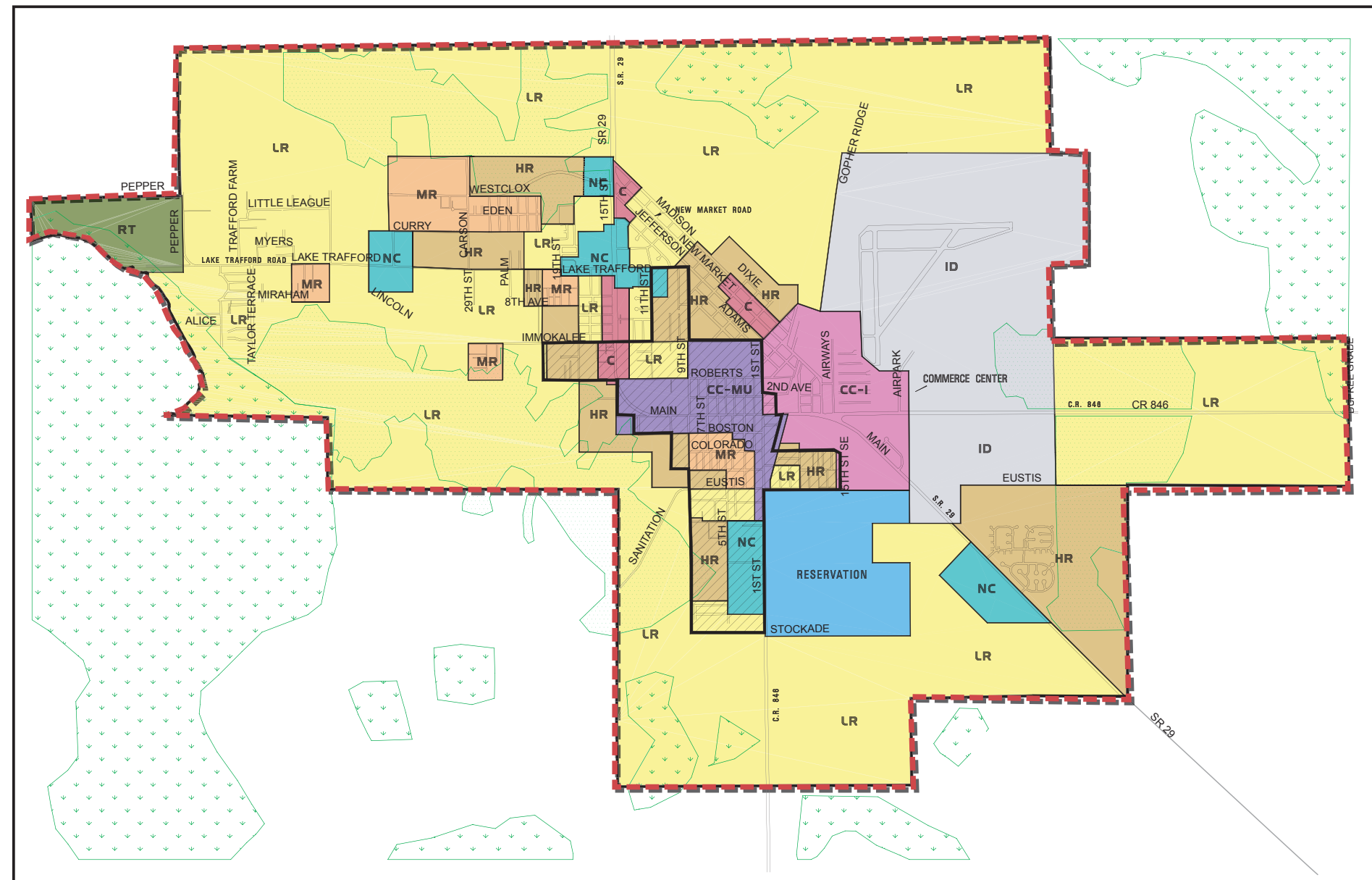


Map 5 Future Land Use



**Legend**

- Immokalee Study Area
- Low Residential
- Mixed Residential
- High Residential
- Commercial
- Commerce Center/Mixed Use
- Commerce Center/Industrial
- Industrial
- Neighborhood Center
- Reservation
- Recreational/Tourist District
- Environmentally Sensitive Areas Per Aerials and Soil Data
- Environmentally Sensitive Areas Per S.F.W.M.D.
- Urban Infill

Prepared By:

Source:  
 Collier County Property Appraiser GIS Data, 2005

**FUTURE LAND USE**

Future land use patterns have been proposed for the entire Immokalee Study Area, as shown in Map 5. Please refer to a summary description of these patterns in Appendix B, under Future Land Use Element on page 62.

