

# PROPOSED IMMOKALEE AREA MASTER PLAN

Draft 1/5/2018



## **I. INTRODUCTION**

Immokalee has long been recognized as a distinct community within Collier County. Immokalee's economy, geography, and demographic make-up are different than the rest of Collier County. Approximately one-half of the land within the Immokalee Urban Area is presently zoned and actively used for agriculture. The urban area is surrounded by productive crop lands and environmentally significant habitat. Most Immokalee residents work within the agricultural industry, and the majority of agricultural laborers originate from Mexico and Central America. Statistics from the 2010 Census (the most comprehensive data for Immokalee currently available), comparing Immokalee to the County as a whole, reflect some of the key socio- economic differences, including age distribution, race and ethnicity, income, education and housing.

The Immokalee Area Planning Commission was formed in 1965, and Immokalee was governed under separate Zoning and Subdivision Regulations until 1982. While it is now included under the county-wide Land Development Code, in 1991 the County again acknowledged the need for Immokalee-specific land use regulation with the adoption of the first Immokalee Area Master Plan as an element in the County's overall comprehensive plan.

Collier County first established the Immokalee Area as a Planning Community in its 1983 Comprehensive Plan. In 1989, the County adopted revisions to the comprehensive plan, now called the Growth Management Plan (GMP), which included a requirement to develop an area master plan for Immokalee. In 1991, the County adopted the first Immokalee Area Master Plan (IAMP), as referenced in Policy 4.2 of the Future Land Use Element:

A detailed Master Plan for the Immokalee Urban designated area has been developed and was incorporated into this Growth Management Plan in February 1991. Major revisions were adopted in 1997 following the 1996 Evaluation and Appraisal Report. The Immokalee Area Master Plan addresses conservation, future land use, population, recreation, transportation, housing, and the local economy. Major purposes of the Master Plan are coordination of land uses and transportation planning, redevelopment or renewal of blighted areas, and the promotion of economic development.

The IAMP is in addition to and supplements the goals, objectives, and policies, of the Collier County Growth Management Plan. Due to the unique geographic, social, and economic characteristics of the Immokalee Urban Designated Area as compared with urban Naples, Coastal Collier County, and the State of Florida as a whole, the Board of County Commissioners deemed it necessary to restudy the Immokalee Urban Designated Area. On May 27, 2003, the Board of County Commissioners adopted Resolution 2003-192, which established the Immokalee Area Master Plan Restudy Committee as an ad hoc advisory committee to the board. The Committee was to serve for a period of one year. On September 28, 2004, the Board adopted Ordinance 2004-

62, extending the timeframe for the advisory committee and renaming it the Immokalee Master Plan and Visioning Committee (IMPVC). On November 13, 2007, the Board adopted Ordinance 2007-69, which extended the timeframe again, providing for dissolution of the committee no later than December 31, 2009. The purpose and duties of the Committee remain the same:

- A. Assist in the development of any necessary Requests for Proposals (RFPs) for consulting services.
- B. Assist County staff with the review of general planning matters related to the Immokalee Community. These could include housing, zoning, economic and/or other issues as may be brought before the Committee.
- C. Identify and provide the Board of County Commissioners the Committee recommendations relative to:
  - 1. road improvements;
  - 2. economic incentives;
  - 3. increasing the quality and quantity of affordable housing;
  - 4. land uses and improvements relative to the Immokalee Regional Airport;
  - 5. density increases in mixed-use districts;
  - 6. restructuring of future land use designations and designation boundaries within the Immokalee community;
  - 7. the facilitation of construction of commercial development in commercial districts;
  - 8. the preparation of revisions to current zoning districts and the development of associated LDC (Ordinance 04-41, as amended) standards; and
  - 9. the review of the 5-year Schedule of Capital Improvements relative to the Immokalee community.
- D. Assist in the development of revised goals, objectives, and policies, and land use designation descriptions for the Immokalee Area Master Plan.
- E. Assist in the review and updating of the Immokalee Area Master Plan in order to establish consistency between the Master Plan and the County Rural Lands Stewardship Area Overlay provisions.

The IMPVC worked steadily towards achieving these goals. The adoption of the revised IAMP and revised Immokalee Master Plan Future Land Use Map represents the first step in completing the objectives of the Committee. The Collier County LDC (Ordinance 04-41, as amended) will be updated next to implement the Goal, Objectives, and Policies of the IAMP, followed closely by an update to the Capital Improvements Plan, and the creation of a long-term transportation plan.

## **II. NEW DIRECTIONS**

The residents of Immokalee see new possibilities for their community with the development of this Master Plan. With the development of this new Master Plan, Immokalee has chosen to focus on opportunities rather than challenges. Immokalee is committed to redefining its future, revitalizing its community, and developing a new mission that focuses on strengthening and diversifying its economy, embracing cultural diversity, and welcoming visitors to “this place we call home.”

Economic opportunity lies in Immokalee’s diverse community. Many residents have roots in Mexico, Central America, Haiti, and various other Caribbean nations. This multicultural heritage should be embraced and used to develop a local marketing strategy. This diversity should guide the redevelopment and design of downtown in order to create a distinct area that will attract new business and visitors. Revitalization of the Main Street commercial corridor will be designed to embrace this cultural diversity; take advantage of the traffic generated by the Immokalee Seminole Casino Hotel and the growing Stewardship Receiving Areas, including the Town of Ave Maria; and create new public plazas and gathering spaces. These public plazas and spaces will be designed within an appropriate streetscape to foster walkability and a mixture of uses, including entertainment and cultural events, and will position Immokalee to attract new residents and visitors to the downtown area.

The diversity of Immokalee extends to its unique natural surroundings, which can also be a great benefit to the local economy. Lake Trafford, at Immokalee’s western boundary, as well as other adjacent vast natural areas, which include historic working ranches, provide an excellent opportunity to market Immokalee as an ecotourist destination. Immokalee provides a gateway to the Everglades, a world-renowned ecotourist destination. Ecotourists come to an area to experience the natural, rather than the built, environment. Lake Trafford and its environs offer opportunities for boating, fishing, camping, and hiking, and the chance to experience natural Florida and this freshwater frontier.

Agriculture continues to be the major local industry and Immokalee residents recognize emerging opportunities for new agricultural-related businesses. Increasing fuel costs, apprehension related to food security, and environmental concerns have increased the demand for safe, sustainable, and domestically produced foods and energy sources. Immokalee has an opportunity to create a new farmers’ market or expand the existing state farmers’ market to serve the regional demand for fresh produce.

Additionally, residents see opportunities emerging from the regional economy and the strategic location of Immokalee in the region. Immokalee will not remain isolated in the future. One state arterial (SR 29) runs through the downtown, while another ends just three miles north of downtown (SR 82). A major county road (CR 846, Immokalee Road), connects Immokalee to I-75. Planned capacity improvements to SR 82 and SR 29 will open up the area to more travel, and planned roadway expansions, including a

SR 29 Loop, will further improve the accessibility to and from Immokalee, helping it to become a tourist destination and a distribution center for goods and services.

Improvements to the roadway system, both regionally and within the Immokalee Urban Area, are just one part of how the overall transportation will improve in the future. The Immokalee Regional Airport (IMM) is designated as an official U.S. Port of Entry, with its own full-service Customs Office, supporting both international and domestic trade opportunities, and is a growing cargo service airport. The Florida Tradeport operates within a Foreign Trade Zone (#213), State Enterprise Zone, Federal Enterprise Community, and Hub Zone. It provides direct access to over 2,000 acres of industrial-zoned property and two paved 5,000 x 150 foot runways equipped for Global Position Satellite (GPS) and instrument approaches.

