

RESOLUTION NO. 19 - _____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS PROPOSING AMENDMENTS TO THE COLLIER COUNTY GROWTH MANAGEMENT PLAN, ORDINANCE 89-05, AS AMENDED, RELATING TO THE IMMOKALEE AREA MASTER PLAN RESTUDY AND SPECIFICALLY AMENDING THE IMMOKALEE AREA MASTER PLAN ELEMENT AND THE IMMOKALEE FUTURE LAND USE MAP; AND FURTHERMORE RECOMMENDING TRANSMITTAL OF THE AMENDMENTS TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY. [PL20180002258]

WHEREAS, Collier County, pursuant to Section 163.3161, *et. seq.*, Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act of 1985, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Collier County staff has prepared plan amendments to the following elements of its Growth Management Plan:

Immokalee Area Master Plan, including the Immokalee Area Future Land Use Map; and

WHEREAS, on January 31, 2019, the Collier County Planning Commission considered the proposed amendment to the Growth Management Plan pursuant to the authority granted to it by Section 163.3174, F.S., and has recommended approval of said amendments to the Board of County Commissioners; and

WHEREAS, on _____, 2019, the Board of County Commissioners at a public hearing approved the transmittal of the proposed amendments to the state land planning agency in accordance with Section 163.3184, F.S.; and

WHEREAS, upon receipt of Collier County's proposed Growth Management Plan Amendment, various State agencies and the Department of Economic Opportunity (DEO) have thirty (30) days to review the proposed amendments and DEO must transmit, in writing, to Collier County its comments within said thirty (30) days pursuant to Section 163.3184, F.S.; and

WHEREAS, Collier County, upon receipt of the written comments from DEO must adopt, adopt with changes or not adopt the proposed Growth Management Plan Amendment within one hundred and eighty (180) days of such receipt pursuant to Section 163.3184, F.S.; and

WHEREAS, the DEO, within five (5) days of receipt of Collier County's adopted Growth Management Plan Amendment, must notify the County of any deficiencies of the Plan Amendment pursuant to Section 163.3184(3), F.S.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

The Board of County Commissioners hereby approves the proposed Growth Management Plan Amendment, attached hereto as Exhibit "A" and incorporated by reference herein, for the purpose of transmittal to the Department of Economic Opportunity and other reviewing agencies thereby initiating the required State evaluation of the Growth Management Plan Amendment prior to final adoption.

THIS RESOLUTION ADOPTED after motion, second and majority vote this _____ day of _____, 2019.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____, Chairman

Approved as to form and legality:

Scott A. Stone
Assistant County Attorney

MS 11/26/18

Attachment: Exhibit "A" – Text amendments and map amendment



EXHIBIT "A"

To update and reorganize the current Immokalee Area Master Plan, along with the title, heading and Future Land Use Map series. The full document is struck through, followed by the underlined reorganized plan

**~~COLLIER COUNTY
GROWTH MANAGEMENT PLAN~~**

~~IMMOKALEE AREA MASTER PLAN~~

~~Prepared by
Collier County Planning and Zoning Department
Comprehensive Planning Section~~

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

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
IMMOKALEE AREA MASTER PLAN**

<u>SYMBOL</u>	<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
	February 5, 1991	91-15
	May 19, 1992	92-34
	August 4, 1992	92-50
	May 25, 1993	93-24
	April 12, 1994	94-22
	October 28, 1997	1997-65 **
(I)	October 24, 2000	2000-66
(II)	May 14, 2002	2002-25
(III)	October 22, 2002	2002-54
(IV)	September 10, 2003	2003-44
(V)	December 16, 2003	2003-67
(VI)	January 25, 2007	2007-20 ***
(VII)	October 14, 2008	2008-55
(VIII)	March 10, 2015	2015-22

The parenthesized Roman numeral symbols enumerated above appear throughout this Element and provide informational citations to adopted documents recorded in the Official Records of Collier County, as required by Florida law. These symbols are for informational purposes only, meant to mark entries amended after the 1997 adoption of the full Element and typically found in the margins of this document, but are not themselves adopted.

* Indicates adopted portions.

** This is the EAR-based amendment (1996 EAR). Due to the magnitude of the changes which included reformatting the entire Element, affecting every page of the Element—a Roman numeral is not assigned. Similarly, amendments made by Ordinance Nos. 91-15, 92-34, 92-50, 93-24 and 94-22 are no longer denoted on the pages of the Element with Roman numeral symbols.

*** Based on 2004 Evaluation and Appraisal Report (EAR).

Words underlined are added; words ~~struck through~~ are deleted.

TABLE OF CONTENTS

	Page
* III. IMPLEMENTATION STRATEGY	
* Goals, Objectives and Policies	1
* Land Use Designations; and	9
Future Land Use Map	17

~~SUPPORT DOCUMENT – STUDY AREA INVENTORY//ASSESSMENT~~

- ~~A. Introduction~~
- ~~B. History of Immokalee~~
- ~~C. Demographics~~
- ~~D. Land Use – Existing and Future~~
- ~~E. Natural Resources~~
- ~~F. Public Facilities~~

~~LIST OF TABLES IN SUPPORT DOCUMENT~~

- ~~1 Estimate of Permanent Population~~
- ~~2 Age Distribution (1980 and 1990 Census)~~
- ~~3 Racial Comparison (1980 and 1990 Census)~~
- ~~4 Estimated Population: Permanent, Seasonal & Peak Season~~
- ~~Totals – Immokalee 1990, 1995 & 2000~~
- ~~5 Existing Land Use (1995)~~
- ~~6 Commercial Land Comparison~~
- ~~7 Future Land Use Designation Acreages~~
- ~~8 Residential Housing Potential~~
- ~~9 Park Acreage Demand~~
- ~~10 Suitability of Soil Associations for Septic Tank~~
- ~~Installation1~~
- ~~11 Projected Sanitary Sewer Demand~~
- ~~12 Traffic Counts (1997-2002)~~
- ~~13 Road Improvements (FY97-02)~~
- ~~15 Immokalee Student Enrollment (1989 & 1996)~~

Words underlined are added; words ~~struck through~~ are deleted.



TABLE OF CONTENTS

(continued)

LIST OF FIGURES IN SUPPORT DOCUMENT

- ~~1 Immokalee Planning Community Map~~
- ~~2 Immokalee Existing Land Use Map~~
- ~~3 Immokalee Traffic Analysis Zone (TAZ) Map~~
- ~~4 Approximate Locations of Major Freshwater Wetlands~~
- ~~5 Groundwater Availability in Collier County~~
- ~~6 General Soil Associations of Collier County Development Potential~~
- ~~7 Commercial Mineral Extraction Sites in Collier County~~
- ~~8 Native Habitats in Collier County~~
- ~~9 Approximate Location of Major Remnant Xeric Oak and/or Sand Pine Communities in Collier County~~
- ~~10 Approximate Locations of Major Hammocks~~
- ~~11 Wellfield Protection Zones—Immokalee Water & Sewer District~~
- ~~12 Immokalee Water and Sewer District~~
- ~~13 Immokalee Water & Sewer District Potable Water Facilities~~
- ~~14 Immokalee Water & Sewer District Sanitary Sewer Facilities~~
- ~~15 Major Drainage Basins—Collier County~~
- ~~16 Immokalee Landfill~~
- ~~17 Existing Roadway Network, Immokalee~~
- ~~18 Immokalee Bicycle/Pedestrian Facilities~~

APPENDICES

- ~~APPENDIX I : Detailed Population Study for Immokalee~~
- ~~APPENDIX I A : Estimating Population in Immokalee~~
- ~~APPENDIX II : Public Participation Meetings~~
- ~~APPENDIX III : Building Immokalee Together Project~~
- ~~APPENDIX IV : Immokalee Main Street~~
- ~~APPENDIX V : Immokalee/Florida Enterprise Zone Program~~

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

Words underlined are added; words ~~struck through~~ are deleted.

III. IMPLEMENTATION STRATEGY

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

~~(VI) GOALS, OBJECTIVES AND POLICIES~~

~~(VI) GOAL 1:~~

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

~~(VI) OBJECTIVE 1.1:~~

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

~~(VI) Policy 1.1.1:~~

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

~~(VI) A. URBAN MIXED USE DISTRICT~~

- ~~1. Low Residential Subdistrict~~
- ~~2. Mixed Residential Subdistrict~~
- ~~3. High Residential Subdistrict~~
- ~~4. Neighborhood Center Subdistrict~~
- ~~5. Commerce Center Mixed Use Subdistrict~~
- ~~6. Planned Unit Development Commercial Subdistrict~~

~~(IV) 7. Recreational Tourist Subdistrict~~

~~(VI) B. URBAN COMMERCIAL DISTRICT~~

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

~~(VI) C. URBAN INDUSTRIAL DISTRICT~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

~~(VI)~~ **Policy 1.1.2:**~~(I)~~ **Overlays and Special Features include:**

- ~~1.~~ Urban Infill and Redevelopment Area

~~(VI)~~ **Policy 1.1.3:**

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

~~(VI)~~ **Policy 1.1.4:**

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

~~(VI)~~ **Policy 1.1.5:**

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

~~(VI)~~ **Policy 1.1.6**

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

~~(V)(VI)(VII)~~**Policy 1.1.7:**

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

~~(VI)~~ **OBJECTIVE 1.2:**

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

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

Words underlined are added; words ~~struck through~~ are deleted.

(VI) ~~Policy 1.2.1:~~

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

(VI) ~~Policy 1.2.2:~~

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

(VI) ~~OBJECTIVE 1.3:~~

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

(VI) ~~Policy 1.3.1:~~

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

(VI) ~~OBJECTIVE 1.4:~~

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

(VI) ~~Policy 1.4.1:~~

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

(VI) ~~Policy 1.4.2:~~

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

(VI) ~~Policy 1.4.3:~~

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

(VI) ~~OBJECTIVE 1.5:~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

~~(VI) **Policy 1.5.1:**~~

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

~~(VI) **Policy 1.5.2:**~~

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

GOAL 2:

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

~~(VI) **OBJECTIVE 2.1:**~~

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

~~(VI) **Policy 2.1.1:**~~

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

~~(VI) **Policy 2.1.2:**~~

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

~~(VI) **Policy 2.1.3:**~~

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

~~(VI) **OBJECTIVE 2.2:**~~

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

~~(VI) **Policy 2.2.1:**~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

(VI) ~~Policy 2.2.2:~~

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

(VI) ~~OBJECTIVE 2.3:~~

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

(VI) ~~Policy 2.3.1:~~

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

(VI) ~~Policy 2.3.2:~~

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

(VI) ~~Policy 2.3.3:~~

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

(VI) ~~Policy 2.3.4:~~

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

(VI) ~~OBJECTIVE 2.4:~~

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

(VI) ~~Policy 2.4.1:~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

(VI) ~~Policy 2.4.2:~~

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

(VI) ~~Policy 2.4.3:~~

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

(VI) ~~Policy 2.4.4:~~

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

(VI) ~~GOAL 3:~~

~~**THE COUNTY SHALL CONTINUE TO PLAN FOR THE PROTECTION, CONSERVATION AND MANAGEMENT OF ITS NATURAL RESOURCES AS REQUIRED IN THE GROWTH MANAGEMENT PLAN.**~~

