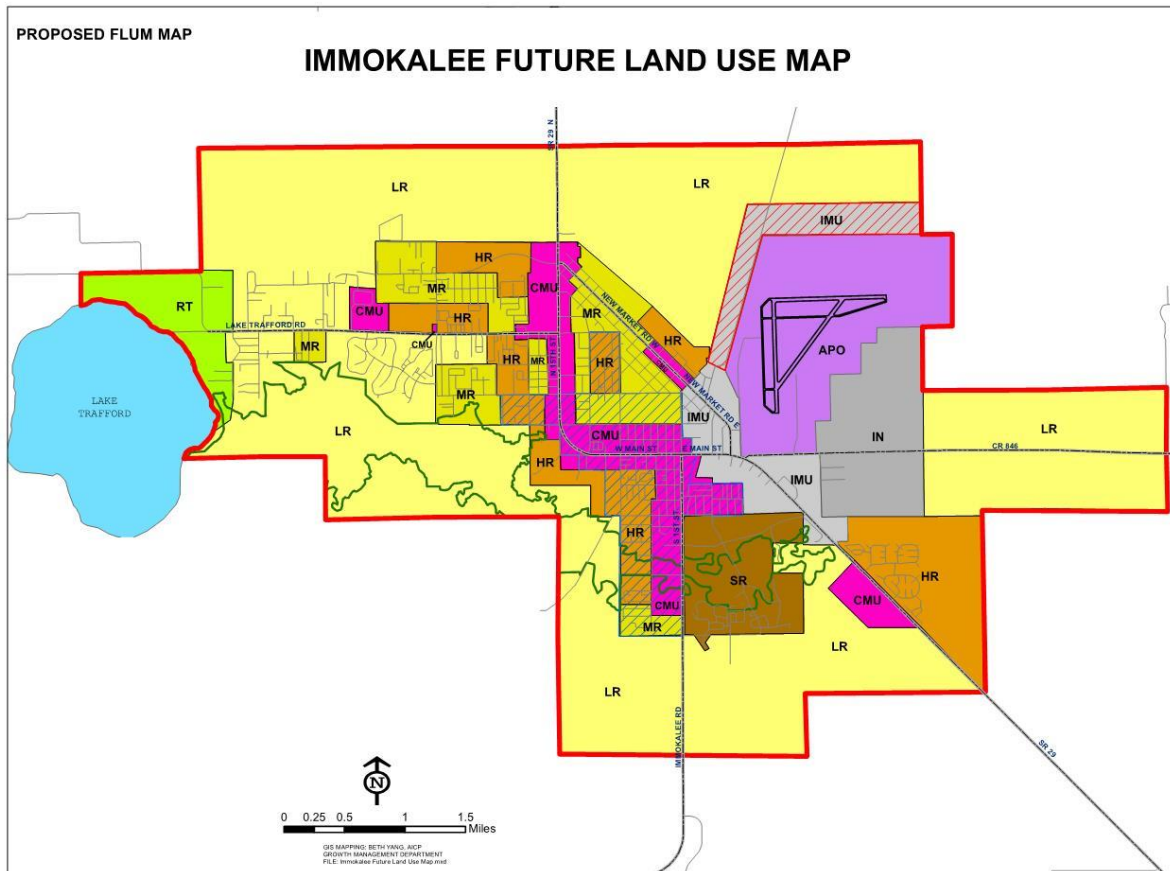




Immokalee Area Master Plan Restudy White Paper



Prepared by the Growth Management Department,
Community Planning Section Staff

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Immokalee Area Master Plan Restudy

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Section 1: Introduction

This White Paper provides a conceptual framework to address elements of the Immokalee Area Master Plan (IAMP) restudy. The IAMP is a separate element within the County's Comprehensive Plan. This framework serves as a vehicle to further vet and inform staff, community leaders and the public in advance of the specific language that will be incorporated into the transmittal documents for Growth Management Plan amendment, and the public hearing process.

The IAMP is the third of four restudies focused on eastern Collier County, as directed by the Board of County Commissioners (Board) on February 10, 2015. Focus areas of all four restudies include complementary land uses and economic vitality, including housing affordability, transportation and mobility, and environmental stewardship.

The Community Planning staff in the Zoning Division of the Growth Management Department provide this document to describe the history and status the IAMP (Section 2), the planning process, outreach, data and analysis (Section 3) and the list of Initial recommendations (Section 4). Appendix A includes the full documentation of the public outreach process and results.

The basic structure of the current IAMP is divided into two main parts: The Goals, Objectives and Policies (GOPs) section and the Land Use Designation Description section. The former section sets forth vision, values, requirements and aspirations; the latter describes specific subdistricts and their land uses within the IAMP. Both sections guide the Code of Ordinances and Land Development Code in enactment and updated amendments.

Section 2: Background

History of the Immokalee Area Master Plan

When Collier County was formed in 1923, the only non-coastal settlement in Collier County was located in the Immokalee and Corkscrew areas. Today, Immokalee is the only community of considerable size in interior Collier County. Immokalee was first settled by the Seminole Indians, who used the land as a camping and resting place. Hunters, cattlemen, and Indian traders were the next inhabitants of Immokalee. They found their way to Immokalee around the middle of the 19th century. No permanent settlers appeared in Immokalee until 1872.

Immokalee has been known by several different names, changing with its varied settlers. The Seminoles gave Immokalee the name —Gopher Ridge because of the unusual number of land turtles and gophers in the area. Immokalee was also known at one time as —Allen Place after William Allen, one of the first settlers. The Community received its current name, Immokalee, meaning my home, in October 1897 with the naming of the first post office. The name was suggested by Bishop William Crane Gray, who argued that the name should be a Seminole word with pleasant associations. The population in Immokalee continued to grow, and the first school and church opened not long after the establishment of the post office.

Immokalee possessed all the elements of a flourishing community, but was relatively isolated until 1921, when the Atlantic Coast Line Railway Company (ACL) expanded its lines south from LaBelle and broke the isolation. Before the railroad was extended to Immokalee, trips were made by waterway or by sand trails, which were terrible for traveling during the wet season.

When Collier County was created in 1923, the transportation situation for the 74 citizens of Immokalee did not immediately improve. In fact, in order to reach the County seat at Everglades (now known as Everglades City), the residents of Immokalee had to first go to the County seat of Lee County, Fort Myers, and then by boat to Everglades City, or they could drive south along poor road conditions to Marco Island and continue from Caxambas by boat.

Barron Collier and his associates were aware of the importance of opening a direct route from Immokalee to Everglades City. They made a strenuous effort to open a North-South road and to induce the ACL to extend its lines to Everglades City. Efforts continued for the building of a roadway into Immokalee, but the transportation problem was not resolved until Immokalee Road (CR-846) was rebuilt and resurfaced a second time in 1955-56. With such a major improvement in the transportation system, Immokalee became a thriving center for ranching, farming, and lumbering.

The Immokalee community, with the improvements in transportation and its increasing popularity as an agricultural community, began to witness an influx of residents to the area. With such growth came the need for regulations to manage the activities occurring in the area. The Board of County Commissioners established an Immokalee Area Planning Commission (IAMPC) in October of 1965. The Community had its own Zoning and Subdivision Regulations, separate from the coastal area of Collier County. The Immokalee Area was governed under its own Zoning Ordinance until January 1982, when a unified Zoning Ordinance was adopted for the entire unincorporated Collier County. The duties of the IAMPC continued until September 1985 when the Collier Planning Commission was established with representatives from all areas within Collier County. Today, there is one representative from County Commission District 5, which includes Immokalee, however the District 5 representative is from Golden Gate Estates, so there is not a representative from Immokalee serving on the Collier County Planning Commission.

History of Planning Efforts in Immokalee

Immokalee has long been recognized as a distinct community within Collier County due to its unique geographic, social, and economic characteristics. This distinction led to the establishment of the Immokalee Area Planning Commission in 1965 and separate zoning and subdivision regulations, which were in effect through 1982. While Immokalee is now regulated through the county-wide Land Development Code, Collier County reaffirmed the distinctive nature of Immokalee by designating it as a distinct Planning Community in the 1983 Comprehensive Plan. In 1989, Collier County adopted revisions to the comprehensive plan, and recommended that an area master plan for Immokalee be developed. This was completed in 1991 with the establishment of the Immokalee Area Master Plan (IAMP) as a separate element of the GMP. The IAMP supplements the county-wide goals, objectives, and policies of the Collier County GMP by providing Immokalee-specific provisions.

On March 14, 2000, the Collier County Commission made a finding of conditions of blight for Immokalee through Resolution 2000-82, allowing for the establishment of the Immokalee Community Redevelopment Agency (CRA). The purpose of the CRA is not to create policy, as found within the GMP and IAMP, but rather to encourage economic and social improvement in the urban areas of Immokalee. To accomplish this, the CRA prepared the 2000 Immokalee Community Redevelopment Plan, which addresses the unique needs and overall goals for redevelopment of Immokalee, and identifies the types of projects planned for the area. By statute, the Redevelopment Plan is required to conform to the GMP.

The Board of County Commissioners found it necessary to restudy the Immokalee Urban Designated Area after designating the CRA. On May 27, 2003, the Board of County Commissioners adopted Resolution 2003-192, thereby establishing the Immokalee Area Master Plan Restudy Committee as an ad hoc advisory committee to the Board. On September 28, 2004, the Board adopted Ordinance 2004-62, extending the timeframe for the advisory committee and renaming it the Immokalee

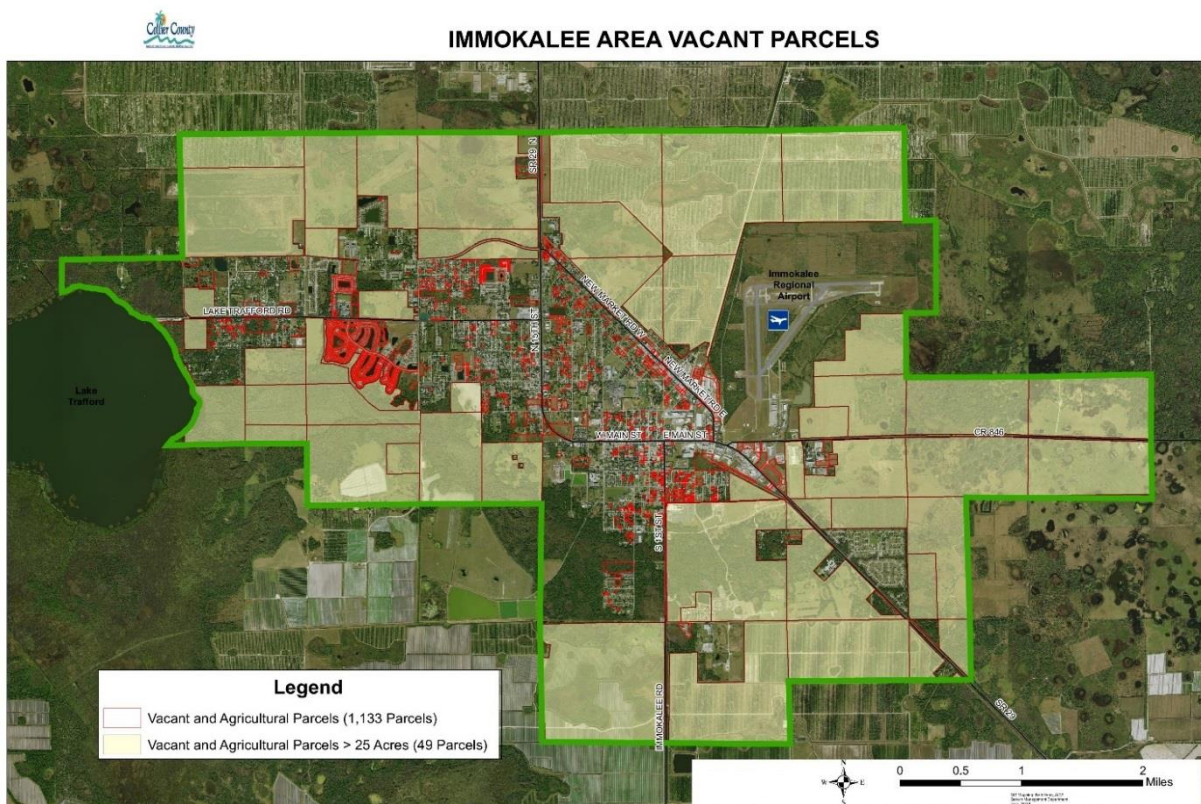
Master Plan and Visioning Committee (IMPVC). Over a six-year period, the IMPVC and consultant conducted extensive public outreach, collected and analyzed data, drafted recommended amendments to the IAMP, and proceeded through the Growth Management Plan amendment hearing process, with an additional step of a community referendum to measure support. Despite this extensive effort, and a favorable referendum result, the proposed amendments did not achieve the necessary super majority vote by the Board of County Commissioners for adoption.

