

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

**PROPOSED CHANGES TO THE ADOPTED
IMMOKALEE AREA MASTER PLAN**

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

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

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

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

* Indicates adopted portions.

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

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

TABLE OF CONTENTS

Page

- I. INTRODUCTION**
- II. NEW DIRECTIONS**
- III. IMMOKALEE AREA MASTER PLAN PRIORITIES**

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

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

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

~~LIST OF TABLES IN SUPPORT DOCUMENT~~

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

TABLE OF CONTENTS

(continued)

LIST OF FIGURES IN SUPPORT DOCUMENT

- 1
- 2
- 3
- 4
- 5 ~~— 1 Immokalee Planning Community Map~~
- 6 ~~— 2 Immokalee Existing Land Use Map~~
- 7 ~~— 3 Immokalee Traffic Analysis Zone (TAZ) Map~~
- 8 ~~— 4 Approximate Locations of Major Freshwater Wetlands~~
- 9 ~~— 5 Groundwater Availability in Collier County~~
- 10 ~~— 6 General Soil Associations of Collier County Development~~
- 11 ~~— Potential~~
- 12 ~~— 7 Commercial Mineral Extraction Sites in Collier County~~
- 13 ~~— 8 Native Habitats in Collier County~~
- 14 ~~— 9 Approximate Location of Major Remnant Xeric Oak and/or~~
- 15 ~~— Sand Pine Communities in Collier County~~
- 16 ~~— 10 Approximate Locations of Major Hammocks~~
- 17 ~~— 11 Wellfield Protection Zones – Immokalee Water & Sewer~~
- 18 ~~— District~~
- 19 ~~— 12 Immokalee Water and Sewer District~~
- 20 ~~— 13 Immokalee Water & Sewer District Potable Water Facilities~~
- 21 ~~— 14 Immokalee Water & Sewer District Sanitary Sewer Facilities~~
- 22 ~~— 15 Major Drainage Basins – Collier County~~
- 23 ~~— 16 Immokalee Landfill~~
- 24 ~~— 17 Existing Roadway Network, Immokalee~~
- 25 ~~— 18 Immokalee Bicycle/Pedestrian Facilities~~
- 26
- 27

APPENDICES

- 28
- 29
- 30 ~~APPENDIX I : Detailed Population Study for Immokalee~~
- 31 ~~APPENDIX I-A : Estimating Population in Immokalee~~
- 32 ~~APPENDIX II : Public Participation Meetings~~
- 33 ~~APPENDIX III : Building Immokalee Together Project~~
- 34 ~~APPENDIX IV : Immokalee Main Street~~
- 35 ~~APPENDIX V : Immokalee/Florida Enterprise Zone Program~~
- 36
- 37

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

41
42
43
44

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
43 and duties of the Committee remain the same:

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

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

26
27 The IMPVC worked steadily towards achieving these goals. However, by 2012 the adoption of
28 the revised IAMP and revised Immokalee Master Plan Future Land Use Map remained out of
29 reach and no amendments were made to the IAMP.

30
31 In 2015, the Board of County Commissioners directed staff to update four area master plans
32 including the Immokalee Area Master Plan. Staff then engaged the Immokalee community in a
33 review of the significant work accomplished during the previous restudy. The amendments to
34 the IAMP found herein are a result of the Immokalee residents and business owners continued
35 focus and effort to improve the land use policies that will regulate growth in their community.

36
37 An integral component of Immokalee's future is the Collier County Community Redevelopment
38 Agency (CRA). Established in 2000 by the Board of County Commissioners, the Agency's
39 mission is to eliminate blighted conditions as identified under Chapter 163, Part 3 of the Florida
40 Statutes. The Board of County Commissioners is the ex-officio board of the CRA. In 2000, the

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

1 BCC adopted the Collier County Community Redevelopment Plan that included two
2 redevelopment areas: Bayshore/Gateway Triangle and Immokalee.

3
4 In 2000, the Immokalee CRA Local Redevelopment Advisory Board was created and members
5 from the community were appointed to provide recommendations to the CRA to implement the
6 redevelopment plan and the allocation of tax increment revenues generated by increased
7 property values. Over the years, the Immokalee CRA Local Advisory Board has served as a
8 vehicle to bring forward community needs and interests.

9
10 For the purposes of this Plan, the Immokalee CRA is defined to reference the Immokalee
11 component of the Collier County Community Redevelopment Agency.

14 **II. NEW DIRECTIONS**

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

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

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

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

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

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

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

23 Improvements to the roadway system, both regionally and within the Immokalee Urban Area,
24 are just one part of how the overall transportation network will impact the future. ~~The Immokalee~~
25 ~~Regional Airport (IMM) is designated as an official U.S. Port of Entry, with its own full-service~~
26 ~~Customs Office, supporting both international and domestic trade opportunities, and is a~~
27 ~~growing cargo service airport.~~ Incentives to encourage economic development at the IMM
28 include the Florida Tradeport which operates within a Foreign Trade Zone (#213), and the
29 Historically Underutilized Business (HUB) Zone. The Immokalee Regional Airport (IMM)
30 provides direct access to over 21,000 acres allowing a broad range of aeronautical and
31 industrial uses, ~~of industrial-zoned property~~ and two paved ~~5,000 x 150-foot~~ runways equipped
32 for Global Position Satellite (GPS) and instrument approaches.

33 The opportunities available through development of the Tradeport are particularly significant
34 given that in 2012 the Collier County Office of Business and Economic Development (OBED)
35 estimated the County will need an additional 3,685 acres of new business park lands by 2030.
36 The OBED has been working to attract research clusters to Collier County to diversify the
37 economy, which is currently highly dependent on only three industries: agriculture, construction,
38 and tourism and services. The three targeted industry clusters are: health and life science;
39 computer software and services; and distribution. Given its location, access to major roads,
40 connectivity with other parts of the state, availability of developable land, and the airport,
41 Immokalee is a prime location for the new distribution industry that the OBED has identified as
42 being vital to the growth and diversification of Collier County’s economy.

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

5
6 **III. IMMOKALEE AREA MASTER PLAN PRIORITIES**

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

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

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

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

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

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

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

1 **III.–IV. IMPLEMENTATION STRATEGY**

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

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

(VII) **GOAL 4_5 (Goal 1 edited and reorganized as proposed Goal 5)**

8 **TO ALLOW AND ENCOURAGE A MIXTURE OF**
9 **GUIDE LAND USES THAT IS APPROPRIATE FOR**
10 **IMMOKALEE SO AS TO ENHANCE IMMOKALEE'S**
11 **QUALITY OF LIFE, NATURAL BEAUTY,**
12 **ENVIRONMENT, SMALL-TOWN CHARACTER, STABLE NEIGHBORHOODS, STATUS AS**
13 **AN URBAN HUB FOR THE SURROUNDING AGRICULTURAL REGION, TOURISM**
14 **INDUSTRY, AND THE IMMOKALEE AIRPORT'S DESIGNATION AS A PORT OF ENTRY.**

<p>Goal 1, Objectives and Policies Substantial Changes:</p> <ul style="list-style-type: none"> • Goal 1 becomes Goal 5 • Mobile Home policy added • Zoning consistency policy added

(VII) **OBJECTIVE 4.1_5.1: (Objective 1.1 edited and reorganized as proposed Objective 5.1)**

18 Unless otherwise permitted in this Master Plan for Immokalee, new or revised uses of land shall
19 be consistent with designations outlined on the The Immokalee Area Master Plan and its Future
20 Land Use Map. ~~The Future Land Use Map and companion Future Land Use Designations,~~
21 Districts and Subdistricts shall be binding on will apply to all Ddevelopment Oorders effective
22 with the adoption of the Master Plan for within the Immokalee Urban Area. Through the
23 magnitude, location and configuration of its components, the The Future Land Use Map is
24 designed to coordinate land use with the natural environment ~~including topography, soil and~~
25 ~~other resources;~~ maintain and develop cohesive neighborhood units; promote a sound
26 economy; and ~~discourage undesirable~~ encourage desirable growth and development energy
27 efficient development patterns. Standards and ~~permitted~~ allowed uses for each Immokalee
28 Master Plan Future Land Use District and Subdistrict are identified in the Land Use Designation
29 and Description Section.