The opportunities available through development of the Tradeport are particularly significant given that the Economic Development Council of Collier County (EDC) estimates the County will need an additional 3,685 acres of new business park lands by 2030. The EDC has been working to attract research clusters to Collier County to diversify the economy, which is currently highly dependent on only three industries: agriculture, construction, and tourism and services. The three targeted industry clusters are: health and life science; computer software and services; and distribution. Given its location, access to major roads, connectivity with other parts of the state, availability of developable land, and the airport, Immokalee is a prime location for the new distribution industry that the EDC has identified as being vital to the growth and diversification of Collier County's economy.

Another potential for economic growth lies in anticipated development in areas surrounding Immokalee. As new towns in eastern Collier County develop, needed government services and departments could be centrally located in Immokalee to serve the eastern portion of the County.

### **III. IMMOKALEE AREA MASTER PLAN PRIORITIES**

The Immokalee Area Master Plan has been developed to emphasize these identified opportunities and strengths. The first goal requires the development of an Immokalee specific prioritized list of capital improvements and other activities desired to be funded each year. Overall, each of the eight goals support economic development and diversity, but Goal Two, specifically makes economic development a priority, and the objectives and policies set forth specific ways to promote and diversify the local economy and create a positive business climate.

The third goal, and its objective and policies, deal with housing. Mobile homes have historically provided a significant percentage of the housing in Immokalee, and have provided affordable homes. Adequate housing for farmworkers must continue to be addressed. Gap housing and other "market-rate" housing, which provides housing for middle-class families, has been historically underrepresented in the Immokalee market.

Affordable-workforce housing will continue to be needed in the community. Note that the terms Gap and Affordable Workforce Housing are defined in the Collier County LDC (Ordinance 04-41, as amended). The fourth goal and set of objectives address infrastructure and public services. Parks and recreational opportunities to serve the young families in Immokalee are the first public infrastructure item discussed. Transportation is a major component of any community's public infrastructure needs, and while county-wide issues are still dealt with in the county Transportation Element, this portion addresses Immokalee's local roads and needed public safety improvements to protect pedestrians and bicyclists. Other important public services include stormwater management and solid waste, which are addressed as well.

The fifth goal and related objective deals with natural resource protection and how to promote eco-tourism within Immokalee. While the Conservation and Coastal Management Element still applies, significant natural resources within the Immokalee Urban Area and ecotourism opportunities are addressed here.

Land use is an integral component of any master plan, and the sixth goal and its objective and policies deal with this issue. Mixed-use, pedestrian-scaled development is important, as is allowing development in appropriate locations, at densities and intensities that will attract new development.

Urban form and design are addressed in the seventh goal. These objectives and policies are generally concerned with how to create a theme or brand for Immokalee, provide safe multi-modal transportation, and develop site design and development standards appropriate for Immokalee, rather than continuing to apply standards developed for coastal Collier.

The eighth and last goal, objective, and related policies are concerned with interlocal and intergovernmental coordination, to address current service issues and to continue collaboration with appropriate organizations in the future.

**GOAL 1: TO ANNUALLY IDENTIFY THE PRIORITIES OF THE IMMOKALEE COMMUNITY AND THE IMMOKALEE PORTION OF THE COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY RELATED TO CAPITAL IMPROVEMENTS AND OTHER ACTIVITIES THAT WILL FURTHER THE GOALS, OBJECTIVES AND POLICES OF THE IAMP, IN RECOGNITION OF LIMITED FUNDING AND STAFF RESOURCES.**

**OBJECTIVE 1.1:**

The Immokalee Portion of the Collier County Community Redevelopment Agency (CRA) shall, on an annual basis, develop a prioritized list of Immokalee specific capital projects and other activities, programs, studies, and so forth that further the Goals, Objectives, and Polices of this Master Plan. The CRA shall also identify any potential funding sources, for all or a portion of the projected cost, associated with these projects and activities. This list shall be provided to the BCC during its annual budgeting process in order to allow the BCC to consider the Community's priorities in relation to available funding and staffing resources.

**Policy 1.1.1 Fiscal and Operation Constraints**

A number of objectives and policies set forth in the IAMP provide for optimal timeframes within which the objective or policy is intended to be accomplished. Given limited funding and staff resources, and in consideration of the prioritized list submitted to the BCC annually by the CRA, the BCC may extend these optimal timeframes pursuant to available funding and/or operational constraints. Any objectives and policies that have not been accomplished may be reviewed and reconsidered as part of the County's Evaluation and Appraisal (EAR) process

**GOAL 2: ENHANCE AND DIVERSIFY IMMOKALEE'S LOCAL ECONOMY.**

**OBJECTIVE 2.1:**

Actively pursue, attract, and retain business enterprises.

**Policy 2.1.1: Commercial and Trade Hub**

In recognition of Immokalee's strategic location within Collier County and southwest Florida, and the Foreign Trade Zone, Community Redevelopment Area, Promise Zone, Federal Enterprise Community, Historically Underdeveloped Building (HUB) Zone, and Rural Area of Opportunity (RAO) designations, and the economic or funding opportunities resulting from those designations, Collier County, subject to Policy 1.1.1, will:

- Support the CRA and other economic development entities in actively promoting and positioning Immokalee as a regional commercial and trade hub for businesses seeking to locate or expand into Southwest Florida;
- Encourage the CRA and other economic development entities in the marketing of commercial and industrial opportunities in Immokalee;

- Support the CRA in pursuing grants and funding from government, non-governmental organizations, or private sector partnerships.

The Immokalee Culinary Arts and Production (I-CAP) Campus, as well as the Florida Culinary Accelerator @ Immokalee, could impact many of the elements proposed in IAMP 2.1.1, the Plan for a Commercial Hub, and 2.1.2, the Florida Tradeport. The culinary accelerator and its associated retail arm, Woodstock's Market. The Airport Masterplan upgrade also could affect this objective. (Is there a policy suggested for this comment?)

**Policy 2.1.2: Florida Tradeport/Immokalee Regional Airport**

Collier County will encourage the promotion of economic development opportunities at the Immokalee Regional Airport/Florida Tradeport and the surrounding commercial and industrial areas.

**Policy 2.1.3: Mitigation Banking and/or Targeted Acquisition Lands**

Within two (2) years of the effective date of this policy, Collier County will explore the feasibility of utilizing privately owned undeveloped parcels with significant wetland, upland, or listed species habitat value, as a listed species habitat conservation bank or wetland mitigation bank to compensate for wetland or listed species impacts associated with development within the Immokalee Urban Area, for mitigation required by state and federal agencies, or for off-site preservation when allowed. The purpose of such a mitigation bank and/or identification of lands targeted for acquisition within the Immokalee Urban Area, in addition to the ecological benefits, is to facilitate and expedite permitting of development and redevelopment on other more appropriate lands within the Immokalee Urban Area. During this period, the County shall develop a map depicting the preferred lands to be targeted for mitigation or acquisition by public or private parties. Incentives and regulatory requirements shall be included in the LDC (Ordinance 04-41, as amended) to direct mitigation to or acquisition of these targeted lands and to direct development away from such lands.

**OBJECTIVE 2.2:**

Create a business climate that will enhance and diversify the Immokalee area's economy and increase employment opportunities.

**Policy 2.2.1: Expedited Review**

Within two (2) years of the effective date of this policy subject to Policy 1.1.1, Collier County will review and amend or expand, as necessary, the fast track and expedited review program for projects that provide a positive economic benefit to the Immokalee economy, specifically including affordable, gap, and farmworker housing and targeted industries. During this period, criteria will be developed to be used as a guide for determining what will qualify a project for this expedited review program.



Impact – fee mitigation programs should be assessed against the reduction in potential funding for basic social services that could require millage increases. Collier County enacted a Fast-Track program in October 2016 that impacts IAMP Section 2.2.1, Expedited Review.

