

COLLIER COUNTY
GROWTH MANAGEMENT PLAN

IMMOKALEE AREA MASTER PLAN

Prepared By
Collier County Planning Services Department
Comprehensive Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
October, 1997

AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
IMMOKALEE AREA MASTER PLAN

<u>Symbol</u>	<u>Date Amended</u>	<u>Ordinance No.</u>
**	October 28, 1997	Ordinance No.97-65
(I)	October 24, 2000	Ordinance No. 2000-66
(II)	May 14, 2002	Ordinance No. 2002-25
(III)	October 22, 2002	Ordinance No. 2002-54
(IV)	September 10, 2003	Ordinance No. 2003-44
(V)	December 16, 2003	Ordinance No. 2003-67

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

* Indicates adopted portions

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

(V) = Plan Amendment by Ordinance No. 2003-67 on December 16, 2003

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

III. IMPLEMENTATION STRATEGY

This section is where the plan is placed into effect. Implementation strategies include Goals, Objectives, and Policies, and the Land Use Designation Section.

A. GOALS, OBJECTIVES AND POLICIES

POPULATION

GOAL I: TO MAINTAIN A HIGH QUALITY OF POPULATION ESTIMATES THAT EMPLOY AN APPROPRIATE MIX OF CENSUS METHODOLOGIES CONSISTENT WITH FLORIDA STATE PLANNING REQUIREMENTS AND THE UNIQUE NEEDS OF THE IMMOKALEE COMMUNITY.

OBJECTIVE I.1:

Provide accurate annual estimates of the housing units and the population residing in the Immokalee community.

Policy I.1.1:

Employ timely Immokalee population estimates in establishing and maintaining adequate housing and Level Of Service (LOS) Standards to ensure the community is adequately served by the Immokalee urban area's sanitary sewer, solid waste collection, sub-surface drainage, and potable water systems; roads; and recreational facilities.

Policy I.1.2:

Provide for an uncomplicated and efficient process of gathering and monitoring the population-related information generated by the independent Immokalee Water and Sewer and Fire districts; the Collier County Public Schools; State of Florida entities including, but not limited to, the departments of Agriculture, Community Affairs, Health and Rehabilitative Services, and Labor and Employment Security; and Federal entities including but not limited to the Public Health Service and the U.S. Postal Service.

LAND USE

GOAL II: ENHANCE IMMOKALEE'S QUALITY OF LIFE, NATURAL BEAUTY, ENVIRONMENTAL QUALITY AND SMALL-TOWN CHARACTER, ITS STABLE NEIGHBORHOODS, AND ITS STATUS AS THE URBAN HUB FOR THE SURROUNDING AGRICULTURAL REGION.

OBJECTIVE II.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. (This objective shall supersede Objective 1 in the County-wide Future Land Use Element of the Growth Management Plan.)

Policy II.1.1:

The Immokalee Master Plan Future Land Use Designation shall include Future Land Use Districts and Subdistricts for:

- A. Residential Designation
 - 1. Low Residential District
 - 2. Mixed Residential District
 - 3. High Residential District
 - 4. PUD Commercial District

- B. Commercial Designation
 - 1. Commercial District - S.R. 29 and Jefferson Ave.
 - 2. Neighborhood Center District
 - 3. Commerce Center - Mixed Use District
 - (IV) 4. Recreational Tourist District

- C. Industrial Designation
 - 1. Industrial District
 - 2. Commerce Center - Industrial District
 - 3. Business Park District

- (I) D. Overlays and Special Features
 - 1. Urban Infill and Redevelopment Area

Standards and permitted uses for each Immokalee Master Plan Future Land Use District and Subdistrict are identified in the Designation and Description Section. (This Policy shall supersede Policies 1.1 and 1.3 in the County-wide Future Land Use Element of the Growth Management Plan. In addition, the Immokalee Master Plan Future Land Use Map shall be used instead of the County-wide Future Land Use Map.)

Policy II.1.2:

Collier County shall closely coordinate the location, timing, intensity and design of future development. This policy shall be implemented through the County's Adequate Public Facilities Ordinance.

Policy II.1.3:

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.

Policy II.1.4

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.

Policy II.1. 5:

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.