**Residential Designation**

1. Low Residential District (LR)
2. Mixed Residential District (MR)
3. High Residential District (HR)

**Commercial Designation**

4. Commercial District (C)
5. Neighborhood Center District (NC)
6. Commerce Center - Mixed Use (CC- MU)
7. Planned Unit Development Commercial District (PUD)
8. Recreational/Tourist District (RT)

**Industrial Designation**

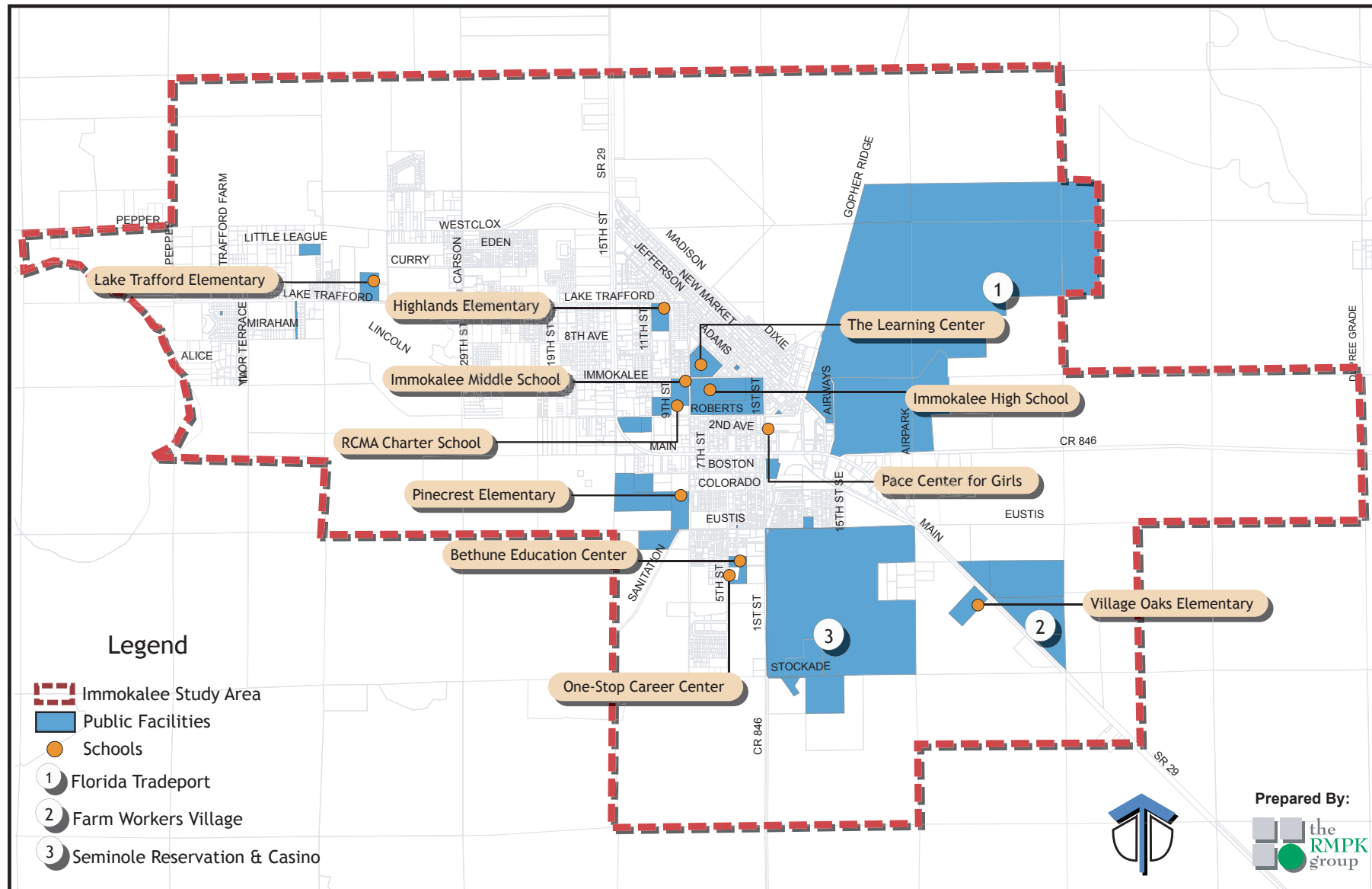
9. Industrial District (I)
10. Commerce Center - Industrial (CC-I)
11. Business Park District

