



# **THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY (CRA) BOARD MEETING**

**February 18, 2026**

**9:00 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

## CRA Collier County Community Redevelopment Agency



## 2026

CRA Meetings held  
every third  
Wednesday of the  
month.

January	February	March	April
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May	June	July	August
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September	October	November	December
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CRA Meeting



Special Meeting



BCC Joint  
Workshop



Cancelled



No Meeting



Hybrid Remote Public Meeting

All meetings are held at the Immokalee Community Park, located at 321 North 1st Street, Immokalee, FL 34142 unless otherwise noted. CRA Meetings are held every third Wednesday of the month.

Some of the Board Members and staff may be appearing virtually, with some Board Members and staff present in person. The public may attend either virtually or in person. Space will be limited.

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Dan Kowal  
Co-Chair  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Chris Hall  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Mike Facundo  
Chairman

Bernardo Barnhart  
Vice-Chair

Mark Lemke  
Anne Goodnight  
Yvar Pierre  
Paul Thein  
Lupita Vazquez Reyes  
Jimmy Nieves  
Oscar Lugo  
Edward "Ski" Olesky  
Estil Null

**CRA Staff**

Michael McNeas  
Executive Director  
Facilities & CRA

Christie Betancourt  
CRA Assistant Director

Yvonne Blair  
CRA Project Manager

Yuridia Zaragoza  
CRA Operations Support  
Specialist I

**Meeting of the Collier County Community Redevelopment Agency  
Immokalee Community Redevelopment Advisory Board.**

**AGENDA**

**Hybrid Remote Public Meeting**

(\*Please see details below)

Immokalee Community Park  
321 N 1<sup>st</sup> Street  
Immokalee, FL 34142  
239.252.4449 (Park Office)  
239.867.0025 (CRA Office)

**February 18, 2026 – 9:00 A.M.**

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Webex. (Action Item)
- E. Approval of Agenda. (Action Item)
- F. Approval of Consent Agenda. (Action Item)
  1. Minutes
    - i. Immokalee CRA Board Meeting for January 21, 2026 (Enclosure 1) (Pages 5-14)
  2. Budget Reports (Enclosure 2) (Pages 15-22)
  3. Code Enforcement Report (Enclosure 3) (Pages 23-26)
  4. Staff Reports
    - i. Assistant Director Report (Enclosure 4) (Pages 27-30)
    - ii. Project Manager Report (Enclosure 5) (Pages 31-44)
    - iii. Project Manager Field Observation Report (Enclosure 6) (Pages 45-50)
    - iv. Community Meetings (Enclosure 7) (Pages 51-52)
    - v. Development Report by Johnson Engineering (Enclosure 8) (Pages 53-78)
    - vi. A&M Property Maintenance Report & Schedule (Enclosure 9) (Pages 79-82)
- G. Public Comments on General Topics not on the Current or Future Agenda.
- H. Announcements.
  1. Public Comment speaker slips
  2. Communications Folder
- I. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
    - i. Immokalee Water and Sewer District (IWSD)
    - ii. Collier County Code Enforcement
    - iii. Collier County Sheriff's Department
    - iv. Collier County Parks and Recreation
    - v. Immokalee Eastern Chamber of Commerce
- J. Community Presentations.
  1. Immokalee Regional Airport (Enclosure 10) (Pages 83-96)
- K. Old Business.
  1. Brief Staff project update
- L. New Business

1. 2025 CRA Annual Report – Draft (Enclosure 11) (Pages 97-128) (*Action Item*)
  2. Budget Workshop
    - i. Budget & Strategic Plan Presentation
    - ii. Budget Narrative (Enclosure 12) (Pages 129-132)
    - iii. Project Status and 2026/2027 Funding Priorities (Enclosure 13) (Pages 133)
- M. Public Comments
- N. Next Meeting Date. The **CRA Board** will meet on **Wednesday, March 18, 2026**, at 9:00 A.M. at the **Immokalee Community Park**.
- O. Adjournment

**\* Hybrid Remote Public Meeting**

Some Advisory Board members and staff may be appearing remotely, with staff present in person. The public may attend either virtually or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at [Yuridia.Zaragoza@collier.gov](mailto:Yuridia.Zaragoza@collier.gov) by February 17, at 4:00 P.M.

You may attend the meeting in person on February 18, 2026, at the Immokalee Community Park meeting room, 321 N 1<sup>st</sup> Street, Immokalee, FL 34142.

The public is reminded that the CDC and Department of Health recommend social distancing and avoiding public gatherings when possible.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Yuridia Zaragoza at least 48 hours before the meeting. The public should be advised that members of the CRA Advisory Board are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Board may come before one or more of the referenced Board and Committees from time to time.





## **MINUTES**

Meeting of the Collier County Community Redevelopment Agency Immokalee Community Redevelopment Advisory Board on January 21, 2026. The Advisory Board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

CareerSource  
750 South 5<sup>th</sup> Street  
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 9:00 A.M.

B. Pledge of Allegiance and Opening Prayer.

Michael “Mike” Facundo led the Pledge of Allegiance.

Pastor Josh Rincon with the Bethel Immokalee Church led the Opening Prayer.

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened a roll call. A quorum was announced for the CRA Board.

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Bernardo Barnhart, Mark Lemke, Patricia “Anne” Goodnight, Yvar Pierre, Paul Thein, Jimmy Nieves, Oscar Lugo and Estil Null.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Edward “Ski” Olesky and Lupita Vazquez Reyes.

Others Present in Person:

Betsy Haesemeyer, Bryant Garrett, Spencer Brillon, Joseph “Joe” Mucha, Maria Tapia, Dottie Cook, Daniela Leon, Michael “Mike” Sweely, Kaitlyn Zindle, Ashley German, Andrea Halman, and Rafael Campo.

Others Present via Webex:

Misty Smith, Heather Cross, Dr. Arol I Buntzman, Vanessa Estrada, Kevin Jones, Edward Conrad and Tricia De Cambra.

Staff Present in Person: Michael McNees, Christie Betancourt, Yvonne Blair, and Yuridia Zaragoza.

D. Voting Privileges for Board Members via Zoom

Staff announced that a board member may be present on Webex.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to allow Board Members on Webex privileges. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 7-0.***

E. Approval of Agenda.

Staff presented the Agenda to the board for approval. The Agenda was approved as presented.

**CRA Action:** *Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Ms. Yvar Pierre seconded the motion, and it passed by unanimous vote. 7-0.*

**F. Approval of Consent Agenda**

1. Minutes
  - i. Immokalee CRA Board Meeting for November 12, 2025 (Enclosure 1) (Pages 5-14)
2. Budget Reports (Enclosure 2) (Page 15-22)
3. Staff Reports
  - i. Assistant Director Report (Enclosure 3) (Pages 23-25)
  - ii. Project Manager Report (Enclosure 4) (Pages 27-46)
  - iii. Project Observation Field Report (Enclosure 5) (Pages 47-56)
  - iv. Community Meetings (Enclosure 6) (Pages 57-58)

Staff presented the Consent Agenda to the boards for approval. Enclosures 1 through 6 are under the Consent Agenda. The Consent Agenda was approved as presented.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 7-0.*

**G. Public Comments on General Topics not on the Current or Future Agenda.**

Anyone who would like to discuss anything that’s not on the Agenda can do so in this section.

Ms. Andrea Halman highlighted the Immokalee Water and Sewer District initiative approach with dental care. They were featured in the news recently for this initiative.

**H. Announcements.**

1. Public Comments speaker slips  
CRA Staff commented on the public 3-minute speaker slip policy for each topic. The Board will give more time if they feel it’s necessary.
2. Communications Folder  
Staff will email all attachments in the communication folder to the board members after the meeting. Staff reviewed the communication folder with the board and members of the public. Included in the folder are articles about ALDI’s and Little League Road Conditions. Also included was the flyer for the 2025 Homeless Point in Time (PIT) count.
3. Introduction of New Executive Director Michael McNees  
Mr. Michael McNees introduced himself. He has previously worked with the County and is familiar with Immokalee. He is here to learn and help get things done, and assist any way that he can.
4. Proposed 2026 Public Meeting Calendar (Enclosure 7) (Pages 59-60)  
Staff presented the proposed 2026 Public Meeting Calendar. Due to Summer programming occurring at the Immokalee Community Park, CRA Staff will need to find another location for the months of June and July Immokalee CRA Board meetings.

Previously, the Board would not meet for months of June and July; however, that has changed. In the previous year, the Board met once in the Summer.

Staff also announced that an official date is needed to host the Budget Workshop. Staff recommended that the Budget Workshop be held on February 18, 2026, and have a short Agenda for the board meeting. A discussion will be held on the current project funding as well as any potential future projects that the board would like to recommend.

Board members provided their feedback:

- Paul Thein: Meet June and July.
- Yvar Pierre: Not meet in June or July, unless an action item is needed.
- Jimmy Nieves: Not meet in June or July, unless an action item is needed.
- Estil Null: Not meet in June or July, unless an action item is needed.
- Patricia “Anne” Goodnight: Accepts either to meet or not meet for both June and July. If she is unable to attend the meeting during this time, she will notify staff.
- Mark Lemke: Meet in June and July.
- Bernardo Barnhart: Not meet in July. July is usually the time when families spend quality time together. Mr. Barnhart suggested that staff look into meeting at Roberts Ranch for June and July.
- Michael “Mike” Facundo: To not lose momentum, meet in June and not meet in July.
- Oscar Lugo: The same reasoning as Mr. Michael “Mike” Facundo, and not meet in July.

After much discussion from the board members, the board recommended that they meet for the month of June and not meet for the month of July, unless an action item is needed. The Board also recommended that the Budget Workshop be held on February 18, 2026.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the 2026 Public Meeting Calendar with changes to not meet for the month of July, unless an action is needed and to schedule the Budget Workshop for February 18, 2026. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.***

**I. Other Agencies**

1. FDOT Updates  
No Updates.

2. Other Community Agencies

- i. Immokalee Water and Sewer District (IWSD)

Ms. Misty Smith provided updates on the Immokalee Water and Sewer District (IWSD). She is in Tallahassee. The District will be present at a reception for Rural Counties Day. They also have a meeting with Senator Passidomo to discuss the IWSD appropriation request for funding the Wastewater Treatment Plan, which will support future development within the IWSD Boundary. Ms. Smith also commented that the IWSD will have a board meeting on January 21, 2026, at 3:30 p.m.

The Healthcare Network will be presenting on the funding given by the IWSD for the initiative of dental services to the community. If anyone is interested in attending or joining the meeting online, they may contact Ms. Sarah Catala.

Ms. Misty Smith also said the IWSD is still working on installing new meters. Along this progress, the IWSD staff were made aware of a scam that is going around on water filtration systems and a company that was making false claims. The IWSD staff put out an alert to the community via Social Media and the IWSD website. She asked that all be aware of what they sign up for and make sure a company is legitimate.

The IWSD will be making a temporary change in water disinfectant treatment. This is done twice a year. This procedure will occur from February 2, 2026, through March 2, 2026.

ii. Collier County Code Enforcement

Mr. Joseph “Joe” Mucha provided staffing updates for the Collier County Code Enforcement. He commented on Ms. Maria Rodriguez’s retirement and said it’s a huge loss since she has been in the department for many years. County staff are looking to hire someone for Ms. Rodriguez’s previous position. It would be very resourceful to have someone who knows the community.

Staff are also looking to hire for Ms. Cristina Perez’s previous position as a supervisor. She was recently promoted to Manager. Staff need a replacement for this position. A senior investigator will be coming down from another district to assist within the community. Mr. Mucha hopes to come up with a plan to make sure they continue to move forward with addressing any code issues within the community.

iii. Collier County Sheriff’s Department

Sergeant Michael “Mike” Sweely provided brief updates. There has been heavy traffic lately as well as accidents. They are hoping that a light signal will come very soon on SR 82 and Corkscrew Rd. He also commented on the Ave Maria growth and how housing is growing within this community.

Sgt. Sweely also commented that in the Immokalee Area, the CCSO will be heavily staffed for the night shift to assist in the community.

iv. Collier County Parks and Recreation

Ms. Ashley German introduced herself. She was promoted in October 2025 and is the supervisor of the Immokalee Community Park. The Immokalee Community Park offers all types of programming. They recently held a Breakfast with Santa, and they have about 200 participants. They also had a Trunk-or-Treat Event and had a great turnout. Park staff would like to do a Haunted Walk for this upcoming year. The Immokalee Community Park VPK and After-School programming is at capacity. Park staff are also preparing for the summer programming. Ms. German is looking to have about 60 participants this year. She also commented that the Tony Rosbough field is open to use, and the work has been completed.

Ms. Ashley German also provided information from Mr. Said Gomez. The Immokalee Sports Complex field is closed until February 9, 2026. The field will be ready for use for Pop-Warner and Mr. Manny Tournon group. Park staff also continue to post the Sports Field memo at all of their Immokalee facilities. Staff are also working to get a PO to have a vendor fix the Kiddie Pool. The Christmas Around the World Gala event had an attendance of about 3,000. Mr. Gomez thanked the Chamber for partnering up with Collier County Sheriff's Office (CCSO) and Collier County Public Schools (CCPS). The Immokalee Sports Complex also hosted the Salvation Army, who held its 2<sup>nd</sup> Annual Toy Drive. They served around 2000 families and gave away 300 bikes. Mr. Gomez thanked the Salvation Army for their efforts in the community. Also highlighted was Mr. Bryan Reyes, who was promoted to Supervisor for the Immokalee Sports Complex.

The Immokalee South Park also hosted a Toy Drive. There were about 200 participants. This event was done by Mr. Jonas and his donors.

Mr. Said Gomez also noted to Ms. Ashley German that he wanted to thank the CRA for the support and funding for the Immokalee South Park Shade structure. Staff are excited to see this project come to fruition.

- v. Immokalee Eastern Chamber of Commerce  
No update.

vi. Collier County Airport Authority – Immokalee Regional Airport

Mr. Bryant Garrett introduced himself. He is the Executive Airport Manager. He oversees 3 Regional Airports in Collier County: Marco Island Executive Airport, Immokalee Regional Airport and Everglades Airpark.

Since 2015, the airport has taken \$0 from Collier County; it has been profitable. As they continue to move forward, the Airports make money from their operations and use the funds for the airport's projects. The Immokalee Regional Airport has great potential for many opportunities. It can become the economic powerhouse of Collier County. As of recently, the staff had an Invitation to Negotiate (ITN) from a couple of parties who are interested in putting private sector money into the Immokalee Airport with a long-term agreement. Global Flight Training Solutions was the chosen party. They have been given a development agreement, which was approved on December 9 by the Board of Collier County Commissioners. The agreement is a 40-year arrangement, where Global Flight Training Solutions is the prime contractor on developing the land of about 500 Acres. The development will be done in phases. Phase 1 is about 103 Acres and will most likely be on the BCC Agenda on February 10, 2026. The first phase will have about 62 Hangars completed. The hangars are between 8,000 sq ft. to 12,000 sq ft. Each Hangar will be about 1 million to 2 million dollars. This is a substantial private investment that will significantly increase the taxable base for the CRA and allow some of the funds to go into the Tax Increment Financing (TIF) to go back to those who are making the investments. This is a private-public partnership that is set to be an opportunity to help the community.

Mr. Bryant Garrett also provided information on other planned projects and commented on the most critical project, which is the Airport Master Plan. The Federal Aviation Administration (FAA) requires that airports have a 20-year Master Plan. There will be public involvement with this plan, especially with the magnitude of the changes that are to occur at the regional airport.

Ms. Christie Betancourt complimented the presentation that was given at the December 2025 Interagency Meeting. The presentation was well received. CRA staff would like to make everyone aware of the airport progress and has asked that they present at the February meeting.

Mr. Bryant Garrett also provided information on Mr. Spencer Brillon, who is the Operations Manager of the Immokalee Regional Airport. If anyone has any questions about the progress at the Immokalee Regional Airport, they may also contact Mr. Brillon.

Mr. Michael “Mike” Facundo asked about the opportunities for Global Flight Training Solutions and the community. Mr. Bryant Garrett followed up and said there is a shortage of Hangars to store airplanes, and there is also a push of larger aircraft. The initiative of Global Flight Training Solutions to put up the money to build the Hangars and sublet these spaces will bring business into the community. Those who come in will stop by and invest in the community by stopping at local restaurants and grocery stores. Mr. Garret further explained the process of Tax Incremental Financing (TIF) and the investment into the community. Mr. Facundo followed up and commented on the preventative maintenance.

Ms. Andrea Halman asked if questions could be asked when the Airport Authority presents at the February meeting. CRA Staff confirmed that there will be questions and dialogue during the upcoming presentation in February.

Mr. Paul Thein asked about the strategies of the airport and the investment that comes into the community. Mr. Bryant Garrett commented that this initiative is being done in almost all areas to improve the Economic Development of communities. Mr. Thein also commented on Enterprise Zones and the incentives to help boost Economic Development. Mr. Garrett followed up and commented on the Airport’s initiative to work with a private investor, to contribute to the community.

A discussion was held on the possibility of expanding the runway and the impact it could have on the growth of Economic Development.

Mr. Michael McNees commented that for future deals, it would be a great opportunity for the CRA to have a place in the conversation and see how both the airport and CRA could find an opportunity to achieve something that’s in the Immokalee Master Plan. Mr. McNees also provided an example of a previous experience while working in Sarasota and the positive change that occurred with a development that came into the area.



Ms. Betsy Haesemeyer is with the Collaboratory, and she commented that they are looking into how this initiative could affect jobs and the local economy.

Ms. Patricia “Anne” Goodnight commented that she is excited to see the progress of the Immokalee Regional Airport.

J. Community Presentations.

K. Old Business

1. Nomination for Chair and Vice Chair

The previous CRA Chair and MSTU Chair are the current Chair and Vice Chair for the merged board. Staff would like to know the board’s recommendation and whether changes are needed.

Ms. Patricia “Anne” Goodnight recommended that the Chair and Vice-Chair stay the same for this year. If the Vice-Chair is ready to become Chair, then the Vice-Chair can become Chair for the following year.

After a brief discussion, the Board made a motion.

***CRA Action: Ms. Patricia “Anne” Goodnight made a nomination to appoint Michael “Mike” Facundo as Chair of the Immokalee Community Redevelopment Advisory (CRA) Board. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.***

***CRA Action: Ms. Patricia “Anne” Goodnight made a nomination to appoint Bernardo Barnhart as Vice-Chair of the Immokalee Community Redevelopment Advisory (CRA) Board. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 8-0.***

2. Contractor Maintenance Reports

i. A&M Property Maintenance Report & Schedule (Enclosure 8) (Pages 61-66)

CRA Staff presented the February look-ahead schedule for all the maintenance work on Main Street, 1<sup>st</sup> Street and the Triangle area, as well as the work completed for the Zocalo Plaza.

3. Development Report by Johnson Engineering (Enclosure 9) (Pages 67-89)

Ms. Kaitlyn Zindle highlighted a couple of new developments. Listed under the Zoning Petitions:

- Beraca Baptist Church: A request for conditional use approval for a new church. This will require a Neighborhood Information Meeting and final decision by the Hearing Examiner.
- Keith Heckman Jr: Applicant submitted additional documents in December, in response to an incomplete submittal notice.
- Lilly Bass Church of God - 626 Maple Dr: County staff issued letter approving Administrative Variance. Staff approval letter stated that the requested administrative variance is not to construct a 6–8-foot masonry fence/wall between adjacent residential uses and instead provide landscape plantings.
- Firehouse Doggie Daycare & Boarding: First Applicant submittal on 12.4.25 with additional documents submitted on 12.16.25

- 3206 Lake Trafford Rd: A second applicant submittal on 12.19.25. Additional documents were submitted on 12.22.25. A new proposed Parcel 3 was also approved.

Ms. Zindle also provided information on the Development Review Petitions. She highlighted a couple of petitions as listed below:

- Healthcare Network of Southwest Florida Immokalee-Building Expansion (SDPI): They requested to add a trench and yard drain to the existing covered entrance, along with replacing the asphalt. The project will also add two double electric vehicle charging stations.
- Pathways Early Learning Center, Immokalee (SDPA): The center has requested to amend the approved Site Development Plan to add 2 temporary modular classrooms.
- Commercial Plaza (SIPI): Their SIPI application was withdrawn as of 12/31/2025.
- ALDI - 0751 Renovation (SDPI): Although the SDPI application was cancelled, there is a building permit for façade improvements.
- Silver Strand Mine Variance (VA): The variance was approved by Resolution 2025-281 at the 12/9/2025 BCC Meeting. A Conditional Use Resolution was also approved at the 12/9/2025 BCC Meeting.
- Sainvilus Subdivision (PPL): County staff issued a second comment letter on 12/8/2025 addressing county attorney, stormwater, engineering and environmental comments.
- Immokalee Sports Complex (SDPA): A fourth applicant submittal on 12/16/2025 with additional documents submitted on 1/14/2025.
- Florida Army National Guard Readiness Center Project (SDPA): A third applicant submittal on 11/4/2025. County staff issued third comment on 12/5/2025 with fire, zoning, and landscape comments. A fourth applicant submittal was done on 12/9/2025. They are also requesting an Early Work Authorization.
- Pulte Foundation – Monarca Phase I (SDP): County staff issued a fourth comment letter on 12/29/2025 with transportation comments.

Ms. Zindle also highlighted the Final Actions/Letters Issued.

Ms. Patricia “Anne” Goodnight commented on the church that is set to be built on Lake Trafford and asked if there are any plans to widen the road due to the traffic that could occur. Ms. Christie Betancourt commented that she was able to view the plans and did not see any widening plans for the Lake Trafford Rd., but planned to do stormwater and sidewalk improvements. Ms. Betancourt also briefly discussed a plan that could occur with the Williams Preserve and said a possible access point to Little League to Immokalee Rd. A brief discussion was held on the importance of having another access point from Immokalee.

Board members discussed the traffic that occurs in the community.

Ms. Andrea Halman commented on the need to have lighting on Lake Trafford Rd.

4. 2025/2026 Strategic Plan Update

i. Budget Updates

CRA Staff will provide an update on the CRA Budget and the current project listing. There is still separate funding for the CRA and MSTU. Staff will further discuss this at the CRA Budget Workshop.

5. Parks and Recreation Immokalee South Park Project update

CRA Staff have requested a Purchase Order to provide to the vendor, so that work may be started on the shade structure at the Immokalee South Park. Staff hope that the project can be completed by the beginning of Summer.

6. Immokalee Regional Airport Improvements

i. Staff Report for Global Flight Training Solutions (GFTS) update

The Global Flight Training Solutions reimbursement for landscaping costs was approved by the Board of Collier County Commissioners. The funding should be released soon to Global Flight Training Solutions.

7. Brief Staff Project update

i. Immokalee Sidewalk Phase III – Eustis Ave. and W Delaware Ave.

Staff provided an overview of the project and commented on the progress that has occurred. The drainage structures have been manufactured, and a Notice to Proceed has been issued with a start date of January 26, 2026. CRA Staff are working to schedule a kickoff meeting before the project starts.

ii. First Street Corridor Safety Project

Staff provided an overview of the project. The First Street Corridor Safety Project will address the lighting on First Street. This project has been divided into two phases. For the first phase, staff are waiting for a contract to be finalized with Procurement. Once finalized, CRA staff will be able to work with the contractor and issue a Notice to Proceed. CRA staff are also working with County Staff to assist with extending the grant.

Phase II of this project is in progress. The legal descriptions and sketches are with the Transportation Department. Once approved by the department, CRA staff will start the acquisition project. There are 19 easements to acquire before staff can move forward with Phase II. This will entail 32 streetlights that will either be retrofitted or have new lights in. The acquisition process can take up to 12 to 18 months.

iii. Lake Trafford Corridor Improvement Project

Staff provided an update on the Lake Trafford Corridor Improvement Project. The project consists of lighting improvements. Due to utility conflicts, the CRA lighting improvement project and the County sidewalks project are being affected. The county sidewalk project has been put on hold with 100% plans. CRA Staff are on hold with the design plans for streetlights.

Mr. Michael “Mike” Facundo asked what type of utility conflicts are occurring that are affecting this project from moving forward. CRA staff addressed that the utility conflicts exist with the Immokalee Water and Sewer District. Staff commented that due to the funding, the IWSD is also working to address other projects that they have with their Master Plan. CRA staff will have this project on hold until the utility conflicts are addressed.

Ms. Patricia “Anne” Goodnight commented on the State Law of utility lines being on the Right-of-Way. One must pay if it’s not part of the widening of the road. Due to IWSD being unaware of the county project, they did not have enough time to discuss the funding for this project.

Mr. Oscar Lugo said staff should look to see if any other LCEC existing utility poles could be utilized to address the lighting improvement on Lake Trafford Rd. Staff will be discussing this project at the CRA Budget Workshop.

iv. Main Street Corridor Streetscape Project

CRA Staff are on hold with the design of the Main Street Corridor Streetscape Project until the Loop Road is finalized and Main Street is accepted and owned by the County.

L. New Business.

No New Business.

M. Citizen Comments.

CRA Staff commented that they will present the 2025 Immokalee CRA Annual Report at the next meeting. Ms. Christie Betancourt also provided information on the 2024 and 2025 total permit value.

N. Next Meeting Date

The **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **February 18, 2026**, at 9:00 A.M. at the Immokalee Community Park.

O. Adjournment

Meeting adjourned at 10:24 A.M.

*\* Zoom Meeting chat is attached to the minutes for the record.*

# Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

01/28/2026

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>175,528.95</b>	<b>730,362.77-</b>	<b>554,833.82</b>
<b>REVENUE Sub Total</b>	<b>1,729,600.00-</b>	<b>1,762,908.25-</b>		<b>1,633,929.93-</b>	<b>128,978.32-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>3,929.93-</b>	<b>3,270.07-</b>
324102 DEF IMPCT FEE PAY SF				1,236.74-	1,236.74
361170 OVERNIGHT INTEREST			0	-999.29	999.29
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		1,693.90-	5,506.10-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,722,400.00-</b>	<b>1,755,708.25-</b>		<b>1,630,000.00-</b>	<b>125,708.25-</b>
410001 TRANSFER FROM 0001 GENERAL FUND	1,328,100.00-	1,328,100.00-		1,328,100.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	301,900.00-	301,900.00-		301,900.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		33,308.25-			33,308.25-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
<b>EXPENSE Sub Total</b>	<b>1,729,600.00</b>	<b>1,762,908.25</b>	<b>175,528.95</b>	<b>903,567.16</b>	<b>683,812.14</b>
<b>PERSONAL SERVICE</b>	<b>363,300.00</b>	<b>363,300.00</b>	<b>51,686.00</b>	<b>85,968.69</b>	<b>225,645.31</b>
<b>OPERATING EXPENSE</b>	<b>500,900.00</b>	<b>534,208.25</b>	<b>123,842.95</b>	<b>70,098.47</b>	<b>340,266.83</b>
631400 ENGINEERING FEES	60,000.00	92,408.25	21,740.00	10,668.25	60,000.00
634210 IT OFFICE AUTOMATION ALLOCATION	12,300.00	12,300.00	12,300.00		
634211 INFO TECH BILLING HOURS ALLOCATION	1,600.00	1,600.00			1,600.00
634970 INDIRECT COST REIMBURSEMENT	36,800.00	36,800.00	18,400.00	18,400.00	
634980 INTERDEPT PAYMENT FOR SERV	171,500.00	171,500.00			171,500.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,900.00	6,837.00	2,710.00	1,353.00
634999 OTHER CONTRACTUAL SERVICES	45,000.00	45,000.00			45,000.00
639967 TEMPORARY LABOR					
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,054.26	3,945.74
640410 MOTOR POOL RENTAL CHARGE	6,600.00	6,600.00		74.20	6,525.80
640990 TOLLS				3.18	3.18-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		19.44	180.56
641400 TELEPHONE DIRECT LINE	7,500.00	7,500.00	5,259.24	2,740.76	500.00-
641700 CELLULAR TELEPHONE	1,300.00	1,300.00	2,070.43	929.57	1,700.00-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	3,200.00	3,200.00	2,848.31	651.69	300.00-
643400 WATER AND SEWER	4,000.00	4,000.00	2,733.94	766.06	500.00
644100 RENT BUILDINGS	56,700.00	56,700.00	30,716.87	21,754.15	4,228.98
644620 LEASE EQUIPMENT	1,900.00	1,900.00	1,218.00	609.00	73.00
645100 INSURANCE GENERAL	2,700.00	2,700.00	2,700.00		
645260 AUTO INSURANCE	500.00	500.00	500.00		
646180 BUILDING R AND M ISF BILLINGS					
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	8,740.00	3,260.00	13,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		153.00	447.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		21.87	178.13
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,200.00	3,200.00			3,200.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND PROMOTIONAL	7,000.00	7,000.00		44.38	6,955.62
649100 LEGAL ADVERTISING	5,000.00	5,000.00	1,520.50	479.50	3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	132.50	276.02	3,091.48

## Fund 1025 Immokalee Community Redevelopment Agency

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARGES	3,500.00	3,500.00	3,462.16	1,127.84	1,090.00-
651910 MINOR OFFICE EQUIPMENT	500.00	500.00			500.00
651930 MINOR OFFICE FURNITURE	400.00	400.00			400.00
651950 MINOR DATA PROCESSING EQUIPMENT	5,000.00	5,000.00			5,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		805.36	1,194.64
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,300.00	1,300.00		317.62	982.38
652920 COMPUTER SOFTWARE	1,200.00	1,200.00			1,200.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		87.32	912.68
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	5,000.00	5,000.00	2,464.00	125.00	2,411.00
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	3,000.00	3,000.00			3,000.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		20.00	780.00
<b>CAPITAL OUTLAY</b>	<b>22,500.00</b>	<b>22,500.00</b>			<b>22,500.00</b>
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
<b>TRANSFERS</b>	<b>747,500.00</b>	<b>747,500.00</b>		<b>747,500.00</b>	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	747,500.00	747,500.00		747,500.00	
<b>RESERVES</b>	<b>95,400.00</b>	<b>95,400.00</b>			<b>95,400.00</b>
991000 RESERVE FOR CONTINGENCIES	21,500.00	21,500.00			21,500.00
998000 RESERVE FOR CASH BALANCE (CH129.01 F.S.)	73,900.00	73,900.00			73,900.00



**Fund 1629 Immokalee Beautification MSTU**

C.C. 1629-162524

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>1629000000 IMMOKALEE BEAUTIFICATION</b>			<b>261815.73</b>	<b>-410723.99</b>	<b>148908.26</b>
<b>REVENUE Sub Total</b>	<b>2,210,700.00-</b>	<b>2,431,222.12-</b>	<b>0</b>	<b>-537182.83</b>	<b>-1894039.29</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>694,000.00-</b>	<b>694,000.00-</b>	<b>0</b>	<b>-537182.83</b>	<b>-156817.17</b>
311100 CURRENT AD VALOREM TAXES	687,000.00-	687,000.00-	0	-504675.06	-182324.94
311200 DELINQUENT AD VALOREM TAXES			0	-231.5	231.5
361170 OVERNIGHT INTEREST			0	-7914	7914
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-	0	-11847.92	4847.92
361320 INTEREST TAX COLLECTOR			0	-267.47	267.47
369130 INS CO REFUNDS			0	-12246.88	12246.88
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,516,700.00-</b>	<b>1,737,222.12-</b>	<b>0</b>	<b>0</b>	<b>-1737222.12</b>
486600 TRANSFER FROM PROPERTY APPRAISER			0	0	0
486700 TRANSFER FROM TAX COLLECTOR			0	0	0
489200 CARRY FORWARD GENERAL	1,551,400.00-	1,551,400.00-	0	0	-1551400
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		220,522.12-	0	0	-220522.12
489900 NEGATIVE 5% ESTIMATED REVENUES	34,700.00	34,700.00	0	0	34700
<b>EXPENSE Sub Total</b>	<b>2,210,700.00</b>	<b>2,431,222.12</b>	<b>261815.73</b>	<b>126458.84</b>	<b>2042947.55</b>
<b>OPERATING EXPENSE</b>	<b>658,700.00</b>	<b>879,222.12</b>	<b>261815.73</b>	<b>113737.83</b>	<b>503668.56</b>
631400 ENGINEERING FEES	50,000.00	188,518.40	136,684.15	1,834.25	50,000.00
634970 INDIRECT COST REIMBURSEMENT	3,500.00	3,500.00	1,750.00	1,750.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00			110,000.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00	6,387.00	2,260.00	21,353.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	262,003.72	51,939.87	31,483.85	178,580.00
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	120,000.00	120,000.00	12,036.21	40,205.84	67,757.95
645100 INSURANCE GENERAL	1,200.00	1,200.00	1,200.00		
646311 SPRINKLER SYSTEM MAINTENANCE			1,000.00		1,000.00-
646318 MULCH					
646360 MAINTENANCE OF GROUNDS ALLOCATED	90,000.00	90,000.00	50,818.50	36,181.50	3,000.00
646451 LIGHTING MAINTENANCE	46,000.00	46,000.00			46,000.00
649010 LICENSES AND PERMITS	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	600.00	600.00		22.39	577.61
652999 PAINTING SUPPLIES	600.00	600.00			600.00
<b>CAPITAL OUTLAY</b>	<b>350,000.00</b>	<b>350,000.00</b>			<b>350,000.00</b>
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
<b>TRANSFER CONST</b>	<b>24,800.00</b>	<b>24,800.00</b>		<b>12,721.01</b>	<b>12,078.99</b>
930600 BUDGET TRANSFERS PROPERTY APPRAISER	5,000.00	5,000.00		2,390.38	2,609.62
930700 BUDGET TRANSFERS TAX COLLECTOR	19,800.00	19,800.00		10,330.63	9,469.37
<b>RESERVES</b>	<b>1,177,200.00</b>	<b>1,177,200.00</b>			<b>1,177,200.00</b>
991000 RESERVE FOR CONTINGENCIES	25,300.00	25,300.00			25,300.00
993000 RESERVE FOR CAPITAL OUTLAY	1,151,900.00	1,151,900.00			1,151,900.00