[www.colliergov.net/your-government/divisions-a-e/fast-track-program](http://www.colliergov.net/your-government/divisions-a-e/fast-track-program)

The Opportunity Naples Plan also references the Lakeland Impact Fee Mitigation Program, which includes an inventory development element that promotes a buildout of 70,000 square feet or more of manufacturing, wholesale or industrial space ([www.lakelandedc.com/wpp-content/uploads/2014/10/2015Economic-Development-Impact-Fee-Mitigation-Program.pdf](http://www.lakelandedc.com/wpp-content/uploads/2014/10/2015Economic-Development-Impact-Fee-Mitigation-Program.pdf)). This approach also could be used for the IAMP process.

(Is there a policy suggested for these comments?)

### **Policy 2.2.2: Pre-Certified Commercial/Industrial Sites**

Collier County will encourage the development of targeted manufacturing, light industrial, and other similar uses by identifying appropriate locations for those uses, and by streamlining the permitting and approval process for commercial and industrial development within the Immokalee Urban Area. Collier County will review the existing Certified Sites Program, presently administered by the Office of Business and Economic Development, and propose improvements to the program.

### **Policy 2.2.3: Home Occupations**

Collier County will amend the LDC (Ordinance 04-41, as amended), subject to Policy 1.1.1, to create more flexibility for home-based businesses in the Immokalee Urban Area, thereby allowing additional opportunities for home-based occupations.

### **Policy 2.2.4: Financial Incentives**

Collier County will develop a comprehensive financial incentive strategy to promote economic development in the Immokalee area and identify funding sources to maintain adequate funding of such incentive programs.

### **Policy 2.2.5: Agriculture-Related Business Uses**

In recognition of the economic importance of agriculture, the County will amend the LDC (Ordinance 04-41, as amended) to allow agriculture-related business uses, such as fruit and vegetable stands, and farmers markets, within certain, to be determined, non-agricultural zoning districts, within two (2) years of the of the effective date of this Policy.

### **OBJECTIVE 2.3:**

Promote and expand tourism, eco-tourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy, and improve quality of life.

**Policy 2.3.1: Tourism, Recreational, Entertainment and Cultural Opportunities**

Collier County will encourage the expansion of tourism, entertainment, cultural and recreational opportunities, such as restaurants, movie theaters, museums and public spaces within two (2) years of the effective date of this Policy. It is anticipated that the County will work with the CRA, Chamber of Commerce, OBED, the Naples Marco Island Everglades Convention and Visitors Bureau, and other public and private organizations to promote increasing tourism of Lake Trafford, Immokalee Regional Raceway, Pepper Ranch Preserve, Immokalee Pioneer Museum at Roberts Ranch and Anne Olesky Park.

**Policy 2.3.2: Eco-tourism**

Collier County will encourage the development of ecotourism in the Immokalee Area, with a particular focus on Lake Trafford and surrounding RT designated lands. It is anticipated that the County will work with the CRA, Chamber of Commerce, Office of Business and Economic Development, the Naples Marco Island Everglades Convention and Visitors Bureau, and other public and private organizations to promote these opportunities.

**Policy 2.3.3: Seminole Casino Immokalee**

Collier County will continue efforts to work with the Seminole Tribe of Florida to: a) integrate future plans for the Seminole Casino Hotel and Reservation within an Immokalee-wide tourism development and marketing campaign; and b) address impacts of the expansion of the Seminole Casino Hotel, and other resort structures and uses on the community and surrounding area.

**Policy 2.3.4: Entertainment Area**

In recognition of the fact that the casino is a significant attraction, Collier County, subject to Policy 1.1.1., will encourage the development of an entertainment area near the casino that is complementary and connected to Immokalee's existing downtown core.

**OBJECTIVE 2.4:**

Enhance and expand educational and cultural facilities and opportunities in Immokalee.

**Policy 2.4.1: Research and Development**

Collier County subject to Policy 1.1.1, will seek to attract educational research facilities, similar to the Southwest Florida Research and Education Center, to Immokalee. It is anticipated that the County will work with the CRA, public and private colleges and universities, and other public and private organizations to promote these opportunities.

The Immokalee CRA & MSTU also could continue to leverage the position of existing members that also are on the Collier County Tourism Development Council to ensure greater inclusion in the county's agritourism activities. The culinary accelerator affects some elements of policy 2.4.1, Research & Development, which recommends attracting entities such as the Southwest Florida Research and Education Center to

Immokalee. The University of Florida has committed to intensifying its agricultural research in Immokalee.

[www.colliergov.net/doing-business/catalyst-accelerator-network-collier/catalyst-culinary-facility-immokalee](http://www.colliergov.net/doing-business/catalyst-accelerator-network-collier/catalyst-culinary-facility-immokalee)

(Is there a policy suggestion in this comment?)

**Policy 2.4.2: Cultural Programs and Facilities**

Collier County will identify cultural programs and facilities to address the needs of Immokalee residents and visitors subject to Policy 1.1.1.

Add a new Community Center. (Is this comment a policy suggestion?)

**OBJECTIVE 2.5:**

Promote and support development and redevelopment initiatives in the Immokalee Area.

**Policy 2.5.1: Technical Assistance**

Within two (2) years of the effective date of this subject to Policy 1.1.1 Collier County will review existing programs meant to provide technical assistance for the establishment and permitting of new or expanding businesses and make recommendations to better implement these programs. This technical assistance will be made available through the CRA. It is anticipated that Collier County will work with the CRA, and public and private organizations, to complete this review and make recommendations.

**Policy 2.5.2: Infill and Downtown Redevelopment**

Collier County will promote infill development and redevelopment within the Commercial-Mixed Use Subdistrict through amendments to the Land Development Code (LDC) (Ordinance 04-41, as amended) that facilitate mixed-use projects and provide for flexible performance-based incentives.

**Policy 2.5.3: Alternative Funding**

Collier County may seek to partner with Rural Neighborhoods, Front Porch Florida and other similar entities to promote or expedite the development and redevelopment of residential structures and properties within Immokalee by pursuing alternative funding sources on an ongoing basis.

**GOAL 3: TO PROVIDE A DIVERSITY OF SAFE AND SANITARY HOUSING FOR ALL RESIDENTS OF THE IMMOKALEE URBAN AREA.**

**OBJECTIVE 3.1:**

Collier County shall coordinate with federal, state, local and private agencies to address farmworker housing and migrant labor camp needs for Immokalee.

**Policy 3.1.1: Farmworker Housing Land Development Regulations**

Collier County, subject to Policy 1.1.1, will review and revise, as necessary, the LDC provisions regulating Farmworker Housing within the Immokalee Urban Area to eliminate regulations that are duplicative to Federal and State provisions, specifically in regards to farmworker housing and migrant labor camps for seasonal workers with temporary, non-immigrant visas.

**Policy 3.1.2: Agricultural and Housing Partnerships**

Collier County will encourage local agricultural growers to work in partnership with housing organizations to provide affordable and suitable housing for migrant and seasonal farmworkers.

**OBJECTIVE 3.2:**

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

**Policy 3.2.1: Targeted Redevelopment Areas**

Collier County will promote the development and redevelopment of housing within targeted redevelopment areas. Targeted redevelopment areas include neighborhoods with occurrences of substandard structures, vacant parcels or groups of vacant parcels, and areas where issues of compatibility between land uses exists. Collier County, subject to Policy 1.1.1, will review the 2004 Immokalee Housing Condition Inventory to determine if the findings of the Inventory are still valid, and, if necessary, update the Inventory to accurately identify targeted redevelopment areas.

