



Immokalee Rd./Randall Blvd. Planning Study

November 2020

AGENDA

- Project Introductions & Overview
About Us!
- Existing Conditions Review
What's on the ground today
- Community Vision
What do you want to see?
- Next Steps & Stay Connected
Including Q & A

INTRODUCTION

Where is the
Immokalee/Road Randall
Boulevard Study Area?

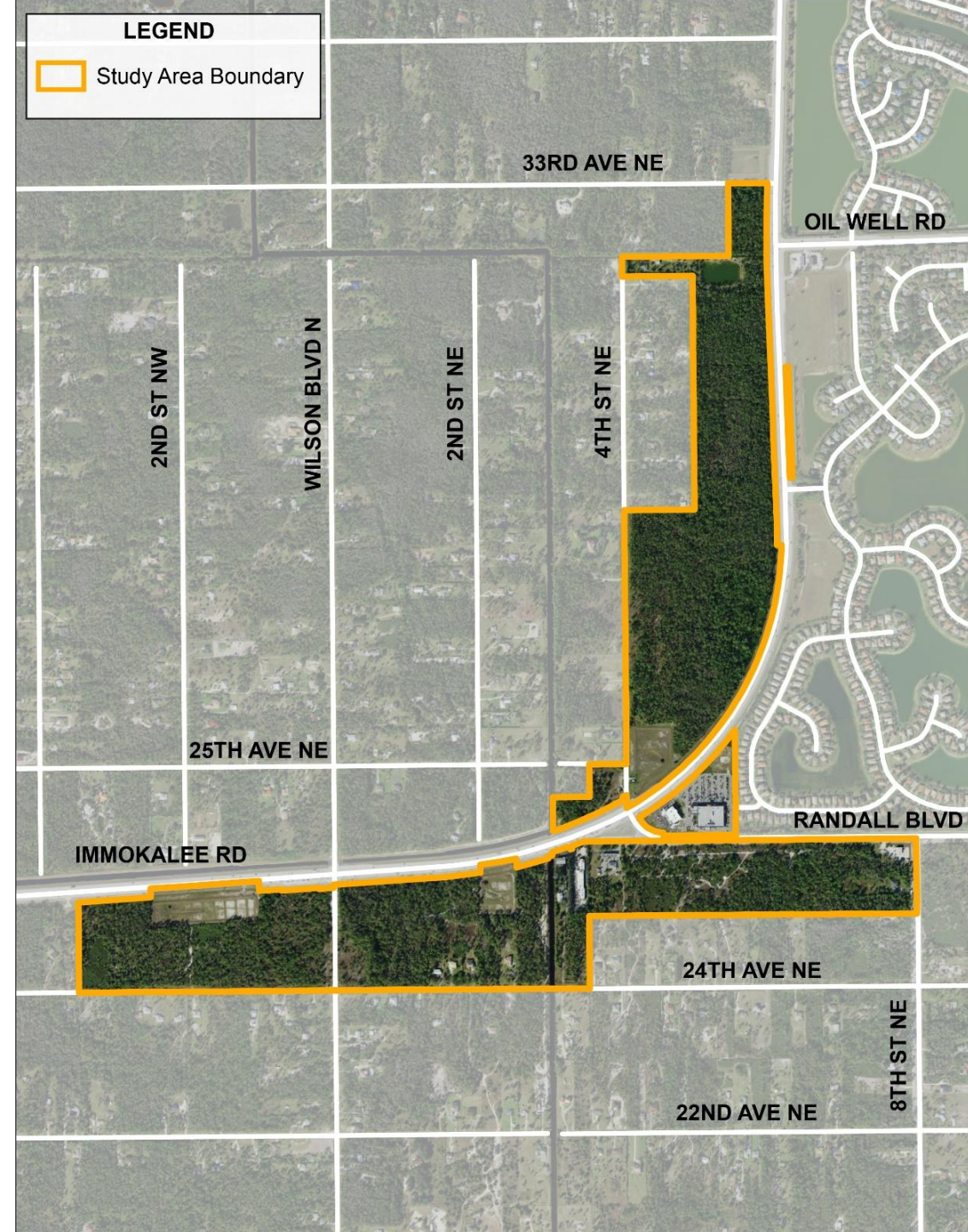
- Located in northern Collier County
- Approximately 9 miles east and 8.5 miles north of I-75
- Approximately 281 acres
- 56 parcels