(VI) ~~OBJECTIVE 3.1:~~

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

(VI) ~~Policy 3.1.1:~~

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

(VI) ~~Policy 3.1.2:~~

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

(VI) ~~GOAL 4:~~

~~**IN A COST EFFICIENT MANNER, PROVIDE AMPLE, HIGH QUALITY AND DIVERSE RECREATIONAL OPPORTUNITIES FOR THE IMMOKALEE COMMUNITY.**~~

(VI) ~~OBJECTIVE 4.1:~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

(VI) ~~Policy 4.1.1:~~

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

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

- ~~a. Questions concerning community wide and neighborhood park recreation issues.~~
- ~~b. Differentiates by neighborhood the estimates of the population's priorities among alternative combinations of types of parks and recreation sites, facilities, equipment, and services.~~
- ~~c. Be conducted during peak permanent and seasonal population periods.~~

(VI) ~~Policy 4.1.2:~~

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

(VI) ~~Policy 4.1.3:~~

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

(VI) ~~GOAL V:~~

~~**FUTURE GROWTH AND DEVELOPMENT SHALL BE SUPPORTED BY A NETWORK OF ROADS, SIDEWALKS, AND BIKEPATHS THAT ARE EFFICIENT AND SAFE, AND ENHANCE AND PRESERVE IMMOKALEE'S SMALL TOWN CHARACTER.**~~

(VI) ~~OBJECTIVE 5.1:~~

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

(VI) ~~Policy 5.1.1:~~

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

(VI) ~~Policy 5.1.2:~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

~~(VI) **Policy 5.1.3:**~~

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

~~(VI) **Policy 5.1.4:**~~

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

~~(VI) **GOAL 6:**~~

~~**ENHANCE AND DIVERSIFY THE LOCAL ECONOMY OF THE IMMOKALEE COMMUNITY AS DETAILED IN THE ECONOMIC ELEMENT OF THE GROWTH MANAGEMENT PLAN.**~~

~~(VI) **OBJECTIVE 6.1:**~~

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

~~(VI) **Policy 6.1.1:**~~

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

~~(VI) **Policy 6.1.2:**~~

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

~~(VI) **Policy 6.1.3:**~~

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

~~(VI) **Policy 6.1.4:**~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

LAND USE DESIGNATION DESCRIPTION SECTION

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

(VI) ~~A. Urban Mixed Use District~~

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

(VI) ~~1. Low Residential Subdistrict~~

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

(VI) ~~2. Mixed Residential Subdistrict~~

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

(VI) ~~3. High Residential Subdistrict~~

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

(VI) ~~4. Neighborhood Center Subdistrict~~

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

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

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

Words underlined are added; words ~~struck-through~~ are deleted.

- ~~e. Residential development within the designated Neighborhood Centers shall permit a maximum density of twelve (12) units per gross acre. Residential dwelling units shall be limited to multi-family structures and less intensive units such as single family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.~~
- ~~f. Commercial development shall be permitted within a Neighborhood Center provided all of the following criteria are met;~~
- ~~1. Commercial uses shall be limited to barber and beauty shops; drug stores; deli; meat market; bicycle services; restaurant; dry cleaning; veterinary clinics; medical offices; laundry facilities; any other convenience commercial uses which is compatible in nature with the foregoing uses. The Collier County School Board will be notified of any proposed use to avoid conflict with the nearby schools; and~~
 - ~~2. No commercial use shall be permitted within a ¼ mile of an existing school property line within a Neighborhood Center; and~~
 - ~~3. Access to the commercial development must in no way conflict with the school traffic in the area; and~~
 - ~~4. The design of any proposed commercial development must take into consideration the safety of the school children; and~~
 - ~~5. The projects within the Neighborhood Centers shall encourage provisions for shared parking arrangements with adjoining developments; and~~
 - ~~6. Driveways and curb cuts shall be consolidated with adjoining developments; and~~
 - ~~7. Projects directly abutting residentially zoned property shall provide, at a minimum, a 50 foot setback and landscape buffer; and~~
 - ~~8. Projects shall provide a 10 foot wide landscaped strip between the abutting right-of-way and the off-street parking area.~~

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

5. Commerce Center - Mixed Use Subdistrict

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

~~In considering new commercial zoning, priority shall be given to protecting existing residential uses. Residential development is permitted within the mixed-use Subdistrict at a maximum density of twelve (12) units per gross acre. Residential dwellings shall be limited~~

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

Words underlined are added; words ~~struck-through~~ are deleted.

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

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

6. Planned Unit Development Commercial Subdistrict

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

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

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

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

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

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

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

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

Words underlined are added; words ~~struck through~~ are deleted.



Non-residential Uses

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

(VI) ~~Density Rating System~~

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

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

- ~~a. Within the applicable Urban designated areas, a base density of 4 residential dwelling units per gross acre is allowed, though not an entitlement. The base level of density may be adjusted depending upon the location and characteristics of the project. For purposes of calculating the eligible number of dwelling units for the project, the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except mixed residential and commercial uses as provided for in the C-1 through C-3 zoning district in the Collier County Land Development Code; and, portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.~~
- ~~b. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwelling or accessory structures that are not intended and/or not designed for permanent occupancy, and is not applicable to accessory dwelling or accessory structures intended for rental or other commercial use; such accessory dwellings and structures include guest houses, guest suites, and the like.~~
- ~~c. All new residential zoning located within the Mixed Use District shall be consistent with the Density Rating System, except as provided in Policy 5.1 of the Future Land Use Element.~~
- ~~d. Within the applicable areas of the Mixed Use District, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

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

Words underlined are added; words ~~struck through~~ are deleted.

~~(VI) 2. Density Bonuses~~~~a. Proximity to Neighborhood Center and Commerce Center – Mixed Use~~

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

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

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

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

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

~~(VI) d. Residential In-fill~~

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

~~(VI) e. Roadway Access~~

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

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

Words underlined are added; words ~~struck through~~ are deleted.

~~(VI)~~ **3. Maximum Density**

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

~~(III)~~ **4. Density and Intensity Blending**

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

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

~~(VI)~~ **B. Urban Commercial District**

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

~~(VI)~~ **1. Commercial Subdistrict — S.R. 29 and Jefferson Avenue**

The purpose of this Subdistrict is to provide for retail and office uses, transient lodging facilities and highway commercial uses that serve the needs of the traveling public. Commercial uses allowed within the Subdistrict are generally similar to the C-1 through C-4 Commercial Zoning Districts, as identified in the Collier County Land Development Code. These commercial uses must be located on a major arterial or collector roadway.

- ~~(VI)(VIII)~~ A. The development criteria contained in Section 2.03.07.G.1 of the Collier County Land Development Code must be met for future development within the Commercial Subdistrict along SR-29, as identified on Zoning Maps: 6932N; 6932S; 6933N; 6933S; 7904N; 7905N; and, 6929.

~~(VIII)~~ = Plan Amendment by Ordinance No. 15-22 on March 10, 2015

Words underlined are added; words ~~struck-through~~ are deleted.

- (VI) ~~B. The development criteria contained in Section 2.03.07.G.2 of the Collier County Land Development Code must be met for future development within the Commercial Subdistrict along Jefferson Avenue as identified on Zoning Map 6933S.~~
- (VIII) ~~C. That portion of the Subdistrict located at the northwest quadrant of the intersection of Westelox Street and S.R. 29 shall be rezoned in the form of a Planned Unit Development (PUD). The PUD shall include an appropriate list of commercial land uses designed to serve the needs of the Immokalee community. Development within this portion of the Subdistrict shall not be required to meet the specific architectural and site design standards for commercial development required for PUDs, identified in Section 5.05.08, and the signage requirements of Section 5.06 of the Collier County Land Development Code; however, the PUD shall include specific site design and building architectural and signage standards for the commercial development.~~

Non-commercial Uses

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

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

(VI) **1. Industrial Subdistrict**

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

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

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

(VIII) = Plan Amendment by Ordinance No. 15-22 on March 10, 2015

Words underlined are added; words ~~struck through~~ are deleted.

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

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

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

(I) ~~Non-Industrial Uses~~

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

(I)(VI) ~~D. Overlays and Special Features~~

~~1. Urban Infill and Redevelopment Area~~

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

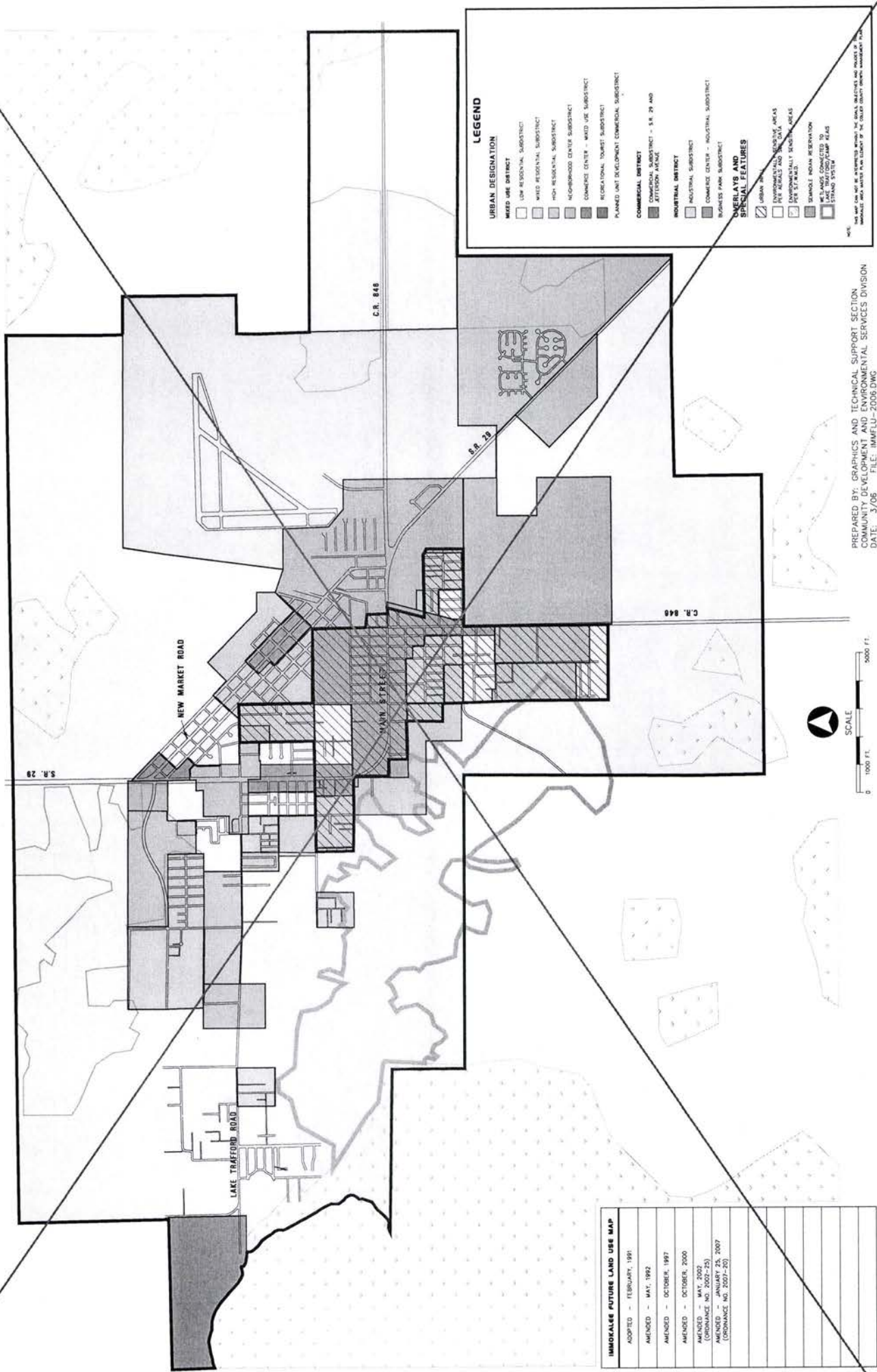
Words underlined are added; words ~~struck through~~ are deleted.