**Policy 3.2.2: Funding Opportunities**

Collier County, subject to Policy 1.1.1, in coordination with federal, state, and other local agencies and private organizations will seek funding for the housing needs identified in the Immokalee Housing Condition Inventory.

**Policy 3.2.3: Substandard Housing**

Collier County, subject to Policy 1.1.1, will periodically update its program for the repair, removal, or replacement of substandard housing units, based on the most recent Immokalee Housing Condition Inventory.

**Policy 3.2.4: Displaced Occupants**

Collier County will coordinate with local non-profit social service organizations to provide relocation assistance for occupants who are displaced from substandard dwelling units, subject to Policy 1.1.1.

**Policy 3.2.5: Housing Code Enforcement**

Collier County shall make reasonable effort to require that substandard housing be brought into compliance or eliminated. Enforcement efforts will focus on properties that

are abandoned, owned by an absentee landlord, or whose operation is not in compliance with the Collier County Land Development Code.

**OBJECTIVE 3.3:**

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

**Policy 3.3.1: Housing Grant Opportunities**

Collier County, in coordination with the CRA, will pursue government grants and loans for affordable-workforce housing.

**Policy 3.3.2: Affordable-Workforce and Gap Housing Incentives**

Collier County, subject to Policy 1.1.1, will review its affordable-workforce housing (including gap) incentives to determine the effectiveness of existing provisions and whether additional incentives are necessary or desired.

**GOAL 4: TO PROVIDE ADEQUATE AND EFFICIENT PUBLIC INFRASTRUCTURE AND FACILITIES FOR THE IMMOKALEE URBAN AREA.**

**OBJECTIVE 4.1:**

To provide a comprehensive system of parks and recreational facilities that supports diverse active and passive recreational activities within the Immokalee area through the implementation of the Collier County Parks & Recreation Master Plan for the Immokalee Area.

**Policy 4.1.1: Priority Park Sites**

Collier County will prioritize the development of future parks within, or adjacent to, the most densely populated urban areas to ensure convenient access by the majority of residents, and in coordination with the CRA, will identify locations for public plazas, greens, or urban parks.

Identify specific park sites for future development. (Is this comment more appropriate for the Parks and Recreation Master Plan?)

**Policy 4.1.2: Community Input**

Collier County will solicit community input to ensure provision of appropriate facilities to address the demographics of the Immokalee Area.

The community of Immokalee needs its own baseball, football, softball, and soccer fields that are not shared with Collier County Public Schools.

The Field needed are for youth and adult league and organization. (Is this comment more appropriate for the Parks and Recreation Master Plan?)

**Policy 4.1.3: Expansion of Parks and Trails**

Collier County will expand the network of parks and connect recreational areas throughout the community where appropriate and feasible, subject to Policy 1.1.1, and as identified in the Parks Master Plan, to be developed after adoption of this Master Plan.

**Policy 4.1.4: Encourage Active Lifestyles**

Collier County will encourage outdoor activity and active lifestyles by creating new recreational facilities, such as ball fields, soccer fields, basketball courts, tot lots, and jungle gyms, as appropriate to Immokalee’s demographics and as feasible, subject to Policy 1.1.1.

**Policy 4.1.5: Use of Vacant Residential Parcels**

Subject to Policy 1.1.1, Collier will consider acquiring vacant residential parcels in order to develop new neighborhood parks. These parcels may be small in size and should be evenly distributed throughout the community.

**Policy 4.1.6: Park Amenities**

Collier County will evaluate park amenities and identify deficiencies, such as drinking fountains, shelters, lighting, sanitary facilities, and emergency phones for the convenience and security of park users. The list of needed improvements will be updated in the most recent Community and Regional Park Master Plan.

**OBJECTIVE 4.2:**

To provide a network of roads, sidewalks, and bike paths to support growth, to provide for the safe and convenient movement of pedestrians, motorized, and non-motorized vehicles.

**Policy 4.2.1: Bicycle and Pedestrian Pathways Plan**

Related to pathways specifically in the Immokalee Urban Area, the Collier County 5-Year Pathways Plan will give priority to linking existing and future residential neighborhoods with commercial and employment areas, as well as schools, libraries, community parks, recreation sites and other public service areas. Input will be sought from landowners and residents to identify priority. The Collier County 5-Year Pathways Plan will depict existing and planned future pathways for the Immokalee community, subject to Policy 1.1.1.

**Policy 4.2.2: Long Range Transportation Improvements**

Collier County will explore the possibility of accelerating the implementation of the Collier County Metropolitan Planning Organization’s Long Range Transportation Plan, subject to available funding, as a precursor to initiating new investment in the Immokalee area. In particular, the County will support and encourage:

- the Florida Department of Transportation in the widening of SR 82 between I-75 and SR 29 as a first step in improving transportation access to Immokalee;
- the building of the SR 29 Bypass Route to create direct access to SR 82 and SR 29 from the Immokalee Regional Airport and Florida Tradeport;
- the Florida Department of Transportation to improve road conditions along State-owned roads;
- the creation of new, or expansion of existing, transportation corridors that improve access between Immokalee, the City of Naples, and coastal Collier County; and
- the creation of new collector roads, including the Little League Road extension near Lake Trafford, to handle increased future population growth and traffic in that area.

**Policy 4.2.3: Access from Immokalee Airport to Future SR 29 Bypass**

Collier County will coordinate with the Florida Department of Transportation (FDOT), and with landowners and other stakeholders, to identify one or more preferred routes to connect the Airport and the future SR 29 Bypass, subject to Policy 1.1.1.

**Policy 4.2.4: Safety Improvements**

Collier County will implement the Immokalee Walkability Study funded by the Collier Metropolitan Planning Organization, identifying locations for new traffic signals, signage, crosswalks, bike paths, and street lighting for the purpose of improving pedestrian and bicycle circulation and safety within prioritized areas within the Municipal Service Taxing Unit (MSTU).

**Policy 4.2.5: Public Transit Routes**

Collier County will consider expansion of public transit routes to comprehensively cover the downtown area, connect significant employment centers and public facilities, and interconnect to adjacent communities, where deemed appropriate.

**Policy 4.2.6: Enhanced Transit Services**

Collier County will encourage the provision of a wide array of transit services, such as bike-and-ride and medical transport.

**Policy 4.2.7: Transportation Concurrency Alternatives (for SR 29)**

Within two (2) years of the effective date of this Policy, Collier County shall identify alternatives methods to allow non-residential development in the Immokalee Urban Area to proceed with limited exceptions and/or a mitigated waiver from existing concurrency requirements due to the economic and job creation benefits such development would provide. The following shall be considered as a part of the analysis:

- a. Establishing a Transportation Concurrency Exception Area (TCEA) or Transportation

Concurrency Management Area (TCMA) or other alternative that would allow limited exceptions and/or mitigated waivers from concurrency for economic development, diversity, and job creation in the Immokalee Urban Area; and

- b. Potential limitations on such exceptions and/or waivers from concurrency including:
  - 1. Limiting applicability to certain locations in the Urban Area such as the Airport/ Tradeport, other lands around the airport, and the Central Business District corridor (Urban Infill designated lands);
  - 2. Requiring a case-by case approval of any such exception or waiver based upon certain targeted and measurable objectives, including Transit Oriented Design, job creation and other commitments by the developer that would be deemed to be beneficial to the community; and
  - 3. Limiting the duration, or requiring mandatory periodic reviews, of the continued feasibility of any such exception or waiver process.

**OBJECTIVE 4.3:**

To improve stormwater management and surface drainage in Immokalee.

