided the following update:
  - FSU approved the sale on April 17 with some work to start soon;
  - Project was started in 2002;
  - The operation is expected to open in October, 2007, with an initial 2 or 3 students as a branch operation of the FSU Medical School, specializing in pediatrics with as many as 50 students in 5 years; and
  - Housing for students will be of utmost importance.

It was pointed out that the Immokalee Local Development Advisory Board and the Community Redevelopment Agency has previously approved up to \$250,000 to cover costs as outlined in **Attachment 3** and that a similar recommendation would be appropriate at this time in that this transaction has now actually occurred. After further discussion, a motion was made by Dick Rice and second by Rick Heers that the Advisory Board recommend to the Community Redevelopment Agency that it approve the expenditure of \$250,000 from Fund 186 (Immokalee Redevelopment) Reserves. Upon vote, the motion carried unanimously.
6. CRA 2007-08: Budget Committee Report Status of Budget Request; Job Descriptions; Inter-local Agreement; Office Set-up; and April 24 Community Redevelopment Agency/Board of County Commissioners Meeting. Mr. Thomas reported that the Immokalee office recommended job descriptions and budget will be before the CRA and BCC on April 24 at a time certain of 11am and encouraged others to attend.
7. CRA 2007-05(A):Resolution for Collier County Board of County Commissioner Support of Proposed Heartland Parkway Chairman Thomas stated that this item will be before the BCC during its April 24 regular meeting.
8. CRA 2007-05: New Projects in the Immokalee Area
  - 2007-05(C): Tradeport DRI South of Airport. Mike Taylor stated that the project is moving forward.
  - 2007-05(D): Letter Requesting Relaxation of Zoning and Development Standards in Immokalee for 12 month period. Mr. Thomas stated that this will be discussed during the April 24 BCC meeting.
  - 2007-05(E): Possible Affordable Housing on a 16-acre site located on the north side of Immokalee Drive (2210 Immokalee Drive). It

was reported by the owner that the possible buyer is backing away when he found that the Master Plan final approval may not occur until 2008.

- 2007-05(F): Tammie Nemecek stated that Air Freight job creation incentives will be before the BCC on April 24. Summary of the company includes a projected 90 new manufacturing jobs within 5 years paying an average of \$35,000 per year and will move into the new TMI building recently completed.
- 2007-05(G): Family Dollar store planned for the northwest corner of the intersection of Main Street at East 2<sup>nd</sup> Street.

#### G. New Business

1. CRA 2007-10: Presentation by Guardian Community Resource Management, Inc. of Lakeland, Florida. Corbett Alday and Don Ridley of Guardian were introduced by Tom Greenwood who stated the company's experience in working with small rural central Florida communities may have value in implementation of specific projects the Advisory Board may recommend and the CRA approve, but does not have the permanent staff sufficient to carry out the projects. In addition to the handout materials made available prior to the meeting, the following information about Guardian was provided by Corbett Alday:

- Write grants
- Find funds
- Leverage funds
- Manage projects
- Completes projects
- Close out projects
- Working LaBelle on sewer project, SHIP, economic development projects, etc.

Company available to work on a retainer (no costs until service performed) and specific projects will be done based upon a work order. Mr. Greenwood stated that process might involve a request for proposals for the services of a firm such as Guardian; a subsequent 4-year agreement with specific service and cost parameters, including a provision after 2 years for a 2-year extension; and then the use of the company based upon a work order to perform a specific task such as writing a grant application, administering the grant, etc. The Board indicated its interest in pursuing a Request for Proposals for the future provision of such services.

A summary of the "Disaster Recovery Program Action Plan" was handed out. The Advisory Board discussed the CDBG "Disaster Recovery Program Action Plan" and the \$2,408,025 earmarked for Collier County (through FEMA) for wind loss mitigation work related to low and moderate income housing, both owner renter occupied. The Board indicated it wished to pursue the grant money. Fred Thomas asked that Dottie Cook, Rick Heers, Essie Seratta, Susan Golden, and Marlene Foord

meet as soon as possible to review the grant material and decide how to approach the application process which should be open in about 90 to 120 days. Tentative meeting will be set the week of April 23.