The current IAMP restudy has refocused the Immokalee community on the extensive time and effort spent on the previous IMPVC work. Staff has engaged the Immokalee CRA advisory board, the MSTU advisory board, the Immokalee Chamber of Commerce, all Collier County Departments, and Immokalee residents and business owners, to review and update the proposed IAMP.

Current Conditions

The Immokalee urban boundary encompasses approximately 17,092 acres. As of 2017, most of this acreage, approximately 10,000 acres, remains vacant or in agriculture production, as shown on Figure 1.

Figure 1. Immokalee Vacant and Developed Properties



The population projection for 2017 was approximately 25,000 persons and through 2030 the permanent population estimate is expected to grow to just over 26,000 persons. Immokalee has a unique demographic; different than what is typically found in Collier County. According to census data, the median age of its residents is 28, compared to 47 county-wide. The majority (75.6%) of the Immokalee population is Hispanic. In Immokalee, the median worker income is approximately \$16,000, well below the County median of \$66,000. Typical work commute times differ, 51% of work commutes are under 25 minutes, 18.2% commute 25-45 minutes, and 30.8% have a commute greater than 45 minutes.

Section 3: Public Outreach, Data and Analysis

The Immokalee restudy public participation process included extensive engagement through meetings at the Immokalee Community Redevelopment Agency Advisory Board, Immokalee MSTU Advisory Board, Immokalee Chamber of Commerce and six advertised public workshops. Public workshops were announced and advertised in English, Creole and Spanish. Appendix A includes the public workshop summaries.

The public workshops kicked-off with a visioning process. The intent was to clarify the community values and to ensure the IAMP reflects and addresses these values. The community-defined vision statement should provide guidance for implementing planning goals, objectives and policies.

The vision statement established by Immokalee residents and business owners is:



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

This vision statement reflects the need for the County to adopt land use and transportation policies that supports a healthy, family environment, a multi-modal transportation network, and economic development and redevelopment.

Land Use and Economic Vitality

Within currently adopted Immokalee Area Master Plan there are numerous future land use designations ranging from low density residential use to industrial use. The previous restudy effort simplified land use designations with focus on combining multiple commercial designations into one Commercial-Mixed Use designation. In addition, the Industrial land use designations were modified to more accurately delineate the locations of the airport, industrial, and industrial mixed-use designation. The majority of the residential designations remain the same with the exception of the “mixed residential” changing to “medium residential.” Some boundaries of these designation were modified to better address compatibility between residential densities and abutting commercial designations. In support of the community’s desire to promote eco-tourism, the Recreational Tourist land use designation at the north end of Lake Trafford was expanded farther south, abutting the lake. The densities associated with each residential land use are adequate and no further changes to density are proposed.

A comparison of the land use designation changes is found in Table 1. These changes are visually represented on the Immokalee Future Land Use Map (Figure 2) and the Proposed Immokalee Future Land Use Map (Figure 3).

Table 1 – Immokalee Land Use Designation Comparison

Existing FLUM Designations		Proposed FLUM Designations	
URBAN-MIXED USE DISTRICT		URBAN-MIXED USE DISTRICT	
LR	Low Residential	LR	Low Residential
MR	Mixed Residential	MR	Medium Residential
HR	High Residential	HR	High Residential
NC	Neighborhood Center	<i>Eliminated</i>	
CC-MU	Commerce Center-Mixed-Use	<i>Eliminated</i>	
PUD	Planned Unit Development Commercial	<i>Eliminated</i>	
RT	Recreational Tourist	RT	Recreational/Tourist
		CMU	Commercial-Mixed Use
URBAN-COMMERCIAL DISTRICT		<i>Eliminated</i>	
C Commercial – SR 29 and Jefferson Ave.		<i>Eliminated</i>	
URBAN - INDUSTRIAL DISTRICT		URBAN - INDUSTRIAL DISTRICT	
ID	Industrial	IN	Industrial
CC-I	Commerce Center - Industrial	IMU	Industrial Mixed Use
BP	Business Park	<i>Eliminated</i>	
		APO Immokalee Regional Airport	

The proposed changes supporting commercial, industrial and tourism land uses, are consistent with the community’s vision to support economic growth.

Figure 2. Current Adopted Immokalee FLUM

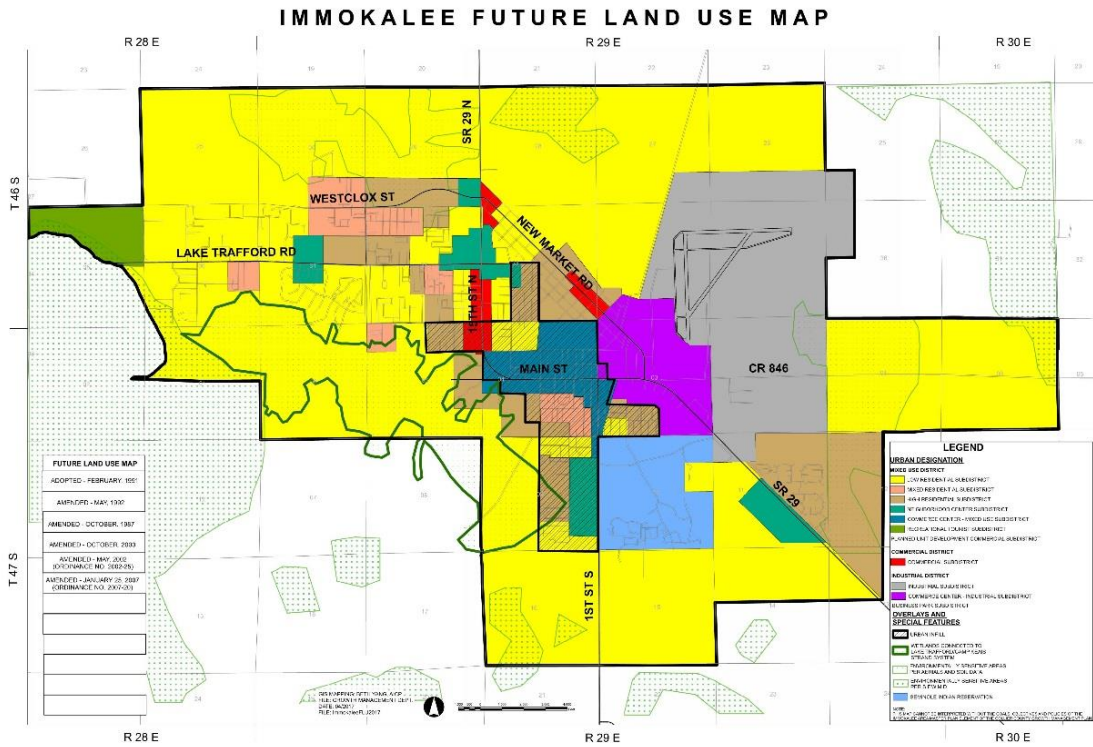
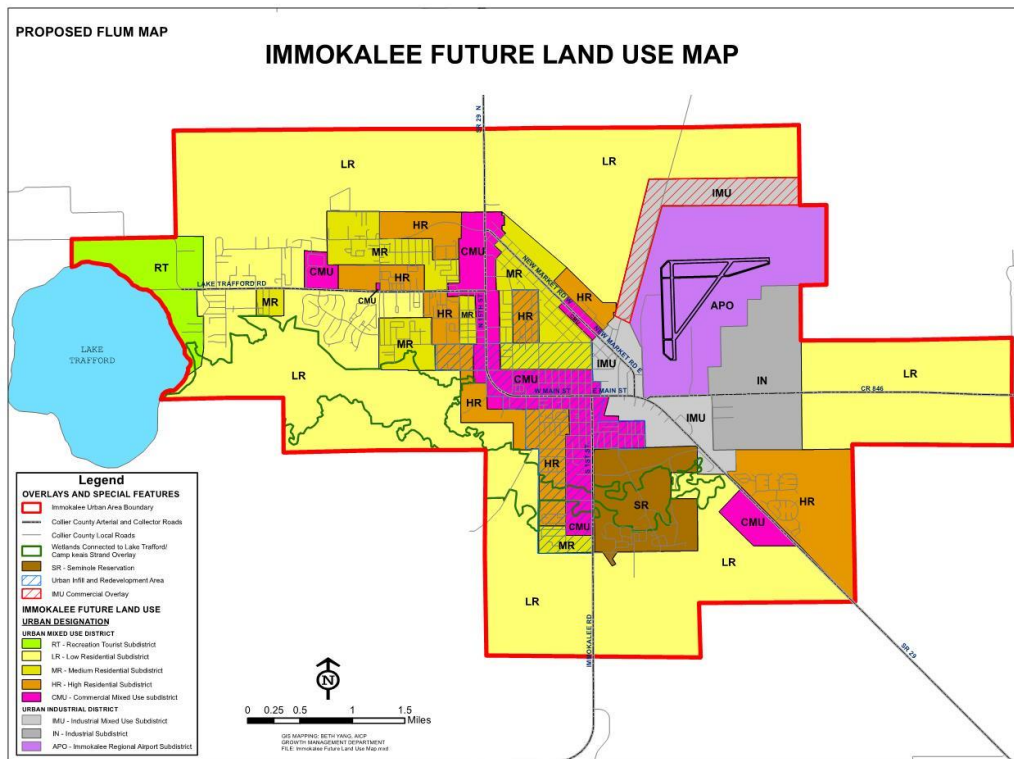
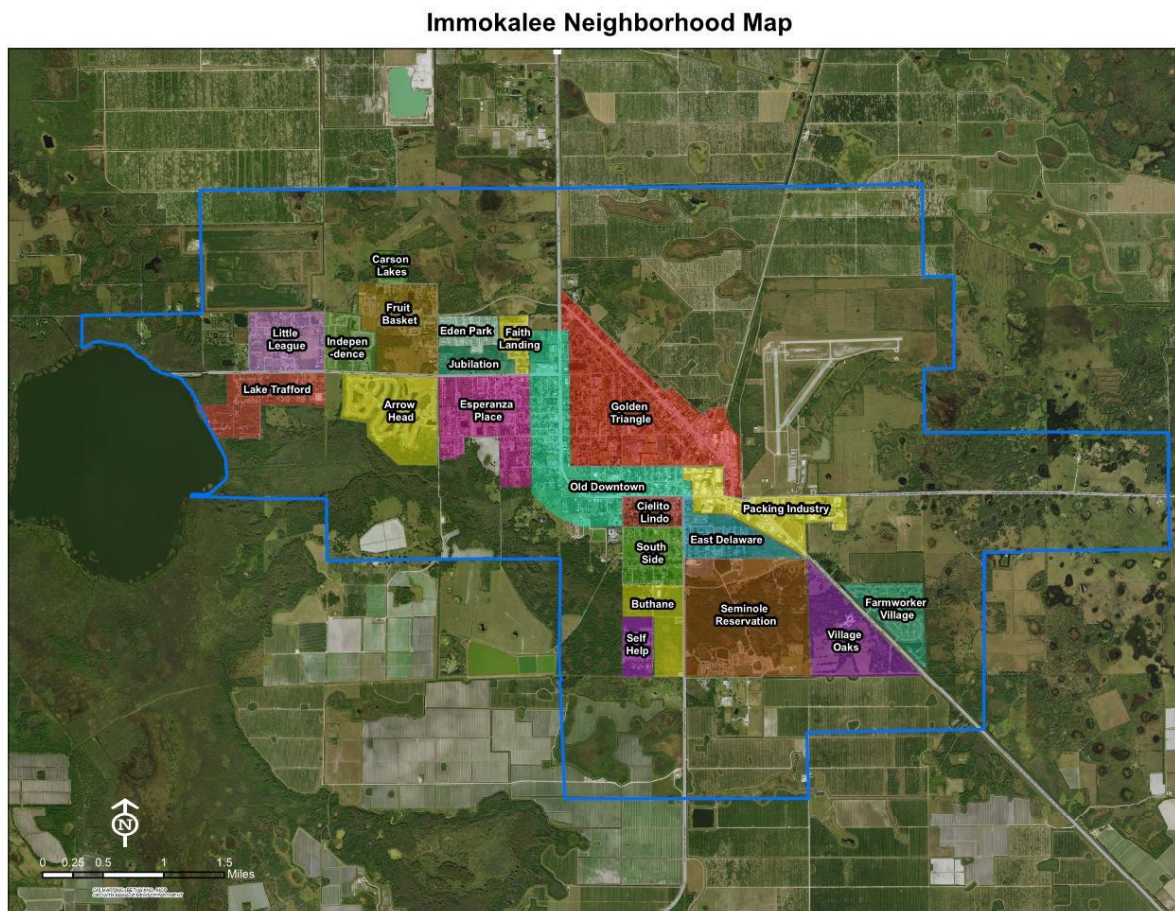


