

PROPOSED IMMOKALEE AREA MASTER PLAN

CCPC Draft
December 2018



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 4.32 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 t~~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. ~~represents the first step in completing the~~
31 ~~objectives of the Committee. The Collier County LDC (Ordinance 04-41, as amended) will be~~
32 ~~updated next to implement the Goal, Objectives, and Policies of the IAMP, followed closely by~~
33 ~~an update to the Capital Improvements Plan, and the creation of a long-term transportation plan.~~

34

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

1 An integral component of Immokalee’s future is the Collier County Community Redevelopment
2 Agency (CRA). Established in 2000 by the Board of County Commissioners, the Agency’s
3 mission is to eliminate blighted conditions as identified under Chapter 163, Part 3 of the Florida
4 Statutes. The Board of County Commissioners is the ex-officio board of the CRA. In 2000, the
5 BCC adopted the Collier County Community Redevelopment Plan that included two
6 redevelopment areas: Bayshore/Gateway Triangle and Immokalee.

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

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

16 17 18 **II. NEW DIRECTIONS**

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

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

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

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

1 Ave Maria; and create new public plazas and gathering spaces. These public plazas and
2 spaces will be designed within an appropriate streetscape to foster walkability and a mixture of
3 uses, including entertainment and cultural events, and will position Immokalee to attract new
4 residents and visitors to the downtown area.

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

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

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

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

37 The opportunities available through development of the Tradeport are particularly significant
38 given that in 2012 the Collier County Office of Business and Economic Development (OBED)
39 Economic Development Council of Collier County (EDC) ~~estimateds~~ the County will need an
40 additional 3,685 acres of new business park lands by 2030. The OBED EDC has been working

1 to attract research clusters to Collier County to diversify the economy, which is currently highly
2 dependent on only three industries: agriculture, construction, and tourism and services. The
3 three targeted industry clusters are: health and life science; computer software and services;
4 and distribution. Given its location, access to major roads, connectivity with other parts of the
5 state, availability of developable land, and the airport, Immokalee is a prime location for the new
6 distribution industry that the OBEDDC has identified as being vital to the growth and
7 diversification of Collier County's economy.

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

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

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

21 The ~~second third~~ goal, ~~and its objective and policies, deal with~~ focuses on quality
22 neighborhoods. An Immokalee Neighborhood Map has been created by the community to begin
23 the process of evaluating the needs of each neighborhood. Future neighborhood improvements
24 such as housing conditions, water management, transportation, lighting and play areas, are
25 encourage to elevate the quality of life for Immokalee residents. ~~housing. Mobile homes have~~
26 ~~historically provided a significant percentage of the housing in Immokalee, and have provided~~
27 ~~affordable homes. Adequate housing for farmworkers must continue to be addressed. Gap~~
28 ~~housing and other "market-rate" housing, which provides housing for middle-class families, has~~
29 ~~been historically underrepresented in the Immokalee market. Affordable workforce housing will~~
30 ~~continue to be needed in the community. Note that the terms Gap and Affordable Workforce~~
31 ~~Housing are defined in the Collier County LDC (Ordinance 04-41, as amended).~~

32 The ~~fourth third goal and set of objectives~~ addresses infrastructure and public services. Parks
33 and recreational opportunities to serve the young families in Immokalee are the first public
34 infrastructure item discussed. Transportation is a major component of any community's public
35 infrastructure needs, and while county-wide issues are still dealt with in the county
36 Transportation Element, this portion addresses Immokalee's local roads and needed public
37 safety improvements to protect pedestrians and bicyclists. Other important public services
38 include stormwater management and solid waste, which are addressed as well.

39 The ~~fifth fourth~~ goal addresses and related objective deals with natural resource protection and
40 how to promote eco-tourism within Immokalee. While the Conservation and Coastal
41 Management Element still applies, significant natural resources within the Immokalee Urban

1 Area and ecotourism opportunities ~~are addressed here.~~

2 Land use is an integral component of any master plan, ~~and the sixth-~~ The fifth goal ~~and its~~
3 ~~objective and policies deal with this issue.~~ Defines the land use designations applicable to
4 Immokalee, and as illustrated on the Immokalee Future Land Use Map. Mixed-use, pedestrian-
5 scaled development is important, as is allowing development in appropriate locations, at
6 densities and intensities that will attract new development.

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

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

14 15 **IV. IMPLEMENTATION STRATEGY**

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

18 19 **GOALS, OBJECTIVES AND POLICIES**

20 21 **GOAL 12: ENHANCE AND DIVERSIFY IMMOKALEE'S LOCAL ECONOMY.**

22 23 **OBJECTIVE 21.1:**

24 Actively pursue, attract, and retain business enterprises.

25 26 **Policy 21.1.1: Commercial and Trade Hub**

27 In recognition of Immokalee's strategic location within Collier County and ~~s~~Southwest Florida,
28 ~~and the Foreign Trade Zone, Community Redevelopment Area, Promise Zone, Federal~~
29 ~~Enterprise Community, Historically Underdeveloped Building (HUB) Zone, and Rural Area of~~
30 ~~Opportunity (RAO) designations,~~ the County will continue to support and partner with other
31 organizations to seek and maintain and the economic or funding opportunities and resulting
32 ~~from these~~ designations that will:

- 33
34 • Support the Immokalee CRA and other economic development entities in actively
35 promoting and positioning Immokalee as a regional commercial and trade hub for
36 businesses seeking to locate or expand into Southwest Florida; and
- 37 • Encourage the Immokalee CRA and other economic development entities in the
38 marketing of commercial and industrial opportunities in Immokalee.;
- 39 • ~~Support the CRA in pursuing grants and funding from government, non-~~
40 ~~governmental organizations, or private sector partnerships.~~

1 **Policy ~~21.1.2:~~ Florida Tradeport/Immokalee Regional Airport/Florida Tradeport**

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

6 **Policy ~~21.1.3:~~ Mitigation Banking and/or Targeted Acquisition Lands**

7 Within two (2) years of ~~adoption, the effective date of this policy,~~ Collier County will explore the
8 feasibility of utilizing privately owned undeveloped parcels with significant wetland, upland, or
9 listed species habitat value, as a listed species habitat conservation bank or wetland mitigation
10 bank to: 1) compensate for wetland or listed species impacts associated with development
11 within the Immokalee Urban Area, 2) for mitigation required by state and federal agencies, or
12 3) for off-site preservation when allowed. The purpose of such a mitigation bank and/or
13 identification of lands targeted for acquisition within the Immokalee Urban Area, in addition to
14 the ecological benefits, is to facilitate and expedite permitting of development and
15 redevelopment on other more appropriate lands within the Immokalee Urban Area. During this
16 period, the County shall develop a map depicting the preferred lands to be targeted for
17 mitigation or acquisition by public or private parties. Incentives and regulatory requirements
18 shall be included in the LDC (Ordinance 04-41, as amended) to direct mitigation to, or
19 acquisition of, these targeted lands and to direct development away from such lands.

21 **OBJECTIVE ~~21.2:~~**

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

25 **~~Policy 2.2.1: Expedited Review~~**

26 ~~Within two (2) years of the effective date of this policy subject to Policy 1.1.1, Collier County will~~
27 ~~review and amend or expand, as necessary, the fast track and expedited review program for~~
28 ~~projects that provide a positive economic benefit to the Immokalee economy, specifically~~
29 ~~including affordable, gap, and farmworker housing and targeted industries. During this period,~~
30 ~~criteria will be developed to be used as a guide for determining what will qualify a project for this~~
31 ~~expedited review program. (this has been accomplished through Resolution 2016-247)~~

33 **Policy ~~21.2.12:~~ Pre-Certified Commercial/Industrial Sites**

34 Collier County will encourage the development of targeted manufacturing, light industrial, and
35 other similar uses by identifying appropriate locations for those uses, and by streamlining the
36 permitting and approval process for commercial and industrial development within the
37 Immokalee Urban Area. Within one (1) year of adoption, Collier County will initiate the review of
38 the existing Certified Sites Program, presently administered by the Collier County Office of
39 Business and Economic Development, and propose improvements to the program that will
40 further assist economic development in the Immokalee area.