**Policy 4.3.1: Immokalee Stormwater Master Plan**

Within two (2) years of the effective date of this Policy, Collier County will implement, to the degree necessary on a phased schedule, the Immokalee Stormwater Master Plan and its recommendations for the particular locations (Lake Trafford, Fish Creek, Madison Creek Ditch, and Sanitation Road Slough Cross-Drain Additions) where significant drainage issues are known.

**OBJECTIVE 4.4:**

To provide an efficient and economical solid waste management system that ensures public health and safety, and protects the environmental resources of the area.

**Policy 4.4.1: Clean Immokalee Plan**

Collier County will develop a “Clean Immokalee” Plan to improve the physical appearance of the streets and lots through education, enforcement, and cleanup activities. This program will solicit input and participation from the CRA and MSTU and community organizations and neighborhood associations.

**GOAL 5: TO PROTECT IMPORTANT NATURAL RESOURCES THROUGH THE IMPLEMENTATION OF IMMOKALEE-SPECIFIC DEVELOPMENT STANDARDS AND POLICIES.**

**OBJECTIVE 5.1:**

To address the protection of natural resources in Immokalee, including Lake Trafford and connected wetland systems and listed species habitat including upland habitat used by listed species, through incentives and innovative techniques not otherwise addressed in the Conservation and Coastal Management Element.



### **Policy 5.1.1: Incentives and Innovative Land Development Regulations**

Collier County will promote the preservation of native vegetation in the Immokalee Urban Area exceeding the minimum required amounts set forth in CCME Policy 6.1.1, and pursuant to IAMP Policy 2.1.3. This may be accomplished by utilizing incentives and innovative land development regulations, including but not limited to: cluster development, transferable development rights, density bonuses, and flexible development standards to incentivize infill development and redevelopment within targeted MR, HR, C-MU and I-MU designated lands. In order to qualify for any such incentives, on-site or off-site preservation, if allowed in specifically targeted areas within the Immokalee Urban designated area, shall exceed the minimum applicable amounts set forth in Policy 6.1.1. by at least 10 percent. Incentives may be provided based upon a sliding scale, providing greater levels of incentive for greater amounts of preservation above the applicable minimum amounts set forth in Policy 6.1.1.

Within two (2) years of the effective date of this Policy, the County will explore the feasibility of adopting a TDR program in the Immokalee Urban Area to further this Objective and Policy 2.1.3.

Within two years of the effective date of this Policy the LDC (Ordinance 0441, as amended), shall be amended to provide for other incentives and innovative land development regulations, including but not limited to cluster development and flexible development standards, that do not require an amendment to the IAMP.

### **Policy 5.1.2: Lake Trafford Development**

Recognizing the importance of Lake Trafford, and the surrounding wetlands and natural habitat to the ecosystem, economy and ecotourism activities in Immokalee, proposed development adjacent to Lake Trafford will conform to best management practices (BMPs) regarding water quality in order to avoid or minimize adverse impacts to the lake and its surrounding wetlands or natural habitat. These BMPs will primarily include measures or design standards by the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) that address increased or enhanced onsite treatment of storm water runoff, and measures to address Total Maximum Daily Loads (TMDL) and nutrient loading. Within two (2) years of the effective date of this Policy subject to Policy 1.1.1, the County in conjunction with any applicable state or federal agencies, will amend the LDC (Ordinance 04-41, as amended) to establish specific best management practices and will identify the specific locations where such best management practices shall be required. The Lake Trafford Drainage Basin shall be the geographic area intended for implementation of these BMPs.

### **Policy 5.1.3: Lake Trafford Remediation**

Collier County will, subject to Policy 1.1.1, continue to cooperate with agencies on

remediation, restoration, and long-term management efforts at Lake Trafford (e.g., organic sediment and invasive plant removal) to improve the health and recreational potential of the Lake.

**Policy 5.1.4 Conservation Designation**

During the next Evaluation and Appraisal Report (EAR) cycle, and at least during each subsequent EAR cycle, Collier County shall identify and map lands within the Immokalee Urban Area owned by a public entity, where such lands were acquired for the purposes of conservation, provided for in the Collier County Future Land Use Conservation Designation. The County shall then consider whether such lands should be designated Conservation on the FLUM.

**GOAL 6: TO ALLOW AND ENCOURAGE A MIXTURE OF LAND USES THAT IS APPROPRIATE FOR IMMOKALEE.**

**OBJECTIVE 6.1:**

The Immokalee Area Master Plan and its Future Land Use Map will apply to all Development Orders within the Immokalee Urban Area. The Future Land Use Map is designed to coordinate land use with the natural environment; maintain and develop cohesive neighborhood units; promote a sound economy; and encourage desirable growth and energy efficient development patterns. Standards and allowed uses for each District and Subdistrict are identified in the Land Use Designation Description Section.

**Policy 6.1.1: Future Land Use Designation**

The Immokalee Area Master Plan’s URBAN Future Land Use Designation includes the following Future Land Use Districts, Subdistricts, Overlays and Features:

**A. URBAN – MIXED USE DISTRICT**

1. Low Residential Subdistrict
2. Medium Residential Subdistrict
3. High Residential Subdistrict
4. Commercial – Mixed Use Subdistrict
5. Recreational/Tourist Subdistrict

**B. URBAN – INDUSTRIAL DISTRICT**

1. Industrial Subdistrict
2. Industrial – Mixed Use Subdistrict
3. Industrial – Immokalee Regional Airport Subdistrict

**C. OVERLAYS AND FEATURES**

1. Lake Trafford /Camp Keais Strand System Overlay
2. Seminole Reservation
3. Urban Infill and Redevelopment Area

**Policy 6.1.2: Compatibility between Land Uses**

Compatibility between lower and higher intensity uses will be achieved through land development regulations specifically applicable to the Immokalee Urban Area.

**Policy 6.1.3: Right to Farm**

Lawfully existing agricultural activities may continue within the Urban Designated Area as provided by the State of Florida Right to Farm Act, 823.14, F.S.

**Policy 6.1.4: Farmworker Housing**

Collier County recognizes the need for farm labor to support the County's agricultural industry. Collier County will encourage the provision of housing for seasonal, temporary or migrant farmworkers, provided that such housing is consistent with Migrant Labor Housing provisions of Section 64E-14, Florida Administrative Code, and does not conflict with the existing zoning districts or the Immokalee Area Future Land Use Map.

**Policy 6.1.5: Compact Mixed-Use Development**

Collier County will encourage compact mixed-use development in appropriate zoning districts and particularly within the HR and C-MU designations, as an innovative planning technique to create walkable communities, reduce vehicle miles traveled, and increase energy efficiency.

**Policy 6.1.6: Mobile Homes within the Immokalee Urban Area**

New mobile homes shall be allowed in the Immokalee Urban Area as a temporary residence as identified in LDC Section 5.04.02.C; or within an existing mobile home park or subdivision as identified in LDC Section 2.03.07; or as part of new mobile home park or subdivision approved in the Low Residential (LR) or Medium Residential (MR) Subdistricts.

**Policy 6.1.7: Public Educational Plants**

Public educational plants and ancillary plants shall be allowed as provided for in Policy 5.14 of the Future Land Use Element.

**Policy 6.1.8: Rezoning and Growth Management Plan Consistency by Policy**

A. All rezonings must be consistent with the Growth Management Plan. For properties that have zoning in place prior to a change in Land Use Designation where the prior zoning allows for a higher density or intensity than the new Land Use Designation are deemed to be consistent with the Growth Management Plan by policy, and such properties the property may be rezoned as follows:

1. For such commercially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity commercial zoning district as the existing zoning district, and provided the overall intensity of commercial land use allowed by the existing zoning district is not exceeded

in the new zoning district. A zoning change of such commercial-zoned properties to a residential zoning district is allowed as provided for in the Density Rating System of this Master Plan.