Figure 3. Proposed Immokalee FLUM



In further review of the previous restudy language it was found that many of the GOPs focus solely on housing. While housing is an important factor in any Master Plan, housing can be viewed as one component of the broader view of the neighborhood. During the beginning of the public outreach for this restudy, it became clear the Immokalee community has a desire to think beyond the conditions of Immokalee housing and to begin by identifying neighborhoods, and work towards planning for complete neighborhoods. To this end, the Immokalee community has drafted Figure 4 the Immokalee Neighborhood Map.

Figure 4. Draft Immokalee Neighborhoods Map



The intent of identifying neighborhoods and preparing policies for neighborhoods is in part to implement a portion of the Immokalee vision statement that focuses on Immokalee as “a healthy, family-oriented community.” With policies focusing on the neighborhood, an evaluation of each neighborhood can determine needs, such as places for families to play within their neighborhood, sidewalks, lighting, stormwater management and waste management. Once needs are determined, projects can be evaluated to determine if multiple neighborhood objectives, such as

co-locating a sidewalk with a stormwater management project, can be efficiently and effectively achieved.

Land Use Policies Recommendations

The land use goals, objectives and policies (GOPs) derived during the previous restudy were reviewed and compared to the currently adopted policies. Staff and the Immokalee community found the intent of the GOPs were very similar, but the previous restudy effort simplified and made the language more concise. This more concise language is preferred.

- Re-designation of the lands within the boundary of the Immokalee Regional Airport from Industrial (ID) to Immokalee Regional Airport Subdistrict (APO).

- Revisions to the land use designations in the IAMP FLUM include:
 - An increase of +200 acres of Recreational Tourist (RT) designated lands.
 - A five percent reduction of residential designated lands. This change of over +636 acres of residential designated lands are proposed to be re-designated to allow commercial and industrial development, as well as uses that are allowed under the RT designation.
 - An increase of +462 acres of industrial designated lands. This increase includes the re-designation from Industrial (I) to Immokalee Regional Airport Subdistrict (APO) of 1,381 acres of land that is part of the Immokalee Regional Airport within the Immokalee urban boundary.

Transportation and Mobility

Immokalee is historically an agriculture town with need to support freight traffic. Challenges have occurred where large trucks and pedestrian traffic is heavy, and using the same corridors, particularly along Main Street. Immokalee has a fairly, well-connected roadway network as can be seen on the Figure 5 aerial view. However, there are some local street interconnections needed to better enhance transit service and pedestrian and bicycle access.

Figure 5. Immokalee's Roadway Network Aerial View

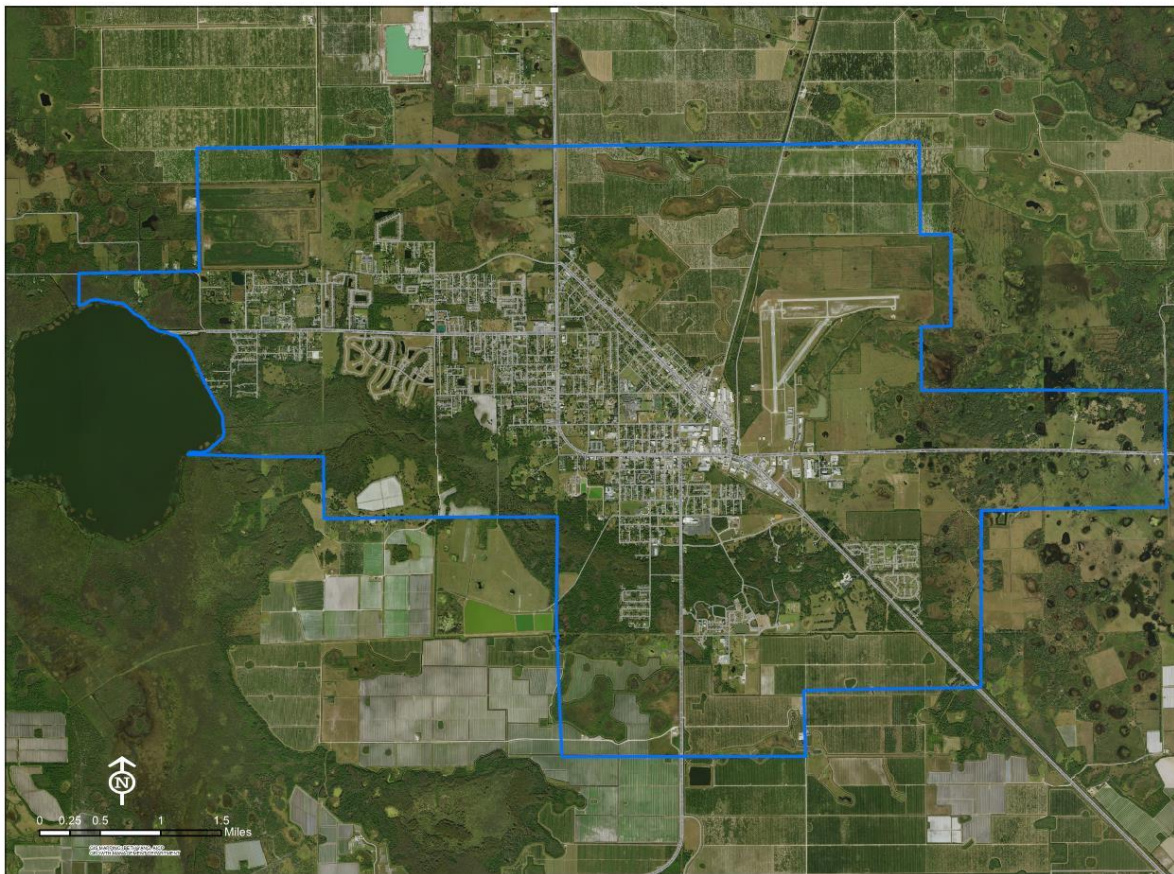


Figure 6, the 2040 Long Range Transportation Plan Needs Assessment identifies several needed roadway improvements along major corridors such as SR 29, SR 82 and the planned “by-pass corridor” which is intended to provide freight traffic an alternate route off Main Street.