Policy II.1.6:

By 1998, the Comprehensive Planning Section will review existing land uses and zoning patterns within the South Immokalee Redevelopment District and prepare a zoning overlay that will address incompatibility of land uses and inappropriate land development standards that will act as an incentive to encourage new construction and rehabilitation in the area.

(V) Policy II.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 referenced in FLUE, Policy 5.14 and Intergovernmental Coordination Element, Policy 1.2.6. All of these sites are subject to the two Interlocal Agreements adopted in accordance with Sections 163.3177(6)(h) and 163.31777, Florida Statutes, on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations to be adopted. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in FLUE, Policy 5.14.

(V) = Plan Amendment by Ordinance No. 2003-67 on December 16, 2003

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.

Residential Designation

This designation is intended to accommodate a variety of residential land uses including single-family, duplexes, multi-family, and mobile homes, which does not preclude seasonal, temporary and migrant farmworker housing.

1. Low Residential District

The purpose of this designation is to provide for a low density residential district. Residential dwellings shall be limited to single-family structures and duplexes. Multi-family dwellings shall be permitted provided 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.

2. Mixed Residential District

The purpose of this designation is to provide for a mixture of housing types within medium density residential areas. Residential dwellings shall include single-family structure, multi-family dwellings, individual mobile homes, and duplexes on a lot by lot basis.

A density less than or equal to six (6) dwellings units per gross acre is permitted.

3. High Residential District

The purpose of this designation is to provide for a district of 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.

Nonresidential 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.

Special Provisions

1. Density Bonuses

a. Proximity to Neighborhood Center and Commerce

If 50% or more of a project is within a Neighborhood Center or the Commerce Center-Mixed Use District, then the maximum density allowed within the Neighborhood Center or Commerce Center-Mixed Use District of twelve (12) units per acre can be

averaged in with the density of the portion of the project outside of the Neighborhood Center for the entire project; however, appropriate buffering to adjacent lower intensity uses must be achieved.

b. Affordable Housing

Provision of Affordable Housing as defined in the Housing Element would add eight (8) dwelling units per gross acre above the maximum density of the district; however, no density may exceed sixteen (16) units per acre. This bonus may be applied to an entire project or portions of a project provided that the project is located within Neighborhood Center (NC), Commerce Center Mixed Use (CC-MU), and all residential districts.

c. 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.

d. 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.

(III) 2. 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.

Commercial Designation

The designation is intended to accommodate a variety of commercial land uses including neighborhood oriented commercial uses, commerce center uses, general highway commercial and commercial development within Planned Unit Developments. Migrant Labor Camps are also permitted within the Commercial designations.

1. Commercial District

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

A. The development criteria as established in Section 2.27 of the Land Development Code must be met for future development within the Commercial District along SR-29 as identified on Zoning Maps: 6932N; 6932 S; 6933N; 6933 S; 7904 N; and 7905 N.

B. The development criteria as established in Section 2.2.28 of the Land Development Code must be met for future development within the Commercial District along Jefferson Avenue as identified on Zoning Map 6933 S.

(III) = Plan Amendment by Ordinance No. 2002-54 on October 22, 2002

2. Neighborhood Center District

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

- a. To achieve a neighborhood character, these centers are encouraged to be anchored by elementary schools, neighborhood scale parks, and/or churches.
- b. A center should be limited to 80-120 acres in size, and will serve a population ranging between 5,000 to 7,500 people, or accommodate a service area of one (1) mile radius.
- c. The Neighborhood Centers should be no closer than one (1) mile.
- d. Non-residential uses shall be at least 20% of the size of the Neighborhood Center.
- e. Residential development within the designated Neighborhoods Centers shall permit a maximum density of twelve (12) units per gross acre. Residential dwelling units shall be limited to multi-family structures and less intensive units such as single-family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.
- f. Commercial development shall be permitted within a Neighborhood Center provided all of the following criteria are met;
 1. Commercial uses shall be limited to barber and beauty shops; drug stores; deli; meat market; bicycle services; restaurant; dry cleaning; veterinary clinics; medical offices; laundry facilities; any other convenience commercial uses which is compatible in nature with the foregoing uses. The Collier County School Board will be notified of any proposed use to avoid conflict with the nearby schools; and
 2. No commercial use shall be permitted within a ¼ mile of an existing school property line within a Neighborhood Center; and
 3. Access to the commercial development must in no way conflict with the school traffic in the area; and
 4. The design of any proposed commercial development must take into consideration the safety of the school children; and