2. For such industrially-zoned properties, zoning changes will be allowed provided the new zoning district is the same or a lower intensity industrial or commercial zoning district as the existing zoning district, and provided the overall intensity of industrial land use allowed by the existing zoning district is not exceeded in the new zoning district.
  3. For such residentially-zoned properties, zoning changes will be allowed provided the authorized number of dwelling units in the new zoning district does not exceed that authorized by the existing zoning district, and provided the overall intensity of development allowed by the new zoning district does not exceed that allowed by the existing zoning district.
  4. Properties subject to the above limitations may be combined and developed with other property, whether such other property has had a change in Land Use Designation. For residential and mixed-use developments only, the accumulated density between these properties may be distributed throughout the project, as provided for in the Density Rating System or the underlying subdistrict, as applicable.
  5. Overall intensity of development shall be determined based upon a comparison of public facility impacts as allowed by the existing zoning district and the proposed zoning district.
  6. This Section does not apply to changes to the Land Use Designation initiated by the property owner.
- B. Any property owner who believes that they have been adversely affected by this IAMP may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC. All applications must be submitted within one year from the effective date of the IAMP or applicable IAMP amendment. This procedure shall be considered supplemental to any other claim or remedy that the property owner may have. Notice of the Adoption of this Plan and the one-year time frame within which any property owner who believes that they have been adversely affected by this IAMP may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC shall be provided with a minimum 1/8-page notice in one or more newspapers of general circulation in the Immokalee area within 15 days of Adoption of this plan by the BCC.

**Policy 6.1.10: Non-Residential Development**

Non-residential development in the Immokalee Urban Area will be limited to no more than 8.45 million square feet through the 2040 Planning Horizon. Non-residential development includes commercial, retail, office, industrial, institutional and governmental buildings, but excludes hotels, motels, government subsidized, affordable or farmworker

housing, and development within the Seminole Reservation. Collier County staff shall maintain records on the amount of non-residential development in Immokalee and shall review, and update as necessary, the non-residential development limit.

**GOAL 7: TO ESTABLISH DEVELOPMENT DESIGN STANDARDS THOSE ARE APPROPRIATE FOR IMMOKALEE.**

**OBJECTIVE 7.1:**

Collier County shall develop Immokalee-specific land development regulations to the extent required by this Master Plan, and which reflect the unique character and cultural diversity of the residents, encourage pedestrian-friendly urban form, and promote energy efficiency.

**Policy 7.1.1: Development of Land Development Code Standards**

Within two (2) years of adopting this Policy, Collier County in coordination with the Immokalee Community Redevelopment Agency, will develop LDC standards specific to Immokalee to address the unique needs of the Immokalee Urban Area. These standards include those related to permitted and conditional land uses; density and intensity; signage; landscaping and buffering; native preservation retention; off-street and on-street parking and loading; architectural design; development standards, including setbacks to Lake Trafford; floor area ratio for certain nonresidential uses; and site access.

**Policy 7.1.2: Location of Service Uses**

Collier County will encourage parks, and other community facilities to be placed within one-half mile of residential and mixed-use centers in order to encourage walking, bicycling and non-vehicular access to and from these service uses. Collier County shall require interconnection of pedestrian facilities to the existing pedestrian network.

**Policy 7.1.3: Innovative Design**

Within two (2) years of the effective date of this policy Collier County and the Immokalee Community Redevelopment Agency will develop incentives and/or regulations to promote: enhanced pedestrian access; pedestrian-friendly design; compact mixed-use development and redevelopment; shared infrastructure; enhanced public spaces and signage; and use of public transit.

**Policy 7.1.4: Downtown Pedestrian Amenities**

Within two (2) years of the effective date of this policy Collier County, in coordination with the Immokalee Community Redevelopment Agency, will evaluate the need for additional passive recreation and outdoor dining and entertainment opportunities along downtown streets, and, if warranted, adopt amendments and incentives to the Collier County LDC (Ordinance 04-41, as amended) to encourage the development of these amenities provided the free and safe movement of pedestrians is maintained.

**Policy 7.1.5: Central Business District**

Within two (2) years of the effective date of this policy Collier County will amend the LDC (Ordinance 04-41, as amended) to include a Central Business District in Immokalee to include the Public Realm Plan and the Central Business District Form Based Guidelines. The District will be depicted in the LDC and will encourage high-intensity, multi-story, and pedestrian-oriented commercial and mixed-use development.

**Policy 7.1.6: Safe Neighborhood Initiatives**

Collier County, subject to Policy 1.1.1, will coordinate with local and state law enforcement, developers, and citizens to seek funding opportunities available under the Safe Neighborhood Act (Section 163.501, F.S.) or other programs to improve safety within the Immokalee community and to provide for safe streets. This may include implementation of CPTED (crime prevention through environmental design) strategies, where such strategies are compatible with the community design objectives set forth herein.

**GOAL 8: TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF INFORMATION WITH OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, NON-PROFIT ORGANIZATIONS, THE SCHOOL BOARD, AND THE SEMINOLE TRIBAL COUNCIL THAT MAY BE AFFECTED BY THE IMMOKALEE AREA MASTER PLAN.**

**OBJECTIVE 8.1:**

Pursue effective interlocal and inter-governmental coordination in order to provide a range of human services to Immokalee residents.

**Policy 8.1.1: Regional Economic Development Initiatives**

Collier County will collaborate in regional initiatives with local and regional economic development organizations and the State of Florida to assist the Immokalee area in attracting businesses, marketing, and developing infrastructure.

**Policy 8.1.2: Redevelopment Implementation Partners**

Collier County, in coordination with the CRA and not-for-profit organizations, will actively coordinate efforts to implement the Immokalee Area Master Plan and the Community Redevelopment Area Plan.

**Policy 8.1.3: Immokalee Government Services Center**

Collier County will continue to support an Immokalee based government center that will co-locate various county entities and departments to ensure effective collaboration and services to support community needs. This office may include but is not limited to the following services:

- a. Animal control

- b. Child support enforcement
- c. Code enforcement
- d. Court
- e. Domestic violence services
- f. Emergency management services
- g. Emergency medical services
- h. Permitting, planning, and economic development needs
- i. Public health services
- j. Housing and Human Services
- k. Board of County Commissioners Office
- l. Veterans Services
- m. Emergency Operations Center (EOC)
- n. Immokalee Community Redevelopment Agency
- o. Branch Office of the Collier County Tax Collector

**LAND USE DESIGNATION DESCRIPTION SECTION**

The Immokalee Area Master Plan Future Land Use Designations include the following Districts and Subdistricts. The following 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 district request will be approved.

**A. URBAN - MIXED USE DISTRICT**

The purpose of this District is to allow residential and nonresidential land uses, including mixed uses. Nonresidential uses are subject to the intensity limitations in Policy 6.1.10. Mixed uses can be located within individual buildings and/or projects in areas deemed appropriate and identified on the FLUM. Nonresidential uses allowed in the Residential subdistricts include, but are not limited to: agriculture, home-based businesses, recreation and open space, churches, libraries, cemeteries, public and private schools, day-care centers, and essential services, as defined in the Land Development Code, except as may be limited within a specific subdistrict or overlay.

New commercial development may be allowed in the Low Residential, Medium Residential or High Residential subdistricts through Planned Unit Development (PUD) zoning, subject to the following limitations:

Commercial development may be permitted within a PUD, provided the following size and development criteria are met. The commercial component within a PUD may be allowed to develop up to the maximum acreage specified in the table below:

	CATEGORY I	CATEGORY II	CATEGORY III
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PUD Acres	>80	>160	>300
Min. Gross Density	2.5 du/gross acre	2.5 du/gross acre	3.0 du/gross acre
Max. Commercial Acres	5 acres	10 acres	20 acres
Permitted Zoning	C-2	C-2, C-3	C-2 through 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 any lands designated C-MU 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, unless otherwise authorized by the Board of County Commissioners;
- d. The commercial development shall be integrated with the residential portion of the project, including common elements such as signage, and providing vehicular and non-vehicular interconnection; and
- e. No construction in the commercial designated area shall be allowed until construction has commenced on at least 30% of the project's residential units, unless otherwise authorized by the Board of County Commissioners.