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>163805 IMMOKALEE RD &amp; STATE ROAD 29</b>	<b>244,700.00</b>	<b>244,700.00</b>	<b>170,795.32</b>	<b>50,565.28</b>	<b>23,339.40</b>
<b>EXPENSE Sub Total</b>	<b>244,700.00</b>	<b>244,700.00</b>	<b>170,795.32</b>	<b>50,565.28</b>	<b>23,339.40</b>
<b>OPERATING EXPENSE</b>	<b>244,700.00</b>	<b>244,700.00</b>	<b>170,795.32</b>	<b>50,565.28</b>	<b>23,339.40</b>
634990 LANDSCAPE INCIDENTALS	23,700.00	23,700.00	7,962.20	7,037.80	8,700.00
643100 ELECTRICITY	13,000.00	13,000.00	9,524.52	2,025.48	1,450.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	2,264.84	1,135.16	400.00-
643400 WATER AND SEWER	13,000.00	13,000.00	8,965.26	3,934.74	100.00
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	6,000.00	6,000.00		3,510.60	2,489.40
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	142,078.50	32,921.50	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS					

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1026000000 IMMOKALEE CRA PROJECT FUND</b>		-	684,419.58	754,998.01-	70,578.43
<b>REVENUE Sub Total</b>	753,700.00-	5,528,449.20-		792,262.01-	4,736,187.19-
<b>REVENUE - OPERATING Sub-Total</b>	6,500.00-	6,500.00-		44,762.01-	38,262.01
361170 OVERNIGHT INTEREST				18,009.74-	18,009.74
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		26,752.27-	20,252.27
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	747,200.00-	5,521,949.20-		747,500.00-	4,774,449.20-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	747,500.00-	747,500.00-		747,500.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		4,774,749.20-			4,774,749.20-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
<b>EXPENSE Sub Total</b>	753,700.00	5,528,449.20	684,419.58	37,264.00	4,806,765.62
<b>OPERATING EXPENSE</b>	100,000.00	360,994.70		36,764.00	324,230.70
634999 OTHER CONTRACTUAL SERVICES	100,000.00	368,000.00		36,764.00	324,230.70
649030 CLERKS RECORDING FEES		7,005.30-			
<b>CAPITAL OUTLAY</b>	653,700.00	4,982,454.50	684,419.58	500.00	4,297,534.92
763100 IMPROVEMENTS GENERAL	653,700.00	4,982,454.50	684,419.58	500.00	4,297,534.92
<b>GRANTS AND DEBT SERVICE</b>		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

## Fund 1026 Project 50243 Imm CRA-Stormw In

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50243 IMMOKALEE CRA PROJECT FUND</b>		278,000.00			278,000.00
<b>EXPENSE Sub Total</b>		278,000.00			278,000.00
<b>OPERATING EXPENSE</b>		68,000.00			68,000.00
634999 OTHER CONTRACTUAL SERVICES		68,000.00			68,000.00
<b>CAPITAL OUTLAY</b>		210,000.00			210,000.00
763100 IMPROVEMENTS GENERAL		210,000.00			210,000.00

## Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50244 IMMOKALEE CRA PROJECT FUND</b>		518,800.00	300,395.10	500.00	217,904.90
<b>EXPENSE Sub Total</b>		518,800.00	300,395.10	500.00	217,904.90
<b>OPERATING EXPENSE</b>		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>		468,800.00	300,395.10	500.00	167,904.90
763100 IMPROVEMENTS GENERAL		468,800.00	300,395.10	500.00	167,904.90

## Fund 1026 Project 50245 Imm CRA-Park &amp; Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50247 IMMOKALEE CRA PROJECT FUND</b>		50,000.00	49,955.73		44.27
<b>EXPENSE Sub Total</b>		50,000.00	49,955.73		44.27
<b>OPERATING EXPENSE</b>		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>			49,955.73		49,955.73-
763100 IMPROVEMENTS GENERAL			49,955.73		49,955.73-

## Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50246 IMMOKALEE CRA PROJECT FUND	50,000.00	207,994.70	100,000.00		107,994.70
EXPENSE Sub Total	50,000.00	207,994.70	100,000.00		107,994.70
OPERATING EXPENSE	50,000.00	42,994.70	100,000.00		42,994.70
634999 OTHER CONTRACTUAL SERVICES	50,000.00	42,994.70			42,994.70
649030 CLERKS RECORDING FEES					
CAPITAL OUTLAY		165,000.00	100,000.00		65,000.00
763100 IMPROVEMENTS GENERAL		165,000.00	100,000.00		65,000.00

## Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50248 IMMOKALEE CRA PROJECT FUND	426,000.00	1,400,000.00			1,400,000.00
EXPENSE Sub Total	426,000.00	1,400,000.00			1,400,000.00
OPERATING EXPENSE		100,000.00			100,000.00
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY	426,000.00	1,300,000.00			1,300,000.00
763100 IMPROVEMENTS GENERAL	426,000.00	1,300,000.00			1,300,000.00

## Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50250 IMMOKALEE CRA PROJECT FUND	227,700.00	1,519,779.50	234,068.75		1,285,710.75
EXPENSE Sub Total	227,700.00	1,519,779.50	234,068.75		1,285,710.75
CAPITAL OUTLAY	227,700.00	1,519,779.50	234,068.75		1,285,710.75
763100 IMPROVEMENTS GENERAL	227,700.00	1,519,779.50	234,068.75		1,285,710.75

## Fund 1026 Project 50252 Imm CRA-Com Gra

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50252 IMMOKALEE CRA PROJECT FUND		185,000.00			185,000.00
EXPENSE Sub Total		185,000.00			185,000.00
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

## Fund 1026 Project 50264 Imm CRA-Economic Dev

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50264 IMMOKALEE CRA PROJECT FUND	50,000.00	50,000.00		36,764.00	13,236.00
EXPENSE Sub Total	50,000.00	50,000.00		36,764.00	13,236.00
OPERATING EXPENSE	50,000.00	50,000.00		36,764.00	13,236.00
634999 OTHER CONTRACTUAL	50,000.00	50,000.00		36,764.00	13,236.00

## Fund 1026 Project 50269 Imm CRA-Lighting

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50269 IMMOKALEE CRA PROJECT FUND		118,875.00			118,875.00
EXPENSE Sub Total		118,875.00			118,875.00
CAPITAL OUTLAY		118,875.00			118,875.00
763100 IMPROVEMENTS GENERAL		118,875.00			118,875.00

## Fund 1026 Project 80320 Imm Sports Complex Renovations

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
80320 IMMOKALEE CRA PROJECT FUND		1,200,000.00			1,200,000.00
EXPENSE Sub Total		1,200,000.00			1,200,000.00
CAPITAL OUTLAY		1,200,000.00			1,200,000.00
763100 IMPROVEMENTS GENERAL		1,200,000.00			1,200,000.00

## C.C. 1027-138315

## Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1027000000 IMM CRA GRANT		-	987,000.00		987,000.00-
REVENUE Sub Total		1,388,371.00-			1,388,371.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total		401,371.00-			401,371.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			401,371.00-
EXPENSE Sub Total		1,388,371.00	987,000.00		401,371.00
CAPITAL OUTLAY		1,388,371.00	987,000.00		401,371.00
763100 IMPROVEMENTS GENERAL		1,388,371.00	987,000.00		401,371.00

## Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33831 IMM CRA GRANT					
REVENUE Sub Total		401,371.00-			401,371.00-
CONTRIBUTION AND TRANSFERS Sub-Total		401,371.00-			401,371.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			401,371.00-
EXPENSE Sub Total		401,371.00			401,371.00
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		401,371.00			401,371.00
763100 IMPROVEMENTS GENERAL		401,371.00			401,371.00

## Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT			987,000.00		987,000.00-
REVENUE Sub Total		987,000.00-			987,000.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
EXPENSE Sub Total		987,000.00	987,000.00		
CAPITAL OUTLAY		987,000.00	987,000.00		
763100 IMPROVEMENTS GENERAL		987,000.00	987,000.00		



**Immokalee CRA**  
December 2025

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEPM20250013796	PM	Open	12/01/2025	2911 Westclox St, Immokalee	Minimum housing issues
CEACAC20250013800	AC	Closed	12/01/2025	160 N 1st St,	CCSO Confined dog
CEAC20250013829	AC	Open	12/01/2025	614 N 10th St	Two aggressive dogs running at large
CELU20250013910	LU	Closed	12/03/2025	2915 Dimar Ln	There is a camper with someone living in it, as well as an unpermitted shed that is being rented that has plumbing
CEAC20250013954	AC	Open	12/04/2025	Pine Crest Elementary	Dog running at large
CEAC20250013984	AC	Closed	12/04/2025	920 W Main ST, Immokalee	Confined stray dog in a store needs pick up
CEAC20250014046	AC	Open	12/07/2025	3465 Carson Lakes Circle Immokalee, FL 34142	3 dogs running at large
CETU20250014072	TU	Closed	12/08/2025	324 W. Main St	Operation of a Taco Truck and tents with expired TUP.
CEPE20250014125	PE	Closed	12/09/2025	712 ESCAMBIA ST	White Sedan & Yellow Box Truck parked on the ROW
CEAC20250014178	AC	Closed	12/10/2025	Immokalee High School	Confined dog at the school
CEAC20250014186	AC	Open	12/10/2025	413 s 1st st	Injured dog
CEPF20250014191	PF	Open	12/10/2025	2915 DIMAR LN, IMMOKALEE 34142	Unpermitted shed on property
CEAC20250014235	AC	Closed	12/11/2025	160 N First St.	Stray confined dog
CECOM20250014238	COM	Closed	12/11/2025	837 East Main Street	Sewage, Electricity, and other areas of work in addition to the very large facility, concrete site work etc were performed without permitting process.
CEAC20250014252	AC	Closed	12/11/2025	504 Doak Ave	Dog owner not picking up after his dog.
CEAC20250014263	AC	Closed	12/12/2025	905 Roberts Ave W	Stray confined dog
CESD20250014272	SD	Open	12/12/2025	925 New Harvest Rd	Unpermitted site work
CEAC20250014299	AC	Open	12/12/2025	***105 carver st*** Seven Eleven	Dog running at large
CEAC20250014313	AC	Open	12/14/2025	5111 Quail Roost Rd.	Expired Dangerous Dog permit
CEAC20250014315	AC	Open	12/14/2025	Apple St	Dogs running at large
CEAC20250014342	AC	Closed	12/15/2025	4807 Christian Terrace West	Injured dog
CEAC20250014367	AC	Closed	12/15/2025	1524 Roy Way	Deceased cat
CES20250014385	S	Closed	12/16/2025	11th St N and Roberts Ave	Snipe sign
CEAC20250014387	AC	Open	12/16/2025	612 N 11th Street Unit 214 Immokalee, FL 34142	Resident feeding unsterilized cats which roam the neighborhood.
CEAC20250014421	AC	Closed	12/16/2025	612 N 11th St. Immokalee Fl 34142 ( Group Housing)	Two dogs running at large

CEAC20250014438	AC	Closed	12/16/2025	1913 Alexander Circle	Injured dog
CEV20250014440	V	Closed	12/16/2025	1201 N 19TH TER, IMMOKALEE 34142	Commercial vehicle parked at the property.
CEAC20250014444	AC	Open	12/16/2025	230 Wells St, Immokalee, FL 34142	Dog on dog attack
CEAC20250014590	AC	Closed	12/22/2025	502 New Market Road East Immokalee, FL 34142	Animal Related Business without a permit
CEAC20250014592	AC	Closed	12/22/2025	1117 E Main St	Deceased dog
CEAC20250014637	AC	Closed	12/23/2025	2210 Immokalee Dr, Immokalee, FL 34142	Confined kitten
CELU20250014709	LU	Open	12/24/2025	2307 Lake Trafford Rd	Homeless people and litter
CEAC20250014716	AC	Closed	12/25/2025	112 S First st. Immokalee FI 34142	CCSO Confined dog
CEAC20250014724	AC	Open	12/26/2025	613 6th AVE Circle Immokalee FL 34142	Dog bite to human
CEAC20250014731	AC	Closed	12/26/2025	lake trafford rd	Deceased cat
CEAC20250014801	AC	Open	12/29/2025	North 9th St	Stray cat bite to human
CEAC20250014830	AC	Closed	12/30/2025	419 Habitat Court	Dog to dog attack
CENA20250014858	NA	Open	12/30/2025	4741 Viero LN	Litter
CEAC20250014866	AC	Closed	12/30/2025	321 W Main ST, Immokalee	Confined stray kitten
CEAC20250014873	AC	Open	12/30/2025	1207 Immokalee Dr Apt. B Immokalee, FL 34142	Neglect/manner of keeping for dog
CEPE20250014876	PE	Open	12/30/2025	1445 Bush St	Vehicles parking on the grass
CEAC20250014894	AC	Open	12/31/2025	312 Adams Ave W, Immokalee, FL 34142	Dog bite to human

42 Cases

Code Enforcement Monthly Code Case December 1 thru December 31, 2025

# Immokalee CRA

January 2026

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEVR20260000096	VR	Open	01/05/2026	4741 VIREO LN, IMMOKALEE 34142	Unpermitted removal of vegetation
CEAC20260000128	AC	Open	01/06/2026	1212 Madison Ct	Barking dog
CEAC20260000135	AC	Closed	01/06/2026	1110 Serenity Way, Immokalee, FL 34142	Injured cat
CEAC20260000163	AC	Closed	01/06/2026	Carson Rd and Immokalee Dr Immokalee, FI 34142	Dog running at large
CEAC20260000200	AC	Closed	01/07/2026	W Main & S 4th St Immokalee 34142	Animal owner arrested, dog impounded
CENA20260000214	NA	Closed	01/07/2026	4804 MYERS RD, IMMOKALEE 34142	Litter and outside storage
CEV20260000221	V	Open	01/07/2026	4804 MYERS RD, IMMOKALEE 34142	Three unlicensed and inoperable vehicles
CENA20260000230	NA	Closed	01/07/2026	2307 LAKE TRAFFORD RD, IMMOKALEE 34142	Litter and outside storage
CEAC20260000246	AC	Closed	01/07/2026	1317 Plum ST, Immokalee	Stray sick cat
CENA20260000274	NA	Open	01/08/2026	1009 RINGO LN, IMMOKALEE 34142	Accumulation of shopping carts
CEAC20260000317	AC	Open	01/08/2026	2911 Max Dr	Dog running at large, trying to bite people
CEAC20260000325	AC	Closed	01/08/2026	3225 Whidden Loop RD, Immokalee	Two dogs running at large
CEAC20260000331	AC	Closed	01/08/2026	S 5th St just south of Bethune Rd Immokalee	Dog hit by car
CEAC20260000372	AC	Closed	01/10/2026	1314 Tangerine St Immokalee, FI 34142	Alleged neglect of dogs
CEOCC20260000396	OCC	Open	01/12/2026	502 New Market Rd E	Business operating without a Business Tax Receipt
CENA20260000427	NA	Open	01/12/2026	106 N 6TH ST, IMMOKALEE 34142	Weeds and litter
CEAC20260000532	AC	Open	01/14/2026	3408 Carson Lake Cir	Two dogs running at large, trying to bite people
CEAC20260000553	AC	Closed	01/15/2026	5114 Deer Run Road Immokalee FI 34142	Three dogs running at large, killing chickens
CEAC20260000605	AC	Open	01/16/2026	912 Indian River St	Stray confined dog
CEAC20260000636	AC	Closed	01/16/2026	9th St and main Immokalee	Dog hit by car
CEAC20260000639	AC	Closed	01/16/2026	800 Hendry ST, Immokalee	Two dogs running at large
CEAC20260000643	AC	Closed	01/16/2026	Updated Location: N. 15th/Roberts heading toward Pace School @ 160 n. 1st St 1st Location: New Market Rd & Charlotte, Immokalee, FL 34142	Two dogs running at large
CEAC20260000670	AC	Closed	01/18/2026	801 N 15th St, Immokalee, FL 34142	Injured cat
CEAC20260000674	AC	Closed	01/18/2026	1284 Friendship Dr, Immokalee, FL 34142	Injured cat
CESD20260000694	SD	Open	01/20/2026	502 New Market Rd E	Unpermitted alterations
CEAC20260000696	AC	Closed	01/20/2026	1305 Reflections Way Unit 3 Immokalee FI. 34142	Confined injured cat
CEV20260000717	V	Open	01/20/2026	1004 RINGO LN, IMMOKALEE 34142	Unlicensed and inoperable vehicle
CEAC20260000728	AC	Closed	01/21/2026	331 N 15th St Lot 17, Immokalee, FL 34142	Confined dog
CELU20260000739	LU	Closed	01/21/2026	2911 Westclox, Immokalee	Litter and occupied RV

CEAC20260000745	AC	Open	01/21/2026	202 N 4th ST #9 Immokalee, FL 34142	Dog in a cage without food or water
CESD20260000761	SD	Open	01/21/2026	114 Immokalee Drive	Unpermitted remodel
CENA20260000780	NA	Closed	01/22/2026	1414 PLUM ST, IMMOKALEE 34142	Litter and outside storage
CESD20260000786	SD	Open	01/22/2026	4806 Myers Rd	Shed and front porch without permits
CEAC20260000792	AC	Closed	01/22/2026	505 boston immokalee	Cat hit by car
CEAC20260000849	AC	Closed	01/23/2026	209 N. 1st ST Unit 2 Immokalee FL 34142	Dog running at large
CESD20260000882	SD	Open	01/23/2026	4812 Myers RD Has vehicles hidden behind pole barn	Unpermitted pole barn
CESD20260000883	SD	Open	01/23/2026	4809 Myers Rd	Unpermitted porch
CEAC20260000892	AC	Open	01/24/2026	502 New Market Road E Immokalee, FL 34142.	Animal related business without a permit
CEAC20260000901	AC	Open	01/25/2026	Dog Owner: 2205 Chadwick Cir, Immokalee, FL 34142	Dog to human bite
CEAC20260000911	AC	Closed	01/26/2026	701 Immokalee Dr #5, Immokalee, FL 34142	Confined dog
CEAC20260000919	AC	Open	01/26/2026	3465 Carson Lakes Cir Immokalee FL 34142	2nd offense dog without license and rabies vaccination
CEAC20260000924	AC	Closed	01/26/2026	15566 Mark Ln Unit 5111, Naples FL 34119	Dog neglect
CEAC20260000952	AC	Closed	01/26/2026	1508 Thomas LN Immokalee ***By the mailbox***	Confined stray cat
CENA20260000983	NA	Closed	01/27/2026	591 N 9TH ST, IMMOKALEE 34142	Accumulation of dead vegetation and outside storage
CESD20260000984	SD	Open	01/27/2026	591 N 9TH ST, IMMOKALEE 34142	Unpermitted canopy
CEPE20260000991	PE	Closed	01/27/2026	ROW at the end of Fahrney St	Vehicles parking in the ROW
CELU20260000992	LU	Open	01/27/2026	509 Jefferson Ave W (behind the main house)	Occupied RV behind home
CEAC20260001000	AC	Closed	01/27/2026	433 N. 15th St, Immokalee, FL 34142	Abandoned dog
CEAC20260001008	AC	Closed	01/28/2026	1003 Warden Ln, Immokalee, FL 34142	Injured dog
CEAC20260001171	AC	Closed	01/30/2026	842 Edison Ln., Immokalee, FL 34142	Four dogs running at large
CEAC20260001182	AC	Closed	01/31/2026	108 Anhinga Cir Apt 2 Immokalee, FL 34142	Confined stray cat
CEAC20260001186	AC	Closed	01/31/2026	1117 SR-29, Immokalee, FL 34142 Circle K	Two dogs running at large

52 Cases

Code Enforcement Monthly Code Case January 1 thru January 31, 2026

**Assistant Director Report  
February 13, 2026**

1. Immokalee Area Master Plan (IAMP) Restudy

(PL201880002258) Approved by BCC for final adoption on 12/10/2019.

Copy of IAMP as amended by Ordinance 2019-47 can be found at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com) website.

- Implementation schedule was provided at the November 2020 Meeting.
- Staff is continuing with implementation of the Immokalee Initiatives.

2. Immokalee Area Overlay District LDC Update

The Immokalee Area Overlay District Land Development Code (LDC) update advanced through a multi-year public and advisory process beginning with CRA discussions in March 2021 and an initial LDC workshop in May 2021, followed by consultant engagement with The Neighborhood Company in 2022 and multiple site visits, workshops, and board presentations throughout 2023 and 2024, including a White Paper, draft language, and revisions reviewed by the Development Services Advisory Committee. Although architectural design standards were temporarily tabled due to Senate Bill 250 and Loop Road Overlay considerations, revisions continued, including updated language for mobile food dispensing vehicles.



The Immokalee Urban Area Overlay District (IUAOD) amendments (PL20240004278) were reviewed by the Collier County Planning Commission in March 2025 and the Board of County Commissioners in May 2025, with continuances as needed, and ultimately advanced to adoption hearings on October 28 and November 10, with a recommendation to approve an ordinance amending the Collier County Land Development Code to implement the Immokalee Area Master Plan, rename and revise the overlay district, establish subdistricts, and update uses, boundaries, and design standards. County staff are working on updating the overlay maps.

3. CRA Office

CRA Staff are collaborating with Facilities Department on the new office that will be near the current Clerk of Courts building, located at 106 South 1<sup>st</sup> Street.

The CareerSource building is under contract (Togetherhood) and staff will remain at this location until the new building is complete.



4. Redevelopment Plan

On May 10, 2022, the BCC, acting as the (CRA) board, approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan. Staff have started scope of work to hire a consultant to start the process of updating the Redevelopment Plan by 2027.

5. Commercial Façade Grant Program

In accordance with objective 1.2 in the Immokalee Area Master Plan, the CRA continues to provide financial incentives to business in Immokalee via the Commercial Façade Improvement grant program. The CRA initiated the Program in October 2008. Since that time, 17 façade grants have been awarded to local businesses for a total of \$294,621.67. Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half (1/2) to 1 match with equal applicant funding for funding for façade improvements to commercial structures. Program is in place and being reviewed for revisions. No update.



6. FHERO – Florida Heartland Economic Region of Opportunity

Staff attend monthly FHERO board meetings via Zoom or in person. The last FHERO board meeting was held 1/14/2026.

Please see link to view copy of [2021 Retail Demand Analysis](#).

On June 28, 2021, Governor DeSantis issued Executive Order Number 21-149 which re-designated the South-Central RAO for another five-year term with an expiration date of June 28, 2026. For more information on FHERO please visit <https://flaheartland.com/>

The new digital flip-book edition of the **FHERO Guide** is live, active, and public. For complete 32-page guide please visit [http://passportpublications.com/FHERO\\_Guide.html](http://passportpublications.com/FHERO_Guide.html)



7. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet needs of Immokalee residents impacted by disaster. The Housing committee meetings are usually held on the second Friday of every month via zoom at 10:00 a.m.



The next meeting is scheduled for March 13, 2026, at 10:00 a.m. via Webex. For information on housing assistance please visit website at:

<https://www.colliercountyhousing.com/collier-community-assistance-programs/>

10. Collier County Parks & Recreation – Immokalee area

CRA staff and Parks & Recreation staff are coordinating monthly meetings to discuss improvements of all Immokalee Parks. Immokalee Parks & Recreation updates are provided in communications folder, when available.

11. Impact Fee Installment Payment Program

The Impact Fee Installment Payment Program was extended for five years on July 25, 2023, by the Board of County Commissioners. For questions, please call Gino Santabarbara at 239-252-2925 or email him at [Gino.Santabarbara@collier.gov](mailto:Gino.Santabarbara@collier.gov).



## Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate. (2026 applicants)
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except State, County, and municipal taxes.
- Call or email for complete program requirements.

On April 9, 2024, the Board of County Commissioners approved a 30-year Impact Fee Installment Payment Plan for Immokalee Fair Housing Alliance (IFHA) for \$195,160.96 in impact fees for 16 affordable units in the first of two residential buildings.

A second approval on August 26, 2025, authorized a similar 30-year installment plan for another 16 units in the second building, for an additional \$195,160.96. Overall, IFHA received approval for 32 units across two buildings, with a combined total of \$390,321.92 to be paid over 30 years.

## 12. Adopt A Road Program

The Collier County Adopt-A-Road program is an environmental program of public/private partnership that is dedicated to providing safe and clean roads through removal of roadside litter.

Area 4, encompassing Immokalee, currently has 13 road segments within the CRA boundary (8.75 miles). While 10 segments previously had sponsors, none are currently active. Additional segments can be added based on community interest. Call 252-8924 to request trash pickup after cleanups.

For additional information or an application please contact: Collier County Road Maintenance Division, 4800 Davis Blvd., Naples, Florida 34104, PH: (239) 252-8924 or email at [roadmaintenance@collier.gov](mailto:roadmaintenance@collier.gov)

## 13. Unpaved Private Road Emergency Repair MSTU (Municipal Service Taxing Unit)

At the March 28, 2023, Board of County Commissioners meeting, the Board considered an Ordinance to create a municipal service taxing unit to handle the unpaved private roads. At the December 12, 2023, Board of County Commissioners' meeting the Board approved an Ordinance which would create the unpaved private road emergency repair municipal service taxing unit by authorizing a levy of not to exceed one (1.0000) mil of ad valorem taxes per year. There are approximately 25 roads that contain approximately 13.694 miles of unpaved private road considered impassable for emergency vehicles. The taxable value of the 625 properties benefiting from these roads is estimated to be \$61,452,001. A millage rate of 1.0000 will generate \$61,452 annually. With the average repair cost of \$12,000 per mile, approximately four (4) miles of impassable private lime rock road per year can be repaired.

On December 10, 2024, the Board of County Commissioner approved to amend Ordinance 2023-71, which created the unpaved private road emergency repair municipal service taxing unit and provide that the Board of County Commissioners be the Unit's governing body and have a levy of one (1.0000) mil of ad valorem taxes per year. County staff reported that the PTNE MSTU Team is working with a vendor to get road repair estimates. The top 3 roads are Sunnygrove, Della Dr., and Markely. The total cost estimate will be presented to the Collier County Board of County Commissioners. They will make the decisions on funding the program so that repairs may begin.

#### 14. Collier County Opportunity Zone Program

This program is a community and economic development tool to drive long-term private investment in low-income communities! Collier County hopes to leverage Opportunity Zones as an important tool to support the development of jobs, affordable housing, and economic vitality in five areas in Golden Gate, Naples Manor and in and around Immokalee. Low Tax Opportunity Zones, established by the federal Tax Cut and Jobs Act of 2017, encourage long-term investment and job creation in targeted communities by reducing taxes for many job creators.

To become a Qualified Opportunity Fund, an eligible corporation or partnership self-certifies by filing [Form 8996](#), Qualified Opportunity Fund, with its federal income tax return.

Three areas in and around Immokalee, from Lake Trafford to the west to the county line to the east

- 1) [Census Tract 112.05](#) area surrounding Immokalee.
- 2) [Census Tract 113.01](#) area surrounding Immokalee.
- 3) [Census Tract 114](#) area surrounding Immokalee.

***Report by: Christie Betancourt, CRA Assistant Director***

## Project Manager Report 02/10/2026

### 1. **First Street Zocalo Plaza (107 N. 1<sup>st</sup> Street) and Main Street (1<sup>st</sup> Street – 9<sup>th</sup> Street)** *Monthly Maintenance*

A&M continues to provide satisfactory maintenance work to keep Zocalo Plaza clean and in a safe condition.



02.09.26



### 2. **First Street Corridor Improvements**

Staff received a fully executed Construction Agreement #25-8371 that awarded the project to Traffic Control Devices (TCD) with a bid amount of \$205,310 for the construction of Phase 1. Phase 1 is on South First Street from Eustis Avenue to School Road. A Pre-Construction Meeting shall be conducted prior to a Purchase Order or Notice to Proceed (NTP) being issued. TCD have submitted three (3) Transmittals for Materials to be approved by the Engineer of Record, Kisinger, Campo & Associates (KCA). Transmittals 1 & 2 have been approved with notes. Staff are working on a quote from the Grant Compliance Coordinator, Angie Brewer & Associates, to issue a Purchase Order for grant-related monitoring services. The Construction Engineer & Inspector, WSP USA, will be issued a Start Work Notice once the NTP is issued to TCD and construction commences.

Phase 2 100% Plans and Legal Descriptions & Sketches for the Easements were reviewed by TMSD, and they requested three (3) changes to the legal descriptions. KCA's Surveyor is to provide the revised legal descriptions resulting in 20 easements needed to be acquired for Phase 2. This may be a 12–18-month process with an anticipated cost of \$200,000 funded by the CRA. The URA (Uniform Relocation Act) is applicable, and compliance will be monitored by CHS throughout the easement acquisition process.

### 3. **Immokalee Airport Expansion**

Immokalee Regional Airport (IMM) Planned Projects Not funded by Collier County, FAA, or FDOT (Private Sector Airport Improvements):

- 2025 – Private Sector (GFTS) funded 4 new Aircraft Hangars

- 2026 – Private Sector (QE) funded 26 new Aircraft Hangars
- 2026 – Private Sector (GFTS) funded 12 new Aircraft Hangars
- 2026 – Florida National Guard Readiness Center
- 2026 – GFTS Master Development Agreement for 500+ acres of IMM development land.
- 2026 – Collier Mosquito Control District – Aircraft Hangar & Support



#### **Immokalee Regional Airport (IMM) Planned Projects:**

- 2026 – Security Enhancements – Automating the vehicle gate on County Road 846 on the southwest corner of the airport and the purchase and installation of a 100KW Emergency back-up generator. This project is 90% designed and will go out to bid in January of 2026 and must be completed by June 30<sup>th</sup> of 2026.
- 2026 – Identification, Mapping and Survey of all IMM Airport wetlands.
- 2026 – Approximately 330 Acres of Land Acquisition for the ultimate Extension of Runway 9-27 to 10,000 feet, including the Runway Safety Area (RSA).
- 2027 – Engineering & Design of the 1,600-foot Extension of Airpark Boulevard followed by the construction in 2028.
- 2027 – Master Plan Update.
- 2027 – A “Need and Justification” analysis for the Extension of Runway 9-27 to 7,500 feet from 5,000 feet and possibly widening to 150 feet from its current 100-foot width with the design and construction in 2027 and 2028.
- 2028 – FDOT Right-of-Way land acquisition for new road connecting County Road 826 to State Road 29 and to State Road 82.
- 2029 – Relocation of current Taxiway Bravo (future Taxiway Charlie).

#### **4. 523 Howard Way – CRA-owned property (.39 ac)**

On April 22, 2025, 16L2, the BCC approved the CRA’s acquisition of the parcel with a purchase price of \$5,500 (OR Book 6471, Page 1203). Mainscape completed the initial clean up and mowing services on July 30, 2025 and is maintaining the lot. The last mowing by Mainscape is in April. Staff will process an Invitation to Bid for continued landscape services.

#### **5. Eden Park Elementary School Sidewalks**

Marquee Development is the contractor of this sidewalk project Contract # CC 23-8155. The Notice to Proceed was issued on April 28, 2025 and the Final Completion Date is scheduled to be May 7, 2026. Bi-weekly progress meetings are held on-site and virtually. As of February 10, 2026, the project (% Time) is 74% complete.

#### **6. South Park Shade Structure**

On August 20, 2025 the CRA Board passed a Motion 7-0 to fund the Parks and Recreation Immokalee South Park with the allocated \$50,000 under Fund 1026 – Immokalee CRA – Parks & Recreation allocation for a shade over the playground at South Park. The best option was a 50’ X 30’ X 14’ hip



shade from GameTime at a price of \$49,955.73 installed. The Purchase Order was received on February 4, 2026. The Vendor ordered shade drawings from the engineer for the permit application. The drawings may take 3-4 weeks before the permit application may be submitted.

## 7. Immokalee Sidewalk PH3 Project

The Notice to Proceed was issued to Marquee Development on January 26, 2026. A Kick-Off Meeting was conducted on-site on January 29, 2026 with the Contrator, Engineer of Recond, CEI, Grant Coordinators, Immokalee Water and Sewer, Comcast, Summit and County Staff. The Contractor started the stake out work on February 9, 2026 and demolition shall commence on February 12, 2026.



01.29.26 Kick-Off Meeting with 19 in-person attendees and 5 virtually



01.29.26 Identified a new driveways from the 2021 plans at 306 W Delaware that will also result in loss of mitered end structure.



01.29.25 House Prayer of the Living God, 401 S 2<sup>nd</sup> St, may need to relocate parking to the south side of the church.







# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

February 10, 2026

### Table of Content

#### ICRA Projects (Funded by CRA and MSTU)

- **First Street Corridor Pedestrian Safety Improvements**
  - South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail
- **Immokalee Sidewalk Phase III**
  - Eustis Avenue & West Delaware Avenue
- **Historic Cemetery Preservation**
  - 815 West Main Street
- **Lake Trafford Road Corridor Lighting Study**
  - Lake Trafford from SR29 (15<sup>th</sup> St.) to Ann Olesky Park & a portion of Carson Road
- **Main Street Corridor Streetscape**
  - SR29 (Main Street) from 9<sup>th</sup> Street to E 2<sup>nd</sup> Street
- **Immokalee Community Campus**
  - SR29 (W Main Street) at South 9<sup>th</sup> Street
- **Immokalee Sports Complex Park Improvement Project**
  - 505 Escambia Street

#### Other Projects of Interest

- SR 29 Loop Road
- Eden Park Elementary School Sidewalks



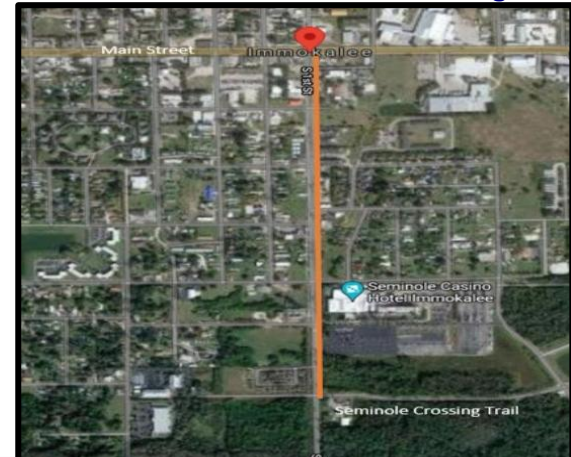
## South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail

**Project #:33831-01 & 33831-02 (Grant) #50250 (CRA)**

**Project Sponsor: Immokalee MSTU**

**Project Manager: Yvonne Blair**

**Project Scope:** In 2021 a Conceptual Plan recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles. Staff applied for a \$250,000 Community Development Block Grant for the design. On 2/12/24 Procurement Services authorized modifying the Scope to full corridor lighting. Staff applied for 1.2M CDBG funds for construction. Project being divided into PH1 and PH2. Corridor is appx. 4,000 feet.