R 30 E

R 29 E

R 28 E

IMMOKALEE FUTURE LAND USE MAP



LEGEND

URBAN DESIGNATION

- MIXED USE DISTRICT
- LOW RESIDENTIAL SUBDISTRICT
- MEDIUM RESIDENTIAL SUBDISTRICT
- HIGH RESIDENTIAL SUBDISTRICT
- NEIGHBORHOOD CENTER SUBDISTRICT
- COMMERCIAL CENTER - MIXED USE SUBDISTRICT
- RECREATIONAL TOURIST SUBDISTRICT
- PLANNED UNIT DEVELOPMENT COMMERCIAL SUBDISTRICT

COMMERCIAL DISTRICT

- COMMERCIAL SUBDISTRICT - S.R. 29 AND ATTORNEY AVENUE

INDUSTRIAL DISTRICT

- INDUSTRIAL SUBDISTRICT
- COMMERCIAL CENTER - INDUSTRIAL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT

OVERLAYS AND SPECIAL FEATURES

- URBAN FORM
- ENVIRONMENTAL SENSITIVE AREAS
- FIVE ACRES AND SMALLER
- FIVE TO TEN ACRES
- TEN TO FIFTY ACRES
- FIFTY TO ONE HUNDRED ACRES
- ONE HUNDRED TO FIVE HUNDRED ACRES
- FIVE HUNDRED TO ONE THOUSAND ACRES
- ONE THOUSAND TO FIVE THOUSAND ACRES
- FIVE THOUSAND TO TEN THOUSAND ACRES
- TEN THOUSAND TO FIFTY THOUSAND ACRES
- FIFTY THOUSAND TO ONE HUNDRED THOUSAND ACRES
- ONE HUNDRED THOUSAND TO FIVE HUNDRED THOUSAND ACRES
- FIVE HUNDRED THOUSAND TO ONE MILLION ACRES
- ONE MILLION ACRES AND GREATER

IMMOKALEE FUTURE LAND USE MAP	
ADOPTED	FEBRUARY, 1991
AMENDED	MAY, 1992
AMENDED	OCTOBER, 1997
AMENDED	OCTOBER, 2000
AMENDED	MAY, 2002
AMENDED	(ORDINANCE NO. 2002-25)
AMENDED	JANUARY 25, 2007
AMENDED	(ORDINANCE NO. 2007-20)

PREPARED BY: GRAPHICS AND TECHNICAL SUPPORT SECTION
 COMMUNITY DEVELOPMENT AND ENVIRONMENTAL SERVICES DIVISION
 DATE: 3/08 FILE: IMMFLU-2008.DWG



GROWTH MANAGEMENT PLAN

IMMOKALEE AREA MASTER PLAN

Prepared by
Collier County Zoning Division
Community Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October 1997

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
IMMOKALEE AREA MASTER PLAN

SYMBOL	DATE AMENDED	ORDINANCE NO.
6	February 5, 1991	91-15
7	May 19, 1992	92-34
8	August 4, 1992	92-50
9	May 25, 1993	93-24
10	April 12, 1994	94-22
11	October 28, 1997	1997-65 **
12	(I) October 24, 2000	2000-66
13	(II) May 14, 2002	2002-25
14	(III) October 22, 2002	2002-54
15	(IV) September 10, 2003	2003-44
16	(V) December 16, 2003	2003-67
17	(VI) January 25, 2007	2007-20 ***
18	(VII) October 14, 2008	2008-55
19	(VIII) March 10, 2015	2015-22

The parenthesized Roman numeral symbols enumerated above appear throughout this Element and provide informational citations to adopted documents recorded in the Official Records of Collier County, as required by Florida law. These symbols are for informational purposes only, meant to mark entries amended after the 1997 adoption of the full Element and typically found in the margins of this document, but are not themselves adopted.

* Indicates adopted portions.

** This is the EAR-based amendment (1996 EAR). Due to the magnitude of the changes – which included reformatting the entire Element, affecting every page of the Element – a Roman numeral is not assigned. Similarly, amendments made by Ordinance Nos. 91-15, 92-34, 92-50, 93-24 and 94-22 are no longer denoted on the pages of the Element with Roman numeral symbols.

*** Based on 2004 Evaluation and Appraisal Report (EAR).

1
2
3
4
5
6
7
8
9
10
11
12

TABLE OF CONTENTS

	<u>Page</u>
I. <u>INTRODUCTION</u>	1
II. <u>NEW DIRECTIONS</u>	3
III. <u>IMMOKALEE ARE MASTER PLAN PRIORITIES</u>	5
* IV. <u>IMPLEMENTATION STRATEGY</u>	6
<u>Goals, Objectives and Policies</u>	
<u>Land Use Designations; and</u>	
<u>Future Land Use Map</u>	



1 I. INTRODUCTION

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

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

17 Collier County first established the Immokalee Area as a Planning Community in its 1983
18 Comprehensive Plan. In 1989, the County adopted revisions to the comprehensive plan, now
19 called the Growth Management Plan (GMP), which included a requirement to develop an area
20 master plan for Immokalee. In 1991, the County adopted the first Immokalee Area Master Plan
21 (IAMP), as referenced in Policy 4.3 of the Future Land Use Element:

22
23 A detailed Master Plan for the Immokalee Urban designated area has been developed and was
24 incorporated into this Growth Management Plan in February 1991. Major revisions were
25 adopted in 1997 following the 1996 Evaluation and Appraisal Report. The Immokalee Area
26 Master Plan addresses conservation, future land use, population, recreation, transportation,
27 housing, and the local economy. Major purposes of the Master Plan are coordination of land
28 uses and transportation planning, redevelopment or renewal of blighted areas, and the
29 promotion of economic development.

30
31 The IAMP is in addition to and supplements the goals, objectives, and policies, of the Collier
32 County Growth Management Plan. Due to the unique geographic, social, and economic
33 characteristics of the Immokalee Urban Designated Area as compared with urban Naples,
34 Coastal Collier County, and the State of Florida as a whole, the Board of County
35 Commissioners deemed it necessary to restudy the Immokalee Urban Designated Area. On
36 May 27, 2003, the Board of County Commissioners adopted Resolution 2003-192, which
37 established the Immokalee Area Master Plan Restudy Committee as an ad hoc advisory
38 committee to the board. The Committee was to serve for a period of one year. On September
39 28, 2004, the Board adopted Ordinance 2004-62, extending the timeframe for the advisory
40 committee and renaming it the Immokalee Master Plan and Visioning Committee (IMPVC). On
41 November 13, 2007, the Board adopted Ordinance 2007-69, which extended the timeframe
42 again, providing for dissolution of the committee no later than December 31, 2009. The purpose

1 and duties of the Committee remain the same:

2

3 A. Assist in the development of any necessary Requests for Proposals (RFPs) for consulting
4 services.

5 B. Assist County staff with the review of general planning matters related to the Immokalee
6 Community. These could include housing, zoning, economic and/or other issues as may be
7 brought before the Committee.

8 C. Identify and provide the Board of County Commissioners the Committee recommendations
9 relative to:

10 1. road improvements;

11 2. economic incentives;

12 3. increasing the quality and quantity of affordable housing;

13 4. land uses and improvements relative to the Immokalee Regional Airport;

14 5. density increases in mixed-use districts;

15 6. restructuring of future land use designations and designation boundaries within the
16 Immokalee community;

17 7. the facilitation of construction of commercial development in commercial districts;

18 8. the preparation of revisions to current zoning districts and the development of associated
19 LDC (Ordinance 04-41, as amended) standards; and

20 9. the review of the 5-year Schedule of Capital Improvements relative to the Immokalee
21 community.

22 D. Assist in the development of revised goals, objectives, and policies, and land use
23 designation descriptions for the Immokalee Area Master Plan.

24 E. Assist in the review and updating of the Immokalee Area Master Plan in order to establish
25 consistency between the Master Plan and the County Rural Lands Stewardship Area
26 Overlay provisions.

27

28 The IMPVC worked steadily towards achieving these goals. However, by 2012 the adoption of
29 the revised IAMP and revised Immokalee Master Plan Future Land Use Map remained out of
30 reach and no amendments were made to the IAMP.

31

32 In 2015, the Board of County Commissioners directed staff to update four area master plans
33 including the Immokalee Area Master Plan. Staff then engaged the Immokalee community in a
34 review of the significant work accomplished during the previous restudy. The amendments to
35 the IAMP found herein are a result of the Immokalee residents and business owners continued
36 focus and effort to improve the land use policies that will regulate growth in their community.

37

38 An integral component of Immokalee's future is the Collier County Community Redevelopment
39 Agency (CRA). Established in 2000 by the Board of County Commissioners, the Agency's

1 mission is to eliminate blighted conditions as identified under Chapter 163, Part 3 of the Florida
2 Statutes. The Board of County Commissioners is the ex-officio board of the CRA. In 2000, the
3 BCC adopted the Collier County Community Redevelopment Plan that included two
4 redevelopment areas: Bayshore/Gateway Triangle and Immokalee.

5
6 In 2000, the Immokalee CRA Local Redevelopment Advisory Board was created and members
7 from the community were appointed to provide recommendations to the CRA to implement the
8 redevelopment plan and the allocation of tax increment revenues generated by increased
9 property values. Over the years, the Immokalee CRA Local Advisory Board has served as a
10 vehicle to bring forward community needs and interests.

11
12 For the purposes of this Plan, the Immokalee CRA is defined to reference the Immokalee
13 component of the Collier County Community Redevelopment Agency.

14 15 **I. NEW DIRECTIONS**

16 Through the County's public outreach during the Immokalee Area Master Plan restudy process,
17 it is clear that the residents of Immokalee see new possibilities for their community with the
18 development of this Master Plan. With the development of this new Master Plan, Immokalee has
19 chosen to focus on opportunities rather than challenges. Immokalee is committed to redefining
20 its future, revitalizing its community, and developing a new mission that focuses on
21 strengthening and diversifying its economy, embracing cultural diversity, and welcoming visitors
22 to "this place we call home."

23 During the 2018 public workshop process, residents and business owners established a guiding
24 community vision. It is the intent to implement this vision through the Goals, Objectives and
25 Policies of this Master Plan. The community defined their vision as:

26 *"Immokalee is a family-oriented community that supports a healthy lifestyle. It is*
27 *attractive, environmentally sustainable and offers a full range of housing,*
28 *recreation and education opportunities to meet all residents' needs. Immokalee*
29 *has a safe, well-connected network to walk and bicycle about town, as well as a*
30 *roadway network needed to support the transport of goods and services.*
31 *Business and job opportunities flourish in trade and distribution, agri-business,*
32 *and ecotourism."*

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

1 uses, including entertainment and cultural events, and will position Immokalee to attract new
2 residents and visitors to the downtown area.

