

COLLIER COUNTY
GROWTH MANAGEMENT PLAN

IMMOKALEE AREA MASTER PLAN

Prepared By
Collier County Planning Services Department
Comprehensive Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October, 1997

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
IMMOKALEE AREA MASTER PLAN

<u>Symbol</u>	<u>Date Amended</u>	<u>Ordinance No.</u>
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(VII)	October 14, 2008	Ordinance No. 2008-55

*** Based on 2004 EAR, Evaluation and Appraisal Report.

** This is the EAR-based amendment (1996 EAR). Due to the magnitude of the changes - which included reformatting the entire Element, affecting every page of the Element - a Roman Numeral is not assigned.

* Indicates adopted portions

Note: the support document will be updated as current information becomes available.

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(VII) = Plan Amendment by Ordinance No. 2008-55 on October 14, 2008

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The IMMOKALEE HOUSING STUDY and the SOUTH IMMOKALEE REDEVELOPMENT AREA STUDY are available as separate documents. Contact the Collier County Comprehensive Planning Section for further information.

III. IMPLEMENTATION STRATEGY

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

(VI) GOALS, OBJECTIVES AND POLICIES

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

(VI) OBJECTIVE 1.1:

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

(VI) Policy 1.1.1:

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

(VI) A. URBAN – MIXED USE DISTRICT

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

(VI) B. URBAN – COMMERCIAL DISTRICT

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

(VI) C. URBAN – INDUSTRIAL DISTRICT

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

(I)(VI) Policy 1.1.2:

Overlays and Special Features include:

1. Urban Infill and Redevelopment Area

(VI) Policy 1.1.3:

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

(VI) Policy 1.1.4:

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

(VI) Policy 1.1.5:

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

(VI) Policy 1.1.6

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

(v)(VI)(VII) Policy 1.1.7:

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

(VI) OBJECTIVE 1.2:

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

(VI) Policy 1.2.1:

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

(VI) Policy 1.2.2:

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

(VI) OBJECTIVE 1.3:

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

(VI) Policy 1.3.1:

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

(VI) OBJECTIVE 1.4:

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

(VI) Policy 1.4.1:

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

(VI) Policy 1.4.2:

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

(VI) Policy 1.4.3:

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

(VI) OBJECTIVE 1.5:

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

(VI) Policy 1.5.1:

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

(VI) Policy 1.5.2:

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

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

(VI) OBJECTIVE 2.1:

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

(VI) Policy 2.1.1:

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

(VI) Policy 2.1.2:

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

(VI) Policy 2.1.3:

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

(VI) OBJECTIVE 2.2:

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

(VI) Policy 2.2.1:

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

(VI) Policy 2.2.2:

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

(VI) OBJECTIVE 2.3:

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

(VI) Policy 2.3.1:

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

(VI) Policy 2.3.2:

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

(VI) Policy 2.3.3:

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

(VI) Policy 2.3.4:

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

(VI) OBJECTIVE 2.4:

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

(VI) Policy 2.4.1:

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

(VI) Policy 2.4.2:

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

(VI) Policy 2.4.3:

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

suggested amendments to County codes that may restrict needed rehabilitation and new development.

(VI) Policy 2.4.4:

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

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

(VI) OBJECTIVE 3.1:

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

(VI) Policy 3.1.1:

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

(VI) Policy 3.1.2:

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

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

(VI) OBJECTIVE 4.1:

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

(VI) Policy 4.1.1:

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

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

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

c. Be conducted during peak permanent and seasonal population periods.

(VI) Policy 4.1.2:

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

(VI) Policy 4.1.3:

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

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

(VI) OBJECTIVE 5.1:

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

(VI) Policy 5.1.1:

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

(VI) Policy 5.1.2:

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

(VI) Policy 5.1.3:

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

(VI) Policy 5.1.4:

The County Transportation and the Community Development and Environmental Services Divisions shall ensure that sidewalks and bikepaths constructed by or for the County are provided concurrent with the impacts of development and meet the demands of the Immokalee Community.