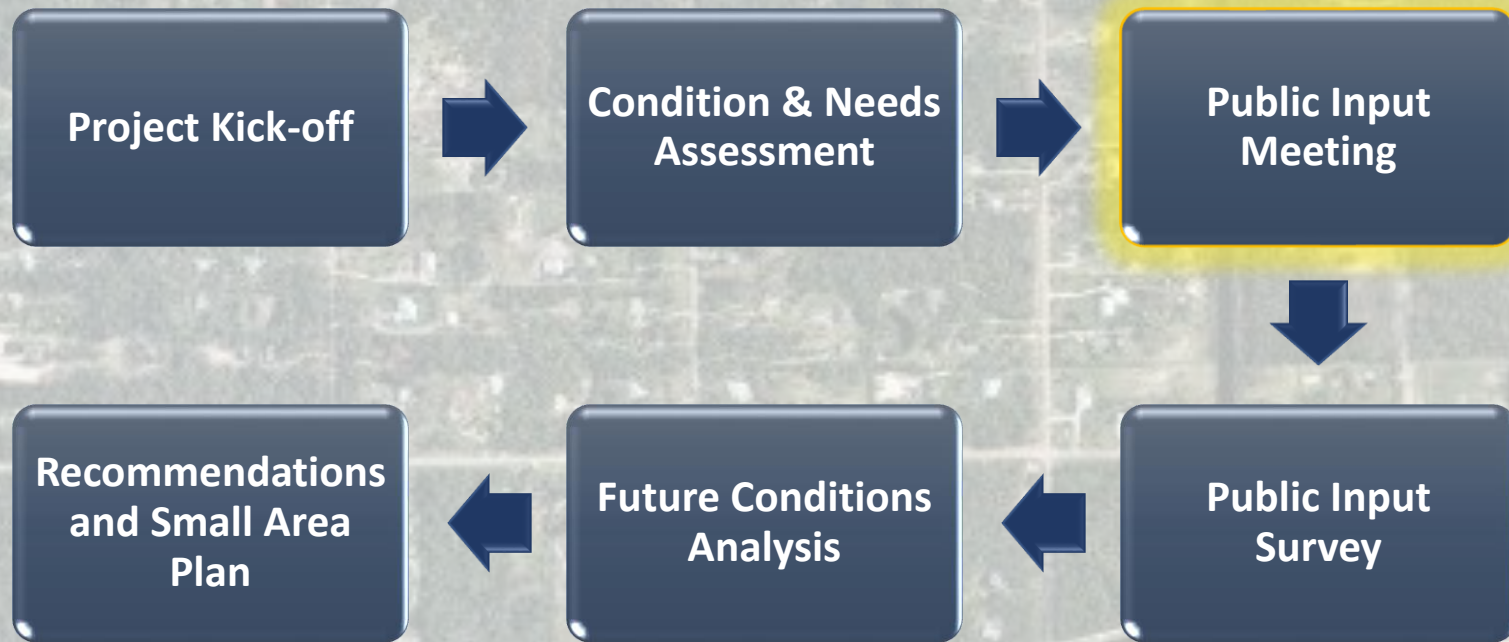
OUR TASK

- Assess current conditions
- Provide a detailed level of direction to address unique requirements
- Identify needs for future development
- Analyze potential level of investment

