

Collier County Community Redevelopment Agency

IMMOKALEE CRA

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**JOINT MEETING
OF THE IMMOKALEE LOCAL
REDEVELOPMENT ADVISORY
BOARD (CRA) &
THE IMMOKALEE
BEAUTIFICATION
MSTU
(Municipal Service Taxing Unit)
ADVISORY COMMITTEE**

March 19 , 2025

8:30 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community
Redevelopment Agency



2025

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.

January	February	March	April
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CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint

Workshop

Joint Meeting



Cancelled



No Meeting

All meetings held at CareerSource SWFL located at 750 South 5th Street, Immokalee FL unless otherwise noted.

All meetings are held at the CareerSource SWFL Conference Room located at 750 South 5th Street, Immokalee, FL 34142 unless otherwise noted. CRA Meetings are held every third Wednesday of the month. MSTU Meetings are held every fourth Wednesday of the month.

◆ Hybrid Remote Public Meeting

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

Lupita Vazquez Reyes
Vice-Chair

Mark Lemke
Anne Goodnight
Andrea Halman
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Paul Thein

MSTU Advisory Committee

Bernardo Barnhart
Chairman

Jimmy Nieves
Vice-Chair

Andrea Halman
Cherry Thomas

CRA Staff

John Dunnuck
Executive Director
Facilities & CRA

Christie Betancourt
CRA Assistant Director

Yvonne Blair
CRA Project Manager

Yuridia Zaragoza
CRA Operations
Support Specialist I

Kizzie Fowler
CRA Intern

**Joint Meeting of the Collier County Community Redevelopment Agency
Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification
MSTU Advisory Committee.**

AGENDA

Hybrid Remote Public Meeting

(*Please see details below)

Immokalee CRA
750 South 5th Street
CareerSource SWFL
Immokalee, FL 34142
239.867.0025

March 19, 2025 – 8:30 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 Zoom *(CRA & MSTU Action Item)*
- E. Approval of Agenda *(CRA & MSTU Action Item)*
- F. Approval of Consent Agenda *(CRA & MSTU Action Item)*
 - 1. Minutes
 - i. Joint CRA & MSTU Advisory Board Meeting for February 19, 2025 (Enclosure 1)
 - 2. Budget Reports (Enclosure 2)
 - 3. Code Enforcement Report (Enclosure 3)
 - 4. Staff Reports
 - i. Assistant Director Report (Enclosure 4)
 - ii. Project Manager Report (Enclosure 5)
 - iii. Project Manager Field Observation Report (Enclosure 6)
 - iv. Community Meetings (Enclosure 7)
- G. Announcements
 - 1. Public Comment speaker slips
 - 2. Communications Folder
 - 3. CRA Budget Workshop date
- H. Other Agencies
 - 1. FDOT updates
 - 2. Other Community Agencies
- I. Community Presentations *(CRA Action Items)*
 - 1. El Gran Taco Loco Restaurant (Enclosure 8)
 - 2. Sainvilus Subdivision (Enclosure 9)
 - 3. Immokalee Community Campus (Enclosure 10)
 - 4. Community updates
- J. New Business
 - 1. 2024 CRA Annual Report – DRAFT (Enclosure 11) *(CRA & MSTU Action Item)*
 - 2. Property Available for County Use (Enclosure 12) *(CRA Action Item)*
- K. Old Business
 - 1. Advisory Board update
 - 2. Board Merger (Enclosure 13) *(CRA & MSTU Action Item)*

- 3. Contactor Maintenance Reports
 - i. A&M Property Maintenance Report & Schedule (Enclosure 14)
- 4. Collier County Sherriff Office Lighting Survey
 - i. Lighting Study Action Plan (Enclosure 15)
- 5. Brief Staff project update
 - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
 - ii. First Street Corridor Safety Project update
 - iii. Immokalee Historic Cemetery update
- 6. Office Lease update
- L. Citizen Comments
- M. Next Meeting Date
 The **CRA Board** will be meeting jointly with the **MSTU Board** on **Wednesday, April 16, 2025**, at 8:30 A.M. at CareerSource SWFL.
- N. 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@colliercountyfl.gov by March 18, 2025, at 4:00 P.M.

You may attend the meeting in person on March 19, 2025, at the CareerSource SWFL Conference Room, 750 South 5th 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 Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee 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 Committee/Board may come before one or more of the referenced Board and Committees from time to time.



MINUTES

Joint Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on February 19, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 8:30 A.M.

B. Pledge of Allegiance and Moment of Silence.

Michael “Mike” Facundo led the Pledge of Allegiance and the opening prayer.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Lupita Vazquez Reyes, Mark Lemke, Patricia “Anne” Goodnight, Andrea Halman, Estil Null, Yvar Pierre, and Paul Thein (9:50 A.M.).

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Edward “Ski” Olesky.

MSTU Advisory Committee Members Present:

Bernardo Barnhart, Jimmy Nieves, Andrea Halman, Cherryle Thomas and David Turrubiardez Jr (8:44 A.M.).

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

None.

Others Present in Person:

Melissa Silva, Mike Sweely, James Klewicki, Yeimi Ezpinoza, Daniel Flynn, Junela Salguero, Matt Murphy, Linda Ayer, Sol Reyes, Yolanda Flores, Cristina Perez, Clara Herrera, Misty Smith, Said Gomez, Wendy Gallegos, Noemi Perez, and Rafael Campo.

Others Present via Zoom:

Alex Malhas, Edward Conrad, Nancy Gundlach, Sarah Harrington, Sharon Umpenhour, Wayne Arnold, Tricia de Cambria and Therese Everly.

Staff Present in Person: John Dunnuck, Christie Betancourt, Yvonne Blair, Yuridia Zaragoza, and Kizzie Fowler.

D. Voting Privileges for Board Members via Zoom

CRA and MSTU Board members made a motion to allow board members on Zoom privileges.



CRA Action: *Ms. Patricia “Anne” Goodnight made a motion to allow Board Members on Zoom privileges. Mr. Mark Lemke seconded the motion. 7-0.*

MSTU Action: *Ms. Andrea Halman made a motion to allow Board Members on Zoom privileges. Mr. Cherryle Thomas seconded the motion, and it passed by a unanimous vote. 4-0.*

E. Approval of Agenda.

Staff presented the Agenda to the Boards for approval.

Staff presented the Agenda to the Boards for approval. Staff announced that they would be mindful of the Immokalee Senior Housing PUDA time certain presentation at 9:30 A.M.

The Agenda was approved as presented.

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

MSTU Action: *Ms. Andrea Halman. made a motion to approve the Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

F. Approval of Consent Agenda

1. Minutes
 - a. Joint CRA & MSTU Advisory Board Meeting for January 15, 2025 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
 - a. Assistant Director Report (Enclosure 4)
 - b. Project Manager Report (Enclosure 5)
 - c. Project Observation Field Report (Enclosure 6)
 - d. Community Meetings (Enclosure 7)

Staff presented the Consent Agenda to the Boards for approval.

Ms. Andrea Halman commented on Packet Page 19, which is the Minutes for the Joint CRA and MSTU Advisory Board Meeting for January 15, 2025, and said that she would like to add that she would like someone from the Immokalee community to join the Bicycle and Pedestrian Advisory Committee (BPAC) because she is coming off the board.

The Consent Agenda was approved as amended.

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

MSTU Action: *Mr. Jimmy Nieves made a motion to approve the Consent Agenda as amended. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 4-0.*

G. Announcements.

1. Public Comments speaker slips

CRA Staff reiterated on the public 3-minute speaker slip policy for each Topic. The Board will give more time if they feel it necessary.

2. Parks & Recreation Advisory Board Meeting on 2/19/2025 @6 p.m. (Enclosure 8)

Staff provided the Parks and Recreation Advisory Board Flyer. The meeting will be held at the Immokalee Community Park on February 19, 2025, at 6 P.M.

Ms. Christie Betancourt announced the new CRA Intern, Ms. Kizzie Fowler.

Ms. Kizzie Fowler introduced herself. She is a graduate from the Florida Gulf Coast University. She has learned how the CRA stays connected to the community and hopes to learn more as she continues to her internship.

3. Immokalee High School Beta Club

Ms. Linda Ayer introduced herself. She has been the Immokalee Beta Sponsor for over 42 years. She briefly commented on Ms. April Goodnight being a part of the Immokalee Beta and the assistance she has received from Mr. Eliud Trejo, who has started a Beta Club at the RCMA in Immokalee.

Ms. Linda Ayer commented that the Beta Club has served Immokalee for 69 years, this upcoming December will be their 70th Anniversary. They are the oldest organization and sport in the community. She expressed her opinion on the negligence that the organization goes through even though they have been consistent with their efforts to support the community. Due to the amount of service done for the community, the Immokalee High School Beta has received the Grand Slam Award and was selected last year for the John W. Harris Leadership Club.

Ms. Linda Ayer further discussed the expectation she has for the students that participate in the Immokalee High School Beta Club. Consistency and Excellence are a factor to the success of the club and its members. This year in the State Convention, the Immokalee High School Beta received 46 awards, 9 awards were received for 1st place in academics. Overall, all who are part of the Beta Club are leaders of Immokalee High School. Ms. Ayer reflected on Mr. Matt Richards, who was the 1st State Officer chosen from the Immokalee High School Beta in 1980, and how it has been a record for the Immokalee Beta Club to have an elected State Officer all the following years except for 3. She reiterated on how well the Immokalee Beta Club does in State and National Conventions but commented on the lack of funding they receive. The Immokalee High School Beta Club rely on having fundraisers to make up for the funds needed to travel and attend the Conventions. She provided a brief breakdown of the cost for the students to attend and further commented that she hopes everyone is aware of their mission and is thankful for the support given by the community.

Mr. Sol Reyes made his speech as the Florida Beta Secretary.

Ms. Andrea Halman commented on the great things that the Immokalee High School Beta and Ms. Linda Ayer have done for the community and said the board should come together to help the students in any way possible especially with funds.

Ms. Linda Ayer provided information on the Quarter Auction fundraiser by the Immokalee High School Beta held at the Immokalee Technical College on April 15, 2025, at 6 p.m. She commented on Ms. Patricia Anne Goodnight carrot cake auctioned last year for \$600.

Ms. Lupita Vazquez Reyes commented on whether the CRA could make a difference and assist with providing any type of support for organizations like the Immokalee High School Beta Club. She further commented on cities and towns who make proclamations and give visibility to groups who are making a difference in the community. She wondered if the service hours done by the group could assist staff in providing a draft to show recognition.

Ms. Sarah Harrington commented on the excellence of the Immokalee High School Beta Club and commented that she could find a way to tie this to the Economic Development by taking the number of community service hours that each student has volunteered and then finding the value and explore on how they have contributed to the community. This could then lead for the Immokalee High School to be recognized by the Board of Collier County Commissioners.

Ms. Linda Ayer commented that she is interested in anything that will showcase the Immokalee High School Beta Club due to the fact that they have no publicity.

Ms. Christie Betancourt commented on the assistance provided by the Immokalee Beta Club, especially for events in the community.

Ms. Christie Betancourt and Mr. Bernardo Barnhart commented on their experience with the Immokalee High School Beta Club. They also commented on Mr. Sol Reyes and the leadership trait that he has as a fellow Beta member.

Ms. Patricia Anne Goodnight commented to Ms. Linda Ayer to continue to provide any information in regard to the Immokalee High School Beta Club. She further commented on the leadership of Mr. Mike Facundo, Ms. Christie Betancourt, Mr. Bernardo Barnhart, and Mr. David Turrubiarz Jr.

Ms. Cherry Thomas commented on the support that has been received by the Immokalee Beta Club, especially for the Christmas Around the World Parade and Gala Event. She thanked them for assisting.

CRA Action: Ms. Patricia “Anne” Goodnight made a motion to collaborate with Sarah Harrington and provide a Letter of support or a proclamation for the Immokalee High School Beta. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 7-0.

4. Communications Folder

Staff reviewed the communication folder with the board and members of the public. The folder included the public notice for the Joint CRA and MSTU meeting, 2025 Immokalee Cattle Drive and Jamboree flyer, 11th Annual Lipman 5K Rin for Backpacks, Arts in Health Theater Classes, Parks and Recreation Region 3 updates, and the Gratitude letter sent out to all who assisted with the Howard Way Celebration.

H. Other Agencies

1. FDOT Updates

No updates.

2. Other Community Agencies

Collier County Code Enforcement, Cristina Perez

Ms. Cristina Perez provided updates on the Neighborhood Cleanup Event. The Event will be on Saturday, March 1, 2025, across the Immokalee Middle School on 504 Charlie Ct. The Sheriff's Department will be assisting with their Weekend Work Program.

Ms. Perez addressed that the area near Arrowhead has an added fence and a temporary right of way, so staff will not be able to use this area for a cleanup event.

Ms. Cristina Perez provided information on the Task Force Meetings. The meetings are held the last Monday of every month at 10 a.m. at the Careersource SWFL conference room, until further noticed.

Ms. Andrea Halman asked Ms. Cristina Perez about the Code Case Report provided by staff.