(VI) **Policy 4.1.4_5.1.1: (Policy 1.1.1 edited and reorganized as proposed Policy 5.1.1)**

32 The Immokalee Area Master Plan's URBAN Future Land Use Designation ~~shall includes the~~
33 following Future Land Use Districts, and Subdistricts, Overlays and Features for:

(VII) **A. URBAN – MIXED USE DISTRICT**

- 35 1. Low Residential Subdistrict
- 36 2. ~~Mixed-Medium Residential~~ Subdistrict
- 37 3. High Residential Subdistrict
- 38 4. ~~Neighborhood Center~~ Subdistrict
- 39 5. ~~Commerce Center – Mixed Use~~ Subdistrict
- 40 6. ~~Planned Unit Development Commercial~~ Subdistrict
- 41 4. Commercial – Mixed Use Subdistrict
- 42 (IV) 7. Recreational/-Tourist Subdistrict

(VII) **B. URBAN – COMMERCIAL DISTRICT**

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

2

(X) ~~GB. URBAN – INDUSTRIAL DISTRICT~~

4 ~~1. Industrial Subdistrict~~

5 ~~2. Industrial – Mixed Use Subdistrict~~

6 ~~3. Industrial – Immokalee Regional Airport Subdistrict~~

7 ~~2. Commerce Center – Industrial Subdistrict~~

8 ~~3. Business Park Subdistrict~~

9

10 C. OVERLAYS AND FEATURES

11 1. Lake Trafford/Camp Keais Strand System Overlay

12 2. Seminole Reservation

13 3. Urban Infill and Redevelopment Area

14 4. Industrial – Mixed Use Commercial Overlay

15

16 **Policy 1.1.2: (Reorganized and incorporated in proposed Policy 5.1.1.C)**

17 ~~Overlays and Special Features include:~~

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

19

~~(X)~~ **Policy 1.1.3: (Deleted)**

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

25

~~(X)~~ **Policy 1.1.4 5.1.2: (Edited and reorganized as proposed Policy 5.1.2)**

27 ~~Land use transition Compatibility between lower and higher intensity uses shall will be achieved~~
28 ~~through land development regulations specifically applicable to the Immokalee Urban Area. the~~
29 ~~use of natural vegetative open space buffers, physical barriers such as berms, hedges or other~~
30 ~~landscape cover, setbacks and height limitations as described in the zoning and landscape~~
31 ~~sections of the Land Development Code.~~

32

33 **Proposed Policy 5.1.3: Compact Mixed-Use Development**

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

37

~~(X)~~ **Policy 1.1.5: (Deleted and addressed in Proposed Policy 6.1.2)**

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

43

44

(VI) **Policy 1.1.6 (Deleted)**

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

Proposed Policy 5.1.4: Mobile Homes within the Immokalee Urban Area

New mobile homes shall be allowed in the Immokalee Urban Area as a temporary residence as identified in LDC Section 5.04.02.C; or within an existing mobile home lot, mobile home park or subdivision as identified in LDC Section 2.03.07.G.6; or within the mobile home overlay (MHO) or as part of a new mobile home park or subdivision approved on lands with ~~existing~~ zoning that permits mobile homes; or on individual lots or parcels with ~~existing~~ zoning that permits mobile homes.

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

~~(VI)~~(VII)

Policy 1.1.7 5.1.5 (Edited and reorganized to proposed Policy 5.1.5)

The sites containing existing ~~public~~ educational plants and ancillary plants, and the undeveloped sites owned by the Collier County School Board for future public educational plants and ancillary plants, within the IAMP area, are depicted on the Future Land Use Map Series in the countywide FLUE and on the Public School Facilities Element Map Series, and referenced in FLUE, Policy 5.14 and Intergovernmental Coordination Element, Policy 1.2.6. All of these sites are subject to the general Interlocal Agreement, adopted on May 15, 2003 by the Collier County School Board and on May 27, 2003 by the Board of County Commissioners, and as subsequently amended and restated, with an effective date of December 2008, and subject to the implementing land development regulations to be adopted; and, shall be subject to the School Board Review (SBR) Interlocal Agreement, adopted on May 15, 2003 by the School Board and on May 27, 2003 by the Board of County Commissioners, and subject to the implementing land development regulations. All future educational plants and ancillary plants shall be allowed in zoning districts as set forth in Policy 5.16 of the Future Land Use Element, Policy 5.14.

Proposed Policy 5.1.6: Zonings and Rezonings and Growth Management Plan Consistency by Policy

A. All zoning as shown on the Official Zoning Atlas as of [effective date of IAMP adoption ordinance] shall be deemed consistent with the Growth Management Plan.

~~A.~~ B. All rezonings must be consistent with the Growth Management Plan. For properties that have zoning in place prior to a change in ~~are zoned inconsistent with the~~ Land Use

Words underlined are added; words struck through are deleted
Words double underlined are CCPC additions; words double ~~struck through~~ are CCPC deletions

~~Designation-Description Section, where the prior zoning allows for a higher density or intensity than the new Land Use Designation deemed to be consistent with the Growth Management Plan by policy, such properties may be rezoned as follows: if the property's zoning at the time of adoption allows for a higher density or intensity than the new Land Use Designation. For such properties, the following provisions apply:~~

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

C. Any property owner who believes that they have been adversely affected by this IAMP may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC. All applications must be submitted within one year from the ~~adopted~~ effective date of the IAMP or applicable IAMP amendment. This procedure shall be considered supplemental to any other claim or remedy that the property owner may have. Notice of the Adoption of this Plan and the one-year time frame within which any property owner who believes that they have been adversely affected by this IAMP may utilize the procedures set forth in Chapter 9 (Vested Rights and Takings Determinations) of the LDC shall be provided with a minimum 1/8-page notice in one or more newspapers of general circulation in the

Immokalee area within 15 days of Adoption of this plan by the BCC.

2

~~(X)~~ **OBJECTIVE 1.2: (Deleted and addressed in proposed Policy 1.5.2)**

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

7

~~(X)~~ **Policy 1.2.1: (Deleted)**

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

13

~~(M)~~ **Policy 1.2.2: (Deleted and addressed in proposed Policy 1.5.3)**

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

20

~~(V)~~ **OBJECTIVE 1.3: (Deleted and addressed in proposed Objective 6.1)**

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

24

~~(S)~~ **Policy 1.3.1: (Deleted and addressed in proposed Policy 1.5.3)**

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

29

~~(O)~~ **OBJECTIVE 1.4: (Deleted and addressed in proposed Objective 6.1)**

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

32

~~(S)~~ **Policy 1.4.1: (Deleted and addressed in proposed Policy 3.3.7)**

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

37

~~(S)~~ **Policy 1.4.2: (Deleted and addressed in proposed Policy 3.3.7)**

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

42

~~(S)~~ **Policy 1.4.3: (Deleted and addressed in proposed Objective 7)**

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

1
(2)
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

OBJECTIVE 1.5: (Deleted and addressed in proposed Policy 2.2.5)

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

Policy 1.5.1: (Deleted and addressed in proposed Policy 2.2.5)

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

Policy 1.5.2: (Deleted and addressed in proposed Policy 2.2.5)

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

**GOAL 2:
TO PROVIDE QUALITY NEIGHBORHOODS FOR ALL
RESIDENTS OF CREATE AN ENVIRONMENT WITHIN
WHICH ALL WORKING, DISABLED AND RETIRED
RESIDENTS, AND THEIR IMMEDIATE FAMILIES, WILL
HAVE A REASONABLE OPPORTUNITY TO PROCURE
SAFE, SANITARY, AND AFFORDABLE HOUSING
CONSISTENT WITH THE DESIRED CHARACTER OF
THE AREA AS IDENTIFIED IN THE IMMOKALEE
URBAN AREA MASTER PLAN.**

<p>Goal 2, Objectives and Policies Substantial Changes</p> <ul style="list-style-type: none"> • The goal is broadened from addressing housing only, to addressing the elements of neighborhoods, i.e, lighting, recreation, transit access, sidewalks, etc. • Neighborhood inventories and neighborhood plans are proposed to identify needed neighborhood improvements that can be coordinated between County Departments and the CRA

Proposed OBJECTIVE 2.1

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

Proposed Policy 2.1.1: Neighborhood Inventory

~~Within two (2) years of adoption,~~ By [2 years of the date of adoption of the ordinance] Collier County will initiate an inventory of existing neighborhoods. The purpose of the inventory is to identify opportunities to improve neighborhood recreation, sidewalks, lighting, transit stops, stormwater management, housing, and community facilities.

Proposed Policy 2.1.2: Neighborhood Improvement Plans

Incorporating the findings of the neighborhood inventories, Collier County will create Neighborhood Improvement Plans, with coordination of all applicable County departments,

1 neighborhood residents and the Immokalee CRA, to provide a multi-disciplinary approach to
2 planning for identified neighborhood improvements.

3
4 **OBJECTIVE 2.21:**

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

7
8 **Proposed Policy 2.2.1: Funding Opportunities**

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

12
13 **Policy 2.1.1: (deleted and addressed in proposed Objective 3.1)**

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

17
18 **Policy 2.1.2: (deleted and addressed in proposed Policy 3.1.1)**

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

21
22 **Policy 2.1.3: (deleted and addressed in proposed Policy 3.1.1)**

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

26
27 **OBJECTIVE 2.2: (deleted and addressed in proposed Objective 2.1)**

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

31
32 **Policy 2.2.1: (deleted and addressed in proposed Policy 2.1.2)**

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

36
37 **Proposed Policy 2.2.2: Substandard Housing**

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

40
41 **Policy 2.2.2: (edited and reorganized to proposed Policy 2.3.2)**

42 Housing affordability in Immokalee will be ~~The County shall continue to research initiatives in~~
43 part es such as land banking of foreclosed upon land due to County held liens, land grants from
44 County and other public holdings, and tax incentives for private owners who commit to

1 developing affordable workforce housing through the implementation of the approved strategies
2 within the Collier County Community Housing Plan.