Resulting in...*Long-Range Policy Guidance and Identifying Opportunities*

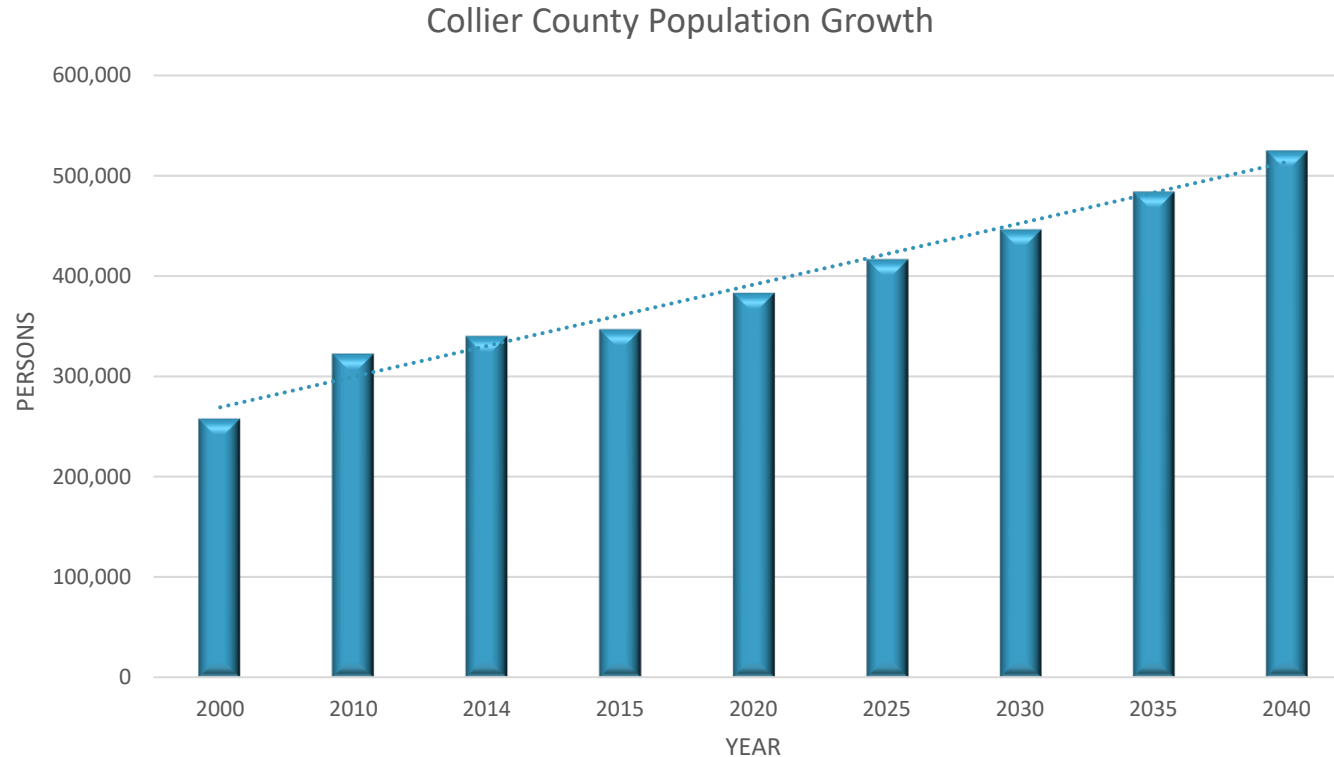


PROJECT TASKS

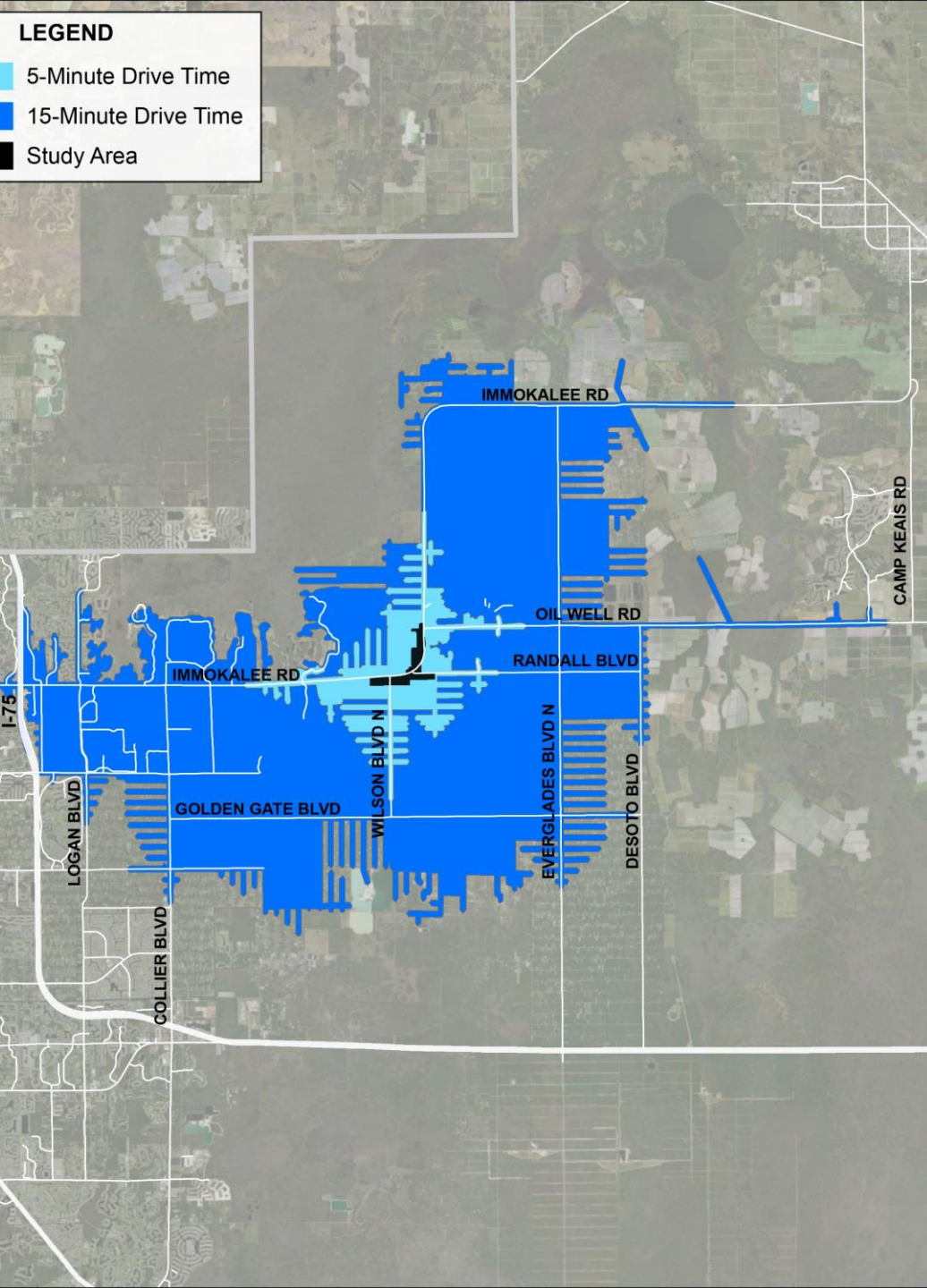


POPULATION TRENDS

- Collier County is projected to continue to experience population growth



Source: Commercial Needs Analysis and Residential Market Study

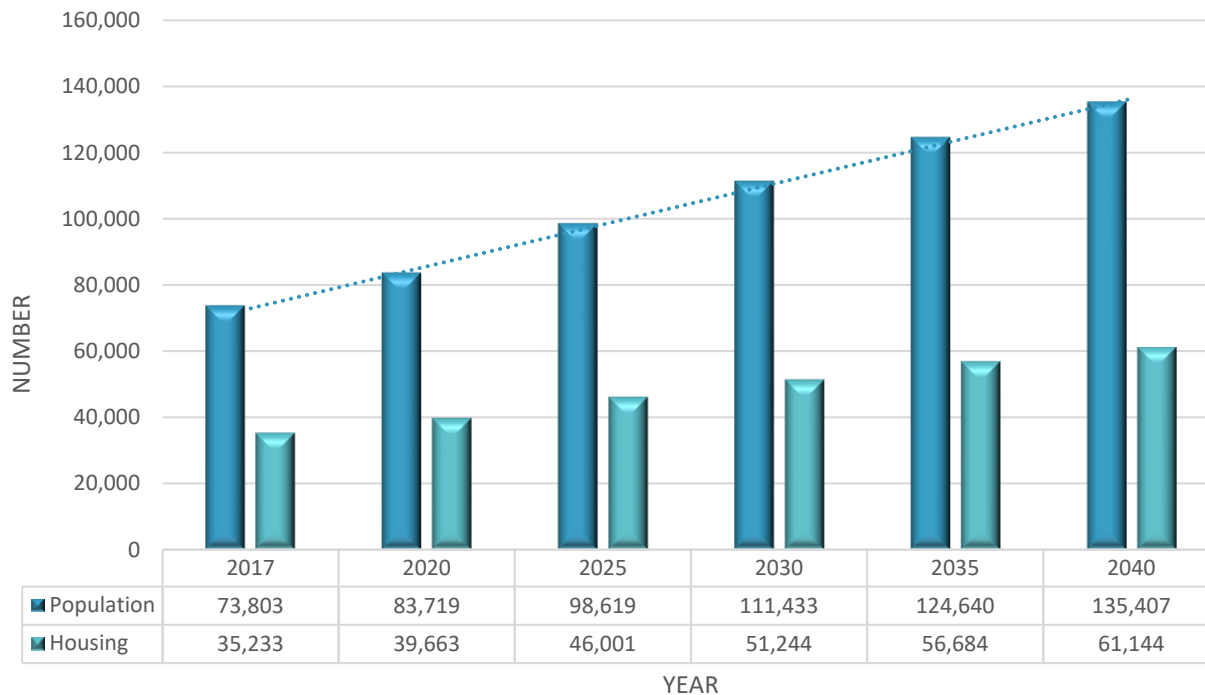


POPULATION TRENDS

- Study area is also expected to see growth
- Based on the Collier Interactive Growth Model (CIGM), population and housing growth were analyzed within a:
 - 5-minute drive time
 - 15-minute drive time