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

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

17 Additionally, residents see opportunities emerging from the regional economy and the strategic
18 location of Immokalee in the region. Immokalee will not remain isolated in the future. One state
19 arterial (SR 29) runs through the downtown, while another ends just three miles north of
20 downtown (SR 82). A major county road (CR 846, Immokalee Road), connects Immokalee to I-
21 75. Planned capacity improvements to SR 82 and SR 29 will open up the area to more travel,
22 and planned roadway expansions, including a SR 29 Loop, will further improve the accessibility
23 to and from Immokalee, helping it to become a tourist destination and a distribution center for
24 goods and services.

25 Improvements to the roadway system, both regionally and within the Immokalee Urban Area,
26 are just one part of how the overall transportation network will impact the future. The Immokalee
27 Regional Airport (IMM) is designated as an official U.S. Port of Entry, with its own full-service
28 Customs Office, supporting both international and domestic trade opportunities, and is a
29 growing cargo service airport. Incentives to encourage economic development at the IMM
30 include the Florida Tradeport which operates within a Foreign Trade Zone (#213), and the
31 Historically Underutilized Business (HUB) Zone. IMM provides direct access to over 2,000 acres
32 of industrial-zoned property and two paved 5,000 x 150-foot runways equipped for Global
33 Position Satellite (GPS) and instrument approaches.

34 The opportunities available through development of the Tradeport are particularly significant
35 given that in 2012 the Collier County Office of Business and Economic Development (OBED)
36 estimated the County will need an additional 3,685 acres of new business park lands by 2030.
37 The OBED has been working to attract research clusters to Collier County to diversify the
38 economy, which is currently highly dependent on only three industries: agriculture, construction,
39 and tourism and services. The three targeted industry clusters are: health and life science;
40 computer software and services; and distribution. Given its location, access to major roads,

1 connectivity with other parts of the state, availability of developable land, and the airport,
2 Immokalee is a prime location for the new distribution industry that the OBED has identified as
3 being vital to the growth and diversification of Collier County's economy.

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

8 9 **II. IMMOKALEE AREA MASTER PLAN PRIORITIES**

10 The Immokalee Area Master Plan has been developed to emphasize these identified
11 opportunities and strengths. The first goal specifically makes economic development a priority,
12 and the objectives and policies set forth specific ways to promote and diversify the local
13 economy and create a positive business climate.

14 The second goal focuses on quality neighborhoods. An Immokalee Neighborhood Map has
15 been created by the community to begin the process of evaluating the needs of each
16 neighborhood. Future neighborhood improvements such as housing conditions, water
17 management, transportation, lighting and play areas, are encouraged to elevate the quality of
18 life for Immokalee residents.

19 The third addresses infrastructure and public services. Parks and recreational opportunities to
20 serve the young families in Immokalee are the first public infrastructure item discussed.
21 Transportation is a major component of any community's public infrastructure needs, and while
22 county-wide issues are still dealt with in the county Transportation Element, this portion
23 addresses Immokalee's local roads and needed public safety improvements to protect
24 pedestrians and bicyclists. Other important public services include stormwater management and
25 solid waste, which are addressed as well.

26 The fourth goal addresses significant natural resources within the Immokalee Urban Area and
27 ecotourism opportunities.

28 Land use is an integral component of any master plan. The fifth goal defines the land use
29 designations applicable to Immokalee, and as illustrated on the Immokalee Future Land Use
30 Map. Mixed-use, pedestrian-scaled development is important, as is allowing development in
31 appropriate locations, at densities and intensities that will attract new development.

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

36 The seventh and last goal, is concerned with interlocal and intergovernmental coordination, to
37 address current service issues and to continue collaboration with appropriate organizations in
38 the future.

1 **III. IMPLEMENTATION STRATEGY**

2 **This section places the plan into effect. Implementation strategies include the Goals,**
3 **Objectives and Policies, and the Land Use Designation Description section.**

4 **GOALS, OBJECTIVES AND POLICIES**

5 **GOAL 1: ENHANCE AND DIVERSIFY IMMOKALEE'S LOCAL ECONOMY.**

6 **OBJECTIVE 1.1:**

7 Actively pursue, attract, and retain business enterprises.

8 **Policy 1.1.1: Commercial and Trade Hub**

9 In recognition of Immokalee's strategic location within Collier County and Southwest Florida, the
10 County will continue to support and partner with other organizations to seek and maintain
11 funding opportunities and designations that will:

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

17 **Policy 1.1.2: Immokalee Regional Airport/Florida Tradeport**

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

21 **Policy 1.1.3: Mitigation Banking and/or Targeted Acquisition Lands**

22 Within two (2) years of adoption, Collier County will explore the feasibility of utilizing privately
23 owned undeveloped parcels with significant wetland, upland, or listed species habitat value, as
24 a listed species habitat conservation bank or wetland mitigation bank to: 1) compensate for
25 wetland or listed species impacts associated with development within the Immokalee Urban
26 Area, 2) for mitigation required by state and federal agencies, or 3) for off-site preservation
27 when allowed. The purpose of such a mitigation bank and/or identification of lands targeted for
28 acquisition within the Immokalee Urban Area, in addition to the ecological benefits, is to
29 facilitate and expedite permitting of development and redevelopment on other more
30 appropriate lands within the Immokalee Urban Area. During this period, the County shall
31 develop a map depicting the preferred lands to be targeted for mitigation or acquisition by
32 public or private parties. Incentives and regulatory requirements shall be included in the LDC
33 (Ordinance 04-41, as amended) to direct mitigation to, or acquisition of, these targeted lands
34 and to direct development away from such lands.

1 **OBJECTIVE 1.2:**

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

4
5 **Policy 1.2.1: Pre-Certified Commercial/Industrial Sites**

6 Collier County will encourage the development of targeted manufacturing, light industrial, and
7 other similar uses by identifying appropriate locations for those uses, and by streamlining the
8 permitting and approval process for commercial and industrial development within the
9 Immokalee Urban Area. Within one (1) year of adoption, Collier County will initiate the review of
10 the existing Certified Site Program, presently administered by the Collier County Office of
11 Business and Economic Development, and propose improvements to the program that will
12 further assist economic development in the Immokalee area.

13
14 **Policy 1.2.2: Home Occupations**

15 Within two (2) years of adoption, Collier County will initiate amendments to the LDC (Ordinance
16 04-41, as amended) to create more flexibility for home-based businesses in the Immokalee
17 Urban Area, thereby allowing additional opportunities for home-based occupations.

18
19 **Policy 1.2.3: Financial Incentives**

20 Within two (2) years of adoption, Collier County, in cooperation with the Immokalee CRA, will
21 develop a comprehensive financial incentive strategy to promote economic development in the
22 Immokalee area and identify funding sources to maintain adequate funding of such incentive
23 programs.

24
25 **Policy 1.2.4: Agriculture-Related Business Uses**

26 In recognition of the economic importance of agriculture, within two (2) years of adoption, Collier
27 County will initiate amendments to the LDC (Ordinance 04-41, as amended) to:

- 28 • allow agriculture research and development facilities, agri-business offices and
29 headquarters, and facilities, offices, headquarters and apparatuses associated with an
30 alternative energy use. These uses will be allowed on properties zoned (A) Rural
31 Agricultural, within the Low Residential Subdistrict land use designation; and
32 • to allow small agriculture-related business uses, such as fruit and vegetable stands, and
33 farmers markets, within Residential zoning districts.

34 Compatibility criteria and development standards shall be included in proposed LDC
35 amendments.

36
37 **OBJECTIVE 1.3:**

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

40
41 **Policy 1.3.1: Tourism, Recreational, Entertainment and Cultural Opportunities**

42 Collier County will encourage the expansion of tourism, entertainment, cultural and recreational
43 opportunities, such as restaurants, movie theaters, museums and public spaces. Collier County

1 will work with the Immokalee CRA, Immokalee Chamber of Commerce, Office of Business and
2 Economic Development, The Naples, Marco Island, and Everglades Convention and Visitors
3 Bureau, and other public and private organizations to promote increasing tourism of Lake
4 Trafford, Immokalee Regional Raceway, Pepper Ranch Preserve, Immokalee Pioneer Museum
5 at Roberts Ranch and Anne Olesky Park, and future tourism, recreational, entertainment and
6 cultural attractions.

8 **Policy 1.3.2: Eco-tourism**

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

16 **Policy 1.3.3: Seminole Casino Immokalee**

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

23 **Policy 1.3.4: Entertainment Area**

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

28 **OBJECTIVE 1.4:**

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

31 **Policy 1.4.1: Research and Development**

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

37 **Policy 1.4.2: Education and Training Programs**

38 Collier County will seek to partner with other organizations including the Collier County School
39 Board and CareerSource Southwest Florida to enhance the availability and variety of training
40 programs in Immokalee.

42 **OBJECTIVE 1.5:**

43 Collier County will support the implementation of the Immokalee Redevelopment Area Plan
44 (Resolution No. 2000-181 and 2004-384, as amended).

1 **Policy 1.5.1: Technical Assistance**

2 Within two (2) years of adoption, Collier County will initiate the review of existing programs
3 meant to provide technical assistance for the establishment and permitting of new or expanding
4 businesses and make recommendations to better implement these programs specific to the
5 needs of the Immokalee community.

6
7 **Policy 1.5.2: Infill and Downtown Redevelopment**

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

12
13 **Policy 1.5.3: Alternative Funding**

14 Collier County will continue to support efforts to seek additional state and federal funding to
15 improve infrastructure and housing, and to promote or expedite the development and
16 redevelopment of the community.

17
18 **GOAL 2: TO PROVIDE QUALITY NEIGHBORHOODS FOR ALL RESIDENTS OF THE**
19 **IMMOKALEE URBAN AREA.**

20
21 **OBJECTIVE 2.1**

22 Collier County, in coordination with the Immokalee CRA and residents, will identify
23 neighborhood improvements needed to elevate the neighborhood quality of life.

24
25 **Policy 2.1.1: Neighborhood Inventory**

26 Within two (2) years of adoption, Collier County will initiate an inventory of existing
27 neighborhoods. The purpose of the inventory is to identify opportunities to improve
28 neighborhood recreation, sidewalks, lighting, transit stops, stormwater management, housing,
29 and community facilities.

30
31 **Policy 2.1.2: Neighborhood Improvement Plans**

32 Incorporating the findings of the neighborhood inventories, Collier County will create
33 Neighborhood Improvement Plans, with coordination of all applicable County departments and
34 the Immokalee CRA, to provide a multi-disciplinary approach to planning for identified
35 neighborhood improvements.

36
37 **OBJECTIVE 2.2:**

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

40
41 **Policy 2.2.1: Funding Opportunities**

42 Collier County, in coordination with federal, state, and other local agencies and private
43 organizations will seek funding for the housing needs identified in the Neighborhood
44 Improvement Plans.

1 **Policy 2.2.2: Substandard Housing**

2 Collier County will periodically update programs for the repair, removal, or replacement of
3 substandard housing units in Immokalee.

4
5 **Policy 2.2.3: Displaced Occupants**

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

8
9 **Policy 2.2.4: Housing Code Enforcement**

10 Collier County shall make reasonable effort to require that substandard housing be brought into
11 compliance or eliminated. Efforts will focus on properties that are abandoned, owned by an
12 absentee landlord, or not in compliance with the Collier County Land Development Code or
13 Code of Laws and Ordinances.