### CHS CDBG Grant #CD22-03-IMM (Design Only PH1)

**Design Budget:** \$201,945 CDBG Funds (including CO#1)

**Design Proposal:** Kisinger, Campos & Associates (KCA)

**CDBG Design Funds End:** 1/6/25. 100% PH1 plans rec'd 1/3/25. 100% PH2 plans November 7, 2025.

**Construction CD24-02 Budget:** \$1.2M construction with total budget of \$1,575,000 & pending awarded of \$1,001,371 CDBG to be reduced by 1<sup>st</sup> Amendment to \$401,371 and decreased to \$225,310 by a proposed Waiver of Funds & proposed 2<sup>nd</sup> Amendment.

**Architect/Engineer:** KCA

**General Contractor:** Traffic Control Devices \$205,310.

**Notice to Proceed Date:** TBD

**Estimated CD24-02 Completion Date:** PH1 extended to 4/29/26. Need extension.

### Milestones/Challenges To Date: 02/10/2026

- Subrecipient Agreement approved by BCC's 9/13/22 for CD22-03 \$250,000 the design project.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. The Subrecipient Agreement for \$1,001,371 was approved on 9/10/24 16.L.1 BCC Agenda.
- 8/2/24 Traffic Ops authorized alternative fixtures. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 1st Amendment approved by BCC a 60-day extension to the performance end date (12/26/24). 10/7/24 a Stop Work Notice was issued to KCA. 11/6/24 Start Work with CO2 issued. A 2nd Amendment approved BCC 12/10/24 Agenda for PH1 to reduced to \$189,000 & extend to 1/6/25. Received 100% PH1 Plans on 1/3/25.
- CD24-02 1<sup>st</sup> Amendment approved by BCC on 2/11/25 to reduce to \$401,371 & performance end of 10/31/25 extended to 4/29/26. 11/22/24 requested new KCA Proposal for phasing project. CO3 approved 4/15/25. 1/29/25 prepared Solicitation for Contractor. Posted ITB on 7/7/25 with Bid Opening on 8/21/25, 8/26/25 – 9/4/25 & 9/8/25-9/15/25 for PH 1. Estimated PH1 Cost: \$169,847.24, lowest bid was \$205,310. 10/30/25 Received DELORA & NORA posted 11/3/25 (3-day protest period) and received Construction Agreement from Procurement on 1/21/26.
- KCA sent legal descriptions and sketches for acquisitions for PH2 Plans on 8/4/25 & sent 60% PH2 Plans to County & Utility Providers with comments due 8/15/25. Est. PH2 Cost: \$602,880.72. TSMD to do the easement acquisition activities. 8/11/25 draft Acquisition Report prepared. On 7/21/25 sent NTP to CEI and a Suspend Work Notice on 7/22/25. On 8/8/25 Sent Angie Brewer & Associates a PO for Grant Compliance Services; requested new quote on 1/23/26 because Contract expired. On 5/13/25 CHS conducted Close-out Audit of CD22-03. 10/27/25 Mitigation Summary & Waiver of Funds approved reducing grant funds to \$225,310. 1/28/26 Awaiting KCA to provide 3 corrected easements for a total of 20 easements to be acquired for PH2. KCA's CO4 (Tasks Reallocation) was approved 1/27/26 & KCA's CO5 (Time) being processed. A PO Modification is being processed for KCA specific to CO4.

### DESCRIPTION OF WORK

### % COMPLETE

Procurement PH1

100%

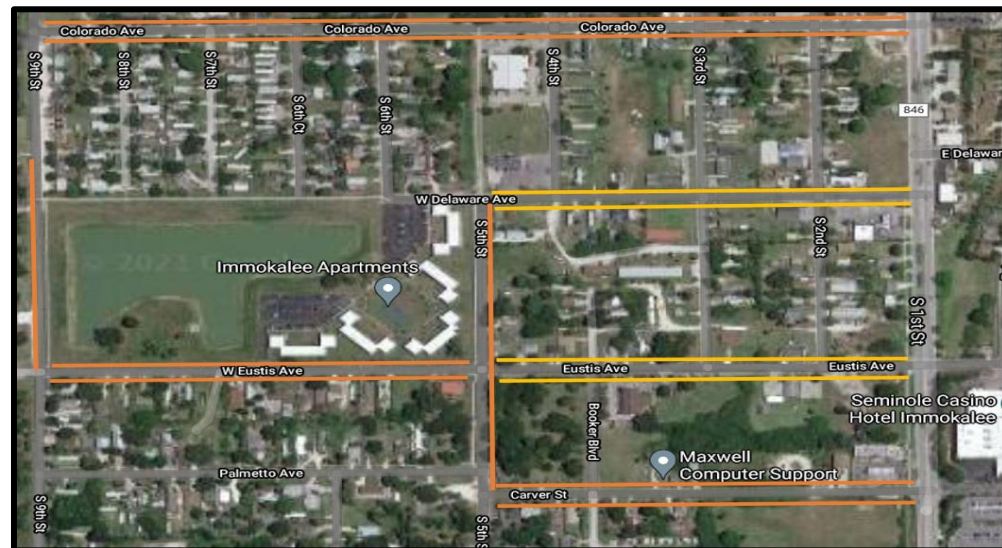
Design PH2

100%

Construction PH1

0%

## Eustis Avenue & West Delaware



Yellow - Proposed Phase 3, Orange - Phase 1 and 2 (completed in 2018 and 2021)

**Project #: 33873 (Grant) #50244 (CRA)**

**Grant #B-22-CP-FL-0233**

**Project Sponsor:** Immokalee CRA

**Project Manager:** Yvonne Blair

**Project Scope:** A comprehensive sidewalk plan for the southern area of the Immokalee Community. Consists of 6' wide concrete sidewalks as well as drainage improvements along Howard Way/Eustis Avenue and W. Delaware Avenue from S 5<sup>th</sup> Street to S 1<sup>st</sup> Street (approximately 2,500 LF, 5,000 LF for both sides of the roadways).

**Design Budget:** \$114,763 MSTU Funds

**Total Construction Costs:** 100% cost estimate \$1,329,558.10

**Federal Appropriations Funds:** \$987,000

**Architect/Engineer:** Agnoli, Barber & Brundage (ABB)

ABB acquired by LJA Engineering.

**Owner's Representative (CEI):** Total Municipal Solutions, Start Work Notice 5/14/25 with 250 remaining days.

**CEI Budget:** \$101,215.60 CRA Funds

**General Contractor:** Marquee Development #24-8233

**BCC Board Date:** BCC 04/08/25 16L1

**Notice to Proceed Date:** 08/16/2021 Design

**Notice to Proceed Construction:** 01/26/2026

**Estimated Substantial Completion Date:** 08/24/26

### Milestones/Challenges To Date: 02/16/2026

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14/23 BCC Agenda #16L1 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. \$1,101,179.50 Construction Agreement was approved on BCC 4/8/25 Agenda 16L1.
- On 8/6/24 HUD approved Action Plan and the Performance Report #04 with the Federal Financial Report SF-425. Section 3 and Real Property Report SF-429 were submitted via DRGR. Performance Report #05 due 7/30/26.
- 09/27/24 Staff mailed letters to Property Owners announcing project. 5/30/25 Staff mailed new start construction letters to property owners/occupants.
- 10/28/24 CO1 for LJA Engineering issued for time extension end 7/31/25. CO2 extended to 3/14/26 was approved on 6/23/25. CO3 to extend to 12/31/26 issued 12/10/25. CO1 for CEI to extend to 12/31/26 issued 12/3/25. Project signage installed on W Delaware/S 5<sup>th</sup> Street on 2/7/25. On 1/15/26 the permit was extended to 4/21/26. 5/14/25 Pre-Construction Mtg. 10/25/25 Limited NTP issued and NTP issued 1/6/26 with commencement date of 1/26/26.
- A Kick-Off Meeting was conducted on-site on 1/29/26. The contractor started to stake out his work on 1/9/26 and demolition will commence on 1/12/26.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	1%



815 West Main Street, PID 00127320003, 0.06 Ac +/-

**District #:** 5

**Project #:**

**Project Sponsor:** ICRA & IMSTU

**Project Manager:** TBD

**Project Scope:** Staff to proceed with the maintenance and preservation of the Historic Cemetery. An appropriate roadmap that defines vision, destinations and outcomes will be drafted to map out both maintenance and restoration milestones and budget(s).

**Location:** 815 W Main St. 28' X 95' (.06 Ac)

**Maintenance Budget:** TBD

**Restoration Budget:** TBD

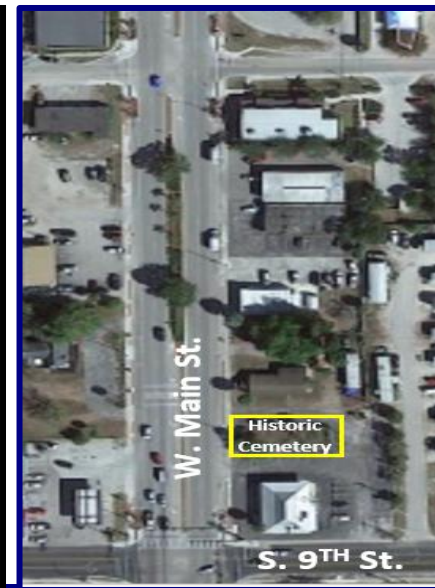
**Team/Partners:** Stantec Consulting (Survey)

**Construction Manager:** TBD

**Landscape Maintenance:** A&M Property Maintenance LLC

**BCC Approval Date:** TBD

**Estimated Substantial Completion Date:** 2026 (Partial hold for FDOT's conveyance of Main St to County)



## Milestones/Challenges To Date: 02/10/2026

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminole, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. 6/9/25 Discovered fence damaged with gate not closing properly. On 7/10/25 approved Estimate of \$600 to repair fence. Ongoing issues with gate repairs.
- 10/29/24 Sent Stantec PO \$27,148 & NTP. 1/21/25 Stantec conducted survey and GPR work on-site. Final Report and Survey received on 4/25/25.
- 9/23/24 Staff sent A&M a RFQ for PH1 (W Main medians btw 7th-9th & cemetery) for irrigation and landscaping. 6/10/25 approved \$3,220 quote for assessment of irrigation for perimeter of cemetery. Need digital version of existing irrigation plans to utilize on scope for full corridor bids. 8/20/25 A&M confirmed the existing irrigation lines are operational; considering known graves outside the border/fence of the cemetery, irrigation may not be pursued. 9/8/25 Staff investigating the installation of bollards on ROW which shall wait for SR29 turnover to County. 9/18/25 Webber installed 3 barricades.
- Staff to secure quotes for cemetery stone restoration by cemetery conservationist. FL Public Archaeology Network to supervise cleaning of the headstones by Immokalee HS students in Fall 2026 as a field trip study project.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	5%
Construction	0%

# Lake Trafford Road Corridor Lighting Study

Lake Trafford from SR29 (15<sup>th</sup> St.) to Ann Olesky Park & a portion of Carson Road

**Project #:** 1026-138346-50246.2 (CRA)  
1629-162524-631400 (MSTU)

**Project Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

**Project Scope:** Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.

**Location:** Lk Trafford Rd 4.8 mi & Carson Rd .5 mi

**Design Budget:** \$149,930 MSTU Funds/\$100,000 CRA

**Construction Budget (Estimate):** \$3,000,000 – contingent on type of pole and partnership with LCEC.

**Funding:** CRA & MSTU Funds and Grants

**Architect/Engineer (Design):** Jacobs Engineering (Jacobs)

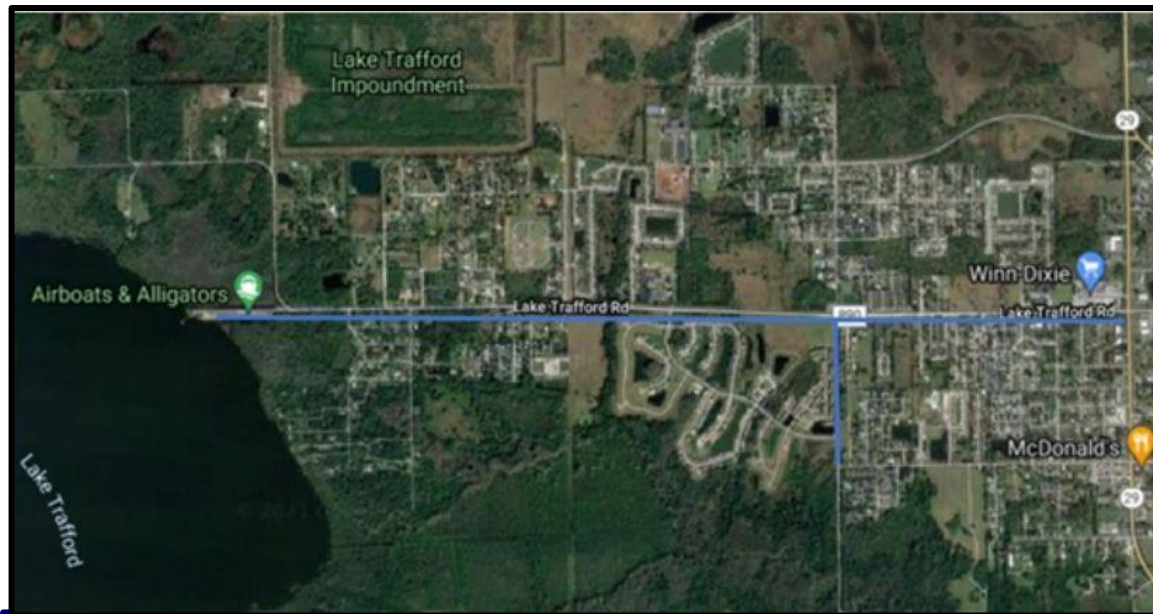
**Owner's Representative (CEI):** TBD

**General Contractor:** TBD

**Notice to Proceed Date:** 05/02/23

**Estimated Substantial Completion Date:** TBD

**Suspend Work Notice:** 04/10/24 w/21 days remaining



## Milestones/Challenges To Date: 02/10/2026 – Suspend Work Notice

- A Work Order was finalized on 3/6/23 with Jacobs to perform a lighting study & prepare the construction plans to be utilized by LCEC and provide limited Subsurface Utility Engineering.
- On 5/1/23 a NTP with a PO in the amount of \$249,930 was issued for Jacobs to commence on 5/2/23. Topographic design surveys were completed 8/11/23. 10/16/23 Jacobs coordinated with LCEC.
- Task 1 – 11/7/23 Jacobs provided the 30% Lighting Study Analysis Report. 11/28/23 Summary of Poles Spreadsheet with the Report sent to County Staff and IWSD. 1/16/24 conference with IWSD, Jacobs & CRA. Task 2 – 3/8/24 Jacobs coordinated with several projects on the corridor & LCEC.
- 4/9/24 Jacobs advised of underground conflicts on the County's Suspend Work Sidewalk Project on the same corridor & requested Suspend Work Notice. 4/10/24 Staff issued Suspend Work Notice to Jacobs while the County's sidewalk project works through utility changes that may impact pole placements and IWSD's funding on project.
- Civil Engineer Library Contract 18-7432-CE expended to 8/24/26. Staff put on hold processing Change Order #1 for consideration for the future life term of the project (7/26/28). Staff may be directed to terminate Contract/Work Order in lieu of CO1.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	43%
Construction	0%



## SR29 (Main Street) from 9<sup>th</sup> Street to E 2<sup>nd</sup> Street

**Project #:** 1629-162524-631400

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

**Project Scope:** Johnson Engineering (Johnson) had been selected as the Consultant to prepare a Proposal for the design improvements to the streetscape of Main Street Corridor (.61 miles). The project consists of design services, permitting, and construction oversight for streetscape enhancements.

**Design Budget:** \$212,598 MSTU Funds

**Construction Budget (Estimated):** \$2,500,000 CRA & MSTU Funds (Funds may be diverted to First St Project)

**Architect/Engineer:** Johnson Engineering

**Design Notice to Proceed Date:** 9/1/22

**Final Design 100% Plans:** Suspend Work Notice Issued 9/27/23 with 213 remaining days.

**Construction Completion Date:** TBD



### Milestones/Challenges to date: 02/10/26 – Suspend Work Notice

- A NTP was issued to Johnson with a commencement date of 9/1/22. Kick-Off and Site Visit Meeting held on 9/26/22 with Johnson's design team and CRA Staff.
- Johnson's design team conducted Public Meeting #1 11/16/22, Public Meeting #2 on 2/15/23, & Public Meeting #3 on 3/15/23. On 6/1/23 Johnson provided preliminary hardscape plants o CRA staff. Pre-App with FDOT on 7/18/23.
- An on-site meeting was held on Main Street with Johnson on 7/26/23 with a detailed follow up email to Johnson with questions and concerns for improvements to the corridor. On 8/31/23 Johnson provided a Cost Estimate of \$1,945,440.83.
- On 9/27/23 the CRA & MSTU Advisory Boards authorized Staff to stop work with Johnson Engineering until the evaluation of the SR29 Loop Road project is defined & the future conveyance of Main St. to County is investigated. A new scope of Main Street shall enhance features for a pedestrian friendly downtown streetscape. FDOT PM for Loop Road attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd updates from (SR29) Oil Well Rd to SR82.
- A Suspend Work Notice was issued to Johnson on 9/28/23 with 213 remaining days. Civil Engineer Library Contract 18-7432-CE expires 8/24/26. Staff considered processing Change Order #1 for the future life term of the project (12/31/37). Staff may be directed to terminate Contract/Work Order in lieu of CO1 because if FDOT conveys Main St to County, project no longer under FDOT's requirements and can redesign roadway for preferred downtown streetscape.
- Staff installment funding contribution to be incorporated in the FY27 Budget for the project.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	60%
Construction	0%

# Immokalee Community Campus (PUDZ)

Formally CRA owned property located at 107 S 9<sup>th</sup> St

**District #: 5**

**Project #: Immokalee Community Campus (PUDZ)**

**PL20240000390**

**Ninth Street Parcel – (formally owned by CRA)**

**Project Sponsor:** Immokalee CRA

**Project Manager:** Christie Betancourt

**Monitoring Project for Community's Awareness**

**Project Scope:** In May 2021, Catholic Charities submitted a Letter of Intent (LOI) and draft concept plan to purchase the CRA property to complete the assembly of appx. 7 acres at the corner of Ninth Street and Main Street in downtown Immokalee. The concept plan includes a mix of uses including urgent care facility, improved social services, community meeting room, administrative offices, retail space and affordable housing. Folio # 01228400009, 1.96 Ac., Zoning RMF-6 with C-4 MSOSD.

**Property closed on 8/29/23.**

**Architect/Engineer:** Bowman Consulting Group

**Construction Manager:** TBD

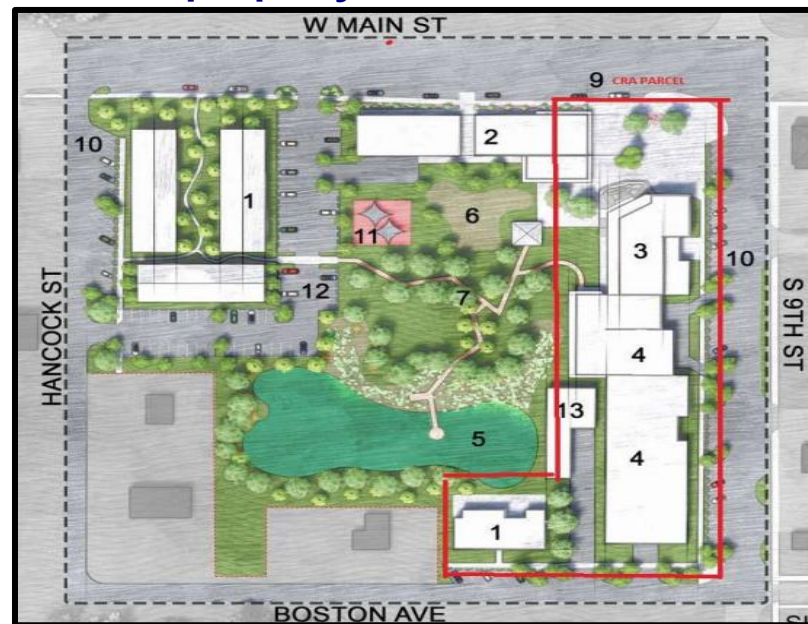
**Buyer:** Catholic Charities Diocese of Venice, Inc. (Catholic Charities)

**Buyer's Representative:** Chancellor Volodymyr Smeryk Interim CEO

**BCC Approval Date:** 04/11/23

**Estimated Substantial Completion Date:** TBD

**Final Completion Date:** TBD



## Milestones/Challenges To Date: 02/10/2026

- On 4/11/23 BCC/CRA 16B1 approved Purchase Agreement with a Sales Price of \$600,000 plus closing costs. Transaction closed on 8/29/23. Deed recorded at OR Book 6282, Page 2959. Post-closing milestones:
- 2/15/24 Catholic Charities requested a 90-day extension to the full rezoning application deadline. 2/20/24 Deputy County Manager extended to 5/20/24. Rezone application includes a Catholic Community Center, Catholic Clinic with related medical offices, and/or retail/commercial space on the property in accordance with the Conceptual Plan (Exhibit B of the Purchase Agreement). HMA, CRA & LCEC's design engineer met on 5/29-30 on relocating power line.
- Within 6 years of approval of rezone application & adoption of the rezone ordinance, Catholic Charities must have substantial completion of project. If Purchaser fails to meet the timelines including extensions, a reverter clause may be applied with written notice.
- The proposed on-street parking in place of on-site parking is being reviewed by the County. NIM was conducted on 11/18/24, 5PM, at Catholic Charities Guadalupe.
- On 2/21/25 Meeting with Bowman & Casa San Juan's Consultant regarding configuration of Boston Ave suitable for both projects. 7/29/25 Coordination meeting with TSMD & IWSD on Boston Rd Easement Subordination issues. County denied on-street parking. Awaiting redesign for Rezone approval.

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	0%
Construction	0%



## Immokalee Sports Complex

505 Escambia Street

**District #:** 5

**Project #:** 80320 (CRA)

**Project Sponsor:** Collier County Parks & Recreation

**Project Manager:**

**Monitoring Project for Community's Awareness**

**Project Scope:** This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, addressing stormwater management issues. Renovations will include repairs of the pools and pool decks, the equipment/pump building, parking renovations and landscape.

### Design Budget:

**Construction Budget (Estimated):** \$4,000,000

CRA Capital Funds (1026) \$1,200,000; Parks & Recreation & County CIP allocated \$2,800,000.

### Architect/Engineer:

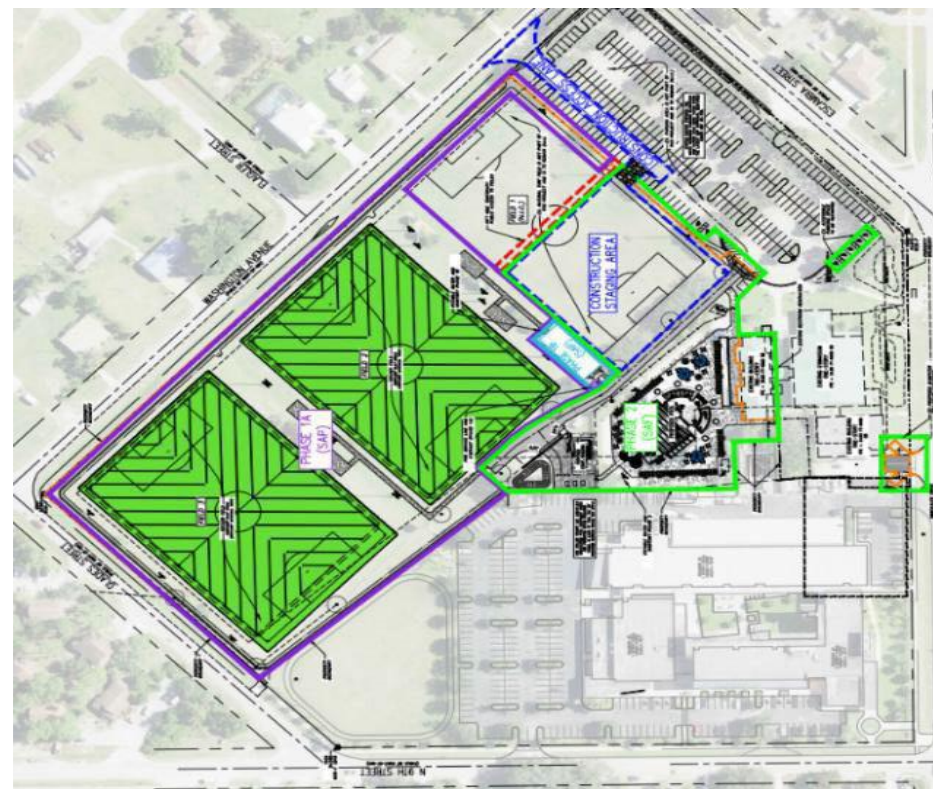
Stantec Consulting Services Inc.

**Notice to Proceed Date:** Estimated August 2026

**Final Design 100% Plans:** In permitting

**Construction Completion Date:** Est. May 2027

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	100%
Construction	0%



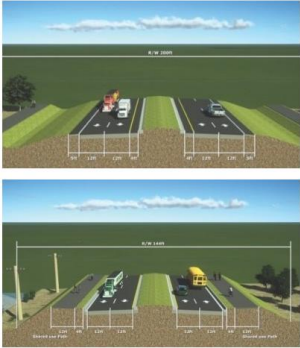
### Milestones/Challenges To Date: 02/10/2026

- “Fields of Dreams” Park Initiative identified as part of the Strategic Planning Project Prioritization list at the 01/17/24, CRA Advisory Board Meeting.
- On 02/21/24, the CRA Advisory Board approved allocating \$1,200,000 of CRA Capital Funds (1026) for the Park Initiative.
- On 06/11/24, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex. CRA’s contribution of 1.2M for Sports Complex improvements were discussed at the CRA Workshop with BCC on 7/23/24.
- On 11/12/24, BCC awarded Stantec Consulting Services Inc., \$804,263.65 for professional services for the Immokalee Sports Complex Turf Field Conversion and Pool Renovation Project.
- Fields are scheduled to receive upgraded lighting systems. During construction, one field will be temporarily closed for appx 2 weeks at a time to allow for efficient installation. Permitting in progress.



## SR 29 from CR846 E. to North of New Market Road N

**District #:** 5  
**Project #:** 417540-5 (Segment #B) SR29 from CR846 E to N of New Market Road  
**Project Sponsor:** FDOT  
**Project Manager:** Sean Pugh, P.E., Design Project Manager  
**Monitoring Project for Community's Awareness**  
**Project Website:** <https://www.swflroads.com/project/417540-5>



**Project Scope:** The intent of the loop road is to remove much of the truck traffic from SR29 through Immokalee on Main Street and New Market Road West where the western position of that street is primarily residential. The loop road interconnects on Airport Access Road and Alachua Street will provide direct access from the loop road to intensive industrial, grower, packing and shipping districts along New Market Road. Project is 3.35 miles and the overall SR29 Project is divided into 5 segments.

**Construction Budget:** Estimated 85 M  
**Architect/Engineer:** WH Lochner, Inc.  
**Construction Manager:** TBD  
**Owner's Representative (CEI):** TBD  
**Project Contact:** Sean Pugh PE, [sean.pugh@dot.state.fl.us](mailto:sean.pugh@dot.state.fl.us), 239.225.1925  
**BCC Approval Date:** TBD  
**Estimated Completion of PD&E Study:** Summer 2024  
**Public Outreach Meeting:** TBD 2025  
**Estimated Design Completion:** 2027  
**Estimated Substantial Completion Date:** TBD



### Milestones/Challenges To Date: 02/10/2026

- The FL Legislature approved a 4B budget for the "Moving Florida Forward" Project. This project will construct a new alignment of SR29 as a 4-lane divided roadway with drainage improvements on the corridor to serve as a loop around downtown Immokalee area. FDOT's Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation [www.SR29Collier.com](http://www.SR29Collier.com). In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).
- 06/18/25 Loop Road construction is tracking to start in 2027.

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DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	40%
Construction	0%

**District #:** 5

**Project #:** CC 23-8155

**Project Sponsor:** FDOT

**Project Manager:** Shannon Bassett

**Monitoring Project for Community's Awareness**

**Project Scope:** This federal funded local agency program (LAP) project is intended to install sidewalks and improve drainage on a portion of Carson Road.

**Construction Budget:** \$1,414,943.50

**Engineer of Record:** Joshua Hildebrand, P.E., Johnson Engineering

**Contractor:** Marquee Development, Inc.

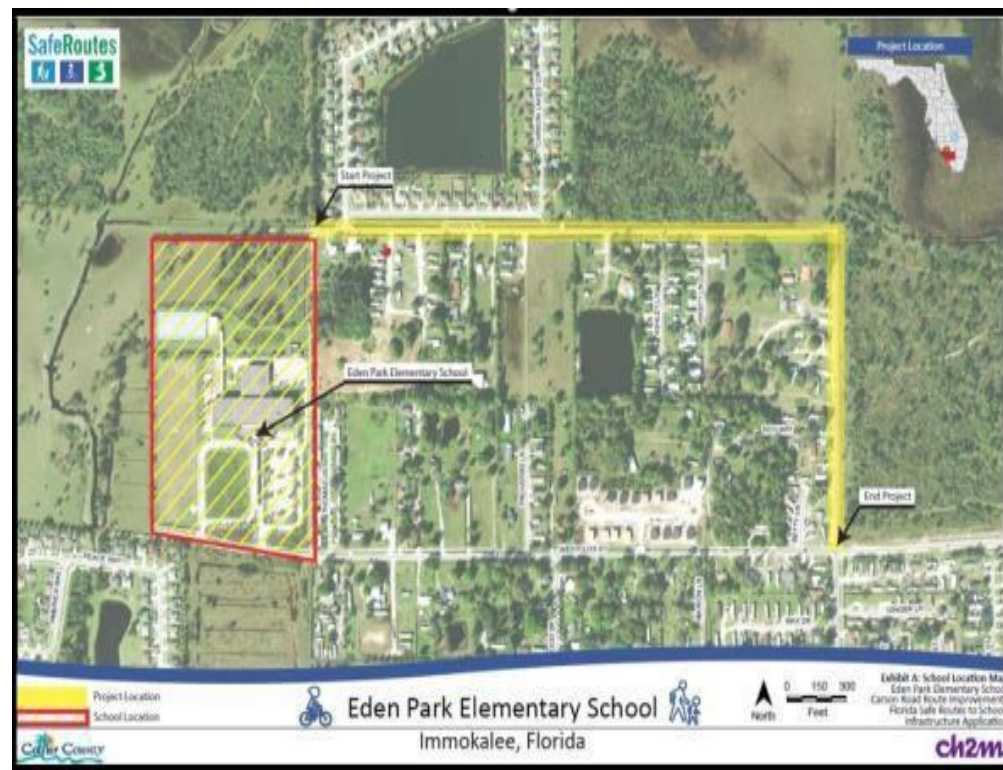
**Owner's Representative (CEI):** Jared Thompson, EXP

**NTP:** 04/28/25

**Stop Work Notice:** 10/15/25 (19 days)

**Resume Work Notice:** 11/3/25

**Estimated Final Completion Date:** 05/7/26



## Milestones/Challenges To Date: 02/10/2026

- The BCC Approved the Construction Agreement (LAP) #23-8155 on 02/27/24, 16E4.
- Construction Progress Meetings are held bi-weekly. Meeting #15 was held on-site and virtually on 2/10/26. Next Progress Meeting is scheduled for 3/9/26.
- Progress (% Time): 74% as of 2/10/26.

Procurement	100%
Design	100%
Construction	74%



## Project Manager Field Observations February 9, 2026

A recap of the MSTU Walking Tour on February 9, 2026, with attendees: Ryan Kitts, Delma Ramirez, Christie Betancourt, Armando Yzaguirre, and Yvonne Blair. The next Walking Tour was scheduled for Monday, March 9, 2026, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



Overview:

### Beautification Area Improvements:

#### 1) *First Street Zocalo Plaza/Landscape Maintenance*





**A&M:** A&M Property Maintenance (A&M) provides services. A&M is cleaning and maintaining the landscaping according to their schedule and their work continues to be satisfactory.

2) Improvements on Main Street (between 1<sup>st</sup> and 9<sup>th</sup>)

**A&M:** A&M is cleaning the streets according to their schedule and their work continues to be satisfactory. They sweep Main Street weekly and pressure wash the sidewalk areas on W. Main Street between 1<sup>st</sup> Street and 9<sup>th</sup> Street on a quarterly basis.

**Main Street:** The corridor on W. Main Street between 1<sup>st</sup> Street and 9<sup>th</sup> Street was satisfactory.







Friendship House keeps ROW litter free and landscaped.



Lattice work failure on storefront



Container on restaurant site







A&M crew picked up discarded wall structure on sidewalk



Chickens everywhere



New front doors were installed on two businesses on the South side of West Main Street



**Triangle:** The Triangle sign looked good. There was an irrigation repair recently completed caused by roots of an oak tree.