**12. Urban Infill and Redevelopment Area**

Immokalee Master Plan Immokalee, Florida



Map 6 Public Facilities and Schools



Immokalee Master Plan Immokalee, Florida

Source: Collier County Property Appraiser GIS Data, 2005

0 700 1,400 2,800 4,200 5,600 Feet

Prepared By: the RMPK group

PUBLIC FACILITIES

The locations of public facilities in the Immokalee Study Area, including the government-owned lands, the Florida Tradeport, and the ten local schools, are shown in Map 6. The Immokalee branch of the Collier County Public Library is located on First Street and is the only library within the Study Area. The community has two fire stations located at Carson Road and New Market Road, and an EMS station located on First Street.

HISTORIC BUILDINGS

Located on the southeast corner of Roberts Avenue and SR 29, Robert's Ranch is the lone property in Immokalee designated historically significant by the Collier County Preservation Board. Robert's Ranch preserves the cultural and economic history of the ranching industry in Immokalee for visitors to this community. Built in 1914, it was the first ranch in Immokalee. Today, the dwelling retains its original nine room floor plan in an almost original state. The outbuildings on site are accurate examples of the type of accessory buildings found on ranches of the 1920s.

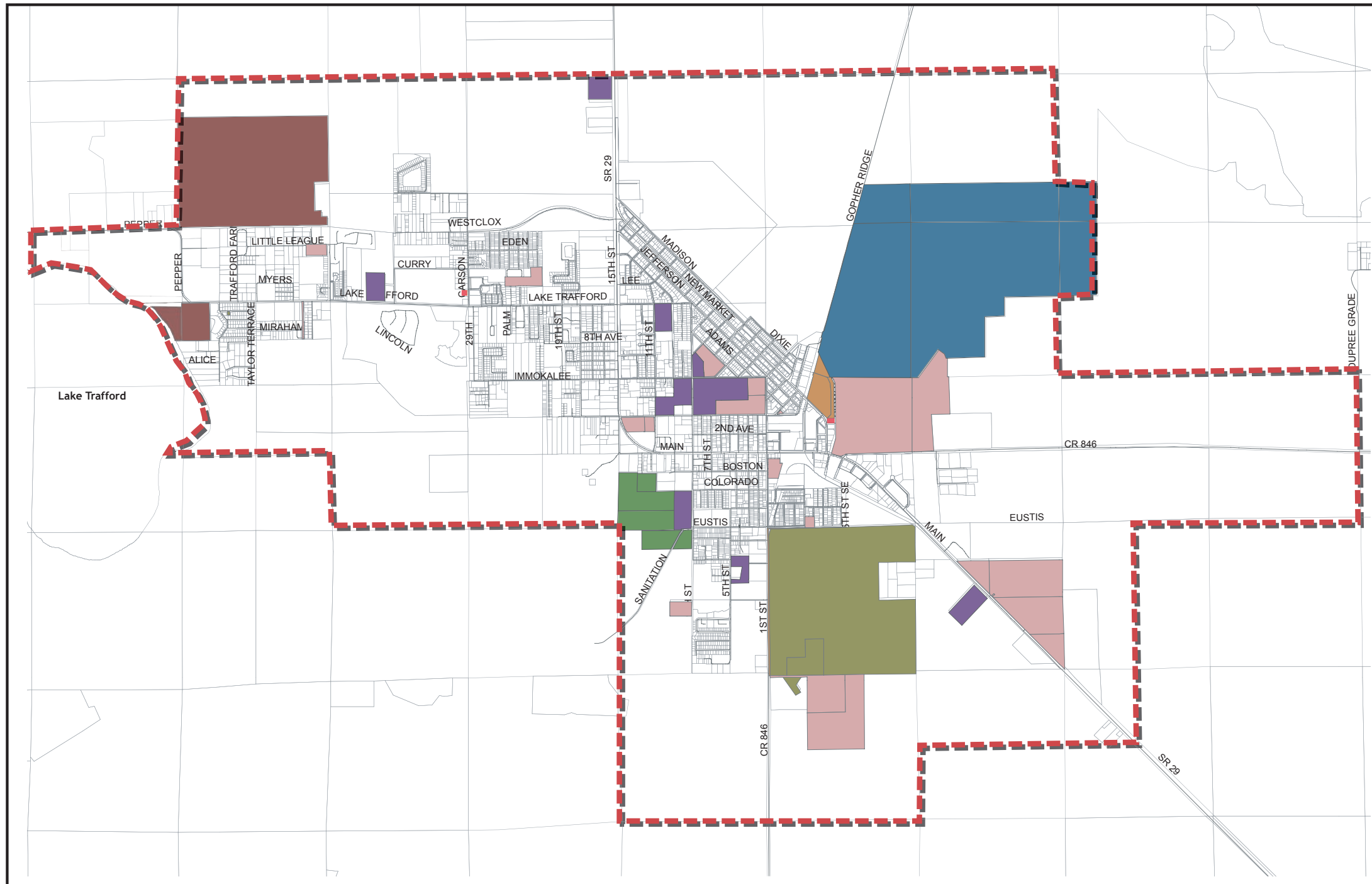
Figs. 2.4, 2.5 Robert's Ranch (Present Day)