Ms. Cristina Perez provided information and said that the report are the new cases opened during the duration of the month. She further provided information on the fees that are given and the process that is done with those who have a case. The most common cases currently in Immokalee have to do with Solar Panels.

Ms. Lupita Vazquez Reyes asked if the businesses providing services with solar panels were predatory. Ms. Cristina Perez commented that most of those businesses were no longer of services and were most likely not from the area.

Collier County Metropolitan Planning Organization (MPO), Sean Kingston

Mr. Sean Kingston provided a few announcements for the MPO and a few opportunities for the Immokalee Community members to participate in the MPO. The MPO is a transportation planning organization for all of Collier County that includes the unincorporated areas and cities.

Mr. Sean Kingston thanked Ms. Andrea Halman for serving in the Bicycle and Pedestrian Advisory Committee (BPAC) of the MPO. Since 2018, she has contributed much to the development of the bicycle pedestrian network of Collier County. Due to Ms. Halman leaving BPAC, there is a vacancy, if anyone is interested in being part of the BPAC Committee. Mr. Kingston commented that the MPO has 5 committees, 2 of which are citizen committees.

The Citizens Advisory Committees (CAC) is also a part of the MPO and has a vacancy for District 5. The Citizens Advisory Committee is a more generalized committee. The MPO is developing all of their plans and are doing their 5 year update on the Bicycle Pedestrian Plan, Safety Action Plan, and Long Range Transportation Plan. If anyone is interested in joining the CAC, they will need an appointment from Commissioner McDaniel.

Mr. Sean Kingston commented that he is excited about the Immokalee Cattle Drive and Jamboree. He will be there to represent the MPO and share information on the all the plans that are in development.

Ms. Andrea Halman reiterated that she is off the BPAC Board. She further commented on the lighting report done by the MPO and said there is minor lighting in Immokalee. Most who are a part of the BPAC ride their bikes for pleasure, there needs to be someone from Immokalee who can represent due to many community members in Immokalee who ride their bikes as a mean for transportation.

Collier County Growth Management, Sarah Harrington

Ms. Sarah Harrington provided information on the Florida Economic Development Councils week and said this could be a great opportunity to tie with the Immokalee High School Beta Club. The Florida Economic Development Council week occurs from March 17 through March 21, 2025.

Immokalee Water and Sewer District, Misty Smith

Ms. Misty Smith thanked everyone who attended the Groundbreaking Event on the Carson Road Water Treatment Plant.

Ms. Misty Smith provided information on the efforts being made to receive funding for the Immokalee Water and Sewer Projects. Ms. Smith provided information on the Advanced Metering Infrastructure (AMI)/ Smart Utility Project. They plan to start installing smart users that will replace all meters.

Ms. Misty Smith provided informational brochures translated in English, Spanish, and Creole to educate other community members on this AMI Project and the timeline.

Brief discussion was made on having improvement made to help customers see their usage with a mobile app, but Immokalee Water and Sewer District are still not there just yet.

I. Community Presentations

1. Immokalee Senior Housing PUDA, Q Grady Minor & Associates, Wayne Arnold The Immokalee Foundation (TIF) Project (Enclosure 9)

Mr. Wayne Arnold provided an overview of their current progress of the Immokalee Senior Housing PUD. Grady Minor staff are in the process of amending the PUD in order to make provisions for the Immokalee Foundation to expand onto the site. They are also adding a small portion of the site that's currently owned by the Friendship Baptist Church into the PUD.

Mr. Wayne Arnold introduced the Q Grady Minor Project Team, Traffic Engineer, Collier Environmental Consultant and the Architect who is Mr. Michael “Mike” Facundo.

Mr. Wayne Arnold commented that they are under review by the County. The County has issued a Sufficiency Letter and the team has received a few remaining comments. They held a Neighborhood Information Meeting in Immokalee and had a couple of attendees.

Mr. Wayne Arnold provided the Zoning and Location Map. He commented that the RMF-6 small area highlighted in the Map will be added to the PUD. This will become part of the projects water management system. The project was originally approved and was going to be an affordable senior housing project. They only constructed the 1st 30 units of the project and did not take down any of the additional remaining property which is owned by the Friendship Baptist Church. The Q Grady Minor Team is modifying the PUD to remove the provisions for the additional dwelling units, retaining a residential tract that would be for the 30 existing units, and adding uses and standards that would allow for an education facility for the Immokalee Foundation. Provisions are being made for the Friendship Baptist Church to occupy the northern portion of the site behind their existing facility.

Mr. Wayne Arnold commented on the current existing location of the Immokalee Foundation and public schools surrounding the site area. He commented on the importance of the Immokalee Foundation having access to the schools since they do a lot of school programming and also having the students be able to walk to the site.

The overall project acreage is just under 8 acres. A reduction in the number of the dwelling units will be done from 119 to 30. A revision is also being made to the schedule of uses to allow for about 5,000 square foot 200 seat church. Provision has also been made to have a childcare center and 50,000 square feet that for the Immokalee Foundation uses for offices, classroom space, etc.

Mr. Wayne Arnold also presented the Existing Master Plan, which was designated to have a series of residential buildings. Mr. Arnold presented the proposed Master Plan, Draft Preliminary Site Plan, List of Uses, and Proposed Development Standards. He provided brief information on the Immokalee Foundation Building and said it is proposed to be 45 feet zoned height.

Mr. Wayne Arnold provided information on where others could find information on the Project and the contact information if anyone has any questions. They are now waiting to present to the Collier County Planning Commission (CCPC) on March 20, 2025, and the Board of Collier County Commissioner on April 22, 2025.

Ms. Lupita Vazquez Reyes asked when the hearing notices are mailed to the adjacent property owners. Ms. Sharon Umpenhour informed Ms. Reyes that hearing notices are mailed 20 days prior to the hearings.

CRA Staff asked Grady Minor staff to present this project to the board and members of the public to address the project and confirm that this project does not involve senior housing.

Ms. Christie Betancourt commented that Mr. Michael “Mike” Facundo is a part of this project and will not vote on it, but he may comment on it.

Ms. Lupita Vazquez Reyes thanked the presenters for the presentation and further commented on the need to have Senior Housing, however, anchoring the Immokalee Foundation will bring something good to the community.

Ms. Noemi Perez introduced herself, she is the President & CEO of Immokalee Foundation. She was raised in Immokalee and said it is a passion of hers on the work that is done with the Immokalee Foundation. The Immokalee Foundation primarily focuses on after school programming and brings professional development and educational programs. They provide literacy reading to all 5 Elementary schools, Charter school, and a Non-Profit in the community. As for the middle school students, the Immokalee Foundation provides the Career Pathways Program to expose students to the 4 main areas that are in demand in Florida which include Business Management and Entrepreneurship, Healthcare, Education and Human Services, and Engineering and Construction Management. Many of the students who participate receive paid internships and stipends as long as they meet the requirements. They then receive a scholarship once they graduate from the High School. The main goal is to train and keep the students located in Southwest Florida. The success of the Career Pathway is not unnoticed, the Immokalee Foundation has received a National Award. She appreciates all the support and commented that the Immokalee Foundation is building and training the new leaders.

Mr. Michael “Mike” Facundo commented on his experience and seeing how the Immokalee Foundation creates connections to some of the jobs in the community and providing Internship opportunities for the students. He commented on the disadvantage back then on not having an exposure to other areas like architecture but knowing now that Immokalee Foundation creates these opportunities for the students and exposes them to other areas that aren’t common is a good thing. He is glad that the Immokalee Foundation is trying to circle back and bring the students back home to further invest in the community.

Ms. Noemi Perez provided information on the Immokalee Foundation Learning Lab and said there is a home that is up for sale, if anyone is interested.

Ms. Andrea Halman commented on the open house done before and information provided on the Immokalee Foundation. Ms. Halman complimented the open house the Immokalee Foundation used to do and asked if they are thinking about doing it again. Ms. Noemi Perez addressed this matter and said they are not doing this yet but as they continue to build, they can look into improving in this matter. Ms. Halman commented on the reaction of the students and how excited they were to showcase what they are doing.

Mr. David Turrubiarz Jr. commented on the impact that the Immokalee Foundation had for him and the community and how his new endeavor has made him go through a full circle moment, especially since he is now managing a construction company and is living in one of the homes at the Immokalee Foundation Learning Lab. He complimented Ms. Noemi Perez and her efforts as the President and CEO of the Immokalee Foundation.

Ms. Christie Betancourt commented on the new endeavor of Mr. David Turrubiardez Jr. and commented due to this, Mr. Turrubiardez has decided to not renew his application as a MSTU Board member and said this is the last meeting he will attend. Staff thanked him and they hope that he can return as a board member.

Ms. Patricia Anne Goodnight commented on Ms. Parker Collier idea of the Horse Trials and how funds were going to be used to provide something good to the community. Ms. Goodnight is glad to see good things happening in the community that were discussed back in the early Nineties.

After much discussion, the CRA and MSTU Board made a motion to provide a letter of support for this project. Mr. Michael "Mike" Facundo recused himself from voting since he is the architect on this project.

CRA Action: *Ms. Andrea Halman made a motion to provide a Letter of Support for the Immokalee Senior Housing PUDA. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 6-0.*

MSTU Action: *Mr. David Turrubiardez Jr. made a motion to provide a Letter of Support for the Immokalee Senior Housing PUDA. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 5-0.*

2. Casa San Juan Diego Multi-Family Affordable Housing Development (Enclosure 10)

Mr. Alex Malhas introduced himself, he is the Development Manager at National Development. National Development is the developer for the Casa San Juan Diego. He provided updates since it's been a while since they last presented.

Casa San Juan Diego is a development of 80 affordable housing units ranging from 22% of the Area Median Income to 60%. This development is a partnership with the Diocese of Venice. The Project will consist of 2- 3 story buildings. One of the buildings will include a clubhouse. Included in the clubhouse will be a computer lab and activity area for tenants to utilize. The location of the development is East of the Wastewater plant and West of the Our Lady of Guadalupe Parish Church.

Mr. Malhas announced that they have received approval on the credit underwriting report from Florida Housing. They are now starting the closing process. They have also been working with Collier County on some home funds that they were awarded and are going through the underwriting process with them as well. They are moving ahead. The developers are likely to close on this project around April or May of this year, they will start construction shortly after. Construction will take around 12 months, they are excited to get this project moving and getting the units up and running for the community.

As for the permitting, the developers are working through the state and local permits. They are working through the SDP and ERP permits, which are currently under review by the County and the Water District. Mr. Alex Malhas commented that part of finalizing these permits includes improvements to Boston Ave. The developers will be improving the main access way to the site, which is Boston Ave, between Hancock Street and 9th Street.

The plan is to widen the road and add all the necessary improvements needed to serve as a traversable public road, and then at closing the County will take ownership of that road and maintain it once improvements are complete.

Mr. Alex Malhas commented that they would like to get the Immokalee CRA support on the improvements being made to better support the community. He commented that Immokalee Community Center Development is also being done near their developments, so the Casa San Juan Diego developers want to make sure their improvements align with the Immokalee Community Center project. Mr. Malhas commented that he would like to have an offline conversation with Ms. Christie Betancourt to further discuss the improvements.

Ms. Christie Betancourt asked if any significant changes have been made since the last presentation in April 2024. Mr. Alex Malhas commented that he isn't aware of the last presentation that was made, however, he said there was 3 structures in the beginning, but they have decided to go with 2 structures instead but will have the 80 units. The structures were moved more to the East of the site so that they are away from the Wastewater Treatment Plant. The access way was also moved into the site boundary, so no easements are needed.

Ms. Sarah Harrington confirmed that no significant changes were made from the previous information provided.

Ms. Andrea Halman asked if the developers looked into screens being installed in the balconies. Mr. Alex Malhas commented that he will get a response from his team on this matter and provide the information to Ms. Christie Betancourt.

CRA Action: Ms. Andrea Halman made a motion to provide a Letter of Support for the Casa San Juan Diego Multi-family Affordable Housing Development. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 7-0.

3. Community updates

i. Immokalee Complete Streets (TIGER) Traffic Calming Plans (Enclosure 11)

Staff provided Enclosure 11, which are the plans for the crosswalks installed on Roberts Ave and Immokalee Drive. Mr. Daniel Flynn and Mr. Matt Murphy with Quality Enterprise were present at the meeting.

Mr. Matt Murphy provided information on the crosswalks installed. The 3 crosswalks on Immokalee Drive have in place the roadway elements Quilty Enterprise staff are working on the flat work. A temporary striping is over the crosswalks. Quality Enterprise are currently working on the 3 crosswalks on Roberts Ave. By mid-next week, they should be fully complete with the work. Signage and the rapid flash beacons for the crossing will be installed as well.

Ms. Christie Betancourt complimented Quality Enterprise and their efforts to inform the principal of the Immokalee High School on the work that will be done. This installation was accomplished quicker than anticipated. Staff and board members thanked Quality Enterprise for their work.

Ms. Lupita Vazquez Reyes commented on how these crosswalks make a difference.