Triangle area is lush and green under drought conditions







## Upcoming Community Events

*Updated 02/10/2026*

### **Collier County Board of County Commissioners Public Workshop**

**Date:** 02/17/2026 at 9:00 a.m.

**Location:** Board of County Collier Commissioners Chambers, 3<sup>rd</sup> floor, Collier County Government Center  
3299 Tamiami Trail East, Naples, FL 34112

Watch Live On: <http://tv.colliergov.net/internetchannel/watch-now>

### **Immokalee Water and Sewer District (IWSD) Board of Commissioners Meeting**

**Date:** 02/18/2026 at 3:30 p.m.

**Location:** Immokalee Water and Sewer District  
1020 Sanitation Road., Immokalee, FL 34142  
For more information call : 239.658.3630

### **Immokalee Fire Control District – Board of Fire Commissioners Meeting**

**Date:** 02/19/2026 at 3:00 p.m.

**Location:** IFCD Headquarters (Fire Station 32) / Live Online  
5368 Useppa Drive, Ave Maria, FL 34142  
For more information call: 239.657.2111

Join Live Online: <https://www.immfire.com/view-live-meeting>

### **Collier County Board of County Commissioners (BCC) Meeting**

**Date:** 02/24/2026 at 9:00 a.m.

**Location:** Board of County Collier Commissioners Chambers, 3<sup>rd</sup> floor, Collier County Government Center  
3299 Tamiami Trail East, Naples, FL 34112

Watch Live On: <http://tv.colliergov.net/internetchannel/watch-now>

### **Intro to Leather Working**

**Date:** 02/28/2026 from 10:00 a.m. to 1:00 p.m.

**Location:** Immokalee Pioneer Museum at Roberts Ranch  
1215 Roberts Ave., Immokalee, FL 34142  
For more information contact: 239.252.2611

### **Black History Celebration**

**Date:** 02/28/2026 from 6:00 p.m. to 8:00 p.m.

**Location:** Immokalee Sports Complex  
505 Escambia Street., Immokalee, FL 34142  
For more information contact: 239.252.8811 or 239.252.4678



**Collier County Public School (CCPS) Board Meeting**

**Date:** 03/04/2026 at 9:00 a.m.

**Location:** Dr. Martin Luther King Jr. Administrative Center/ Live Online  
5775 Osceola Trail., Naples, FL 34109

Watch Live Online: <https://www.collierschools.com/educationlive>

**Immokalee Eastern Chamber of Commerce  
Rise & Shine Networking Breakfast Meeting**

**Date:** 03/04/2026 at 9:00 a.m.

**Location:** Immokalee Technical College  
508 N 9<sup>th</sup> Street, Immokalee, FL 34142

**Immokalee Interagency Council Meeting**

**Date:** 03/11/2026 from 11:30 a.m. to 1:00 p.m.

**Location:** Immokalee Community Park  
321 N 1<sup>st</sup> Street, Immokalee, FL 34142

Website: <https://immokaleeinteragency.org/>

**Immokalee Water and Sewer District (IWSD) Board of Commissioners Meeting**

**Date:** 03/18/2026 at 3:30 p.m.

**Location:** Immokalee Water and Sewer District  
1020 Sanitation Road., Immokalee, FL 34142

For more information call : 239.658.3630

**Immokalee Fire Control District – Board of Fire Commissioners Meeting**

**Date:** 03/19/2026 at 3:00 p.m.

**Location:** IFCD Headquarters (Fire Station 32) / Live Online  
5368 Useppa Drive, Ave Maria, FL 34142

For more information call: 239.657.2111

Join Live Online: <https://www.immfire.com/view-live-meeting>

If you have a community event you would like us to add to the list or a correction that needs to be made, please send to [Yuridia.Zaragoza@collier.gov](mailto:Yuridia.Zaragoza@collier.gov) or call at 239-867-0025

## February 2026 Development Update

Item F.4.v.

Please Note: Projects with \*and highlight have been updated since the last report  
**Yellow highlight** indicates old project with recent activity; **Blue highlight** indicates new project;  
**Red highlight** indicates Live Local project

### Zoning Petitions

#### 1. 120 Hancock St (ZLTR): PL20260000647\*

Location: 120 Hancock St  
 Current Zoning: RMF-6 with ST/W-3 Wellfield Protection and Airport Overlays  
 Owner: Matias, Isabel Jeronimo  
 Status: First applicant submittal on 1/19/2026.

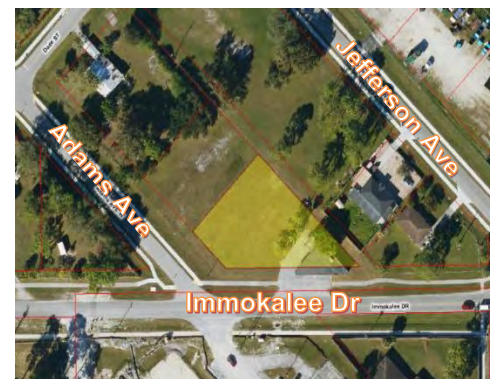
Request to verify if a mobile home can be placed on the property and if not, what can be built on it.



#### 2. 114 Immokalee Dr (ZLTR): PL20260000955\*

Location: 114 Immokalee Dr  
 Current Zoning: C-4 with ST/W-4 Wellfield Protection and Airport Overlays  
 Owner: Munoz Estates LLC  
 Status: First applicant submittal on 1/23/2026.

Zoning verification letter request to verify the property's Future Land Use is Medium Residential (MR) per the Immokalee Area Master Plan, and to confirm the MR Subdistrict allows a base density of 6 dwelling units per gross acre and eligible for the Residential Infill Bonus (3 additional units per acre) under IAMP Policy 2.3.2. Applicant states the parcel was created prior to 1989 and is under 20 acres and per historical building permits dated 12/6/1965, residential use is vested, allowing for a 3-unit remodel despite the C-4 zoning.



#### 3. Beraca Baptist Church (CU): PL20250014576

Location: 905 Roberts Ave W (formerly the Roberts Center Community Center)  
 Current Zoning: RSF-3 with ST/W-4 Wellfield Protection and Airport Overlays  
 Owner: Beraca Baptist Church, Inc.  
 Status: Pre app meeting held on 1/20/2026.

Applicant requests conditional use approval for a proposed church in an RSF-3 zoning district. This will require a Neighborhood Information Meeting with final decision by the Hearing Examiner.

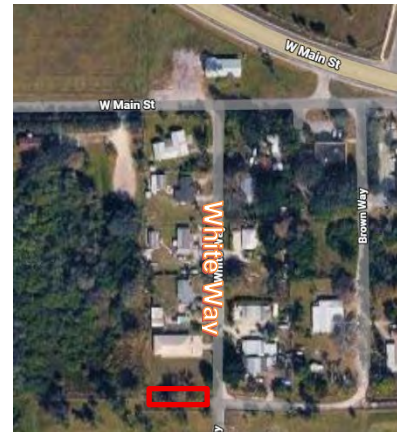




**4. Keith Heckman Jr (VAC): PL20250013807\***

Location: 129 White Way  
Current Zoning: RMF-6-ST/W-3 and Airport Overlay  
Owner: Keith Heckman, Jr.  
Status: First applicant submittal on 11/24/2025. Applicant submitted additional documents on 12/11/2025 in response to incomplete submittal notice. Staff issued first comment on 1/7/2026 with County Attorney, Survey, Transportation, Stormwater, and Addressing comments.

Request to vacate right-of-way west of intersection of White Way & Avenue B. There are no utilities located within this end of Avenue B ROW. The area to be vacated is shown in red on the aerial.



**5. Iglesia Herederos De Dios Inc. (CU): PL20250012195**

Location: Parcel ID #00057480000 (south side of Lake Trafford Rd)  
Current Zoning: A-MHO  
Owner: Iglesia Herederos De Dios Inc  
Status: Pre app meeting held on 11/19/2025.

Request for conditional use to allow a 123-seat church in the Agricultural Zoning district. Building is proposed to be 7,500 square feet. This will require a Neighborhood Information Meeting with final decision by the Hearing Examiner.



**6. Firehouse Doggie Daycare & Boarding (CUD): PL20250012003\***

Location: 502 New Market Rd. E  
Current Zoning: Industrial with ST/W-1 & W-2 Wellfield Protection and Airport Overlays  
Owner: GRAFIAS USA INC  
Status: Pre application meeting held on 11/12/2025. First applicant submittal on 12/4/2025 with additional documents submitted on 12/16/2025. Staff issued first comment letter on 1/22/2026 with Zoning, Transportation, and General Comments. Second applicant submittal on 2/4/2026.

Comparable Use Determination request for open range and caged Dog Daycare and Boarding with certified pet care specialists, and a 300 sq.ft. specialty pet store providing specialty dog supplies in the Industrial (I) zoning district.



**502 New Market RD E (ZLTR): PL20250008900**

Status: Applicant submitted request on 8/7/2025. Zoning Verification letter issued on 9/22/2025.

Request to verify if a Doggie Day Care & Boarding Facility is a permitted use. Staff advised the proposed animal specialty services are not explicitly permitted in the Industrial (I) district. Staff added that the Board of County Commissioners may consider allowing the Comparable Use Determination (CUD) process to apply to (I) zoned property in Nov or Dec; this would be a path forward to request the use as comparable to other permitted uses in the (I) district.

## 7. 3206 Lake Trafford Rd (CUD): PL20250011804\*

Location: 3206 Lake Trafford Road

Current Zoning: RCMA Immokalee MPUD with ST/W-1, W-2, W-3 & W-4 Wellfield Protection Overlay

Owner: Redlands Christian Migrant Association, Inc.

Status: Initial applicant submittal on 10/9/2025. Applicant submitted additional information on 10/20/2025. Staff issued first comment letter on 12/3/2025. Second applicant submittal on 12/19/2025. Additional documents submitted on 12/22/2025.

Staff issued second comment letter on 1/26/2026 with Zoning, County Attorney and General comments.



The Immokalee Fire District seeks a comparable use determination to allow a public safety facility. Final decision will be by the Hearing Examiner.

## Parcel 3 of 3206 Lake Trafford Rd (LS): PL20250014312

Status: First applicant submittal on 12/5/2025. Staff issued first comment letter on 12/29/2025 stating a new sketch and description is needed for the remaining parcel, less the 4.23-acre parcel being split. Second applicant submittal on 12/30/2025. Lot Split Approval letter issued on 12/30/2025.

Request for a Lot Split to create a 4.23 acre parcel along Lake Trafford Road for the Fire Station.

## RCMA Immokalee MPUD (SDPI): PL20250007305

Status: First applicant submittal on 6/24/25. Staff issued first comment letter on 7/28/2025. Staff issued SDPI approval letter on 8/28/2025.

Insubstantial change to revise playground fencing for the pre-school and landscape modifications.

## Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub (SDP): PL20210001073

Status: SDP approved 12/20/2022.

The proposed RCMA childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees.

Approximately 8 acres are designated for housing. Q. Grady Minor presented updated plans for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. The PUD rezoning was approved for the 62-acre project on 10/26/2021 by Ord. 2021-38. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023 and Lipman Family Farms, a long-time supporter of RCMA, made a \$3 million donation to the organization; the largest donation Lipman has ever made to any one organization. The ground-breaking for the new campus was held on May 25, 2023. When completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school.



## 8. Immokalee Community Campus (PUDZ) (Catholic Charities): PL20240000390

Location: 909 and 917 W. Main Street, and 107 S. 9th Street

Current Zoning: C-4-MSOSD & RMF-6 with ST/W-3 & W-4 Wellfield Protection and Airport Overlays

Owner: Catholic Charities Diocese of Venice Inc.

Status: First applicant submittal on 5/20/2024. Staff issued first comment letter on 6/27/2024.

NIM held on 11/18/2024. Second applicant submittal on 12/4/2024. Staff issued second comment letter on 1/10/2025. Consultant Bowman presented at CRA Board meeting on 3/19/2025. Third applicant submittal on 4/28/2025. Staff issued third comment letter on 6/3/2025.

Rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily dwelling units ( $\pm 14$  dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet. At the March 19th meeting, the CRA board unanimously voted to support the project, contingent on compliance with all applicable County regulations. This project directly supports a key objective of the Immokalee Community Redevelopment Area Plan—providing decent, safe housing and vital community services. The proposed development will strengthen Immokalee's housing stock while introducing essential services and economic opportunities that enhance quality of life.



## 51. 119 Jefferson Ave E (NUA): PL20250001009\*

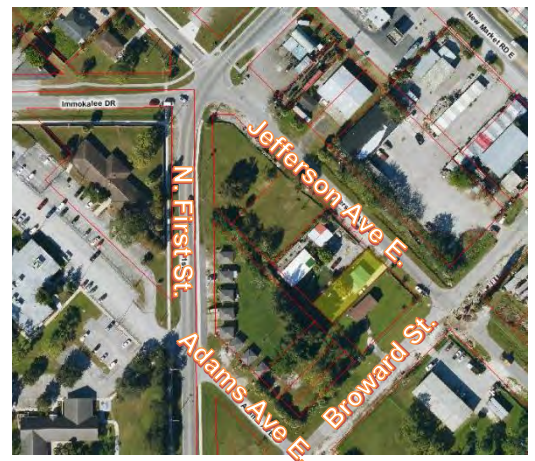
Location: 119 Jefferson Ave.

Current Zoning: C-5-AOSD *Immokalee Urban Overlay District Agribusiness Overlay Subdistrict* with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Gerry & Laura Gonzalez

Status: Hearing Examiner hearing scheduled for 2/13/2026.

Request for a nonconforming use alteration to allow the renovation of an existing patio for a single family home with a side setback of 7.2 feet where 7.5 feet is required and to add a storage shed that will meet current setbacks.



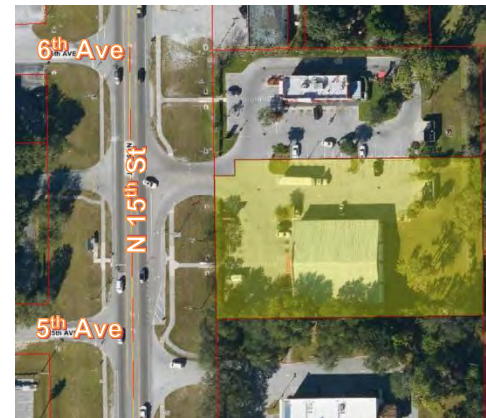


## Development Review Petitions

### 9. Family Dollar: PRCS20251149587\*

Location: 610 N 15<sup>th</sup> Street (SR 29)  
Current Zoning: C-4-SR29COSD *Immokalee Urban Overlay District State Road 29 Commercial Overlay Subdistrict* with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: 610 N 15<sup>th</sup> Street LLC  
Status: First applicant submittal on 11/26/2025. Staff issued an incomplete letter on 12/2/2025, 12/4/2025, 12/18/2025, 12/22/2025 and 1/16/2026 citing missing documents. Applicant submitted additional documents on 12/2/2025, 12/16/2025, 12/19/2025 and 1/16/2026. Applicant paid permitting fees on 1/27/2026.

Application for Commercial Building Renovation to rebuild the existing Family Dollar store after fire damage. The renovation is to match the existing structure, and includes Structural, Architectural, Mechanical, Electrical and Plumbing work.



### 10. Healthcare Network of Southwest Florida Immokalee-Building Expansion (SDPI): PL20250014359

Location: 1454 Madison Ave W  
Current Zoning: Heritage PUD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Collier Health Services Inc.  
Status: First applicant submittal on 12/8/2025. Staff issued first review comment letter on 1/13/2026.

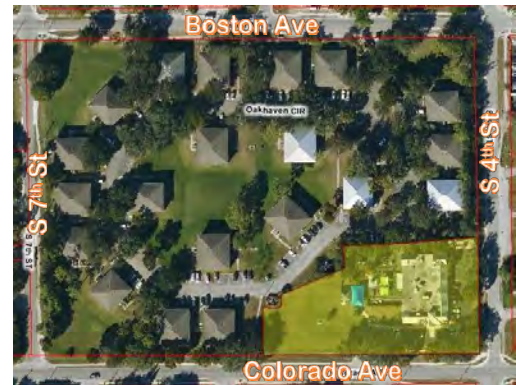
Request for an Insubstantial Change to SDP 91-78 to add a trench drain and yard drains to the existing covered entrance along with replacing the asphalt. The project will also add two double electric vehicle charging stations.



# **11. Pathways Early Learning Center, Immokalee (SDPA): PL20250013852\***

Location: 415 Colorado Ave  
Current Zoning: VR – CU “2” with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Immokalee Child Care Center Inc  
Status: Pre-app meeting held on 1/6/2026. **First applicant submittal on 2/5/2026.**

Request to amend the approved Site Development Plan to add 2 temporary modular classrooms.



## **Pathways Early Learning Center, Immokalee (SDPI): PL20250009765**

Status: First applicant submittal on 8/29/2025. Staff issued first comment letter on 9/22/2025. Second applicant submittal on 9/22/2025. SDPI Approval letter issued on 10/3/2025.

Request for an insubstantial change to install new playground equipment and shade structures at the child development center previously approved SDP 91-140. The improvements include age – appropriate play structures and fabric shade coverings to enhance safety and comfort in outdoor play areas. All installations will comply with safety and accessibility standards. The work remains within the scope of the original SDP approval and does not alter site layout, building footprints, or access.

# **12. Commercial Plaza (SIP): PL20250014409\***

Location: 507 W Main St  
Current Zoning: C-4-MSOSD and Airport Overlay  
Owner: 507 W Main Investments LLC  
Status: Pre-app meeting waived, first applicant submittal on 12/12/2025. **Staff issued first comment letter on 1/15/2026 with Stormwater, ADA, Transportation, Zoning, and Landscape comments.**

Site Improvement Plan is required to remove and replace +/-11,900 square feet of asphalt. Strip, rock, and pave the existing parking lot plus an additional grass area to be excavated, restriping 26 single stalls, and adding 2 ADA stalls. No change proposed to existing drainage or water flow, as current site elevations will be maintained.





**13. 7 Eleven #41287 Immokalee (SDPI): PL20250012050**

Location: 920 W Main St.

Current Zoning: CPUD- MSOSD with ST/W-3 Wellfield Protection and Airport Overlays

Owner: CJC RESPONSIVE, LLC

Status: Initial applicant submittal on 10/16/2025. Staff issued first comment letter on 11/1/2025 with stormwater and zoning comments.

The PUD for the 7 Eleven gas station was approved under Ordinance 2021-22 (PL20200000756) and included 2 commitments related to stormwater. It was determined in PUD monitoring that Commitment B: All stormwater inlets must include the installation and maintenance of a hooded outfall to prevent petroleum hydrocarbons from entering the stormwater management system, was not addressed during site development permitting. Applicant is proposing filter inserts to be inserted to existing inlets in order to meet the intent of Commitment B.



**14. ALDI - #0751 Renovation: PRCS20251046104\***

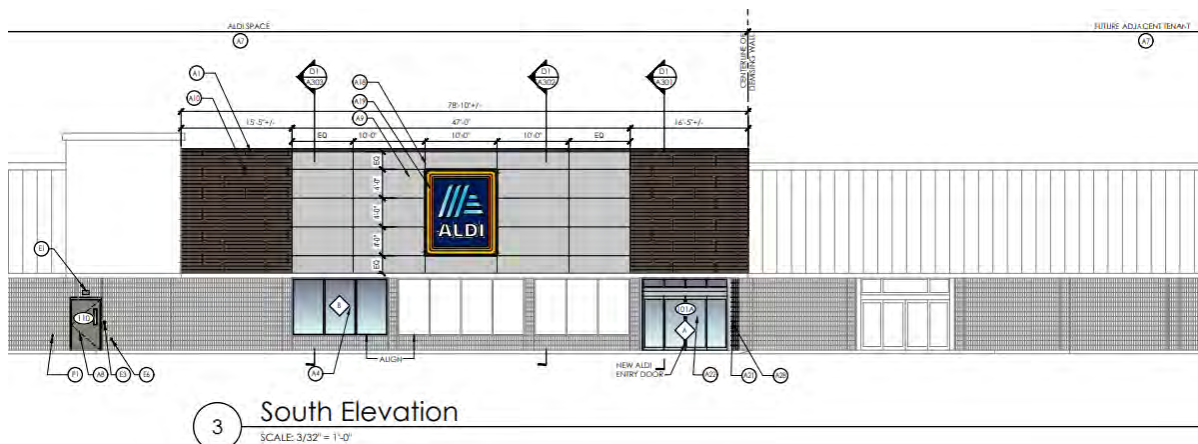
Location: 1602 Lake Trafford Rd

Current Zoning: C-3 & C-4 SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Royal Consolidated Props, Inc.

Status: Initial applicant submittal on 10/31/2025 incomplete. Applicant submitted additional plans on 11/17/2025. County issued corrections letter on 12/19/2025. Applicant filed a Deferred Submittal letter on 1/22/2026. County issued a Corrections Letter on 2/4/2026. Applicant filed an Early Work Authorization request on 2/9/2026.

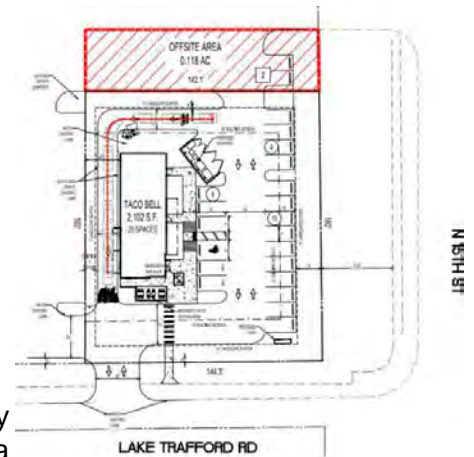
Commercial Building Permit for tenant improvement of the existing Winn Dixie, includes updated façade.



**15. Taco Bell – Immokalee SR 29 & Lake Trafford Rd (SDP): PL20250005501**

Location: 1101 N 15<sup>th</sup> St./SR 29 (existing Wendy's at northwest corner SR 29 and Lake Trafford Road)  
Current Zoning: C-4-SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Royal Consolidated Props Inc.  
Status: Pre-app meeting held on 5/27/2025.

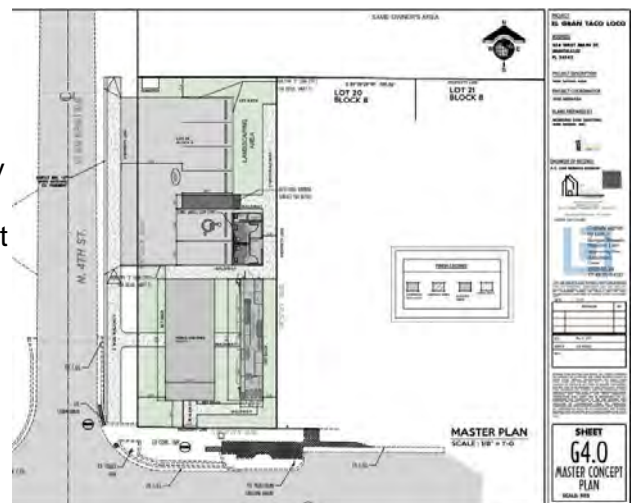
Site Development Plan to construct a 2,102-square foot Taco Bell to replace the existing Wendy's. Water & Sewer services to be reused and stormwater to be modified as necessary to accommodate the modified parking lot and improved drive through queue. The property is owned by the larger shopping center and the offsite area may be a part of the land lease to allow for an expansion of the drive through.



**16. El Gran Taco Loco (SDP): PL20230008826**

Location: 324 W Main St (northeast corner of Main St & North 4<sup>th</sup> Street)  
Current Zoning: C-4-MSOSD and Airport Overlay  
Owner: Mauricio Martinez  
Status: Pre-app held on 6/1/2023. Initial applicant submittal on 9/13/2024. Staff issued an incomplete letter on 9/19/2024. Applicant submitted additional documents through 7/08/2025. Staff issued first comment letter on 8/7/2025.

Request to develop a food truck/container with 795-square foot building, bathrooms, and 6 parking spaces.



**17. Mendoza Housing (SDP): PL20250010328**

Location: North Side of Curry Rd (00072480108)  
Current Zoning: VR with ST/W-2 Wellfield Protection Overlay  
Owner: Florentino Mendoza  
Status: Pre-application meeting held on 9/25/2025.

Request for the construction of a two-story multifamily residential building. The proposed project will be developed in two phases and will include a total of 40 units, along with supporting infrastructure such as a parking lot, drainage system, landscaping, and lighting on 10 acres.





**18. Immokalee Recycle Drop-Off Center, Scale House, and Control Center (SDPA): PL20250010841**

Location: 700 Stockade Rd  
Current Zoning: A-MHO and Airport Overlay  
Owner: Collier County  
Status: Pre-app meeting held on 10/8/2025.

Collier County Solid Waste Department is applying to develop a new 15,000 sq. ft. public recycle drop-off facility, scale house, and control center at the Immokalee Transfer Station.



**19. Silver Strand Mine (SDP): PL20250006127**

Location: 1990 Camp Keais Rd Current Zoning: A-MHO-Rural Lands Stewardship Area Overlay (RLSAO)

Owner: Silver Strand III Partnership  
Status: Pre app meeting held on 6/24/2025.

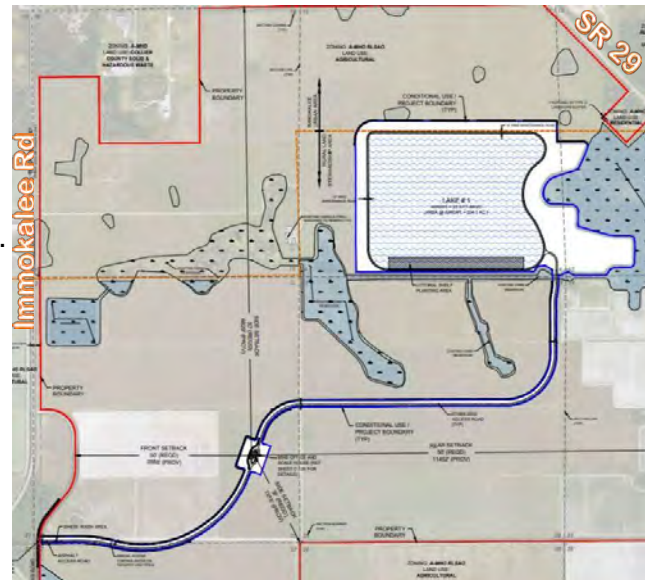
Request for a Site Development Plan for a new mine located between Immokalee Rd and SR 29.

**Silver Strand Mine Variance (VA): PL20230001067**

Status: Planning Commission recommended approval at its 10/2/2025 meeting. Variance approved by Resolution 2025-281 at the 12/9/2025 BCC meeting.

The applicant is requesting a variance for the proposed mine's landscape design, specifically to:

- Eliminate landscape buffers except where the site borders residential properties.
- Allow no paving beyond the tire wash area.
- Waive the requirement for foundation plantings around the scale house/office.
- Remove the requirement for a 7-foot-tall fence or equivalent landscaping around outdoor storage areas.



**Silver Strand III (CU): PL20220001634 companion to Silver Strand Mine Variance (above) and Excavation Permit (EX): PL20230018067**

Status: Planning Commission recommended approval at its 10/2/2025 meeting. Conditional Use Resolution 2025-280 approved at the 12/9/2025 BCC meeting.

Applicant seeks conditional use approval for a commercial excavation operation on 3,938 acres.

**20. Jiron Market (SIPI): PL20250008975**

Location: 180 Boston Ave (El Lucero Bar)  
Current Zoning: C-4-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Jiron, Magguiel Hevert Sebastian Jiron Status: First applicant submittal on 8/08/2025. Staff issued incomplete submittal letter on 8/20/2025.

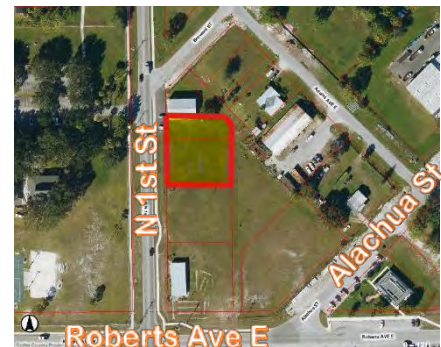
Request for an insubstantial change to reflect use of existing building as business instead of assembly, build a fence as a buffer on rear parking adjacent to residential area, new partition wall and interior door for janitor closet, install grass as shown on site plan and paint parking stripes on existing pavement areas.



**21. Park View Community Center- Results Care Physical Therapy Pain & Wellness (SDP): PL20250007253**

Location: N 1<sup>st</sup> St and Broward St.(63866000003 & 63865960005) Current Zoning: C-5-FMOSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Results Care LLC  
Status: Pre-app meeting held on 7/10/2025.

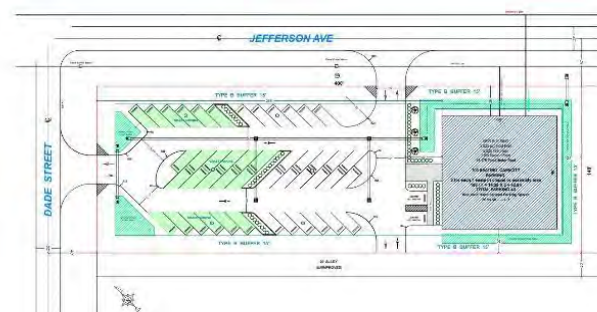
Site Development Plan for a new commercial medical facility titled Parkview Commercial Center, which will serve as the future home of Results Care Physical Therapy, Pain and Wellness Center. Our organization is a long-standing community healthcare provider in Immokalee, Florida, offering critical outpatient physical therapy and wellness services to an underserved and economically disadvantaged population.



**22. Iglesia Cristiana Mana (SDP): PL20250007264**

Location: Jefferson Ave. and Dade St.  
Current Zoning: C-4 with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: IGLESIA CRISTIANA MANA CORP  
Status: Pre-app meeting held on 7/8/2025.

Request for Site Development Plan for a new 12,175-square foot church on 2 floors with seating for 100.



**Iglesia Cristiana Mana (CU):  
PL20250008966**

Status: Pre-app meeting held on 9/3/2025.

Request for conditional use to allow the proposed church on the site. This will require a Neighborhood Information Meeting and final decision by Hearing Examiner.



### 23. Immokalee Government Center (SDPA): PL20250007757\*

Location: 112 S 1<sup>st</sup> Street

Current Zoning: C-4-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: Pre-app meeting held on 7/29/2025. First applicant submittal on 2/1/2026.

Request to amend the Site Development Plan for the construction of a new government center building south of the existing Sheriff's Office building. The proposed building size is approximately 15,000 sq. ft. The development will include parking, drive aisles, and water, sewer, and drainage infrastructure to support the development. The stormwater management system will consist of dry retention area within the existing site. The existing government center/tax collector office on the northern portion of the site will be demolished and will be used as dry retention area for the property. The total project area is +/- 7.42 acres.



### 24. Sainvilus Subdivision (PPL): PL20250005829\*

Location: 1300 Roberts Ave. W. & 1215 Forrester Ave.

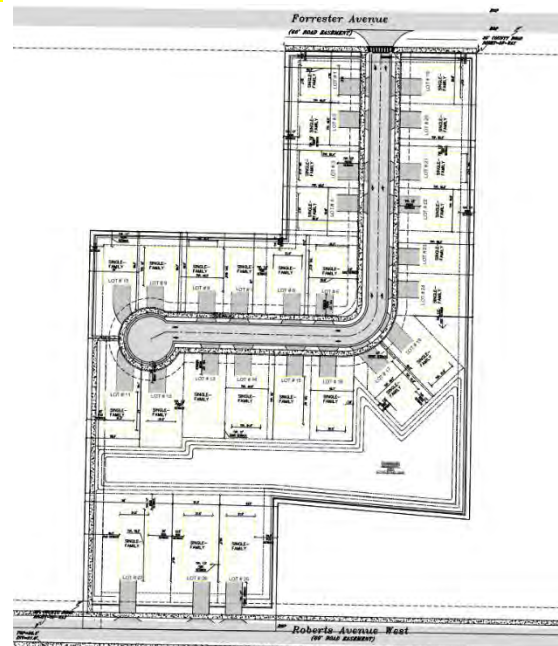
Current Zoning: Sainvilus Subdivision RPUD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: SAINVILUS, JAMES & FRANCESCA L JEAN CALIXTE & ELIAMENE SAINVILUS

Status: Pre-app meeting held on 6/17/2025. First applicant submittal on 7/15/2025. Additional documents submitted on 8/14/2025. Staff issued first comment letter on 9/19/2025 with comments requesting corrections to the plat and ensuring proper access to easements, who is responsible for maintenance, changes to notes and adding a legend, revisions to drives and roadways, and others. Second applicant submittal on 11/5/2025. Staff issued second comment letter on 12/8/2025 with addressing, county attorney, stormwater, engineering and environmental comments.

Third applicant submittal on 2/5/2026.

Construction Plans and Plat for a 4.5-acre residential subdivision located at 1215 Forrester Ave. and 1300 Roberts Ave. W. The owner is proposing a new, safe, hurricane resistant, residential development of 27 single family attached (two family) homes including a new road, drainage and utility infrastructure.



## **Sainvilus Subdivision (PUDZ): PL20230016622**

Status: First applicant submittal on 6/21/2024. Staff issued an incomplete letter on 6/28/2024. Second applicant submittal on 9/3/2024. Staff issued second comment letter on 10/3/2024. Third applicant submittal on 10/22/2024.

Staff issued third comment letter on 11/27/2024. Canon Sandora Civil Engineering, Inc. presented to the CRA Board and held NIM on 12/11/2024. Fourth applicant submittal on 1/22/2024. Ordinance 2025-26 approved by BCC on 5/13/2025.



Rezone from RSF-3 to RPUD to allow increase from 13 units allowed per RSF-3 zoning (density of 3 units per acre) to 27 units allowed per the Medium Residential Subdistrict (density of 6 units per acre).

One deviation requested from Land Development Code (LDC) Section 6.06.01.N, which typically requires a minimum 60-foot-wide local street right-of-way. The approved deviation allows a 45-foot-wide right-of-way with 10-foot public utility easements on both sides for the internal subdivision street. There was no public opposition to the project during the planning commission process. Although a letter of support was initially discussed at a joint CRA/MSTU meeting in March 2025, the CRA Board chose not to act due to a lack of representation from the applicant and the need for clarification on the support requested. Nevertheless, the County determined the project was consistent with criteria for rezoning and deemed the deviation request reasonable for the proposed development.