14
15 **Policy 2.2.5: Farm Labor Housing Land Development Regulations**

16 Collier County, in cooperation with the Florida Department of Health, will review and revise, as
17 necessary, the LDC provisions regulating farm labor housing within the Immokalee Urban Area
18 to eliminate regulations that are duplicative to federal and state provisions.

19
20 **Policy 2.2.6: Interagency Coordination**

21 Collier County will coordinate with the Immokalee CRA and other housing providers and
22 regulators to review and consider incentives to improve the housing quantity and quality in the
23 Immokalee Urban Area.

24
25 **OBJECTIVE 2.3:**

26 The County will continue to explore and provide innovative programs and regulatory reforms to
27 reduce development costs and promote quality neighborhoods and a full range of housing for all
28 Immokalee residents.

29
30 **Policy 2.3.1: Housing Grant Opportunities**

31 Collier County, in coordination with the Immokalee CRA, will pursue government grants and
32 loans for housing.

33
34 **Policy 2.3.2: Housing Incentives**

35 Housing affordability in Immokalee will be incentivize in part through the implementation of the
36 approved strategies within the Collier County Community Housing Plan.

37
38 **GOAL 3: TO PROVIDE ADEQUATE AND EFFICIENT PUBLIC INFRASTRUCTURE AND**
39 **FACILITIES FOR THE IMMOKALEE URBAN AREA.**

40
41 **OBJECTIVE 3.1:**

42 To annually identify the priorities of the Immokalee community and the Immokalee CRA related
43 to capital improvements and other activities that will further the goals, objectives and policies of

1 the IAMP.

2
3 **Policy 3.1.1: Capital Projects and Studies**

4 Collier County will coordinate with the Immokalee CRA on an annual basis to develop a
5 prioritized list of Immokalee specific capital projects and studies that will further the Goals,
6 Objectives, and Policies of the IAMP. The County and the Immokalee CRA shall identify
7 potential funding sources for all or a portion of the projected cost associated with these projects
8 and studies. This list shall be provided to the BCC prior to its annual budgeting process in order
9 to allow the BCC to consider Immokalee's priorities in relation to available funding and staffing
10 resources.

11
12 **OBJECTIVE 3.2:**

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

16
17 **Policy 3.2.1: Priority Park Sites**

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

22
23 **Policy 3.2.2: Community Input**

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

26
27 **Policy 3.2.3: Expansion of Parks and Trails**

28 Collier County will expand the network of parks and connect recreational areas throughout the
29 community where appropriate and feasible.

30
31 **Policy 3.2.4: Encourage Active Lifestyles**

32 Collier County will encourage outdoor activity and active lifestyles by creating new
33 neighborhood recreational areas, such as ball fields, soccer fields, basketball courts, tot lots,
34 and jungle gyms, as appropriate to Immokalee's demographics and as feasible in each
35 neighborhood. These opportunities shall be identified in the Neighborhood Improvement Plans.

36
37 **Policy 3.2.5: Use of Vacant Residential Parcels**

38 Subject to available funding, Collier County will consider acquiring vacant residential parcels in
39 order to develop new neighborhood recreation areas. These parcels may be small in size and
40 should be evenly distributed throughout the community. These opportunities shall be identified
41 in the Neighborhood Improvement Plans.

42
43 **OBJECTIVE 3.3:**

44 To provide a network of roads, sidewalks, and bike paths to support growth in a manner that

Words underlined are added; words ~~struck through~~ are deleted.

1 allows for the safe and convenient movement of pedestrians, bicyclists and vehicles.

2
3 **Policy 3.3.1: Complete Streets**

4 Roadways within Immokalee shall be planned, designed and constructed in a context-sensitive,
5 multi-modal approach, implementing access for transportation users of all ages and disabilities,
6 in a manner that promotes safe, efficient movement of people and goods, whether by car, truck,
7 public transit, assistive device, foot or bicycle.

8
9 **Policy 3.3.2: Bicycle and Pedestrian Pathways Plan**

10 In the Immokalee Urban Area, priority will be given to projects linking existing residential
11 neighborhoods with commercial and employment areas, schools, libraries, community parks,
12 recreation sites and other public service areas.

13
14 **Policy 3.3.3: Long Range Transportation Improvements**

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

- 19
20 • the Florida Department of Transportation in the widening of SR 82 between I-75 and SR 29
21 as a first step in improving transportation access to Immokalee;
- 22 • the building of the SR 29 Bypass Route to create direct access to SR 82 and SR 29 from the
23 Immokalee Regional Airport and Florida Tradeport;
- 24 • the Florida Department of Transportation to improve road conditions along State-owned
25 roads;
- 26 • the creation of new, or expansion of existing, transportation corridors that improve access
27 between Immokalee, the City of Naples, and coastal Collier County; and

28 **Policy 3.3.4: Local Transportation Network Improvements**

29 Recognizing that a significant segment of the of the community's population uses public transit,
30 walks or bicycles to work and to school, within three (3) years of adoption, Collier County will
31 initiate a transportation planning study with recommendations to identify potential routes to
32 improve connectivity of the collector and local street grid to expand public transit service, and
33 bicycle and pedestrian access.

34
35 **Policy 3.3.5: Private Roads**

36 Collier County will encourage, through incentives, that private roads be brought up to County
37 standards and offered to the County for acceptance and maintenance, when deemed
38 appropriate.

1 **Policy 3.3.6: Access from Immokalee Regional Airport to Future SR 29 Bypass**

2 Collier County will continue to coordinate with the Florida Department of Transportation (FDOT),
3 and with landowners and other stakeholders, to identify a preferred route to connect the Airport
4 and the future SR 29 Bypass.

5
6 **Policy 3.3.7: Safety Improvements**

7 As funding becomes available, Collier County will implement the 2011 Immokalee Walkable
8 Community Study, prepared for the Collier Metropolitan Planning Organization, identifying
9 locations for new sidewalks, traffic signals, signage, crosswalks, bike paths and street lighting
10 for the purpose of improving pedestrian and bicycle circulation and safety.

11
12 **Policy 3.3.8: Public Transit Routes**

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

16
17 **Policy 3.3.9: Transportation Concurrency Alternatives (for SR 29)**

18 When warranted, Collier County shall identify alternative methods to allow non-residential
19 development in the Immokalee Urban Area to proceed with limited exceptions and/or a
20 mitigated waiver from existing concurrency requirements due to the economic and job creation
21 benefits such development would provide. The following shall be considered as a part of the
22 analysis:

- 23
24 a. Establishing a Transportation Concurrency Exception Area (TCEA) or Transportation
25 Concurrency Management Area (TCMA) or other alternative that would allow limited
26 exceptions and/or mitigated waivers from concurrency for economic development, diversity,
27 and job creation in the Immokalee Urban Area; and
28 b. Potential limitations on such exceptions and/or waivers from concurrency including:
29 1. Limiting applicability to certain locations, such as the Airport/Tradeport, other lands
30 around the Airport, and the Urban Infill and Redevelopment Area;
31 2. Requiring a case-by case approval of any such exception or waiver based upon certain
32 targeted and measurable objectives, including Transit Oriented Design, job creation and
33 other commitments by the developer that would be deemed to be beneficial to the
34 community; and
35 3. Limiting the duration, or requiring mandatory periodic reviews, of the continued feasibility
36 of any such exception or waiver process.

37
38 **OBJECTIVE 3.4:**

39 To improve stormwater management and surface drainage in Immokalee.

40
41 **Policy 3.4.1: Immokalee Stormwater Master Plan**

42 Collier County's Stormwater Management staff, in coordination with other County departments,
43 will continue to implement the recommendations contained within the Immokalee Stormwater

1 Master Plan (as amended), as funding becomes available.

2
3 **GOAL 4: TO PROTECT IMPORTANT NATURAL RESOURCES THROUGH THE**
4 **IMPLEMENTATION OF IMMOKALEE-SPECIFIC DEVELOPMENT STANDARDS AND**
5 **POLICIES.**

6
7 **OBJECTIVE 4.1:**

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

12
13 **Policy 4.1.1: Incentives and Innovative Land Development Regulations**

14 Collier County will promote the preservation of native vegetation in the Immokalee Urban Area
15 exceeding the minimum required amounts set forth in CCME Policy 6.1.1, and pursuant to IAMP
16 Policy 1.1.3. This may be accomplished by utilizing incentives and innovative land development
17 regulations, including but not limited to: cluster development, transferable development rights,
18 density bonuses, and flexible development standards to incentivize infill development and
19 redevelopment within targeted MR, HR, C-MU and I-MU designated lands. In order to qualify
20 for any such incentives, the preserve acreage shall exceed the minimum applicable acreage set
21 forth in CCME Policy 6.1.1. by at least 10 percent. Incentives may be provided based upon a
22 sliding scale, providing greater levels of incentive for greater amounts of preservation above the
23 applicable minimum amounts set forth in CCME Policy 6.1.1.

24
25 Within two years of adoption, Collier County shall initiate amendments to the
26 LDC (Ordinance 04-41, as amended), to provide for other incentives and innovative land
27 development regulations, including but not limited to cluster development and flexible
28 development standards, that do not require an amendment to the IAMP.

29
30 **Policy 4.1.2: Lake Trafford Water Quality**

31 Recognizing the importance of Lake Trafford, and the surrounding wetlands and natural
32 habitat, the ecosystem, economy and ecotourism activities in Immokalee, proposed
33 development within the Lake Trafford watershed boundary will conform to best management
34 practices (BMPs) regarding water quality in order to avoid or minimize adverse impacts to the
35 lake and its surrounding wetlands and natural habitat. These BMPs will primarily include
36 measures or design standards recognized by the Department of Environmental Protection
37 (DEP) and the Environmental Protection Agency (EPA) that address increased or enhanced
38 onsite treatment of storm water runoff, and measures to address Total Maximum Daily Loads
39 (TMDL) and nutrient loading. Within two (2) years of adoption, Collier County, in conjunction
40 with any applicable state or federal agencies, will initiate amendments to the LDC (Ordinance
41 04-41, as amended) to establish specific best management practices and will identify the
42 specific locations where such best management practices shall be required. The Lake Trafford
43 watershed boundary shall be illustrated by map in the LDC and will be the geographic area

1 intended for implementation of these BMPs.

2
3 **Policy 4.1.3: Lake Trafford Remediation**

4 Collier County will continue to cooperate with state and federal agencies on remediation,
5 restoration, and long-term management efforts at Lake Trafford (e.g., organic sediment and
6 invasive plant removal) to improve the health and recreational potential of the lake.