42 **Policy ~~21.2.23:~~ Home Occupations**

43 Within two (2) years of adoption, Collier County will initiate amendments to the LDC (Ordinance

1 04-41, as amended) to create more flexibility for home-based businesses in the Immokalee
2 Urban Area, thereby allowing additional opportunities for home-based occupations.

3
4 **Policy 21.2.34: Financial Incentives**

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

9
10 **Policy 21.2.45: Agriculture-Related Business Uses**

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

- 13 • allow agriculture research and development facilities, agri-business offices and
14 headquarters, and facilities, offices, headquarters and apparatuses associated with an
15 alternative energy use. These uses will be allowed on properties zoned (A) Rural
16 Agricultural, within the Low Residential Subdistrict land use designation; and
- 17 • to allow small agriculture-related business uses, such as fruit and vegetable stands, and
18 farmers markets, within ~~certain, to be determined, non-agricultural~~ Residential zoning
19 districts, ~~within two (2) years of the of the effective date of this Policy.~~

20 Compatibility criteria and development standards shall be included in proposed LDC
21 amendments.

22
23 **OBJECTIVE 21.3:**

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

26
27 **Policy 21.3.1: Tourism, Recreational, Entertainment and Cultural Opportunities**

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

36
37 **Policy 21.3.2: Eco-tourism**

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

1
2 **Policy 21.3.3: Seminole Casino Immokalee**

3 Collier County will continue efforts to work with the Seminole Tribe of Florida to: a) integrate
4 future plans for the Seminole Casino Hotel and Reservation within an Immokalee-wide tourism
5 development and marketing campaign; and b) address impacts of the expansion of the
6 Seminole Casino Hotel, and other resort structures and uses on the community and surrounding
7 area.
8

9 **Policy 21.3.4: Entertainment Area**

10 In recognition of the fact that the casino is a significant attraction, Collier County will encourage
11 the development of an entertainment area near the casino that is complementary and
12 connected to Immokalee's existing downtown core.
13

14 **OBJECTIVE 21.4:**

15 Enhance and expand educational and cultural facilities and opportunities in Immokalee.
16

17 **Policy 21.4.1: Research and Development**

18 Collier County will seek to attract educational research facilities, similar to the Southwest Florida
19 Research and Education Center, to Immokalee. It is anticipated that the County will work with
20 the Immokalee CRA, public and private colleges and universities, and other public and private
21 organizations to promote these opportunities.
22

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

24 Collier County will seek to partner with other organizations including the Collier County School
25 Board and CareerSource Southwest Florida to enhance the availability and variety of training
26 programs in Immokalee. (Reorganized)
27

28 **OBJECTIVE 21.5:**

29 Collier County will support the implementation of the Immokalee Redevelopment Area Plan
30 (Resolution No. 2000-181 and 2004-384, as amended). Promote and support development and
31 redevelopment initiatives in the Immokalee Area.
32

33 **Policy 21.5.1: Technical Assistance**

34 Within two (2) years of ~~the of the effective adoption date~~ Collier County will initiate the review of
35 existing programs meant to provide technical assistance for the establishment and permitting of
36 new or expanding businesses and make recommendations to better implement these programs
37 specific to the needs of the Immokalee community. This technical assistance will be made
38 available through the CRA. It is anticipated that Collier County will work with the CRA, and
39 public and private organizations, to complete this review and make recommendations.
40

41 **Policy 21.5.2: Infill and Downtown Redevelopment**

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

1 incentives.

2
3 **Policy 21.5.3: Alternative Funding**

4 Collier County will continue to support efforts to seek additional state and federal funding to
5 improve infrastructure and housing, may seek to partner with Rural Neighborhoods, Front Porch
6 Florida and other similar entities— and to promote or expedite the development and
7 redevelopment of the community residential structures and properties within Immokalee by
8 pursuing alternative funding sources on an ongoing basis.

9
10 **GOAL 32: TO PROVIDE A DIVERSITY OF SAFE AND SANITARY HOUSING QUALITY**
11 **NEIGHBORHOODS FOR ALL RESIDENTS OF THE IMMOKALEE URBAN AREA.**

12
13 **OBJECTIVE 2.1**

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

16
17 **Policy 2.1.1: Neighborhood Inventory**

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

22
23 **Policy 2.1.2: Neighborhood Improvement Plans**

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

28
29 **OBJECTIVE 32.2:**

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

32
33 **Policy 32.2.12: Funding Opportunities**

34 Collier County, in coordination with federal, state, and other local agencies and private
35 organizations will seek funding for the housing needs identified in the Immokalee Housing
36 Condition Inventory. Neighborhood Improvement Plans.

37
38 **Policy 32.2.23: Substandard Housing**

39 Collier County will periodically update its programs for the repair, removal, or replacement of
40 substandard housing units in Immokalee, based on the most recent Immokalee Housing
41 Condition Inventory.

42
43 **Policy 32.2.34: Displaced Occupants**

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

3
4 **Policy ~~32.2.45~~: Housing Code Enforcement**

5 Collier County shall make reasonable effort to require that substandard housing be brought into
6 compliance or eliminated. ~~Enforcement e~~Efforts will focus on properties that are abandoned,
7 owned by an absentee landlord, or ~~whose operation is~~ not in compliance with the Collier County
8 Land Development Code or Code of Laws and Ordinances.

9
10 **Policy 2.2.5: Farm Labor Housing Land Development Regulations**

11 Collier County, in cooperation with the Florida Department of Health, will review and revise, as
12 necessary, the LDC provisions regulating farm labor housing within the Immokalee Urban Area
13 to eliminate regulations that are duplicative to federal and state provisions.**(Reorganized)**

14
15 **Policy 2.2.6: Interagency Coordination**

16 Collier County will coordinate with the Immokalee CRA and other housing providers and
17 regulators to review and consider incentives to improve the housing quantity and quality in the
18 Immokalee Urban Area. **(Reorganized)**

19
20 **OBJECTIVE ~~32.3~~:**

21 The County will continue to explore and provide innovative programs and regulatory reforms to
22 reduce development costs and promote ~~safe and sanitary affordable-workforce housing quality~~
23 neighborhoods and a full range of housing for all Immokalee residents.

24
25 **Policy ~~32.3.1~~: Housing Grant Opportunities**

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

28
29 **~~Policy 32.3.2: Affordable-Workforce and Gap~~ Housing Incentives**

30 Housing affordability in Immokalee will be incentivize in part through the implementation of the
31 approved strategies within the Collier County Community Housing Plan. ~~Collier County will~~
32 ~~review its affordable-workforce housing (including gap) incentives to determine the effectiveness~~
33 ~~of existing provisions and whether additional incentives are necessary or desired.~~

34
35 **GOAL ~~43~~: TO PROVIDE ADEQUATE AND EFFICIENT PUBLIC INFRASTRUCTURE AND**
36 **FACILITIES FOR THE IMMOKALEE URBAN AREA.**

37
38 **OBJECTIVE 3.1:**

39 To annually identify the priorities of the Immokalee community and the Immokalee CRA related
40 to capital improvements and other activities that will further the goals, objectives and policies of
41 the IAMP.**(Reorganized)**

1 **Policy 3.1.1: Capital Projects and Studies**

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

10 **OBJECTIVE 43.24:**

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

14
15 **Policy 43.24.1: Priority Park Sites**

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

20
21 **Policy 43.24.2: Community Input**

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

24
25 **Policy 43.24.3: Expansion of Parks and Trails**

26 Collier County will expand the network of parks and connect recreational areas throughout the
27 community where appropriate and feasible, ~~and as identified in the Parks Master Plan.~~

28
29 **Policy 43.24.4: Encourage Active Lifestyles**

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

34
35 **Policy 43.24.5: Use of Vacant Residential Parcels**

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

40
41 **~~Policy 4.1.6: Park Amenities~~**

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

1 ~~Regional Park Master Plan. (This is accomplished through the current Parks and~~
2 ~~Recreation Master Plan update)~~

3
4
5 **OBJECTIVE 43.32:**

6 To provide a network of roads, sidewalks, and bike paths to support growth, ~~to provide for the in~~
7 ~~a manner that allows for the~~ safe and convenient movement of pedestrians, bicyclists
8 ~~motorized,~~ and ~~non-motorized~~ vehicles.