Brief discussion was made on the feedback received by the community members.

Mr. Mark Lemke asked if all things installed were crosswalks or speed bumps. Mr. Matt Murphy clarified that 2 of the 6 are crosswalks and the rest are speedbumps.

Mr. David Turrubiardez Jr. asked when the sidewalk will be complete near the crosswalk from the High School to the Immokalee Sports Complex. Mr. Matt Murphy followed up and said it should be complete no later than the upcoming Saturday. It won't be open for pedestrians until the rapid flashing beacons are installed.

Mr. Matt Murphy provided a status update on the CAT Transfer Station and said they should have this complete hopefully at the end of March. Due to an introduction to an aluminum walkway canopy, the engineered calculation came out different so Quality Enterprise are working on this matter and hope to get the items installed or at least delivered in 6 to 8 weeks.

Ms. Christie Betancourt provided information on the lighting. Mr. Matt Murphy commented that out of the 180 proposed, they have done around 170. As for the rest, they are working on the draining structure, which should be done in the next 2 weeks. Lighting then will be complete.

Ms. Lupita Vazquez Reyes commented on the huge impact of the lighting.

Mr. Matt Murphy also gave credit to LCEC and how they installed the lighting relatively quickly.

Ms. Christie Betancourt commented that the Immokalee CRA are receiving the bill for the lighting.

ii. Collier County Sheriff's Office Lighting Survey (Enclosure 12)

Ms. Christie Betancourt provided an overview of the Collier County Sheriff Office Lighting Survey. She commented on the reasoning for completing the survey and said it ensure public safety, crime prevention, identifies dark zones, supports infrastructure planning, improves maintenance efficiency, community engagement, enhances walkability and connectivity, energy and cost efficiency, and supports compliance.

Ms. Christie Betancourt commented that Cpl. James Klewicki met with CRA staff, and they provided him a site map and gave him the areas were community members had concerns about. Cpl. Klewicki also used the 2014 study as guidance and completed the survey report.

Cpl. James Klewicki key findings included darks zones and safety concerns which included poor lighting in some areas, residents feeling unsafe due to low visibility and insufficient sidewalk, crime risks and inconsistent lighting. Ms. Christie Betancourt commented that this survey was well needed, CRA staff will follow through with all recommendations.

The recommendation includes upgrading lights with LED lighting, standardized light spacing, and implement regular maintenance. Staff will create a street lighting action plan and present to the board and prioritize depending on the budget.

Ms. Andrea Halman commented that this report should be shared with the Bicycle Pedestrian Advisory Committee, since they are currently working on their Master Plan.

Ms. Christie Betancourt commented that staff are working to address some items presented first such as a couple of poles that belong to the CRA and MSTU and identifying them into groups based on which need to be repaired, areas that need lighting, and who the owner of the poles are. Staff will bring the item back to prioritize and for a budget recommendation. Ms. Betancourt commented that staff have a map that identifies the lights and who they belong to, but staff would like to be aware of who maintains them. Staff will work on this item with 3 phases which included Identifying Maintenance Responsibilities, Address Lighting Deficiencies and Implementations and Monitoring. Staff will follow up with this item in a future meeting.

Cpl. James Klewicki introduced himself. He is with the Crime Prevention Unit with Collier County Sheriff's Office. He has received special training on how to reduce crime by changing the environment and said lighting is important. He provided information on LED lighting and said LED lighting gives out a bright white light, and with that light you are able to see all colors. Good lighting should help you recognize someone 50 feet from you and notice more of your surroundings. He commented on the high density sodium yellow lights and said that Immokalee has a lot of the older lights. The last lighting survey done was in 2014, staff have done a great job of improving lights in the intersection, however, there are some areas of concerns such as inconsistent spacing in between lights.

Cpl. Klewicki further commented on pedestrian safety, security surveys completed free of charge for businesses and home by the Collier County Sheriff's Office, and the importance of home lighting and landscaping. If anyone has any questions, they may contact the Sheriff's Office or Ms. Christie Betancourt, and she may get in touch with them.

Ms. Christie Betancourt presented the list of light poles with maintenance issues and lack of lighting locations. She will share this listing to all board members. She provided an overview of addressing the lights owned by the CRA and MSTU and looking into who maintains the other lights that need fixing.

Mr. Michael "Mike" Facundo thanked Cpl. James Klewicki and the Sheriff's Department for the comprehensive report. Ms. Christie Betancourt also thanked everyone who was a part of completing this survey and showing the improvements it has made with adding lights.

Ms. Cherryle Thomas commented of the Holiday Decorations lights. Staff informed Ms. Thomas that most of the light involve LED Lighting.

J. Old Business.

1. Advisory Board update

i. Board Merger

Staff have received the draft Ordinance and Resolution for the board merger. Staff will bring this item to the boards at the next meeting. The item will most likely go to the Board of Collier County Commissioners Board meeting in March.

ii. CRA Application

a. Michael “Mike” Facundo (Enclosure 13)

Staff commented on the application submitted by Mr. Michel “Mike” Facundo to the Immokalee Local Redevelopment Advisory Board for reappointment. If reappointment is approved, staff will send a recommendation memo to the County Attorney.

CRA Action: Ms. Andrea Halman made a motion to reappoint Michael “Mike” Facundo the Immokalee Local Redevelopment Advisory (CRA) Board. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 8-0.

b. CRA Attendance Log (Enclosure 14)

Staff attached the CRA Board Attendance Log for the last 2 years. Mr. Michael “Mike” Facundo name was bolded on the attendance log.

2. Contractor Maintenance Reports

i. A&M Property Maintenance Report & Schedule (Enclosure 15)

Staff provided Enclosure 15, which is the maintenance report and the look ahead for March. Maintenance and schedule are as usual.

Staff provided information on the contract for the landscape maintenance at Zocalo. This has been seen and approved by the Board of Collier County Commissioners. A&M Property Maintenance will start after staff get everything in place.

3. Brief Staff Project update

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

Staff provided an update on the Immokalee Sidewalks Phase III. The contract is ready to be processed to go the Board of Collier County Commissioners. Staff are waiting for Procurement to release the bid package. This is to award the contract to Marquee Development Inc. A sign has been installed near Eustis Ave. and West Delaware Ave, to show that the project will start soon.

Staff will be requesting permits with LJA Engineering, Inc for this project. A grant was received from the Congressional appropriation funds for \$987,000. The construction was a bit over a million, so the CRA will be putting in the funds to cover the cost.

Due to the grant, Staff will continue to use the term Eustis Ave, although it has been changed to Howard Way.

ii. First Street Corridor Safety Project update

Staff provided an update on the First Street Corridor Safety project. Staff have completed Phase 1. They are finalizing the bid package to be sent out for the construction of Phase 1. Staff are in the process of Change Order #3, to continue the work to end of the project and that includes construction phase 1 and 2. Staff are adding days in order to use 3 grant agreements to get this project moving forward and be completed. Staff are working with the Transportation Department who are overseeing staff grant project. Staff will provide an update at the next meeting.

Ms. Andrea Halman asked on the beacons for the sidewalks. Ms. Christie Betancourt commented that there is a delay to the acquisitions of easements and since it's a grant, staff must go through a process. Ms. Halman commented that community members may need to be reeducated on using the buttons. Staff and board members had a brief discussion on reeducating community members. Ms. Halman commented that BPAC may be able to assist with this matter as well.

Mr. Mark Lemke asked if a sensor could be used instead of buttons for pedestrian crossing. Staff said that they can look into it.

4. Office Lease update

The Immokalee CRA office lease ends July 31st of this year. Staff are hoping to extend the lease with the current tenant or with the new proposed owner. Staff hope to stay in the Careersource building, however, if they are not able to, they are looking into the Immokalee Clerk building or 310 Alachua St. Facility.

Mr. Paul Thein commented that they are working with the broker so that the lease is an extension of the Careersource lease then transferred to them. They are working to keep everyone and shift them into one side. They are also working on filling the other side of the building.

Ms. Cherryle Thomas asked if there are any plans to keep the conference rooms.

Mr. Paul Thein commented that the conference rooms is yet to be determined. They are looking to use this opportunity to use the center as a hub for community benefit.

Ms. Patricia Anne Goodnight commented that the Immokalee CRA is not moving to the courthouse.

K. New Business.

No New Business.

L. Citizen Comments

Ms. Christie Betancourt provided information on the next meeting and said Staff will bring the report on Historic Cemetery from Stantec and they will have a presentation with a project update from El Gran Taco Loco.

Ms. Cherryle Thomas commented that Mr. Mauricio Martinez is interested in becoming a CRA Board member. Staff commented that they will see the outcome of the board merger and see if anyone would like to come off of it.

CRA and MSTU Board members asked that a Joint Meeting be held on March 19, 2025.

M. Next Meeting Date

The CRA Board and MSTU Board will be meeting jointly on Wednesday, **March 19, 2025**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:25 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

02/27/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1025000000 IMMOKALEE REDEVELOPMENT			117,722.07	484,912.53-	367,190.46
REVENUE Sub Total	1,460,100.00-	1,483,665.00-		1,365,929.40-	117,735.60-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		5,429.40-	1,770.60-
361170 OVERNIGHT INTEREST				3,200.06-	3,200.06
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		2,229.34-	4,970.66-
CONTRIBUTION AND TRANSFERS Sub-Total	1,452,900.00-	1,476,465.00-		1,360,500.00-	115,965.00-
410001 TRANSFER FROM 0001 GENERAL FUND	1,108,500.00-	1,108,500.00-		1,108,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	252,000.00-	252,000.00-		252,000.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489200 CARRY FORWARD GENERAL					
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,565.00-			23,565.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	1,460,100.00	1,483,665.00	117,722.07	881,016.87	484,926.06
PERSONAL SERVICE	337,700.00	337,700.00	23,832.00	124,107.31	194,260.69
OPERATING EXPENSE	443,700.00	467,265.00	93,890.07	119,009.56	249,865.37
631400 ENGINEERING FEES	50,000.00	73,565.00	23,565.00		50,000.00
634210 IT OFFICE AUTOMATION ALLOCATION	10,700.00	10,700.00	5,350.00	5,350.00	
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00	14,650.00	14,650.00	
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00		49,249.00	110,751.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00			10,000.00
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00			40,700.00
639967 TEMPORARY LABOR				7,820.72	7,820.72-
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,313.38	3,686.62
640410 MOTOR POOL RENTAL CHARGE	600.00	600.00			600.00
640990 TOLLS				6.25	6.25-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		53.37	146.63
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	4,264.57	3,235.43	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	2,484.90	515.10	1,800.00-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00		38.72	61.28
643100 ELECTRICITY	3,100.00	3,100.00	2,216.85	783.15	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	2,984.92	815.08	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	19,691.10	19,691.10	617.80
644620 LEASE EQUIPMENT	1,800.00	1,800.00	1,065.75	761.25	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00	1,200.00	1,200.00	
645260 AUTO INSURANCE	500.00	500.00	250.00	250.00	
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	8,720.00	4,360.00	11,920.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		188.00	412.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		76.69	23.31
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,000.00	3,000.00			3,000.00
648160 OTHER ADS			200.00		200.00-
648170 MARKETING AND PROMOTIONAL	6,000.00	6,000.00	3,500.00		2,500.00
649100 LEGAL ADVERTISING	5,000.00	5,000.00	2,000.00		3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	105.50	208.86	3,185.64