Figure 6. 2040 Long Range Transportation Plan Needs Assessment

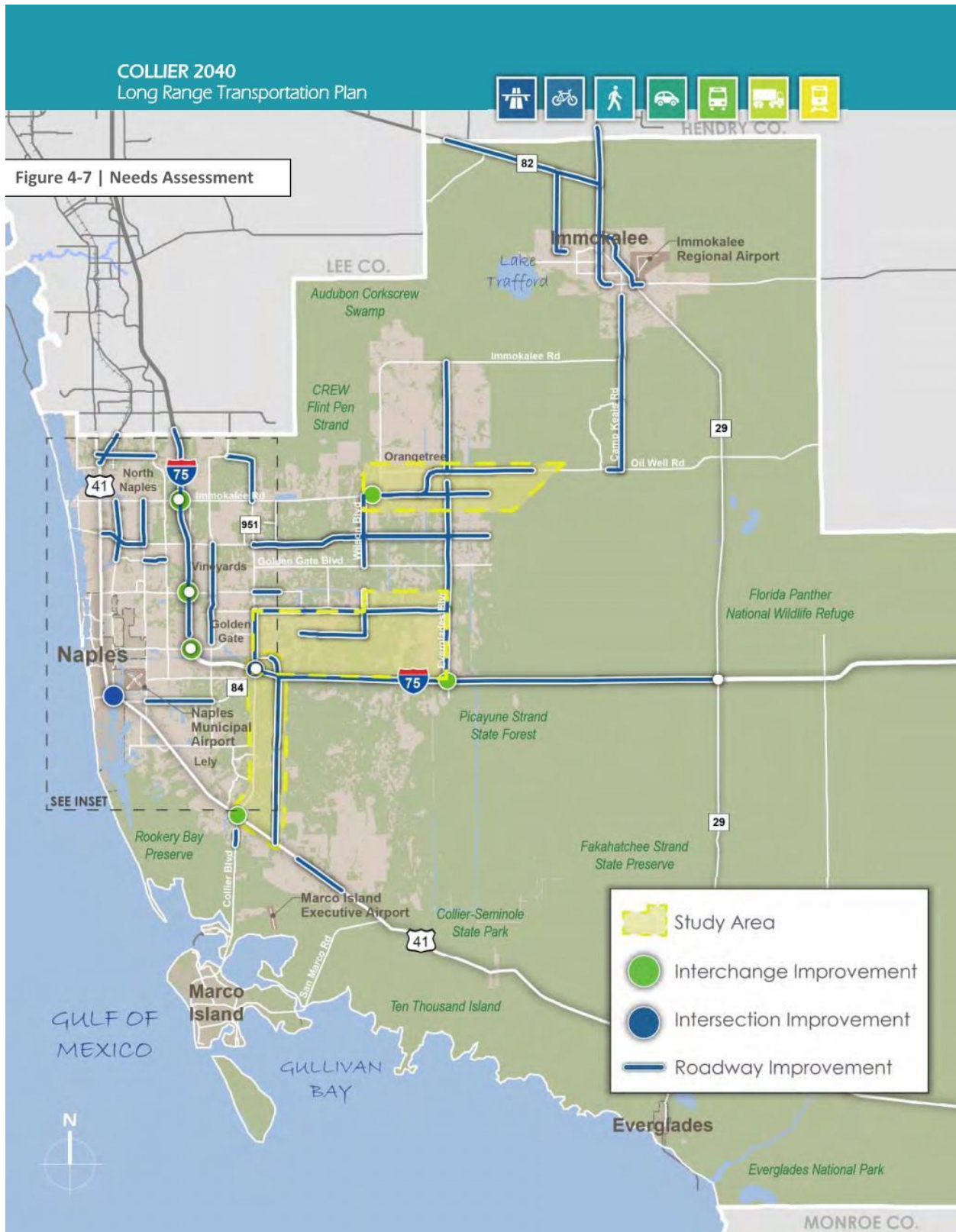
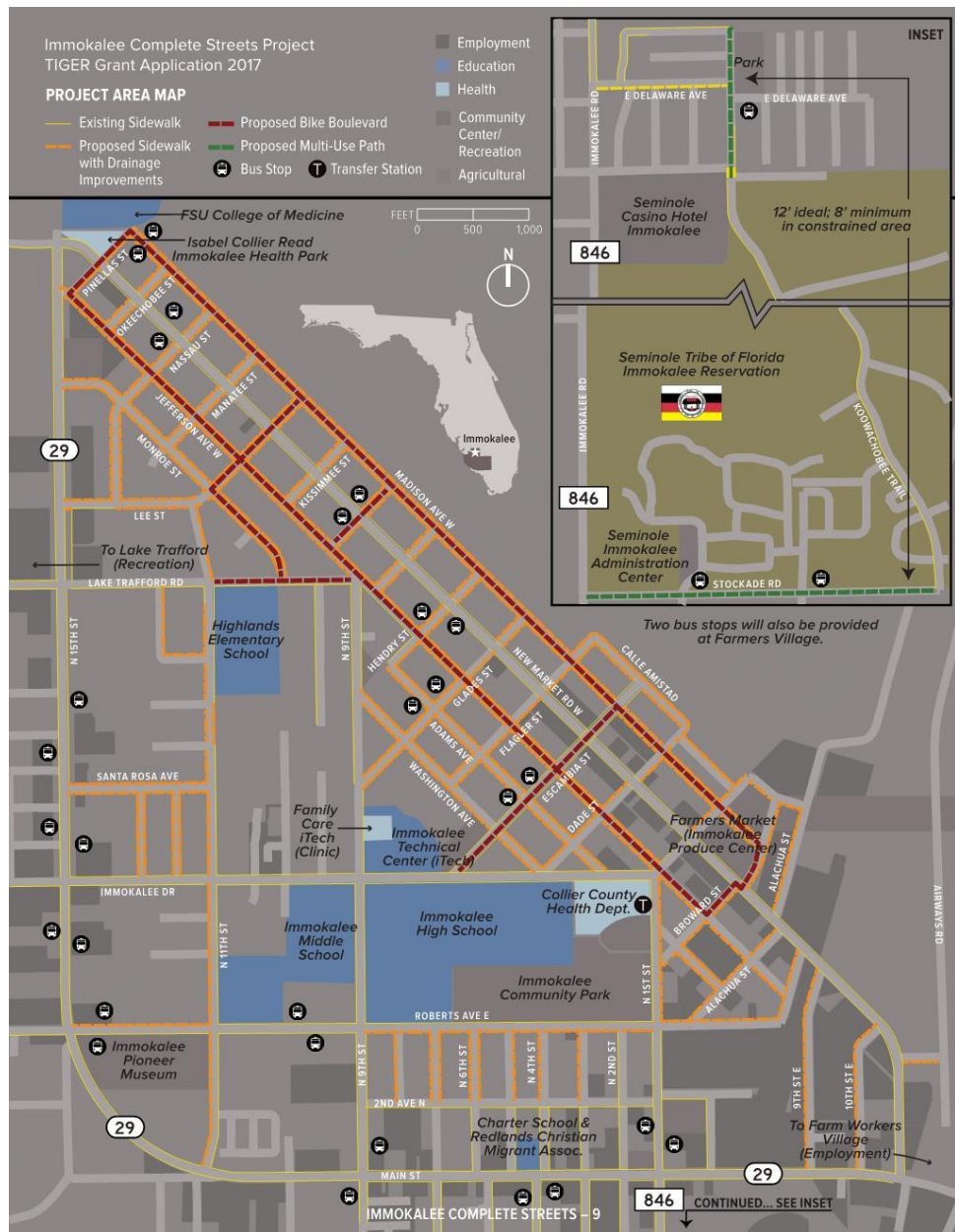


Figure 7. TIGER Grant Project Area Map

Additionally, recognizing the transportation needs of pedestrians, the Collier MPO Walkable Community Study to assess and prioritize pedestrian facility needs. This study helped to provide support for a TIGER grant application for infrastructure improvement around New Market Road. Collier County was successful in the grant application as was awarded \$17 million for the improvements shown in Figure 7.



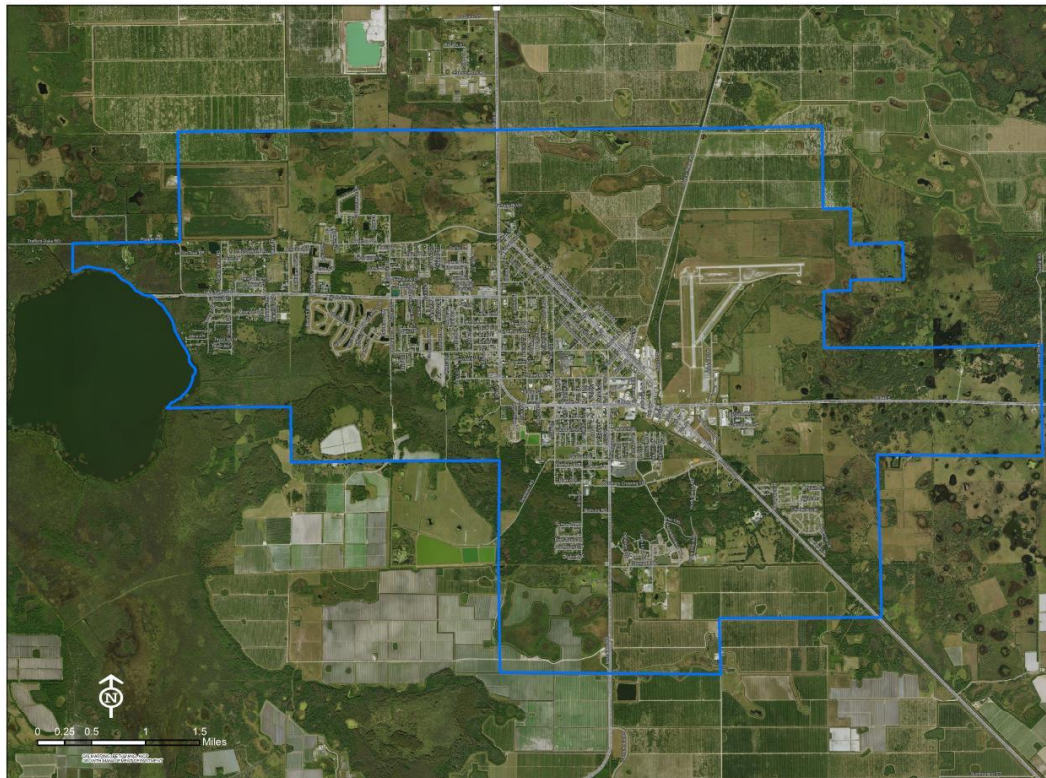
Transportation Policies Recommendations

- Support all transportation needs within Immokalee with an emphasis on freight movement and walkability. Walkability will be improved through the ongoing implementation of the recommendations of the MPO’s Walkability Study.
- Plan for new collector roads and interconnecting local streets to enhance transit, walking and cycling.
- Coordinate with FDOT on state roadway projects.

Environmental Stewardship

Within the Immokalee there is a significant wetland system connected to Lake Trafford and Camp Keais Strand system. The primary concern for potential environmental degradation in Immokalee is associated with the water quality as discharged into this wetland system and ultimately Lake Trafford. The proposed Future Land Use Map updates the wetland delineation, referred to Lake Trafford/Camp Keais Strand System Overlay (LT/CKSSO). The revised area encompasses approximately 1,492 acres. This wetland system can easily be identified running east of Lake Trafford, and south of the developed urban as shown in Figure 8. The proposed IAMP address the protection of natural resources through specific development standards and incentives.

Figure 8. Immokalee Wetland System



Environmental Policies Recommendations

Recommended Policy

- Re-configuration of the wetland boundary that connects to Lake Trafford/Camp Keais Strand System Overlay.
- Incentivize the movement of development rights from the wetland system.
- Amend the Land Development Code to establish best management practices to minimize adverse impacts to Lake Trafford.

Section 4: List of Initial Recommendations

Land Use Policies Recommendations

- Re-designation of the lands within the boundary of the Immokalee Regional Airport from Industrial (ID) to Immokalee Regional Airport Subdistrict (APO).
- Revisions to the land use designations in the IAMP FLUM include:
 - An increase of +200 acres of Recreational Tourist (RT) designated lands.
 - A five percent reduction of residential designated lands. This change of over +636 acres of residential designated lands are proposed to be re-designated to allow commercial and industrial development, as well as uses that are allowed under the RT designation.
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- Incentivize the movement of development rights from the wetland system.
- Amend the Land Development Code to establish best management practices to minimize adverse impacts to Lake Trafford.

Appendix A

Immokalee Area Master Plan Restudy Public Outreach

Introduction

The Immokalee Area Master Plan (GGAMP) public outreach process included extensive public engagement. Residents and stakeholders were encouraged to provide input through multiple platforms including meetings with the Community Redevelopment Agency Advisory Board, MSTU advisory board, Chamber of Commerce and six public workshops.