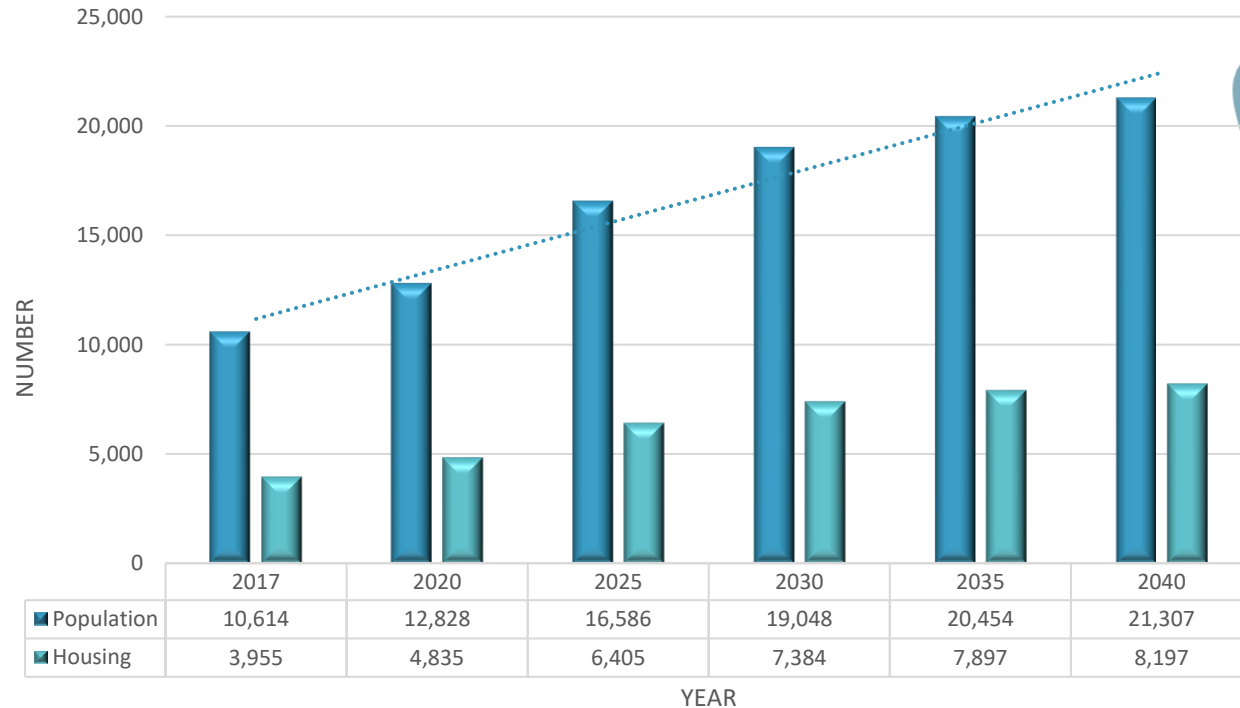
POPULATION TRENDS: 15-MIN. DRIVE TIME

- Within a 15-minute drive time, (estimated) **increase of 51,688 people (62%)** and **21,481 housing units (54%)** between 2020 and 2040
- *(assumed)* As the area develops, population will increase and the commercial supply will need to be increased to reach the overriding demand from this growth



POPULATION TRENDS: 5-MIN. DRIVE TIME

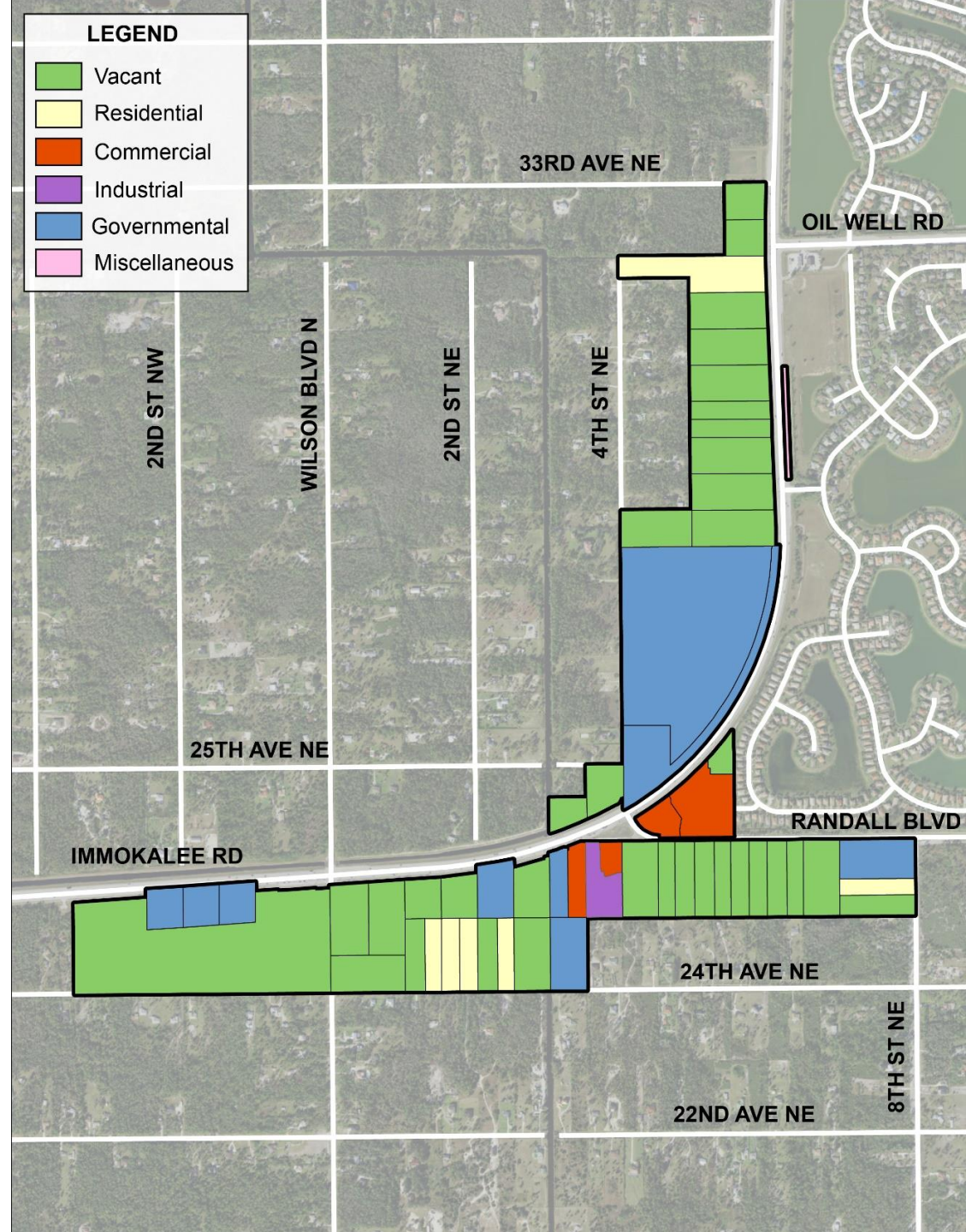
- Within a 5-minute drive time, (estimated) **increase of 8,479 people (66%)** and **3,362 units (70%)** between 2020 and 2040
- Greater percentage increase in both population and housing units within the 5-minute drive time than within the 15-minute drive time
- In order to absorb and support this growth the appropriate infrastructure and land development tools need to be in place