9
10 **Policy 3.3.1: Complete Streets**

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

15
16 **Policy 43.32.21: Bicycle and Pedestrian Pathways Plan**

17 ~~Related to pathways specifically i~~n the Immokalee Urban Area, ~~the Collier County 5-Year~~
18 ~~Pathways Plan will give~~ will be given to projects ~~to~~ linking existing ~~and future~~ residential
19 neighborhoods with commercial and employment areas, ~~as well as~~ schools, libraries,
20 community parks, recreation sites and other public service areas. ~~Input will be sought from~~
21 ~~landowners and residents to identify priority. The Collier County 5-Year Pathways Plan will~~
22 ~~depict existing and planned future pathways for the Immokalee community.~~

23
24 **Policy 43.3.32: Long Range Transportation Improvements**

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

- 29
- 30 • the Florida Department of Transportation in the widening of SR 82 between I-75 and SR 29
31 as a first step in improving transportation access to Immokalee;
 - 32 • the building of the SR 29 Bypass Route to create direct access to SR 82 and SR 29 from the
33 Immokalee Regional Airport and Florida Tradeport;
 - 34 • the Florida Department of Transportation to improve road conditions along State-owned
35 roads;
 - 36 • the creation of new, or expansion of existing, transportation corridors that improve access
37 between Immokalee, the City of Naples, and coastal Collier County; and

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

39 Recognizing that a significant segment of the of the community's population uses public transit,
40 walks or bicycles to work and to school, within three (3) years of adoption, Collier County will

1 initiate a transportation planning study with recommendations to identify potential routes to
2 improve connectivity of the collector and local street grid to expand public transit service, and
3 bicycle and pedestrian access.

4
5 **Policy 3.3.5: Private Roads**

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

9
10 **Policy ~~43.32.64~~: Access from Immokalee Regional Airport to Future SR 29 Bypass**

11 Collier County will continue to coordinate with the Florida Department of Transportation (FDOT),
12 and with landowners and other stakeholders, to identify ~~one or more a~~ preferred routes to
13 connect the Airport and the future SR 29 Bypass.

14
15 **Policy ~~43.32.75~~: Safety Improvements**

16 As funding becomes available, Collier County will implement the 2011 Immokalee Walkability
17 Community Study, funded by prepared for the Collier Metropolitan Planning Organization,
18 identifying locations for new sidewalks, traffic signals, signage, crosswalks, bike paths and
19 street lighting for the purpose of improving pedestrian and bicycle circulation and safety, ~~within~~
20 ~~prioritized areas within the Municipal Service Taxing Unit (MSTU).~~

21
22 **Policy ~~43.32.86~~: Public Transit Routes**

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

26
27 **Policy 4.2.6: Enhanced Transit Services**

28 ~~Collier County will encourage the provision of a wide array of transit services, such as bike and~~
29 ~~ride and medical transport. (Transit operations are defined and implemented by the Public~~
30 ~~Transit and Neighborhood Enhancement Division and change with technology. This plan~~
31 ~~appropriately focuses on improving corridors and transit routes.)~~

32
33 **Policy ~~4.2.7~~ 3.3.9: Transportation Concurrency Alternatives (for SR 29)**

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

- 39
40 a. Establishing a Transportation Concurrency Exception Area (TCEA) or Transportation
41 Concurrency Management Area (TCMA) or other alternative that would allow limited
42 exceptions and/or mitigated waivers from concurrency for economic development, diversity,
43 and job creation in the Immokalee Urban Area; and

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

11
12 **OBJECTIVE ~~43.43~~:**

13 To improve stormwater management and surface drainage in Immokalee.

14
15 **Policy ~~43.43.1~~: Immokalee Stormwater Master Plan**

16 ~~Within two (2) years of the effective date of this Policy, Collier County's Stormwater Management~~
17 ~~staff, in coordination with other County departments, will continue to implement the~~
18 ~~recommendations contained within the Immokalee Stormwater Master Plan (as amended), as~~
19 ~~funding becomes available. Collier County will implement, to the degree necessary on a phased~~
20 ~~schedule, the Immokalee Stormwater Master Plan and its recommendations for the particular~~
21 ~~locations (Lake Trafford, Fish Creek, Madison Creek Ditch, and Sanitation Road Slough Cross-~~
22 ~~Drain Additions) where significant drainage issues are known.~~

23
24 **OBJECTIVE ~~4.4~~:**

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

27
28 **Policy ~~4.4.1~~: Clean Immokalee Plan**

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

33 **(This objective and policy will move into the CRA Plan.)**

34
35 **GOAL ~~54~~: TO PROTECT IMPORTANT NATURAL RESOURCES THROUGH THE**
36 **IMPLEMENTATION OF IMMOKALEE-SPECIFIC DEVELOPMENT STANDARDS AND**
37 **POLICIES.**

38
39 **OBJECTIVE ~~54.1~~:**

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

1
2 **Policy ~~54~~.1.1: Incentives and Innovative Land Development Regulations**

3 Collier County will promote the preservation of native vegetation in the Immokalee Urban Area
4 exceeding the minimum required amounts set forth in CCME Policy 6.1.1, and pursuant to IAMP
5 Policy ~~21~~.1.3. This may be accomplished by utilizing incentives and innovative land
6 development regulations, including but not limited to: cluster development, transferable
7 development rights, density bonuses, and flexible development standards to incentivize infill
8 development and redevelopment within targeted MR, HR, C-MU and I-MU designated lands. In
9 order to qualify for any such incentives, ~~on-site or off-site preservation, if allowed in specifically~~
10 ~~targeted areas within the Immokalee Urban designated area, the preserve acreage~~ shall exceed
11 the minimum applicable ~~amounts acreage~~ set forth in CCME Policy 6.1.1. by at least 10 percent.
12 Incentives may be provided based upon a sliding scale, providing greater levels of incentive for
13 greater amounts of preservation above the applicable minimum amounts set forth in CCME
14 Policy 6.1.1.

15
16 ~~Within two (2) years of the effective date of this Policy, the County will explore the feasibility of~~
17 ~~adopting a TDR program in the Immokalee Urban Area to further this Objective and Policy 2.1.3.~~

18
19 Within two years of ~~the effective adoption date of this Policy the Collier County shall~~
20 ~~initiate amendments to the~~ LDC (Ordinance 04-41, as amended), ~~shall be amended~~
21 to provide for other incentives and innovative land development regulations, including but not
22 limited to cluster development and flexible development standards, that do not require an
23 amendment to the IAMP.