## **25. Immokalee Sports Complex (SDPA): PL20230003411\***

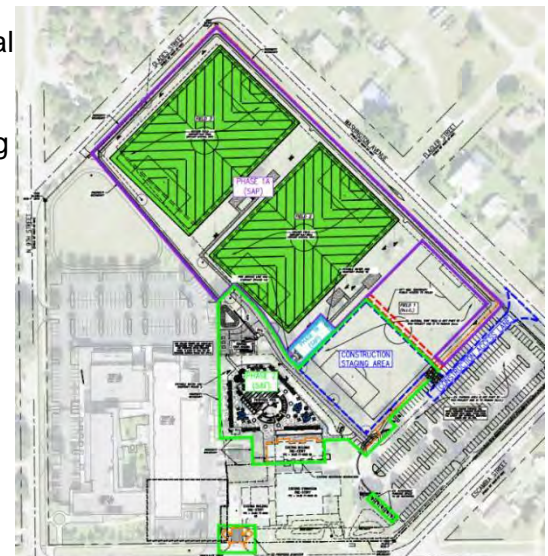
Location: 505 Escambia St.

Current Zoning: P, Public Use with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County c/o Real Property Management

Status: First application submittal on 5/12/2023. Staff issued first comment letter on 6/30/2023. Second application submittal on 5/7/2025. Staff issued second comment letter on 6/9/2025. Third applicant submittal on 8/29/2025. Staff issued third comment letter on 9/29/2025 with comments regarding parking summaries, location of trash enclosures, building codes and landscape buffers. **Fourth applicant submittal on 12/11/2025.** **Staff issued Landscape review comments on 1/14/2026.**

Improvements and renovations will include on-site repairs and renovation of the competition pool and kid's activity pool and immediate surrounding pool decks, the equipment/pump building, potential soccer pitch regrading and a turf field, existing restroom facilities renovations, new restroom facilities, supporting utilities, lighting, landscape, maintenance access, parking renovations, signage and wayfinding, project stormwater outfall & stormwater management.





## Immokalee Sports Complex Construction Plan Phasing (CPP): PL20250005940

Status: First applicant submittal on 5/19/2025. Staff issued an incomplete letter on 5/21/2025. Applicant submitted additional documents on 6/2/2025. Phasing Plan approved on 7/9/2025.

The Immokalee Sports Complex Site Development Plan was originally permitted by Collier County under permit application No. SDP-93-105, and the Site Development Plan Amendment (SDPA) is currently under review, application no. PL20230003411. This request is to allow the project to install and receive partial site acceptance, as follows:

- Phase 1A – The installation and Site Acceptance Partial (SAP) of athletic fields 2 and 3; stormwater management, including the underlying field drainage and stormwater outfalls; and the fire line and associated fire hydrant. At the time this phase is anticipated to be closed out, the athletic field restroom may or may not be under construction. Therefore, public access will need to be maintained to the existing restrooms.
- Phase 1B – The installation and SAP of the athletic field restrooms, storage, pavilion and the associated potable water and sanitary utility infrastructure.
- Phase 2 – Site Acceptance Final (SAF). Installation of the aquatics facility, mechanical room and associated stormwater and utility infrastructure. Emergency fire access will be installed under this phase, as well as the internal locker room restroom renovations. Field 1 will be restored to pre-construction conditions. Installation of two (2) dumpster enclosures and restriping of existing accessible parking stalls. The construction phasing plan addresses the construction access and staging for the duration of the project. Additionally, it addresses public and emergency access to fields 2 and 3 at the completion of Phase 1A.

## 26. Florida Army National Guard Readiness Center Project (SDPA): PL20230000984\*

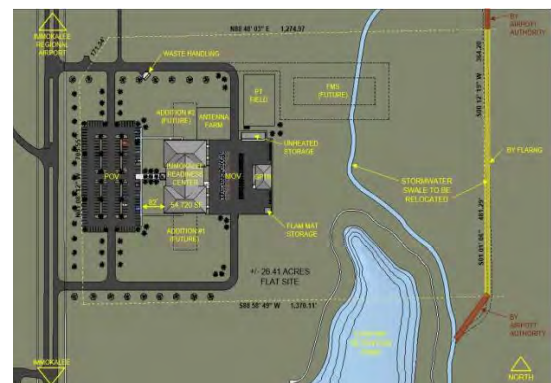
Location: 165 Airpark Blvd.

Current Zoning: Airport Operations PUD (AOPUD) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: Pre app meeting held on 2/15/2023. First applicant submittals on 10/4/2023 & 12/19/2023. First applicant submittal on 4/18/2025 and 5/16/2025, additional documents and plans submitted on 6/6/2025. Staff issued first comment letter on 7/30/2025. Second applicant submittal on 9/23/2025. Staff issued second comment letter on 10/10/2025 with comments requesting a recent survey and transportation. Third applicant submittal on 11/4/2025. Staff issued third comment on 12/5/2025 with fire, zoning and landscape comments. Fourth applicant submittal on 12/9/2025. **SDP Letter approval issued on 1/23/2026.**

This is a new construction project being proposed at the Immokalee Airport. This project will include a General-Purpose Training Bay (GPTB), all utility services, information systems, roads, walkways, curbs, gutters, storm drainage, parking areas, and site improvements. Physical security measures for anti-terrorism and force protection will be incorporated into the design to include maximum feasible standoff distances. Energy conservation measures will also be incorporated into design where feasible. On February 5, 2025, a Groundbreaking Ceremony was held for the Immokalee Readiness Center.



### **National Guard Readiness Center – Immokalee (EX): PL20250012906**

Status: First applicant submittal on 11/5/2025. Pending fee payment.

This excavation permit is for the excavation that will occur onsite for the creation of the 100-year flood plain compensation pond for the construction a 2 story 55,000 sq ft readiness center facility to include sitework, utilities, structural MEP and exterior improvements.

### **National Guard Readiness Center – Immokalee (EWA): PL20250014843**

Status: First applicant submittal on 12/17/2025. Staff issued an incomplete submittal letter on 12/22/2025 noting missing affidavit of authorization and cover letter/narrative statement.

Request for Early Work Authorization for the new construction of the readiness center, including sitework, utilities, structural, mechanical, and exterior improvements.

## **27. Pulte Foundation - Monarca Phase 1 (SDP): PL20230009497\***

Location: 2135 Westclox St; Phase 1 also connects to Carson Road

Current Zoning: PFCF/ NSV IMMOKALEE MPUD (Ord. 2023-44) with ST/W-3 and W-4 Wellfield Protection and Airport Overlays

Owner: PFCF IMMOKALEE LLC

Status: First applicant submittal on 7/1/2024. Staff issued first comment letter on 9/05/2024.

Second applicant submittal on 2/27/2025. Staff issued a second comment letter on 4/03/2025.

Third applicant submittal on 7/1/2025. Staff issued an incomplete letter on 7/22/2025. Additional

documents submitted on 7/28/2025. Staff issued third comment letter on 8/28/2025. Fourth

applicant submittal on 11/10/2025. Staff issued an incomplete letter on 11/19/2025 noting

missing landscape plan and Opinion of Probable Cost. Additional documents submitted on

11/21/2025. Staff issued fourth comment letter on

12/29/2025 with transportation comments. **Fifth**

**applicant submittal on 1/15/2026.**

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation propose up to 250 single-family homes for rent and an early education center for 250 students. The foundation first presented at the CRA meeting on September 21, 2022, and again on January 18, 2023, followed by a Neighborhood

Information Meeting on June 7, 2023. The project was presented to the Collier County Planning Commission on August 17, 2023, and on October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD by Ordinance 2023-44, allowing up to 250 units (170 affordable) and an early education center on 50± acres.



The ICRA Advisory Board requested an update after receiving comments from the County. The Foundation provided updates at the ICRA Meeting on April 17, 2024. The community will be named Monarca, symbolized by the Monarch butterfly. A revised site plan includes space for oversized vehicles, and they are in discussions with a local education center about expanding into the early education center. The Foundation will not be involved in developing the 3-acre space.

Phase 1 includes 64 units, a community center, playground, stormwater management, lake, and pathway. Phases 2 or 3 will depend on Phase 1's progress and funding.

Mr. VanValin presented income and rent limits and the project timeline, emphasizing the goal of providing stable, affordable housing for low-income families. At the January meeting, Ms. Yolanda Flores spoke on the Build a Better Life program being organized by Nuestra Señora de la Vivienda Community Foundation.



## 28. Budget Inn Immokalee (SDP): PL20220001200

Location: 504 E Main Street (northeast corner of Jefferson Ave and E Main Street)

Current Zoning: C-5-AOSD with Airport Overlay

Owner: Shanta LLC

Status: Pre-application meeting held on 3/16/2022.

Applicant requested withdrawal of SDP application on 11/20/2025.

## Budget Inn (CU): PL20220001199

Status: Approved by Hearing Examiner Decision 2024-40 on 8/7/2024.



Conditional Use approval granted to allow razing the existing 15-unit motel and constructing a 3-story hotel with 38 rooms on the 1-acre site.



## Final Actions/Letters Issued

### 29. Lilly Bass Church of God - 626 Maple Dr (AVA): PL20250012152

Location: 626 Maple Drive

Current Zoning: VR with ST/W-1 Wellfield Protection and Airport Overlays

Owner: Lilly Bass Church of God in Unity Inc.

Status: Initial applicant submittal on 10/17/2025.

Staff issued letter approving Administrative Variance on 1/8/2026.



This project has a conditional use approved under PL20230004316 to allow a church in the RMF-6 zoning district. An administrative fence/wall waiver is requested for relief from the requirement to build a 6-foot tall masonry wall along with the required landscape buffer where the site borders residences. They would like to build a church that is integrated and welcoming to the neighborhood rather than being closed off with a perimeter wall. Staff's approval letter states: The requested administrative variance to not construct a 6-8 foot masonry fence/wall between adjacent residential uses and to instead provide landscape plantings as a buffer between residential and commercial uses is hereby approved.

### 30. A&H Invest Multi-Tenant Commercial Building (SDP): PL20250007607

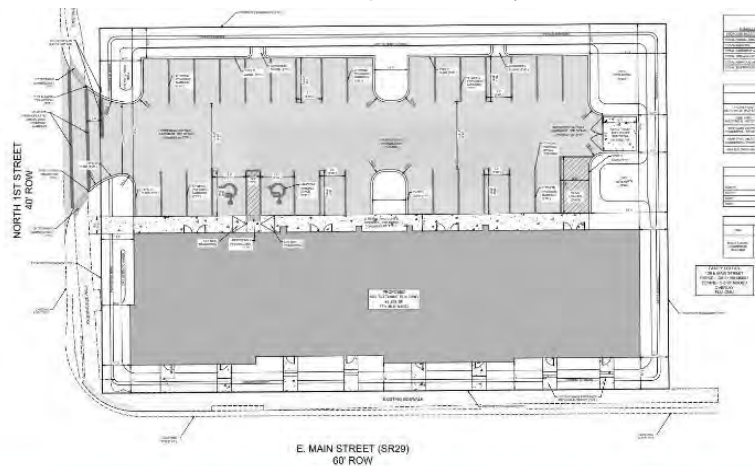
Location: 104 N 1<sup>st</sup> St (northeast corner of 1<sup>st</sup> & Main)

Current Zoning: C-5-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: A&H Invest of Immokalee Inc.

Status: Pre-app meeting held on 7/23/2025. First applicant submittal on 7/23/2025. Staff issued incomplete submittal letter on 8/1/2025 and 8/4/2025. Additional submittal documents submitted on 8/7/2025. Staff issued first comment letter on 9/3/2025.

Second applicant submittal on 9/10/2025. Staff issued second comment letter on 10/10/2025 with comments on landscaping, irrigation and transportation. Third applicant submittal on 10/20/2025. Staff issued third comment letter on 12/5/2025. SDP approval letter issued on 12/19/2025.



Site Development Plan for a +/-8,208 SF multi-tenant commercial building, paving, grading, underground stormwater management system and utility connections to support the overall development. The project will be accessed from N. 1st Street.



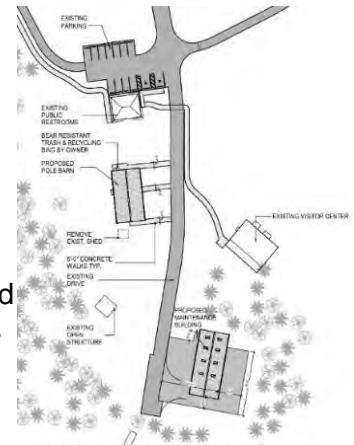
### 31. Pepper Ranch Preserve (SDPA): PL20250003776

Location: 6315 Pepper Ranch Rd

Current Zoning: A-MHO

Owner: Coller County Facility Management

Status: Pre app meeting held on 4/29/2025. First applicant submittal on 6/13/2025. Additional documents submitted on 7/15/2025. Staff issued first comment letter on 8/6/2025. Second applicant submittal on 9/16/2025. Staff issued second comment letter on 10/8/2025 with comments requesting building numbers and meeting vehicular use standards. Third applicant submittal on 10/23/2025. Staff issued second comment letter on 11/19/2025 with zoning and landscaping comments. Third applicant submittal on 11/21/2025. SDPA approval issued on 12/11/2025.



Amend Site Development Plan to add a larger maintenance building, approximately 2100 SF in size, along with pavement around it (no utilities) and replace the existing pole barn. The proposed pole barn will be replacing one of similar size.

### 32. Onda Rose Multi-Family (SDP): PL20240013511

**AKA: Wave at Rose**

Location: Northeast intersection of  
Rose Ave. & School Dr.

Current Zoning: C-5-AOSD

(Agribusiness Overlay Subdistrict) and Airport Overlay

Owner: Peninsula Improvement Corp.

Status: Pre-app meeting held on

12/12/2024. Staff issued incomplete addressing verifications requirements

letter on 3/31/2025. Staff issued an incomplete submittal letter on 03/31/2025. First application submittal on 5/28/2025. Staff issued an incomplete submittal letter on 6/6/2025. Additional documents submitted on 6/26/2025. Staff issued first comment letter on 7/22/2025. Second applicant submittal on 8/8/2025. Staff issued incomplete letter on 8/11/2025. Additional documents submitted on 8/14/2025. Staff issued second comment letter on 9/16/2025 with comments regarding unit numbers, corrections to the preserve area and revisions to drives and roadways. Third applicant submittal on 9/30/2025. Staff issued third comment letter on 10/15/2025 with comments pertaining to easements and fire apparatus road accessibility to every building. Fourth applicant submittal on 10/28/2025. SDP Approval letter issued on 11/19/2025.



Site Development Plan for proposed affordable housing development on 11.5± acres, proposed to include: **Buildings:** Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building) per the Live Local Act. **Amenities:** A playground, clubhouse, pool, lake (pond), and two access points (one at the Rose Ave/ School Drive intersection and one at 13<sup>th</sup> Street SE). **Infrastructure Improvements:** Parking, sidewalks, utilities, and stormwater management.

Staff stipulated that a Right-of-Way (ROW) must be reserved and conveyed to the County for connecting Weeks Terrace to 12 Street future roadway. A 60-foot wide ROW Reservation is shown on Civil Plans.

### **293 Rose Ave (ZLTR): PL20250012065**

Status: Initial applicant submittal on 10/16/2025. Zoning Verification letter issued on 10/28/2025.

Applicant (Zion Zoning) requested to confirm current zoning, permitted uses, approvals, and violations. Staff verified the site is eligible for multifamily affordable housing through the Live Local Act, and there are no open code enforcement violations.

### **Wave at Rose - Affordable Housing (APR): PL20250011207**

Status: Initial applicant submittal on 10/01/2025. Application approved as of 10/29/2025.

Applicant is requesting a reduction in parking requirements due to two transit stops within ¼-mile radius of the site accessible by existing pedestrian infrastructure. Approval granted for reducing the parking by 66 spaces, or 15% pursuant to Florida Statute Section 125.01055.

### **33. Immokalee Fair Housing Alliance Phase 2 (SAP): PL20250012633**

Location: 2070 Corazon De La Comunidad Cir

Current Zoning: Immokalee Fair Housing Alliance Inc.

RPUD (Ord. 2020-23) with Airport Overlay

Owner: Immokalee Fair Housing Alliance Inc.

Status: First applicant submittal on 10/29/2025. Acceptance letter issued on 11/24/2025. Under construction.



Site Acceptance for completion of second phase of developing low income multi-family residential development for migrant workers on Lake Trafford Road. Three buildings are complete. Final project will include 8 buildings (128 units) and community educational / laundry building and associated drainage, utility, pavement and landscape improvements. The units include two- and three-bedroom apartments ranging from approximately 750 to 950 square feet. Land clearing for the site began in September 2021. IFHA has partnered with The Shelter for Abused Women & Children to reserve 16 apartments for program graduates. The second building, which will house individuals from this partnership, is expected to break ground soon. In response to this development, IFHA has amended its construction phasing plan to prioritize the installation of a children's playground. They have initiated a fundraising effort to support this amenity. At the April 9, 2024, Board of County Commissioners (BCC) meeting, the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with IFHA. This agreement allows \$195,160.96 in impact fees to be paid over 30 years as a special assessment for the 16 affordable multi-family rental units within the IFHA Residential Planned Unit Development (RPUD). Link to [IFHA Wink News story](https://www.ifha.info/) For more information, please visit <http://www.ifha.info/>.

### **Immokalee Fair Housing Alliance II (PUDZ): PL20250006894\***

Location: north side of Lake Trafford Road, 8 acres on east side of the phase under construction.

Current Zoning: A-MHO with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Barron Collier Partnership LLLP

Status: First applicant submittal on 12/15/2025. Additional documents submitted on 1/8/2026. First staff review letter issued on 2/6/2026.

Rezone to Residential PUD for 112 rental units affordable for households earning 51-80% of Area Median Income. Seven 2-story buildings are proposed with a community center and two playgrounds on 8.08 acres (13.9 units per acre).

**34. 1244 ARDEN AVE (LS): PL20250008106**

Location: 1244 Arden Ave.

Current Zoning: RSF-4 and Airport Overlay

Owner: Araceli Garcia and Erika Pacheco Franco

Status: Initial applicant submittal on 7/16/2025. Staff issued a comment letter on 8/5/2025. Second applicant submittal on 8/9/2025. Staff issued second comment letter on 8/25/2025. Third applicant submittal on 11/12/2025. Staff issued approval letter on 11/25/2025.

Request for a lot split to turn a +/- 1 acre lot into two +/- 0.5 acre lots.



**35. 418 Jefferson Ave W (AVA): PL20250010332**

Location: 418 Jefferson Ave W

Current Zoning: RMF-6 and Airport Overlays

Owner: Isabel Ramirez Rios

Status: Initial applicant submittal on 9/10/2025 and 9/18/2025. Administrative Variance approval letter issued on 10/17/2025.

Administrative variance for a duplex that encroaches approximately 2.5 feet into the required 25-foot yard setback.



**36. Little Ceasars Immokalee (SDPA): PL20220006843**

Location: 525 N 15<sup>th</sup> St. (SR 29)

Current Zoning: C-4-SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: LC Investment Group LLC.

Status: Pre-app meeting held on 11/16/2022. First applicant submittal on 5/7/2025. Staff issued first comment letter on 6/25/2025. Second applicant submittal on 9/9/2025. SDPA Approval letter issued on 10/8/2025.

Amend the Site Development Plan to add a structure to the existing Little Ceasars for a drive-thru food service restaurant, as well as a second restaurant building with drive thru, and updating the associated site infrastructure.



**37. Boys and Girls Club of Immokalee Gym (SDPA): PL20250005002**

Location: 1155 Roberts Ave. W

Current Zoning: R. Roberts Estates MPUD (Ord. 14-01) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Boys & Girls Club of Collier County Florida Inc.

Status: Pre app meeting held on 5/27/2025. First applicant submittal on 6/20/2025. Staff issued an incomplete letter on 7/1/2025. Additional documents submitted on 7/22/2025. Staff issued first comment letter on 8/18/2025. Applicant second submittal on 9/12/2025. SDP Approval letter issued on 10/9/2025.

Amend Site Development Plan for a proposed gymnasium connected to the existing admin and classroom building. The gym was previously approved in PL20170002137 but not was not constructed.



**38. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPI): PL20250009794**

Location: 110 Airpark Blvd

Current Zoning: AOPUD (Ord. 10-07) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: First applicant submittal on 8/28/2025. SDPI approval letter issued on 9/23/2025.

Request for an insubstantial change to revise the water management summary table. The updated plan shows the revised and correct FEMA and finished floor elevations.



**39. Lee County Electrical Co-op Immokalee Warehouse (SDPI): PL20250008531**

Location: 2060 Global Dr.

Current Zoning: Industrial and Airport Overlay

Owner: Lee County Electric Cooperative Inc.

Status: First applicant submittal on 7/29/2025. SDPI approval letter issued on 8/18/2025.

Insubstantial change to the Lee County Electrical Co-Op Immokalee Warehouse SDP-2006-AR-9510, SDPA PL20240016917, to add a 30' x 300' shade structure/carport over existing gravel pavement on lot 2 of the development. No increase to the air-conditioned floor area, impervious area or modifications to the existing landscaping. No proposed utilities or additional vehicle trips.

**40. Crestview Park Apartments (ZLTR): PL20250008198**

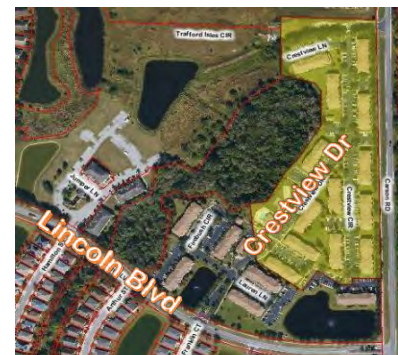
Location: 715 Crestview Dr.

Current Zoning: Arrowhead MPUD with ST/W-3 & W-4 Wellfield Protection Overlay

Owner: Tralee Crestview Owner LLC

Status: First applicant submittal on 7/20/2025. Staff issued an incomplete submittal letter on 7/21/2025. Applicant submittal on 8/4/2025. Zoning Verification Letter issued on 8/28/2025.

Staff verified the current permitted use is multi-family and there are no current building, zoning, or fire code violations.



**41. Heckman Commercial Center – Rear Setback Yard Encroachment (AVA): PL20250007473**

Location: 308 N 1<sup>st</sup> St.

Current Zoning: C-5-AOSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Keith Heckman

Status: Initial applicant submittal on 6/30/2025. Staff issued Administrative Variance on 7/21/2025.

The applicant is requesting a rear yard variance for the 0.10-ft encroachment. The rear setback is 15-ft – foundation survey shows a 14.9-ft setback from rear property line. The constructed CBS walls encroach into required setback. The finished CBS walls will also have a stucco siding finish on the exterior and will encroach even more. Encroachment will not exceed 6 inches.



**42. 120440003 (ZLTR): PL20250007590**

Location: 925 E Delaware Avenue

Current Zoning: MH and Airport Overlay

Owner: Keith T Heckman Jr.

Status: Initial applicant submittal on 7/2/2025. Staff issued Zoning Verification letter on 7/15/2025.

Staff verified permitted uses in the MH (Mobile Home) zoning district include mobile homes and modular homes and subject to additional standards: family care facilities, educational plants, and wireless communication facilities.



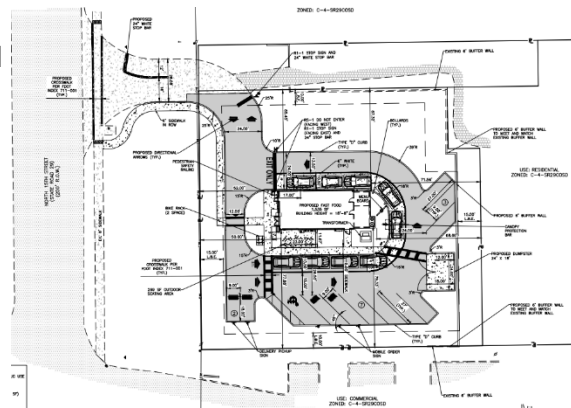
**43. 830 N 15<sup>th</sup> St (SDP): PL20240003652**

Location: 830 N 15<sup>th</sup> St. (SR 29)

Current Zoning: C-4-SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: TCW Enterprises LLC

Status: Initial submittal on 7/31/2024. Second applicant submittal on 10/31/2024. Staff issued an incomplete submittal letter on 11/6/2024. Third applicant submittal on 1/21/2025. Staff issued comment letter on 2/27/2025. Fourth applicant submittal on 3/18/2024. SDP approval letter issued on 4/4/2025. Pre-construction documents submitted on 7/23/2025. Construction started on 9/2/2025.



Demolition of the existing car wash and the construction of a 1,495 square foot Wendy's fast food restaurant with drive-thru, outdoor seating, and associated parking and infrastructure.

**44. Immokalee CAT Transfer Facility (SDPI): PL20250007174**

Location: 155 Immokalee Drive

Current Zoning: RSF-3 (CU) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: First applicant submittal on 6/20/2025. Staff issued SDPI approval letter on 6/27/2025.

Insubstantial change to remove a covered passenger waiting area from the original stamped approved plans for Immokalee CAT Transfer Facility (SDPA), PL20220004362.

**45. Immokalee Foundation Learning Lab 18-home subdivision (PPL): PL20190000473**

Location: Foundation Way

Current Zoning: RMF-6 with ST/W-4 Wellfield Protection and Airport Overlays

Owner: CDC Land Investments Inc.

Status: Construction ongoing.



The Immokalee Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that will serve as a hands-on learning laboratory for students in the foundation's program Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor. On July 13, 2021, BCC meeting (Agenda item 16.F.10) the Board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000. The new homes will be sold at market price to support the construction of the other home in the subdivision. The Foundation sold its first home in December 2021 and closed on another home in October 2024. In December the Esperanza (Hope) Model was completed and available for purchase. To date 11 homes have been completed.

**46. Kaicasa Phase One (PPLA): PL20220000198**

Location: Kaicasa Lane

Current Zoning: Kaicasa RPUD (Ord. 2023-12) with Airport Overlay

Owner: Habitat for Humanity of Collier County

Status: Under construction

Kaicasa is located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community sits adjacent to the existing Farm Workers Village (subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions). Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will have 280 homes, making it one of the largest Habitat subdivisions in the country. Construction started in August 2022 and the first homes closed in June 2023.

Approximately 32 homes have closed since the summer. There are currently 12 homes under construction. The minimum income to apply is \$35,000 and the maximum up to 80% AMI. Habitat is accepting applications for this development.

For more information, please visit

<https://www.habitatcollier.org/communities/kaicasa/>



**47. Casa San Juan Diego (SDP): PL20230018133**

Location: 976 Boston Ave.

Current Zoning: RMF-6 with ST/W-2 & W-3 Wellfield Protection and Airport Overlays

Owner: Trinity Enterprise Holdings

Status: SDP approved on 5/12/2025. Construction started on 9/22/2025.



The Casa San Juan Diego Multi-Family affordable housing development is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a club house, a multi-use play field, and a multi-use court.

National Development of America, Inc., received funding from Florida Housing and applied for Collier County grant funding in February 2024. Project updates were presented at the February 21, 2024, CRA Advisory Board Meeting. Bowman Consulting presented project updates at the February 19, 2025, and requested a letter of support from the CRA. The Board approved providing a letter of support for the project.

**48. LGI Homes (SIP): PL20220001238**

Location: 1249 Bush Street W

Current Zoning: Arrowhead MPUD (Ord. 2008-36)

Owner: LGI Homes

Status: Construction ongoing.

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee.



**49. Williams Farm RPUD (PUDZ): PL20210001434**

Location: south side of Lake Trafford Road (Property ID# 00113600106 & 0011360009)

Current Zoning: Williams Farm RPUD (Ord. 2023-23)

Owner: James E Williams Jr Trust

Status: First application submittal on 11/4/2021. Staff issued first comment letter on 1/6/2021. Second applicant submittal on 4/6/2022. Staff issued second letter on 5/5/2022. Third applicant submittal on 7/8/2022. Staff issued third comment letter on 8/10/2022. Daniel Delisi held an information meeting on 8/30/2022 and presented to the CRA on 9/21/2022. Fourth applicant submittal on 10/24/2022. Staff issued fourth comment letter on 11/23/2022. Fifth applicant submittal on 12/23/2022. Ordinance 2023-23 approved by BCC on 5/23/2023.



Approved for 336 single family homes.

On 9/18/2025 Collier County purchased the 2,247-acre property for \$20.77 million with plans to use the land for parks and affordable housing.



**50. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPA): PL20230012330**

Location: 165 Airpark Blvd.

Current Zoning: AOPUD with ST/W-3 and Airport Overlays

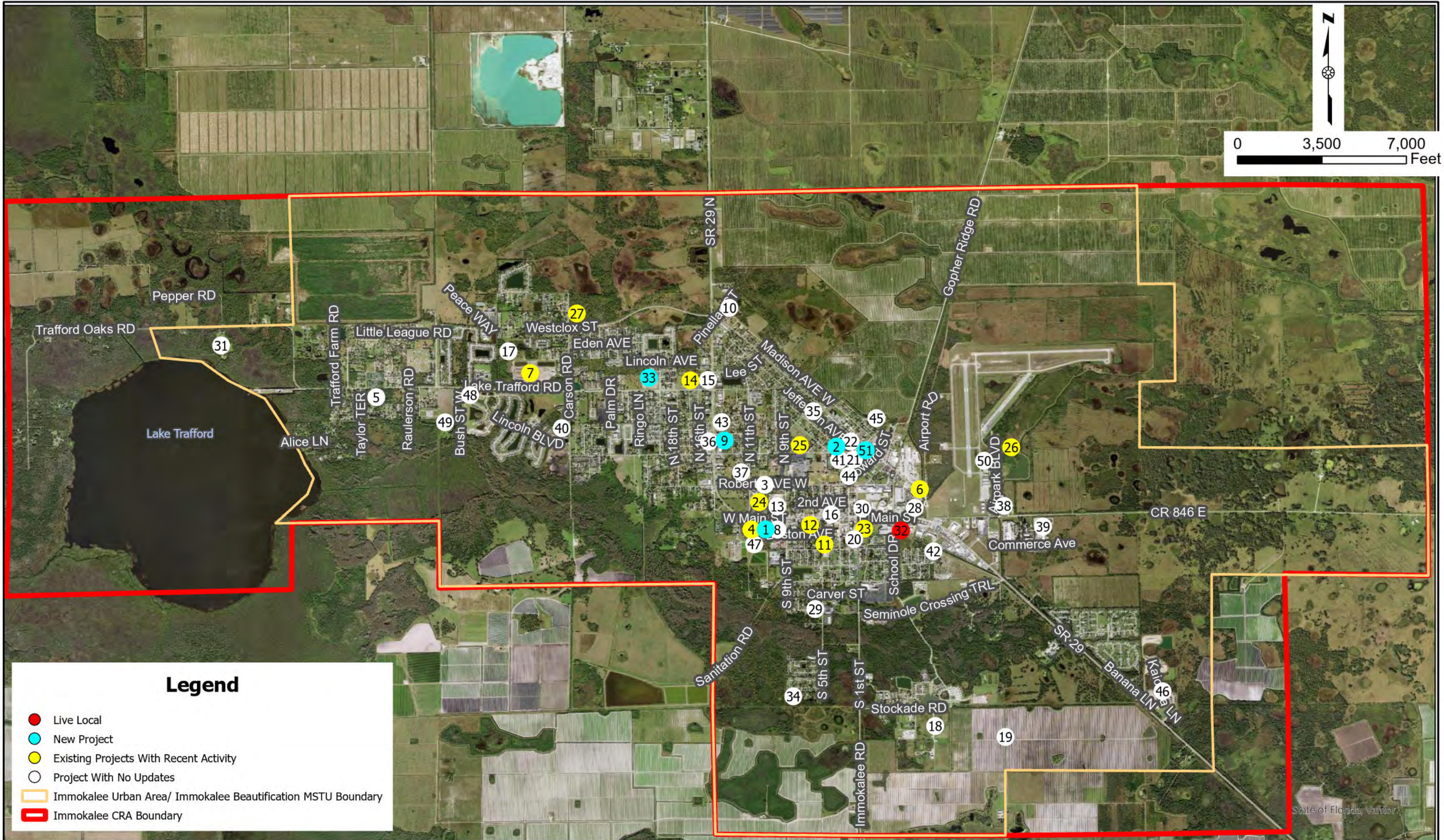
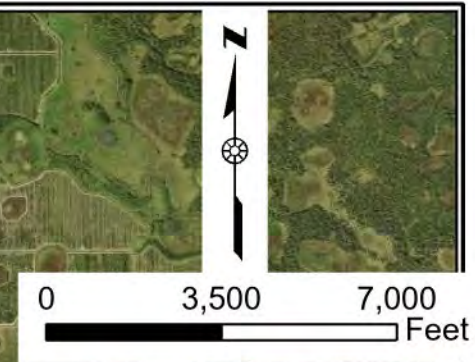
Owner: Collier County

Status: SDPA approved on 4/29/2024. Under construction. Final Site Acceptance documentation filed by applicant on 11/21/2025.

Construction of 4 hangars, pavement and necessary utility infrastructure to support the project.