EXISTING LAND USE

- Based on current Collier County Property Appraiser land use codes
- Existing land uses may not precisely reflect what is ‘on the ground’ at the time of this analysis based on the information currently available as of the date of the report and/or the “lag” between what is constructed (when) and the time to update the County Property Appraiser’s data.
- *Note:*
 - Parcel 63810090027 identified as vacant, yet, the property has an approved development order to be developed as commercial
 - Parcel 37690040003 identified as governmental, yet, there is currently a pending Growth Management Plan amendment to allow commercial

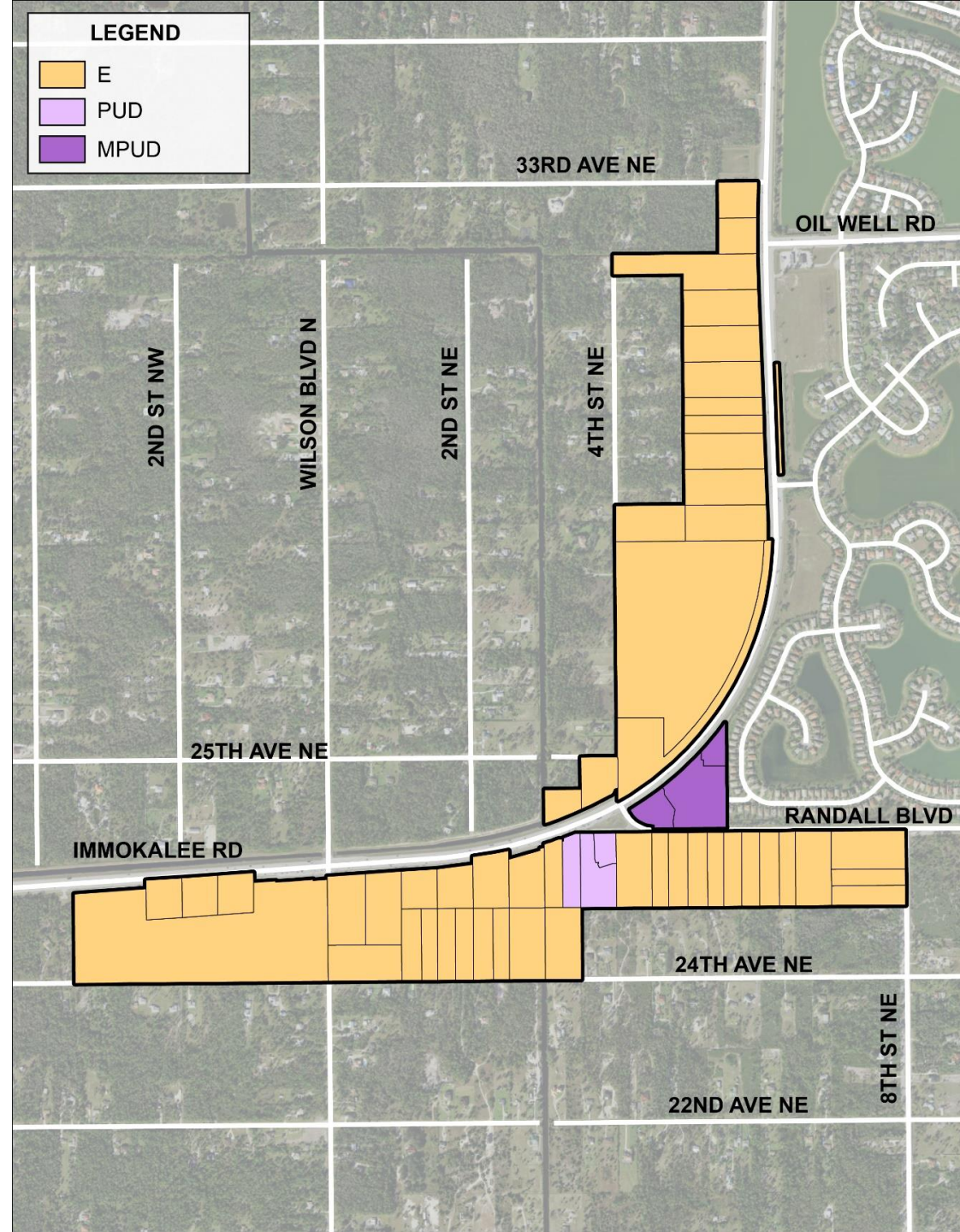
Existing Land Use	Parcels	Acreage	Total Acreage Percentage
Vacant	35	164.63	58.4%
Residential	6	19.70	7.0%
Commercial	4	12.53	4.5%
Industrial	1	3.83	1.4%
Governmental	9	79.78	28.5%
Miscellaneous	1	0.58	0.2%
Total	56	281.05	100%