Fig. 2.6 Robert's Ranch (Historical Photo)  
Source: Collier County Historical Society, 2006




# Map 7 Publicly-Held Lands




### Legend

- Immokalee Study Area
- Florida Tradeport
- School Board
- SFWMD
- Immokalee Water & Sewer District
- Immokalee Fire Control District
- Collier County
- State
- Federal



Prepared By:

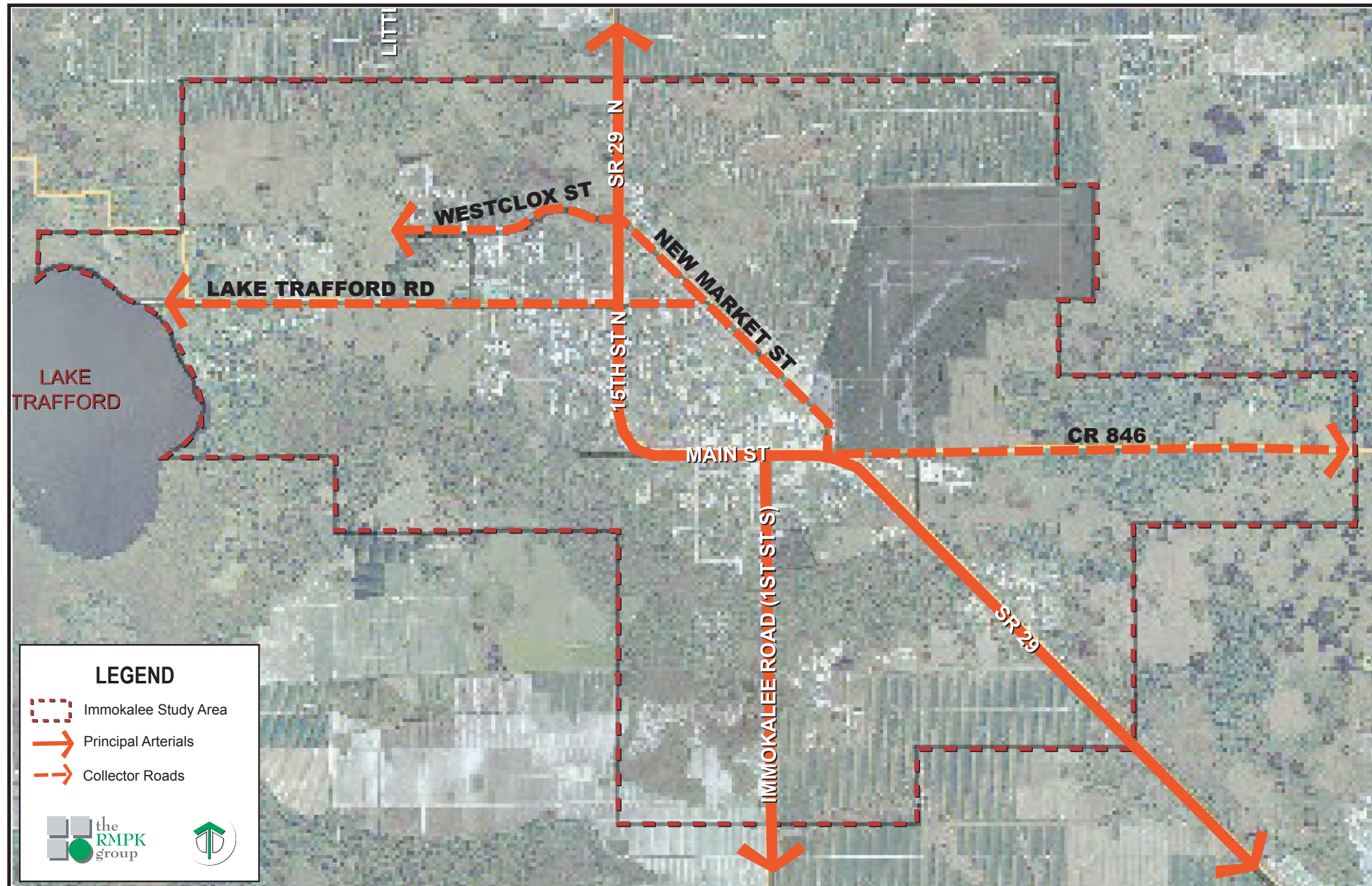


Source:  
Collier County Property  
Appraiser GIS Data, 2005

## Immokalee Master Plan Immokalee, Florida



Map 8 Existing Road System



Immokalee Master Plan Immokalee, Florida

Source:  
Collier County Property  
Appraiser GIS Data, 2005



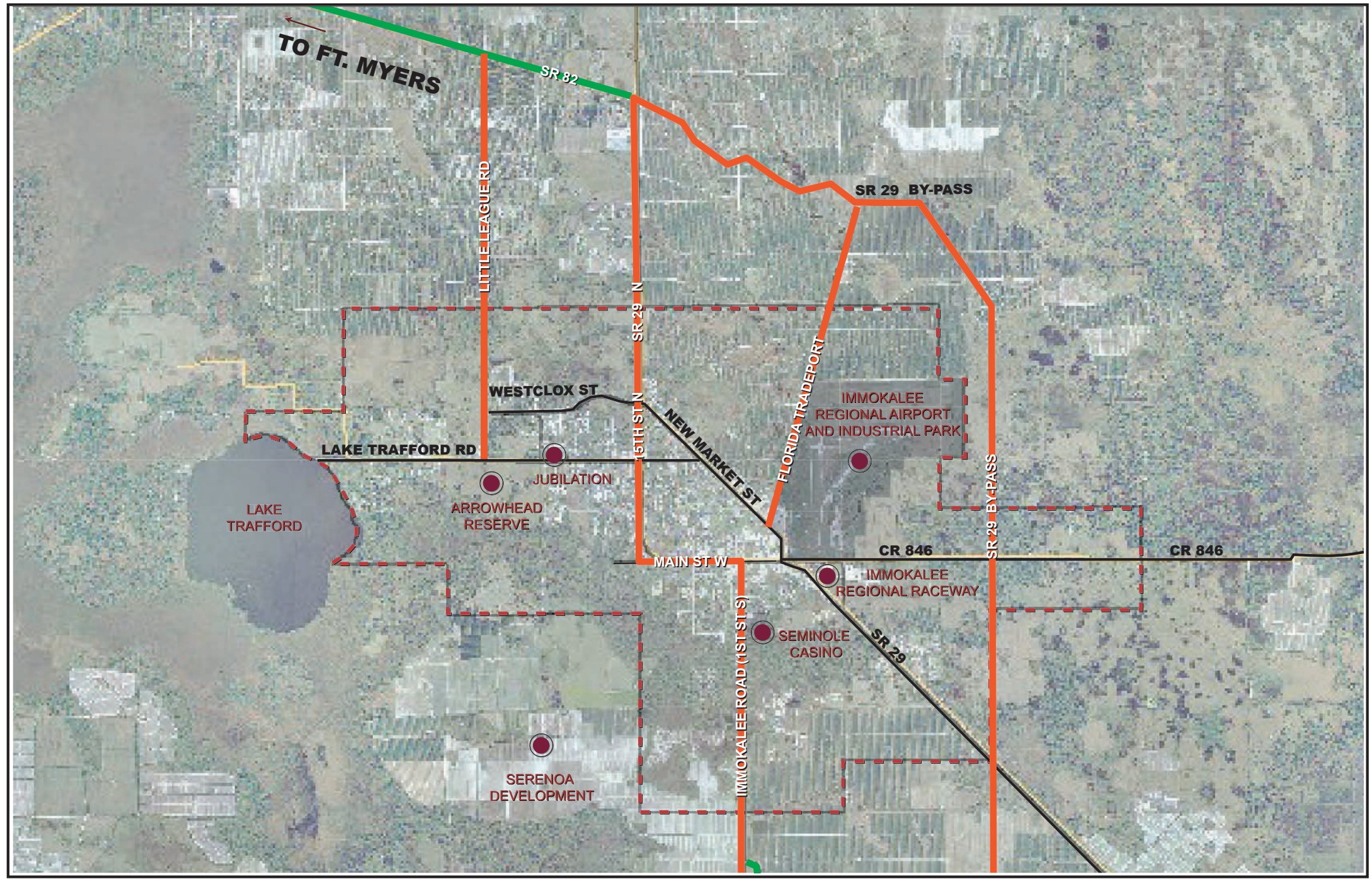
TRANSPORTATION AND PEDESTRIAN CIRCULATION

Transportation in and around Immokalee is primarily dependent on roadways, and a high percentage of Immokalee residents commute daily to Naples and Fort Myers. However, the Immokalee Master Planning Study Area is also served by the Florida Tradeport, an area with its own customs and import/export facilities that will play a large role in the future growth of the community. Immokalee also features public transportation provided by Collier County, which recently increased its services through the community.