5. The projects within the Neighborhood Centers shall encourage provisions for shared parking arrangements with adjoining developments; and
6. Driveways and curb cuts shall be consolidated with adjoining developments; and
7. Projects directly abutting residentially zoned property shall provide, at a minimum, a 50 foot setback and landscape buffer; and
8. Projects shall provide a 10 foot wide landscaped strip between the abutting right-of-way and the off-street parking area.

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

3. Commerce Center - Mixed Use District

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

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

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

4. Planned Unit Development Commercial District

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

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

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

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

Non-commercial Uses

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

(IV) 5. Recreational/Tourist District

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

Residential development is permitted at a density of less than or equal to four (4) dwelling units per gross acre. Transient lodging is permitted at a maximum density of eight (8) units per acre. Rezones are encouraged to be in the form of a Planned Unit

(IV) = Plan Amendment by Ordinance No. 2003-44 on September 10, 2003

Development (PUD). The minimum acreage requirement for a PUD shall be two (2) contiguous acres.

Industrial Designation

This designation is intended to accommodate a variety of industrial land uses such as Industrial, Commerce Center - Industrial, and Business Parks.

1. Industrial District

The purpose of this designation is to provide industrial type uses including those 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, limit commercial such as child care centers, and restaurants and other basic industrial uses but not including retail, as described in the Land Development Code for the Industrial and Business Park Zoning Districts. Accessory uses and structures customarily associated with the uses permitted in this district, including offices, retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures are also permitted

2. Commerce Center - Industrial District

The purpose of this designation is to create a major Activity Center that serves the entire Immokalee Urban Designated Area and surrounding agricultural area. The Industrial District shall function as an employment center and shall encourage 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. Higher intensity commercial uses including packing houses, industrial fabrication operation and warehouses shall be permitted within this District. Accessory uses and structures customarily associated with the uses permitted in this district, including offices, retail sales, and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures are also permitted.

3. Business Park District

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

- a. Business Parks shall be permitted to develop with a maximum of 40% commercial uses, of the type identified in "c" below, to reserve land within the industrially designated areas for the intended industrial uses and to ensure compatibility.
- b. Access to arterial road systems shall be in accordance with the Collier County Access Management Policy and consistent with Objective 7 and Policy 7.1 of the Traffic Circulation Element.
- c. Commercial uses shall include, and shall be limited to, uses such as offices, financial institutions, cultural facilities, and fitness centers/facilities, and shall only be permitted within those areas zoned Business Park or Planned Unit Development within the Industrial Designation.

- d. Business Parks must be a minimum of 35 acres in size. The Planned Unit Development and/or rezoning ordinance document for Business Park projects shall contain specific language regarding the permitted non-industrial uses and development characteristic guidelines consistent with those stated above.

Non-Industrial Uses

In addition to those industrial uses permitted within the Industrial Designation, uses such as those essential services as defined in the Land Development Code are permitted.

(I) Overlays and Special Features

1. **Urban Infill and Redevelopment Area**

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

Objective II.2:

By 2005, improve the physical appearance of the commercial building stock by 10% in the Main Street Program area.

Policy II.2.1

Beginning in 1997, the Building-Immokalee Together Project in conjunction with the Main Street Project shall provide a comprehensive approach to the redevelopment of South Immokalee. Items to be addressed include:

- compatibility
- traffic impacts
- parking
- buffering
- setbacks
- architectural character
- signage
- re-use/redevelopment incentives
- pedestrian circulation
- economic incentives

Policy II.2.2

Alternative funding sources will be investigated by 1998 in order to promote or expedite the implementation of the Building Immokalee Together Project and the Main Street Program.

OBJECTIVE II.3:

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

Policy II.3.1:

By September 1998, the Public Works Division and the Community Development and Environmental Services Division shall seek to identify alternative funding sources and implement a program for, streetscape, linked open-space and pedestrian and bicycle amenities that are compatible with the Immokalee Main Street program and Redevelopment Plan.