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	1,641.48	1,533.32	325.20
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	10,000.00	10,000.00			10,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		628.80	1,371.20
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,100.00	1,100.00		317.20	782.80
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		5.36	994.64
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	4,500.00	4,500.00		2,842.88	1,657.12
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	1,200.00	1,200.00			1,200.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		115.90	684.10
CAPITAL OUTLAY	22,500.00	22,500.00			22,500.00
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
TRANSFERS	637,900.00	637,900.00		637,900.00	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00		637,900.00	
RESERVES	18,300.00	18,300.00			18,300.00
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1629000000 IMMOKALEE BEAUTIFICATION			361,227.78	426,784.41-	65,556.63
REVENUE Sub Total	2,143,900.00-	2,325,090.17-		526,523.73-	1,798,566.44-
REVENUE - OPERATING Sub-Total	636,400.00-	636,400.00-		526,523.73-	109,876.27-
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-		505,333.87-	124,066.13-
311200 DELINQUENT AD VALOREM TAXES				601.20-	601.20
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-		10,957.92-	5,957.92
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-		9,231.48-	7,231.48
361320 INTEREST TAX COLLECTOR				399.26-	399.26
CONTRIBUTION AND TRANSFERS Sub-Total	1,507,500.00-	1,688,690.17-			1,688,690.17-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,539,400.00-	1,539,400.00-			1,539,400.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		181,190.17-			181,190.17-
489900 NEGATIVE 5% ESTIMATED REVENUES	31,900.00	31,900.00			31,900.00
EXPENSE Sub Total	2,143,900.00	2,325,090.17	361,227.78	99,739.32	1,864,123.07
OPERATING EXPENSE	469,700.00	650,890.17	361,227.78	87,185.81	202,476.58
631400 ENGINEERING FEES	50,000.00	192,855.65	169,230.40	831.25	22,794.00
634970 INDIRECT COST REIMBURSEMENT	5,400.00	5,400.00	2,700.00	2,700.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00			110,000.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00			30,000.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	212,380.47	46,856.97	29,000.00	136,523.50
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	1,800.00	1,800.00	99,695.00	594.26	98,489.26-
645100 INSURANCE GENERAL	1,500.00	1,500.00	750.00	750.00	
646311 SPRINKLER SYSTEM MAINTENANCE	2,000.00	2,000.00	1,000.00		1,000.00
646318 MULCH	1,600.00	1,600.00			1,600.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00	39,639.00	48,441.00	68,080.00-
646451 LIGHTING MAINTENANCE	40,000.00	45,954.05	1,356.41	4,597.64	40,000.00
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	500.00	500.00		258.16	241.84
652990 OTHER OPERATING SUPPLIES	500.00	500.00		13.50	486.50
652999 PAINTING SUPPLIES	200.00	200.00			200.00
CAPITAL OUTLAY	350,000.00	350,000.00			350,000.00
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
TRANSFER CONST	17,200.00	17,200.00		12,553.51	4,646.49
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,500.00	4,500.00		2,224.04	2,275.96
930700 BUDGET TRANSFERS TAX COLLECTOR	12,700.00	12,700.00		10,329.47	2,370.53
RESERVES	1,307,000.00	1,307,000.00			1,307,000.00
991000 RESERVE FOR CONTINGENCIES	20,500.00	20,500.00			20,500.00
993000 RESERVE FOR CAPITAL OUTLAY	1,286,500.00	1,286,500.00			1,286,500.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
163805 IMMOKALEE RD & STATE ROAD 29	237,600.00	237,600.00	151,019.60	69,616.00	16,964.40
EXPENSE Sub Total	237,600.00	237,600.00	151,019.60	69,616.00	16,964.40
OPERATING EXPENSE	237,600.00	237,600.00	151,019.60	69,616.00	16,964.40
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	1,890.00	13,110.00	5,000.00
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	7,935.81	3,414.19	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,616.15	1,383.85	
643400 WATER AND SEWER	12,500.00	12,500.00	8,658.64	4,141.36	300.00-
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	3,500.00	3,500.00		3,485.60	14.40
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	130,919.00	44,081.00	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	600.00	600.00			600.00

C.C. 1026-138346

Fund 1026 Immokalee CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1026000000 IMMOKALEE CRA PROJECT FUND		-	201,215.60	679,636.06-	478,420.46
REVENUE Sub Total	644,100.00-	4,605,475.00-		679,636.06-	3,925,838.94-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		41,736.06-	35,236.06
361170 OVERNIGHT INTEREST				23,334.59-	23,334.59
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		18,401.47-	11,901.47
CONTRIBUTION AND TRANSFERS Sub-Total	637,600.00-	4,598,975.00-		637,900.00-	3,961,075.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	637,900.00-	637,900.00-		637,900.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,961,375.00-			3,961,375.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	644,100.00	4,605,475.00	201,215.60		4,404,259.40
OPERATING EXPENSE		318,000.00			318,000.00
634999 OTHER CONTRACTUAL SERVICES		318,000.00			318,000.00
CAPITAL OUTLAY	644,100.00	4,102,475.00	201,215.60		3,901,259.40
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	201,215.60		3,901,259.40
GRANTS AND DEBT SERVICE		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
50243 IMMOKALEE CRA PROJECT FUND		278,000.00			278,000.00
EXPENSE Sub Total		278,000.00			278,000.00
OPERATING EXPENSE		68,000.00			68,000.00
634999 OTHER CONTRACTUAL SERVICES		68,000.00			68,000.00
CAPITAL OUTLAY		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
50244 IMMOKALEE CRA PROJECT FUND		519,800.00	101,215.60		418,584.40
EXPENSE Sub Total		519,800.00	101,215.60		418,584.40
OPERATING EXPENSE		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY		469,800.00	101,215.60		368,584.40
763100 IMPROVEMENTS GENERAL		469,800.00	101,215.60		368,584.40

Fund 1026 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50247 IMMOKALEE CRA PROJECT FUND		50,000.00			50,000.00
EXPENSE Sub Total		50,000.00			50,000.00
OPERATING EXPENSE		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00

C.C. 1026-138346

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		158,875.00	100,000.00		58,875.00
EXPENSE Sub Total		158,875.00	100,000.00		58,875.00
OPERATING EXPENSE		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY		108,875.00	100,000.00		8,875.00
763100 IMPROVEMENTS GENERAL		108,875.00	100,000.00		8,875.00

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		974,000.00			974,000.00
EXPENSE Sub Total		974,000.00			974,000.00
OPERATING EXPENSE		100,000.00			100,000.00
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY		874,000.00			874,000.00
763100 IMPROVEMENTS GENERAL		874,000.00			874,000.00

C.C. 1026-138346

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	644,100.00	1,114,800.00			1,114,800.00
EXPENSE Sub Total	644,100.00	1,114,800.00			1,114,800.00
CAPITAL OUTLAY	644,100.00	1,114,800.00			1,114,800.00
763100 IMPROVEMENTS GENERAL	644,100.00	1,114,800.00			1,114,800.00

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 50269 Imm CRA-Lighting

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50269 IMMOKALEE CRA PROJECT FUND		125,000.00			125,000.00
EXPENSE Sub Total		125,000.00			125,000.00
CAPITAL OUTLAY		125,000.00			125,000.00
763100 IMPROVEMENTS GENERAL		125,000.00			125,000.00

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		-	80,322.25	17,383.96-	62,938.29-
REVENUE Sub Total		2,129,994.75-		30,630.46-	1,499,364.29-
REVENUE - OPERATING Sub-Total		987,000.00-		2.29	987,002.29-
331555 HUD GRANTS		987,000.00-			987,000.00-
361170 OVERNIGHT INTEREST				2.29	2.29-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75-		30,632.75-	512,362.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		30,632.75-	512,362.00-
EXPENSE Sub Total		2,129,994.75	80,322.25	13,246.50	1,436,426.00
OPERATING EXPENSE		141,623.75	80,322.25	13,246.50	48,055.00
631400 ENGINEERING FEES		141,623.75	80,322.25	13,246.50	48,055.00
CAPITAL OUTLAY		1,988,371.00			1,388,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00			1,388,371.00

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			80,322.25	17,386.25-	62,936.00-
REVENUE Sub Total		542,994.75-		30,632.75-	512,362.00-
CONTRIBUTION AND TRANSFERS Sub-Total		542,994.75-		30,632.75-	512,362.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		542,994.75-		30,632.75-	512,362.00-
EXPENSE Sub Total		542,994.75	80,322.25	13,246.50	449,426.00
OPERATING EXPENSE		141,623.75	80,322.25	13,246.50	48,055.00
631400 ENGINEERING FEES		141,623.75	80,322.25	13,246.50	48,055.00
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					
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

February 2025

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CEPE20250001273	PE	Open	02/03/2025	104 Dixie Ave	Semi/Tractor Trailer blocking sidewalk, causing people to have to enter the street to get around
CENA20250001301	NA	Open	02/04/2025	2809 State St	Massive amount of litter/outside storage
CEPM20250001460	PM	Closed	02/07/2025	420 Alachua St	Roof damage - trusses are cracking. Landlord isn't fixing. Caller states its a safety hazard & is havng a hard time getting insured.
CEPM20250001463	PM	Closed	02/07/2025	601 W Delaware Ave	There is an infestation of mice, and the unit has had no power for two weeks.
CEPM20250001465	PM	Open	02/07/2025	420 Aluchua St. Immokalee	Ana (813) 330-9686 stopped by the Code department and stated the roof is a hazard and is falling in she has a business there that needs immediate attention!!****Hazardous****
CEV20250001483	V	Closed	02/08/2025	1462 Bush St. W.	1462 Bush St. W. always has a gold Toyota parked in the street in the right of way. *Service Request [Request ID #182756] (Right-of-Way (ROW))*
CENA20250001529	NA	Open	02/10/2025	715 Crestview DR Ashley Apartments	Trash in the preserve
CESD20250001571	SD	Open	02/11/2025	1108 Palm Dr	Unpermitted shed.
CELU20250001619	LU	Open	02/12/2025	1513 Roberts Ave W	Living in RVs & dumping sewage on the ground. You can smell it. There is a sewer line coming out the back part of the barn. Toilet tissue has been seen.
CEPE20250001711	PE	Closed	02/13/2025	1426 Bush Street	Parking multiple vehicles in grass and on sidewalk.
CEPE20250001713	PE	Closed	02/13/2025	1457 Bush St W	Parking vehicles on sidewalk daily.
CESD20250001755	SD	Closed	02/14/2025	Custer Ave, Immokalee.	I am writing to bring to your attention a concerning issue regarding Hyper Fiber LLC, an internet company currently conducting excavation work in Faith Landing, specifically on Custer Avenue. Despite their claims of having a permit from the county and an umbrella insurance policy, it appears that they are operating without the explicit permission of the Homeowners Association (HOA) or the Property Management Company. Hyper Fiber LLC's main address is 2841 Bonita Crossing Blvd, Bonita Springs, FL 34135, and their contact number is (239) 887-5379. When I approached the on-site supervisor to inquire about their activities, they stated that they had obtained the necessary permits from the county and were covered under their umbrella insurance policy. However, they did not provide any documentation to verify these claims, nor did they confirm that they had received approval from the HOA or Property Management Company.
CEPE20250002195	PE	Open	02/27/2025	1203 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CEPE20250002196	PE	Open	02/27/2025	1205 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CEPE20250002197	PE	Open	02/27/2025	1207 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CEPE20250002198	PE	Open	02/27/2025	1209 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CEPE20250002199	PE	Open	02/27/2025	1213 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CEPE20250002200	PE	Open	02/27/2025	1215 N 18th St	Cars are parking on the sidewalk, blocking access for pedestrian traffic. This usually occurs in the morning and afternoon.
CENA20250002226	NA	Open	02/27/2025	1009 Ringo LN	Litter/outside storage pile of paper, plastic, cardboard, bottles, clothes, plastic containers

Assistant Director Report
March 5, 2025

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 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**

County staff discussed IAMP Policies 6.1.3 (Downtown Pedestrian Amenities) and 3.1.4 (Central Business District) at the CRA meeting on March 17, 2021. The first Land Development Code (LDC) workshop followed on May 19, 2021. On June 16, 2022, the county held a kick-off meeting with The Neighborhood Company (TNC Co), the project's consultant, followed by a site visit on August 12, 2022. Over the next several months, TNC Co provided updates, including a February 2023 CRA Advisory Board presentation and a June 2023 joint CRA & MSTU meeting.

In September 2023, TNC Co submitted a “White Paper” on the Immokalee Land Development Code, followed by workshops and updates in early 2024. By May 2024, TNC Co presented draft language to the CRA Board and submitted revisions to the county. The Development Services Advisory Committee (DSAC) reviewed the project in July and September 2024.

On September 24, 2024, TNC Co informed staff that DSAC approved the proposed LDC amendments on September 4. However, concerns arose about implementing architectural design standards on Main Street due to Senate Bill 250, which bans restrictive development requirements until October 2026. TNC Co is considering omitting these regulations for now. Additionally, the Loop Road Overlay is under review for potential conflicts with existing zoning rules. While the amendments are progressing, these issues may cause delays in the overall timeline.

On October 31, 2024, TNC Co met with CRA staff and county staff to review county attorney comments. Both issues of concern will be tabled until Senate Bill 250 expires, and the Loop Road is completed. TNC Co staff will revise the LDC amendments and proceed with the adoption process.

On January 15, 2024, County staff presented updated language that included provisions for Mobile food dispensing vehicles, that may be allowed on lands zoned Community Facility District (CF) within the IUAOD, subject to Conditional Use approval and contingent upon compliance with LDC section 5.05.16.

This Immokalee Urban Area Overlay (LDCA) (PL20240004278) went to the Collier County Planning Commissioner on March 6, 2025.

TIMELINE

- **Public Workshop**
✓ October 2023
- **Draft LDC Updates**
✓ Collaboration with Collier County & ICRA Staff
- **CRA Advisory Board & Public Workshop**
✓ March 2024- LDC Draft Presentation
- **Development Services Advisory Committee Presentation**
✓ July 2024 & September 2024
- **CCPC Hearing & BCC Hearings**
✓ 2025 – Specific dates to be determined






3. CRA Office

CRA staff were able to secure an Intern. Kizzie Fowler accepted the position and will work in both the Bayshore Gateway Triangle and the Immokalee Area. Her first day was February 10, 2025. CRA Staff is collaborating with Facilities Department to prepare office space at the Clerk of Courts building, located at 106 South 1st Street or to maintain at CareerSource building.

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.