**Legend**

- Live Local
- New Project
- Existing Projects With Recent Activity
- Project With No Updates
- Immokalee Urban Area/ Immokalee Beautification MSTU Boundary
- Immokalee CRA Boundary



Immokalee CRA  
Collier County, Florida



JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
E.B. #642 & L.B. #642

February 2026  
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
February 2026	25007811	-	As Shown	25 of 25







**A&M PROPERTY MAINTENANCE, LLC**  
 Immokalee MSTU- Landscape Maintenance (#23-8084)

**Month of: March 2026**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		<b>3/7/2026</b>	<b>3/14/2026</b>	<b>3/21/2026</b>	<b>3/28/2026</b>	<b>4/4/2026</b>
<b>Item</b>	<b>Description</b>					
1	Pre-Service Cleaning	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
2	Mowing & Edging - Multiple Medians	n/a	3/11/2026	n/a	3/25/2026	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	3/11/2026	n/a	3/25/2026	n/a
4	Weeding - Medians - Hand & Chemical	n/a	3/11/2026	n/a	3/25/2026	n/a
5	General Site Trimming & Pruning - Medians	3/7/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	3/5/2026	3/12/2026	3/19/2026	3/26/2026	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	3/12/2026	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
13	Irrigation System Inspection & Wet-Check	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>		<b>3/7/2026</b>	<b>3/14/2026</b>	<b>3/21/2026</b>	<b>3/28/2026</b>	<b>4/4/2026</b>
<b>Item</b>	<b>Description</b>					
14	Pre-Service Cleaning	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
15	Mowing & Edging - Multiple Medians	n/a	3/11/2026	n/a	3/25/2026	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	3/11/2026	n/a	3/25/2026	n/a
17	Weeding - Medians - Hand & Chemical	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
18	General Site Trimming & Pruning -	3/7/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
25	Irrigation System Inspection & Wet-Check	n/a	3/11/2026	3/18/2026	3/25/2026	n/a
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		<b>3/7/2026</b>	<b>3/14/2026</b>	<b>3/21/2026</b>	<b>3/28/2026</b>	<b>4/4/2026</b>
<b>Item</b>	<b>Description</b>					
26	Pre-Service Cleaning	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
27	Mowing & Edging - (No Medians)	n/a	3/11/2026	n/a	3/25/2026	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	n/a	3/11/2026	n/a	3/25/2026	n/a
29	Weeding - Hand & Chemical	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
30	General Site Trimming & Pruning	3/7/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	3/15/2026	n/a	n/a
37	Irrigation System Inspection & Wet-Check	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		<b>3/7/2026</b>	<b>3/14/2026</b>	<b>3/21/2026</b>	<b>3/28/2026</b>	<b>4/4/2026</b>
<b>Item</b>	<b>Description</b>					
38	Pre-Service Cleaning	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
39	Mowing & Edging - (No Medians)	n/a	3/11/2026	n/a	3/25/2026	n/a
40	Weeding - Hand & Chemical	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
41	General Site Trimming & Pruning	3/7/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	3/4/2026	3/11/2026	3/18/2026	3/25/2026	n/a
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a		n/a
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>		<b>3/7/2026</b>	<b>3/14/2026</b>	<b>3/21/2026</b>	<b>3/28/2026</b>	<b>4/4/2026</b>
<b>Item</b>	<b>Description</b>					
78	Brick Pavers & Stamped Concrete	n/a	n/a	n/a	3/28/2026	n/a
79	Sidewalks	n/a	n/a	n/a	3/28/2026	n/a
80	Sign Faces ***	n/a	n/a	n/a	3/28/2026	n/a

**A&M PROPERTY MAINTENANCE, LLC**  
Immokalee MSTU- Landscape Maintenance (#23-8084)

**Month of: February 2026**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	2/4/2026				
2	Mowing & Edging - Multiple Medians	n/a				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a				
4	Weeding - Medians - Hand & Chemical	n/a				
5	General Site Trimming & Pruning - Medians	2/7/2026				
6	Post-Service Cleaning - All Areas	2/5/2026				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a				
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
13	Irrigation System Inspection & Wet-Check	2/4/2026				
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	2/4/2026				
15	Mowing & Edging - Multiple Medians	n/a				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a				
17	Weeding - Medians - Hand & Chemical	2/4/2026				
18	General Site Trimming & Pruning	2/7/2026				
19	Post-Service Cleaning - All Areas	2/4/2026				
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
25	Irrigation System Inspection & Wet-Check	2/4/2026				
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	2/4/2026				
27	Mowing & Edging - (No Medians)	n/a				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a				
29	Weeding - Hand & Chemical	2/4/2026				
30	General Site Trimming & Pruning (Biweekly)	2/7/2026				
31	Post-Service Cleaning - All Areas	2/4/2026				
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
36	Turf: Herbicides, applied to total area as needed per Month	n/a				
37	Irrigation System Inspection & Wet-Check	2/4/2026				
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	2/4/2026				
39	Mowing & Edging - (No Medians)	n/a				
40	Weeding - Hand & Chemical	2/4/2026				
41	General Site Trimming & Pruning	2/7/2026				
42	Post-Service Cleaning - All Areas	2/4/2026				
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
47	Turf: Herbicides, applied to total area as needed per Month	n/a				
48	Irrigation System Inspection & Wet-Check	n/a				
<b>INCIDENTAL WORK COMPLETED &amp; SUBMITTED FOR PAYMENT</b>		<b>APPROVED ESTIMATES- IN PROGRESS</b>				
		<b>ESTIMATES PENDING APPROVAL</b>				

**A&M PROPERTY MAINTENANCE, LLC**  
Immokalee MSTU- Landscape Maintenance (#23-8084)

**Month of: February 2026**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		<b>2/7/2026</b>	<b>2/14/2026</b>	<b>2/21/2026</b>	<b>2/28/2026</b>
<b>Item</b>	<b>Description</b>				
1	Pre-Service Cleaning	2/4/2026	2/11/2026	2/18/2026	2/25/2026
2	Mowing & Edging - Multiple Medians	n/a	2/11/2026	n/a	2/25/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	2/11/2026	n/a	2/25/2026
4	Weeding - Medians - Hand & Chemical	n/a	2/11/2026	n/a	2/25/2026
5	General Site Trimming & Pruning - Medians	2/7/2026	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	2/5/2026	2/12/2026	2/19/2026	2/26/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	2/12/2026	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	2/4/2026	2/11/2026	2/18/2026	2/25/2026
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>		<b>2/7/2026</b>	<b>2/14/2026</b>	<b>2/21/2026</b>	<b>2/28/2026</b>
<b>Item</b>	<b>Description</b>				
14	Pre-Service Cleaning	2/4/2026	2/11/2026	2/18/2026	2/25/2026
15	Mowing & Edging - Multiple Medians	n/a	2/11/2026	n/a	2/25/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	2/11/2026	n/a	2/25/2026
17	Weeding - Medians - Hand & Chemical	2/4/2026	2/11/2026	2/18/2026	2/25/2026
18	General Site Trimming & Pruning -	2/7/2026	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	2/4/2026	2/11/2026	2/18/2026	2/25/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	2/4/2026	2/11/2026	2/18/2026	2/25/2026
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		<b>2/7/2026</b>	<b>2/14/2026</b>	<b>2/21/2026</b>	<b>2/28/2026</b>
<b>Item</b>	<b>Description</b>				
26	Pre-Service Cleaning	2/4/2026	2/11/2026	2/18/2026	2/25/2026
27	Mowing & Edging - (No Medians)	n/a	2/11/2026	n/a	2/25/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	n/a	2/11/2026	n/a	2/25/2026
29	Weeding - Hand & Chemical	2/4/2026	2/11/2026	2/18/2026	2/25/2026
30	General Site Trimming & Pruning	2/7/2026	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	2/4/2026	2/11/2026	2/18/2026	2/25/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	2/4/2026	2/11/2026	2/18/2026	2/25/2026
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		<b>2/7/2026</b>	<b>2/14/2026</b>	<b>2/21/2026</b>	<b>2/28/2026</b>
<b>Item</b>	<b>Description</b>				
38	Pre-Service Cleaning	2/4/2026	2/11/2026	2/18/2026	2/25/2026
39	Mowing & Edging - (No Medians)	n/a	2/11/2026	n/a	2/25/2026
40	Weeding - Hand & Chemical	2/4/2026	2/11/2026	2/18/2026	2/25/2026
41	General Site Trimming & Pruning	2/7/2026	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	2/4/2026	2/11/2026	2/18/2026	2/25/2026
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a



**A&M PROPERTY MAINTENANCE, LLC**  
Immokalee MSTU- Landscape Maintenance (#23-8084)

**Month of: January 2026**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
2	Mowing & Edging - Multiple Medians	n/a	n/a	1/14/2026	n/a	1/28/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	n/a	1/14/2026	n/a	1/28/2026
4	Weeding - Medians - Hand & Chemical	n/a	n/a	1/14/2026	n/a	1/28/2026
5	General Site Trimming & Pruning - Medians	1/3/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	1/1/2026	1/8/2026	1/15/2026	1/22/2026	1/29/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	1/8/2026	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
13	Irrigation System Inspection & Wet-Check	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
15	Mowing & Edging - Multiple Medians	n/a	n/a	1/14/2026	n/a	1/28/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	n/a	1/14/2026	n/a	1/28/2026
17	Weeding - Medians - Hand & Chemical	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
18	General Site Trimming & Pruning	1/3/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
25	Irrigation System Inspection & Wet-Check	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
27	Mowing & Edging - (No Medians)	n/a	n/a	1/14/2026	n/a	1/28/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	n/a	1/14/2026	n/a	1/28/2026
29	Weeding - Hand & Chemical	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
30	General Site Trimming & Pruning (Biweekly)	1/3/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	1/20/2026	n/a
37	Irrigation System Inspection & Wet-Check	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
39	Mowing & Edging - (No Medians)	n/a	n/a	1/14/2026	n/a	1/28/2026
40	Weeding - Hand & Chemical	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
41	General Site Trimming & Pruning	1/3/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	1/7/2026	1/14/2026	1/21/2026	1/28/2026
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>						
Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
82	Seasonal Banner and Holiday Decoration	n/a	1/10/2026	n/a	n/a	n/a
<b>INCIDENTAL WORK COMPLETED &amp; SUBMITTED FOR PAYMENT</b>		<b>APPROVED ESTIMATES- IN PROGRESS</b>				
INV# IMMNC - 207   EST# 1740 First Street - Replace Valve in First Median EST# 1741 - Triangle - Repair Irrigation Break						
		<b>ESTIMATES PENDING APPROVAL</b>				



# Collier County

2026 and beyond

Planned Projects at the Immokalee Airport

# Constraints

- FAA and FDOT's complicity is required for both the timing and the funding amount for these projects.
- FAA and FDOT are likely to require a Master Plan Update at IMM in 2027 and much of what we want to do will be based on the completed Master Plan.
- There is a local or Collier County \$\$\$ share of each of these projects that must be budgeted for and approved.
- There is only \$150,000 annually that is provided to the Immokalee Regional Airport from the FAA. These are Airport Improvement Program entitlement funds. FAA – AIP discretionary funding is only available for FAA priority projects.





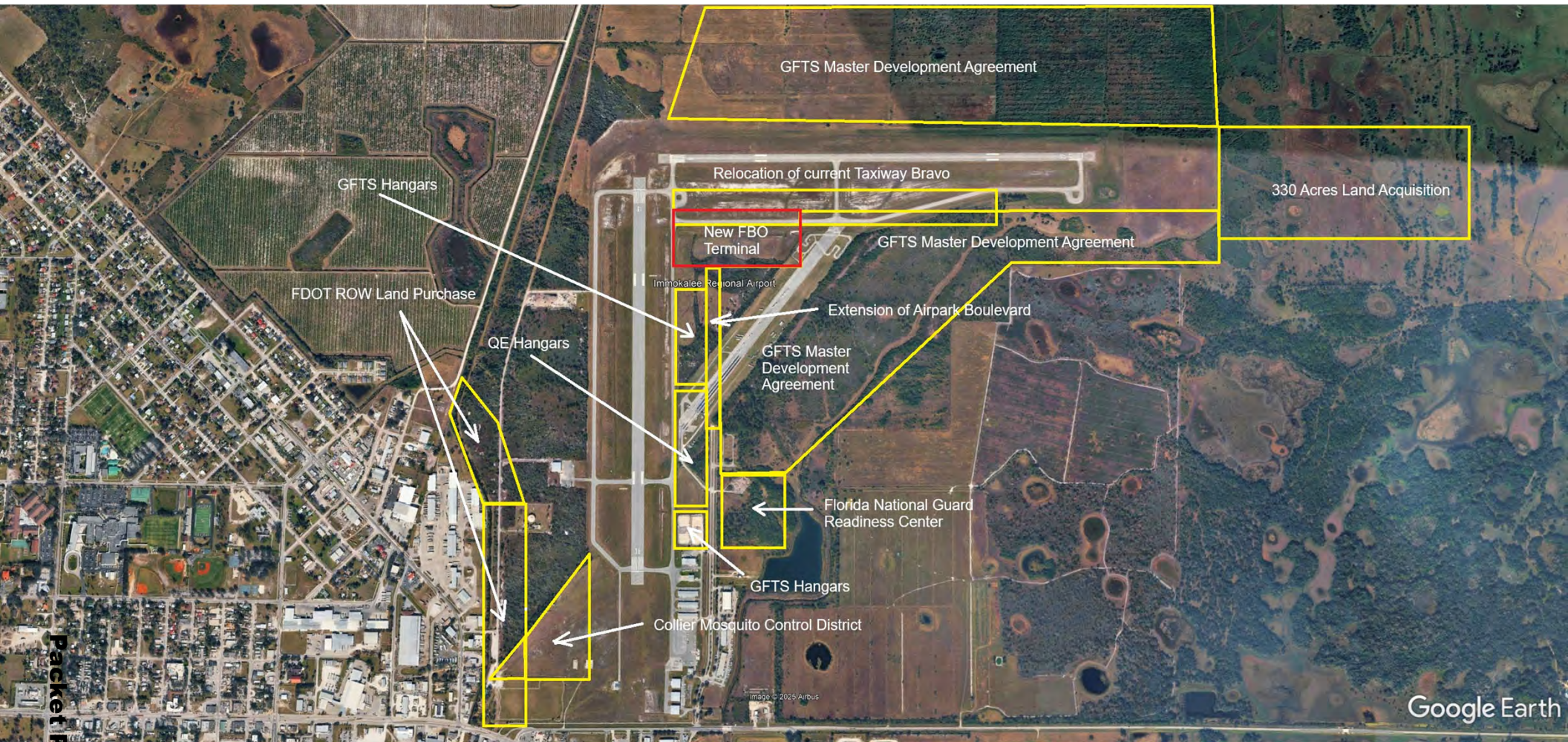


Image © 2025 Airbus

Google Earth





## Immokalee Regional Airport (IMM) Planned Projects

- 2026 – Security Enhancements – Automating the vehicle gate on County Road 846 on the southwest corner of the airport and the purchase and installation of a 100KW Emergency back-up generator. This project is 90% designed and will go out to bid in January of 2026 and must be completed by June 30<sup>th</sup> of 2026.
- 2026 - Identification, Mapping, and Survey of all IMM Airport wetlands.
- 2026 Approximately 330 Acres of Land Acquisition for the ultimate Extension of Runway 9-27 to 10,000 feet, including the Runway Safety Area (RSA).
- 2027 – Engineering & Design of the 1,600 foot Extension of Airpark Boulevard followed by the construction in 2028.
- 2027 – Master Plan Update.
- 2027 – A “Need and Justification” analysis for the Extension of Runway 9-27 to 7,500 feet from 5,000 feet and possibly widening to 150 feet from its current 100-foot width with the design and construction in 2027 and 2028.



## **Immokalee Regional Airport (IMM) Planned Projects**

- 2028 FDOT Right-of-Way land acquisition for new road connecting County Road 826 to State Road 29 and to State Road 82.
- 2029 – Relocation of current Taxiway Bravo (future Taxiway Charlie).





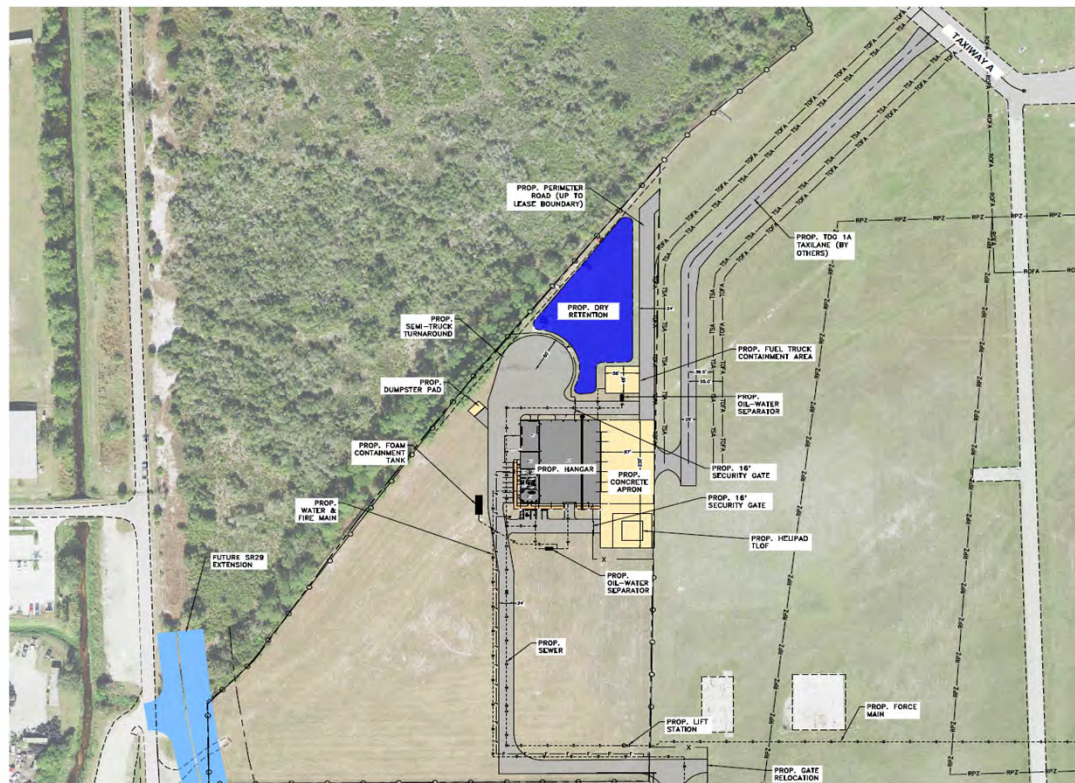
# **Immokalee Regional Airport (IMM) Planned Projects Not funded by Collier County, FAA, or FDOT**

- 2025 – Private Sector (GFTS) funded 4 new Aircraft Hangars
- 2026 – Private Sector (QE) funded 26 new Aircraft Hangars
- 2026 – Private Sector (GFTS) funded 12 new Aircraft Hangars
- 2026 – Florida National Guard Readiness Center
- 2026 – GFTS Master Development Agreement for 500+ acres of IMM developable land.
- 2026 – Collier Mosquito Control District – Aircraft Hangar & Support





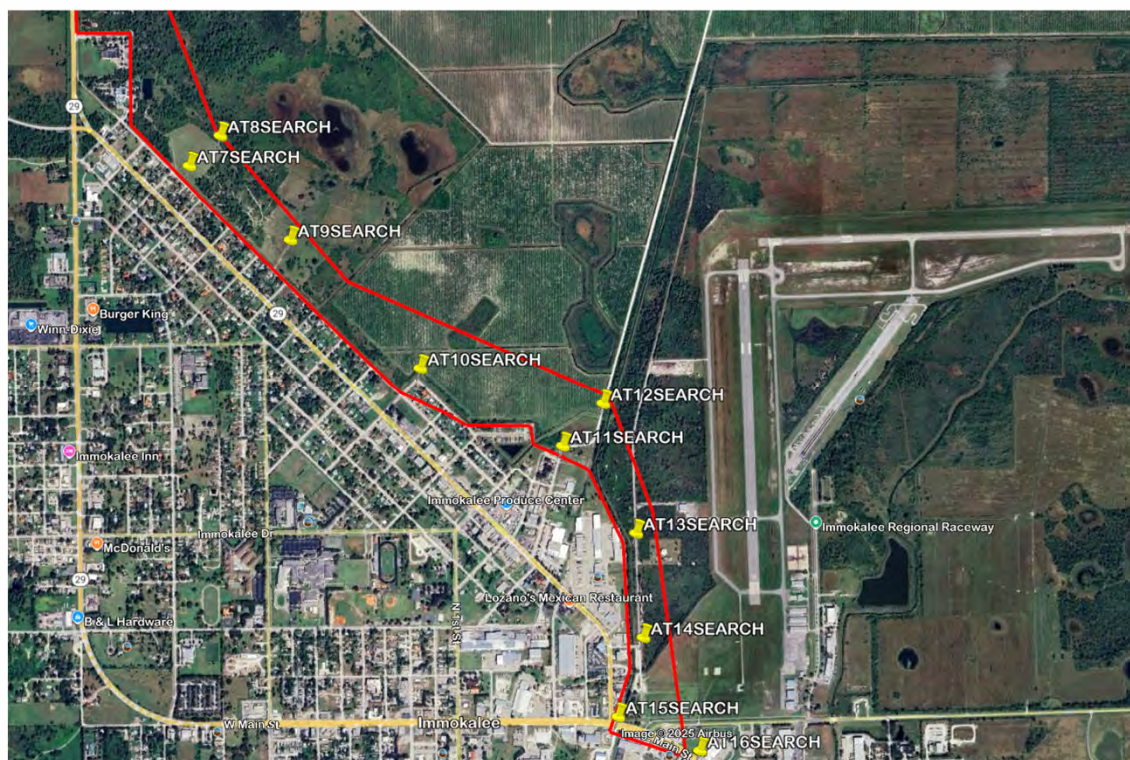
# Immokalee Regional Airport (IMM) Collier Mosquito Control District





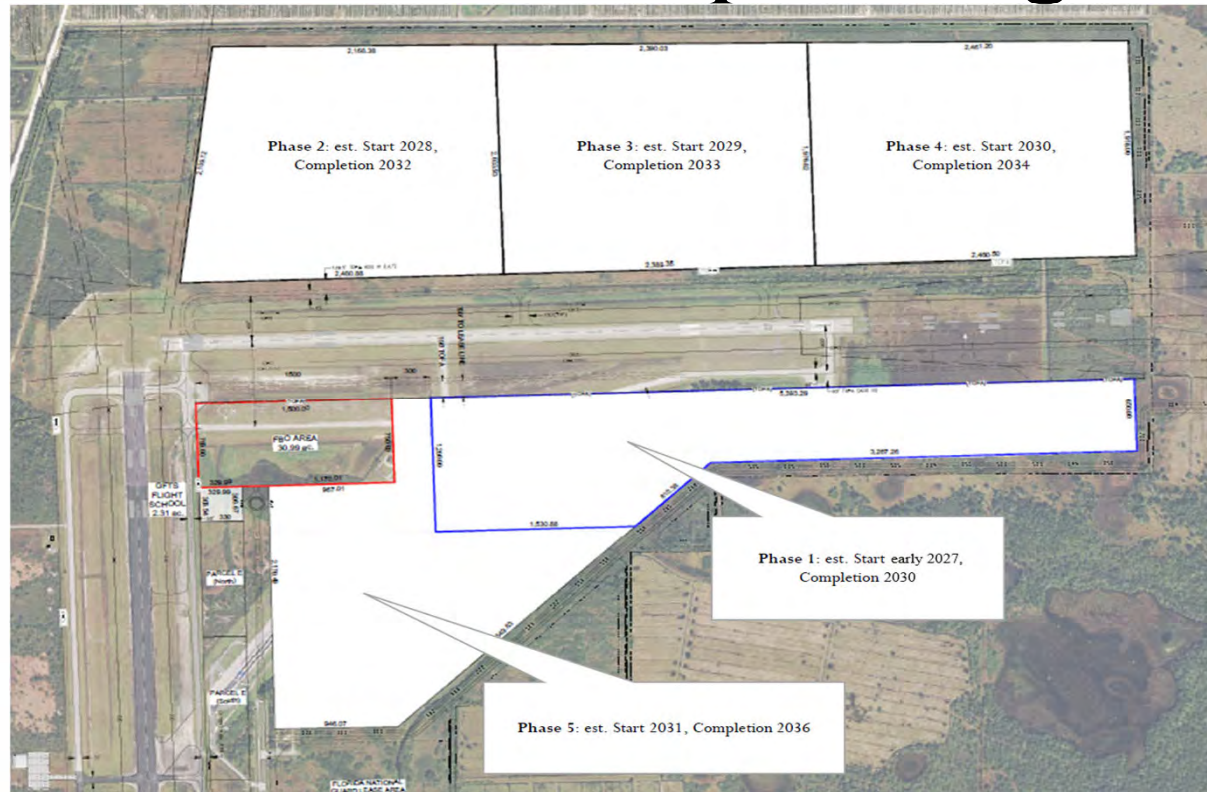


# Immokalee Regional Airport (IMM) FDOT Right-of-Way Land Acquisition





# Immokalee Regional Airport (IMM) GFTS Master Development Agreement





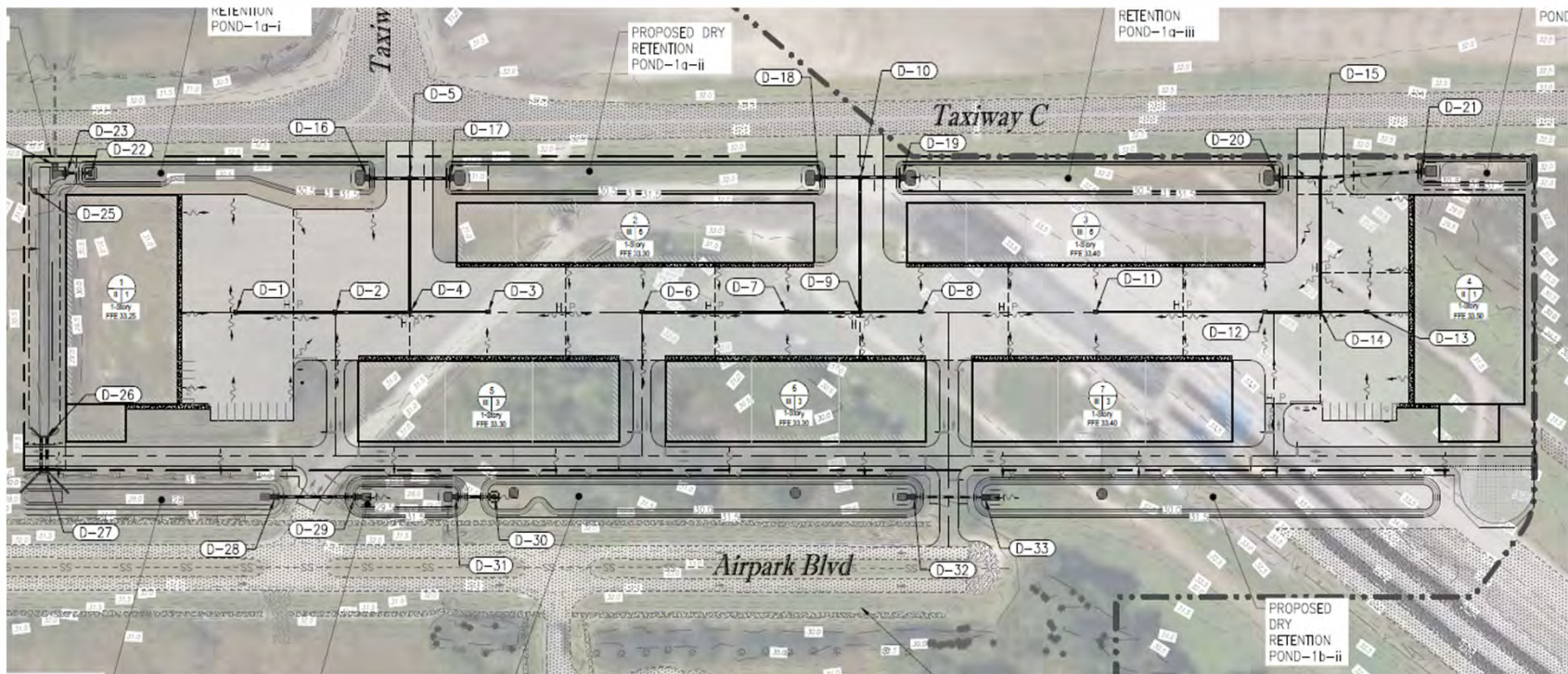








# Immokalee Regional Airport (IMM) QE South Parcel E - Hangars









RCMA Lipman Family Campus



Immokalee Fair Housing Alliance

# 2025

## ANNUAL REPORT





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## Vision Statement

A rural community that provides safe and affordable multigenerational living opportunities, interconnected pedestrian and transportation connections, a pristine environment, and a thriving economy that celebrates a diverse culture.

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

# Immokalee

Enclosure 11



*My Home*

## History

Immokalee is an unincorporated area in Collier County. Originally known as Gopher Ridge by the Seminole and Miccosukee Indians, Immokalee means “My Home” in the Mikasuki language, and also in Miccosukee, Mikisúkî or Hitchiti-Mikasuki, a Muskogean language. After starting as a cattle ranch town in the 1800’s it has grown to a culturally diverse rural agriculture community rich in history. The community is known as the prime producer of winter vegetables for the eastern United States.

## Demographics

U.S. Census Bureau’s, American Community Survey (ACS) 2023,

- Population – 25,624
- Median age - 30 years
- Median household income \$46,143

## Transportation

The Immokalee Regional Airport is a general aviation airport located one mile northeast of the central business district. The County-owned facility provides a great opportunity for business recruitment and economic diversification.

- Collier Area Transit (CAT) provides local bus service and para-transit.
- The main road through Immokalee is State Road 29.
- Other important county roads through the region are CR 29A (New Market Road) and CR 846 (Immokalee Road).

## Community & Education

Immokalee is the center of the region’s agriculture industry and home to many families who work the vast fields that produce a large amount of the United States’ fresh produce.

The Collier County School Board is responsible for all public schools in Immokalee including five elementary schools, Immokalee Middle School and Immokalee High School. iTECH technical college and Bethune Education Center provide additional training. RCMA Charter School and Pace Center for Girls are also in the community and provide alternative education programs. Ave Maria University is approximately 6 miles away in the community of Ave Maria.



# 2025 COLLIER COUNTY

Enclosure 11

## BOARD OF COUNTY COMMISSIONERS

On March 14, 2000, the Board of County Commissioners adopted Resolution 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency.



**Rick LoCastro**  
District 1



**Chris Hall**  
District 2



**Burt Saunders**  
District 3  
BCC Chairman



**Dan Kowal**  
District 4  
CRA Co-Chair



**William L. McDaniel Jr.**  
District 5  
CRA Co-Chair

**Local Redevelopment Advisory Board (January 2025 – July 2025)**

Mike Facundo, Chair  
Lupita Vazquez Reyes, Vice-Chair  
Mark Lemke  
Anne Goodnight  
Estil Null  
Edward “Ski” Olesky  
Yvar Pierre  
Paul Thein

**Immokalee Beautification MSTU Advisory Committee (January 2025 – July 2025)**

Bernardo Barnhart, Chair  
Jimmy Nieves, Vice-Chair  
Andrea Halman  
Cherryle Thomas  
David Turrubiardez Jr.

**Immokalee Community Redevelopment Advisory Board (Merged in August 2025)**

Mike Facundo, Chair  
Bernardo Barnhart, Vice-Chair  
Mark Lemke  
Anne Goodnight  
Yvar Pierre  
Paul Thein  
Lupita Vazquez Reyes  
Jimmy Nieves  
Oscar Lugo  
Edward “Ski” Olesky  
Estil Null



# CRA BOARD CO-CHAIR

Enclosure 11



**William L. McDaniel, Jr.**  
District 5  
CRA Board Co-Chair

Chairman of Board of County Commissioners  
1/11/22 to 1/10/23

Vice-Chairman to the Board of County  
Commissioners 1/12/21 to 1/11/22

Serves on the NACo Environment, Energy and  
Land Use Steering Committee (EELU)

Serves on the Southwest Florida Regional  
Planning Council (SWFRPC)

Public Safety Committee 1/9/18 to 1/8/19  
County Government Productivity Committee  
1/9/18 to 1/8/19 and 2021

Current Co-Chair of the Immokalee CRA

William L. McDaniel, Jr. was born in Franklin, Penn., on March 25, 1961, the eldest of three children. His mother, brother (a retired Marine Corps staff sergeant) and sister still live in the Franklin area. A 1979 graduate of Rocky Grove High School, William enrolled at Clarion State University, where he majored in accounting and computer programming with a minor in economics. To pay for college, William worked as a carpenter. A job building a stable (Naples Therapeutic Riding Center) brought him to Naples in 1981, and he has lived in the area ever since.

After moving to Naples, William became a licensed real estate salesperson and, in 1985, he became a licensed Realtor. He founded the Realty Company in 1987, which he manages today, focusing on the sale, management, and development of real estate in Southwest Florida. In 1998, he founded Big Island Excavating, Inc., a mining company with an office located in District 5 in eastern Collier County. The company, which William manages today, has operated mines in four Southwest Florida counties (Collier, Lee, Hendry, and Charlotte). In 1999, William was a founding director of Marine National Bank. When the company was bought by Old Florida Bank in 2003, William was selected to represent the shareholders and to serve on the new board of Old Florida Bank, until its sale in 2007 to the Bank of Florida. William currently owns and operates Lazy Springs Recreational Park and employs more than 30 people.

Among his civic activities, William is currently the chairman of the Strategic Planning Committee of Goodwill of Southwest Florida and has served on the Board of Directors of that organization since 1998. He is the founder of and the current president of the Corkscrew Island Neighborhood Association. From 2007 until early 2009, he served as the chairman of the Board of County Commissioners-appointed East of 951 Horizon Study Committee. He also served for two years on the Board of County Commissioners-appointed Rural Lands Stewardship Overlay Review Committee. In 2013, he was appointed by Gov. Rick Scott to the Collier County Housing Authority and served on that Authority until his election as Collier County Commissioner on November 8, 2016. He was re-elected to the Board of Collier County Commissioner on November 3, 2020 and August 20, 2024.

William has two children: Kelley Marie, a graduate of Florida Gulf Coast University, and William III, who is a carpenter/contractor. In their free time, the family enjoys outdoor activities like hunting, fishing, and boating.

## ADVISORY BOARD CHAIR/VICE-CHAIR



**Mike Facundo,**  
CRA Chair

Mike Facundo, CRA Chair, born in Naples and raised in Immokalee. Mr. Facundo is currently working with Hoffman-Facundo Architects. He recently left Redlands Christian Migrant Association (RCMA) where he was employed with them for over 25 years.



**Bernardo Barnhart,**  
CRA Vice-Chair

Bernardo Barnhart, CRA Vice-Chair, was born in Naples, Florida and raised in Immokalee. Mr. Barnhart has been in the banking industry for over 18 years and is currently the Vice-President of the First Bank of Immokalee. He serves on various boards.