Policy II.3.2:

When a proposed project clearly demonstrates benefit to low to moderate income citizens by promoting affordable housing or enhances the local economy by creating employment opportunities, the Board of County Commissioners may direct, as necessary, amendments to the Immokalee Master Plan or Land Development Code to provide for the proposed project.

OBJECTIVE II.4:

Provide land use designations, criteria and zoning which recognize the needs of that significant portion of Immokalee's population which is primarily pedestrian in nature.

Policy II.4.1:

Implementation of the Comprehensive Bikeway/Pedestrian Plan will be consistent with the goals of the Building Immokalee Together Project and the Main Street Project. These two projects should be considered when funding priorities are reviewed to assure a concentrated approach to redevelopment.

OBJECTIVE II.5:

Recognizing the increasing need for farm labor, to ensure an adequate number of decent, safe, healthful, and affordable housing units for farm workers in Immokalee, sites for housing for farm workers which complies with section 10D-25 of Florida's Administrative Code and the Housing Code of Collier County shall be designated so as to keep pace with the population.

Policy II.5.1:

New development for housing for seasonal, temporary or migrant workers shall be permitted in any land use designation provided they are permitted under Section 10D-25 and do not conflict with the zoning districts or Land Use map.

Policy II.5.2:

Transient housing for farm laborers as identified as "Migrant Labor Camps", as defined by Section 10D-25 of F.A.C., can also be developed in commercial land use area if they conform to the requirements delineated in the General Commercial Zoning District (C-4) of the Land Development Code regarding development standards, parking, landscaping and buffering requirements and are permitted under Section 10D-25 of F.A.C.

HOUSING

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

OBJECTIVE III. 1:

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

Policy III. 1.1:

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

Policy III. 1.2:

Assist in upgrading existing neighborhoods through active code enforcement, removing blighting influences, and concentrating capital improvements, in such neighborhoods.

OBJECTIVE III.2:

Collier County will respond to the housing needs identified in the housing study of Immokalee by county initiatives which will reduce the cost of housing development for low and very low income households

Policy III. 2.1:

The County shall pursue research into initiatives as land banking of foreclosed land due to County held liens, land grants from County and other public holdings, as well as tax incentives for private owners who commit to development for affordable housing for very low and low income families.

OBJECTIVE: III.3

By January 1998 the County will have in place a pilot plan of innovative programs and regulatory reforms to reduce the costs of development and maintenance of safe, healthful, and affordable housing for low and very low income households in Immokalee.

Policy III.3.1:

By December 1997, the Community Development and Environmental Services Division will develop two pre-approved housing plans and their specifications for use by low income families and non profit developers. The project will explore the development of 1, 2, 3, and 4 bedroom housing, expandable housing and duplex prototypes.

Policy III.3.2:

By September 1998, the County Attorney's Office will research those steps under law to provide deferral for at least two years the ad valorem taxes and special assessments for new apartments built for and rented to very low and low income households.

Policy III.3.3:

The Housing and Urban Improvement Department of the Community Development and Environmental Services Division will continue to improve and implement a process to network the resources among the private developers and contractors especially among appropriate County officials, and those Immokalee residents in the market for affordable housing so as to create a full public/private partnership to address housing starts.

Policy III.3.4:

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

Policy III.3.5

Community Development and Environmental Services Division will research and develop strategies to replace and provide affordable housing through non-profit providers in and around the South Immokalee area that is compatible with the Redevelopment Plan.

OBJECTIVE III.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 Comprehensive Plan and to assure consistency with federal, state, and local regulations in regards to migrant land camps.

Policy III. 4.1:

The County's Housing and Urban Improvement Department of the Community Development and Environmental Services Division will meet with representatives of the Rural Economic Development Administration to improve the County's ability to attract more government grants and loans to develop housing for very low and low income households.

Policy III. 4.2:

By September 1998, 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 and make modifications as determined appropriate to the Collier County Housing Code based on the review.