3
4 **Proposed Policy 2.2.3: Displaced Occupants**

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

7
8 **Proposed Policy 2.2.4: Housing Code Enforcement**

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

13
14 **Proposed Policy 2.2.5: Farm Labor Housing Land Development Regulations**

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

18
19 **Proposed Policy 2.2.6: Interagency Coordination**

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

23
24 **OBJECTIVE 2.3:**

25 The County will continue to explore and provide innovative programs and regulatory reforms
26 that reduce the costs of development costs and promote quality neighborhoods and a full range
27 of housing and maintenance of safe and sanitary affordable workforce housing for all
28 Immokalee residents.

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

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

33
34 **Policy 2.3.2: Housing Incentives**

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

37
38 **Policy 2.3.1: (deleted)**

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

(VI) **Policy 2.3.2: (deleted and addressed in proposed Policy 2.3.2)**

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

(VII) **Policy 2.2.4 ~~2.3.3~~: (edited and reorganized to proposed Policy 2.2.4)**

~~Collier County The Code Enforcement Department will prioritize the enforcement of codes shall make reasonable effort to require related to that substandard housing be brought into compliance or eliminated. Efforts will focus on properties that are abandoned, owned by an absentee landlord, or not in compliance with the Collier County Land Development Code or Code of Laws and Ordinances. ~~that constitutes a serious threat to the public's health, safety and welfare. Policies on demolition of such structures will be enforced and the Code Enforcement Board used to levy appropriate fines.~~~~

(VIII) **Policy 2.3.4: (deleted and addressed in proposed Policy 2.3.2)**

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

(IX) **OBJECTIVE 2.4: (edited and reorganized to proposed Policy 2.2.1)**

~~Collier County, There shall be an annual effort to in coordination with with federal, state, and other local agencies and private organizations agencies to will seek funding for to meet the housing needs as identified in the Neighborhood Improvement Plans. ~~Housing Element of the Growth Management Plan and to assure consistency with federal, state and local regulations concerning migrant labor camps.~~~~

(X) **Policy 2.4.1: (edited and reorganized to proposed Policy 2.3.1)**

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

(XI) **Policy 2.4.2: (deleted and addressed in proposed Policy 2.2.5)**

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

(XII) **Policy 2.4.3: (deleted and addressed in proposed Policy 2.2.5)**

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

1 County code and F.A.C. compliance and suggested amendments to County codes that may
2 restrict needed rehabilitation and new development.

3
4 ~~(M)~~ **Policy 2.4.4: (deleted)**

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

7
8 ~~(M)~~ **GOAL 34: (Edited and reorganized to proposed Goal 4)**

9
10 ~~TO THE COUNTY SHALL CONTINUE TO PLAN FOR~~
11 ~~THE PROTECTION, CONSERVATION AND~~
12 ~~MANAGEMENT OF ITS IMPORTANT NATURAL~~
13 ~~RESOURCES THROUGH THE IMPLEMENTATION OF~~
14 ~~IMMOKALEE-SPECIFIC DEVELOPMENT~~
15 ~~STANDARDS AND POLICIES. AS REQUIRED IN THE~~
16 ~~GROWTH MANAGEMENT PLAN.~~

**Goal 3, Objectives and Policies
Substantial Changes**

- Goal 3 becomes Goal 4
- Lake Trafford Camp Keais System Wetland boundary refined
- Proposed LDC amendments for water quality best management practices
- Proposed density blending under one ownership from the Lake Trafford Camp Keais System Wetland to the Rural Lands Stewardship area

17
18 ~~(M)~~ **OBJECTIVE 34.1: (edited and reorganized to Objective 4.1)**

19 The County shall continue to protect and preserve
20 natural resources within the Immokalee Urban
21 Designated Area and on adjacent lands within the Rural Lands Stewardship Area Overlay. To
22 address the protection of natural resources in Immokalee, including Lake Trafford and
23 connected wetland systems, and listed species habitat including upland habitat used by listed
24 species, through incentives and innovative techniques not otherwise addressed in the
25 Conservation and Coastal Management Element (CCME).

26
27 ~~(M)~~ **Policy 3.1.1 4.1.1: (Deleted and replaced with proposed Policy 4.1.1)**

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

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

41 Within two years of adoption, ~~By [2 years of the date of adoption of the ordinance]~~ Collier
42 County shall initiate amendments to the LDC (Ordinance 04-41, as amended),
43 to provide for other incentives and innovative land development regulations, including but not
44

1 limited to cluster development and flexible development standards, that do not require an
2 amendment to the IAMP.

3
4 **Policy 3.1.2 4.1.2: (Deleted and replaced with proposed Policy 4.1.2)**

5 ~~Collier County shall ensure that government services and facilities related to the conservation~~
6 ~~and management of natural resources are made available to the Immokalee Community.~~
7 Recognizing the importance of Lake Trafford, and the surrounding wetlands and natural habitat,
8 the ecosystem, economy and ecotourism activities in Immokalee, proposed development within
9 the Lake Trafford watershed boundary will conform to best management practices (BMPs)
10 regarding water quality in order to avoid or minimize adverse impacts to the lake and its
11 surrounding wetlands and natural habitat. These BMPs will primarily include measures or
12 design standards recognized by the Department of Environmental Protection (DEP) and the
13 Environmental Protection Agency (EPA) that address increased or enhanced onsite treatment of
14 storm water runoff, and measures to address Total Maximum Daily Loads (TMDL) and nutrient
15 loading. ~~Within two (2) years of adoption,~~ By [2 years of the date of adoption of the ordinance]
16 Collier County, in conjunction with any applicable state or federal agencies, will initiate
17 amendments to the LDC (Ordinance 04-41, as amended) to establish specific best management
18 practices and will identify the specific locations where such best management practices shall be
19 required. The Lake Trafford watershed boundary shall be illustrated by map in the LDC and will
20 be the geographic area intended for implementation of these BMPs.

21
22 **Proposed Policy 4.1.3: Lake Trafford Remediation**

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

26
27 **GOAL 4 3: (edited and reorganized proposed Goal 3)**

28 ~~**IN A COST EFFICIENT MANNER, PROVIDE AMPLE,**~~
29 ~~**HIGH QUALITY AND DIVERSE RECREATIONAL**~~
30 ~~**OPPORTUNITIES FOR THE IMMOKALEE**~~
31 ~~**COMMUNITY. TO PROVIDE ADEQUATE AND**~~
32 ~~**EFFICIENT PUBLIC INFRASTRUCTURE AND**~~
33 ~~**FACILITIES FOR THE IMMOKALEE URBAN AREA.**~~

34 **PROPOSED OBJECTIVE 3.1:**

35
36 To annually identify the priorities of the Immokalee
37 community and the Immokalee CRA related to capital
38 improvements and other activities that will further the
39 goals, objectives and policies of the IAMP.

40
41
42 **Proposed Policy 3.1.1: Capital Projects and Studies**

43 Collier County will coordinate with the Immokalee CRA
44 on an annual basis to develop a prioritized list of
45 Immokalee specific capital projects and studies that will

Goal 4, Objectives and Policies Substantial Changes

- Goal 4 becomes Goal 3
- Proposed policy defines the process to prioritize work effort and consider budget items
- Proposed policy addresses the possibility of small neighborhood parcels for recreation
- Proposed policy Implements the BCC's Complete Street Resolution
- Proposed policy to study the local street network to identify potential for better connectivity
- Proposed policy to incentivize private road improvement

1 further the Goals, Objectives, and Policies of the IAMP. The County and the Immokalee CRA
2 shall identify potential funding sources for all or a portion of the projected cost associated with
3 these projects and studies. This list shall be provided to the BCC prior to its annual budgeting
4 process in order to allow the BCC to consider Immokalee’s priorities in relation to available
5 funding and staffing resources.

6
(VII) **OBJECTIVE 4.1 3.2: (edited as proposed Objective 3.2)**

8 ~~Collier County shall implement a~~ To provide a comprehensive system of parks and recreational
9 facilities program for Immokalee that is equivalent to Collier County standards, taking into
10 consideration plans that reflect citizens’ recreational preferences and offer recreational
11 opportunities for all age groups. That supports diverse active and passive recreational activities
12 within the Immokalee area through the implementation of the Collier County Parks &
13 Recreations Master Plan for the Immokalee Area.