**Packet Page 101**





## **Christie A. Betancourt, Assistant Division Director**

Christie was promoted to Assistant Division Director in July 2024. She has worked for Collier County for 25 years. She joined the team in 2008 and manages the day-to-day operations.

## **Yvonne Blair, Project Manager**

Yvonne joined the Immokalee CRA Team in September 2020. She has over 25 years of sales experience. She manages capital projects and maintenance activities.

## **Yuridia Zaragoza Operations Support Specialist**

Yuridia joined the CRA Team in October 2022. She is tasked with assisting with active community projects and providing the community with public meeting information. Yuridia was promoted in October 2024.

## **John Dunnuck, Facilities and CRA Executive Director**

John retired from the County in January 2026. He brought a long resume of public service and facilities expertise to this combined role as Executive Director of Facilities and Community Redevelopment Area.

## **Michael McNees, Facilities and CRA Executive Director**

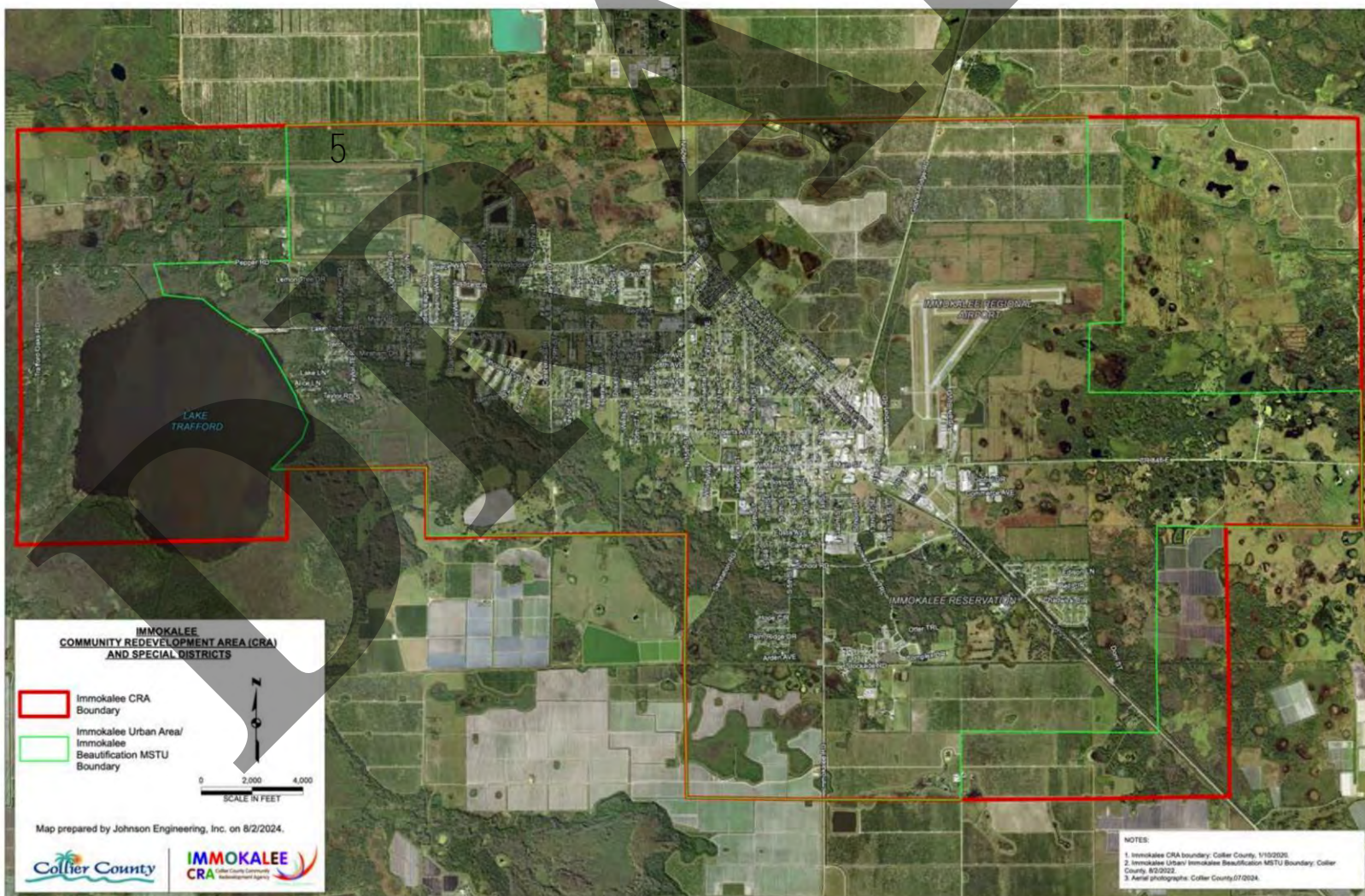
Mike joined the CRA Team in December 2025. Before returning to Collier County, Mike previously served as Administrator for Collier County in the early 2000s.



# CRA & MSTU BOUNDARY



The Immokalee Community Redevelopment Area (ICRA) covers all of Immokalee. The Urban designated area is a community of approximately 30 square miles, or  $\pm 17,116$  acres; the Redevelopment Area boundary extends beyond the urban area boundary and contains a total of  $\pm 24,386$  acres, including Lake Trafford and lands designated as Rural Land Stewardship Areas on the Collier County Future Land Use Map.





## WHAT IS A



**Community Redevelopment Agency (CRA)** refers to a public entity created by Collier County to implement the activities outlined under Chapter 163 of the Florida Statutes. The Board of County Commissioners (BCC), is the ex-officio governing Board of the CRA. On March 14, 2000, the BCC adopted Resolutions 2000-82 and 2000-83, establishing the Collier County CRA and identifying two areas within unincorporated Collier County as areas in need of redevelopment. On June 13, 2000, the BCC adopted Resolution 2000-181 adopting the Community Redevelopment. The Plan lays out the framework of goals, objectives, and strategies to support the community vision. The first amendment to the plan was approved on April 23, 2019. The second amendment to the plan was approved on May 10, 2022.

In 2016, Resolution 2016-198 was adopted to revise the bylaws to clarify the membership and terms of office of the Immokalee Local Redevelopment Advisory Board. The purpose of this nine-member committee is to be the primary vehicle for community and professional input to the CRA for matters relating to the Immokalee Community Redevelopment Area. On May 27, 2025, CRA Resolution 2025-113 was adopted and the creation and bylaws of the Immokalee Community Redevelopment Advisory Board, and partially repealing CRA Resolution No. 2001-98, to replace the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee.

The Immokalee Community Redevelopment Advisory (CRA) Board will serve as the primary source of community input to the CRA and Board regarding the Immokalee Community Redevelopment Area and MSTU, and to make recommendations to the CRA and Board to further the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Area Plan and MSTU. The Board is composed of nine-voting members with two non-voting members. Terms are 4 years. Membership represents 2 Immokalee residents, 2 Immokalee Business/Commercial Property Owners, 1 Immokalee Non-Profit Representative, 1 Resident of the MSTU, 3 At-Large, and 2 Non-Voting members.



### How is CRA funding created?

Property values in the CRA are capped, or frozen, at the assessed value for an established base year (2000). Thereafter, any tax revenues due to increases in property values in excess of the base are dedicated to the redevelopment area. The generated revenue is known as tax increment financing (TIF) and is used in the Immokalee CRA to leverage its redevelopment efforts. The 2000 frozen tax base for the Immokalee Community Redevelopment Area is \$148,645,590. The tax value for FY 2025 was \$536,200,016, which is a \$387,554,426 increase in total property values since 2000. This incremental increase resulted in a TIF revenue of \$1,360,500 for 2025.

# WHAT IS A



A **Municipal Service Taxing Unit (MSTU)** is a funding mechanism where community members, with Board approval, assess themselves to make improvements to their neighborhood and/or community area and provide additional services based on community desire within a specific district boundary.

## How is MSTU funding created?

The MSTU's enabling ordinance establishes the maximum millage rate that can be levied to implement the mission of the MSTU. Annually, the Board of County Commissioners approves the millage rate and budget to implement the yearly work plan.

The seven-member committee was established by Ordinance No. 11-39, as amended by Ordinance No. 20-47, to assist the Board of County Commissioners in the business affairs of the Immokalee MSTU District and prepare and recommend an itemized budget to carry out the business of the District for each fiscal year. The CRA serves as administrator and manager of the Immokalee MSTU.

The Board desired to merge the CRA-created Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee into a single unified advisory committee, to advise the Board and/or CRA on matters pertaining to both the MSTU and the Immokalee Community Redevelopment Area.

On May 27, 2025, the Board of Collier County Commissioners approved Ordinance No. 2025-27, an ordinance creating the Immokalee Community Redevelopment Advisory Board; providing for repeal of Ordinance No. 2002-52, as amended, which created the Immokalee Beautification Advisory Board.



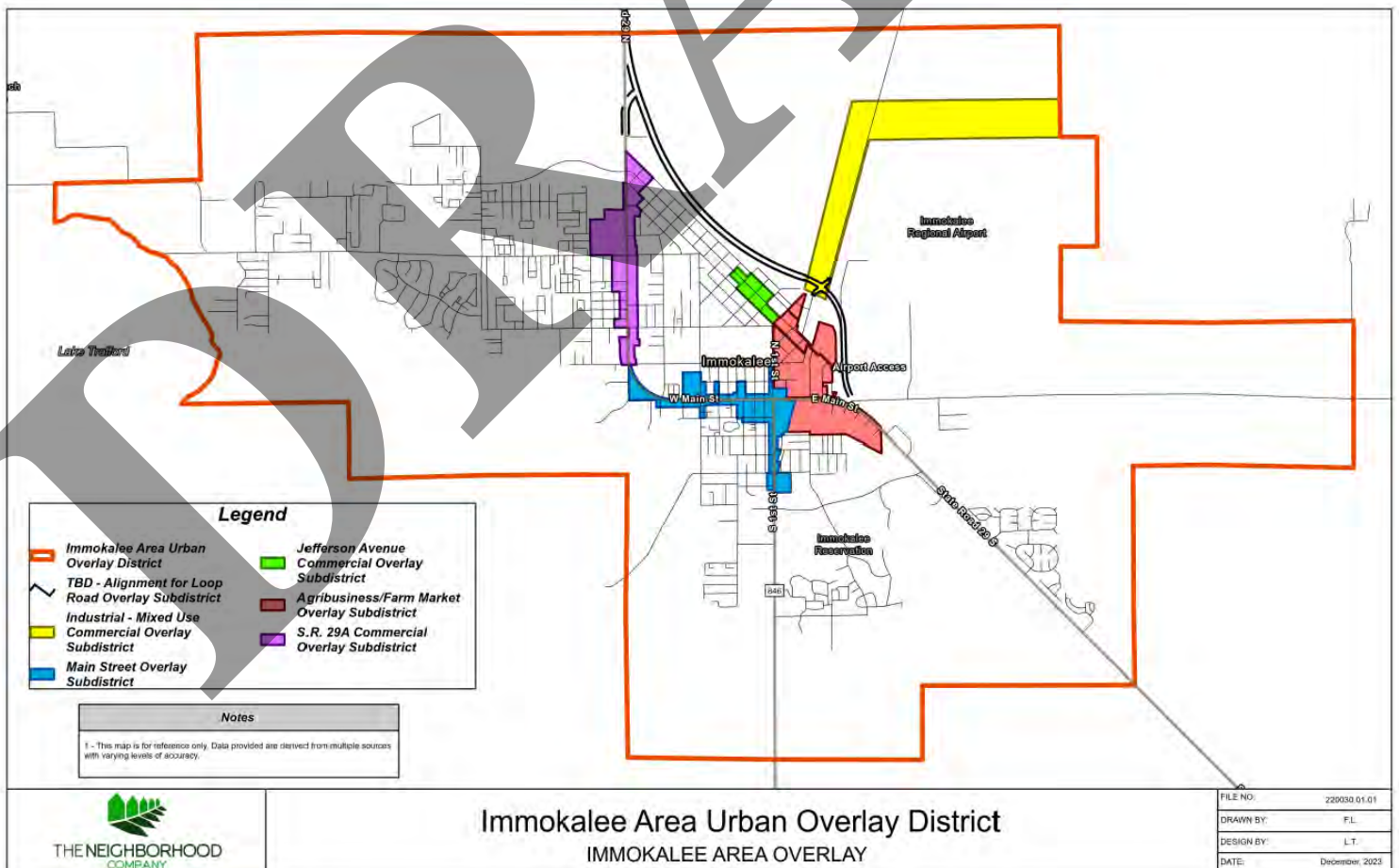


# IMMOKALEE

## AREA MASTER PLAN (IAMP)

The Immokalee Area Overlay District Land Development Code (LDC) update advanced through a multi-year public and advisory process beginning with CRA discussions in March 2021 and an initial LDC workshop in May 2021, followed by consultant engagement with The Neighborhood Company in 2022 and multiple site visits, workshops, and board presentations throughout 2023 and 2024, including a White Paper, draft language, and revisions reviewed by the Development Services Advisory Committee. Although architectural design standards were temporarily tabled due to Senate Bill 250 and Loop Road Overlay considerations, revisions continued, including updated language for mobile food dispensing vehicles.

The Immokalee Urban Area Overlay District (IUAOD) amendments (PL20240004278) were reviewed by the Collier County Planning Commission in March 2025 and the Board of County Commissioners in May 2025, with continuances as needed, and ultimately advanced to adoption hearings on October 28 and November 10, with a recommendation to approve an ordinance amending the Collier County Land Development Code to implement the Immokalee Area Master Plan, rename and revise the overlay district, establish subdistricts, and update uses, boundaries, and design standards.



# THE REDEVELOPMENT PLAN



Since the adoption of the 2000 Redevelopment Plan, much has changed within the Immokalee Redevelopment Area. In April 2019, the first amendment of the plan update focused on the Bayshore Gateway Triangle Redevelopment Area. On May 10, 2022, the Collier County Board of County Commissioners acting as the Community Redevelopment Agency (CRA), approved a second amendment to the Collier County Community Redevelopment Plan. Staff is continuing to work on the implementation schedule.

Staff provide quarterly updates on the areas of focus which are Celebrating Culture, Economic Development, Housing, and Infrastructure Projects and Implementation/Administration. The Community Redevelopment Plan anticipates that these 5 goals will be achieved through 26 corresponding objectives, and those objectives will be accomplished through the 109 corresponding strategies.

- Goal 4.2.1 Celebrating Culture:** Create a Cultural Destination.
- Goal 4.2.2 Economic Development:** Strengthen the economic health of Immokalee.
- Goal 4.2.3 Housing:** Provide a mix of housing types and price points for safe, high-quality dwelling unit options in Immokalee.
- Goal 4.2.4 Infrastructure:** Maintain a high quality of life for all residents and visitors of Immokalee.
- Goal 4.2.5 Implementation/Administration:** Maximize resources through collaboration between County, State, and Federal agencies to achieve the CRA goals and objectives.





## Values

Community  
Sustainability  
Inclusivity  
Innovation  
Collaboration

## Vision

To be a thriving rural community, to live, work, and play.

## Mission

To deliver high-quality public services that drive economic growth, enhance quality of life through affordable housing, innovative programs, and sustainable infrastructure, while preserving our community's heritage for generations to come.

## STRATEGIC FOCUS AREAS

### Infrastructure and Asset Management

#### Objectives:

- Modernization Projects: Invest in the upgrading and modernization of infrastructure, including roads, utilities, and public facilities.
- Sustainability Efforts: Implement green initiatives and sustainable practices in all redevelopment projects to protect the environment and promote long-term resilience.
- Maintenance Programs: Ensure regular maintenance and upkeep of public assets to preserve their value and functionality.

### Quality of Place

#### Objectives:

- Community Engagement: Foster strong relationships with local residents and stakeholders to ensure community needs are met.
- Aesthetic Enhancements: Improve public spaces with landscaping, art installations, and beautification projects to enhance the visual appeal of CRA areas.
- Safety Initiatives: Collaborate with local law enforcement and community support to ensure public safety and reduce crime rates.
- Cultural Preservation: Promote and preserve the unique cultural heritage and history of Immokalee through events, education, and cooperative efforts.

### Community Development

#### Objectives:

- Economic Growth: Support local businesses through grants, incentives, and development programs to stimulate economic activity and job creation.
- Affordable Housing: Partner with developers and housing organizations to increase the availability of affordable housing options for residents.
- Education and Training: Provide resources and programs to enhance workforce skills and educational opportunities within the community.
- Health and Wellness: Promote initiatives that support the physical and mental well-being of residents, including access to healthcare, recreational facilities, and healthy lifestyle programs.

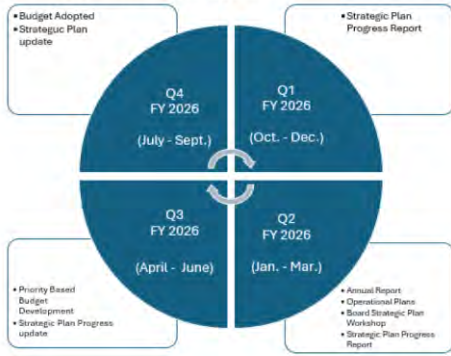
### Responsible Governance

#### Objectives:

- Transparency and Accountability: Maintain open lines of communication with the public, providing regular updates on CRA activities, budgets, and progress.
- Fiscal Responsibility: Ensure prudent management of CRA funds, prioritizing projects that offer the highest community benefit and return on investment.
- Policy Development: Continuously update and refine CRA policies to reflect best practices and adapt to changing community needs and regulatory environments.
- Stakeholder Collaboration: Work closely with local governments, businesses, and non-profit organizations to align CRA goals with broader county objectives.



## Strategic Plan Lifecycle



## Affordable and Workforce Housing

- Affordable Housing

## Parks, Recreation and Lake Trafford

- Aquatics Capital Program (Immokalee Sports Complex)
- Fields Initiative
- Immokalee Sports Complex (Fields)
- Williams Preserve
- Dreamland Neighborhood Park
- South Immokalee Park
- Immokalee Community Park
- Ann Olesky Park Erosion Control (Lake Trafford seawall)
- Parks & Recreation Master Plan

## Infrastructure

- First Street Pedestrian Safety Project
- Sidewalk Phase III Project - Eustis Avenue & West Delaware
- Avenue Lake Trafford Corridor Improvements
- Lake Trafford Road Sidewalk Improvements
- Lake Trafford Stormwater Improvements
- Lake Trafford Road Lighting Improvements
- Main Street (SR29 from 9th Street to East 2nd Street) Streetscape Project
- Little League Road Extension

## Planning and CRA Operations

- Recruitment and Retention
- Strategic Plan Budget Integration

## Public Health and Safety

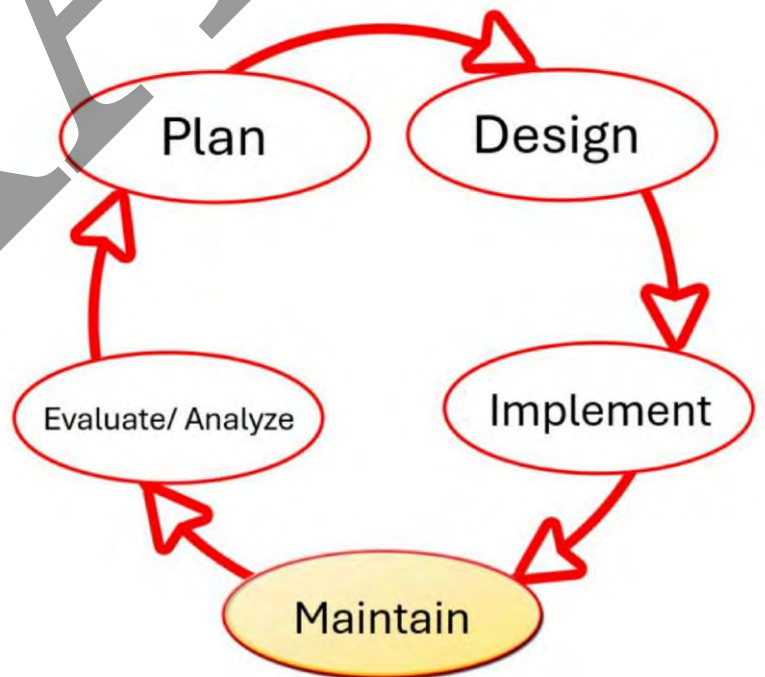
- 24/hour Medical Facility (Private Sector)
- Immokalee Lighting Plan
- Community Programs @ Immokalee Pioneer Museum

## Cultural Preservation Historic

- Cemetery on Main Street
- Immokalee Pioneer Museum

## Economic Development

- Immokalee Community Campus (Catholic Charities)
- Immokalee Regional Airport (IMM) Improvements
- 8 Aircraft Hangars (Private Sector)
- 12 Aircraft Hangar (Private Sector)
- Florida National Guard Readiness Center
- Security Enhancements
- Environmental Assessment
- Master Plan
- Land Acquisition



Immokalee (IMM)  
Regional Airport

**Land Use Data**  
Based on 2020 Zoning designations, 69% of the property within the CRA is zoned agricultural. Two percent (2%) is zoned commercial and only 3% is zoned industrial. 26% is Zone for Residential (mixed) use. 2022 Redevelopment Plan

**The Impact Fee Installment Payment Program:**  
The program was extended for five years on July 25, 2023, by the Board of County Commissioners.

- Program details:
- Pay your impact fees in installments over a 30-year term.
  - Available for single-family, multi-family and commercial projects.
  - Non-ad valorem special assessment on property tax bill.
  - 5% fixed interest rate (2026 applicants).
  - An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
  - Assessment is superior to all other liens, titles, and claims, except state, county, and municipal taxes.
  - Call or email for complete program requirements.

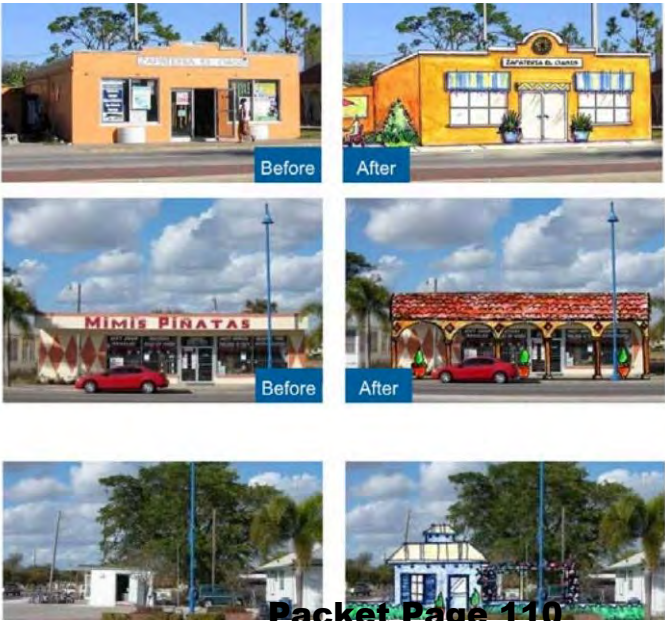
On April 9, 2024, the Board of County Commissioners approved a 30-year Impact Fee Installment Payment Plan for Immokalee Fair Housing Alliance (IFHA) for \$195,160.96 in impact fees for 16 affordable units in the first of two residential buildings.

A second approval on August 26, 2025, authorized a similar 30-year installment plan for another 16 units in the second building, for an additional \$195,160.96. Overall, IFHA received approval for 32 units across two buildings, with a combined total of \$390,321.92 to be paid over 30 years.



**Commercial Facade Grant Program:**  
In accordance with the Immokalee Area Master Plan, the CRA continues to provide financial incentives to businesses in Immokalee via the Commercial Facade Improvement Grant program. The CRA implemented the Program in October 2008.

Since that time, 17 facade grants have been awarded to local businesses for a total of \$294,621.67. Eligible applicants may receive grant funding up to \$20,000 as reimbursement, using a one-half to-one match with equal applicant funding for facade improvements to commercial structures.





DEVELOPMENT HIGHLIGHTS

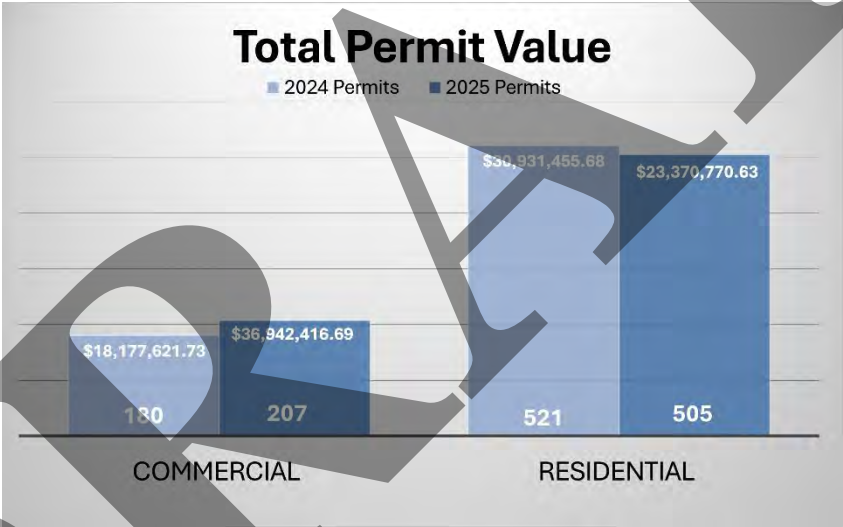
2025 was a busy year for both business development and expansion, as well as infrastructure improvements in the community.



Wendy's on N. 15<sup>th</sup> Street



Heckman Commercial Center on N. First Street



2025 Residential Permit Data:  
Top 5 Permit Types



2025 Commercial Permit Data:  
Top 5 Permit Types





# ECONOMIC DEVELOPMENT

## DEVELOPMENT HIGHLIGHTS

Enclosure 11

### Immokalee Regional Airport (IMM)

#### Planned Projects:

2026 – Security Enhancements – Automating the vehicle gate on County Road 846 on the southwest corner of the airport and the purchase and installation of a 100KW emergency back-up generator. This project is 90% designed and will go out to bid in January of 2026 and must be completed by June 30th of 2026.

2026 – Identification, Mapping and Survey of all IMM Airport wetlands.

2026 – Approximately 330 Acres of Land Acquisition for the ultimate Extension of Runway 9-27 to 10,000 feet, including the Runway Safety Area (RSA).

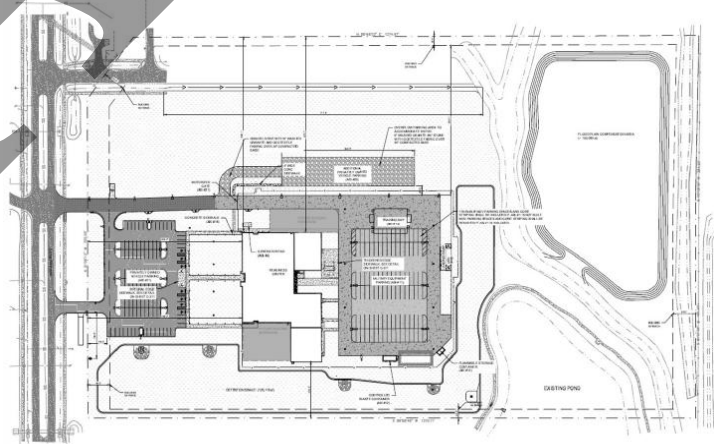
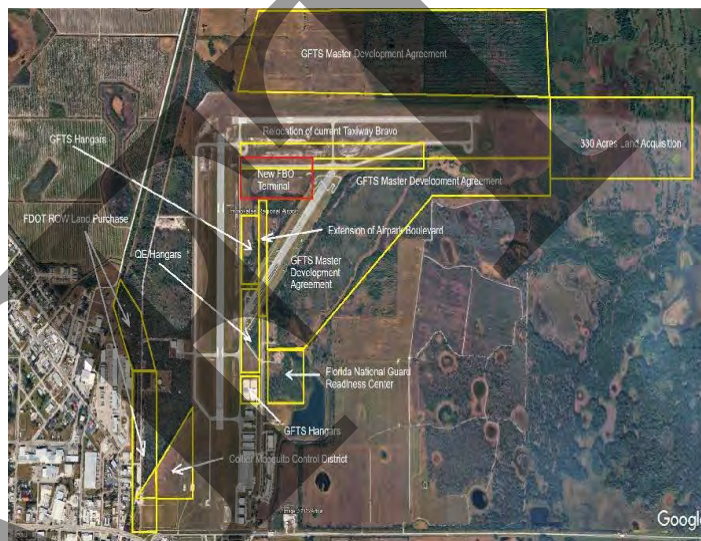
2027 – Engineering & Design of the 1,600-foot Extension of Airpark Boulevard followed by the construction in 2028.

2027 – Master Plan Update.

2027 – A “Need and Justification” analysis for the Extension of Runway 9-27 to 7,500 feet from 5,000 feet and possibly widening to 150 feet from its current 100-foot width with the design and construction in 2027 and 2028.

2028 – FDOT Right-of-Way land acquisition for new road connecting County Road 826 to State Road 29 and to State Road 82.

2029 – Relocation of current Taxiway Bravo (future Taxiway Charlie).



#### Planned Projects Not funded by Collier County, FAA, or FDOT (Private Sector Airport Improvements):

2025 – Private Sector (GFTS) funded 4 new Aircraft Hangars

2026 – Private Sector (QE) funded 26 new Aircraft Hangars

2026 – Private Sector (GFTS) funded 12 new Aircraft Hangars

2026 – Florida National Guard Readiness Center

2026 – GFTS Master Development Agreement for 500+ acres of IMM development land.

2026 – Collier Mosquito Control District – Aircraft Hangar & Support

# IMMOKALEE HOUSING DEVELOPMENT

Enclosure 11

HOME OWNERSHIP  
NON-PROFIT AND PRIVATE DEVELOPMENT



## **Immokalee Foundation Learning Lab 18-home Subdivision**

Foundation Learning Lab 18-home subdivision is currently under construction. Collier Enterprises donated the 8.3 acres of land for a housing subdivision that serves as a hands-on learning laboratory for students enrolled in Career Pathways: Empowering Students to Succeed program. BCB Homes, is serving as the general contractor. At the July 13, 2021, BCC board meeting (Agenda item 16.F.10) the board approved a recommendation to direct staff to develop a workforce development grant agreement with The Immokalee Foundation, to offset development costs on the housing subdivision for the Career Pathways Learning Lab, in the amount of \$500,000. The Immokalee Foundation completed its first home in 2021 and will complete the final and 18<sup>th</sup> home in 2026.



## **Habitat for Humanity of Collier County Kaicasa Housing Development**

Kaicasa is located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community sits adjacent to the existing subsidized housing built in the 1970s for local and migrant farm workers known as Farm Workers Village. Once complete, this neighborhood will boast nearly 280 homes, making it the largest Habitat subdivision in the country. Construction started in August 2022. The minimum income to apply is \$35,000 and the maximum varies by family size and Habitat neighborhood. Habitat is accepting applications for this development.



For more information, please visit:  
<https://www.habitatcollier.org/communities/kaicasa/>



## Sainvilus Subdivision

4.5-acre residential subdivision located at 1215 Forrester Ave. and 1300 Roberts Ave. W. The owner is proposing a new, safe, hurricane resistant, residential development of 27 single family attached (two family) homes including a new road, drainage and utility infrastructure.



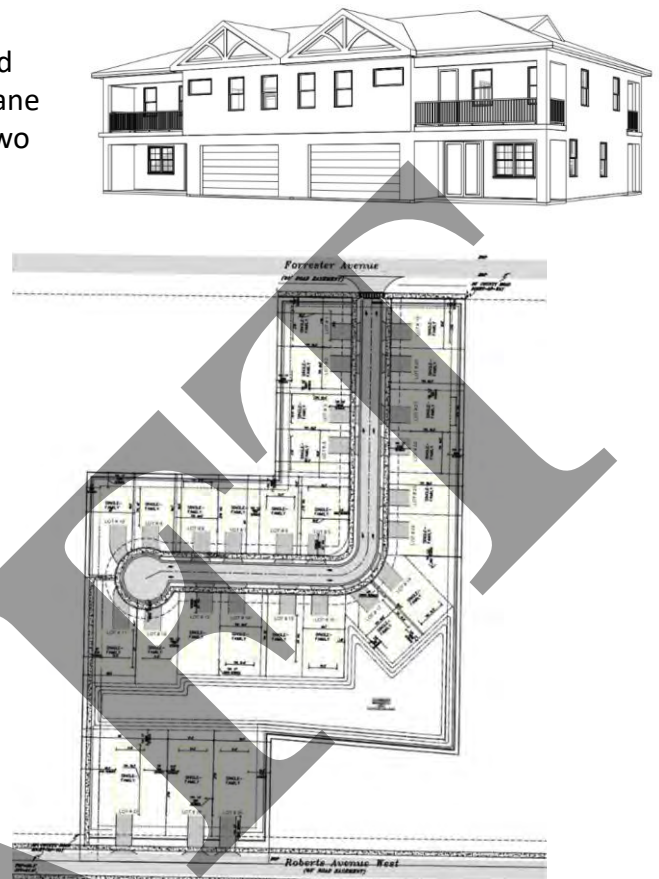
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



# IMMOKALEE HOUSING

HOUSING (RENTAL)  
NON-PROFIT DEVELOPMENT



**Pulte Foundation - Monarca The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family**

Charitable Foundation is proposing up to 250 single-family homes, built to rent, and an early education center for roughly 250 students. On October 10, 2023, the Board of County Commissioner approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.