Policy III.4.3:

The County Manager or his designee shall be responsible for collaborating to make an annual report to the Board of County Commissioners on identified "living quarters for five or more seasonal, temporary or migrant farm workers" as defined in 10D-25 F.A.C. and prepared by HRS. The report shall include recommendations on improvements needed to ensure County code and F.A.C. compliance and suggested amendments to County codes which are restricting needed rehabilitation and new developments.

Policy III.4.4:

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

CONSERVATION

GOAL IV: THE COUNTY SHALL CONTINUE TO PLAN FOR THE PROTECTION, CONSERVATION, MANAGEMENT OF ITS NATURAL RESOURCES AS DICTATED IN THE GROWTH MANAGEMENT PLAN.

OBJECTIVE IV.1:

The County shall protect and preserve natural resources within and adjacent to the Immokalee Urban Designated Area in accordance with the Growth Management Plan.

Policy IV.1.1:

The Immokalee 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.

RECREATION

GOAL V: PROVIDE AMPLE HIGH QUALITY AND DIVERSE RECREATIONAL OPPORTUNITIES TYPICALLY PROVIDED BY THE PUBLIC IN A COMMUNITY THE SIZE OF IMMOKALEE, FOR ALL IMMOKALEE CITIZENS IN A COST EFFICIENT MANNER.

OBJECTIVE V.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 to all age groups.

Policy V.1.1:

By September 1998, Collier County's Public Services Division shall complete and publish for public comment, and adopt a 5 year plan and budget for parks and recreation that would meet the needs and characteristics of the total population (seasonal and permanent) of Immokalee.

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.

Policy V.1.2:

Future parks will be encouraged to locate within the designated Neighborhood Centers but will not be limited to these areas. This may be accomplished through funding methods, including but not limited to, the County purchase of land, private sector land donations, or through an interlocal agreement between Collier County and the Collier County School Board.

TRANSPORTATION

GOAL VI: THE FUTURE LAND USE PATTERN SHALL BE SUPPORTED BY A NETWORK OF ROADS, PEDESTRIAN WAYS, AND BIKEWAYS THAT MAINTAINS IMMOKALEE'S SMALL-TOWN CHARACTER, YET ACHIEVES EFFICIENT AND SAFE TRAFFIC MOVEMENT.

OBJECTIVE VI.1:

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

Policy VI.1.1:

The County's Metropolitan Planning Organization Section of the Community Development and Environmental Services Division shall complete a transportation study for the Immokalee Urban Designated Area by September 1999. Once completed and accepted by the Board of County Commissioners, the Immokalee Master Plan shall be amended to incorporate the transportation study. The study will review existing roadway conditions, identify deficiencies and make recommendations considering all of the following:

- a. Consider all recommendations in the Collier County 5 Year Bicycle Ways Plan;
- b. Give highest priority to completion of the grid network with consideration of those segments identified in the Transportation section of the Support Document;
- c. Identify all right-of-way on a thoroughfare rights-of-way protection map; and
- d. Establish a loop road.

Policy VI.1.2:

The Traffic Circulation Map will graphically depict Immokalee's future roadway network, and identify specific roadway improvements needed to implement the Immokalee Master Plan 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.

Policy VI.1.3:

The Collier County 5 Year Bicycle Ways Plan 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.

Policy VI.1.4:

Existing and future bikeways shall be graphically depicted on the Traffic Circulation Map of the Immokalee Master Plan, and shall become part of the Collier County 5 Year Bicycle Ways Plan.

ECONOMIC

GOAL VIII: ENHANCE AND DIVERSIFY THE LOCAL ECONOMY OF THE IMMOKALEE COMMUNITY.

OBJECTIVE VIII.1:

Prepare a plan for economic development for the Immokalee Area.

Policy VIII.1.1:

By 1997, the Community Development and Environmental Services Division shall prepare a county-wide economic plan that will include an Action Plan with recommendations and incentives to enhance and diversify the local economy.

Policy VIII.1.2:

The Community Development and Environmental Services Division and the Airport Authority shall promote the development of the Immokalee Airport and surrounding commercial and industrial areas as set forth in the Immokalee Airport Master Plan.

Policy VIII.1.3:

Develop and initiate a program in 1997 to promote the incentives of Enterprise Zone designation.

Policy VIII.1.4:

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.

Policy VIII.1.5:

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.