2. Discussion of State Legislation to Roll Back Property Taxes and Impact on Immokalee Community Redevelopment Area and funding. An early April article appearing in the Florida Community Redevelopment Association Newsletter warns of dire consequences upon Tax Increment Financing when taxes are rolled back. Floyd Crews stated that the effect would be immediate and devastating. Mr. Thomas suggested that those present contact your elected representatives in Tallahassee.
- H. Citizen Comments. Rick Heers pointed out that his arrival in the dark at the recent trailer fire in Immokalee showed that there is a **very great need for sidewalks and street light in many areas of Immokalee to make the neighborhoods safer.**
- I. Next Meeting Date (May 16, at 8:30am)
- J. Adjournment The meeting was adjourned at 10:35am

## MINUTES

### Enterprise Zone Development Agency

- A. Call to Order. The meeting was called to order at 10:35am.
- B. Roll Call and Announcement of Quorum Please refer to above minutes.
- C. Adoption of Agenda The agenda was previously approved.
- D. Approval of Minutes The agenda was previously approved as amended.
- E. Communications (communications folder at meeting)
- F. Old Business
  1. Discussion of Web Page for the Enterprise Zone. No discussion other than to encourage those present to visit the page and pass the information along to others who may benefit.
  2. Discussion of Printing of Incentives Brochure. Tammie Nemecek stated that their brochure with various incentives, should be available in draft form for the May 16 meeting.
- G. New Business None
- H. Citizen Comments None
- I. Next Meeting (May 16 at 8:30am)
- J. Adjournment The meeting was adjourned at 10:40 am.

## MINUTES

### Immokalee Local Redevelopment Advisory Board

- A. Call to Order Please refer to the above minutes.
- B. Roll Call and Announcement of Quorum Please refer to the above minutes.
- C. Adoption of Agenda The agenda was previously approved.
- D. Approval of Minutes The minutes of March 21 were previously approved
- E. Communications (see communications folder at meeting)

F. Old Business

1. EZDA 2007-04: Report on Appointments to Serve New Four-Year Terms on the Immokalee Local Redevelopment Advisory Board and the Enterprise Zone Development Agency (April 10 CRA action). A list of the current members, as of the April 10, 2007, BCC reappointments, was handed out. All 7 members, whose terms expired on April 4, were reappointed for 4-year new terms ending on April 4, 2011, and Carol Sykora was appointed to her first 4-year term.
2. CRA 2007-05: Economic Development Council of Collier County: Request for Immokalee CRA Tax Increment Financing Funds to Assist Rio Lerma Grocery Store. No action required.

G. New Business None.

H. Citizen Comments

I. Next Meeting (May 16, at 8:30a.m.)

J. Adjournment The meeting adjourned at 10:55a.m.

\* The next joint Advisory Board/EZDA/IMPVC meeting will be held May 16, 2007 at 8:30am at the Career and Service Center located at 750 South 5<sup>th</sup> Street in Immokalee.

\*\* The next IMPVC meeting is yet to be scheduled, but will be scheduled when the Immokalee Area Master Plan and amendments to the Immokalee Overlay Zoning District of the Collier County Land Development Code is ready for further discussion.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library and provided to the County Public Information Department for distribution. Please call Ekna Guevera, Planning Technician, at 239-659-5749 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Ekna Guevera, Planning Technician, at least 48 hours before the meeting. The public should be advised that members of the Immokalee Master Plan and Visioning Committee and the CRA Advisory Board are also members of the other Boards and Committees, including, but not limited to: EZDA, Immokalee Local Redevelopment Advisory Board, Immokalee Fire Commission, and the Collier County Housing Authority; etc. In this regard, matters coming before the IMPVC and the Advisory Board may come before one or more of the referenced Board and Committees from time to time.

## Attachment 1

To: Fred N. Thomas, Jr., Chairman, Immokalee Local Redevelopment Advisory Board  
From: Thomas Greenwood, Principal Planner, Comprehensive Planning Dept.  
Date: April 18, 2007  
Subject: Immokalee Master Planning Document Series to date

As requested today, please find attached copies of the following documents prepared by or for RMPK Group in support of the updating of the Immokalee Area Master Plan Immokalee Overlay Zoning District. It is my understanding that you wish to provide these to Mark Strain, Chairman of the Collier County Planning Commission, for his review.