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

(VI) OBJECTIVE 6.1:

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

(VI) Policy 6.1.1:

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

(VI) Policy 6.1.2:

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

(VI) Policy 6.1.3:

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

(VI) Policy 6.1.4:

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

LAND USE DESIGNATION DESCRIPTION SECTION

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

(VI) A. Urban – Mixed Use District

(VI) = Plan Amendment by Ordinance No. 2007-20 on January 25, 2007

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

(VI) 1. Low Residential Subdistrict

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

(VI) 2. Mixed Residential Subdistrict

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

(VI) 3. High Residential Subdistrict

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

(VI) 4. Neighborhood Center Subdistrict

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

- a. To achieve a neighborhood character, these centers are encouraged to be anchored by elementary schools, neighborhood scale parks, and/or churches.
- b. A center should be limited to 80-120 acres in size, and will serve a population ranging between 5,000 to 7,500 people, or accommodate a service area of one (1) mile radius.
- c. The Neighborhood Centers should be no closer than one (1) mile.
- d. Non-residential uses shall be at least 20% of the size of the Neighborhood Center.
- e. Residential development within the designated Neighborhoods Centers shall permit a maximum density of twelve (12) units per gross acre.

Residential dwelling units shall be limited to multi-family structures and less intensive units such as single-family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.

- f. Commercial development shall be permitted within a Neighborhood Center provided all of the following criteria are met;
 1. Commercial uses shall be limited to barber and beauty shops; drug stores; deli; meat market; bicycle services; restaurant; dry cleaning; veterinary clinics; medical offices; laundry facilities; any other convenience commercial uses which is compatible in nature with the foregoing uses. The Collier County School Board will be notified of any proposed use to avoid conflict with the nearby schools; and
 2. No commercial use shall be permitted within a ¼ mile of an existing school property line within a Neighborhood Center; and
 3. Access to the commercial development must in no way conflict with the school traffic in the area; and
 4. The design of any proposed commercial development must take into consideration the safety of the school children; and
 5. The projects within the Neighborhood Centers shall encourage provisions for shared parking arrangements with adjoining developments; and
 6. Driveways and curb cuts shall be consolidated with adjoining developments; and
 7. Projects directly abutting residentially zoned property shall provide, at a minimum, a 50 foot setback and landscape buffer; and
 8. Projects shall provide a 10 foot wide landscaped strip between the abutting right-of-way and the off-street parking area.

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

5. Commerce Center - Mixed Use Subdistrict

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

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

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

6. Planned Unit Development Commercial Subdistrict

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

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

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

- a. Commercial zoning shall be no closer than one (1) mile to the nearest commerce center and no closer than one mile from the nearest PUD commercial zoning of ten acres or greater in size;
- b. The configuration of the commercial parcel shall be no more frontage than depth unless otherwise authorized by the Board of County Commissioners;
- c. Commercial zoning or development shall be no closer than a ¼ mile from the nearest existing elementary school boundary; and
- d. No construction in the commercial designated area shall be allowed until 30% of the project has commenced construction unless otherwise authorized by the Board of County Commissioners.

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

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

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

Non-residential Uses

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

(VI) Density Rating System

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

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

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

18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.

(VI) 2. Density Bonuses

a. Proximity to Neighborhood Center and Commerce

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

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

To encourage the provision of affordable-workforce housing within certain Subdistricts in the Urban Designated Area, a maximum of up to eight (8) residential units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04.41, as amended, adopted June 22, 2004 and effective October 19, 2004). This bonus may be applied to an entire project or portions of a project provided that the project is located within the Neighborhood Center (NC) Subdistrict, Commerce Center-Mixed Use (CC-MU) Subdistrict or any residential subdistrict.

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

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

(VI) d. Residential In-fill

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

(VI) e. Roadway Access

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

(VI) 3. Maximum Density

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

(III) 4. Density and Intensity Blending

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

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

(VI) B. Urban – Commercial District

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

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

The purpose of this Subdistrict is to provide for retail and office uses, transient lodging facilities and highway commercial uses that serve the needs of the traveling public. Commercial uses allowed within the Subdistrict are generally similar to the C-1 through

C-4 Commercial Zoning Districts, as identified in the Collier County Land Development Code. These commercial uses must be located on a major arterial or collector roadway.

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

Non-commercial Uses

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

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

(VI) **1. Industrial Subdistrict**

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

(VI) **2. Commerce Center – Industrial Subdistrict**

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

(VI) **3. Business Park Subdistrict**

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

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

Non-Industrial Uses

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

(I) Overlays and Special Features

1. Urban Infill and Redevelopment Area

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