ZONING

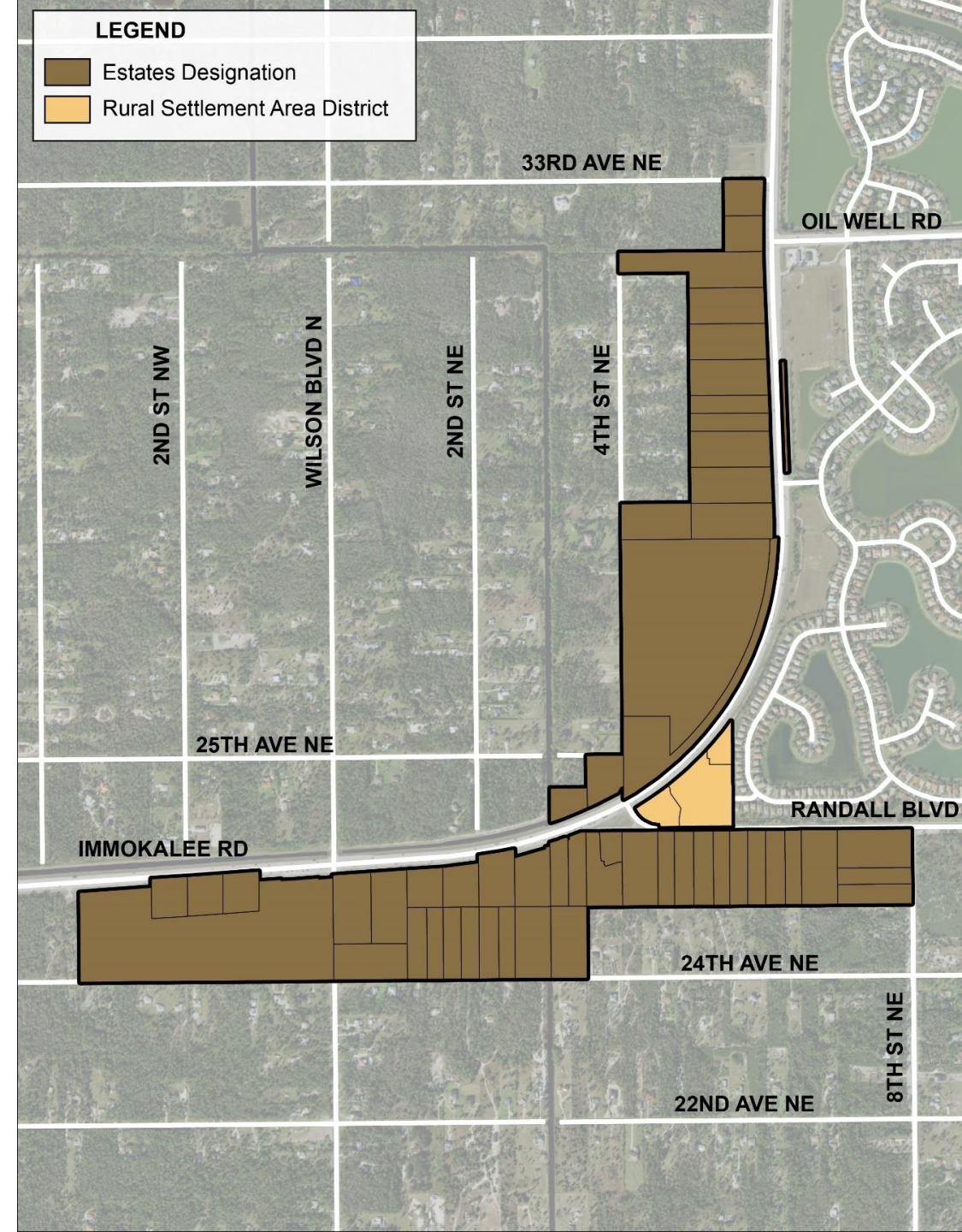
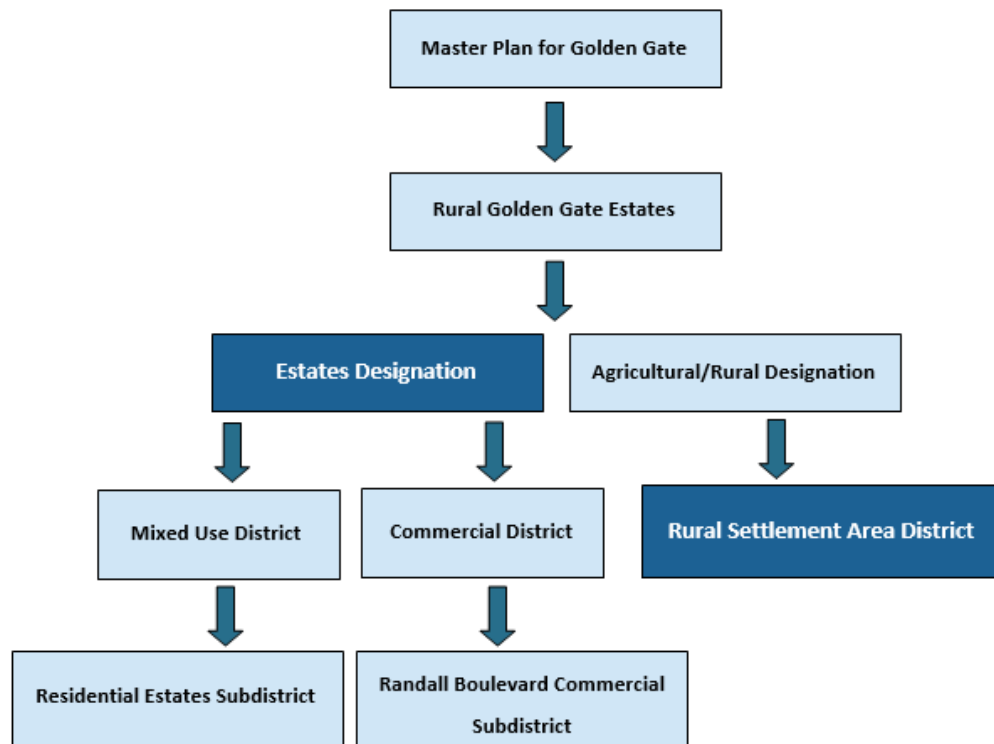
- Study Area is zoned as Estates (E), Planned Unit Development (PUD), and Mixed Use Planned Unit Development (MPUD)
- Majority (93.7%) of the parcels within the study area are zoned as Estates