# IMMOKALEE HOUSING

Enclosure 11

## HOUSING (RENTAL) NON-PROFIT DEVELOPMENT

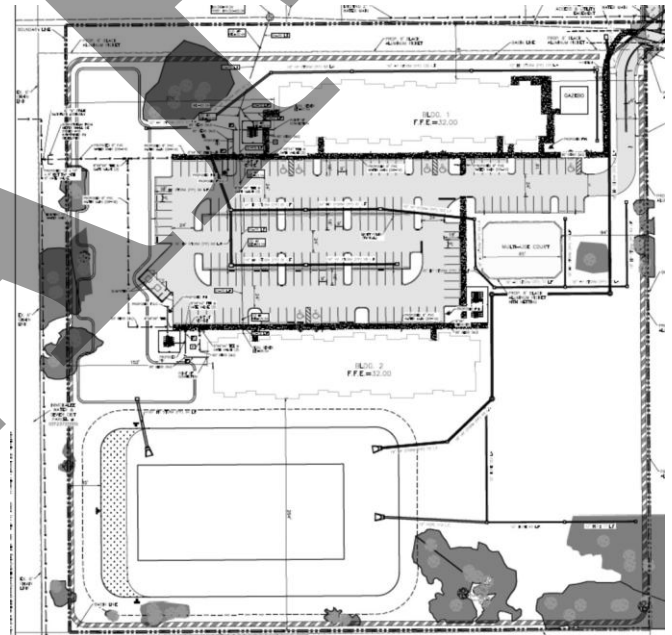
### Casa San Juan Diego is a Multi-Family Housing Development

Casa San Juan Diego is an affordable housing development located at 1343 Hancock Street in Immokalee. This is a partnership between the National Development of America, Inc., and the Diocese of Venice to develop 80 affordable rental units on 9.6 acres of land adjacent to Our Lady of Guadalupe Church. The project consists of two buildings, a clubhouse, a multi-use playfield, and a multi-use court.



### Immokalee Fair Housing Alliance Housing Development

The Immokalee Fair Housing Alliance proposed a housing development consisting of 8 buildings with 16 apartments each or 128 units in all. Construction will progress in phases. Housing units will be two and three-bedroom apartments ranging in size from about 750 to 950 square feet. Land clearing starting in September 2021. A Signature Moment Wall Raising Ceremony was held on March 1, 2023. Construction continues to progress. For more information, please visit <http://www.ifha.info/> and they are currently out for bid.





# IMMOKALEE HOUSING

HOUSING (RENTAL)  
NON-PROFIT DEVELOPMENT

## Immokalee Community Campus

Property owner is proposing to rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily rental dwelling units (±14 dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet. Housing development is identified as area 1 on rendering.



## Onda Rose Multi-Family Housing Development AKA: Wave at Rose

Property owner is proposing +/- 11.5-acre affordable housing development at the northeast intersection of Rose Avenue and School Drive in Immokalee, FL. It will feature three 4-story buildings with 230 total build-to-rent multi-family units (46, 92, and 92 units per building). Amenities will include a playground, clubhouse, pool, lake (pond), and two access points (one at the Rose Ave/ School Drive intersection and one at 13th Street SE). Infrastructure improvements will provide parking, sidewalks, utilities, and stormwater management.



## Mendoza Housing Development

Property owner is proposing the construction of a two-story multifamily residential building. The proposed project will be developed in two phases and will include a total of 40 units, along with supporting infrastructure such as a parking lot, drainage system, landscaping, and lighting on 10 acres.





# INFRASTRUCTURE PROJECTS



## Lake Trafford Corridor Lighting Project

The Lake Trafford Road Lighting and Safety Improvement project is currently under a stop-work notice as of April 10, 2024, to address utility conflicts. The project involves completing a lighting justification study to determine lighting requirements using LCEC equipment and conducting a corridor survey. It will be phased alongside the Collier County Transportation Division's bike lane and drainage improvement project along Lake Trafford Road, from Little League Road to Laurel Street. The design budget includes \$149,930 from MSTU funds and \$100,000 from CRA, with 43% of the design work completed to date.



## Main Street Corridor Streetscape

This project area is 0.61 miles along SR29 from 9th Street to 2nd Street. It focuses on streetscape enhancements with design services, permitting, and construction oversight led by Johnson Engineering. The project design budget of \$212,598 is funded by MSTU. However, the project has been on a stop-work notice since September 27, 2023, to allow evaluation of the SR29 Loop Road project and investigate the potential future conveyance of Main Street to Collier County.





# INFRASTRUCTURE PROJECTS

Enclosure 11

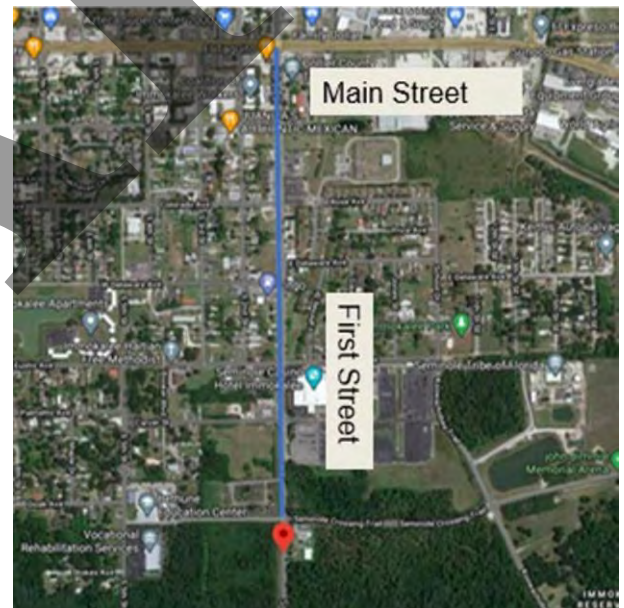
## Immokalee Sidewalk Project Phase III

Phase III of the Immokalee Sidewalk Project continues progress toward a safer, interconnected pedestrian network, following the completion of Phases 1 and 2 in 2018 and 2021. This phase includes constructing 6-foot-wide concrete sidewalks and drainage improvements along Eustis Street (KNA Howard Way) and W. Delaware from South 5th Street to South 1st Street. The project, funded through a partnership between the Immokalee CRA and Immokalee Beautification MSTU, received a \$987,000 federal appropriations grant. After completing environmental reviews and securing HUD authorization, the project moved into the bidding phase, with a contractor selection process finalized in late 2024. The Board of County Commissioners approved the construction agreement in early 2025. A Limited Notice to Proceed was issued in November with full Notice to Proceed to follow in 2026.



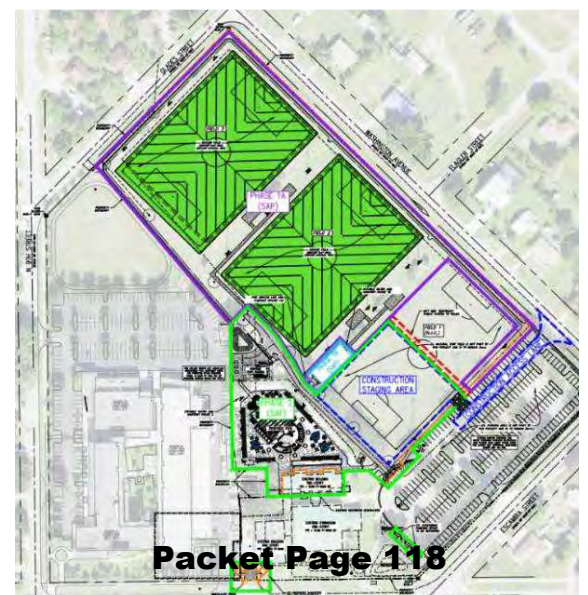
## First Street Corridor Pedestrian Safety Project

The South First Street Lighting and Pedestrian Safety Improvement Project has progressed through key planning, design, and funding phases. Initially, Q. Grady Minor & Associates developed feasibility studies and conceptual plans, leading to the selection of Kisinger Campos & Associates (KCA) for design work. The project secured a \$250,000 Community Development Block Grant (CDBG) in 2022, followed by an additional conditional award of \$1,001,371 in 2024 for construction. Design refinements, including the decision to install full corridor lighting and GE luminaire fixtures, were approved after coordination with Collier County departments. To address right of-way conflicts, the project is being phased, with Phase 1 covering non-conflicting areas and Phase 2 requiring acquisitions. A phased agreement structure was approved to ensure compliance with grant timelines.



## Park Initiative – Immokalee Sports Complex

On June 11, 2024, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex. This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, and addressing stormwater management issues.





# INFRASTRUCTURE PROJECTS

Enclosure 11

## PROJECT MANAGEMENT DEPARTMENT: TRANSPORTATION MANAGEMENT SERVICES

### Scope of Work:

The project encompassed the design and construction of:

- 20 miles of concrete sidewalks
- Bike boulevard network
- Shared-use path
- Street lighting (362 new poles installed)
- Bus shelters
- A new transit center
- Landscaping and drainage improvements
- Intersection upgrades and traffic calming retreats

### Project History and Milestones:

February 8, 2022: The BCC formally awarded the contract for Project #33563 to Quality Enterprises USA, Inc.

### Funding Sources:

Federal Highway Administration (FHWA)

TIGER Grant: \$13,132,691

County Matching Funds: \$9,736,589

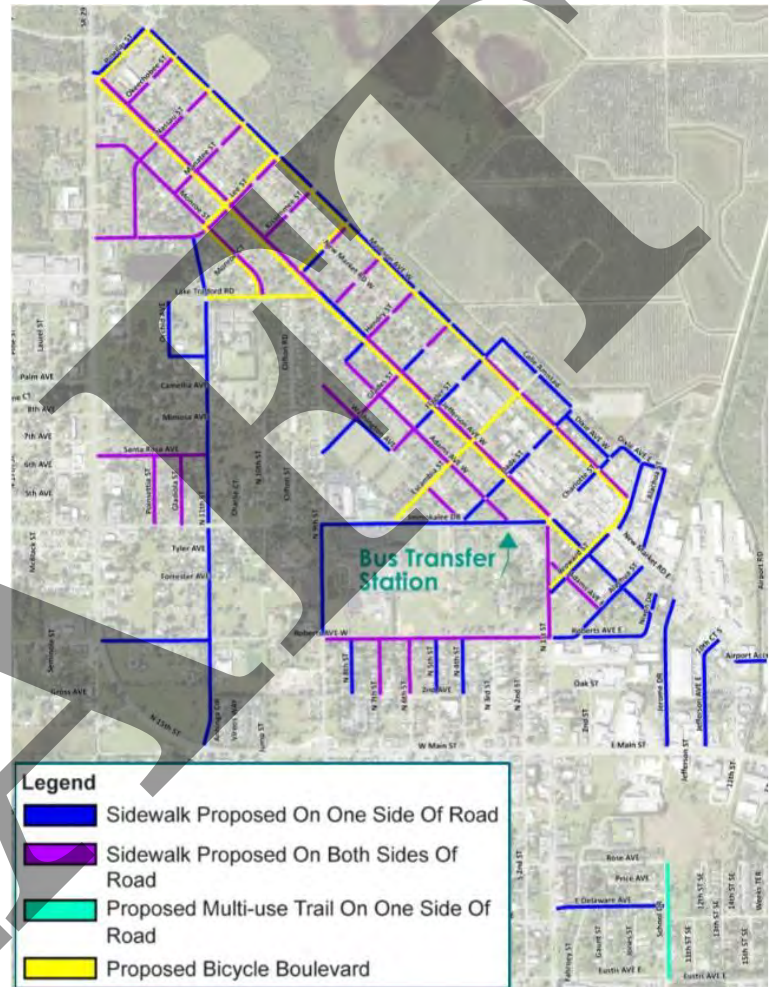
Total Project Budget: \$22,869,280

### Construction Timeline:

Design began in 2022 Construction

commenced in Area 1 in March 2023

Final completion was achieved in Spring 2025.



New sidewalks



## MSTU



### Landscape Maintenance Contract

Services of the Immokalee Beautification MSTU consist of managing the maintenance of all public areas along Main Street (SR 29) and First Street (CR 846) within the limits of the Immokalee Urban Area. A&M Property Maintenance, a local Immokalee vendor, has been providing great service by performing various maintenance and repair services, such as lawn mowing, sidewalk and gutter cleaning, landscape maintenance, irrigation system management, and installing banners and holiday decorations.

Additional incidental services are performed on an as-needed basis such as additional trash pick-up, removal and replacement of plantings, and paver repairs. Christmas decorations are also installed under this contract. Monthly observation (walking) tours are conducted with the Contractor, CRA Staff, Public, and CRA/ MSTU Board members.



# COMMUNITY PARTNERSHIPS

Enclosure 11

- Community Meetings
- Collier Community Taskforce Meeting
- Residential Community Clean-up
- Coastal Clean-up (Lake Trafford)
- Immokalee Unmet Needs Coalition (IUNC)
- IUNC Housing Sub-Committee
- Interagency Committee Council
- Immokalee Eastern Chamber of Commerce Breakfast Meeting
- Cherryle Thomas Christmas Around the World Parade & Gala Committee
- Richard M. Schultze Family Foundation (RMSFF) Community Assessment Advisory Committee (CAAC)
- Collier County: Community Needs and Assessment (CAN) Report
- Florida Heartland Economic Region of Opportunity



## County Partnerships:

- Capital Project Planning, Impact Fees and Program Management
- Code Enforcement
- Corporate Financial & Management Service
- Facilities Management
- Growth Management
- Housing Policy & Economic Development
- Parks and Recreation
- Planning & Zoning
- Public Utilities
- Public Services
- Road Maintenance
- Sheriffs Office
- Solid Waste
- Transportations Management



**Immokalee Eastern  
Chamber of Commerce**  
Immokalee | Ave Maria | Golden Gate City & Estates



**Collier County**



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# QUALITY OF PLACE

## COMMUNITY OUTREACH

Enclosure 11

Howard Way Roadway Name Change Celebration January 2025



Florida Army National Guard Readiness Center  
Groundbreaking Ceremony February 2025



Immokalee Water & Sewer District Groundbreaking for Carson Road Lift Station January 2025



Pinecrest Elementary School  
Leadership Day February 2025



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Neighborhood Cleanup March 2025



# COMMUNITY OUTREACH

Chamber Member Recognition October 2025

Immokalee High School Alumni  
Event April 2025



Lipman Backpack event  
August 2025



TIGER Grant Ribbon Cutting  
Ceremony October 2025



Christmas Tree Lighting event December 2025



# IMMOKALEE CRA

## TAX INCREMENT REVENUE 2001-2025



Enclosure 11

Fiscal Year	Taxable Value	Taxable Value % Change	Increment	Total TIF Provided
FY 99				
<b>FY00</b>	<b>148,645,590</b>			
FY 01	156,720,943	5.4%	8,075,353	33,335
FY 02	176,095,104	12.4%	27,449,514	123,000
FY 03	196,490,394	11.6%	47,844,804	212,900
FY 04	214,158,072	9.0%	65,512,482	291,500
FY 05	228,019,489	6.5%	79,373,899	353,200
FY 06	259,056,291	13.6%	110,410,701	491,400
FY 07	341,537,872	31.8%	192,892,282	803,800
FY 08	392,444,888	14.9%	243,799,298	889,000
FY 09	374,317,144	-4.6%	225,671,554	822,900
FY 10	288,108,618	-23.0%	139,463,028	560,600
FY 11	261,857,985	-9.1%	113,212,395	460,400
FY 12	235,844,805	-9.9%	87,199,215	354,600
FY 13	214,569,564	-9.0%	65,923,974	268,000
FY 14	227,275,140	5.9%	78,629,550	319,800
FY 15	236,186,328	3.9%	87,540,738	356,000
FY 16	256,919,738	8.8%	108,274,148	440,300
FY 17	279,791,067	8.9%	131,145,477	544,600
FY 18	300,041,620	7.2%	151,396,030	628,800
FY 19	318,430,132	6.1%	169,784,542	705,000
FY 20	330,798,753	3.9%	182,153,163	756,600
FY 21	363,739,441	10.0%	215,093,851	893,300
FY 22	391,123,283	7.5%	242,477,693	1,007,000
FY 23	439,448,193	12.4%	290,802,603	1,207,800
FY 24	474,825,109	8.1%	326,179,519	1,218,400
FY 25	536,200,016	12.9%	387,554,426	1,360,500
<b>Grand Total</b>				<b>15,102,735</b>

# IMMOKALEE CRA

## OPERATIONS AND GRANTS



Enclosure 11

### IMMOKALEE CRA OPERATIONS AND GRANTS

(FY-25 BUDGET to Actual – CRA Operations and Grants Fund 1025,1026,1027, & 1028)

	Adopted Budget	Amended Budget	Actual	Variance to Amended
<b>Revenue</b>				
Beginning Balance	\$ -	\$ 4,157,240.00	\$ 4,057,200.00	\$ (100,040.00)
Interest	\$ 13,000.00	\$ 13,000.00	\$ 189,059.30	\$ 176,059.30
Ad Valorem	\$ 1,360,500.00	\$ 1,360,500.00	\$ 1,360,500.00	\$ -
Misc	\$ -	\$ -	\$ 238,674.90	
Management Fee	\$ 92,800.00	\$ 92,800.00	\$ 91,304.00	\$ (1,496.00)
Grants & Reimbursements	\$ -	\$ 1,414,741.75	\$ 48,836.00	\$ (1,365,905.75)
Transfers	\$ 637,900.00	\$ 828,500.00	\$ 828,500.00	\$ -
Total Sources	\$ 2,104,200.00	\$ 7,866,781.75	\$ 6,814,074.20	\$ (1,052,707.55)
Less: Intrafund	\$ (637,900.00)	\$ (828,500.00)	\$ (828,500.00)	\$ -
<b>Net Sources</b>	<b>\$ 1,466,300.00</b>	<b>\$ 7,038,281.75</b>	<b>\$ 5,985,574.20</b>	<b>\$ (1,052,707.55)</b>
<b>Expenses</b>				
Personal Service	\$ 337,700.00	\$ 361,200.00	\$ 355,442.91	\$ (5,757.09)
Capital Outlay	\$ 666,600.00	\$ 4,633,575.00	\$ 260,000.70	\$ (4,373,574.30)
Operating Exp	\$ 443,700.00	\$ 443,765.00	\$ 289,517.78	\$ (154,247.22)
Grants and Debt	\$ -	\$ 1,599,741.75	\$ 25,148.91	\$ (1,574,592.84)
Transfers	\$ 637,900.00	\$ 828,500.00	\$ 828,500.00	\$ -
Reserves/CF	\$ 18,300.00	\$ -	\$ 5,055,463.90	\$ 5,055,463.90
Total Uses	\$ 2,104,200.00	\$ 7,866,781.75	\$ 6,814,074.20	\$ (1,052,707.55)
Less: Intrafund	\$ (637,900.00)	\$ (828,500.00)	\$ (828,500.00)	\$ -
<b>Net Uses</b>	<b>\$ 1,466,300.00</b>	<b>\$ 7,038,281.75</b>	<b>\$ 5,985,574.20</b>	<b>\$ (1,052,707.55)</b>

On September 18, 2025, the CRA Board approved a budget amendment authorizing carry-forward in CRA Operating fund (1025) to the CRA Capital Fund (1026) to ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Community Redevelopment Area.

In accordance with Florida Statutes section 163.371 (2), the annual report for the Immokalee Community Redevelopment Area (ICRA) has been filed with Collier County. This report includes information on activities for fiscal year 2025. In accordance with Florida Statutes section 163.387(8), the most recent complete audit report of the redevelopment trust fund will be published on the CRA website (ImmokaleeCRA.com) within 45 days after completion. The most recent audit 2024 is available online at [www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com).



# IMMOKALEE CRA

## BEAUTIFICATION MSTU

Enclosure 11



### IMMOKALEE BEAUTIFICATION MSTU

(FY-25 BUDGET to Actual – Immokalee Beautification MSTU Fund 1629)

	Adopted Budget	Amended Budget	Actual	Variance to Amended
<b>Revenue</b>				
Beginning balance	\$ 1,539,400.00	\$ 1,720,590.17	\$ 1,699,400.00	\$ (21,190.17)
Ad Valorem	\$ 597,500.00	\$ 597,500.00	\$ 625,634.68	\$ 28,134.68
Interest	\$ 7,000.00	\$ 7,000.00	\$ 78,117.33	\$ 71,117.33
Misc TC & PA Trans	\$ -	\$ -	\$ 27,142.23	\$ 27,142.23
<b>Total Sources</b>	<b>\$ 2,143,900.00</b>	<b>\$ 2,325,090.17</b>	<b>\$ 2,430,294.24</b>	<b>\$ 105,204.07</b>
<b>Expenses</b>				
Operating	\$ 376,900.00	\$ 608,090.17	\$ 192,207.47	\$ (415,882.70)
Capital	\$ 350,000.00	\$ 300,000.00	\$ -	\$ (300,000.00)
MGT Fee	\$ 92,800.00	\$ 92,800.00	\$ 91,304.00	\$ (1,496.00)
TC & PA	\$ 17,200.00	\$ 17,200.00	\$ 17,159.41	\$ (40.59)
Res/CF	\$ 1,307,000.00	\$ 1,307,000.00	\$ 2,129,623.36	\$ 822,623.36
<b>Total Uses</b>	<b>\$ 2,143,900.00</b>	<b>\$ 2,325,090.17</b>	<b>\$ 2,430,294.24</b>	<b>\$ 105,204.07</b>

# IMMOKALEE CRA

Enclosure 11

## MSTU MANAGED ROAD SEGMENT ROW



### IMMOKALEE MSTU MANAGED ROAD SEGMENT ROW

(FY-25 BUDGET to Actual – Immokalee Road & State Road 29 Fund 1011-163805)

	Adopted Budget	Amended Budget	Actual	Variance to Amended
<b>Revenue</b>				
Net Cost Uninc Gen Fund	\$ 237,600.00	\$ 237,600.00	\$ 196,915.36	\$ (40,684.64)
<b>Total Sources</b>	<b>\$ 237,600.00</b>	<b>\$ 237,600.00</b>	<b>\$ 196,915.36</b>	<b>\$ (40,684.64)</b>
<b>Expenses</b>				
Landscaping Serv	\$ 205,000.00	\$ 205,000.00	\$ 168,690.00	\$ (36,310.00)
Trash	\$ 3,000.00	\$ 3,000.00	\$ 3,321.24	\$ 321.24
Water & Electricity	\$ 24,500.00	\$ 24,500.00	\$ 21,418.52	\$ (3,081.48)
Irrigation/Mulch/Fertilizer	\$ 5,100.00	\$ 5,100.00	\$ 3,485.60	\$ (1,614.40)
<b>Total Uses</b>	<b>\$ 237,600.00</b>	<b>\$ 237,600.00</b>	<b>\$ 196,915.36</b>	<b>\$ (40,684.64)</b>





**Collier County Community Redevelopment Agency – Immokalee**

750 South 5<sup>th</sup> Street  
Immokalee, FL 34142  
[www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com)  
239-867-0025

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## CRA Budget Narratives

### Immokalee

#### Fund 1025

Mission Statement: To support the efforts of the Board of County Commissioners (BCC), which established itself as the Community Redevelopment Agency (CRA) and made a finding of necessity and of blight conditions in the Immokalee Component Redevelopment Area by adopting Resolution 2000-82 on March 14, 2000, and to implement the Immokalee Component Section of the Collier County Community Redevelopment Plan adopted by the CRA and as amended in 2022.

Notes: The BCC approved the establishment of an Immokalee CRA office with an Executive Director and two support staff on April 24, 2007. On March 9, 2010, the BCC established the Immokalee Business Development Center. The Business Development Center program was phased out in 2015. On October 1, 2012, the Board added management of the Immokalee Beautification MSTU to the CRA's responsibilities and authorized the addition of a project manager position. In FY 2013, the BCC moved roadway landscape maintenance of a section of Immokalee Road and SR 29 to the CRA. The CRA fund is compensated for management responsibilities from the Immokalee Beautification MSTU.

Forecast FY25: Forecasted Operating Expense is lower than adopted budget as the CRA moves towards funding more projects out of its capital fund (1026). The CRA will transfer \$637,900 to 1026 in FY25.

Current FY26: The FY26 transfer to Fund 1026 is programed at \$620,100.

Revenues: Primary revenue sources are Tax Increment Financing (TIF) derived from the CRA's property tax increment. Taxable value within the Immokalee CRA is estimated at \$536,200,016 and the related tax increment value by which the tax increment revenue is derived is \$387,554,426. The TIF transfers from the General Fund and Unincorporated Area General Fund, representing 95% of the increment, total \$1,163,900 and \$264,600 respectively. Year over year TIF revenue is increased by 5% to \$1,428,500.



## Fund 1026

Mission Statement: To account for the Immokalee CRA Capital Projects and Programs to ensure compliance with 163.387(7) Florida Statutes by appropriating funds to specific projects pursuant to the approved community redevelopment plan for the Immokalee Redevelopment Area (Immokalee CRA).

Notes: The Immokalee CRA Capital Fund has been established to properly account for capital projects and distinct programs undertaken by the CRA.

Forecast FY25: The forecast budget includes funding for the following projects:

- 50243 - Stormwater Infrastructure Improvements - \$278,000
- 50244 - South Immokalee Sidewalk Project - \$519,800
- 50245 - Parks and Recreation Partnership - \$50,000
- 50246 - Neighborhood Revitalization - \$158,900
- 50248 - Main Street Corridor Project - \$974,000
- 50250 - First Street Corridor - \$1,114,800
- 50252 - Commercial Grant Programs - \$185,000
- 50269 - Lighting - \$125,000
- 80320 – Immokalee Sports Complex Renovation - \$1,200,000

Current FY26: The budget includes funding for the following projects:

- 50246 – Neighborhood Revitalization – \$50,000
- ~~50247 – Mobility – \$50,000~~
- 50248 – Main Street Corridor Project – \$426,000
- 50250 – First Street Corridor – \$100,300
- 50264 – Economic Development – \$50,000

Revenues: Funding is provided by a transfer from Immokalee CRA operating Fund (1025), projected to be \$620,100. Additional revenues come in the form of interest.

## Fund 1629

Mission Statement: The MSTU was created for the purpose of providing pavement, curbing, sidewalks, irrigation, stormwater and drainage and related amenities connected with landscape beautification and maintenance beautifying and maintaining the median areas of SR 29 and Immokalee Road (CR 846), and certain other public areas within the Immokalee Beautification Municipal Service Taxing Unit. The primary objective is to enhance landscape and hardscape to provide safe access to pedestrians, bicyclists, and vehicles within in the district, consistent with the goals and objectives of the redevelopment plan in coordination with FDOT and County Departments.

Notes: On October 25, 2011, the Board added management of the Immokalee Beautification MSTU to the CRA's responsibilities and authorized the addition of a project manager position.

Forecast FY25: The budget provides for ongoing management and maintenance. Unspent funds will be carried forward to FY26.

Current FY26: A capital reserve of \$1,128,000 is provided.

Revenues: Estimated taxable value is \$629,405,341, an increase of 11.46% over last year's final taxable value. The rolled back rate for this district is 0.9521 per \$1,000 of taxable value. Ordinance 92-40 places a cap on the millage rate at 1.0000 per \$1,000 of taxable value. Consistent with the advisory board's recommendation, this budget is sized around the maximum millage rate which will generate \$660,900 in ad valorem revenue.

### **Fund 1011-163805**

Mission Statement: To provide maintenance of landscaped, non-landscaped medians and roadsides on sections of Immokalee Road and SR 29 within the Immokalee urban area to meet the standards adopted by the Board of County Commissioners and to support Florida Statutes Chapters 74-191.

Notes: In mid FY 2012, the Board transferred management of the Immokalee Beautification MSTU to the Immokalee CRA and approved the addition of a CRA project manager position. The Board also approved the concept of using this position to manage all landscaped and improved road right-of-way in the Immokalee area. In FY 2013, the median and roadside maintenance budget for Immokalee Road and SR 29 was moved under Immokalee CRA management.

Forecast FY25: Forecast maintenance expenditures include contractual maintenance services, electricity and water. It is anticipated that all of the Operating Expense will be spent.

Current FY26: Planned maintenance expenditure increases are requested at the Countywide rate of 3%. Funding for landscaping has been moved from Other Contractual Services to Maintenance of Grounds.



## Performance Measures

Performance Measure	FY2025 Budget	FY2025 Actual	FY26 Budget	FY26 Forecast	FY267 Budget
CRA Property Inspection & Maintenance	12	12	12	12	12
MSTU Walking Tour/Inspection	12	12	12	12	12
Community Outreach	52	52	52	52	52
Identify Roads for Improvements	4	4	4	4	4
Neighborhood Clean ups	4	4	4	4	4
Pedestrian Lighting inspections	4	4	4	4	4
Fertilizing applications	4	4	4	4	4
Mulching applications	2	2	2	2	2
Paver Inspections and Repairs	4	4	4	4	4
Irrigation System Inspections	12	12	12	12	12
Chemical Weed control	26	26	26	26	26
Landscaping assessment and inspection	12	12	12	12	12
Plant Replacements	4	4	4	4	4
Pressure Cleaning	4	4	4	4	4
Canopy Tree Trimming	1	1	1	1	1
Structural Pruning	4	4	4	4	4
Seasonal Decorating/Banners	4	4	4	4	4
Holiday Tree Lighting	1	1	1	1	1

Budget Priorities 2025/2026Actual Cost

* First Street Pedestrian Safety Improvement Project #33831 (Grant) #50250 (CRA)					
	Budget Itemization	CRA Funds	MSTU Funds	CDBG Grants Funds	Other Funds
	Design (Engineering Services) Phase I			\$ 134,987.75	CD22-03 (\$126,579.50) CD24-02 \$8,408.25)
	Design (Engineering Services) Phase II	\$ 114,685.30			
	Construction, Engineering & Inspection (CEI)	\$ 170,452.00			
	Construction Phase I (FY24)			\$ 205,310.00	
	Construction Phase II (FY27)	\$ 400,000.00		\$ 600,000.00	
	Other expenses (acquisions of easements) FY26	\$ 210,000.00			
	\$ 1,835,435.05	\$ 895,137.30		\$ 940,297.75	CRA Capital fund \$1,285,710.75 available
* First Street Corridor/Zocalo Improvements					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	Zocalo Landscape Maintenance	\$ 12,000.00	\$ 12,000.00		
	Zocalo Elecrical Improvements	\$ 325.53	\$ 3,380.47		
	Zocalo Incidental work	\$ 8,647.00	\$ 8,647.00		
	Other expenses	\$ 2,500.00	\$ 2,500.00		
	\$ 50,000.00	\$ 23,472.53	\$ 26,527.47		
* First Street Zocalo Plaza Holiday Decorations					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	Holiday Decorations at Zocalo Plaza		\$ 7,000.00		
	Tree Installation at Zocalo Plaza		\$ 7,000.00		
	Replacement Decorations (as needed)		\$ 910.30		
	\$ 14,910.30		\$ 14,910.30		
* Immokalee Sidewalk Phase III Project - Eustis Avenue & West Delaware Avenue Project #33873 (Grant) #50244 (CRA)					
	Budget Itemization	CRA Funds	MSTU Funds	CPF Grant Funds	Other Funds
	Design (Engineering Services)		\$ 114,763.00		
	Construction, Engineering & Inspection (CEI)	\$ 101,215.60			
	Construction	\$ 99,589.75	\$ 99,589.75	\$ 987,000.00	
	Other expenses (Environmental)	\$ 12,400.00			
	Other expenses (Permitting, Legal Ads, etc.)	\$ 2,500.00			
	\$ 1,417,058.10	\$ 215,705.35	\$ 214,352.75	\$ 987,000.00	
* Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold
	Design (Engineering Services)		\$ 80,046.60		\$ 132,551.40
	Construction, Engineering & Inspection (CEI)				\$ 250,000.00
	Construction	\$ 1,400,000.00	\$ 1,151,900.00		\$ 1,581,000.00
	Other expenses				\$ -
	\$ 4,595,498.00	\$ 1,400,000.00	\$ 1,231,946.60		\$ 1,963,551.40
* Main Street Improvements (Preventative Maintenance)					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	Preventative Maintenance Improvements (short term improvements)		\$ 30,000.00		
	Irrigation Improvements (Phase I)		\$ 10,000.00		
	Landscape Improvements		\$ 10,000.00		
	Banner Arm Improvements		\$ 1,500.00		
	Trash can/other replacements		\$ 8,500.00		
	\$ 60,000.00		\$ 60,000.00		
* Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	Immokalee MSTU Road		\$ 250,000.00		
	Incidental Maintenance MSTU Area		\$ 25,000.00		
	\$ 275,000.00		\$ 275,000.00		
* Historic Cemetery on Main Street					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Funds
	Repairs - Fence, gate, & sign		\$ 1,500.00		
	Property survey and ground		\$ 30,000.00		
	Interior improvements	\$ 5,000.00	\$ 5,000.00		
	exterior improvements		\$ 8,500.00		
	\$ 50,000.00	\$ 5,000.00	\$ 45,000.00		
* Fields of Dreams Parks Initiative (Sports Fields) Project #80320 (CRA)					
		CRA Funds	MSTU Funds	Park Funds	Not Funded
	Immokalee Sports Complex Fields	\$ 1,200,000.00		\$ 2,800,000.00	
	Field Opportunities	\$ 50,000.00			
	\$ 4,050,000.00	\$ 1,250,000.00		\$ 2,800,000.00	
* Lake Trafford Corridor Improvements Project #50246 (CRA)					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold
	Design (Engineering Services)		\$ 106,453.50		\$ 143,476.50
	Construction, Engineering & Inspection (CEI)				\$ 250,000.00
	Construction				\$ 2,500,000.00
	Other expenses				\$ -
	\$ 2,999,930.00		\$ 106,453.50		\$ 2,893,476.50
* Immokalee Complete Streets					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	TIGER Grant Area Utiltiy Expenses (388 poles)		\$ 175,000.00		
	Immokalee Lighting Program	\$ 25,000.00			
	\$ 200,000.00	\$ 25,000.00	\$ 175,000.00		
* Economic Development					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	(FHERO) Annual Membership Fees	\$ 2,806.00			
	Economic Development Strategy	\$ 3,000.00			
	Land Planning Services (Development Activity Support, Zoning, & Mapping	\$ 45,000.00			
	Capital Improvement (Project #50264)	\$ 50,000.00			
	\$ 100,806.00	\$ 100,806.00			
* Grants and Programs					
	Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded
	Commercial Façade Grant Program	\$ 170,000.00			
	Sweat Equity Grant Program	\$ 15,000.00			
	Economic Development Incentives Program	\$ -			
	\$ 185,000.00	\$ 185,000.00			

Total allocated projects amount:\$ 10,976,609.55 Note: 2.8 Million is from park  
Total esitmated project amount:\$ 15,833,637.45