14
(VIII) **Policy 4.1.1: (deleted and addressed in proposed Objective 3.2)**

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

19
20 ~~The plan and budget will be based upon such things as a survey of the preferences and~~
21 ~~priorities of Immokalee’s seasonal and permanent population. The survey should include:~~

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

26
(IX) **Policy 4.1.2 3.2.1: (edited and reorganized as proposed Policy 3.2.1)**

28 ~~The Collier will prioritize the development of County Public Services Division may locate future~~
29 ~~Immokalee community parks within, or adjacent to designated Neighborhood Centers and within~~
30 ~~other areas that serve the needs of the community, the most densely populated urban areas to~~
31 ~~ensure convenient access by the majority of residents, and in coordination with the Immokalee~~
32 ~~CRA, will identify location for public plazas, greens, or urban parks. This may be accomplished~~
33 ~~through funding methods including, but not limited to, the County’s purchase of land, private~~
34 ~~sector land donations or through an interlocal agreement between Collier County and the Collier~~
35 ~~County School Board.~~

36
37 **Proposed Policy 3.2.2: Community Input**

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

40
41 **Proposed Policy 3.2.3: Expansion of Parks and Trails**

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

44

1 **Proposed Policy 3.2.4: Encourage Active Lifestyles**

2 Collier County will encourage outdoor activity and active lifestyles by creating new
3 neighborhood recreational areas, such as ball fields, soccer fields, basketball courts, tot lots,
4 and jungle gyms, as appropriate to Immokalee’s demographics and as feasible in each
5 neighborhood. These opportunities shall be identified in the Neighborhood Improvement Plans.
6

7 **Proposed Policy 3.2.5: Use of Vacant Residential Parcels**

8 Subject to available funding, Collier County will consider acquiring vacant residential parcels in
9 order to develop new neighborhood recreation areas. These parcels may be small in size and
10 should be evenly distributed throughout the community. These opportunities shall be identified
11 in the Neighborhood Improvement Plans.
12

13 ~~(VIII)~~ **Policy 4.1.3: (deleted)**

14 ~~Collier County shall ensure that government services and facilities related to parks and~~
15 ~~recreation are provided concurrent with the impacts of development.~~
16

17 ~~(VII)~~ **GOAL V: (edited and incorporated in proposed Objective 3.3)**

18 ~~**FUTURE GROWTH AND DEVELOPMENT SHALL BE SUPPORTED BY A NETWORK OF**~~
19 ~~**ROADS, SIDEWALKS, AND BIKEPATHS THAT ARE EFFICIENT AND SAFE, AND**~~
20 ~~**ENHANCE AND PRESERVE IMMOKALEE’S SMALL TOWN CHARACTER.**~~
21

22 ~~(XII)~~ **OBJECTIVE 5.1.3.3: (edited as proposed Objective 3.3)**

23 ~~The County shall~~ To provide a network of roads, sidewalks, and bike paths to support growth, in
24 a manner that allows for the safe and convenient movement of pedestrians, motorized bicyclists
25 and non-motorized vehicles.
26

27 ~~(VII)~~ **Policy 5.1.1: (deleted)**

28 ~~The Traffic Circulation Map in the Transportation Element will graphically depict Immokalee's~~
29 ~~future roadway network, and identify specific roadway improvements needed to implement the~~
30 ~~Immokalee Area Master Plan's Future Land Use Map and will be updated as new information is~~
31 ~~available. These improvements will be prioritized and placed into the Capital Improvement~~
32 ~~Element after further transportation analysis is completed.~~
33

34 **Proposed Policy 3.3.1: Complete Streets**

35 Roadways within Immokalee shall be planned, designed and constructed in a context-sensitive,
36 multi-modal approach, implementing access for transportation users of all ages and disabilities,
37 in a manner that promotes safe, efficient movement of people and goods, whether by car, truck,
38 public transit, assistive device, foot or bicycle.
39

40 ~~(X)~~ **Policy 5.1.2: (edited and reorganized as proposed Policy 3.3.2)**

41 In the Immokalee Urban Area, The Collier County 5-Year Pathways Plan, prepared by the
42 Metropolitan Planning Organization with the assistance of the Pathway Advisory Committee,
43 shall give priority will be given to projects to linking existing and future residential neighborhoods
44 to each other, designated neighborhood centers, with commercial, and employment areas,
45 schools, libraries, community parks, recreation sites and and public service areas. This plan will

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

1 reflect the unique needs of the Immokalee community and also take into consideration the need
2 for pedestrian walkways in Immokalee.

3
(M) **Policy 5.1.3: (deleted)**

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

7
(N) **Policy 5.1.4: (deleted)**

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

13
Proposed Policy 3.3.3: Long Range Transportation Improvements

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

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

26
Proposed Policy 3.3.4: Local Transportation Network Improvements

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

32
Proposed Policy 3.3.5: Private Roads

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

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

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

5
6 **Proposed Policy 3.3.7: Safety Improvements**

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

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

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

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

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

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

37
38 **Proposed OBJECTIVE 3.4:**

39 To improve stormwater management and surface drainage in Immokalee.

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

42 Collier County's Stormwater Management staff, in coordination with other County departments,
43 will continue to implement the recommendations contained within the Immokalee Stormwater
44 Master Plan (as amended), as funding becomes available.

1
(2) 3
4
5
6
7
(8) 9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
(6) 31
32
33
34
35
36
(7) 37
38
39
40
41
42
43
44

~~GOAL 6.1: (Edited and reorganized as Goal 1)
ENHANCE AND DIVERSIFY THE IMMOKALEE'S
LOCAL ECONOMY OF THE IMMOKALEE
COMMUNITY AS DETAILED IN THE ECONOMIC
ELEMENT OF THE GROWTH MANAGEMENT PLAN.~~

~~OBJECTIVE 6.1.1: (Rewritten and reorganized as
proposed Objective 1.1)~~

~~Actively pursue, attract, and retain business enterprises.
The County shall promote economic development
opportunities throughout the Immokalee Urban Area.~~

Proposed Policy 1.1.1: Commercial and Trade Hub

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

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

**Goal 6, Objectives and Policies
Substantial Changes**

- Goal 6 becomes Goal 1
- Immokalee's vision identified 3 major economic drivers – manufacturing and distribution, agribusiness, and eco-tourism
- Proposed policy to consider habitat conservation bank or wetland mitigation bank for Immokalee projects
- Proposed policy to consider Certified Sites Program for Immokalee
- Proposed new uses in Ag Zoning to support agriculture economy, subject to LDC amendments
 - Ag research and development facilities
 - Agribusiness offices and headquarters
 - Alternative energy uses facilities and apparatuses
- Proposed policy to develop a comprehensive financial incentive strategy to promote economic development

~~Policy 6.1.1 1.1.2: (edited and reorganized as proposed Policy 1.1.2)~~

~~The Collier County, will encourage in cooperation with the Immokalee Chamber of Commerce, the Collier County Airport Authority, and the Economic Development Council, shall continue to the promotion of economic development opportunities at the Immokalee Regional Airport/Florida Tradeport and the surrounding commercial and industrial areas.~~

~~Policy 6.1.2: (edited and reorganized as proposed Policy 6.1.5)~~

~~The Community Development and Environmental Services Division Collier County will coordinate with local and state law enforcement, developers, and citizens to the Collier County Sheriff's Department on investigating and pursuing any seek funding opportunities available under the Safe Neighborhood Act (Chapter 163, Part IV, F.S.) or other programs to improve safety within the Immokalee community and to provide for safe streets. to assist with enhancing the Immokalee community. This may include implementation of CPTED (Crime Prevention Through Environmental Design) (CPTED) strategies, where such strategies are compatible with~~

1 ~~the community design objectives set forth herein. principles shall be encouraged in all~~
2 ~~development standards.~~

3
(M) **Policy 6.1.3: (deleted and addressed in proposed Policy 1.4.2)**

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

9
(N) **Policy 6.1.4: (deleted)**

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

13
14 **Proposed Policy 1.1.3: Mitigation Banking and/or Targeted Acquisition Lands**

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

29
30 **Proposed OBJECTIVE 1.2:**

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

33
34 **Proposed Policy 1.2.1: Pre-Certified Commercial/Industrial Sites**

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

43

1 **Proposed Policy 1.2.2: Home Occupations**

2 ~~Within two (2) years of adoption, By [2 years of the date of adoption of the ordinance]~~ Collier
3 County will initiate amendments to the LDC (Ordinance 04-41, as amended) to create more
4 flexibility for home-based businesses in the Immokalee Urban Area, thereby allowing additional
5 opportunities for home-based occupations.

6
7 **Proposed Policy 1.2.3: Financial Incentives**

8 ~~Within two (2) years of adoption, By [2 years of the date of adoption of the ordinance]~~ Collier
9 County, in cooperation with the Immokalee CRA, will develop a comprehensive financial
10 incentive strategy to promote economic development in the Immokalee area and identify funding
11 sources to maintain adequate funding of such incentive programs.

12
13 **Proposed Policy 1.2.4: Agriculture-Related Business Uses**

14 In recognition of the economic importance of agriculture, ~~within two (2) years of adoption, by [2~~
15 ~~years of the date of adoption of the ordinance]~~ Collier County will initiate amendments to the
16 LDC (Ordinance 04-41, as amended) to:

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

23 Compatibility criteria and development standards shall be included in proposed LDC
24 amendments.

25
26 **Proposed OBJECTIVE 1.3:**

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

29
30 **Proposed Policy 1.3.1: Tourism, Recreational, Entertainment and Cultural Opportunities**

31 Collier County will encourage the expansion of tourism, entertainment, cultural and recreational
32 opportunities, such as restaurants, movie theaters, museums and public spaces. Collier County
33 will work with the Immokalee CRA, Immokalee Chamber of Commerce, Office of Business and
34 Economic Development, The Naples, Marco Island, and Everglades Convention and Visitors
35 Bureau, and other public and private organizations to promote increasing tourism of Lake
36 Trafford, Immokalee Regional Raceway, Pepper Ranch Preserve, Immokalee Pioneer Museum
37 at Roberts Ranch and Anne Olesky Park, and future tourism, recreational, entertainment and
38 cultural attractions.