Zoning	Parcels	Acreage	Total Acreage Percentage
E	50	263.42	93.7%
PUD	3	7.66	2.7%
MPUD	3	9.97	3.6%
Total	56	281.05	100%



FUTURE LAND USE

- Study Area is designated as Estates Designation (96.4%) and Rural Settlement Area District (3.6%)



What does that mean?

Estates Designation

- Identified as having potential for population growth far removed from supportive services
- Facilities and expansion of the area is discouraged
- Characterized by low density semi-rural residential lots with limited opportunities for other land uses

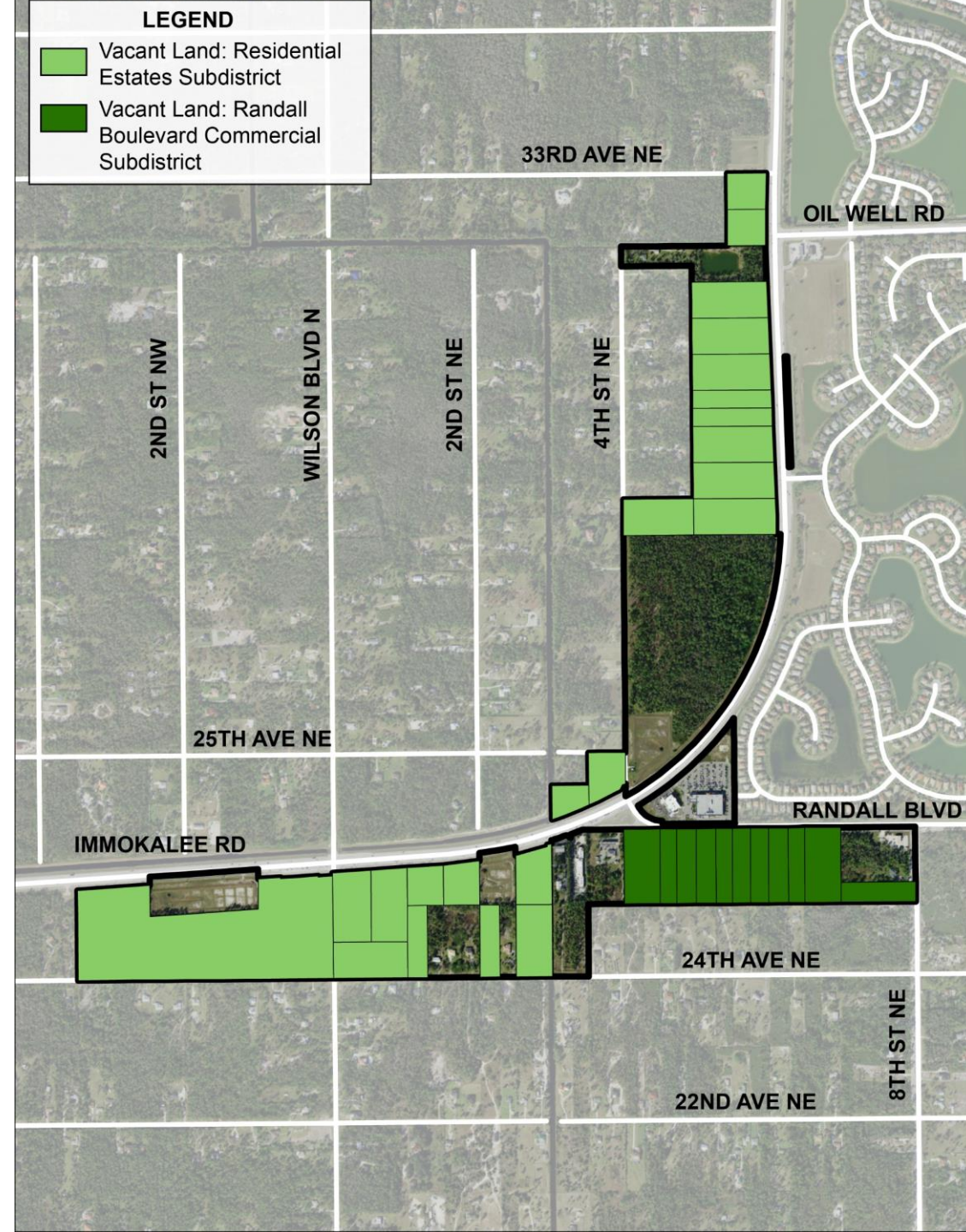
Rural Settlement Area District

- Has been "vested" for the types of land uses specified in that certain "PUD by Settlement" zoning granted by the County
- Settlement Area is encompassed by the Orange Tree PUD and Orange Blossom Ranch PUD

