



0 0.75 1.5 1 mi

LEGEND

- Immokalee Study Area
- Possible 2008 Study Area Boundary
- Low Density Residential (<5 units/acre)
- Med Density Residential (5-15 units/acre)
- High Density Residential (>15 units/acre)
- Planned Unit Development
- General Commercial
- Mixed Use
- Institutional
- Industrial/Business Development Area
- Recreational Tourism and Heritage Area
- Forested Land
- Flowway Stewardship Area (FSA)
- Habitat Stewardship Area (HSA)
- Proposed Road Extension
- Existing Major Transportation Route
- Proposed 2-Lane Road
- Proposed 6-Lane Road
- Proposed 4-Lane Road

Route Tentative Only

FLORIDA TRADEPORT PKWY

IMMOKALEE REGIONAL AIRPORT/
FLORIDA TRADEPORT

Okaloacoochee
HSA

Lake Trafford

Camp Keais
Strand FSA

Serenoa

BIG BOX
POWER
CENTER

Okaloacoochee
Slough FSA

Ave Maria

TRANSPORTATION NETWORK

ROAD IMPROVEMENTS

- Expedite the following road improvements:
 - SR 29 Bypass Road to connect SR 82 to I-75
 - Little League Road south to Immokalee Rd and north to SR 82
 - Florida Tradeport Pkwy NE to SR 29 Bypass
 - Connecting road along northern boundary of Immokalee Regional Airport between Florida Tradeport Parkway and SR 29 Bypass
 - 4-laning of SR 29
 - Widening of SR 82
 - Repairs on New Market Road
- Review on a regular basis the entire street and road network across Immokalee to determine where new improvements are needed
- Increase Collier Area Transit service to the following areas:
 - Immokalee Regional Airport/Florida Tradeport
 - Along the SR 29 and CR 846 commercial corridors
 - Throughout Serenoa and Ave Maria
 - Throughout the downtown core

GENERAL

Upgrade sidewalks, crosswalks, streetlights, signage, parks, and other pedestrian-oriented features

Complete the connectivity of the street grid by extending incomplete streets and removing cul-de-sacs where appropriate

SERENOA AND AVE MARIA UNIVERSITY

ECONOMIC POTENTIAL

- Strong potential job market for construction and labour followed by retail and service positions
- Population mass will exist to make big box power center development feasible
- Position Immokalee favorably within the context of new regional development activities
- Highly appropriate location between Serenoa and South Immokalee on CR 846 for new big box power center
- Can serve Immokalee, Serenoa, and Ave Maria markets
- Can act as the economic anchor for Immokalee's south end
- Should be occupied by big-box retail stores (Walmart, Home Depot, Bed Bath & Beyond), supermarkets, and outlet stores
- Diversity of stores helps prevent retail leakage into more distant communities

HOUSING AND COMMUNITY SERVICES

- Encourage strong affordable housing element
- Commitments to help widen Camp Keais and Oil Well Roads will benefit all of Immokalee
- Encourage more affordable-housing initiatives like Ave Maria's Habitat for Humanity 10-acre land donation
- Work with University to set up workforce training or education programs for Immokalee residents (AVE MARIA UNIVERSITY ONLY)

REGIONAL MAP
IMMOKALEE MASTER PLAN
RMPK Group, Inc. October 2006