39
40 **Proposed Policy 1.3.2: Eco-tourism**

41 Collier County will encourage the development of ecotourism in the Immokalee area, with a
42 particular focus on Lake Trafford and surrounding RT designated lands. It is anticipated that the
43 County will work with the Immokalee CRA, Immokalee Chamber of Commerce, The Greater
44 Naples Chamber of Commerce, Office of Business and Economic Development, the Naples,

1 Marco Island, and Everglades Convention and Visitors Bureau, and other public and private
2 organizations to promote these opportunities.

3
4 **Proposed Policy 1.3.3: Seminole Casino Immokalee**

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

10
11 **Proposed Policy 1.3.4: Entertainment Area**

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

15
16 **Proposed OBJECTIVE 1.4:**

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

18
19 **Proposed Policy 1.4.1: Research and Development**

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

24
25 **Proposed Policy 1.4.2: Education and Training Programs**

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

29
30 **Proposed OBJECTIVE 1.5:**

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

33
34 **Proposed Policy 1.5.1: Technical Assistance**

35 ~~Within two (2) years of adoption.~~ By [2 years of the date of adoption of the ordinance] Collier
36 County will initiate the review of existing programs meant to provide technical assistance for the
37 establishment and permitting of new or expanding businesses and make recommendations to
38 better implement these programs specific to the needs of the Immokalee community.

39
40 **Proposed Policy 1.5.2: Infill and Downtown Redevelopment**

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

Proposed Policy 1.5.3: Alternative Funding

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

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

Proposed OBJECTIVE 6.1:

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

<p>Goal 6, Objectives and Policies Substantial Changes</p> <ul style="list-style-type: none"> • Goal 6 is a new proposed goal for the IAMP with the purpose of creating an Immokalee specific Land Development Code • Proposed policy identifies a list of standards to be addressed in a new LDC
--

Proposed Policy 6.1.1: Development of Land Development Code Standards

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

Proposed Policy 6.1.2: Location of Service Uses

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

Proposed Policy 6.1.3: Downtown Pedestrian Amenities

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

Proposed Policy 6.1.4: Central Business District

~~Within two (2) years of adoption,~~ By [2 years of the date of adoption of the ordinance] Collier County, in coordination with the Immokalee CRA, will initiate a review of the Public Realm Plan

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

and the Central Business District Form-Based Guidelines. Based on the review, Collier County will initiate amendments to the LDC (Ordinance 04-41, as amended), as necessary.

Proposed Policy 6.1.5: Safe Neighborhood Initiatives

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

PROPOSED GOAL 7:
TO COORDINATE AND PROVIDE FOR THE CONTINUAL EXCHANGE OF INFORMATION AND COST SHARING WITH THE SEMINOLE TRIBAL COUNCIL, COLLIER COUNTY SCHOOL BOARD, OTHER GOVERNMENTAL AGENCIES, UTILITY PROVIDERS, AND NON-PROFIT ORGANIZATIONS.

Proposed OBJECTIVE 7.1:

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

Proposed Policy 7.1.1: Regional Economic Development Initiatives

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

Proposed Policy 7.1.2: Redevelopment Implementation Partners

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

Proposed Policy 7.1.3: Immokalee Government Services Center

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

- a. Animal control
- b. Board of County Commissioners Office
- c. Branch Office of the Collier County Tax Collector
- d. Child support enforcement

Goal 7, Objectives and Policies Substantial Changes

- Goal 7 is a new proposed goal for the IAMP with the purpose of continued inter-governmental coordination
- Proposed policy to explore opportunities for a civic center
- Proposed policy to consider an Immokalee emergency management plan and an emergency operations center

- 1 e. Code enforcement
- 2 f. Court
- 3 g. Domestic violence services
- 4 h. Economic Development
- 5 i. Emergency management services
- 6 j. Emergency medical services
- 7 k. Emergency Operations Center (EOC)
- 8 l. Housing and Human Services
- 9 m. Immokalee Community Redevelopment Agency
- 10 n. Permitting
- 11 o. Planning and Zoning
- 12 p. Public health services
- 13 q. Veterans Services

Proposed Policy 7.1.4: Immokalee Civic Center

~~Within one (1) year of adoption. By [1 year of the date of adoption of the ordinance]~~ Collier County will coordinate with the Immokalee CRA to explore opportunities for an Immokalee civic center.

~~**Proposed Policy 7.1.5: Satellite Emergency Operations Center**~~

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

Proposed Policy 7.1.5 Satellite/Mobile Coordination Center

~~Within one (1) year of adoption. By [1 year of the date of adoption of the ordinance]~~ Collier County Emergency Management (CEM) will initiate the development of an Immokalee Emergency Management Time Delineating Schedule (TDS) Checklist for disasters or local emergencies and identify candidate coordination center location opportunities. This includes but is not limited to CEM hosting this coordination center at Immokalee Technical College (iTECH), County buildings, the CEM Mobile Command Center or the use of a Disaster Response Unit (DRU). At the discretion of CEM, this Center will be activated in Immokalee in the event of an emergency. The Planning process will be a whole community approach which includes working with the Immokalee Unmet Needs Coalition or other recovery groups participating in a CEM Memorandum of Understanding (MOU).

(the remaining page intentionally left blank)

LAND USE DESIGNATION DESCRIPTION SECTION

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

A. Urban – Mixed Use District

The purpose of this District is to provide allow for residential and non-residential land uses, including mixed-uses developments such as Planned Unit Developments. Certain recreation/tourist and commercial uses are also allowed subject to criteria. Mixed uses can be located within individual buildings and/or projects in areas deemed appropriate and identified on the FLUM. Nonresidential uses allowed in the Residential subdistricts include, but are not limited to: agriculture, earth mining, oil extraction, and related processing, home-based businesses, parks, recreation and open space uses, churches, libraries, cemeteries, community centers, public and private schools, day-care centers, group housing uses, utility and communication facilities, and essential services, as defined in the Land Development Code, except as may be limited within a specific subdistrict or overlay.

(reorganized)

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

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

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

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

Words underlined are added; words struck through are deleted
 Words double underlined are CCPC additions; words double struck through are CCPC deletions

**Land Use Designations
 Substantial Changes**

- Some residential designations changed on the FLUM to allow different housing types
- New uses for agribusiness offices and renewable energy added in Ag zoning in the Low Residential area
- Each residential designation establishes maximum density inclusive of density bonuses
- 4 commercial subdistricts redesignated into 1 cohesive subdistrict, the Commercial - Mixed Use Subdistrict
- Change the Commerce Center Industrial Subdistrict to the Industrial – Mixed Use Subdistrict and redefine the uses
- A portion of the Industrial District is changed to the Immokalee Regional Airport Subdistrict
- The Recreational Tourist Subdistrict is expanded
- 3 Overlays and Features are added

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45

- a. Commercial zoning shall be no closer than one (1) mile to any lands designated C- MU and no closer than one mile from the nearest PUD commercial zoning of ten acres or greater in size, unless otherwise authorized by the Board of County Commissioners; (reorganized)
- b. The configuration of the commercial parcel shall be no more frontage than depth, unless otherwise authorized by the Board of County Commissioners; (reorganized)
- c. Commercial zoning or development shall be no closer than one-quarter (¼) mile from the nearest existing elementary school boundary, unless otherwise authorized by the Board of County Commissioners; (reorganized)
- d. The commercial development shall be integrated with the residential portion of the project, including common elements such as signage, and providing vehicular and non-vehicular interconnection; and (proposed)
- e. No construction in the commercial designated area shall be allowed until construction has commenced on at least 30% of the project's residential units, unless otherwise authorized by the Board of County Commissioners. (reorganized)

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

The purpose of this ~~designation subdistrict~~ is to provide a ~~Subdistrict~~ for low density residential development and supporting ancillary uses. Residential dwellings shall be limited to ~~single-family structures and Duplexes. Multi-Family dwellings shall be permitted to provide they are within a Planned Unit Development. Mobile Home development shall be permitted in the form of mobile home sub-divisions or parks and as a mobile home overlay as defined by the Land Development Code. A density less than or equal to four (4) dwelling units per gross acre is permitted. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay.~~

- Base Density: Four (4) dwelling units per gross acre. (reorganized)
- Maximum Density: Eight (8) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses. (proposed maximum)

As agriculture is a significant economic driver in Immokalee, the following uses will be allowed in accordance with IAMP Policy 1.2.4: (proposed new agribusiness uses)

- agricultural research and development facilities,
- agri-business offices and headquarters, and
- facilities, offices, headquarters and apparatuses associated with an alternative energy use.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44

(VI) **2. ~~Mixed Medium Residential Subdistrict (MR)~~**

~~The purpose of this designation subdistrict is to provide for a mixture of housing types and supporting ~~ancillary~~ uses. within medium density residential areas. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay. Residential dwellings shall include single-family structures, multi-family dwellings, individual mobile homes, and duplexes on a lot by lot basis. A density less than or equal to six (6) dwellings units per gross acre is permitted.~~

- Base Density: Six (6) dwellings units per gross acre. **(reorganized)**
- Maximum Density: Fourteen (14) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses. **(proposed maximum)**