VACANT LAND CARRYING CAPACITY

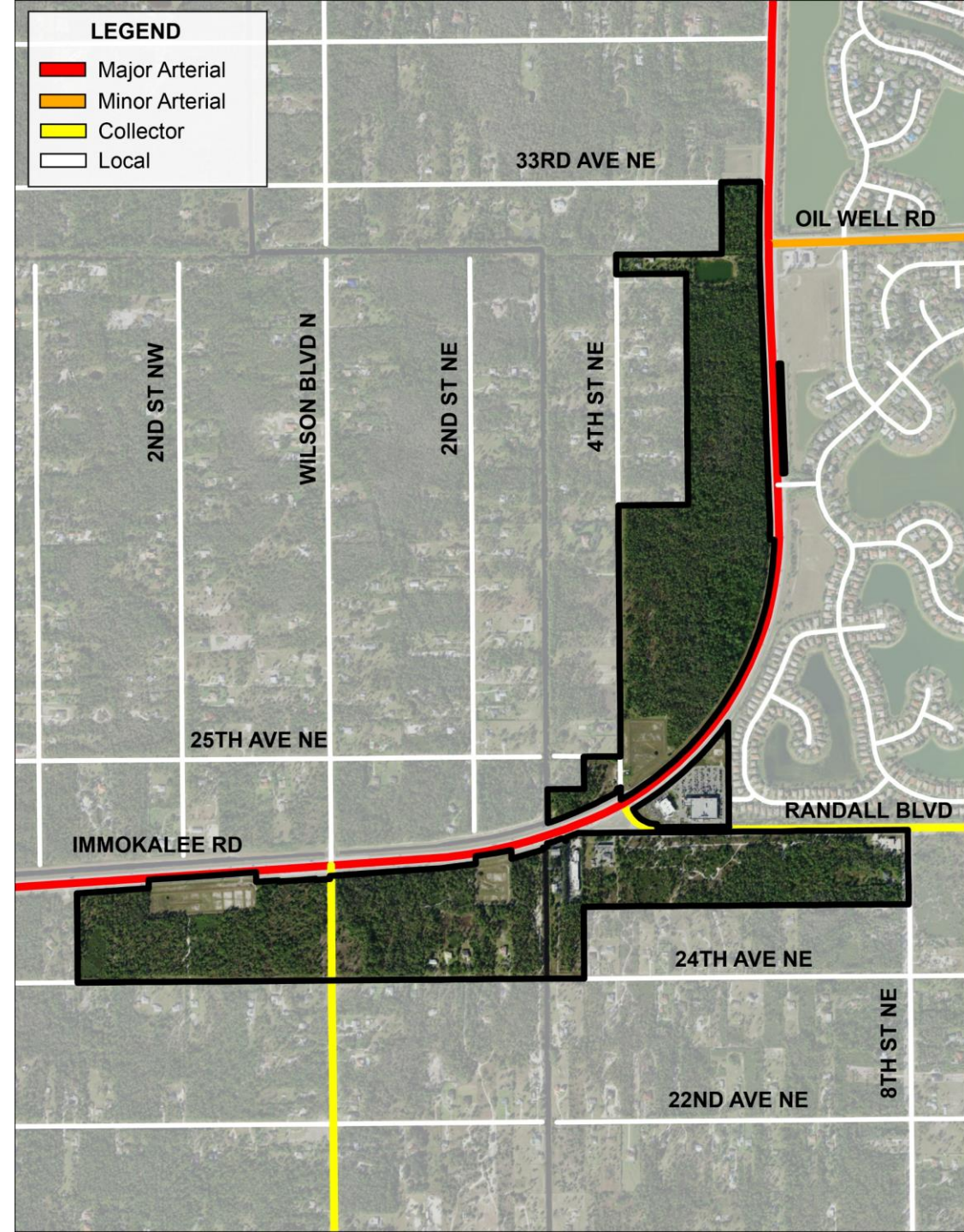
- Assumes maximum build out (vacant lands only)
- Based on BEBR's average household size for Collier County (2.36) = **approximately 54 people** (add'l) under the current future land use designations
- Population within a 5-minute drive time of the study area is **predicted to grow by 8,479 people** between 2020 and 2040

Future Land Use Category	Vacant Parcels	Vacant Tracts	Maximum Density Allowed	Maximum Intensity Allowed	Maximum Density Dwelling Units (Allowed)	Maximum Intensity Square Feet (Allowed)
Estates Designation						
Residential Estates Subdistrict	23 (129.60 ac)		1 du/lot		23 du	
Randall Boulevard Commercial Subdistrict		7 (33.76 ac)		100,000 sq. ft./tract		700,000 sq. ft.
Rural Settlement Area District	-	-	-	-	-	-



TRANSPORTATION

- Immokalee Rd. has the highest average daily volume counts followed by Randall Blvd. and then Wilson Blvd.
- Immokalee Rd. and Wilson Blvd. are operating better than the adopted LOS standards
- Randall Blvd. is operating at the adopted LOS standard
- FDOT is currently finishing the Project Development and Environment (PD&E) study for the intersection of Immokalee Road and Randall Blvd
- The County has completed the Randall Boulevard and Oil Well Road Corridor Study (May 2019)



POTABLE WATER

- Collier County Water-Sewer District currently provides water
- Water is provided by two inter-connected treatment plants:
 - North County Regional Water Treatment Plant (NCRWTP)
 - South County Regional Water Treatment Plant (SCRWTP)
- The combined WTPs have no known deficiencies and are operating below permitted capacity



WASTEWATER

- Within the boundaries of the Collier County Water-Sewer District
- The County operates the North County Water Reclamation Facility (NCWRF)
- The NCWRF has no known deficiencies



STORMWATER

- Two major canal systems
- Stormwater pipes, fixed weirs, slide gate weirs, and lakes
- Development/redevelopment will require permitting through the South Florida Water Management District (SFWMD)
- Falls within an Impaired Waterbody which permitting requires additional water quality treatment volume for discharges
- Falls within the Big Cypress area which is considered a sensitive area where water quality considerations are extremely important



NEXT STEPS

Future Conditions Analysis

- Address the ability of current infrastructure and facilities identified to serve the study area

Recommendations

- Provide recommended improvements including possible re-designation/re-zoning and/or the recommendation to create new land use and zoning categories

Presentations

- December (anticipated)
- January (anticipated)

COMMUNITY VISION

How do I stay connected?

Visit: <https://bit.ly/IRRBstudy>

Provide your comments via our survey on the website in the link above

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