State Road 29 and Immokalee Road (CR 846) are the main arterials carrying traffic through Immokalee. New Market Road (SR 29A), Lake Trafford Road, and Westclox Street are considered main collector routes. Currently, many roads within the Immokalee Study Area experience traffic congestion at peak hours, and New Market Road (SR 29A) is being encouraged as an alternate truck route in order to reduce congestion on Main Street.


The Collier County Metropolitan Planning Organization Long Range Transportation Plan has proposed a number of traffic management options, including a four-lane bypass on SR 29 to connect with a six-lane SR 82, and a connection from Main Street to the SR 29 bypass through the Florida Tradeport (see Appendix Maps 7, 8, and 9 on pages 78, 79 and 80 for projected major transportation routes in 2030). Although collector routes like Lake Trafford Road, Westclox Street, and New Market Road are retained as two-lane facilities in the 2030 plan, a proposed extension of Little League Road to SR 82 as a four-lane route will further help reduce traffic congestion throughout the Immokalee Study Area.

Map 9 2030 Proposed Highway Network




**Legend**

- Immokalee Study Area
- 6-Lane Proposed Roadway
- 4-Lane Proposed Roadway
- 2-Lane Roadway
- Landmarks

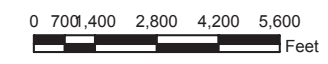
  

  