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

~~The purpose of this designation subdistrict is to provide a Subdistrict for high density residential development. for a mixture of housing type and supporting ~~ancillary~~ uses. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay. Residential dwellings shall be limited to multi-family structures and less intensive units such as single family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code. A density less than or equal to eight (8) dwelling units per gross acre is permitted.~~

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

(VI) **4. ~~Neighborhood Center Subdistrict (Deleted and replaced with Commercial Mixed Use Subdistrict)~~**

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

- a. ~~To achieve a neighborhood character, these centers are encouraged to be anchored by elementary schools, neighborhood scale parks, and/or churches.~~
- b. ~~A center should be limited to 80-120 acres in size, and will serve a population ranging between 5,000 to 7,500 people, or accommodate a service area of one (1) mile radius.~~

- ~~e. The Neighborhood Centers should be no closer than one (1) mile.~~
- ~~d. Non-residential uses shall be at least 20% of the size of the Neighborhood Center.~~
- ~~e. Residential development within the designated Neighborhoods Centers shall permit a maximum density of twelve (12) units per gross acre. Residential dwelling units shall be limited to multi-family structures and less intensive units such as single-family and duplexes provided they are compatible with the district. Mobile home developments shall be permitted only in the form of mobile home subdivisions or parks as defined in the Land Development Code.~~
- ~~f. Commercial development shall be permitted within a Neighborhood Center provided all of the following criteria are met;~~
 - ~~1. Commercial uses shall be limited to barber and beauty shops; drug stores; deli; meat market; bicycle services; restaurant; dry cleaning; veterinary clinics; medical offices; laundry facilities; any other convenience commercial uses which is compatible in nature with the foregoing uses. The Collier County School Board will be notified of any proposed use to avoid conflict with the nearby schools; and~~
 - ~~2. No commercial use shall be permitted within a ¼ mile of an existing school property line within a Neighborhood Center; and~~
 - ~~3. Access to the commercial development must in no way conflict with the school traffic in the area; and~~
 - ~~4. The design of any proposed commercial development must take into consideration the safety of the school children; and~~
 - ~~5. The projects within the Neighborhood Centers shall encourage provisions for shared parking arrangements with adjoining developments; and~~
 - ~~6. Driveways and curb cuts shall be consolidated with adjoining developments; and~~
 - ~~7. Projects directly abutting residentially zoned property shall provide, at a minimum, a 50 foot setback and landscape buffer; and~~
 - ~~8. Projects shall provide a 10 foot wide landscaped strip between the abutting right-of-way and the off-street parking area.~~
- ~~From time to time new Neighborhood Centers may be proposed. No two centers may be closer than one mile from each other. New Neighborhood Centers would require market justification and must meet size, spacing and use criteria expressed earlier.~~

~~5. Commerce Center - Mixed Use Subdistrict~~ **(Deleted and replaced with Commercial - Mixed Use Subdistrict)**

~~The purpose of this designation is to create a major activity center that services the entire Immokalee Urban Designated Area and surrounding agricultural area. The Mixed-Use District shall function as an employment center and shall encourage commercial and institutional uses. Uses permitted within this Subdistrict shall include shopping center, governmental institutions, middle or high school, community park and other employment~~

Words underlined are added; words ~~struck through~~ are deleted
 Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

generating uses. ~~Other permitted commercial uses shall include transient lodging facilities at 26 dwelling units per acre. The appropriate zoning districts include C-1 through C-4 as identified in the Land Development Code.~~

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

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

~~6. Planned Unit Development Commercial Subdistrict (Reorganized and addressed in A. Urban Mixed Use District)~~

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

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

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

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

1. Proposed Commercial - Mixed Use Subdistrict (C-MU)

The purpose of this Subdistrict is to provide for pedestrian-scaled, higher density residential and mixed-use development, employment and recreational opportunities, cultural and civic activities,

and public places to serve residents of, and visitors to, the Immokalee Urban Area. All types of residential uses are allowed within this Subdistrict, except that mobile homes are only allowed as provided by IAMP Policy 5.1.4. Residential densities are allowed as provided below, except for properties within the Lake Trafford/Camp Keais Strand System Overlay. Nonresidential uses allowed within this Subdistrict include those uses allowed in the C-1 through C-4 zoning districts in the Collier County Land Development Code, Ord. No. 04-41, as amended.

- Base Density: Sixteen (16) dwelling units per gross acre. (proposed commercial area density increased from 12 to 16)
- Maximum Density: Twenty (20) dwelling units per gross acre, inclusive of all density bonuses. Densities above the base density can only be achieved through available density bonuses. (proposed maximum)
- 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 provide both residential and non-residential uses.

20(V)(VI) **5. Recreational/Tourist Subdistrict (RT) (edited and reorganized)**

~~The purpose of this Subdistrict is to provide centers for recreational and tourist activities that utilize related to the natural environment, and to allow for limited compact residential development as the main attraction. The centers should contain low intensity uses that attract both tourists and residents while preserving the environmental features of the area. Uses allowed within this Subdistrict include, but are not limited to: passive parks; nature preserves; wildlife sanctuaries; open space; parks; museums; cultural facilities; marinas; transient lodging facilities (including: hotel/motel, rental cabins, bed and breakfast establishments, and campsites); restaurants; recreational vehicle parks; sporting and recreational camps; low-intensity retail directly associated with the purpose of this Subdistrict; uses; single family homes; agriculture; and essential services as defined in the Land Development Code. Mobile homes are allowed pursuant to the provisions of IAMP Policy 5.1.4.~~

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

Single and multi-family dwelling units are allowed.

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

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

- Transient lodging is permitted at a maximum density of twenty-six (26) units per gross acre. (Transient lodging (hotels) proposed increased from 10 upa to 26 upa)

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

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

Non-residential Uses (reorganized)

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

Density Rating System

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

1. The Density Rating System is applied in the following manner:

- a. Within the applicable Urban designated areas, a base density of the Subdistrict 4 residential dwelling units per gross acre is allowed, though not an entitlement. Density may be increased using applicable density bonuses. ~~The base level of density may be adjusted depending upon the location and characteristics of the project.~~ For purposes of calculating the eligible number of dwelling units for the project, the total number of dwelling units may be rounded up by one unit if the dwelling unit total yields a fraction of a unit .5 or greater. Acreage used for the calculation of density is exclusive of commercial portions of the project, except within the mixed residential and commercial uses as provided for in the C-1 through C-3 Commercial zoning districts, and except within the Commercial Mixed-Use Subdistrict wherein residential project densities will be calculated on total gross acreage, zoning district in the Collier County Land Development Code; and, except portions of a project for land uses having an established equivalent residential density in the Collier County Land Development Code.
- b. This Density Rating System only applies to residential dwelling units. This Density Rating System is not applicable to accessory dwelling or accessory structures. ~~that are not intended and/or not designed for permanent occupancy, and is not nor is it~~

Words underlined are added; words ~~struck through~~ are deleted
 Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

~~applicable to caretaker residences, accessory dwelling or accessory structures intended for rental or other commercial use; Such accessory dwellings and structures include guest houses, mother-in-law's quarters, cabanas, guest suites, and the like.~~

c. All new residential zoning located within the Urban Mixed-Use District shall be consistent with the Density Rating System, except as provided for in Policy 5.1.6 of the Future Land Use Element.

d. Within the applicable areas of the Urban Mixed-Use District, all properties zoned A, Rural Agricultural, and/or E, Estates, and/or RSF-1, 2, 3, Residential Single Family, for which an affordable workforce housing project is proposed and approved, in accordance with Section 2.06.00 of the Land Development Code (Ordinance 04-41, as amended, adopted June 22, 2004 and effective October 18, 2004), shall be permitted the base density of four (4) dwelling units per gross acre by right, except in the case of lands designated LR on the IAMP Future Land Use Map (FLUM), wherein the ~~density bonus~~ shall not exceed 50% of the maximum permitted density of the zoning district for the subject property; that is, a rezone public hearing shall not be required. Such a project must comprise a minimum of ten acres. ~~Density achieved by right shall not be combined with density achieved through the rezone public hearing process.~~

~~The Table below illustrates the maximum "by right" density based on the FLUM subdistrict and the zoning district.~~

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

2. Density Bonuses

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

a. Proximity to Neighborhood Center and Commerce Center Commercial-Mixed Use

~~If 50% or more of a project is within a Neighborhood Center or the Commerce Center – Mixed Use District, the Commercial - Mixed Use Subdistrict then the base maximum density allowed within the Neighborhood Center or Commerce Center Commercial-~~

Words underlined are added; words ~~struck through~~ are deleted
 Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

Mixed Use ~~Subdistrict~~ District of ~~sixteen (16)~~ twelve (12) ~~dwelling~~ units per acre applies to the entire project, except that this bonus cannot be used to increase density on lands within the project designated Low Residential. Buffering to achieve compatibility with adjacent lower intensity uses shall be required. ~~can be averaged in with the density of the portion of the project outside of the Neighborhood Center for the entire project; however, appropriate buffering to adjacent lower intensity uses must be achieved.~~