- Inventory and Analysis Report, dated July, 2006, prepared by RMPK Group and accepted by the Immokalee Local Redevelopment Advisory Board;
- Economic Analysis Report, dated November, 2006, prepared for RMPK Group by the Regional Economic Research Institute of FGCU and accepted by the Immokalee Local Redevelopment Advisory Board; and
- Draft Immokalee Area Master Plan, dated March 19, 2007. A February, 2007, **draft** received scrutiny in Immokalee during several workshops and public meetings and was referred in February to county staff for internal review and comments, and eventual workshop review by the Planning Commission and BCC, per the contract with RMPK Group. The Technical Review Committee met on February 20 and March 6 to February draft reported out from Immokalee and the Committee comments have been incorporated into the attached March 19 **draft**. Based upon a meeting today, there may be some additional clarifications/modifications/corrections to this draft.

In closing, all of these documents have received considerable Immokalee workshop/public meeting review beginning in mid-2006 and are also available for review and/or printing on the Collier County Comprehensive Planning Department web site under CRA/Immokalee Restudy/Documents.

Let me know if I can be of any further assistance regarding this important project.

CC: David Weeks, Growth Management Plan, Planning Manager  
Mike Bosi, CRA Planning Manager  
Chris Brown, Senior Planner  
Randy Cohen, Director, Comprehensive Planning Department  
Immokalee Local Redevelopment Advisory Board

## Attachment 2

It is the desire of the Board of County Commissioners of Collier County (BCC) to allow more flexibility for development in the Immokalee urban area, while protecting individual property rights and not impacting on the property rights or peaceful co-existence of their neighbors, at a time when Immokalee needs to be ready to respond quickly to the impacts of a waning agricultural industry and the development of new urban areas adjacent to and surrounding the Immokalee urban area.

We, therefore, effective immediately, establish a special overlay District, whose boundaries are consistent with the boundary of the Immokalee Urban area. Within this District all existing land development rules and regulations are hereby suspended, to be replaced temporarily with the following, until such time that the new Master Plan is approved with the supporting Land Development Codes.

Within the District the land zoning will be consistent the zoning in the March 19 2007 version of the new Immokalee Master plan, with the following protections and rights.

1. The zoning districts in hierarchal order are:
  - a. Interior Collier Industrial District
  - b. Interior Collier Commerce Center District
  - c. Interior Collier Business Park District
  - d. Interior Collier Commercial District
  - e. Interior Collier Commerce Center-Mixed Use District
  - f. Interior Collier Recreational/Tourist District
  - g. Interior Collier Neighbor Center District
  - h. Interior Collier High Residential District
  - i. Interior Collier Medium Residential District
  - j. Interior Collier Low Residential District
  
2. These buffering zones shall apply as indicated below:
  - a. Buffer-A most intense and protective buffer and set backs
  - b. Buffer-B
  - c. Buffer-C
  - d. Buffer-D
  - e. Buffer-E least intense buffer as between two low density residential uses.

If a property owner owns land that is zoned Interior Collier Business Park, without any further approvals except the building permit, shall have the right to utilize their property for any of the uses from c.-to j., understanding that if he builds next to uses in zoning districts h. thru j. he shall utilize Buffer-A. If, however, the adjacent property is using uses e. thru g., he must use Buffer-B. If his neighbor is using d. Buffer-C shall apply, and finally, if the neighbor is using c. or above he can get by with Buffer-E. Any lesser use he makes of his property shall require similar buffering depending on their consistency with their neighbors.

The descriptions of the Buffers and the detail of zoning uses have to be detailed and staff's help would be greatly appreciated.



**Community Redevelopment Agency**  
FSU Project, Immokalee FL

Appraisal	\$	15,000.00
Building Inspection	\$	5,250.00
Paint & Cosmetic Repairs to Exterior	\$	72,512.00
Paint & Repairs to Interior	\$	32,302.00
Phase I Environmental Study	\$	2,200.00
Miscellaneous costs: leaking windows, soap dispensers, towel dispensers, cabinet repairs, ceiling tiles, removal of temporary wall, replacement of doors	\$	32,586.00
Locksmith	\$	1,560.00
Electrical	\$	11,700.00
Cabinet Repairs	\$	6,500.00
Plumbing Repairs	\$	4,080.00
Flooring Replacement & Repair	\$	5,511.00
Biohazardous Material Removal & Cleaning (mold)	\$	8,900.00
Landscaping	\$	14,805.00
Equipment & Furnishings	\$	37,094.00
<b>TOTAL</b>		<b>\$ 250,000.00</b>