24
25 **Policy ~~54~~.1.2: Lake Trafford ~~Development~~ Water Quality**

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

41
42 **Policy ~~54~~.1.3: Lake Trafford Remediation**

43 Collier County will continue to cooperate with state and federal agencies on remediation,

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

3
4 **~~Policy 5.1.4 Conservation Designation~~**

5 ~~During the next Evaluation and Appraisal Report (EAR) cycle, and at least during each~~
6 ~~subsequent EAR cycle, Collier County shall identify and map lands within the Immokalee Urban~~
7 ~~Area owned by a public entity, where such lands were acquired for the purposes of~~
8 ~~conservation, provided for in the Collier County Future Land Use Conservation Designation. The~~
9 ~~County shall then consider whether such lands should be designated Conservation on the~~
10 ~~FLUM. (*Designating properties as conservation may bring about unintended*~~
11 ~~*consequences to the detriment of eco-tourism by limiting the recreational access to the*~~
12 ~~*properties.*)~~

13
14 **GOAL 56: TO ALLOW AND ENCOURAGE A MIXTURE OF LAND USES THAT IS**
15 **APPROPRIATE FOR IMMOKALEE.**

16
17 **OBJECTIVE 65.1:**

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

24
25 **Policy 65.1.1: Future Land Use Designation**

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

28
29 **A. URBAN – MIXED USE DISTRICT**

- 30 1. Low Residential Subdistrict
- 31 2. Medium Residential Subdistrict
- 32 3. High Residential Subdistrict
- 33 4. Commercial – Mixed Use Subdistrict
- 34 5. Recreational/Tourist Subdistrict

35 **B. URBAN – INDUSTRIAL DISTRICT**

- 36 1. Industrial Subdistrict
- 37 2. Industrial – Mixed Use Subdistrict
- 38 3. Industrial – Immokalee Regional Airport Subdistrict

39
40 **C. OVERLAYS AND FEATURES**

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

1 3.4. Industrial - Mixed Use Commercial Overlay

2
3 **Policy 65.1.2: Compatibility between Land Uses**

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

6
7 **Policy 6.1.3: Right to Farm**

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

10
11 **Policy 6.1.4: Farmworker Housing**

12 ~~Collier County recognizes the need for farm labor to support the County's agricultural industry.~~
13 ~~Collier County will encourage the provision of housing for seasonal, temporary or migrant~~
14 ~~farmworkers, provided that such housing is consistent with Migrant Labor Housing provisions~~
15 ~~of Section 64E-14, Florida Administrative Code, and does not conflict with the existing zoning~~
16 ~~districts or the Immokalee Area Future Land Use Map. (Farmworker Housing is addressed~~
17 ~~in Policy 2.2.6)~~

18
19 **Policy 65.1.35: Compact Mixed-Use Development**

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

23
24 **Policy 65.1.46: Mobile Homes within the Immokalee Urban Area**

25 New mobile homes shall be allowed in the Immokalee Urban Area as a temporary residence
26 as identified in LDC Section 5.04.02.C; or within an existing mobile home park or subdivision
27 as identified in LDC Section 2.03.07 G.6; or as part of a new mobile home park or subdivision
28 approved on lands with existing zoning that permits mobile homes; or on individual lots or
29 parcels with existing zoning that permits mobile homes in the Low Residential (LR) or Medium
30 Residential (MR) Subdistricts.

31
32 Mobile homes shall also be permitted on properties located at 1101, 1121 and 1123 Alachua
33 Street, Immokalee Florida, in accordance with the Mediated Settlement Agreement and Mutual
34 Release relating to Case No. 08-9355-CA and Case No. 09-1281-CA, dated February 26, 2013
35 (see OR Book 4895, Page 1963 et seq. of the Official Public Records of Collier County, Florida).
36 The Agreement references both the Commerce Center-Mixed Use Subdistrict of the Urban
37 Mixed-Use District and the Commerce Center-Industrial Subdistrict of the Urban-Industrial
38 District of the IAMP in effect on February 26, 2013.

39
40 **Policy 65.1.57: Public Educational Plants**

41 Public educational plants and public ancillary plants shall be allowed as provided for in Policy
42 5.1644 of the Future Land Use Element.

1 **Policy 65.1.68: Rezoning and Growth Management Plan Consistency by Policy**

2 A. All rezonings must be consistent with the Growth Management Plan. For properties that
3 ~~have zoning in place prior to a change in~~ are zoned inconsistent with the Land Use
4 Designation Description Section, where the prior zoning allows for a higher density or
5 ~~intensity than the new Land Use Designation are such properties may be~~ deemed to be
6 consistent with the Growth Management Plan ~~by policy, and such properties the property~~
7 ~~may be rezoned as follows~~ if the property's zoning at the time of adoption allows for a higher
8 density or intensity than the new Land Use Designation. For such properties, the following
9 provisions apply:

- 10 1. For such commercially-zoned properties, zoning changes will be allowed provided the
11 new zoning district is the same or a lower intensity commercial~~ly~~ zoning district as the
12 existing zoning district, and provided the overall intensity of commercial land use
13 allowed by the existing zoning district is not exceeded in the new zoning district. A
14 zoning change of such commercial-zoned properties to a residential zoning district is
15 allowed as provided for in the Density Rating System of this Master Plan.
- 16 2. For such industrially-zoned properties, zoning changes will be allowed provided the
17 new zoning district is the same or a lower intensity industrial or commercial zoning
18 district as the existing zoning district, and provided the overall intensity of industrial
19 land use allowed by the existing zoning district is not exceeded in the new zoning
20 district.
- 21 3. For such residentially-zoned properties, zoning changes will be allowed provided the
22 authorized number of dwelling units in the new zoning district does not exceed that
23 authorized by the existing zoning district, and provided the overall intensity of
24 development allowed by the new zoning district does not exceed that allowed by the
25 existing zoning district.
- 26 4. Properties ~~subject to the above limitations deemed consistent by policy with the IAMP~~
27 ~~may be combined and developed with other property, whether such other property~~
28 deemed consistent by policy or deemed consistent with the Land Use Designation
29 Section. ~~has had a change in Land Use Designation.~~ For residential and mixed-use
30 developments only, the accumulated density between these properties may be
31 distributed throughout the project, as provided for in the Density Rating System or the
32 underlying subdistrict, as applicable.
- 33 5. Overall intensity of development shall be determined based upon a comparison of
34 public facility impacts as allowed by the existing zoning district and the proposed
35 zoning district.
- 36 5-6. As consistent with the LDC Section 2.03.07, Overlay Zoning Districts.
- 37 6-7. This Section does not apply to properties where changes to the Land Use
38 Designation are initiated by the property owner via a Growth Management Plan
39 amendment application.

40
41 B. Any property owner who believes that they have been adversely affected by this IAMP
42 may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings
43 Determinations) of the LDC. All applications must be submitted within one year from the

1 ~~adopted effective~~ date of the IAMP or applicable IAMP amendment. This procedure shall
2 be considered supplemental to any other claim or remedy that the property owner may
3 have. Notice of the Adoption of this Plan and the one-year time frame within which any
4 property owner who believes that they have been adversely affected by this IAMP may
5 utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations)
6 of the LDC shall be provided with a minimum 1/8-page notice in one or more newspapers
7 of general circulation in the Immokalee area within 15 days of Adoption of this plan by the
8 BCC.