5. Infrastructure Projects (County) in Immokalee (Not funded by CRA/MSTU)

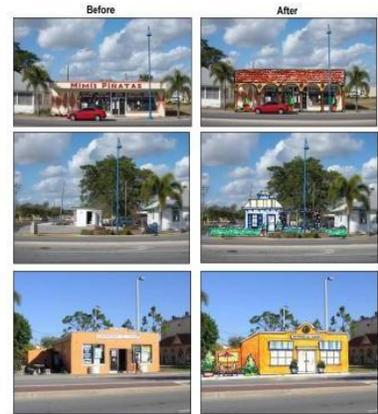
1) *Carson Road Project-Eden Park Elementary Safe Routes to School*

- 6’ Sidewalk on the south and west side of the road.
- Construction costs is \$1,314,943.50.
- Funded with Safe Routes to School funds.
- Construction to start in FY 24.
- Construction Contract was awarded to Marquee Development on February 27, 2024.



6. 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.



7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. The last FHERO board meeting was held on December 10th.

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

8. 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 the second Friday of every month via zoom at 10:00 a.m.



The next meeting is scheduled for March 21, 2025, at 10:00 a.m. via Zoom. For information on housing assistance please visit website at: <https://www.colliercountyhousing.com/community-assistance-program/>.

9. Development in Immokalee

1) ***Immokalee Foundation Learning Lab 18-home subdivision***

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 student in the foundation’s program., Career Pathways: Empowering Students to Succeed. BCB Homes, is serving as the general contractor.

On July 13, 2021, BCC board meeting (Agenda item 16.F.10) 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.



2) ***Immokalee Fair Housing Alliance (IFHA)***

The Immokalee Fair Housing Alliance housing development consist 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 started in September 2021.

IFHA has partnered with the Shelter for Abused Woman & Children to allocate 16 apartments for those who have completed the program. They are hoping to break ground on the second building, which will be occupied by members of the Shelter for Abused Woman and Children.

Due to this occurring, the Immokalee Fair Housing Alliance would likely move up the timing for the first children’s playground. They have amended their phasing plan to move this amenity up and start a fundraiser for the playground.



At the April 9, 2024, BCC meeting the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with the Immokalee Fair Housing Alliance Inc., to allow \$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 Immokalee Fair Housing Alliance RPUD Project. A Move-In Celebration to celebrate the Opening of Building 1 was held on August 23, 2024.



Link to [IFHA Wink News story](#)
 For more information, please visit <http://www.ifha.info/>.

3) ***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 will sit 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/>

4) ***Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub***

The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023



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 groundbreaking 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. The campus is scheduled to open in July 2025.



5) ***Casa San Juan Diego PL20230018133 SDP – 133 Hancock Street***

The proposed Casa San Juan Diego Multi-Family affordable housing development in Immokalee 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 club house, a multi-use play field, and a multi-use court.

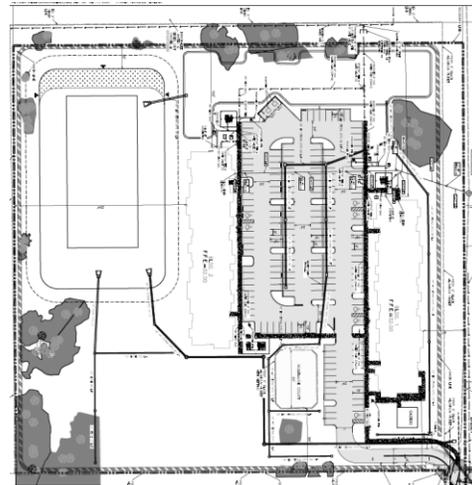
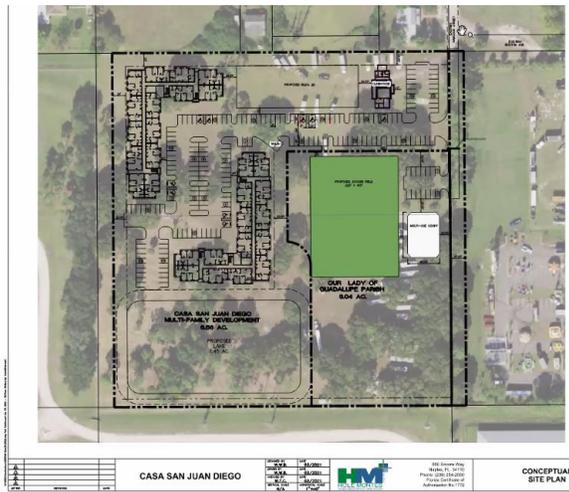
National Development of America, Inc., has received funding from Florida Housing and has applied for Collier County grant funding in February 2024. The development is currently in the design phase with plans to submit permits this year, aiming for a closing date in early 2025. Project updates were presented at the February 21, 2024, CRA Advisory Board Meeting. Bowman Consulting will present project updates at an upcoming CRA meeting. They will be presenting project updates on February 19, 2025.



FORM IS OUR FUNCTION



PDS



6) **LGI Homes**

LGI is offering new homes for sale in Immokalee at Arrowhead Reserve. They are one of the largest new home builders in Immokalee. CRA staff received updates form LGI representative.

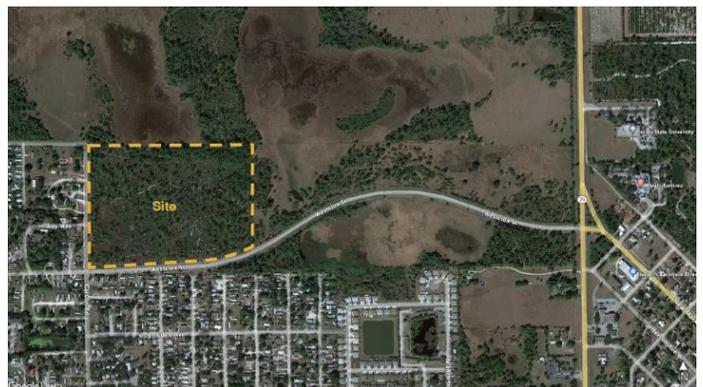


7) **Pulte Foundation PL20220004087 - PFCF/NSV Immokalee PUD (PUDZ)**

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation are proposing up to 250 single-family homes for rent and an early education center for 250 students. The foundations 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, allowing up to 250 units (170 affordable) and an early education center on 50± acres northeast of Westclox Street and Carson Road in Immokalee.



The Local Redevelopment Advisory Board requested an update after receiving comments from the County. The Foundation provided updates at the CRA 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.



They are currently submitting a Site Development Plan (SDP) to Collier County for Phase 1, which 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 Ms. Yolanda Flores spoke on the Build a Better Life program being organized by Nuestra Señora de la Vivienda Community Foundation.

8) Immokalee Community Campus (PUDZ) (Catholic Charities) PL2024000390

Rezone the property (909 and 917 W. Main Street, and 107 S. 9th Street) from C-4 – MSOSD Overlay and RMF-6 to a Mixed-Use Planned Development (MPUD) to allow for 100 multifamily dwelling units (±14 dwelling units per acre); and up to 91,300 square feet of gross floor area (GFA) of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of GFA 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.

Rezone application was submitted on May 20, 2024. Application is currently being reviewed by county staff. A meeting is being coordinated to discuss potential on street parking. A Neighborhood Information Meeting (NIM) was held on November 18, 2024. Consultant will provide and update and is requesting a letter of support from the CRA at the March 19th meeting.



9) Williams Farms of Immokalee (James E Williams Jr. Trust) RPUD (PUDZ) PL20210001434

Lake Trafford Road near Arrowhead (Property ID# 00113600106 & 0011360009) Current Zoning is A-MHO. 171 acres +/- Williams Farms applied for a residential community on the south side of Lake Trafford Road. The consultant Daniel Delisi held an information meeting on August 30, 2022. They presented to the CRA on September 21, 2022. The application was approved by the Collier County Planning Commission in April 2023. On May 23, 2023, the Collier County Board of County Commissioners approved Agenda items 17.A. (Ordinance #2023-23).

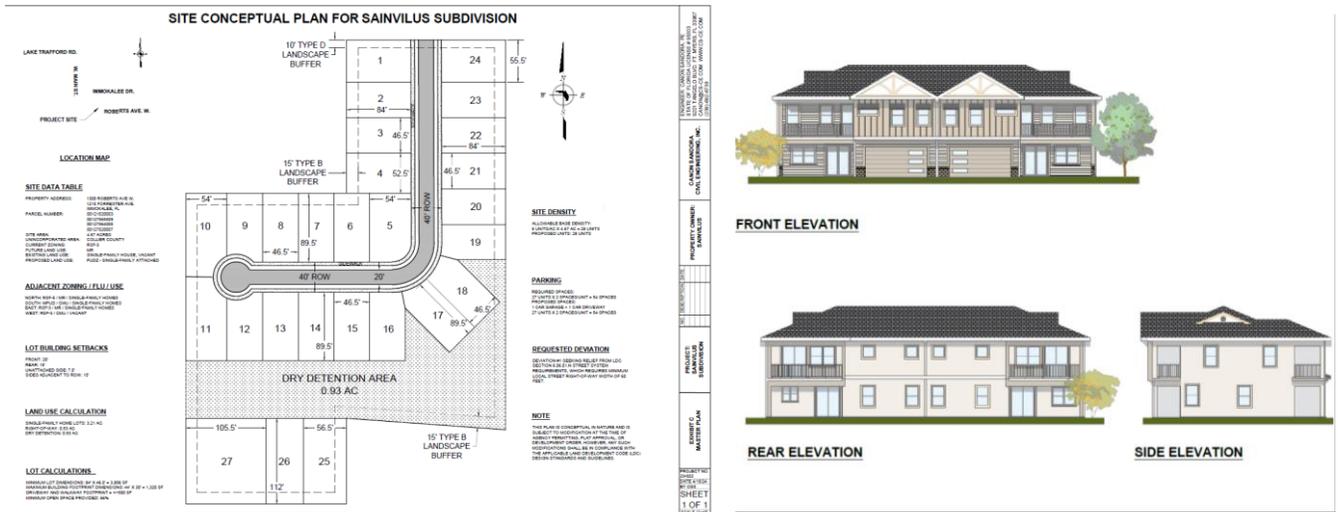


This property is under contract with Collier County as part of the Williams Reserve at Lake Trafford. The land is approximately 2,247 +/- acres of which 412 acres is allocated for affordable housing.

10) **Sainvilus Subdivision PUDZ (PL20230016622)**

Property owner is proposing to rezone 4.52-acre property located at 1215 Forrester Ave. and 1300 Roberts Ave. West. The rezone from RSF-3 to RPUDZ has been proposed to accommodate for new, safe, hurricane resistant single-family units (zero lot line) and detached single-family units on the property (27 units total).

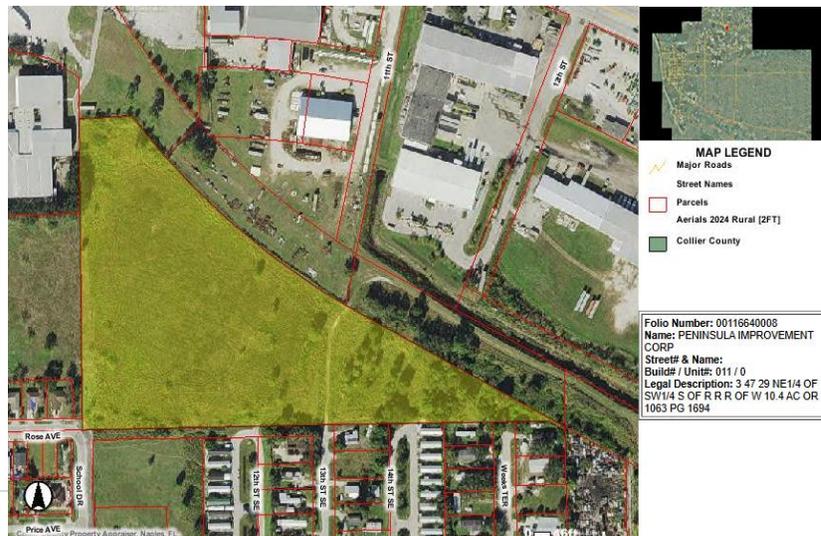
Canon Sandora Civil Engineering, Inc. presented to the CRA board on December 11, 2024, and held a neighborhood information meeting that evening as well. Canon will provide a brief update at the march 19th Meeting. They are requesting a letter of support from the CRA.



11) **Onda Rose Multi-Family (SDP) (PL20240013511)**

Proposed Affordable Housing Development - #PL20240013511 Onda Rose Multi-Family (SDP).

The proposed +/- 11.5-acre affordable housing development at the northeast intersection of Rose Avenue and School Drive in Immokalee, FL, will include: **Buildings:** Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building). **Amenities:** A playground, clubhouse, pool, lake (pond), and two access points. **Infrastructure Improvements:** Parking, sidewalks, utilities, and stormwater management.