The public workshops began with the establishment of the community's vision statement. Staff obtained an outdated draft vision statement and presented it to the community for their evaluation and suggested edits. Following several iterations, the community embraced the following vision.

Immokalee Vision Statement

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

Immokalee Area Master Plan Restudy

Public Workshop #1

Summary

February 15th, 2018 – CareerSource 750 South 5th St. (8:30 a.m. –10:30 a.m.)

The first public workshop for the Immokalee Area Master Plan Restudy was held on February 15th, 2018 at CareerSource. The meeting began approximately 8:45 a.m. The majority of the attendees were Collier County and Immokalee CRA officials and staff. Three members of the public attended.

Anita Jenkins, Collier County Principal Planner gave a brief history of the development of Immokalee and described the previous attempts of collecting data and applying master plan changes from 2003 to 2012. She asked audience members about the previous planning process, and one audience member noted that the previous members of the County Commission were not on the same page as the residents. She discussed the existing and proposed master plan goals that will be the subject of a roundtable discussion. She then described the next steps of the Restudy process. Lastly, she explained the Rural Land Stewardship Area (RLSA) Restudy and Kris Van Lengen, Community Planning Manager at Collier County, invited anyone interested to be involved.

An Immokalee resident raised a concern about this master plan process working simultaneously with ongoing transportation planning, airport master planning, and parks and recreation master plans. Another resident reiterated that there is a concern over a lack of coordination and communication between these different master plans. This concern led to a discussion of the new “loop road” which is outside of the scope of the future land use map beyond ensuring that the policies written do not forbid its creation, such as restricting four lane roads.

Anita then focused on the vision statement, master plan goals, and various maps to discuss future land use and neighborhoods for roundtable discussion. The vision statement was derived from a previous CRA vision, and the audience agreed to include the term “family-oriented.” Residents also discussed the priority of making the community more walkable because it’s a necessity. This led to a conversation of the general consensus on a need for a civic center or some type of public use facility.

Anita then discussed proposed goals, referring to handouts. Residents commented on affordable housing. They said Habitat for Humanity homes are not options for workforce or moderate income level housing, therefore there needs to be more workforce housing and a variety of housing stock. There was discussion about the limited amount of land in Immokalee for development of housing, other than that land which is owned by a few large companies. Residents emphasized the need to have coordination with these companies, urging their presence at these workshops. Anita provided guidance about potential incentive-driven policies. Anita also asked that if anyone would require additional data and analysis for pursuing grants to please provide this feedback along with policy suggestions.

Despite sitting in a small group, subgroups broke out to discuss the maps depicting Future Land Use, aerial views and sidewalks. There was agreement to create a sidewalk master plan that includes sidewalks on all roads in Immokalee and a priority list for implementation.

Immokalee Area Master Plan Restudy
Public Workshop #2
Summary

February 15, 2018 – Revelation Church (5:30 p.m. - 7:30 p.m.)

The second public input meeting for the Immokalee Area Master Plan Restudy was held on February 15, 2018 at Revelation Church. The meeting began at approximately 5:30 p.m. Ten people attended the meeting, four were County officials and staff and six were members of the public. See attached for sign in sheet.

Anita Jenkins, Principal Planner with Collier County Growth Management Department, began the evening with a presentation summarizing the Immokalee Master Plan background and purpose. Anita summarized portions of existing uses and future land use and zoning. Anita emphasized the intent of the Master Plan is a top-level view of land use designations that directs goals and visions. Additionally, she emphasized that zoning controls development standards, setbacks, etc. She highlighted the meeting schedule for the next public meetings and outlined the next steps for having the Master Plan transmitted and adopted.

Anita started discussion by asking the audience “What happened in the 2008-2012 Master Plan Update study that you wanted, but didn’t happen?” Feedback and several concerns were provided regarding infrastructure, housing, funding and natural resource protection as summarized below.

Infrastructure

- Need for improved roadways
- Immokalee needs a hospital and/or urgent care

Housing

- Inability to easily move, upgrade or replace mobile homes due to current development standards in the Land Development Code (LDC)
- Ability to support density blending



Funding

- Concern for losing funding in the future
- Desire to capture funding for Immokalee specifically versus the majority of funding directed towards Ave Maria

Natural Resources

- Allow density blending to encourage protection of natural resources, specifically the slough and other wetlands
- TDR programs are too expensive to buy/manage credits

Other Comments

- Show surrounding land uses on the Master Plan Map, including RSLA lands
- Restrictive and overly detailed language in the Growth Management Plan is more appropriate for the LDC

The next portion of the meeting was focused on revising the Immokalee Draft Vision Statement. An audience member asked, “What does Immokalee stand for?” and the audience responded, “My Home.” It was suggested to somehow include “My Home” in the vision statement. Other comments related to vision statement revisions included shortening the vision statement, replacing *agri-tourism and ecotourism* with just *tourism*, and a preference to keep *ecotourism* separate to reflect the amount of farms and ranches in Immokalee. The terms *affordable* and *workforce* housing project a negative connotation. The audience did acknowledge the need and current land use for affordable and workforce housing, but also desire moderate and luxury housing. The audience proposed several solutions including attention to affordable housing, diversified housing, or housing accessible to all.

While discussing housing visions, it was mentioned that Hendry County has no impact fees. It was suggested to create policy and incentives for developers to bring specific (higher end) housing and businesses to Immokalee. Several audience members commented throughout the workshop about expanding the airport area to bring more business and inquired on how to collect funding opportunities from potential airport growth or expansion.

The audience expressed concern that Immokalee wants to be a part of the County, but they are different. The difficulties stem from wanting a fair share of funding, being subject to County policies and standards, and wanting to maintain the current community culture. The conversation then shifted to the community strengths which includes a vibrant main street with appealing restaurants. However, it was acknowledged owners of older properties are resistant to change, improvement or demolition of their structures. The conversation shifted towards the less favorable conditions of many homes and abandoned businesses. Community education to encourage home improvement was suggested.

Anita refocused the group to discuss the currently adopted and proposed goals. The group agreed that the proposed goals were preferred to the adopted goals and chose to discuss only the proposed goals going forward.

Adopted GOAL 1 (proposed GOAL 6) was moved to be an objective so was not discussed.

Adopted GOAL 2 (proposed GOAL 3) was discussed first. It was suggested that the term *sanitary* be removed. Everyone wants sanitary housing and using the term in a goal suggests that current standards are not sanitary which subsequently discourages businesses to locate to Immokalee.

The Slough, Lake Trafford and other named natural resources should be specifically identified in proposed GOAL 5 (adopted GOAL 3) or in the associated policies. A heavy emphasis was then placed on the need for parks and public facilities. Some of the audience felt strongly about Immokalee's park deficiency and lack of sidewalks, bike paths, wide roads, or transit for kids to access the limited park locations. Other audience members disagreed with the lack of public parks. Discussion continued on the parks topic including Immokalee's award-winning soccer team, lack of public facilities at soccer fields, kids playing half field due to lack of parks, and the inability to host tournaments due to lack of public restrooms at the fields.

Adopted GOAL 6 (proposed GOAL 2) focused on the economy. The group again expressed desire to improve the airport and collect funding from the airport.

Proposed GOAL 1, GOAL 7 and GOAL 8 were widely accepted among the group. The group was in favor of continuing to implement the Immokalee Community Plan. One audience member suggested a policy for safer routes in and out of Immokalee. Another audience member suggested proposed GOAL 1 to "Annually Identify the priorities of the Immokalee Community and the Immokalee portion of the Collier County Community Redevelopment Agency."

The group revisited the Vision Statement. It was suggested and agreed to revise the "outstanding schools" portion. The group said this was not a realistic goal and suggested to revise to "promote outstanding education" which would broaden the goal to include information technology and other workforce training institutions.

One final comment suggested addressing agri-research as a policy under the appropriate goal.

Anita then directed the group to identify existing known neighborhoods on the aerial maps provided. Circles were provided as a quarter-mile reference. The team wanted to know why identifying neighborhoods was important. Anita and the group collectively answered this question by saying it was important to determine which areas needed parks and/or infrastructure and to spread the wealth when new projects or budgets arise. The team did not identify any new neighborhoods, but Anita did point out neighborhoods identified in the morning workshop and the group did recognize those neighborhoods as distinct areas.

The Sidewalks Map was then reviewed. The group unanimously agreed that Immokalee needs more sidewalks, specifically on paths near and to schools, generally everywhere for bicycles, and requested a sidewalk/bike connection to Ave Maria. The audience expressed concerns including narrow roads, poor or no lighting, and beaten dirt paths that indicate a need for sidewalks.

The audience suggested to include reference to State Road 29 enhancements for transporting people and goods in and out of town into the GMP, as well as referencing improvements to County Road 846 connecting to Naples. Final comments from the audience focused on enhancing airport improvements and focusing on manufacturing goods and shipping them out via truck or air.

Immokalee Area Master Plan Restudy
Public Workshop #3
Summary

February 20, 2018 – RCMA Rollason Office Classroom (9:00 a.m. – 11:00 a.m.)

The third public input meeting for the Immokalee Area Master Plan Restudy was held on February 20th, 2018 at Revelation Church. The meeting began at approximately 9:15 a.m. and ended at approximately 11:20 a.m. Sixteen people attended the event, see attached for sign in sheet.

Anita Jenkins, Principal Planner with Collier County Growth Management, began the session with a short introduction and participants introduced themselves as well. Anita summarized the future land use map, and she mentioned the other master plans that are underway, including the Parks Master Plan. She summarized the Immokalee Master Plan background and purpose, explaining the difference between goals and policies, and outlined the next steps for having the Master Plan transmitted and adopted before the end of the year.

Anita identified the handouts on the table explaining the agenda for the meeting. Anita noted the sidewalks map will be updated. There were three tables, each including one facilitator. The following was discussed at the three tables:

Vision

- Agree with previous meetings on adding the term “family-oriented”
- The vision statement seems out of reach and not the current state of things; once the idea of a vision statement was explained, it was agreed that this is a good direction to take
- Highlight on the cultural strengths that exist in Immokalee



Infrastructure

- Need for improved roadways (a lot of unpaved roads)
- Immokalee needs a hospital and/or urgent care
 - A lot of residents drive over an hour to go to their doctor; a health facility that accommodates the population is needed
- Prioritize “attractive” appeal (as mentioned in the vision statement). Main roads that people use when coming in from Naples or from the north on State Road 29 should be more inviting.