9
10 **Policy 6.1.10: Non-Residential Development**

11 ~~Non-residential development in the Immokalee Urban Area will be limited to no more than 8.45~~
12 ~~million square feet through the 2040 Planning Horizon. Non-residential development includes~~
13 ~~commercial, retail, office, industrial, institutional and governmental buildings, but excludes~~
14 ~~hotels, motels, government subsidized, affordable or farmworker housing, and development~~
15 ~~within the Seminole Reservation. Collier County staff shall maintain records on the amount of~~
16 ~~non-residential development in Immokalee and shall review, and update as necessary, the non-~~
17 ~~residential development limit. (Specifying the non-residential acreage is no longer a DCA~~
18 ~~requirement and staff should not have to track it.)~~

19
20 **GOAL 67: TO ESTABLISH DEVELOPMENT DESIGN STANDARDS THAT ARE**
21 **APPROPRIATE FOR IMMOKALEE.**

22
23 **OBJECTIVE 67.1:**

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

27
28 **Policy 67.1.1: Development of Land Development Code Standards**

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

36
37 **Policy 67.1.2: Location of Service Uses**

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

42
43 ~~Policy 7.1.3: Innovative Design~~

1 ~~Within two (2) years of the effective date of this policy Collier County and the Immokalee~~
2 ~~Community Redevelopment Agency will develop incentives and/or regulations to promote:~~
3 ~~enhanced pedestrian access; pedestrian-friendly design; compact mixed-use development and~~
4 ~~redevelopment; shared infrastructure; enhanced public spaces and signage; and use of public~~
5 ~~transit. (redundant to Policy 6.1.1)~~

6
7 **Policy ~~67.1.34~~: Downtown Pedestrian Amenities**

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

14
15 **Policy ~~76.1.45~~: Central Business District**

16 Within two (2) years of adoption, ~~the effective date of this policy~~ Collier County, in coordination
17 with the Immokalee CRA, will initiate a review of the Public Realm Plan and the Central
18 Business District Form-Based Guidelines. Based on the review, Collier County will initiate
19 amendments to the LDC (Ordinance 04-41, as amended), as necessary, to include a Central
20 Business District in Immokalee to include the Public Realm Plan and the Central Business
21 District Form Based Guidelines. The District will be depicted in the LDC and will encourage
22 high-intensity, multi-story, and pedestrian-oriented commercial and mixed-use development.

23
24 **Policy ~~76.1.56~~: Safe Neighborhood Initiatives**

25 Collier County will coordinate with local and state law enforcement, developers, and citizens to
26 seek funding opportunities available under the Safe Neighborhood Act (~~Section~~Chapter 163,
27 Part IV-504, F.S.) or other programs to improve safety within the Immokalee community and to
28 provide for safe streets. This may include implementation of CPTED (crime prevention through
29 environmental design) strategies, where such strategies are compatible with the community
30 design objectives set forth herein.

31
32 **GOAL ~~78~~: TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF**
33 **INFORMATION WITH THE SEMINOLE TRIBAL COUNCIL, COLLIER COUNTY SCHOOL**
34 **BOARD, OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, AND NON-**
35 **PROFIT ORGANIZATIONS, ~~THE SCHOOL BOARD, AND THE SEMINOLE TRIBAL~~**
36 **COUNCIL THAT MAY BE AFFECTED BY THE IMMOKALEE AREA MASTER PLAN.**

37
38 **OBJECTIVE ~~87.1~~:**

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

41
42 **Policy ~~78.1.1~~: Regional Economic Development Initiatives**

43 Collier County will collaborate in regional initiatives with local and regional economic
44 development organizations and the State of Florida to assist the Immokalee area in attracting

1 businesses, marketing, and developing infrastructure.

2
3 **Policy ~~7~~8.1.2: Redevelopment Implementation Partners**

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

7
8 **Policy ~~7~~8.1.3: Immokalee Government Services Center**

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

- 12 a. Animal control
- 13 b. Board of County Commissioners Office
- 14 c. Branch Office of the Collier County Tax Collector
- 15 d. Child support enforcement
- 16 e. Code enforcement
- 17 f. Court
- 18 g. Domestic violence services
- 19 h. Economic Development
- 20 i. Emergency management services
- 21 j. Emergency medical services
- 22 k. Emergency Operations Center (EOC)
- 23 l. Housing and Human Services
- 24 m. Immokalee Community Redevelopment Agency
- 25 n. Permitting
- 26 o. Planning and Zoning, and economic development needs
- 27 p. Public health services
- 28 q. Veterans Services
- 29

30
31 **Policy 7.1.4: Immokalee Civic Center**

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

34
35 **Policy 7.1.5: Satellite Emergency Operations Center**

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

40
41
42 (The remaining of the page is intentionally left blank)

1
2 **LAND USE DESIGNATION DESCRIPTION SECTION**

3 The Immokalee Area Master Plan Future Land Use Designations include the following Districts
4 and Subdistricts. The following describes land use designations shown on the Immokalee
5 Master Plan Future Land Use Map. These designations generally indicate the types of land
6 uses for which zoning may be requested. However, these land use designations do not
7 guarantee that a zoning district request will be approved.

8
9 **A. URBAN - MIXED USE DISTRICT**

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

18
19 New commercial development may be allowed in the Low Residential, Medium Residential or
20 High Residential subdistricts through Planned Unit Development (PUD) zoning, subject to the
21 following limitations:

22
23 Commercial development may be permitted within a PUD, provided the following size and
24 development criteria are met. The commercial component within a PUD may be allowed to
25 develop up to the maximum acreage specified in the table below:
26

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

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

- 28
29 a. Commercial zoning shall be no closer than one (1) mile to any lands designated C- MU and
30 no closer than one mile from the nearest PUD commercial zoning of ten acres or greater in
31 size, unless otherwise authorized by the Board of County Commissioners;
32
33 b. The configuration of the commercial parcel shall be no more frontage than depth, unless
34 otherwise authorized by the Board of County Commissioners;
35
36 c. Commercial zoning or development shall be no closer than ~~a one-quarter~~ (1/4) mile from the
37 nearest existing elementary school boundary, unless otherwise authorized by the Board of
38 County Commissioners;

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

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

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

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

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

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

29 ~~focusing on agri-business and reliant upon proximity to active agriculture;~~
30 ~~are also allowed through a Conditional Use process. Such facilities must demonstrate~~
31 ~~compatibility with adjacent properties~~

32
33
34 **2. Medium Residential Subdistrict (MR)**

35 The purpose of this subdistrict is to provide for a mixture of housing types and supporting
36 ancillary uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy~~yes~~ 5.1.4.
37 ~~6.1.6. and 6.1.9. and 6.1.7.~~ Residential densities are allowed as provided below, except for
38 properties within the Lake Trafford/Camp Keais Strand System Overlay.

- 39
40 • Base Density: Six (6) dwellings units per gross acre.
41
42 • Maximum Density: Fourteen (14) dwelling units per gross acre, inclusive of all density
43 bonuses. Densities above the base density can only be achieved through available

1 density bonuses.

2
3 **3. High Residential Subdistrict (HR):**

4 The purpose of this subdistrict is to provide for a mixture of housing type and supporting
5 ancillary uses. Mobile homes are allowed pursuant to the provisions of IAMP Policies 5.1.4.
6 ~~6.1.6. and 6.1.9 and 6.1.7.~~ Residential densities are allowed as provided below, except for
7 properties within the Lake Trafford/Camp Keais Strand System Overlay.

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

14
15 **4. Commercial - Mixed Use Subdistrict (C-MU):**

16 The purpose of this Subdistrict is to provide for pedestrian-scaled, higher density residential and
17 mixed-use development, employment and recreational opportunities, cultural and civic activities,
18 and public places to serve residents of, and visitors to, the Immokalee Urban Area. All types of
19 residential uses are allowed within this Subdistrict, except that mobile homes are only allowed
20 as provided by IAMP Policies 6.1.6. and 6.1.9. Policy 5.1.4. and 6.1.7. Residential densities are
21 allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand
22 System Overlay. Nonresidential uses allowed within this Subdistrict include those uses allowed
23 in the C-1 through C-4 zoning districts in the Collier County Land Development Code, Ord. No.
24 04-41, as amended.