7
8 **GOAL 5: TO ALLOW AND ENCOURAGE A MIXTURE OF LAND USES THAT IS**
9 **APPROPRIATE FOR IMMOKALEE.**

10
11 **OBJECTIVE 5.1:**

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

18
19 **Policy 5.1.1: Future Land Use Designation**

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

22
23 A. URBAN – MIXED USE DISTRICT

- 24 1. Low Residential Subdistrict
25 2. Medium Residential Subdistrict
26 3. High Residential Subdistrict
27 4. Commercial – Mixed Use Subdistrict
28 5. Recreational/Tourist Subdistrict

29 B. URBAN – INDUSTRIAL DISTRICT

- 30 1. Industrial Subdistrict
31 2. Industrial – Mixed Use Subdistrict
32 3. Industrial – Immokalee Regional Airport Subdistrict

33
34 C. OVERLAYS AND FEATURES

- 35 1. Lake Trafford /Camp Keais Strand System Overlay
36 2. Seminole Reservation
37 3. Urban Infill and Redevelopment Area
38 4. Industrial - Mixed Use Commercial Overlay
39

40 **Policy 5.1.2: Compatibility between Land Uses**

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

1 **Policy 5.1.3: Compact Mixed-Use Development**

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

5
6 **Policy 5.1.4: Mobile Homes within the Immokalee Urban Area**

7 New mobile homes shall be allowed in the Immokalee Urban Area as a temporary residence
8 as identified in LDC Section 5.04.02.C; or within an existing mobile home park or subdivision
9 as identified in LDC Section 2.03.07.G.6; or as part of a new mobile home park or subdivision
10 approved on lands with existing zoning that permits mobile homes; or on individual lots or
11 parcels with existing zoning that permits mobile homes.

12
13 Mobile homes shall also be permitted on properties located at 1101, 1121 and 1123 Alachua
14 Street, Immokalee, Florida, in accordance with the Mediated Settlement Agreement and Mutual
15 Release relating to Case No. 08-9355-CA and Case No. 09-1281-CA, dated February 26,
16 2013 (see OR Book 4895, Page 1963 et seq. of the Official Public Records of Collier County,
17 Florida). The Agreement references both the Commerce Center-Mixed Use Subdistrict of the
18 Urban Mixed-Use District and the Commerce Center-Industrial Subdistrict of the Urban-
19 Industrial District of the IAMP in effect on February 26, 2013.

20
21 **Policy 5.1.5: Public Educational Plants**

22 Public educational plants and public ancillary plants shall be allowed as provided for in Policy
23 5.16 of the Future Land Use Element.

24
25 **Policy 5.1.6: Rezoning and Growth Management Plan Consistency by Policy**

26 A. All rezonings must be consistent with the Growth Management Plan. For properties that are
27 zoned inconsistent with the Land Use Designation Description Section, such properties may
28 be deemed consistent with the Growth Management Plan if the property's zoning at the time
29 of adoption allows for a higher density or intensity than the new Land Use Designation. For
30 such properties, the following provisions apply:

- 31 1. For such commercially-zoned properties, zoning changes will be allowed provided the
32 new zoning district is the same or a lower intensity commercial zoning district as the
33 existing zoning district, and provided the overall intensity of commercial land use
34 allowed by the existing zoning district is not exceeded in the new zoning district. A
35 zoning change of such commercial-zoned properties to a residential zoning district is
36 allowed as provided for in the Density Rating System of this Master Plan.
- 37 2. For such industrially-zoned properties, zoning changes will be allowed provided the
38 new zoning district is the same or a lower intensity industrial or commercial zoning
39 district as the existing zoning district, and provided the overall intensity of industrial
40 land use allowed by the existing zoning district is not exceeded in the new zoning
41 district.
- 42 3. For such residentially-zoned properties, zoning changes will be allowed provided the
43 authorized number of dwelling units in the new zoning district does not exceed that

1 authorized by the existing zoning district, and provided the overall intensity of
2 development allowed by the new zoning district does not exceed that allowed by the
3 existing zoning district.

- 4 4. Properties deemed consistent by policy with the IAMP may be combined and
5 developed with other property deemed consistent by policy or deemed consistent with
6 the Land Use Designation Section. For residential and mixed-use developments only,
7 the accumulated density between these properties may be distributed throughout the
8 project, as provided for in the Density Rating System or the underlying subdistrict, as
9 applicable.
- 10 5. Overall intensity of development shall be determined based upon a comparison of
11 public facility impacts as allowed by the existing zoning district and the proposed
12 zoning district.
- 13 6. As consistent with the LDC Section 2.03.07, Overlay Zoning Districts.
- 14 7. This Section does not apply to properties where changes to the Land Use Designation
15 are initiated by the property owner via a Growth Management Plan amendment
16 application.

- 17
- 18 B. Any property owner who believes that they have been adversely affected by this IAMP
19 may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings
20 Determinations) of the LDC. All applications must be submitted within one year from the
21 adopted date of the IAMP or applicable IAMP amendment. This procedure shall be
22 considered supplemental to any other claim or remedy that the property owner may have.
23 Notice of the Adoption of this Plan and the one-year time frame within which any property
24 owner who believes that they have been adversely affected by this IAMP may utilize the
25 procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC
26 shall be provided with a minimum 1/8-page notice in one or more newspapers of general
27 circulation in the Immokalee area within 15 days of Adoption of this plan by the BCC.

28

29 **GOAL 6: TO ESTABLISH DEVELOPMENT DESIGN STANDARDS THAT ARE**
30 **APPROPRIATE FOR IMMOKALEE.**

31

32 **OBJECTIVE 6.1:**

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

36

37 **Policy 6.1.1: Development of Land Development Code Standards**

38 Within two (2) years of adoption, Collier County, in coordination with the Immokalee CRA, will
39 initiate the development of LDC standards specific to Immokalee to address the unique needs of
40 the Immokalee Urban Area. These standards shall include those related to permitted and
41 conditional land uses; density and intensity; signage; landscaping and buffering; native
42 preservation retention; off-street and on-street parking and loading; architectural design;
43 development standards, including setbacks to Lake Trafford; floor area ratio for certain

1 nonresidential uses; and site access.

2 **Policy 6.1.2: Location of Service Uses**

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

7
8 **Policy 6.1.3: Downtown Pedestrian Amenities**

9 Within two (2) years of adoption, Collier County, in coordination with the Immokalee CRA, will
10 evaluate the need for additional passive recreation and outdoor dining and entertainment
11 opportunities along downtown streets, and, if warranted, adopt amendments to the Collier
12 County LDC (Ordinance 04-41, as amended) to incentivize and encourage the development
13 of these amenities, provided the free and safe movement of pedestrians is maintained.

14
15 **Policy 6.1.4: Central Business District**

16 Within two (2) years of adoption, Collier County, in coordination with the Immokalee CRA, will
17 initiate a review of the Public Realm Plan and the Central Business District Form-Based
18 Guidelines. Based on the review, Collier County will initiate amendments to the LDC (Ordinance
19 04-41, as amended), as necessary.

20
21 **Policy 6.1.5: Safe Neighborhood Initiatives**

22 Collier County will coordinate with local and state law enforcement, developers, and citizens to
23 seek funding opportunities available under the Safe Neighborhood Act (Chapter 163, Part IV,
24 F.S.) or other programs to improve safety within the Immokalee community and to provide for
25 safe streets. This may include implementation of CPTED (crime prevention through
26 environmental design) strategies, where such strategies are compatible with the community
27 design objectives set forth herein.

28
29 **GOAL 7: TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF**
30 **INFORMATION WITH THE SEMINOLE TRIBAL COUNCIL, COLLIER COUNTY SCHOOL**
31 **BOARD, OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, AND NON-PROFIT**
32 **ORGANIZATIONS.**

33
34 **OBJECTIVE 7.1:**

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

37
38 **Policy 7.1.1: Regional Economic Development Initiatives**

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

42
43 **Policy 7.1.2: Redevelopment Implementation Partners**

44 Collier County will actively coordinate efforts with the Immokalee CRA and not-for-profit

1 organizations to implement the Immokalee Area Master Plan and the Immokalee Community
2 Redevelopment Area Plan.

3
4 **Policy 7.1.3: Immokalee Government Services Center**

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

- 8
9 a. Animal control
10 b. Board of County Commissioners Office
11 c. Branch Office of the Collier County Tax Collector
12 d. Child support enforcement
13 e. Code enforcement
14 f. Court
15 g. Domestic violence services
16 h. Economic Development
17 i. Emergency management services
18 j. Emergency medical services
19 k. Emergency Operations Center (EOC)
20 l. Housing and Human Services
21 m. Immokalee Community Redevelopment Agency
22 n. Permitting
23 o. Planning and Zoning
24 p. Public health services
25 q. Veterans Services

26
27 **Policy 7.1.4: Immokalee Civic Center**

28 Within one (1) year of adoption, Collier County will coordinate with the Immokalee CRA to
29 explore opportunities for an Immokalee civic center.

30
31 **Policy 7.1.5: Satellite Emergency Operations Center**

32 Within one (1) year of adoption, Collier County, in coordination with the Immokalee Unmet
33 Needs Coalition, will initiate the development of an Immokalee Emergency Management Plan
34 and identify opportunities to establish a satellite Emergency Operations Center to activate in the
35 event of an emergency.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38

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. 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 uses, 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:

	<u>CATEGORY I</u>	<u>CATEGORY II</u>	<u>CATEGORY III</u>
<u>PUD Acres</u>	<u>>80</u>	<u>>160</u>	<u>>300</u>
<u>Min. Gross Density</u>	<u>2.5 du/gross acre</u>	<u>2.5 du/gross acre</u>	<u>3.0 du/gross acre</u>
<u>Max. Commercial Acres</u>	<u>5 acres</u>	<u>10 acres</u>	<u>20 acres</u>
<u>Permitted Zoning</u>	<u>C-2</u>	<u>C-2, C-3</u>	<u>C-2 through C-4</u>

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, unless otherwise authorized by the Board of County Commissioners;
- 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 one-quarter (¼) mile from the nearest existing elementary school boundary, unless otherwise authorized by the Board of County Commissioners;



- 1 d. The commercial development shall be integrated with the residential portion of the project,
2 including common elements such as signage, and providing vehicular and non-vehicular
3 interconnection; and
- 4
- 5 e. No construction in the commercial designated area shall be allowed until construction has
6 commenced on at least 30% of the project's residential units, unless otherwise authorized
7 by the Board of County Commissioners.

8

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

10 The purpose of this subdistrict is to provide for low density residential development and
11 supporting ancillary uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy
12 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake
13 Trafford/Camp Keais Strand System Overlay.

- 14
- 15 • Base Density: Four (4) dwelling units per gross acre.
 - 16
 - 17 • Maximum Density: Eight (8) dwelling units per gross acre, inclusive of all density
18 bonuses. Densities above the base density can only be achieved through available
19 density bonuses.

20

21 As agriculture is a significant economic driver in Immokalee, the following uses will be allowed in
22 accordance with IAMP Policy 1.2.4:

- 23
- 24 • agricultural research and development facilities,
 - 25 • agri-business offices and headquarters, and
 - 26 • facilities, offices, headquarters and apparatuses associated with an alternative energy
27 use.

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

29 The purpose of this subdistrict is to provide for a mixture of housing types and supporting
30 ancillary uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4..
31 Residential densities are allowed as provided below, except for properties within the Lake
32 Trafford/Camp Keais Strand System Overlay.

- 33
- 34 • Base Density: Six (6) dwellings units per gross acre.
 - 35
 - 36 • Maximum Density: Fourteen (14) dwelling units per gross acre, inclusive of all density
37 bonuses. Densities above the base density can only be achieved through available
38 density bonuses.

39

40 **3. High Residential Subdistrict (HR)**

41 The purpose of this subdistrict is to provide for a mixture of housing type and supporting
42 ancillary uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4.

1 Residential densities are allowed as provided below, except for properties within the Lake
2 Trafford/Camp Keais Strand System Overlay.

