

Contents of Illustrative Plan text boxes (Oct. 17, 2006):

Text Box #1: COMMUNITY DEVELOPMENT

EDUCATION AND TRAINING

- Forge new relationships between local governments, area students, and District School Board of Collier County
- Expand career and workforce training services at One-Stop Center/Bethune Adult Education Center
- Investigate opportunities to establish similar services at Ave Maria University
- Expand child-care and early education programs at Redlands Migrant Christian Association
- Increase availability of after-school programs and activities for middle school and high school students

GOVERNMENT AND SOCIAL SERVICES

- These services should be made available in Immokalee:

Full-time permitting and planning office
Court hearings for all cases
DMV office
Child support enforcement officers
Social Security administration
Animal control
Code enforcement (weekends)
Fingerprinting service (local, state, national)
Domestic violence shelter
Enlarged paramedic service
Legal aid service
Educational tutoring

SR 29 CORRIDOR

- Establish commercial, mixed-use, and institutional development on both sides of SR 29 leading north to SR 82
- Coordinate access management strategies, i.e., cross access and shared parking
- Establish heightened design standards for all development in this area
- Build up streetscape elements in coordination with commercial development
- Coordinate future anchor commercial development with future road widenings or other transportation upgrade
- Support retail and restaurant uses along SR 29 corridor
- Develop new gateway and directional signage further north on SR 29 as new development occurs
- Create an attractive business-park type environment for new professional offices that may include:
 - Law firms
 - Insurance firms

Realty or housing firms
Banks and other financial institutions
Medical centers

- Expand existing medical services around Marion E. Fether Medical Center with proposed FSU rural health clinic at Isabel Collier Read Healthpark
- Consider creation of a full hospital in this area if feasibility for one develops
- Provide widened range of specialized medical services, including obstetrics, senior care, palliative care, nursing care, mental health, and emergency care
- Promote this area as a medical research center

RESIDENTIAL ACTIVITY CENTERS

- Residential neighborhoods can be "anchored" around nonresidential uses that serve the local resident base. Nonresidential uses help improve neighborhood quality and may include one or more of the following:

Everyday or basic services

Post office

Bank

Pharmacy

Medical clinic

Hardware store

Service station

Convenience store

Daycare

Church/Place of worship

Discretionary retail services:

Bookstore & coffee shop

Restaurant

Coffeeshop

Recreational and cultural facilities:

Green park

Community center

Athletic courts

Library with more computers

Water park

Bowling; movie theater, etc.

Museums

Art gallery

- All housing should be within about one mile of a retail, institutional, or other resident-oriented use to promote walkability

Text Box #2: HOUSING IMPROVEMENT

- Affordable, quality housing is a top priority for Immokalee

- Encourage homeownership, particularly for lower income residents
- Replacement housing is a primary focus for new housing initiatives in the community
- Remove blighted housing stock and improve the perceived quality of certain neighborhoods
- Increasing permissible housing density for replacement housing projects will improve the feasibility and interest in such projects from potential developers
- Community revitalization organizations like Front Porch Florida and affiliated programs (i.e., Florida reBuilds, Weed and Seed) should be actively engaged throughout Immokalee's residential neighborhoods
- Place priority on improving housing conditions in the South Immokalee district (between Main St and Arden Ave)
- Support Habitat for Humanity projects

Text Box #3: STATE FARMERS' MARKET

- Work with the Florida Governor's Office to remove obstacles to Farmer's Market redevelopment
- Underused Farmers' Market is an ideal location for new tourism, cultural, and heritage uses
- Various uses, including a weekly fruit and vegetable sale, arts & crafts and 3-dimensional art workshops, restaurants, etc. will augment the Market's appeal to residents and tourists
- Promote the development of an agricultural incubator
- Festivals, holiday celebrations, and other public gatherings should be encouraged in this area
- Artists' studios and workshops should be developed
- Support a new culinary arts school

Text Box #4: PARKS, RECREATION, AND CONSERVATION

LAKE TRAFFORD AREA

- Promote recreational uses (fishing, boating & canoeing, birdwatching, photography, airboat tours, hiking, and camping)
- Promote hospitality uses (restaurants, bed-and-breakfasts, motels, visitors' center)
- Upgrade existing parks (Ann Olesky Park, RV park)
- Continue lake bottom dredging efforts to rehabilitate lake's shoreline
- Remove invasive plants at shoreline and within littoral zone
- Call for shoreline buffer preservation except at marina area (recreational tourism zone)
- Permit retail uses (gift shops, sundry stores, concession stands, photo development, bait & tackle, equipment rentals)

PARKS SYSTEM

- Implement usage and design improvements to all existing parks as required
- Design new parks on vacant parcels to serve the majority of Immokalee residents within a short walk of their homes
- Create new active site programs for parks that will appeal to the community's youth

Text Box #5: MIXED USE DOWNTOWN CORE

- Mixed-use program: ground floor retail with offices and residential on upper floors
- Increased housing density within all mixed-use areas
- Infill development considered a priority
- Retail & commercial uses should cater to tourism, heritage, and hospitality markets
- Town center "theming" should be explored as a means to create distinct downtown areas (i.e., Arts District, Restaurant District)
- Major redevelopment opportunities exist throughout this area, particularly the large vacant parcels at the 11th Street/Main Street juncture.
- New cultural facilities (particularly a performing arts center) are in demand and will increase the social and entertainment value of the Downtown
- Pedestrian environment should be enhanced by way of streetscape improvements
- Visual character and urban design standards should be held to a higher level in this area than the rest of Immokalee
- Coordinate improvements and recommendations from the 1996 Main Street Design Guidelines
- Provide incentives for substandard housing replacement and development in Main Street area
- Explore opportunities to create a business start-up assistance center or service
- Provide suitable buffers between commercial and residential or institutional land uses
- Continue the Weed & Seed and Front Porch Florida programs to help with general community revitalization

Text Box #6: IMMOKALEE REGIONAL AIRPORT/FLORIDA TRADEPORT

- Expedite road upgrades linking Immokalee Regional Airport to the interstate and other major truck routes
- Support land assembly efforts
- Allow PUD designations for large tracts in the Tradeport vicinity
- Assist with permitting procedures to expedite new development
- Work on job training and skills upgrades programs
- Promote business and industrial incubators
- Implement EDC recommendations that support Airport and Tradeport growth, i.e.:
 - Enhancing the Florida Tradeport Business Plan to include financial feasibility of private development outsourcing
 - Funding Airport infrastructure upgrades
 - Developing pad-ready and pre-permitted sites at the Tradeport

Text Box #7: TOURISM DEVELOPMENT

- Promote eco-tourism uses, particularly at Lake Trafford
- Promote general tourism and heritage uses at Seminole Casino, State Farmers' Market, and the Main Street District

- Support development of a comprehensive hospitality and entertainment network that includes hotels, motels, restaurants, bars, and tourist destinations around the Seminole Casino and Reservation
- Coordinate these efforts with any expected expansion of the Casino
- Establish this area as one of the primary visitor attractions in any new Immokalee marketing materials.
- Encourage development of a natural history and science museum, exhibit, or other similar visitor attractions

Text Box #8: 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

Text Box #9: 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 (Wal-Mart, 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)