**1. Low Residential Subdistrict (LR)**

The purpose of this subdistrict is to provide for low density residential development and supporting ancillary uses. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.

Since agriculture is a significant economic driver in Immokalee, agricultural research and technology facilities focusing on agri-business and reliant upon proximity to active agriculture are also allowed through a Conditional Use process. Such facilities must demonstrate compatibility with adjacent properties

Base Density: Four (4) dwelling units per gross acre.

Maximum Density: Eight (8) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

**2. Medium Residential Subdistrict (MR)**

The purpose of this subdistrict is to provide for a mixture of housing types and supporting ancillary uses. Mobile homes are allowed pursuant to the provisions of Policies 6.1.6. and 6.1.9. and 6.1.7. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System



Overlay.

Base Density: Six (6) dwellings units per gross acre.

Maximum Density: Fourteen (14) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

### **3. High Residential Subdistrict (HR):**

The purpose of this subdistrict is to provide for a mixture of housing type and supporting ancillary uses. Mobile homes are allowed pursuant to the provisions of Policies 6.1.6. and 6.1.9 and 6.1.7. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.

Base Density: Eight (8) dwelling units per gross acre.

Maximum Density: Sixteen dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

### **4. Commercial - Mixed Use Subdistrict (C-MU):**

The purpose of this Subdistrict is to provide for pedestrian-scaled, higher density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities, and public places to serve residents of, and visitors to, the Immokalee Urban Area. All types of residential uses are allowed within this Subdistrict, except that mobile homes are only allowed as provided by Policies 6.1.6. and 6.1.9. and 6.1.7. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay. Nonresidential uses allowed within this Subdistrict include those uses allowed in the C-1 through C-4 zoning districts in the Collier County Land Development Code, Ord. No. 04-41, as amended.

Base Density: Sixteen (16) dwelling units per gross acre.

Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses.

Transient lodging is allowed at a maximum density of thirty-two (32) units per acre.

Mix of Uses: Projects equal to or greater than 10 acres will be encouraged to provide both residential and non-residential uses. In no case shall more than 70% of the C-MU Subdistrict, in aggregate, be developed as single-use, non-residential projects.

### **5. Recreational/Tourist Subdistrict (RT)**

The purpose of this Subdistrict is to provide for recreational and tourist activities related to the natural environment, and to allow for limited compact residential development. Uses allowed in this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities (including hotel/motel, rental cabins, bed and breakfast establishments, campsites); restaurants; recreational vehicle parks; sporting and recreational camps; low-intensity retail directly associated with the purpose of this Subdistrict; agriculture; and essential services as defined in the Land Development Code. Mobile homes are allowed pursuant to the provisions of Policies 6.1.6. and 6.1.9. and 6.1.7.

Single and multi-family dwelling units are allowed. To minimize impacts on the natural environment, residential development shall be clustered subject to the following:

- Within any project the average single family home parcel shall not exceed 6,000 square feet, and in no case, shall any individual single family lot or parcel exceed 12,000 square feet; and
- Multi-family development projects shall be submitted in the form of a Planned Unit Development.

Base Density: Four (4) dwelling units per gross acre.

Maximum Density: Four (4) dwelling units per gross acre. Density bonuses do not apply in this subdistrict.

Transient lodging is permitted at a maximum density of twenty-six (26) units per acre.

The Density Rating System is applicable to areas designated Urban - Mixed Use District, as identified on the Immokalee Future Land Use Map. 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 (as may be permitted for qualifying Affordable Workforce Housing projects) shall not be combined with density achieved through the rezone public hearing process.

**1. THE DENSITY RATING SYSTEM IS APPLIED IN THE FOLLOWING MANNER:**

- a. Within the applicable Urban designated areas, the base density of the Subdistrict is allowed, though not an entitlement. Density may be increased using applicable density bonuses. 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 0.5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except within the Commercial Mixed-Use Subdistrict, wherein residential project densities will be calculated on total gross acreage, 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, nor is it applicable to caretaker residences.
- c. All new residential zoning located within the Urban Mixed-Use District shall be consistent with the Density Rating System, except as provided for in Policy 6.1.9.
- d. Within the applicable areas of the Urban 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 LDC (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, except in the case of lands designated LR on the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50% of the maximum permitted density of the zoning district for the subject property; 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. The Table below illustrates the maximum “by right” density based on the FLUM subdistrict and the zoning district.

<b>Zoning District</b>	<b>Zoned Maximum Density (per acre)</b>	<b>Maximum Density (per acre) with “By Right” Density Bonus Outside of LR Designation</b>	<b>Maximum Density (per acre) with “By Right” Within LR Designation</b>
A	0.2	4	0.3
E	0.46	4	0.69
RSF-1	1.0	4	1.5
RSF-2	2.0	4	3.0
RSF-3	3.0	4	4.0

**2. DENSITY BONUSES**

To encourage infill development, the creation of affordable-workforce housing, and preferred roadway access, certain density bonuses are available. If these bonuses are utilized, base densities may be exceeded. In the Low Residential Subdistrict, the base density of four units per acre may only be exceeded if utilizing an affordable-workforce housing bonus. In no case shall the resulting density exceed the maximum density

specified in each sub district.

**a. Proximity to Commercial-Mixed Use**

If 50% or more of a project is within the Commercial - Mixed Use Subdistrict, then the base density allowed within the Commercial - Mixed Use Subdistrict of sixteen (16) dwelling units per acre applies to the entire project, except that this bonus cannot be used to increase density on lands within the project designated Low Residential. Buffering to achieve compatibility with adjacent lower intensity uses shall be required.

**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) dwelling 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 18, 2004). This bonus may be applied to an entire project or portions of a project provided that the project is located within the Commercial - Mixed Use (C-MU) Subdistrict or any residential Subdistrict

**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, Village Residential, 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, except in the case of lands designated LR on the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50% of the maximum permitted density of the zoning district for the subject property. 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. The Table below illustrates the maximum “by right” density based on the FLUM subdistrict and the zoning district.

<b>Zoning District</b>	<b>Zoned Maximum Density (per acre)</b>	<b>Maximum Density (per acre) with "By Right" Density Bonus Outside of LR Designation</b>	<b>Maximum Density (per acre) with "By Right" Within LR Designation</b>
A	0.2	8.0	0.3
E	0.46	8.0	0.69
RSF-1	1.0	8.0	1.5
RSF-2	2.0	8.0	3.0
RSF-3	3.0	8.0	4.5
RSF-4	4.0	8.0	6.0
RSF-5	5.0	8.0	7.5
RSF-6	6.0	8.0	8.0
RMF-6	6.0	8.0	8.0
VR	7.26	8.0	8.0

**d. Residential Infill**

1. To encourage residential infill, three (3) residential dwelling units per gross acre may be added if the following criteria are met: The project is twenty (20) 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 residential infill density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.
2. This Residential Infill bonus shall only be applicable on a one time basis and shall not be expanded or continued to other adjacent properties, except for additional properties not exceeding 20 acres in aggregate when added to the original application of this provision and meeting all the above criteria.

**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 accessible to the public with existing or future adjacent projects, one (1) dwelling unit per gross acre may be added above the base density of the district. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.