**Prepared By:**

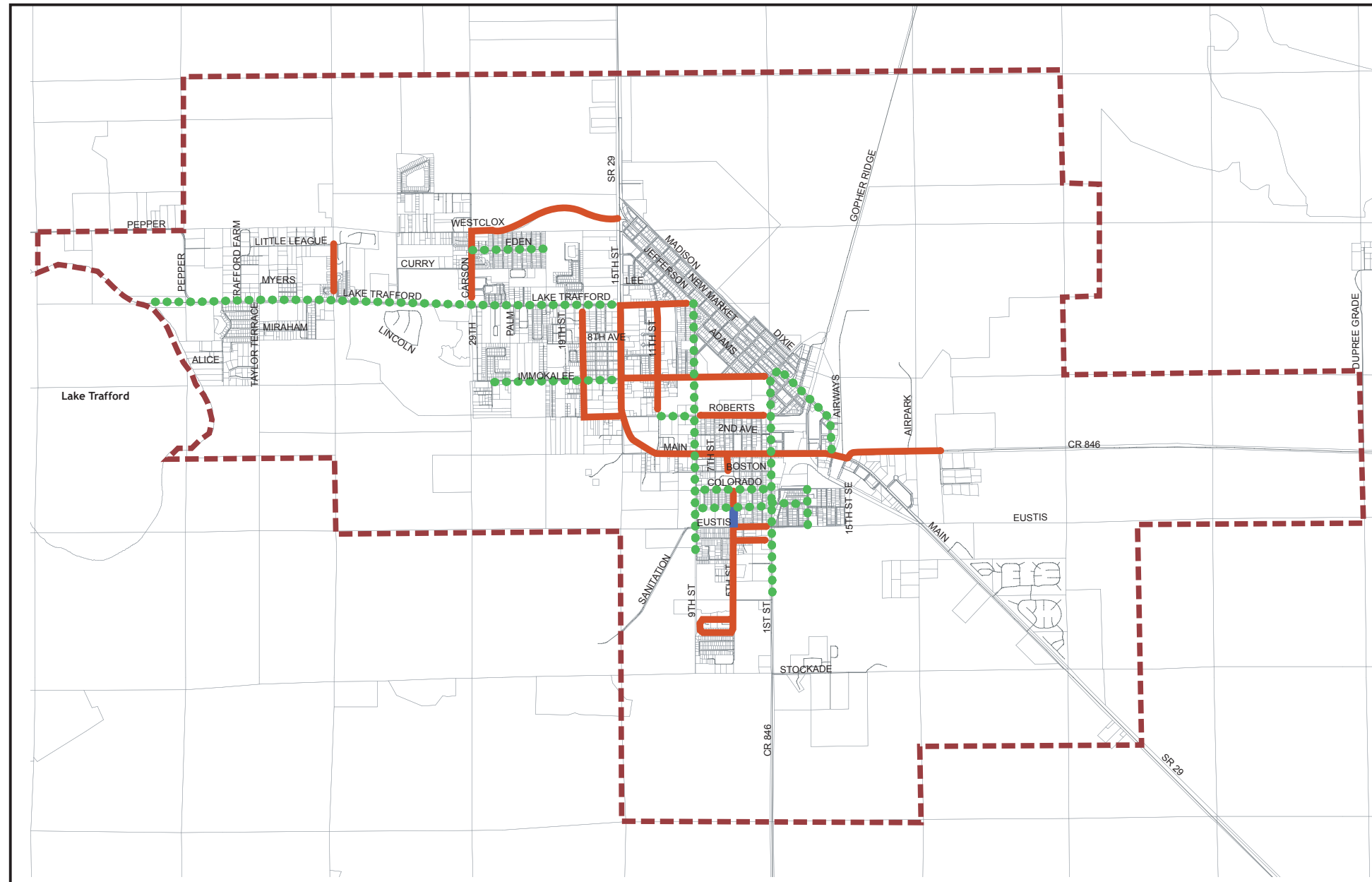

  

**Source:**  
Collier County MPO, 2006

Immokalee Master Plan Immokalee, Florida



Map 10 Sidewalks and Pathways



**Legend**

- Immokalee Study Area
- Existing Pathways
- Required Pathways
- Pathways Under Design