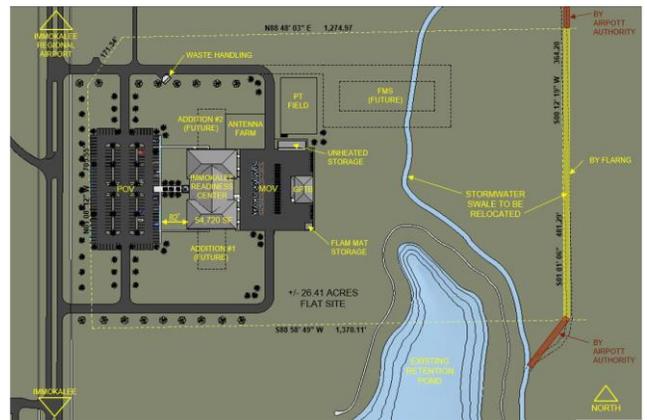
12) Budget Inn (PL20220001199 CU)

On March 16, 2022, a Pre-Application meeting was held with County for a proposed conditional use for the Budget Inn located at 504 E Main Street. Owners are proposing to demolish the existing hotel and potentially do a two or 3 story hotel. The architect for the business owner provided staff a rendering of the new hotel concept plan. A Neighborhood Information Meeting (NIM) was held on April 2, 2024. No update.



13) Florida Army National Guard Readiness Center Project

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.



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@colliercountyfl.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 (2023 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.

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@colliercountyfl.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 benefitting 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.

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
03/5/2025

1. First Street Zocalo Plaza (107 N. 1st Street) and Main Street (1st Street – 9th Street)

i. Monthly Maintenance

A&M Property Maintenance (A&M) is currently providing short-term maintenance work and is keeping Zocalo Plaza clean, green, and in a safe condition. Staff prepared an Invitation to Bid for a 3-year term with two (2) one-year renewals to finalize the selection of a contractor to maintain Zocalo Plaza. Procurement posted Solicitation #24-8287 in OpenGov on August 17, 2024. The Notice of Recommended Award was executed on November 18, 2024, to recommend an Agreement with A&M in the amount of \$41,294 annually. Procurement Services provided Agreement to Staff on January 7, 2025, and it was approved by the BCC on the February 11, 2025. A Request for Purchase Order is being processed.

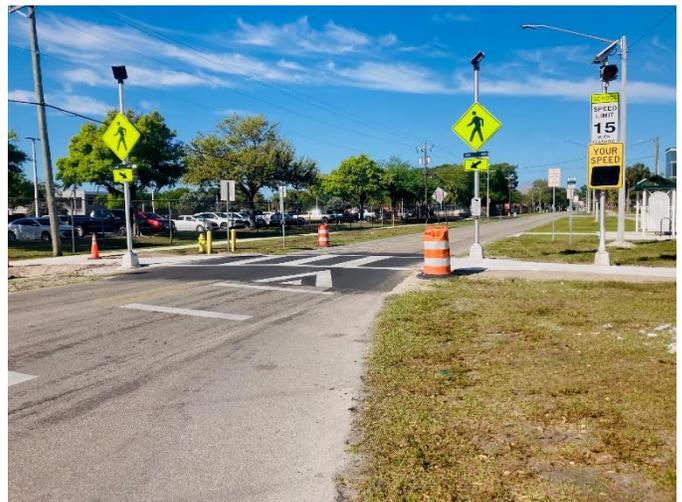
ii. Holiday

Rental Christmas Tree and Zocalo Plaza Decorations – On February 26, 2025, Staff was instructed to proceed with the Quick Quote process to secure a minimum of three (3) quotes for the rental tree and the decorating of Zocalo Plaza. Staff will not be posting an Invitation to Bid on OpenGov in April 2025.

2. Immokalee Complete Street (TIGER Grant) Project

The overall project will create a network of Complete Streets including approximately 20 miles of new sidewalks, improved walkability by filling in sidewalk gaps, a bicycle boulevard network, additional street lighting, landscaping, drainage improvements, and improved bus stops.

These improvements will increase safety for the community. The bus transfer station at the Collier County Health Department on Immokalee Drive is under construction. The Substantial Completion Date is April 2025. Additional information is available at <https://immokaleecompletestreets.com>.





3. Historic Cemetery Preservation – 815 W Main Street

Staff identified desired improvements at the cemetery and A&M is to investigate the access to water for irrigation on underground existing pipes under the pavement feeding from the SR29 median once a survey has been completed. Stantec Consulting Services provided a quote of \$27,148 for the Ground Penetrating Radar Survey, Historical Background Research and Final Report, and Boundary and Topographic Survey Tasks. The Notice to Proceed with the Purchase Order was issued to Stantec on October 29, 2024. On January 7, 2024, Stantec advised they are progressing on the project and sought authorization to seek assistance on historical information and archives held by the County, Episcopal Diocese of Florida and the Seminole Tribe.



Stantec completed the survey and Ground Penetrating Radar (GPR) on January 21, 2025, and submitted the GPR Report to Staff on February 10, 2025. On February 21, 2025, the Collier County Museum Staff forwarded the report to FPAN regional corridor, and the entities will provide comments to Staff by March 14, 2025. Staff will share the comments with Stantec to finalize the report and survey. Upon receipt of the final report, Staff will draft an Action Plan for the Board’s consideration.

4. Main Street Irrigation and Landscaping Improvements

On August 30, 2024 Staff prepared a draft Scope of Work for irrigation and landscape median improvements to Phase 1 (historic cemetery and medians from 7th St to 9th St) of the Main Street corridor between 1st Street and 9th Street. On September 9, 2024, Staff instructed to also get quotes for full corridor irrigation from 1st Street to 9th Street. Staff is to locate a digital version of the existing irrigation plans for Main Street to use on the Solicitation.

On October 15, 2024 A&M provided an Estimate of \$3,220 to assess the irrigation lines from the median box to the cemetery to determine if it is operational for irrigation along the perimeter of the cemetery. Awaiting Stantec’s final survey to commence irrigation work.

5. Immokalee Sidewalk Phase III (W Delaware and Eustis Avenue)

Bids for construction were due September 17, 2024. The Design Entity Letter of Recommendation Award (DELORA) was provided by LJA Engineering to Procurement Services on November 6, 2024, recommending Marquee Development Inc. based as the apparent low bidder with a bid of \$1,101,179.50, which is approximately 9% higher than the original Engineer’s Opinion of Probable Costs (EOPC) of \$1,007,822.50. The EOPC was prepared nearly two years ago on September 8, 2022. If an inflation rate of 3.5% was applied for two years, the EOPC would be nearly identical to the apparent low bid. On November 22, 2024, Staff provided an Executive Summary to Procurement Services for review. Procurement Services will send the Agreement when ready to Staff to put on the BCC Agenda. The Agreement will most likely go before the BCC for approval on April 8, 2025.

6. Immokalee Airport Hanger Expansion

Global Flight Training Solutions is clearing and filling the land for the construction of new hangers at the Immokalee Airport. The flight school currently employs 15 people and has trained more than 200 pilots since 2019. Global Flight Training Solutions offers specialized training to local and international students.

The business jet storage facilities include hanger space for small, medium and large corporate/private jets and light aircraft and includes facilities for light maintenance for aircraft on-site. Increased jet storage capacity at the Immokalee Airport allows to better serve the aviation community and lends itself to greater revenue-producing opportunities for the airport and surrounding community.

7. Neighborhood Cleanup Events

The Collier County Solid Waste and Code Enforcement teamed up with the Collier County Sheriff’s Office, Immokalee CRA, Golden Gate & Immokalee Task Forces for back-to-back Neighborhood Cleanups on February 22nd in Golden Gate Estates and March 1st in Immokalee. Thanks to our incredible community and partners, the county successfully collected **9 tons** of construction and demolition materials, **1,950 pounds** of paint, **150 gallons** of oil, and **2 tons** of car tires. Thanks to everyone that participated in cleaning up the communities.



03.01.25



03.01.25

Report by: Yvonne Blair, Project Manager Dated: March 5, 2025





Immokalee Community Redevelopment Area (ICRA)

Projects Updates

March 5, 2025

Table of Content

ICRA Projects (Funded by CRA and MSTU)

- **First Street Corridor Pedestrian Safety Improvements**
 - South 1st 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 (15th St.) to Ann Olesky Park & a portion of Carson Road
- **Main Street Corridor Streetscape**
 - SR29 (Main Street) from 9th Street to E 2nd Street
- **Immokalee Community Campus**
 - SR29 (W Main Street) at South 9th Street
- **Immokalee Sports Complex Park Improvement Project**
 - 505 Escambia Street

Other Projects of Interest

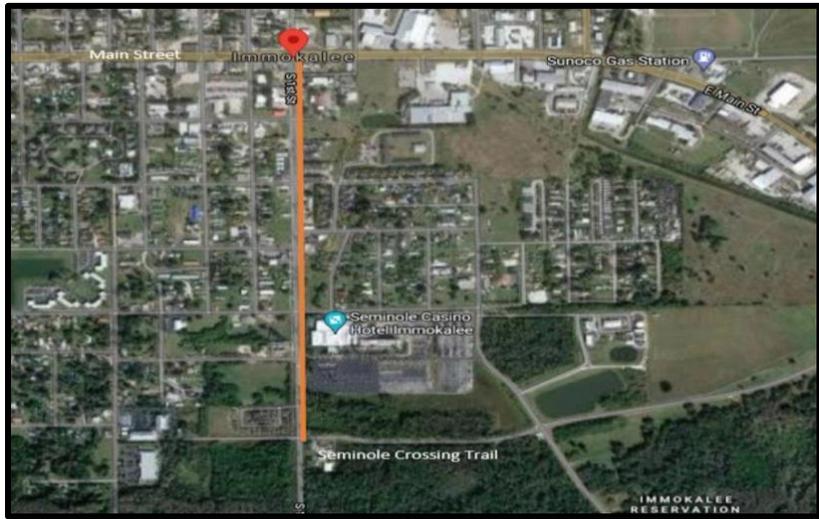
- **Immokalee Complete Streets**
 - Transportation Investment Generation Economic Recovery (TIGER) Grant
- **SR 29 Loop Road**

South 1st Street From Main Street to School Road/Seminole Crossing Trail

Project #: 33831-01 & 33831-02
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.

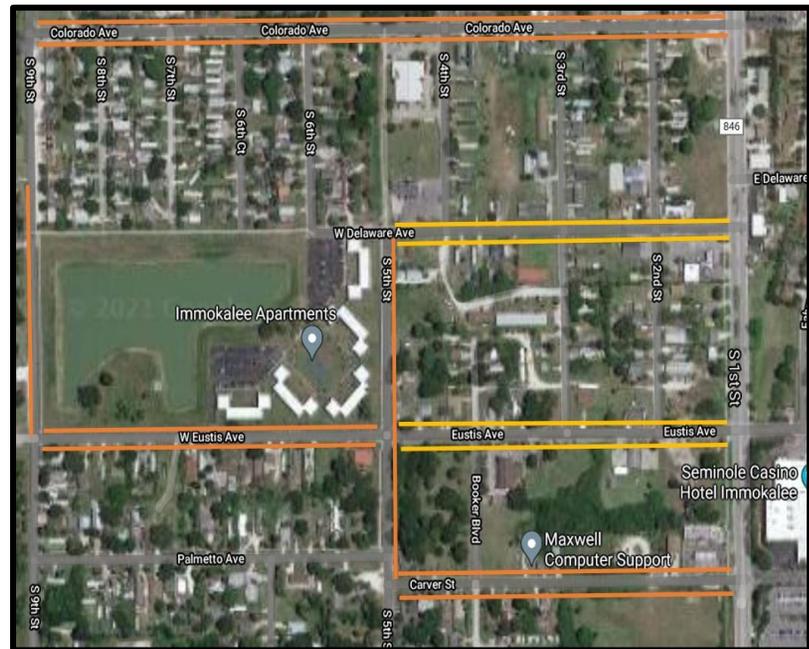
CHS CDBG Grant #CD22-03-IMM (Design Only PH1)
Design Budget: \$201,945 CDBG Funds (including CO#1)
Design Proposal: Kisinger, Campos & Associates (KCA)
CDBG Design Funds End: 10/27/24, extended to **12/26/24 & 1/6/25. Suspend Work Notice 10/7/24. Start Work Notice 11/6/24. Suspend Work Notice 1/4/25 w/8 days remaining.**
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 1st Amendment to \$401,371.
Architect/Engineer: KCA
General Contractor: TBD
Notice to Proceed Date: TBD
Estimated CD22-03 Completion Date: PH 1 100% Design Plans submitted 1/3/25. Grant end date 1/6/25.