- 3
- 4 • Base Density: Eight (8) dwelling units per gross acre.
- 5
- 6 • Maximum Density: Sixteen (16) dwelling units per gross acre, inclusive of all density
7 bonuses. Densities above the base density can only be achieved through available
8 density bonuses.
- 9

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

11 The purpose of this Subdistrict is to provide for pedestrian-scaled, higher density residential and
12 mixed-use development, employment and recreational opportunities, cultural and civic activities,
13 and public places to serve residents of, and visitors to, the Immokalee Urban Area. All types of
14 residential uses are allowed within this Subdistrict, except that mobile homes are only allowed
15 as provided by IAMP Policy 5.1.4. Residential densities are allowed as provided below, except
16 for properties within the Lake Trafford/Camp Keais Strand System Overlay. Nonresidential uses
17 allowed within this Subdistrict include those uses allowed in the C-1 through C-4 zoning districts
18 in the Collier County Land Development Code, Ord. No. 04-41, as amended.

- 19
- 20 • Base Density: Sixteen (16) dwelling units per gross acre.
- 21
- 22 • Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density
23 bonuses. Densities above the base density can only be achieved through available
24 density bonuses.
- 25
- 26 • Transient lodging is allowed at a maximum density of thirty-two (32) units per gross acre.
- 27

28 Mix of Uses: Projects equal to or greater than ten (10) acres will be encouraged to provide both
29 residential and non-residential uses.

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

31 The purpose of this Subdistrict is to provide for recreational and tourist activities related to the
32 natural environment, and to allow for limited compact residential development. Uses allowed in
33 this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife
34 sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities
35 (including hotel/motel, rental cabins, bed and breakfast establishments, campsites); restaurants;
36 recreational vehicle parks; sporting and recreational camps; low-intensity retail directly
37 associated with the purpose of this Subdistrict; agriculture; and essential services as defined in
38 the Land Development Code. Mobile homes are allowed pursuant to the provisions of IAMP
39 Policy 5.1.4.

- 40
- 41
- 42 • Base Density: Four (4) dwelling units per gross acre.
- 43

- 1 • Maximum Density: Four (4) dwelling units per gross acre. Density bonuses do not apply
2 in this subdistrict.
- 3
- 4 • Transient lodging is permitted at a maximum density of twenty-six (26) units per gross
5 acre.
- 6

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

- 9
- 10 • Within any project, the average size of a single family lot shall not exceed 6,000 square
11 feet, and in no case shall any individual single family lot exceed 12,000 square feet.
- 12

13 **DENSITY RATING**

14 The Density Rating System is applicable to areas designated Urban - Mixed Use District, as
15 identified on the Immokalee Future Land Use Map. Except as provided below, the final
16 determination of permitted density via implementation of this Density Rating System is made by
17 the Board of County Commissioners through an advertised public hearing process (rezone) in
18 accordance with the LDC. Density achieved by right (as may be permitted for qualifying
19 Affordable Housing projects) shall not be combined with density achieved through the rezone
20 public hearing process.

21

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

- 23 a. Within the applicable Urban designated areas, the base density of the Subdistrict is
24 allowed, though not an entitlement. Density may be increased using applicable density
25 bonuses. For purposes of calculating the eligible number of dwelling units for the project,
26 the total number of dwelling units may be rounded up by one unit if the dwelling unit total
27 yields a fraction of a unit 0.5 or greater. Acreage used for the calculation of density is
28 exclusive of commercial portions of the project, except within the C-1 through C-3
29 Commercial zoning districts, and except within the Commercial Mixed-Use Subdistrict,
30 wherein residential project densities will be calculated on total gross acreage, and
31 except portions of a project for land uses having an established equivalent residential
32 density in the Collier County Land Development Code.
- 33
- 34 b. This Density Rating System only applies to residential dwelling units. This Density
35 Rating System is not applicable to accessory dwelling or accessory structures that are
36 not intended and/or designed for permanent occupancy, nor is it applicable to caretaker
37 residences.
- 38
- 39 c. All new residential zoning located within the Urban Mixed-Use District shall be consistent
40 with the Density Rating System, except as provided for in Policy 5.1.6.
- 41
- 42 d. Within the applicable areas of the Urban Mixed-Use District, all properties zoned A,
43 Rural Agricultural, E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which
44 an affordable housing project is proposed and approved, in accordance with Section

1 2.06.00 of the LDC (Ordinance 04-41, as amended), shall be permitted the base density
 2 of four (4) dwelling units per gross acre by right, except in the case of lands designated
 3 LR on the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50%
 4 of the maximum permitted density of the zoning district for the subject property; that is, a
 5 rezone public hearing shall not be required. Such a project must comprise a minimum of
 6 ten acres. The Table below illustrates the maximum "by right" density based on the
 7 FLUM subdistrict and the zoning district.
 8

<u>Zoning District</u>	<u>Zoned Maximum Density (per acre)</u>	<u>Maximum Density (per acre) with "By Right" Density Outside of LR Designation</u>	<u>Maximum Density (per acre) with "By Right" Density Within LR Designation</u>
A	0.2	4.0	0.3
E	0.44	4.0	0.66
RSF-1	1.0	4.0	1.5
RSF-2	2.0	4.0	3.0
RSF-3	3.0	4.0	4.0

9
 10
 11 **2. DENSITY BONUSES**

12 To encourage infill development, the creation of affordable housing, and preferred roadway
 13 access, certain density bonuses are available. If these bonuses are utilized, base densities may
 14 be exceeded. In the Low Residential Subdistrict, the base density of four units per acre may
 15 only be exceeded if utilizing an affordable housing bonus. In no case shall the resulting density
 16 exceed the maximum density specified in each Subdistrict.
 17

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

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

24 **b. Affordable Housing Bonus, by Public Hearing**

25 To encourage the provision of affordable housing within certain Subdistricts in the Urban
 26 Designated Area, a maximum of twelve (12) dwelling units per gross acre may be added
 27 to the base density if the project meets the definition and requirements of the Affordable
 28 Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code,
 29 Ordinance 04-41, as amended). This bonus may be applied to an entire project or
 30 portions of a project provided that the project is located within the Commercial - Mixed
 31 Use (C-MU) Subdistrict or any residential Subdistrict
 32

33 **c. Affordable Housing Bonus, by Right**

Words underlined are added; words ~~struck through~~ are deleted.



1 To encourage the provision of affordable housing within that portion of the Urban Mixed
 2 Use District, properties zoned A, Rural Agricultural, E, Estates, RSF-1, 2, 3, 4, 5, 6,
 3 Residential Single Family, VR, Village Residential, and/or RMF-6, Residential Multi-
 4 Family-6, for which an affordable housing project is proposed in accordance with the
 5 definitions and requirements of the Affordable Housing Density Bonus Ordinance
 6 (Section 2.06.00 of the Land Development Code, Ordinance 04-41, as amended),, a
 7 maximum of four (4) residential units per gross acre shall be added to the base density
 8 of four (4) dwelling units per gross acre, except in the case of lands designated LR on
 9 the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50% of the
 10 maximum permitted density of the zoning district for the subject property. Therefore, the
 11 maximum density that may be achieved by right shall not exceed eight (8) dwelling units
 12 per gross acre. Such a project must comprise a minimum of ten acres. The Table below
 13 illustrates the maximum "by right" density based on the FLUM subdistrict and the zoning
 14 district.

<u>Zoning District</u>	<u>Zoned Maximum Density (per acre)</u>	<u>Maximum Density (per acre) with "By Right" Density Bonus Outside of LR Designation</u>	<u>Maximum Density (per acre) with "By Right" Within LR Designation</u>
A	0.2	8.0	0.3
E	0.44	8.0	0.66
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

16

17

d. Residential Infill

- 18 1. To encourage residential infill, three (3) residential dwelling units per gross acre
 19 may be added if the following criteria are met: The project is twenty (20) acres or
 20 less in size; at the time of development, the project will be served by central public
 21 water and sewer; at least one abutting property is developed; the project is
 22 compatible with surrounding land uses; the property in question has no common
 23 site development plan with adjacent property; there is no common ownership with
 24 any adjacent parcels; and the parcel in question was not created to take advantage
 25 of the residential infill density bonus and was created prior to January 10, 1989.
 26 This bonus cannot be used to exceed the base density in the Low Residential (LR)
 27 Subdistrict.
- 28 2. This Residential Infill bonus shall only be applicable on a one time basis and shall



1 not be expanded or continued to other adjacent properties, except for additional
2 properties not exceeding 20 acres in aggregate when added to the original
3 application of this provision and meeting all the above criteria.
4

5 **e. Roadway Access**

6 If the project has direct access to two (2) or more arterial or collector roads or if there is
7 a project commitment for provision of interconnection of roads accessible to the public
8 with existing or future abutting projects, one (1) dwelling unit per gross acre may be
9 added above the base density of the Subdistrict. This bonus cannot be used to exceed
10 the base density in the Low Residential (LR) Subdistrict.
11

12 **3. DENSITY AND INTENSITY BLENDING**

13 a. This provision is intended to encourage unified plans of development and to preserve
14 the high-quality wetlands, wildlife habitat, and other natural features that exist within
15 areas of the Immokalee Urban Area, which are proximate to Lake Trafford and Camp
16 Keais Strand. In the case of properties which are contiguous to Lake Trafford or Camp
17 Keais Strand, which straddle the Immokalee Urban Area and the Rural Lands
18 Stewardship Area Overlay (RLSA) as depicted on the countywide Future Land Use Map,
19 and which were in existence and under unified control as of October 22, 2002, the
20 allowable gross density and/or intensity may be shifted from the Urban designated lands
21 to lands within the RLSA which are contiguous and under unified control, and which are
22 designated as a Stewardship Receiving Area (SRA) in the RLSA. The density and/or
23 intensity may be shifted on an acre per acre basis. This Density and Intensity Blending
24 provision is further subject to the following conditions and limitations:
25

- 26 1. The project in aggregate must be a minimum of 200 acres in size and the Urban
27 portion must be designated Recreational/Tourist Subdistrict (RT) or Low Residential
28 Subdistrict (LR) in the Immokalee Area Master Plan;
- 29 2. It must be demonstrated the lands designated Urban have a high natural resource
30 value as indicated by the presence of Group 1 or Group 2 FLUCCS Codes and a
31 score of greater than 1.2 (both as identified on the Stewardship Credit Worksheet in
32 the RLSA);
- 33 3. Density and intensity may only be shifted from lands within the Immokalee Urban
34 Area containing this high natural resource value (as measured above) to the lands
35 within a contiguous SRA, on an acre per acre basis, providing such lands were
36 under unified control as of October 22, 2002; and
- 37 4. Lands within the Urban area, from which the density and/or intensity has been
38 shifted, shall be placed in a conservation easement in perpetuity.
39

40 b. For properties containing two or more Future Land Use Subdistricts, the overall density
41 shall be limited to the lowest density of the subdistricts.
42
43

1 and/or intensity that could be achieved in aggregate may be distributed throughout the
2 project, provided the total allowable density and/or intensity is not exceeded, and further
3 subject to the following:

- 4
- 5 1. The project furthers the protection, enhancement or restoration of wetlands, listed
6 species habitat, or other natural features;
 - 7
 - 8 2. The project is consistent with, and furthers the applicable objectives of, the
9 Immokalee Area Master Plan and is compatible with surrounding properties and
10 environment;
 - 11
 - 12 3. The project is approved as a Planned Unit Development; and
 - 13
 - 14 4. The project mitigates for any negative impacts on adjacent properties through
15 appropriate measures, such as buffering, separation, or other land design
16 techniques, adequate to lessen these effects.
 - 17

18 **B. URBAN—INDUSTRIAL DISTRICT**

19 The purpose of this District is to function as a major employment center and is intended to
20 accommodate industrial, distribution, trade, agriculture, and manufacturing uses; essential
21 services; and commercial uses as limited within each Subdistrict.