- Landscaping along roads important for unity throughout Immokalee; focus on maintenance of this landscaping
- Street lighting is a priority
- Sidewalks on all streets, especially on main spine roads (Immokalee Road, State Road 29, Lake Trafford Road, New Market Road)
- Traffic light needed at State Road 29 and Westclox Street; unsafe intersection
- Greater traffic calming and re-evaluation of speed limits through residential communities and improved road connectivity
- Prioritize safety for both vehicular and pedestrian movement
- Language in infrastructure goal should include 'safe' and focus on pedestrian and public transit infrastructure: shelters, sidewalks, lighting
- Crash data may reflect need for sidewalks instead of paved shoulders
- Evacuation route needed west of State Road 29
- Storm water management improvements (specifically along New Market)
- Emphasize need for an additional corridor (Loop road)

Housing

- The term "sanitary housing" is supported. Participants feel this is important for landlords to follow.
- Workforce and/or affordable housing is necessary to support the existing community.
- Do not want higher-end housing so land value does not increase; if land value increases this is problematic for residents
- Do not want the negative impression of poverty in Immokalee; does not want to be only viewed as low-income
- Incentives are supported to repurpose housing/existing structures

Funding

- Funding from County must go into road improvements before civic center
- County must be more involved with developers and the public; redevelopment plans should be public so there is involvement

Economy

- Initiative to be health-conscience; a lot of residents go to the nearest Dollar General to buy processed foods
- Create opportunity/incentive for big box stores
- Big Box stores would be good if they complement local businesses rather than compete; most residents must drive for an hour to purchase anything besides basic groceries
- Local businesses are not diverse because they are all run by a small handful of owners

- Create opportunity/incentive for specialty commercial/retail which fit the character of Immokalee (farmers' markets, craft boutiques, cafes, small groceries, flea markets)
- Traffic is horrible around Winn-Dixie since it's the main place for groceries, thus more options are needed
- The County should meet with landowners to find out what they consider to be valid incentives
- Existing business could provide positive reviews of area to promote new businesses to come in; this can counter the "crime-ridden" stereotype

Other Comments

- Break the cycle and provide places and activities for children to play indoors safe out of the rain and heat (i.e., gymnastics, arts)
- Culturally driven design standards; increase of murals/public art helps reduce crime rates
 - RCMA design as a good precedent
 - Do not over-design landscape to allow for "eyes on the street"
 - Community/historically-based art
- Landscaping standards are important as well – not just design standards
- Incentivize redevelopment of existing vacant infrastructure
- Need the County to improve existing conditions (roads, street lights, landscape and landscape maintenance, etc.) as a priority over building a civic center
- Establishing a connection between the CRA and the Sheriff
 - This is to help prove this is a safe community, but it is wrongly portrayed
- Public transportation needs to be more transparent; publicized, multiple languages and easily read maps
- Often an issue with parking

The table discussions also addressed future land uses, neighborhoods and sidewalks based on the maps provided. Two of the three tables worked out neighborhood boundaries on their aerial maps. These were collected for analysis by staff.

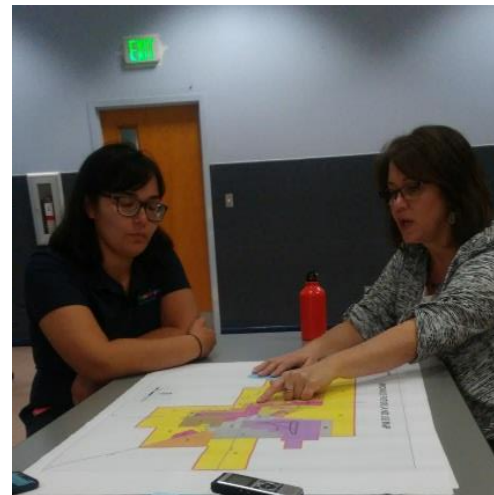
Anita indicated staff may assist in creating graphics that reflect the strengths of Immokalee for local tourism and to make Immokalee more inviting. Near the end of this discussion Frank informed the group that the CRA would like to start a leadership initiative reflecting the Leadership Collier program and encouraged attendees to be a part of it and to let other residents know who may be interested.

Immokalee Area Master Plan Restudy
Public Workshop #4
Summary

February 15, 2018 – Immokalee Community Park (5:30 p.m. - 7:30 p.m.)

The fourth public input meeting for the Immokalee Area Master Plan Restudy was held on February 20, 2018 at the Immokalee Community Park. The meeting began at approximately 5:50 p.m. Seven people attended the meeting, four were County officials and staff and three were members of the public. See attached for the sign in sheet.

Anita Jenkins, Principal Planner with Collier County Growth Management, began the evening with a discussion summarizing the Immokalee Master Plan background and purpose. Anita summarized existing uses and future land use and zoning. She emphasized the intent of the Master Plan is a top-level view of land use designations that directs goals and visions. She pointed out that zoning controls development standards, setbacks, etc. She highlighted the meeting schedule for the next public meetings in March 2018 and outlined the next steps for having the Master Plan transmitted and adopted with an anticipated completion at the end of 2018.



Anita started discussion by explaining the Proposed Immokalee Future Land Use Map (FLUM). She explained that the proposed changes would not render property incompatible or inconsistent. Anita then introduced the Vision Statement stating that it is currently drafted from the CRA Vision Statement which was created with public input. Participants in prior meetings suggested including a focus on families. The public asked “Does *stable neighborhoods* mean a focus away from migrant housing?” Anita said that the vision statement refers to *stable neighborhoods* with the intent to improve dilapidated homes and encourage appropriate uses, such as excluding industrial uses in residential areas.

Anita assured that there were not a significant number of changes to the proposed Future Land Use Map. The most significant changes include a larger Immokalee Regional Airport Subdistrict boundary and an extension of the Recreation Tourist Subdistrict to wrap around Lake Trafford. Anita indicated that the color scheme is different between the adopted and proposed Future Land Use Map; it is updated with colors that are more consistent with industry standards. For example, gray is commonly associated with Industrial uses and red is commonly associated with commercial uses.

Anita further explained that updating the Master Plan entices business owners and investors to build in Immokalee because appropriately designated land creates “build-ready” sites that are attractive to investors and builders.

A participant suggested there was an issue of decreased property values associated with the proposed Master Plan Update in 2012. Anita said; the proposed changes do not affect zoning; they simply allow more opportunity without requiring a long Comprehensive Plan Amendment process.

Questions were raised regarding the State Road 29 reconfiguration, specifically the potential for commercial growth, and staff identified that State Road 29 is intended for truck use and no changes are proposed for commercial use along State Road 29 at this time because it is intended to function as an alternate route or bypass.

In response to inquiries about the updating of land uses every ten or five years, staff responded that land uses were previously updated in seven-year cycles but that is no longer required. Others commented in order to rezone property, the project must meet the three C's: Consistency, Concurrency and Compatibility.

Staff explained that the proposed goals are similar but more concise than the adopted goals. Generally, goals are broad while policies are more detailed and specific. Staff indicated that proposed GOAL 7 is specific to Immokalee and is intended to further define setbacks, landscape standards, etc. to make Immokalee unique.

Staff further discussed the Future Land Use Map and explained that commercial areas are justified by population. Industrial areas are guided by opportunity, and not population driven.

An aerial map was presented by staff with the intent to identify existing neighborhoods. Anita highlighted a few existing neighborhoods including the Golden Triangle and the Fruit Bowl. She posed questions such as, “Is this neighborhood complete?” Defining neighborhoods elevate the family focus that Immokalee desires and provides opportunity to coordinate needs. For example, does Southside need sidewalks?

When asked about replacing mobile homes per the proposed Future Land Use policies, staff said the mobile home replacement issue was resolved in 2017 through the Land Development Code.

The public asked if an owner or developer would still need to go through zoning to build an apartment complex. Staff responded that yes, zoning is still required for development, however, it is easiest to choose an existing area with higher residential density allowed per the Future Land Use

Map. However, an apartment complex could be sought nearly anywhere *if and when* a developer goes through a Comprehensive Plan Amendment, which takes a lot of time.

Staff presented the Sidewalks Map and pointed out numerous transit stops, but a lack of sidewalk connection. Anita suggested that an updated plan for future sidewalks allows staff to write grants to meet the goals.

Anita provided an email address for comments and documents to be published (IAMPrestudy@colliercountyfl.gov). There will be two more workshops in March. The meeting ended at approximately 6:45p.m.

Immokalee Area Master Plan Restudy
Public Workshop #5
Summary

April 25th, 2018 – CareerSource 750 South 5th St. (8:30 a.m. –10:30 a.m.)

The Immokalee Master Plan morning session meeting began at approximately 8:38 a.m. and concluded at approximately 10:27 a.m. This was a joint CRA, MSTU and Immokalee Area Master Plan public meeting. The Pledge of Allegiance was conducted, followed by a moment of silence. The date was announced, along with roll call. Approximately five members of the CRA, five members of the MSTU, and eleven members of the public were in attendance.

Attendees were each given a hard-copy of meeting material for review and discussion. The distributed Proposed Immokalee Area Mater Plan reflected the comments from previous public meetings and recommendations from Collier County staff in strike-through and underline format. A Future Land Use Map, Neighborhoods Map, and Sidewalk Map associated with the Master Plan were also distributed. Anita Jenkins opened the meeting and explained that any additional comments can be emailed to IAMPrestudy@CollierCountyFL.gov until May 25th. In June, staff will have the Master Plan material prepared and submitted to the Board of County Commissioners.



Anita presented the proposed changes to the Master Plan in page-by-page format. She referenced the introduction on pages 2 and 3, which has been updated since the 2012 Restudy data. The Vision Statement is included with the introduction, and it has been updated to reflect the policies. Pages 4 and 5 included only minor revisions. Page 6 begins the discussion of Goal 1, which is important for conveying to others what is important to the community. The focus of Goal 1 is business opportunities, positivity and enhancing and diversifying the community. She explained that the CRA “Project List” is more appropriate in the Infrastructure section. Anita explained that the references to economic drivers were not changed.

Anita discussed Policy 2.2.1 related to the Expedited Review process which was important from 2012 to 2016. She shared Resolution 2016-247 with the attendees and said because the resolution has been adopted, it’s not important to still be referenced in the Master Plan.

Policy 2.4.2 Cultural Programs and Facilities was deemed repetitive of Policy 1.3.1, so it was removed to keep the document concise. The next change was to Technical Assistance which has been

reworked to remove the responsibility of the CRA so as not to overburden them. The BOCC is a better option to delegate tasks to the most appropriate staff.

Anita then discussed changes based on prior workshops to address housing and neighborhoods per Objective 2.1 and Collier County's intent to "identify neighborhood improvements needed to elevate the neighborhood quality of life." At previous Master Plan public meetings, attendees were asked to identify neighborhoods within Immokalee and to refine boundaries. Anita asked attendees to review the Neighborhoods Map to ensure it is correct. This helps to accurately identify needs on a neighborhood basis, including parks, tot lots, water management projects, transit stops, safe access and lighting.

Anita then mentioned that she is not only working with the community, but also with County Transportation staff and the Housing Department. She noted that the Florida Health Department has authority over farmworker and migrant housing, and the County only has control over the development standards for such housing. Policies in the Master Plan are limited on matters that are governed by agencies other than the County.

An attendee commented that it is a mistake to focus on farmworker housing. Instead, the focus should be housing that supports the workforce, noting that tourism is a driving force and the housing need to be addressed to accommodate this. Anita responded that Goal 2 is to provide quality neighborhoods with a full range of housing for all. She welcomed attendees to provide strengthened language for that goal.

Anita referenced Policy 2.2.1 Targeted Redevelopment Areas meant to address neighborhood needs. Areas of concern include sidewalks, lighting, recreation areas and proximity to fresh foods. Instead of fresh foods being available exclusively at flea markets, they should be available within neighborhoods with specific design requirements to be outlined in the Land Development Code.