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

To encourage the provision of affordable-workforce housing within certain Subdistricts in the Urban Designated Area, a maximum of ~~twelve (12)~~ up to eight (8) ~~residential dwelling~~ units per gross acre may be added to the base density if the project meets the definition and requirements of the Affordable-workforce Housing Density Bonus Ordinance (Section 2.06.00 of the Land Development Code, Ordinance 04.41, as amended, ~~adopted June 22, 2004 and effective October 19, 2004~~). ~~This bonus may be applied to an entire project or portions of a project provided that the project is located within the Commercial Mixed Use (C-MU) Subdistrict Neighborhood Center (NC) Subdistrict, Commerce Center Mixed Use (CC-MU) Subdistrict or any residential subdistrict.~~

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

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

~~The Table below illustrates the maximum "by right" density based on the FLUM subdistrict and the zoning district.~~

<u>Zoning District</u>	<u>Zoned Maximum Density (per acre)</u>	<u>Maximum Density (per acre) with "By Right" Density Bonus Outside of LR Designation</u>	<u>Maximum Density (per acre) with "By Right" Within LR Designation</u>
<u>A</u>	<u>0.2</u>	<u>8.0</u>	<u>0.3</u>
<u>E</u>	<u>0.44</u>	<u>8.0</u>	<u>0.66</u>
<u>RSF-1</u>	<u>1.0</u>	<u>8.0</u>	<u>1.5</u>

Words underlined are added; words ~~struck through~~ are deleted
 Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

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

1

2 (VI) **d. Residential In-fill**

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

14
 15 2. This Residential Infill bonus shall only be applicable on a one time basis and shall
 16 not be expanded or continued to other adjacent properties, except for additional
 17 properties not exceeding 20 acres in aggregate when added to the original
 18 application of this provision and meeting all the above criteria. (proposed)
 19

20 (VI) **e. Roadway Access**

21 If the project has direct access to two (2) or more arterial or collector roads or if there is
 22 a project commitment for provision of interconnection of roads accessible to the public
 23 with existing or future adjacent abutting projects, one (1) residential dwelling unit per
 24 gross acre may be added above the maximum density of the Subdistrict. This bonus
 25 cannot be used to exceed the base density in the Low Residential (LR) Subdistrict.
 26

27 (VI) ~~3. Maximum Density~~ **(deleted, and maximum density established in each Residential**
 28 **subdistrict)**

29 ~~The maximum permitted density shall not exceed 16 residential dwelling units per gross acre~~
 30 ~~within the Urban designated area, except when utilizing the Transfer of Development Rights~~
 31 ~~(TDR) Chapter 2.03.07 of the Land Development Code, adopted by Ord. No. 91-102, as~~
 32 ~~amended.~~
 33

34 **4. Density and Intensity Blending**

35 a. This provision is intended to encourage unified plans of development and to preserve the
 36 high-quality wetlands, wildlife habitat, and other natural features that exist within areas of the
 37 Immokalee Urban Area, which are proximate to Lake Trafford and Camp Keais Strand. In the
 38 case of properties which are contiguous to Lake Trafford or Camp Keais Strand, which straddle

Words underlined are added; words ~~struck through~~ are deleted
 Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

1 the Immokalee Urban Area and the Rural Lands Stewardship Area Overlay (RLSA) as depicted
2 on the countywide Future Land Use Map, and which were in existence and under unified control
3 as of October 22, 2002, the allowable gross density and/or intensity may be shifted from the
4 Urban designated lands to lands within the RLSA which are contiguous and under unified
5 control, and which are designated as a Stewardship Receiving Area (SRA) in the RLSA. The
6 density and/or intensity may be shifted on an acre per acre basis. This Density and Intensity
7 Blending provision is further subject to the following conditions and limitations:

8 1a. The project in aggregate must be a minimum of 200 acres in size and the Urban portion
9 must be designated Recreational/Tourist District (RT) or Low Residential Subdistrict (LR)
10 in the Immokalee Area Master Plan;

11 2b. It must be demonstrated the lands designated Urban have a high natural resource value
12 as indicated by the presence of Group 1 or Group 2 FLUCCS Codes and a Natural
13 Resource Index score of greater than 1.2 (both as identified on the Stewardship Credit
14 Worksheet in the RLSA);

15 3e. Density and Intensity may only be shifted from lands within the Immokalee Urban Area
16 containing this high natural resource value (as measured above) to the lands within a
17 contiguous SRA, on an acre per acre basis, providing such lands were under unified
18 control as of October 22, 2002; and

19 4d. Lands within the Urban area, from which the density and/or intensity has been shifted,
20 shall be placed in a conservation easement in perpetuity.

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

25
26 1. The project furthers the protection, enhancement or restoration of wetlands, listed
27 species habitat, or other natural features;

28
29 2. The project is consistent with, and furthers the applicable objectives of, the
30 Immokalee Area Master Plan and is compatible with surrounding properties and
31 environment;

32
33 3. The project is approved as a Planned Unit Development; and

34
35 4. The project mitigates for any negative impacts on adjacent properties through
36 appropriate measures, such as buffering, separation, or other land design
37 techniques, adequate to lessen these effects.

38
39 ~~B. Urban — Commercial District~~ **(deleted and replaced with Commercial Mixed-Use**
40 **Subdistrict)**

41
42 ~~The purpose of this District is to accommodate a variety of commercial land uses, including~~
43 ~~neighborhood oriented commercial uses, commerce center uses, general highway commercial~~

1 uses and commercial development within Planned Unit Developments (PUDs). Migrant labor
2 camps are also permitted within this designation.

3

(M) ~~1. Commercial Subdistrict – S.R. 29 and Jefferson Avenue~~ The purpose of this Subdistrict
5 is to provide for retail and office uses, transient lodging facilities and highway commercial uses
6 that serve the needs of the traveling public. Commercial uses allowed within the Subdistrict are
7 generally similar to the C-1 through C-4 Commercial Zoning Districts, as identified in the Collier
8 County Land Development Code. These commercial uses must be located on a major arterial
9 or collector roadway.

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

14

(VI) ~~B. The development criteria contained in Section 2.03.07.G.2 of the Collier County Land
15 Development Code must be met for future development within the Commercial Subdistrict
16 along Jefferson Avenue as identified on Zoning Map 6933S.~~

(VIII) ~~C. That portion of the Subdistrict located at the northwest quadrant of the intersection of
19 Westclox Street and S.R. 29 shall be rezoned in the form of a Planned Unit
20 Development (PUD). The PUD shall include an appropriate list of commercial land uses
21 designed to serve the needs of the Immokalee community. Development within this
22 portion of the Subdistrict shall not be required to meet the specific architectural and site
23 design standards for commercial development required for PUDs, identified in Section
24 5.05.08, and the signage requirements of Section 5.06 of the Collier County Land
25 Development Code; however, the PUD shall include specific site design and building
26 architectural and signage standards for the commercial development.~~

27

28 **Non-commercial Uses (reorganized)**

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

33

(M) **BC. Urban – Industrial District**

35 The purpose of this District is to function as a major employment center and is intended to
36 accommodate industrial, distribution, trade, agriculture, and manufacturing uses; essential
37 services; and commercial uses as limited within each Subdistrict. (proposed intro)

38

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

40 The purpose of this Subdistrict is to provide for industrial, distribution, trade and
41 manufacturing uses. ~~type uses,~~ Allowed uses include a variety of industrial, limited
42 commercial, and associated uses, including: ~~airports; uses related to light manufacturing,~~
43 processing, storage and warehousing, wholesaling, distribution, packing houses, recycling,
44 high technology industries, laboratories, assembly, storage, computer and data

~~processing, business services; limited and commercial uses; intended to serve the needs of employees and visitors, such as child care centers, restaurants and and convenience stores. other basic commercial uses, except retail uses, as described in the Land Development Code for the Industrial and Business Park Zoning Districts; and, vehicle racing, subject to conditional use approval.~~ Accessory uses and structures customarily associated with these principle uses include ancillary offices and retail sales. ~~allowed in this Subdistrict include, but are not limited to, offices and retail sales; campgrounds accessory to vehicle racing; and, campgrounds accessory to special events at the airport, such as air shows.~~

(VI) ~~2. Commerce Center – Industrial Subdistrict~~ **(redesignated as Industrial - Mixed Use or Airport subdistrict)**

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

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

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

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

~~Non-Industrial Uses~~ **(deleted, defined in LDC)**

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

3
4
5 **2. Proposed Industrial – Mixed Use Subdistrict (I-MU)**

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

18
19 Certain residential, mobile home and migrant transient housing uses are permitted on
20 properties located at 1101, 1121, and 1123 Alachua Street, Immokalee, Florida, in
21 accordance with the Mediated Settlement Agreement and Mutual Release relating to Case
22 No. 08-9355-CA and Case No. 09-1281-CA, dated February 26, 2013 (See OR Book
23 4895, Page 1963 et seq. of the Official Public Records of Collier County, Florida). The
24 Agreement references both the Commerce Center-Mixed Use Subdistrict of the Urban
25 Mixed-Use District and the Commerce Center-Industrial Subdistrict of the Urban-Industrial
26 District of the IAMP in effect on February 26, 2013.