**Prepared By:**  
 the RMPK group

**Source:**  
 Collier County Property Appraiser GIS Data, 2005

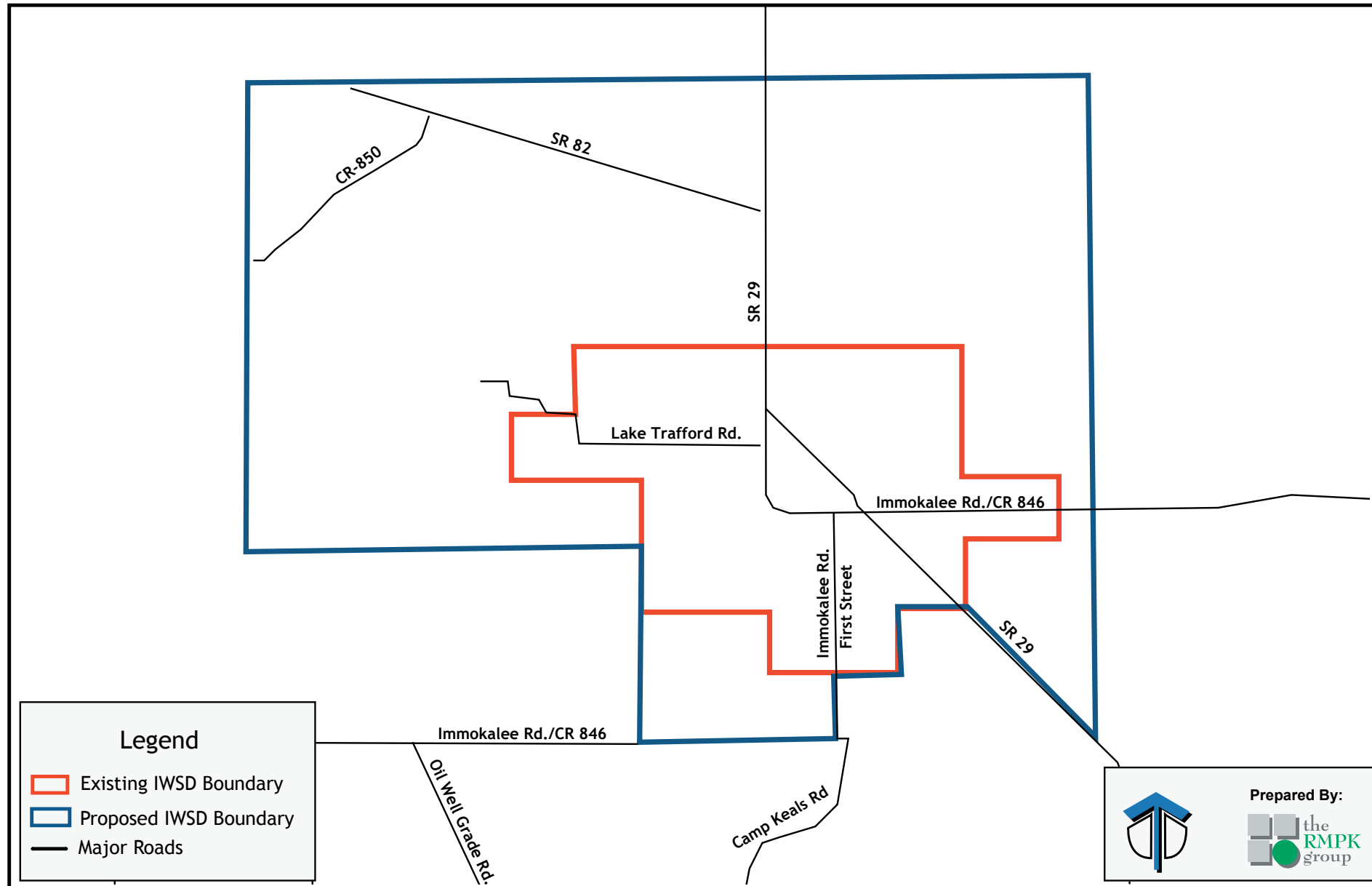
Pedestrian circulation routes are illustrated in Map 10. The section of Main Street South between Lake Trafford Road and First Street South contains the longest continuous sidewalk in the Immokalee Study Area. Other streets with pedestrian infrastructure include Westclock Road, Little League Road, 11th Street North, 15th Street North and 18th Street North. Most other streets in the Study Area lack sidewalks. Lake Trafford Road towards the lake, Immokalee Road, First Street, Ninth Street and New Market Road are major pedestrian routes that would benefit from improved pedestrian infrastructure.

As the community grows, public transportation will become an increasingly important community service element. Bus service currently provided by Collier County (see Appendix Map 10, page 81) will be augmented in the future to meet demand.

Immokalee Master Plan Immokalee, Florida



Map 11 Existing and Future Sewer Service Areas



Immokalee Master Plan Immokalee, Florida

UTILITIES

The Immokalee Water and Sewer District (IWSD) operates and maintains water and sewer facilities for the Study Area. It operates as a special district of the State of Florida. Map 11 shows the boundaries of the IWSD. While some households draw their potable water from private wells, the majority of the Immokalee residents receive their water from the IWSD. Wastewater treatment is also provided by the IWSD, by way of a central facility built in the early 1980s that is comprised of over 80 miles of sewer pipe, 34 lift stations, and 2.5 MGD treatment capacity. The district owns a 640-acre spray field and irrigates approximately 350 acres with treated effluent.

The IWSD owns and maintains more than a hundred miles of water distribution lines and services over 7,000 dwelling units. The Jerry V. Warden Treatment Facility (located on Sanitation Road), the Tradeport Water Plant, and the Carson Plant are the main facilities serving the Immokalee Study Area. A Community System Improvements project includes an expansion of the three main facilities to be completed by December 2006.

The Big Cypress Basin Board, part of the South Florida Water Management District, maintains the regional surface water management systems within Collier County. Because of a lack of infrastructure, the Immokalee Study Area occasionally experiences flooding and drainage problems. These problems include localized flooding in neighborhoods in the northeast section of the Study Area. Many local roads within the Study Area are poorly drained and experience flooding as well. The County has retained consultants to evaluate current conditions and advise on possible flood-prevention systems in a stormwater master plan.

Solid Waste Services provide garbage, recycling, yard waste collection services for residential and commercial uses within the Immokalee community. Garbage collection is provided by either Waste Management of Collier County or Waste Management of Florida.

Lee County Electric Cooperative, Inc. (LCEC), established in 1940, provides electricity to the Immokalee area. LCEC maintains more than 6,000 miles of transmission and distribution lines, providing electricity to more than 19,000 Immokalee residents.