Anita spoke to Policy 2.2.6 Farmworker Housing Land Development Regulations. This policy is being maintained in the Master Plan, and language is added noting that there need to be quality neighborhoods with a full range of housing for all Immokalee residents. She added that Collier County is currently in the midst of an extensive housing study, and the incentives are being worked out through Board of County Commissioner direction. Those incentives are referenced in the Master Plan.

Objective 3.1 is the location where reference to the CRA Project List is proposed to move. Commissioner McDaniel referenced Policy 3.1.2, stating it gives a pass for the Board to extend timeframes. Anita said that timeframes are established, but the Board has authority to adjust them. Discussion ensued about removing Policy 3.1.2 because it says that there is a timeframe established, but not really, making it contradictory. Another attendee agreed to remove the policy language.

Debrah Forester suggested changing the title of "Targeted Redevelopment Area" to "Targeted Neighborhood Areas." The CRA has Improvement areas and this might be confusing. She also

suggested establishing priority improvements than can be reviewed annually. The idea of identifying and referring to neighborhoods was discussed by the group.

Debrah Forester suggested adding the verbiage “coordination with departments” in Policy 1.5.1. to reach the end goal of all County agencies being accessible.

On Page 13 in Policy 4.2.1, “encouraging active lifestyles” was moved back to the neighborhood section where the policy intent is similar. Anita explained that neighborhood “facilities” may be conveyed a “buildings,” which is not the intent, because a ballfield or tot lot can be a neighborhood facility. Thus, the idea of recreational areas is preferred. Anita explained a Parks Master Plan effort is ongoing, and it will address community park policies.

An attendee asked: Will Anita cross reference the Parks Master Plan? Anita confirmed it is a good idea, and the Housing Plan will also be cross referenced.

An attendee suggested that recreation areas should not only be on the ground, but also on the roofs of some buildings.

An attendee asked about Objective 1.3, Tourism, Recreation, Entertainment and Cultural Opportunities and noted the plan only references recreation. Tourism and Cultural Opportunities should have their own objectives to identify expansion opportunities. Anita mentioned that tourism is referenced in an Objective, and subsequent policies, but there is a possibility to expand and give greater specificity. The attendee said she will send further comments via email.

Another attendee mentioned that agritourism is skipped in Objective 1.3, and it should be added. More comments were shared about keeping the language general and expanding on the entertainment policy. Anita noted to add an objective the under economic goal and move agritourism policy there as well. It was suggested to expand and explain the entertainment policy. Anita discussed arrangements of the document including an additional Objective under the economic development goal.

Debrah Forester then mentioned that tourism promotes people to live, work and conduct business in Immokalee. Anita advised against pulling the objective apart, but just enhancing and being more specific in the policies. She mentioned that she is cautious about making any changes without the public’s input, and she appreciates the feedback.

Regarding Policy 3.3.1 on page 13, an attendee asked why the word “future” is being crossed out. Anita explained that the County is prioritizing the people who live here now. The Land Development Code specifies and requires new neighborhoods to connect to existing neighborhoods and the grid system. Anita suggested to add a policy for new neighborhoods to connect with the existing grid system with sidewalks as well.

Debrah asked if the Sidewalk Map will be referenced in the Master Plan. Anita confirmed that it will be included. The idea of adding verbiage “as amended” was suggested so the Master Plan would maintain consistency over time.

An attendee mentioned the Long-Range Transportation Improvements should be bulleted according to priority. For example, improve SR 82 and SR 29 and add the bypass road later. Anita responded that the Transportation Department gave updates on road projects, noting State Road 82 is underway, and SR 29 is being discussed. Anita mentioned that bypass alternatives are being reviewed. She noted that in the northwest area there is a lack of a complete grid that restricts bus access, and that bicycle and pedestrian pathways are needed in so many areas. The attendee reiterated that the multiple references to the bypass road gives the wrong impression that it’s a high priority for Immokalee.

Debrah Forester suggested a separate policy on transportation, specific to completing the grid system. Long-term transportation is addressed by the MPO, but there are opportunities for identifying regional projects that need funding.

An attendee mentioned that a one-page guide is needed to explain what this Master Plan is and is not. Everyone has different opinions on what this is. Anita said she’d be happy to provide such a guide.

Anita explained references to transit services on page 15, which she has reviewed with Michelle Arnold the Collier Area Transit Director. The Transit staff need to address corridors and indicate improvements. The Master Plan addresses corridors but not transit operations, which is subject to change as technology changes. She said there is no need for the transportation concurrency policy, which was inserted during the last Restudy. Anita said there is plenty of road capacity in Immokalee and no density increases are proposed, so there are no concurrency deficiencies and the policy is not needed.

An attendee asked if a downtown business could be on a first-floor with second-floor residential. Anita confirmed that is already allowed in the Mixed-Use District.

Anita reviewed page 16 and the Clean Immokalee Plan. She referenced a presentation by Roy Spence, Hall of Famer in the marketing business, who coined “Don’t Mess with Texas” as part of a Clean Up Texas Campaign with public service announcements provided by Willie Nelson and Stevie Ray Vaughan. She mentioned that this strategy should be considered. Immokalee has great athletes who could promote a Clean Immokalee campaign. Debrah mentioned that a timeframe for development and implementation needed to be added to this policy, and Anita suggested adding a two-year timeframe.

Anita discussed Policy 4.1.1. on page 16 related to incentives through land development regulations, including studying other Transfer of Development Rights (TDR) programs. Anita advised that other strategies should be pursued rather than TDRs. Buying TDRs costs money and in turn raises housing costs. Natural resource protection can be accomplished through water farming and mitigation, and

she suggested that staff resources could be used to consider other natural resource protection opportunities. An attendee asked if TDRs could be maintained as an option. Another attendee replied that the policy directs staff to study other TDR programs. Anita reiterated that TDRs costs money, which raise the costs of housing, and that density blending that preserves land and allows development should be explored.

Commissioner McDaniel mentioned that the Board is looking to create an Immokalee Chapter in the LDC to address such issues as these. He cautioned that evaluating the TDR options could be costly. An attendee mentioned that while it is great to address in the LDC, it is also important to include a general reference to TDRs so the Master Plan is not inconsistent. Anita then mentioned that Policy 4.1.1 on page 16 does address density bonuses and transfer of rights.

Kris Van Lengen commented that Policy 4.1.1 was very specific and questioned if such specificity was needed. Other attendees agreed with this concern.

Anita advised that the title for Policy 4.1.2 is changed from Lake Trafford Development to Lake Trafford Water Quality. The title change reflects the continuation of water quality improvements. Anita noted that she met with Pollution Control staff to ensure this is still accurate.

Anita described deleting Policy 5.1.4 entitled "Conservation Designation," because the term "conservation" may bring about unintended consequences to the detriment of eco-tourism by limiting the recreational use of properties. Instead, protection functions can be accomplished through easements.

Anita advises that Policy 6.1.3 is removed, because it's redundant to the right-to-farm act in Florida Statues.

Policy 6.1.4 related to farmworker housing is also removed because the Florida Department of Health regulates this topic.

Anita discussed the policies on rezoning and consistency by policy for mobile homes. An attendee asked why mobile homes are referenced as "temporary" residency? Anita explained that it is associated with temporary homes during construction in Agricultural areas. She described issues that arose from the 2012 planning effort affecting the ability for continuation of mobile home properties. She described the overlay in the LDC for Immokalee mobile home properties. She said the LDC is the resource for anyone interested to review the mobile home overlay standards for Immokalee, which have recently been adopted to address local issues.

Anita pointed out that Immokalee is a food desert. There is limited access to fruits or vegetables. She explained the recommended addition to the policy allowing for fresh fruit and vegetable stands or trucks in neighborhoods. A participant asked if there are standards included for fruit or vegetable stands. Anita answered that the LDC will address standards, and the Master Plan just allows for them. The group discussed that standards and better Code enforcement are needed so illegal operations can be dealt with.

Anita identified proposed updates to Policy 6.1.2 related to the location of service uses to reference “community” parks within a ½-mile area. Commissioner McDaniel mentioned that these policies will assist the Board and staff to direct implementation.

Policy 7.1.3 related to innovative design was removed because it’s redundant.

Anita referenced the Immokalee Government Services Center and noted that the public wants a civic center for people to gather, providing opportunities for entertainment and cultural uses. An attendee mentioned that the Master Plan language gives the appearance that a mayor is wanted, and no one wants that. The attendee expressed that government staff should be based in Naples, not in Immokalee. Commissioner McDaniel stressed that the Master Plan identifies that government offices could be located in one area. Anita said a mayor was not the intent of a government center, and that the revisions were based on public input, which is important.

Anita went on to discuss commercial zoning and separation standards, and verbiage was added to include “unless authorized by BOCC” to allow for applicants to ask Board approval of projects that are good for the community. Commissioner McDaniel noted the criteria seem too specific, and Anita stated she agreed and that she would address consistency between policies.

An attendee asked about the policy allowing fruit or vegetable sales in neighborhoods, and if gardens are allowed. Anita advised that gardens are allowed, but once vegetables are sold it is considered a business which is not allowed. For fruit stands proposed in neighborhoods, the LDC will regulate how those fruit stands will appear.

Anita highlighted the change to expand the Recreational Tourist Subdistrict around Lake Trafford to support eco-tourism. She addressed Commissioner McDaniel’s concern about residential parcel size criteria being too specific by explaining the standards that are specific will be moved out of the Master Plan and into the Land Development Code, which allows for deviations and amendments through Board of County Commissioner approval. Commissioner McDaniel stressed the importance of maintaining the public’s interest through making the Master Plan more global, and the Land Development Code more specific.

Anita said policies on density, density bonuses, and density rating system will not be changed. She said transient lodging density will also be maintained in the Master Plan. Commissioner McDaniel raised concern that the density standard of 26 units per acre for transient lodging could be too limiting. Debrah stated transient lodging and hotel may be defined differently, and Anita said she will review the definitions.

An attendee asked if the area around Lake Trafford labeled as CMU on the Future Land Use Map is the Habitat community? Anita confirmed this, and stated it is not changing because the County is not able to downgrade development rights.

Another participant asked if a certain designated area was increased. Anita answered yes, the RT boundary was increased. An attendee asked about the zoning of the Winn Dixie property, and Anita

confirmed the property's land use designation is CMU which allows rezoning as necessary for the property.

Debrah asked about Goal 7 coordination of government agencies and the need for an Emergency Operations Center after Hurricane Irma. Anita confirmed the EOC could be referenced in a separate policy.

Debrah asked if the Sidewalk Map could be referred to as a 5-year plan including more detail of sidewalk locations and material types, which can be updated over time. Commissioner McDaniel added that TIGER Grant projects are underway and should be included. Anita answered that the green areas on the map reflect the TIGER Grant projects. She said that unfunded projects can be added as another line item on the map.

An attendee requested a draft grid map to show connection areas. Anita replied that such a map could be developed per the policy regarding the issue of proposed connections.

Anita said comments can be provided by email or telephone. The meeting concluded at 10:27 a.m.