- 25
26
 - Base Density: Sixteen (16) dwelling units per gross acre.
 - Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density
29 bonuses. Densities above the base density can only be achieved through available
30 density bonuses.
 - Transient lodging is allowed at a maximum density of thirty-two (32) units per gross acre.
 - ~~Mix of Uses: Projects equal to or greater than ten (10) acres will be encouraged to
35 provide both residential and non-residential uses. In no case shall more than 70% of the
36 C-MU Subdistrict, in aggregate, be developed as single-use, non-residential projects.~~

37
38 **5. Recreational/Tourist Subdistrict (RT)**

39 The purpose of this Subdistrict is to provide for recreational and tourist activities related to the
40 natural environment, and to allow for limited compact residential development. Uses allowed in
41 this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife
42 sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities
43 (including hotel/motel, rental cabins, bed and breakfast establishments, campsites); restaurants;

1 recreational vehicle parks; sporting and recreational camps; low-intensity retail directly
2 associated with the purpose of this Subdistrict; agriculture; and essential services as defined in
3 the Land Development Code. Mobile homes are allowed pursuant to the provisions of IAMP
4 Policy ~~6.1.6. and 6.1.9. and 6.1.7. 5.1.4.~~

5
6 ~~Single and multi-family dwelling units are allowed. To minimize impacts on the natural~~
7 ~~environment, residential development shall be clustered subject to the following:~~

- 8 • ~~Within any project the average single family home parcel shall not exceed 6,000 square~~
9 ~~feet, and in no case, shall any individual single family lot or parcel exceed 12,000 square~~
10 ~~feet; and~~
- 11 • ~~Multi-family development projects shall be submitted in the form of a Planned Unit~~
12 ~~Development. (Reorganized below)~~
- 13
- 14 • Base Density: Four (4) dwelling units per gross acre.
- 15
- 16 • Maximum Density: Four (4) dwelling units per gross acre. Density bonuses do not apply
17 in this subdistrict.
- 18
- 19 • Transient lodging is permitted at a maximum density of twenty-six (26) units per gross
20 acre.
- 21

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

- 24
- 25 • Within any project, the average size of a single family lot shall not exceed 6,000
26 square feet, and in no case shall any individual single family lot exceed 12,000
27 square feet.
- 28

29 DENSITY RATING

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

37

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

- 39 a. Within the applicable Urban designated areas, the base density of the Subdistrict is
40 allowed, though not an entitlement. Density may be increased using applicable density
41 bonuses. For purposes of calculating the eligible number of dwelling units for the project,
42 the total number of dwelling units may be rounded up by one unit if the dwelling unit total
43 yields a fraction of a unit 0.5 or greater. Acreage used for the calculation of density is

1 exclusive of commercial portions of the project, except within the C-1 through C-3
 2 Commercial zoning districts, and except within the Commercial Mixed-Use Subdistrict,
 3 wherein residential project densities will be calculated on total gross acreage, and
 4 except portions of a project for land uses having an established equivalent residential
 5 density in the Collier County Land Development Code.
 6

- 7 b. This Density Rating System only applies to residential dwelling units. This Density
 8 Rating System is not applicable to accessory dwelling or accessory structures that are
 9 not intended and/or ~~not~~-designed for permanent occupancy, nor is it applicable to
 10 caretaker residences.
 11
- 12 c. All new residential zoning located within the Urban Mixed-Use District shall be consistent
 13 with the Density Rating System, except as provided for in Policy ~~6.1.9~~ 5.1.6.
 14
- 15 d. Within the applicable areas of the Urban Mixed-Use District, all properties zoned A,
 16 Rural Agricultural, ~~and/or~~ E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for
 17 which an affordable ~~workforce~~ housing project is proposed and approved, in accordance
 18 with Section 2.06.00 of the LDC (Ordinance 04-41, as amended, ~~adopted June 22, 2004~~
 19 ~~and effective October 18, 2004~~), shall be permitted the base density of four (4) dwelling
 20 units per gross acre by right, except in the case of lands designated LR on the IAMP
 21 Future Land Use Map (FLUM), wherein the bonus shall not exceed 50% of the maximum
 22 permitted density of the zoning district for the subject property; that is, a rezone public
 23 hearing shall not be required. Such a project must comprise a minimum of ten acres.
 24 ~~Density achieved by right shall not be combined with density achieved through the~~
 25 ~~rezone public hearing process.~~ The Table below illustrates the maximum “by right”
 26 density based on the FLUM subdistrict and the zoning district.
 27

Zoning District	Zoned Maximum Density (per acre)	Maximum Density (per acre) with “By Right” Density Bonus Outside of LR Designation	Maximum Density (per acre) with “By Right” <u>Density</u> Within LR Designation
A	0.2	<u>4.0</u>	0.3
E	0.46 <u>44</u>	<u>4.0</u>	0.69 <u>66</u>
RSF-1	1.0	<u>4.0</u>	1.5
RSF-2	2.0	<u>4.0</u>	3.0
RSF-3	3.0	<u>4.0</u>	4.0

28
 29
 30 **2. DENSITY BONUSES**

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

1
2 **a. Proximity to Commercial-Mixed Use**

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

8 **b. Affordable-~~Workforce~~ Housing Bonus, by Public Hearing**

9 To encourage the provision of affordable-~~workforce~~ housing within certain Subdistricts in
10 the Urban Designated Area, a maximum of ~~up to eight (8)~~ twelve (12) dwelling units per
11 gross acre may be added to the base density if the project meets the definition and
12 requirements of the Affordable-~~Workforce~~ Housing Density Bonus Ordinance (Section
13 2.06.00 of the Land Development Code, Ordinance 04-41, as amended, ~~adopted June~~
14 ~~22, 2004, and effective October 18, 2004~~). This bonus may be applied to an entire
15 project or portions of a project provided that the project is located within the Commercial
16 - Mixed Use (C-MU) Subdistrict or any residential Subdistrict

17
18 **c. Affordable-~~Workforce~~ Housing Bonus, by Right**

19 To encourage the provision of affordable-~~workforce~~ housing within that portion of the
20 Urban Mixed Use District, properties zoned A, Rural Agricultural, ~~and/or~~ E, Estates,
21 ~~and/or~~ RSF-1, 2, 3, 4, 5, 6, Residential Single Family, VR, Village Residential, and/or
22 RMF-6, Residential Multi-Family-6, for which an affordable-~~workforce~~ housing project is
23 proposed in accordance with the definitions and requirements of the Affordable-
24 ~~workforce~~ Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development
25 Code, Ordinance 04-41, as amended), ~~adopted June 22, 2004 and effective October 18,~~
26 ~~2004~~, a maximum of four (4) residential units per gross acre shall be added to the base
27 density of four (4) dwelling units per gross acre, except in the case of lands designated
28 LR on the IAMP Future Land Use Map (FLUM), wherein the bonus shall not exceed 50%
29 of the maximum permitted density of the zoning district for the subject property.
30 Therefore, the maximum density that may be achieved by right shall not exceed eight (8)
31 dwelling units per gross acre. Such a project must comprise a minimum of ten acres.
32 ~~Density achieved by right shall not be combined with density achieved through the~~
33 ~~rezone public hearing process.~~ The Table below illustrates the maximum “by right”
34 density based on the FLUM subdistrict and the zoning district.