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

23 The purpose of this Subdistrict is to provide for industrial, distribution, trade and
24 manufacturing uses. Allowed uses include a variety of industrial, limited commercial, and
25 associated uses, including: manufacturing; processing; storage and warehousing;
26 wholesaling; distribution; packing houses; recycling; high technology industries;
27 laboratories; assembly; storage; computer and data processing; and commercial uses
28 intended to serve the needs of employees and visitors, such as daycare centers,
29 restaurants, and convenience stores. Accessory uses, and structures customarily
30 associated with these principal uses include ancillary offices and retail sales.

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

32

33 The purpose of this Subdistrict is to provide a transition area from the Industrial Subdistrict
34 to adjacent commercial and residential land uses. The Immokalee State Farmers Market
35 and related facilities are located in this Subdistrict. This Subdistrict allows for: higher
36 intensity commercial uses as described in the LDC (Ordinance 04-41, as amended) for
37 Commercial (C-4 and C-5), Research and Technology Parks PUD, and Business Park
38 Districts, subject to development standards set forth in the LDC. This Subdistrict also
39 allows for light manufacturing, processing, and packaging in fully enclosed buildings;
40 research, design and product development; printing, lithography and publishing; and
41 similar industrial uses. This Subdistrict also allows for agriculture uses and agricultural-
42 related uses, such as packing houses; warehousing; and targeted industries. Targeted
43

1 industries include distribution; medical laboratories, research, and rehabilitative centers;
2 high technology; computer software, services, and processing, and similar uses.

3
4 Certain residential, mobile home and migrant transient housing uses are permitted on
5 properties located at 1101, 1121, and 1123 Alachua Street, Immokalee, Florida, in
6 accordance with the Mediated Settlement Agreement and Mutual Release relating to Case
7 No. 08-9355-CA and Case No. 09-1281-CA, dated February 26, 2013 (See OR Book 4895,
8 Page 1963 et seq. of the Official Public Records of Collier County, Florida). The Agreement
9 references both the Commerce Center-Mixed Use Subdistrict of the Urban Mixed-Use
10 District and the Commerce Center-Industrial Subdistrict of the Urban-Industrial District of
11 the IAMP in effect on February 26, 2013.

12 13 **3. Industrial – Immokalee Regional Airport Subdistrict**

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

24 25 **C. OVERLAYS AND FEATURES**

26 **1. Lake Trafford/Camp Keais Strand System Overlay**

27 The Conservation and Coastal Management Element of the GMP, Policy 6.2.4(4),
28 identifies possible high-quality wetland systems connected to the Lake Trafford/Camp
29 Keais Strand system within the Immokalee Urban Area. These wetlands require greater
30 protection measures than wetlands located in other portions of the Immokalee Urban
31 Designated Area. These wetlands are identified on the Immokalee Future Land Use Map
32 by the Lake Trafford/Camp Keais Strand System Overlay (LT/CKSSO).

33
34 The Density and Intensity Blending provisions of this Master Plan may be utilized for
35 lands within this LT/CKSSO. The maximum allowable gross density for lands within the
36 LT/CKSSO is the base density established for the applicable Subdistrict. Lands within
37 the LT/CKSSO are not eligible for any density bonuses, including by right. Essential
38 Services shall be limited to: those necessary to ensure public safety; and those
39 necessary to serve permitted uses, such as private wells and septic tanks, utility lines, lift
40 stations, and water pumping stations.

41
42 The additional wetland protection measures do not apply to properties within the
43 LT/CKSSO that have been legally cleared of native vegetation as of the adoption of this

1 Master Plan, but do apply to all new development and redevelopment pursuant to the
2 applicable nonconforming provisions set forth in the LDC (Ordinance 04-41, as
3 amended).

4
5 If development on the Seminole Reservation functionally severs the connectivity of the
6 wetland system for properties within the LT/CKSSO, east of the Reservation, the
7 additional wetland protection measures will not be applied to those severed eastern
8 wetlands. The standard measures for wetlands in Urban designated lands shall be
9 applied, as described in the CCME, to those severed eastern wetlands.

10
11 **2. Seminole Reservation (SR) Feature**

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

17
18 **3. Urban Infill and Redevelopment Area Feature**

19 In order for local governments to designate a geographic area within its jurisdiction as an
20 Urban Infill and Redevelopment Area pursuant to Section 163.2517 (4), Florida Statutes,
21 it must amend its comprehensive land use plan to delineate the boundaries within the
22 Future Land Use Element. The Urban Infill and Redevelopment Area is consistent with
23 criteria outlined in Section 163.2514(2) (a)-(e), Florida Statutes. The intent of this
24 delineation is to comprehensively address the urban problems within the area consistent
25 with the goals of this plan. The Urban Infill and Redevelopment Area was adopted by
26 Ordinance 2000-66 and the Urban Infill and Redevelopment Plan was adopted by
27 Ordinance 2000-71.

28
29 **4. Industrial – Mixed Use Commercial Overlay**

30 The Industrial - Mixed Use Commercial Overlay is depicted on the IAMP Future Lands
31 Use Map and comprises approximately 363 acres. This Overlay allows the uses of the
32 underlying Industrial - Mixed Use Subdistrict except that commercial uses - those
33 permitted in the C-4 and C-5 zoning districts in the Land Development Code, Ordinance
34 No. 04-41, as amended - are limited to a maximum of thirty percent (30%) of the Overlay
35 land area (approximately 109 acres). To implement this Overlay, Collier County shall
36 initiate a Land Development Code amendment within two years of adoption.

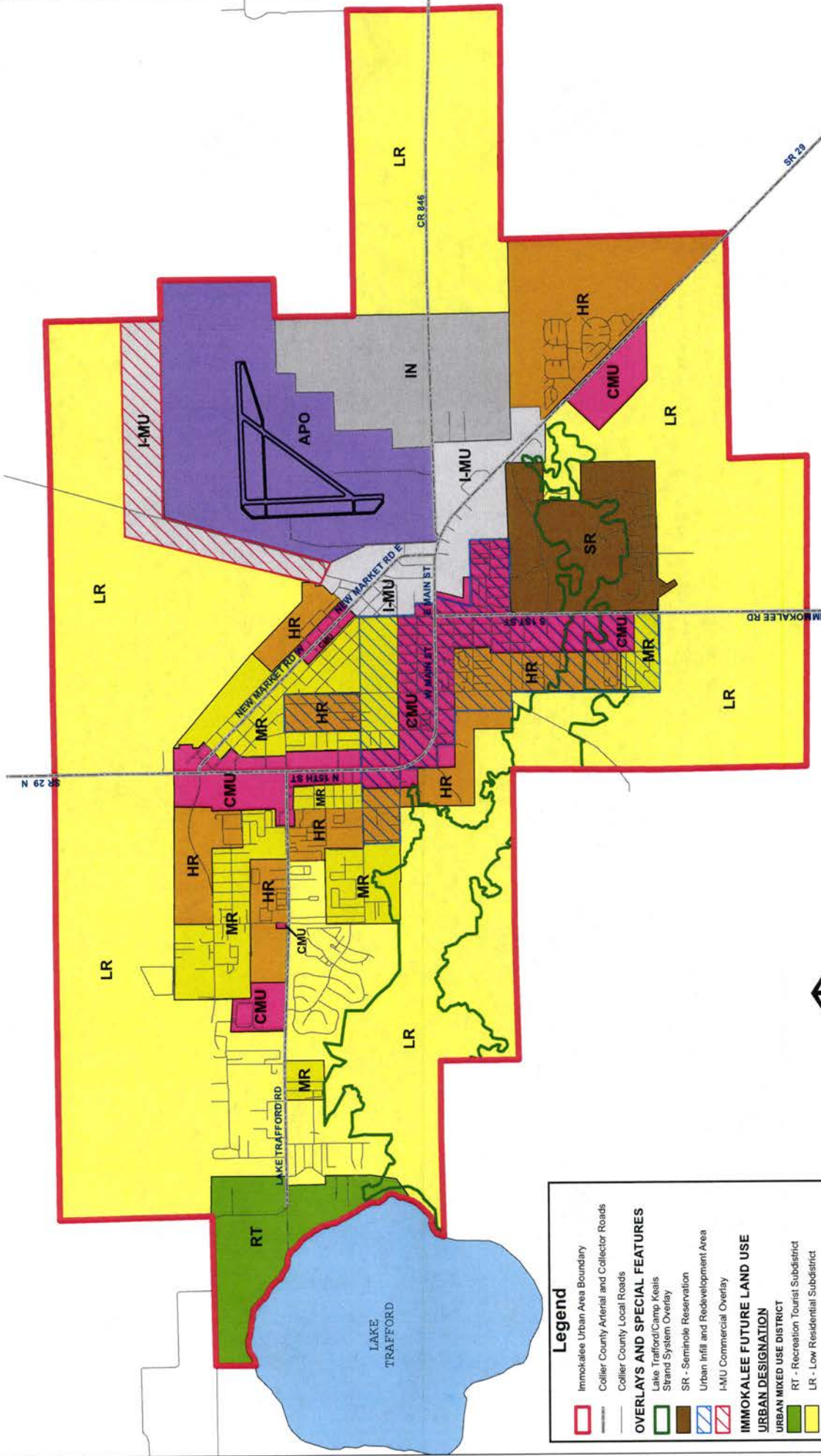
37
38 For lands in this Overlay that are adjacent to residentially or agriculturally zoned
39 properties, a minimum 75-foot building setback, which includes a minimum 20-foot wide
40 vegetated landscape buffer, shall be provided. This vegetated buffer shall be located
41 adjacent to the property line and shall contain, at a minimum, two staggered rows of
42 trees that shall be spaced no more than 30 feet on center, and a double row hedge at
43 least 24 inches in height at time of planting and attaining a minimum of three feet in
44 height within one year. Existing native trees must be retained within this 20-foot wide

1
2
3
4
5
6
7
8
9
10
11

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. 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 if the required 20-foot wide landscape buffer is located between the wall or fence and the adjacent residentially and/or agriculturally zoned properties.

DRAFT IMMOKALEE FUTURE LAND USE MAP

PROPOSED FLUM MAP



Legend

- Immokalee Urban Area Boundary
- Collier County Arterial and Collector Roads
- Collier County Local Roads
- Lake Trafford/Camp Keels Strand System Overlay
- SR - Seminole Reservation
- Urban Infill and Redevelopment Area
- I-MU Commercial Overlay

IMMOKALEE FUTURE LAND USE

URBAN DESIGNATION

- RT - Recreation Tourist Subdistrict
- LR - Low Residential Subdistrict
- MR - Medium Residential Subdistrict
- HR - High Residential Subdistrict
- CMU - Commercial Mixed Use Subdistrict

URBAN INDUSTRIAL DISTRICT

- I-MU - Industrial Mixed Use Subdistrict
- IN - Industrial Subdistrict
- APO - Immokalee Regional Airport Subdistrict