Immokalee Area Master Plan Restudy
Public Workshop #6
Summary

**April 25th, 2018 – Immokalee Community Park 321 N. 1st St Immokalee FL 34142
5:30 p.m. – 7:30 p.m.**

The meeting began at 5:44 p.m. with eight participants in attendance. Anita Jenkins introduced the revised Immokalee Area Master Plan that includes recommendations based on public input. She explained that this plan includes six years' worth of work. The plan is in strikethrough and underlined format. She explained that the final document will be presented to the Board of County Commissioners in June to start the review and update process. She mentioned that feedback can be provided to Commissioner McDaniel.

She explained the proposed Plan language in page-by-page format. On pages 2 and 3, there were only small changes to the Introduction that recognized background work. The Vision statement was added to the Introduction, and it reflects intent of the policies, focusing on strengthening the economy, housing for everyone, diversity of economy, and walkable neighborhoods.

Anita explained the intent of the Comprehensive Plan is to guide growth. The Future Land Use Map only says what you can do, it is an indicator of opportunity. The Future Land Use Map is not intended to suggest that a property owner is out of compliance, but rather the Comprehensive Plan is meant to guide the community in growth.



On page 6, the Goal 1 is essentially a CRA annual infrastructure project list and that information has been moved to a more appropriate section. The new Goal 1 is to attract business and economic growth. The opening of the plan is now focused on enhancing and diversifying Immokalee.

On page 7, Policy 2.2.1 Expedited Review is already taken care of through Resolution 2016-247 and thus it has been removed.

Anita identified that Policy 1.3 was discussed in the morning session. Anita said the next time the Master Plan revisions are presented, it will incorporate the group's suggestion to break out tourism, eco-tourism, recreation, entertainment and cultural opportunities, and it will be more specific with those economic drivers. An attendee commented that there is no entertainment present in Immokalee, while another participant mentioned the Casino is entertainment. Another responded that the Casino is not family oriented, and an amphitheater for families is desired.

Anita continued on page 9 stating Policy 2.4.2 is redundant and has been removed. Policy 1.5.1 had delegated a lot of work to the CRA, and the updated language allows Collier County staff to provide

technical assistance. Anita mentioned that the language will be strengthened to allow for intergovernmental coordination.

On page 10, Goal 2 and Policy 2.1.1 define neighborhoods. Defining neighborhoods will manifest in more complete neighborhoods, because needs for parks, stormwater management and other improvements can be identified. Input from the past public meetings has defined neighborhood boundaries on the Neighborhoods Map. A participant mentioned that neighborhood names need to be simplified, for instance, instead of calling an area "The Fruit Basket" consider picking a produce. Another attendee suggested to not change that neighborhood name because that is how the community has referred to the area for many years. Another suggested that Fruit Basket needs a new boundary, with Carson and Eden Park defining that boundary.

Anita explained Policy 3.1.1 references to farmworker housing have been removed, because the Health Department has authority over housing regulations. Reference to regulations were moved to the LDC, Policy 2.2.6. An attendee commented that mobile homes need to be allowed, although fixed up, but still allowed. Anita explained the goal is to provide a diversity of housing to meet all the needs of the community and not just a focus on farmworker housing. The participants engaged in conversation about logistics and regulations of subsidized housing, specifically in relation to Trafford Isles and the apartment building development within Arrowhead. Anita directed the audience to look at Policy 2.3.1 on page 12 that addresses Housing Grant Opportunities. This policy relates to the County Housing Plan and will allow grant funding to be funneled to Immokalee area housing projects.

Anita said text is added to Goal 3 from the original Goal 1. She advised that in the earlier session today, Commissioner McDaniel commented that Policy 3.1.2 allows an extra timeframe and that extra flexibility is not appropriate. If the policy states it should be done in two years, then it should be completed on time. The attendees agreed with this revision.

Anita referenced Policy 3.2.4. – Encourage Active Lifestyles on page 13, stating the intent is to complete neighborhoods with tot lots, basketball court, community gardens and more. Attendees mentioned that any parks put in place need to be larger or regional parks. Anita responded that the County's Parks Master Plan will address parks, however, small parks are more affordable to maintain, and the intent is to create gathering areas for the community that are walkable in relation to their neighborhood. Anita mentioned that the Parks Master Plan is currently being worked on and will be presented in June. An attendee commented that Dreamland, a current park, is vacant. Another participant mentioned that new equipment was just installed at that specific park near the back.

Anita explained that page 14 discusses Long Range Transportation Improvements. State Road 82 has been approved and in the works, including roundabout and four-lane widening. The SR 29 bypass routes are being worked on and have been narrowed down to two choices.

Anita explained that Policy 4.2.7 was removed because operations should not be addressed in the Master Plan. Transportation concurrency was removed because there is no deficiency on roadway networks.

She said the language regarding Stormwater Management on page 16 will reference the Stormwater Master Plan so that it is easy to maintain consistency as other plans are updated.

In reference to Policy 3.4.1: Clean Immokalee Plan, Anita shared her experience with Roy Spence “Hall of Fame” marketer and how he initiated the “Don’t Mess With Texas” Campaign as a Clean Up initiative to clean up litter. This may be a positive option for Immokalee. A participant mentioned possibly working with the “Keep Collier Beautiful Campaign.” Another participant asked if there are neighborhood associations in Immokalee, and another attendee confirmed there are, for example, Jubilation, Arrowhead and some Habitat projects.

A participant asked if the Blue Zones Project will be incorporated in this effort. Anita stated the Blue Zones Project specifically will not be in the plan, but the philosophy and principles of Blue Zones are reflected. For example, Immokalee has a fresh foods desert although this is an agricultural community. The Master Plan supports fresh food markets in close proximity to neighborhoods. A focus on smaller neighborhood parks is also supportive of Blue Zones principles. Improved sidewalks and lighting are also supported in the Master Plan.

A participant asked if neighborhood gardens were supported in the Master Plan. Anita indicated that neighborhood and community gardens are currently allowed.

A participant noted that Immokalee has ice cream trucks, but questioned why the community doesn’t have vegetable trucks. Another participant indicated that vegetable trucks are in the area. Some private gardeners package their food and drive to higher-end neighborhoods to sell their produce in the Naples gated communities.

Anita directed the conversation to the Lake Trafford Development section on page 17. She indicated that the title was changed to “Lake Trafford Water Quality” to shift the focus on water quality, which the community has worked so hard to improve over the years. This section of the Master Plan discusses water quality goals, not development goals.

She explained the Conservation Designation policy on page 17 was moved to the Land Development Code. An attendee asked who funds the additional language to the LDC? Anita responded that Collier County has an LDC staff. The attendee wanted to know who is working on Best Management Practices (BMPs). Anita responded that staff will coordinate with other agencies in developing BMPs. A participant mentioned the water issues after Hurricane Irma and wanted assurance that Immokalee is included in the Collier County budget.

The participant asked: When the LDC is discussed, will staff come to Immokalee and will the public’s input be considered? Anita confirmed that meetings will be held in Immokalee and public input is

very appreciated. She also noted that Commissioner McDaniel has already initiated the need for a specific Immokalee Land Development Code (LDC).

The discussion shifted to the rezoning process. Anita explained that the Comprehensive Plan is the top level of regulation and zoning is more property-specific. She referenced Policy 5.1.6 Rezoning and Growth Management Plan Consistency by Policy on page 19. Anita stated that in the past it was a problem to allow mobile homes, however, that issue was resolved with LDC Section 2.03.07 Mobile Home Overlay Zoning District.

A participant asked if the Overlay District only allows mobile homes, or does it address driveways and such? Anita responded that the Mobile Home Overlay Zoning District only allows the use of mobile homes, however, the LDC regulates driveway materials, tie downs, etcetera.

Another attendee asked how mobile homes are condemned. Anita responded that the County Housing Plan is addressing condemnation issues and is in the process of being updated.

An attendee asked about mobile home parks being up to code. Anita responded that replacing a mobile home only requires consistency with the approved site plan. A new mobile home park would need to adhere to current LDC requirements for driveways and sidewalks. Anita suggested participating in the Immokalee LDC process as it goes through updates and changes.

Anita highlighted objectives and policies related to density under Goal 6. She indicated that nothing has changed in the Master Plan in reference to density. She said the impediment to approval of the last Master Plan update may have been due to proposed density changes at that time. She said the existing density in the plan is appropriate and allows for growth, and there is no need to make unnecessary changes, so no new density recommendations are being proposed. She added that the density rating system and bonus density policies have not changed.

Anita requested feedback on the Land Use Map. She asked if there was a need for more commercial areas or other changes. Comments from a previous CRA meeting were to define the Triangle area as a central business district. Anita said that change would make sense if the plan were starting anew, but there is no need to disrupt a stable neighborhood. She suggested that dilapidated residential areas are a good opportunity for replacement with commercial uses.

A participant commented that the downtown Commercial Mixed Use area on the southern side of Main Street was reduced on the map. The businesses do not have enough room for dumpsters behind the buildings, stormwater retention, or setbacks.

An attendee mentioned impact fees and the difficulty to attract businesses to Immokalee when they will generate ten percent of the revenue compared to having the same business located in Naples.

Another participant requested education for residents, such as a Home Health 101 course. The Immokalee residents that come from third world countries do not know cleaning practices and standards. Attendees discussed the solid waste problem on Main Street. Attendees asked who is

responsible for the dumpster situation, whether it is the property owner, the leasing business or Waste Management. One participant said that a community dumpster might be the solution if business owners would collectively install and share costs for a larger dumpster. The current system of extra trash pick ups and sending staff out to clean just isn't working.

The conversation shifted to playgrounds and establishing recreation areas every half mile. Anita responded that staff was working on the inventory of these facilities.

A participant asked about a 24-hour urgent care. Anita responded that an urgent care use is allowed, but would require rezoning of property. The participant responded that medical offices exist, but the businesses and services provided needs to be enhanced.

The discussion shifted to rezoning a specific property. A participant asked if a current zoning map is available, and Anita indicated that she could email the current zoning map. The group discussed if C-4 and C-5 zoning allows for a used car lot. Anita responded that the C-4 designation allows for new car lots, and the C-5 designation allows for used car lots.

Anita indicated that the Neighborhoods Map and Sidewalk Map will be a part of the Master Plan.

A participant asked about medical marijuana, and how associated uses are being addressed. Anita responded that there is an evening meeting on April 30 at 5:05 that will address marijuana dispensaries in the LDC. A participant wanted to know what type of business is associated with medical marijuana. Anita responded that it is an agricultural business because it is being grown. When asked where such use is allowed, Anita responded that commercial uses allow for dispensaries and that regulations for medical marijuana establish a minimum distance from schools. She indicated that dispensaries are not regulated like alcohol stores, but more like a pharmacy. The discussion then shifted to the grow house on SR 29 that is approved near the Hendry County line.

A participant asked about the area of Immokalee. Anita responded that Immokalee has approximately 17,000 acres, with approximately 10,000 undeveloped acres, most of which are being used for active agriculture.

The conversation moved to a discussion on the areas that are in the Immokalee Sewer and District area.

Anita wrapped up the meeting and mentioned that BCC meetings can be viewed at www.colliercountyfl.gov. She encouraged participants to email comments and ideas to IAMPrestudy@CollierCountyFL.gov. The meeting concluded at 7:14 pm