35

Zoning District	Zoned Maximum Density (per acre)	Maximum Density (per acre) with “By Right” Density Bonus Outside of LR Designation	Maximum Density (per acre) with “By Right” Within LR Designation
A	0.2	8.0	0.3
E	<u>0.46</u> 44	8.0	<u>0.69</u> 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

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d. Residential Infill

1. To encourage residential infill, three (3) residential dwelling units per gross acre may be added if the following criteria are met: The project is twenty (20) acres or less in size; at the time of development, the project will be served by central public water and sewer; at least one abutting property is developed; the project is compatible with surrounding land uses; the property in question has no common site development plan with adjacent property; there is no common ownership with any adjacent parcels; and the parcel in question was not created to take advantage of the residential infill density bonus and was created prior to ~~the adoption of this provision in the Growth Management Plan on~~ January 10, 1989. This bonus cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.

2. This Residential Infill bonus shall only be applicable on a one time basis and shall not be expanded or continued to other adjacent properties, except for additional properties not exceeding 20 acres in aggregate when added to the original application of this provision and meeting all the above criteria.

e. Roadway Access

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

3. DENSITY AND INTENSITY BLENDING

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

1 to lands within the RLSA which are contiguous and under unified control, and which are
2 designated as a Stewardship Receiving Area (SRA) in the RLSA. The density and/or
3 intensity may be shifted on an acre per acre basis. This Density and Intensity Blending
4 provision is further subject to the following conditions and limitations:

- 5
- 6 1. The project in aggregate must be a minimum of 200 acres in size and the Urban
7 portion must be designated Recreational/Tourist Subdistrict (RT) or Low Residential
8 ~~s~~Subdistrict (LR) in the Immokalee Area Master Plan;
9
- 10 2. It must be demonstrated the lands designated Urban have a high natural resource
11 value as indicated by the presence of Group 1 or Group 2 FLUCCS Codes and a
12 score of greater than 1.2 (both as identified on the Stewardship Credit Worksheet in
13 the RLSA);
14
- 15 3. Density and intensity may only be shifted from lands within the Immokalee Urban
16 Area containing this high natural resource value (as measured above) to the lands
17 within a contiguous SRA, on an acre per acre basis, providing such lands were
18 under unified control as of October 22, 2002; and
19
- 20 4. Lands within the Urban area, from which the density and/or intensity has been
21 shifted, shall be placed in a conservation easement in perpetuity.

22 b. For properties containing two or more Future Land Use Subdistricts, the overall density
23 and/or intensity that could be achieved in aggregate, may be distributed throughout the
24 project, provided the total allowable density and/or intensity is not exceeded, and further
25 subject to the following:

- 26
- 27 1. The project furthers the protection, enhancement or restoration of wetlands, listed
28 species habitat, or other natural features;
29
- 30 2. The project is consistent with, and furthers the applicable objectives of, the
31 Immokalee Area Master Plan and is compatible with surrounding properties and
32 environment;
33
- 34 3. The project is approved as a Planned Unit Development; and
35
- 36 4. The project mitigates for any negative impacts on adjacent properties through
37 appropriate measures, such as buffering, separation, or other land design
38 techniques, adequate to lessen these effects.
39

40 B. URBAN—INDUSTRIAL DISTRICT

41 The purpose of this District is to function as a major employment center and is intended to
42 accommodate industrial, distribution, trade, agriculture, and manufacturing uses; essential

1 services; ~~as well as office~~ and commercial uses as limited within each Subdistrict.
2 ~~Nonresidential uses are subject to the intensity limitations in Policy 6.1.10~~

3 4 **1. Industrial Subdistrict (IN)**

5 The purpose of this Subdistrict is to provide for industrial, distribution, trade and
6 manufacturing uses. Allowed uses include a variety of industrial, limited commercial, and
7 associated uses, including: manufacturing; processing; storage and warehousing;
8 wholesaling; distribution; packing houses; recycling; high technology industries;
9 laboratories; assembly; storage; computer and data processing; and commercial uses
10 ~~services~~ intended to serve the needs of employees and visitors, such as daycare centers,
11 restaurants, and convenience stores. Accessory uses, and structures customarily
12 associated with these principal uses include ancillary offices and retail sales.

13 14 **2. Industrial – Mixed Use Subdistrict (I-MU)**

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

27
28 ~~Within certain IMU designated lands denoted on the IAMP Future Land Use Map,~~
29 ~~commercial uses are permitted on up to 30% of the total IMU acreage. The percentage and~~
30 ~~mix of each category of use shall be determined at the time of rezoning in accordance with~~
31 ~~the criteria specified in the Land Development Code. The acreage and building square~~
32 ~~footage figures and percentages shall be included in the PUD ordinance or rezone~~
33 ~~ordinance so as to demonstrate compliance with this requirement. (Moved to Overlays~~
34 **and Features I-MU Commercial Overlay)**

35
36 ~~To ensure compatibility and ameliorate impacts on adjacent residentially zoned properties~~
37 ~~(including A-Rural Agricultural or E-Estates zoned properties), a minimum 75-foot building~~
38 ~~setback within which a minimum 20-foot wide vegetated landscape buffer shall be provided.~~
39 ~~This vegetated buffer shall be located adjacent to the property line and shall contain, at a~~
40 ~~minimum, two staggered rows of trees that shall be spaced no more than 30 feet on-center,~~
41 ~~and a double row hedge at least 24 inches in height at time of planting and attaining a~~
42 ~~minimum of three feet height within one year. Existing native trees must be retained within~~

1 ~~this 20-foot wide buffer area to aid in achieving this buffer requirement; other existing native~~
2 ~~vegetation shall be retained, where possible, to aid in achieving this buffer requirement.~~
3 ~~Water retention/detention areas shall be allowed in this buffer area if left in natural state,~~
4 ~~and drainage conveyance through the buffer area shall be allowed if necessary to reach an~~
5 ~~external outfall. For properties adjacent to residentially zoned property, including properties~~
6 ~~zoned Agriculture (A) and Estates (E), the required 75-foot setback may be reduced to 50~~
7 ~~feet if a minimum 6-foot tall decorative wall or fence providing at least 80 percent opacity is~~
8 ~~installed within the reduced setback, and providing that the required 20-foot wide landscape~~
9 ~~buffer and all required vegetation is located between the wall and residential zoned~~
10 ~~properties. (Moved to Overlays and Features I-MU Commercial Overlay)~~

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

20 21 **3. Industrial – Immokalee Regional Airport Subdistrict**

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

32 33 **C. OVERLAYS AND FEATURES**

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

35 The Conservation and Coastal Management Element of the GMP, Policy 6.2.4(4),
36 identifies possible high-quality wetland systems connected to the Lake Trafford/Camp
37 Keais Strand system within the Immokalee Urban Area. These wetlands require greater
38 protection measures than wetlands located in other portions of the Immokalee Urban
39 Designated Area, ~~and therefore the wetland protection standards set forth in Policy~~
40 ~~6.2.5 of the CCME will be revised as part of the next available Growth Management~~
41 ~~Amendment cycle to provide appropriate native vegetation standards for the LT/CKSSO~~
42 ~~based upon additional ecological data and analysis.~~ These wetlands are identified on

1 the Immokalee Future Land Use Map by the Lake Trafford/Camp Keais Strand System
2 Overlay (LT/CKSSO).

3
4 The Density and Intensity Blending provisions of this Master Plan may be utilized for
5 lands within this LT/CKSSO. The maximum allowable gross density for lands within the
6 LT/CKSSO is the base density established~~ed~~ for the applicable Subdistrict. Lands within
7 the LT/CKSSO are not eligible for any density bonuses, including by right. Essential
8 Services shall be limited to: those necessary to ensure public safety; and~~;~~ those
9 necessary to serve permitted uses, such as private wells and septic tanks, utility lines, lift
10 stations, and water pumping stations.

11
12 The additional wetland protection measures do not apply to properties within the
13 LT/CKSSO that have been legally cleared of native vegetation as of the adoption of this
14 Master Plan~~.~~ but do apply to all new development and redevelopment pursuant to the
15 applicable nonconforming provisions set forth in the LDC (Ordinance 04-41, as
16 amended).