27
28 **3. Proposed Industrial – Immokalee Regional Airport Subdistrict (APO)**

29 The purpose of this Subdistrict is to allow the Collier County Airport Authority (CCAA) and
30 leaseholders to develop the Immokalee Regional Airport and surrounding lands for the
31 economic health and development of the greater Immokalee area and Collier County as a
32 whole. Because the CCAA needs to retain flexibility to provide various general aviation and
33 revenue-generating opportunities via land leases as the Airport grows and changes over
34 time, a broad range of uses shall be allowed in this Subdistrict. In addition to all uses
35 permitted in the Industrial Subdistrict, allowable uses include: airport facility and related
36 accessory uses; commercial, industrial, institutional and agricultural uses; freight and
37 warehousing; trade; and ancillary recreational, vehicular racing, communications, essential
38 service uses ~~and additional uses as permitted in the Airport Operations Planned Unit~~
39 ~~Development, Ordinance No. 10-07.~~

40
41 (I)(M) **D. Overlays and Special Features**

42
43 **1. Proposed Lake Trafford/Camp Keais Strand System Overlay**

44 The Conservation and Coastal Management Element of the GMP, Policy 6.2.4(4),
45 identifies possible high-quality wetland systems connected to the Lake Trafford/Camp

Words underlined are added; words ~~struck through~~ are deleted
Words double underlined are CCPC additions; words ~~double struck through~~ are CCPC deletions

1 Keais Strand system within the Immokalee Urban Area. These wetlands require greater
2 protection measures than wetlands located in other portions of the Immokalee Urban
3 Designated Area. These wetlands are identified on the Immokalee Future Land Use Map
4 by the Lake Trafford/Camp Keais Strand System Overlay (LT/CKSSO).

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

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

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. Proposed 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 **34. Urban Infill and Redevelopment Area Feature (Reorganized)**

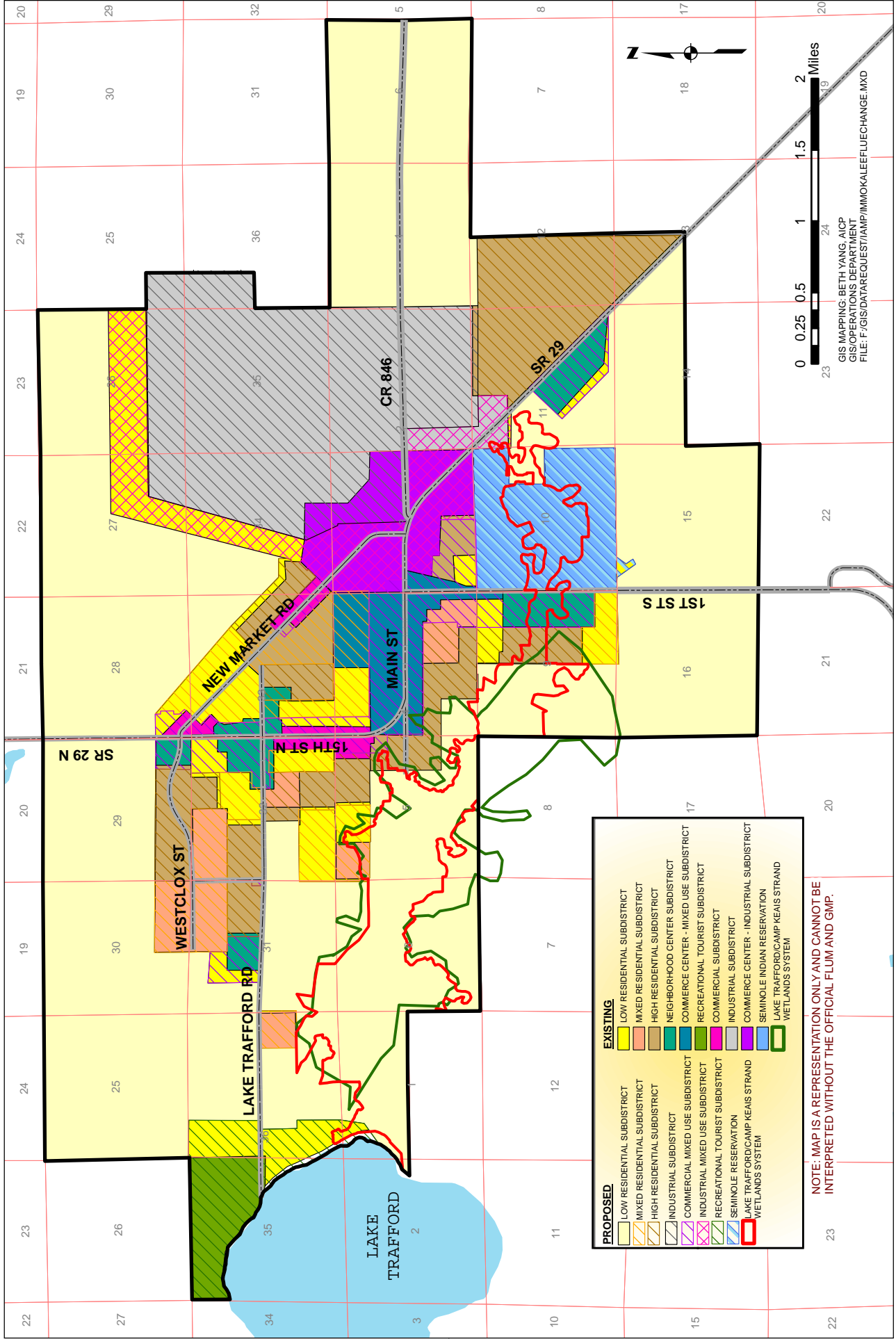
32 In order for local governments to designate a geographic area within its jurisdiction as an
33 Urban Infill and Redevelopment Area pursuant to Section 163.2517 (4), Florida Statutes,
34 it must amend its comprehensive land use plan to delineate the boundaries within the
35 Future Land Use Element. 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. ~~This designation is informational and has no regulatory effect.~~

41
42
43
44 **3. Proposed Industrial – Mixed Use Commercial Overlay**

1 The Industrial - Mixed Use Commercial Overlay is depicted on the IAMP Future Lands
2 Use Map and comprises approximately 363 acres. This Overlay allows the uses of the
3 underlying Industrial - Mixed Use Subdistrict except that commercial uses - those
4 permitted in the C-4 and C-5 zoning districts in the Land Development Code, Ordinance
5 No. 04-41, as amended - are limited to a maximum of thirty percent (30%) of the Overlay
6 land area (approximately 109 acres). To implement this Overlay, Collier County shall
7 initiate a Land Development Code amendment ~~by [2 years of the date of adoption of the~~
8 ~~ordinance] within two years of adoption.~~
9

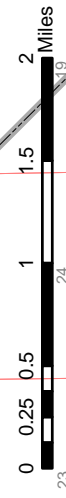
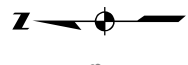
10 For lands in this Overlay that are adjacent to residentially or agriculturally zoned
11 properties a minimum 75-foot building setback, which includes a minimum 20-foot wide
12 vegetated landscape buffer, shall be provided. This vegetated buffer shall be located
13 adjacent to the property line and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

IAMP FLUM - EXISTING VS. PROPOSED



PROPOSED		EXISTING	
[Yellow]	LOW RESIDENTIAL SUBDISTRICT	[Light Yellow]	LOW RESIDENTIAL SUBDISTRICT
[Light Yellow]	MIXED RESIDENTIAL SUBDISTRICT	[Light Orange]	MIXED RESIDENTIAL SUBDISTRICT
[Orange]	HIGH RESIDENTIAL SUBDISTRICT	[Orange]	HIGH RESIDENTIAL SUBDISTRICT
[Light Green]	INDUSTRIAL SUBDISTRICT	[Light Blue]	NEIGHBORHOOD CENTER SUBDISTRICT
[Green]	COMMERCIAL MIXED USE SUBDISTRICT	[Blue]	COMMERCIAL CENTER - MIXED USE SUBDISTRICT
[Dark Green]	INDUSTRIAL MIXED USE SUBDISTRICT	[Dark Blue]	RECREATIONAL TOURIST SUBDISTRICT
[Light Blue]	RECREATIONAL TOURIST SUBDISTRICT	[Dark Blue]	COMMERCIAL SUBDISTRICT
[Light Blue]	SEMINOLE RESERVATION	[Light Blue]	INDUSTRIAL SUBDISTRICT
[Light Blue]	LAKE TRAFFORD/CAMP KEAS STRAND	[Light Blue]	COMMERCE CENTER - INDUSTRIAL SUBDISTRICT
[Light Blue]	WETLANDS SYSTEM	[Light Blue]	SEMINOLE INDIAN RESERVATION
		[Light Blue]	LAKE TRAFFORD/CAMP KEAS STRAND
		[Light Blue]	WETLANDS SYSTEM

NOTE: MAP IS A REPRESENTATION ONLY AND CANNOT BE INTERPRETED WITHOUT THE OFFICIAL FLUM AND GMP.



GIS MAPPING: BETH YANG, AICP
GIS OPERATIONS DEPARTMENT
FILE: F:\GIS\DATA\REQUEST\IAMP\MMOKALEEFLUECHANGE.MXD