### **3. DENSITY AND INTENSITY BLENDING**

- a. 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:
  1. The project in aggregate must be a minimum of 200 acres in size and the Urban portion must be designated Recreational/Tourist Subdistrict (RT) or Low Residential subdistrict (LR) in the Immokalee Area Master Plan;
  2. 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);
  3. 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
  4. Lands within the Urban area, from which the density and/or intensity has been shifted, shall be placed in a conservation easement in perpetuity.
  
- b. For properties containing two or more Future Land Use Subdistricts, the overall density and intensity that could be achieved in aggregate, may be distributed throughout the project provided the total allowable density and intensity is not exceeded, and subject to the following:
  1. The project furthers the protection, enhancement or restoration of wetlands, listed species habitat, or other natural features,
  2. The project is consistent with and furthers the applicable objectives of the Immokalee Master Plan and is compatible with surrounding properties and environment,
  3. The project is approved as a Planned Unit Development;
  4. The project mitigates for any negative impacts on adjacent properties through appropriate measures, such as buffering, separation, or other land design techniques, adequate to lessen these effects.

## **B. URBAN—INDUSTRIAL DISTRICT**

### **1. Industrial Subdistrict (IN)**

The purpose of this Subdistrict is to provide for industrial, distribution, trade and manufacturing uses. Allowed uses include a variety of industrial, limited commercial, and associated uses, including: manufacturing; processing; storage and warehousing;

The purpose of this District is to function as a major employment center and is intended to accommodate industrial, distribution, trade, agriculture, and manufacturing uses, essential services, as well as office and commercial uses as limited within each Subdistrict. Nonresidential uses are subject to the intensity limitations in Policy 6.1.10

wholesaling; distribution; packing houses; recycling; high technology industries; laboratories; assembly; storage; computer and data processing; and services intended to serve the needs of employees and visitors, such as daycare centers, restaurants, and convenience stores. Accessory uses and structures customarily associated with these principal uses include ancillary offices and retail sales.

The purpose of this Subdistrict is to provide a transition area from the Industrial Subdistrict to adjacent commercial and residential land uses. The State Farmers Market and related facilities are located in this Subdistrict. This Subdistrict allows for: higher intensity commercial uses as described in the LDC (Ordinance 04-41, as amended) for Commercial (C-4 and C-5) and Research and Technology Parks and Business Park Districts, subject to development standards set forth in the LDC. This Subdistrict also allows for light manufacturing, processing, and packaging in fully enclosed buildings; research, design and product development; printing, lithography and publishing; and similar industrial uses; agriculture and agricultural-related uses, such as packing houses; warehousing; and targeted industries. Targeted industries include distribution; medical laboratories, research, and rehabilitative centers; high technology; computer software, services, and processing, and similar uses.

### **2. Industrial – Mixed Use Subdistrict (I-MU)**

Within certain IMU designated lands denoted on the IAMP Future Land Use Map, commercial uses are permitted on up to 30% of the total IMU acreage. The percentage and mix of each category of use shall be determined at the time of rezoning in accordance with the criteria specified in the Land Development Code. The acreage and building square footage figures and percentages shall be included in the PUD ordinance or rezone ordinance so as to demonstrate compliance with this requirement.

To ensure compatibility and ameliorate impacts on adjacent residentially zoned properties (including A-Rural Agricultural or E-Estates zoned properties), a minimum 75-foot building setback within which a minimum 20-foot wide vegetated landscape buffer shall be provided. This vegetated buffer shall be located adjacent to the property line and shall contain, at a minimum, two staggered rows of trees that shall be spaced no more than 30 feet on center, and a double row hedge at least 24 inches in height at time of planting and attaining a minimum of three feet height within one year. Existing native trees must be retained within this 20-foot wide buffer area to aid in achieving this buffer requirement; other existing native vegetation shall be retained, where possible, to aid in achieving this buffer requirement. Water retention/detention areas shall be allowed in this buffer area if left in natural state, and drainage conveyance through the buffer area shall be allowed if necessary to reach an external outfall. For properties adjacent to residentially zoned property, including properties zoned Agriculture (A) and Estates (E), the required 75-foot setback may be reduced to 50 feet if a minimum 6-foot tall decorative wall or fence providing at least 80 percent opacity is installed within the reduced setback, and providing that the required 20-foot wide landscape buffer and all required vegetation is located between the wall and residential zoned properties.

### **3. Industrial – Immokalee Regional Airport Subdistrict**

The purpose of this Subdistrict is to allow the Collier County Airport Authority (CCAA) and leaseholders to develop the Immokalee Regional Airport and surrounding lands for the economic health and development of the greater Immokalee area and Collier County as a whole. Because the CCAA needs to retain flexibility to provide various general aviation and revenue-generating opportunities via land leases as the Airport grows and changes over time, a broad range of uses shall be allowed in this Subdistrict. In addition to all uses permitted in the Industrial Subdistrict, allowable uses include: airport facility and related accessory uses; commercial, industrial, institutional and agricultural uses; freight and warehousing; trade; and ancillary recreational, vehicular racing, communications and essential service uses.

## **C. OVERLAYS AND FEATURES**

### **1. Wetlands Connected to Lake Trafford/Camp Keais Strand System Overlay**

The Conservation and Coastal Management Element of the GMP, Policy 6.2.4(4), identifies possible high-quality wetland systems connected to the Lake Trafford/Camp Keais Strand system within the Immokalee Urban Area. These wetlands require greater protection measures than wetlands located in other portions of the Urban Designated Area, and therefore the wetland protection standards set forth in Policy 6.2.5 of the CCME will be revised as part of the next available Growth Management Amendment cycle to provide appropriate native vegetation standards for the LT/CKSSO based upon additional ecological



data and analysis. These wetlands are identified on the Immokalee Future Land Use Map by the Lake Trafford/Camp Keais Strand System Overlay (LT/CKSSO).

The Density and Intensity Blending provisions of this Master Plan may be utilized for lands within this LT/CKSSO. The maximum allowable gross density for lands within the LT/CKSSO is the base density establish for the applicable Subdistrict. Lands within the LT/CKSSO are not eligible for any density bonuses, including by right. Essential Services shall be limited to: those necessary to ensure public safety; and, those necessary to serve permitted uses, such as private wells and septic tanks, utility lines, lift stations, and water pumping stations.

The additional wetland protection measures do not apply to properties within the LT/CKSSO that have been legally cleared of native vegetation as of the adoption of this Master Plan, but do apply to all new development and redevelopment pursuant to the applicable nonconforming provisions set forth in the LDC (Ordinance 04-41, as amended).

If development on the Seminole Reservation functionally severs the connectivity of the wetland system for properties within the LT/CKSSO, east of the Reservation, the additional wetland protection measures will not be applied to those severed eastern wetlands. The standard measures for wetlands in Urban designated lands shall be applied as described in the CCME to those severed eastern wetlands.

## **2. Seminole Reservation (SR) Feature**

The Seminole Reservation within Immokalee comprises approximately 600 acres of largely undeveloped land owned by the Seminole Tribal Council and located on the east side of First Street, South of (SR 29). The Seminole Reservation is not controlled or regulated by the Collier County Growth Management Plan or LDC (Ordinance 04-41, as amended) and is identified on the Future Land Use Map for illustrative purposes only.

## **3. Urban Infill and Redevelopment Area Feature**

In order for local governments to designate a geographic area within its jurisdiction as an Urban Infill and Redevelopment Area pursuant to Section 163.2517 (4), Florida Statutes, it must amend its comprehensive land use plan to delineate the boundaries within the Future Land Use Element. 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. The Urban Infill and Redevelopment Area was adopted by Ordinance 2000-66 and the Urban Infill and Redevelopment Plan was adopted

by Ordinance 2000-71.