- Milestones/Challenges To Date: 03/05/2025**
- Subrecipient Agreement approved by BCC's 9/13/22 for \$250,000 the design project.
 - Issued NTP for \$189,990 to KCA on 7/20/23 with a commencement date of 7/21/23.
 - 1/17/24 CHS provided an extension from 4/30/24 to 10/27/24 for the Grant. 4/10/24 Issued Stop Work Notice. 4/11/24 received CO #1 (180 days & \$11,955) for full corridor illumination & issued Start Work Notice to KCA. 5/30/24 received PO Mod.
 - 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.
 - On 7/16/24 CHS ordered the Environmental Review Report which was completed Dec 2024. Legal Notice in NDN 1/29/25. Memo to County Manager on 2/14/25. Awaiting NTP.
 - 8/2/24 Traffic Ops authorized alternative fixtures. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 First 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 Second 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 1st Amendment approved by BCC on 2/11/25 to reduce to \$401,371 & performance end of 10/31/25. 11/22/24 requested new KCA Proposal for phasing project from KCA & received draft on 2/27/25. on 3/4/25 Staff provided comments to KCA to finalize Proposal for processing CO3. 1/29/25 prepared draft Solicitation for Contractor on PH 1 and on 3/5/25 sent for signatures before forwarding to Procurement Services to initiate the ITB process. Need legal descriptions/sketches for acquisitions for PH2 Plans.
 - April 2026 deadline for construction competition with or without full grant funding.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design PH1	100%
Construction	0%

Eustis Avenue & West Delaware



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

Project #: 33873
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 Eustis Avenue and W. Delaware Avenue from S 5th Street to S 1st 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 (Estimated): \$987,000
Architect/Engineer: Agnoli, Barber & Brundage (ABB)
Stop/Start Work 9/15/22 Suspend, 6/4/24 Start, 6/6/24 Suspend & 6/17/24 Start, 10/28/24 CO1 & PO Mod extended to 7/31/25. ABB acquired by LJA Engineering.
Owner's Representative (CEI): Total Municipal Solutions, Suspend 4/20/23 with 250 remaining days.
CEI Budget: \$101,215.60 CRA Funds
General Contractor: TBD; **BCC Board Date:** TBD
Notice to Proceed Date: 08/16/2021 Design
Estimated Substantial Completion Date: 7/31/2025

Milestones/Challenges To Date: 03/05/2025

- 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. DELORA submitted to Procurement 11/13/24 for an award of \$1,101,179.50. 11/22/24 Executive Summary to Procurement for review. Anticipate Construction Agreement on BCC 4/8/25 Agenda.
- On 8/6/24 HUD approved Action Plan and the #01 Performance Report with the Federal Financial Report was submitted via DRGR. Staff prepared LMA Report with data from recently released 2016-2020 map.
- 09/27/24 Staff mailed letters to Property Owners announcing project.
- 9/18/24 CAO advised of ROW gap segment on Eustis Ave.
- 10/28/24 Timeline & CO1 for LJA Engineering issued for time extension (end 7/31/25).
- Performance Report #02 with Federal Financial Report submitted to HUD in DRGR 1/27/25.
- Project signage installed on W Delaware/S 5th Street on 2/7/25.
- CRA Staff awaiting recertification by CHS to DRGR.

DESCRIPTION OF WORK	% COMPLETE
Procurement	95%
Design	100%
Construction	0%

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

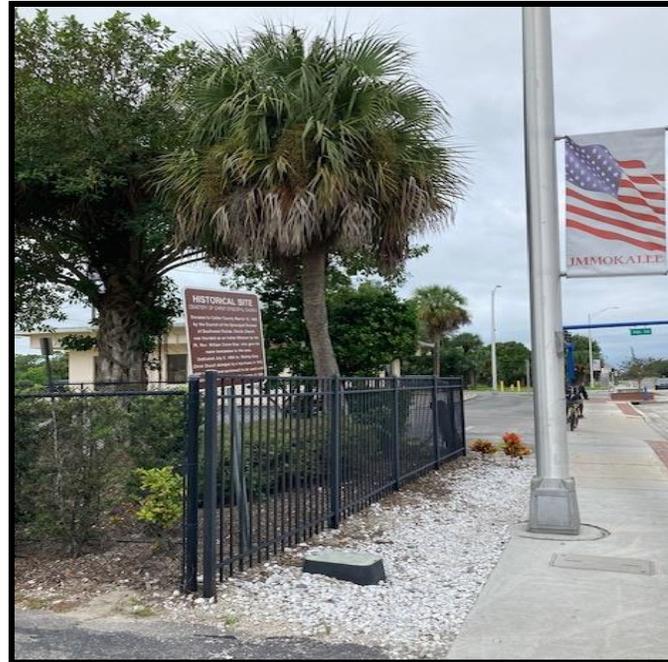
Team/Partners: Stantec Consulting (Survey)

Construction Manager: TBD

Landscape Maintenance: A&M Property Maintenance LLC

BCC Approval Date: TBD

Estimated Substantial Completion Date: 2026



Milestones/Challenges To Date: 03/05/2025

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, 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. Existing irrigation lines from median to cemetery are to be investigated to determine if operational.
- Staff had meeting with Stantec's surveyor on 3/19/24. Stantec coordinating with their historical preservation staff. 6/25/24 Received Proposal for survey work, ground penetrating survey and mapping in the amount of \$27,148. On 8/5/24 Staff processed a Work Order & 8/28/24 processed a Request for Purchase Order. 9/10/24 Stantec provided current Authorized Signor form. 10/29/24 Sent Stantec PO & NTP. 1/21/25 Stantec conducted survey and GPR work on-site. 2/10/25 Received GPR Report and County Staff review comments due 3/14/25 to finalize report.
- 9/23/24 Staff sent A&M a RFQ for PH1 (W Main medians btw 7th-9th & cemetery) for irrigation and landscaping. 10/16/24 A&M \$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. A&M awaiting Stantec's final survey & report.

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

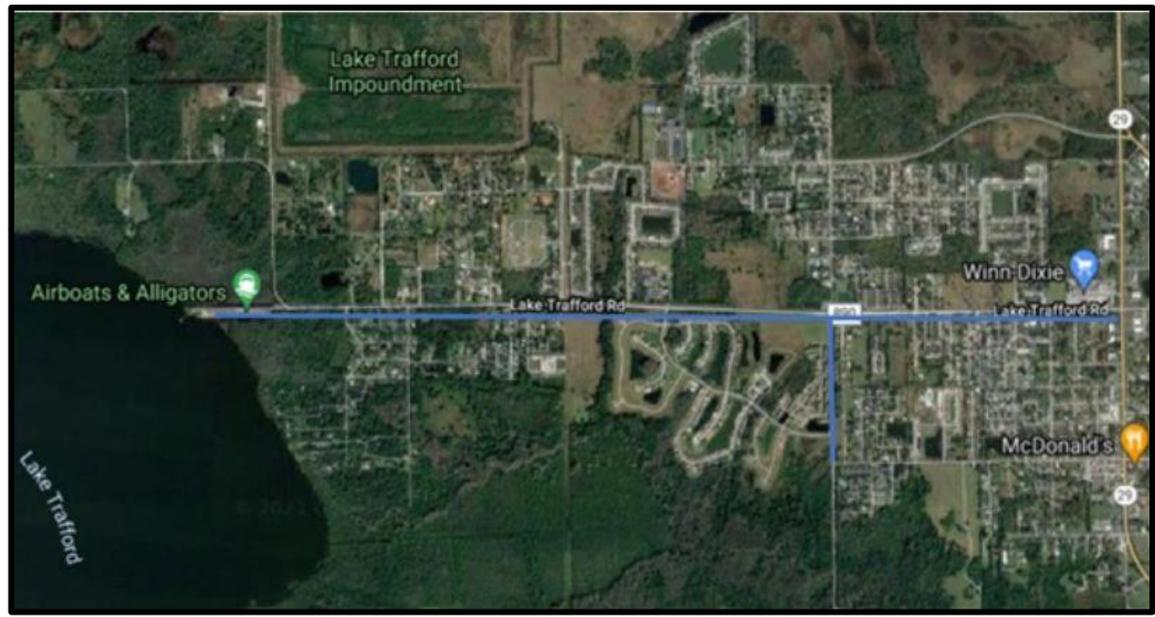
Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

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: 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: 03/05/2025 – 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.

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

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SR29 (Main Street) from 9th Street to E 2nd 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: 9/28/23 Suspend Work Notice Issued on Project.



Milestones/Challenges to date: 03/05/2025 – 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.
- A Suspend Work Notice was issued to Johnson on 9/28/23 with 213 remaining days.
- 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.
- Staff reviewed roundabout Loop Rd PH1 plans & provided comments on 4/12/24. 2/10/25 Reviewed Phase 2 (CR846 to New Market Rd) Plans.

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

Formally CRA owned property located at 107 S 9th 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 Smerlyk Interim COO

BCC Approval Date: 04/11/23

Estimated Substantial Completion Date: TBD

Final Completion Date: TBD



Milestones/Challenges To Date: 03/05/2025

- 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 Boman and Casa San Juan's Consultant regarding configuration of Boston Ave suitable for both projects. Awaiting Rezone approval.

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

BCC Meeting Page 52

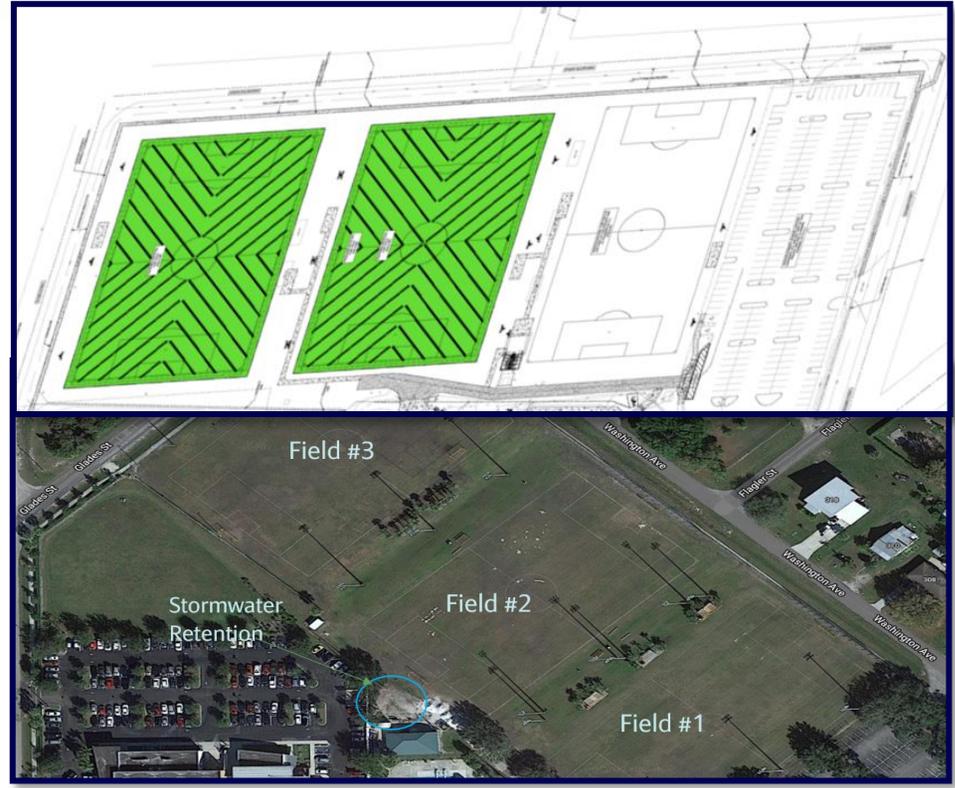
Immokalee Sports Complex 505 Escambia Street

District #: 5
Project #:
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.

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.
Design Notice to Proceed Date:
Final Design 100% Plans:
Construction Completion Date:



- Milestones/Challenges To Date: 03/05/2025**
- Staff provided the Immokalee “Fields of Dreams” Park Initiative 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.
 - Staff explored collaborations with Collier County including Parks & Recreation and local non-profits that can address the current and future needs for sports fields. The first selected project is the Immokalee Sport Complex.
 - 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.

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

Transportation Investment Generation Economic Recovery

District #: 5
Project #: 33563

Project Sponsor: BCC
Project Manager: Michael Tisch, Transportation Engineering
Monitoring Project for Community's Awareness
Project Website: <https://immokaleecompletestreets.com>

Project Scope: This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding the streetlight electric bill after the completion of the project.