17
18 If development on the Seminole Reservation functionally severs the connectivity of the
19 wetland system for properties within the LT/CKSSO, east of the Reservation, the
20 additional wetland protection measures will not be applied to those severed eastern
21 wetlands. The standard measures for wetlands in Urban designated lands shall be
22 applied~~.~~ as described in the CCME~~.~~ to those severed eastern wetlands.

23 24 **2. Seminole Reservation (SR) Feature**

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

30 31 **3. Urban Infill and Redevelopment Area Feature**

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

41 42 **4. Industrial – Mixed Use Commercial Overlay**

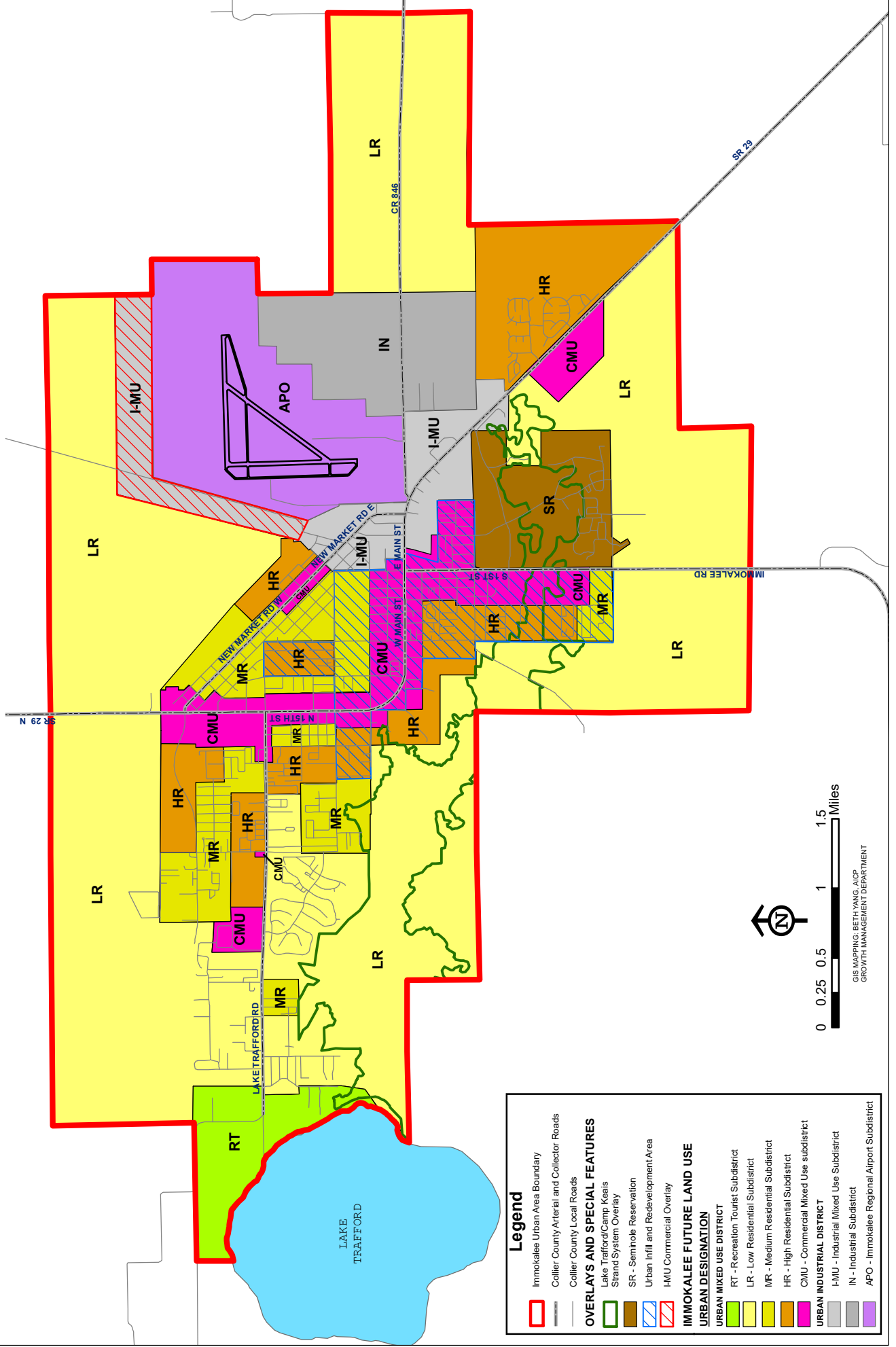
43 The Industrial - Mixed Use Commercial Overlay is depicted on the IAMP Future Lands

1 Use Map and comprises approximately 363 acres. This Overlay allows the uses of the
2 underlying Industrial - Mixed Use Subdistrict except that commercial uses - those
3 permitted in the C-4 and C-5 zoning districts in the Land Development Code, Ordinance
4 No. 04-41, as amended - are limited to a maximum of thirty percent (30%) of the Overlay
5 land area (approximately 109 acres). To implement this Overlay, Collier County shall
6 initiate a Land Development Code amendment within two years of adoption.
7

8 ~~To ensure compatibility and ameliorate impacts on~~ For lands in this Overlay that are
9 ~~adjacent to residentially or agriculturally zoned properties (including A-Rural Agricultural~~
10 ~~or E-Estates zoned properties), a minimum 75-foot building setback, which includes a~~
11 ~~minimum 20-foot wide vegetated landscape buffer, shall be provided. This vegetated~~
12 ~~buffer shall be located adjacent to the property line and shall contain, at a minimum, two~~
13 ~~staggered rows of trees that shall be spaced no more than 30 feet on center, and a~~
14 ~~double row hedge at least 24 inches in height at time of planting and attaining a~~
15 ~~minimum of three feet in height within one year. Existing native trees must be retained~~
16 ~~within this 20-foot wide buffer area to aid in achieving this buffer requirement; other~~
17 ~~existing native vegetation shall be retained, where possible, to aid in achieving this~~
18 ~~buffer requirement. Water retention/detention areas shall be allowed in this buffer area if~~
19 ~~left in natural state, and drainage conveyance through the buffer area shall be allowed if~~
20 ~~necessary to reach an external outfall. For properties adjacent to residentially zoned~~
21 ~~property, including properties zoned Agriculture (A) and Estates (E), the~~ The required
22 ~~75-foot setback may be reduced to 50 feet if a minimum 6-foot tall decorative wall or~~
23 ~~fence providing at least 80 percent opacity is installed within the reduced setback, and if~~
24 ~~providing that the required 20-foot wide landscape buffer and all required vegetation is~~
25 ~~located between the wall or fence and the adjacent residentially and/or agriculturally~~
26 ~~zoned properties.~~
27
28

PROPOSED FLUM MAP

IMMOKALEE FUTURE LAND USE MAP



Legend

- Immokalee Urban Area Boundary
- Collier County Arterial and Collector Roads
- Collier County Local Roads

OVERLAYS AND SPECIAL FEATURES

- Lake Trafford/Camp Keats Strand System Overlay
- SR - Seminole Reservation
- Urban Infill and Redevelopment Area
- I-MU Commercial Overlay

IMMOKALEE FUTURE LAND USE

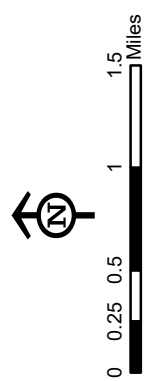
URBAN DESIGNATION

URBAN MIXED USE DISTRICT

- 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



GIS MAPPING: BETH YANG, AICP
GROWTH MANAGEMENT DEPARTMENT