Construction Budget: \$22,869,280 Funding sources: FHWA grant funds (\$13,132,691) & County match funds (\$9,736,589)

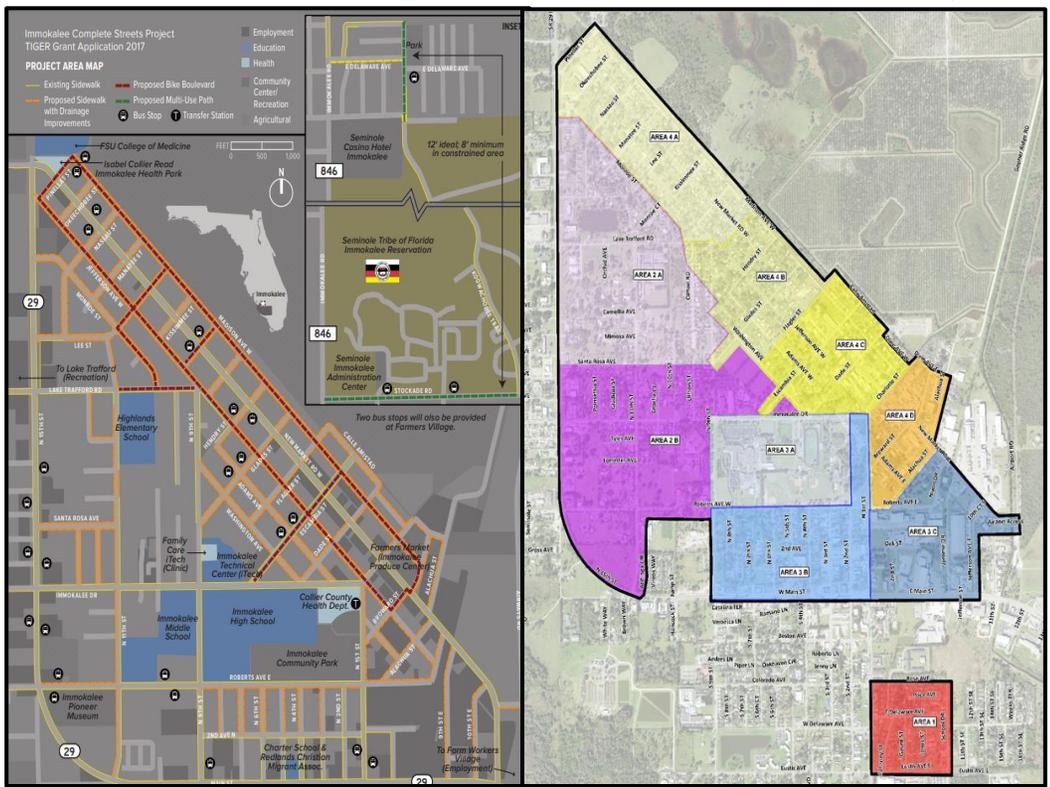
Architect/Engineer: Q Grady Minor PA (QGM)
Construction Manager: Quality Enterprises USA (QE)
Owner's Representative (CEI): Kisinger Campo & Associates
Contact Info: Cella Molnar & Associates

<https://immokaleecompletestreets.com/contact-2/>

BCC Approval Date: 02/08/22

Estimated Substantial Completion Date: April 2025

Procurement	100%
Design	100%
Construction	85%



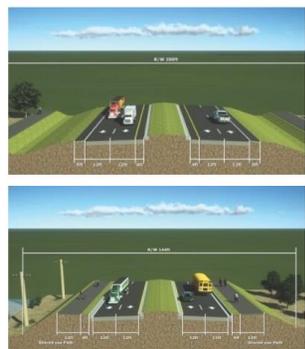
Milestones/Challenges To Date: 03/05/2025

- Areas 1, 2 & 3 – Contractor has completed construction in Areas 1, 2 & 3.
- Area 4 – Construction is ongoing in Area 4A/B/C/D.
- Area 5 – Contractor completed construction in Area 5.
- Bus Transfer Station – Construction is ongoing.
- Continuous Street Lighting – LCEC is in the process of installing the proposed lights associated with the TIGER project. The majority of the lighting was completed January 2025. Lighting within Area 4A as the drainage and sidewalk infrastructure is complete.
- 7/26/24 Staff confirmed 388 poles with County for Johnson Engineering. Johnson provided maps of light pole locations and identify entity (LCEC, County, or MSTU) who owns pole and determine utility expenses for Executive Summary for the Agreement..
- Executive Summary for MSTU payment of utility bills was approved on BCC 12/10/24 Agenda.
- Substantial Completion Date for the project is due April 2025.
- Q Grady Minor provides CRA an update by the 10th of each month.
- Q Grady Minor & QE attended the CRA/MSTU 2.19.25 Meeting to provide a project update.

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District #: 5
Project #: 417540-5

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.

Construction Budget: Estimated 85 M
Architect/Engineer: WH Lochner, Inc.
Construction Manager: TBD
Owner's Representative (CEI): TBD
Project Contact: Kimberly Warren, Kimberly.Warren@dot.state.fl.us, 863.808.0958

BCC Approval Date: TBD
Estimated Completion of PD&E Study: Summer 2024
Estimated Substantial Completion Date: 2026



Milestones/Challenges To Date: 03/05/2025 – No update

- 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. 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).
- 2/10/25 Staff reviewed Phase 2 (CR846 to New Market Rd) Plans

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	20%
Construction	0%

Project Manager Field Observations March 10, 2025

A recap of the MSTU Walking Tour on March 10, 2025, with attendees: Armando Yzaguirre, Scott Pickens, Jimmy Nieves, Islay Milian, Tonya Phillips, Christie Betancourt, Kizzie Fowler and Yvonne Blair. The next Walking Tour is scheduled for Monday, April 14, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



03.10.25



03.10.25

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.



03.10.25



2) Improvements on Main Street (between 1st and 9th)

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 1st Street and 9th Street on a quarterly basis.

Main Street: The corridor on W. Main Street between 1st Street and 9th Street looked satisfactory and clear of litter. A few homeless and chickens were present along W Main Street.





03.10.25 Trash on private property and a leaking backflow preventor at 762 W Main Street



03.10.25 Chickens on Main Street damaging the ground surface at the cemetery



03.10.25 Sidewalk grate in front of Mr. Taco to be replaced by A&M and damaged grate at S 2nd Street to be repaired by FDOT/WWebber

Upcoming Community Events

Updated 03/05/2025

Bicycle & Pedestrian Advisory Committee (BPAC) Meeting

Date: 03/19/2025 at 9:00 a.m.

Location: Collier County Government Center IT Training Room Administration Building F, Fifth Floor
3299 Tamiami Trail East., Naples, FL 34112

For more information call: 239.252.5814

Affordable Housing Advisory Committee Meeting

Date: 03/18/2025 at 9:00 a.m.

Location: Collier County Growth Management Department – Conference Room 609/610
2800 Horseshoe Drive N., Naples, FL 34104

Collier County Public School (CCPS) Board Work Session Budget Meeting

Date: 03/19/2025 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>

Collier County Public School (CCPS) Board Work Session Budget Meeting

Date: 03/19/2025 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 Fire Control District – Board of Fire Commissioners Meeting

Date: 03/20/2025 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://immfire.com/view-live-meeting/>

Collier County Board of County Commissioners (BCC) Meeting

Date: 03/25/2025 at 9:00 a.m.

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

Watch Live Online: <http://tv.colliergov.net/CablecastPublicSite/>

11th Annual LIPMAN 5K Run For Backpacks *Must Register*

Date: 03/29/2025 (Register starts at 6:30 A.M.)(Race Begins at 8:00 a.m.)

Location: 5076 Ave Maria, FL 34142

To register and for more information visit:

<https://runsignup.com/Race/FL/AveMaria/Lipman5KRunForBackpacks>

JOB FAIR *Dress to Impress*

Date: 04/03/2025 from 10:00 a.m. to 2:00 p.m.

Location: Immokalee Careersource Center

750 South 5th Street., Immokalee, FL 34142

Collier County Board of County Commissioners (BCC) Meeting

Date: 04/08/2025 at 9:00 a.m.

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

Watch Live Online: <http://tv.colliergov.net/CablecastPublicSite/>

Easter Eggstravaganza! *Free Event*

Date: 04/12/2025 at from 10:00 a.m. to 12:00 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave., Immokalee, FL 34142

For more information contact: 239.252.4449

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 04/17/2025 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://immfire.com/view-live-meeting/>

Easter Ranch Roundup *Free Event*

Date: 04/12/2025 at from 10:00 a.m. to 12 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave., Immokalee, FL 34142

For more information contact: 239.252.2611

Planting For a Greener Tomorrow, Earth Day Workshop! *Free Event*

Date: 04/26/2025 at from 10:00 a.m. to 12 p.m.

Location: Immokalee Pioneer Museum at Roberts Ranch

1215 Roberts Ave., Immokalee, FL 34142

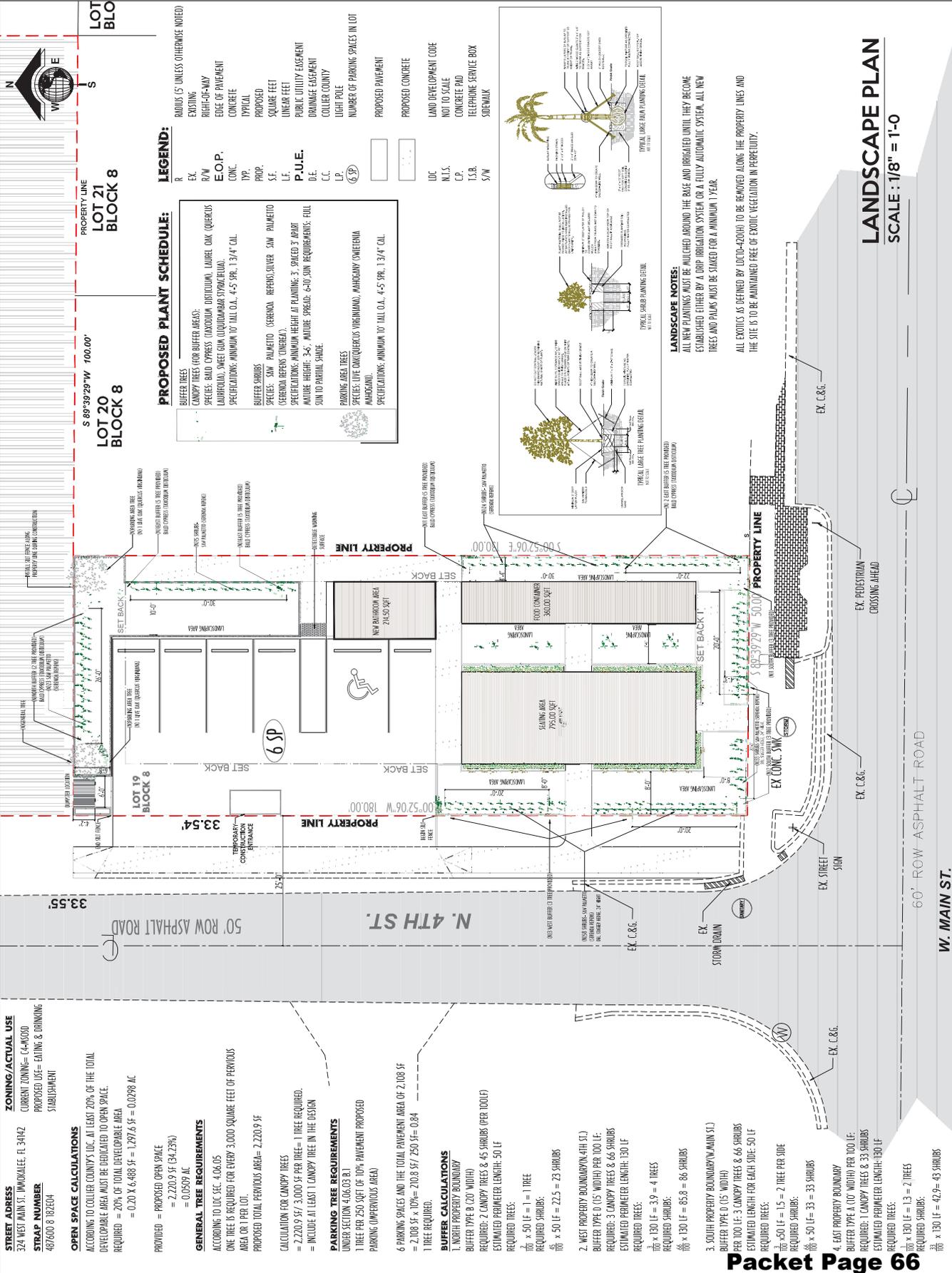
For more information contact: 239.252.2611

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@colliercountyfl.gov or call at 239-867-0025









PROJECT
EL GRAN TACO LOCO

ADDRESS
 324 WEST MAIN ST.
 IMMOKALEE
 FL 34142

PROJECT DESCRIPTION
 NEW EATING AREA

PROJECT COORDINATOR
 JOSE HINOJOSA

PLANS PREPARED BY
 MORNING STAR DRAFTING
 AND DESIGN, INC.



ENGINEER OF RECORD:
 P.E. LUIS BURGOS ROSADO

DATE:
 2024.12.18

Digitally signed
 by Luis J Burgos Rosado
 Reason: I am approving this document
 Date: 2024.12.18 15:00:14-05'00'

REVISION	BY

DATE: December 4, 2024
REVISIONS: 306 REVISED

SHEET
G14.0
PROPOSED
LANDSCAPE PLAN
SCALE: INDICATED

STREET ADDRESS
 324 WEST MAIN ST. IMMOKALEE, FL 34142

STRAP NUMBER
 487600 8 82524

ZONING/ACTUAL USE
 CURRENT ZONING= CA-4000
 PROPOSED USE= EATING & DRINKING ESTABLISHMENT

OPEN SPACE CALCULATIONS
 ACCORDING TO COLLIER COUNTY, INC. AT LEAST 20% OF THE TOTAL DEVELOPABLE AREA MUST BE DEDICATED TO OPEN SPACE.
 REQUIRED = 29% OF TOTAL DEVELOPABLE AREA
 = 0.20 X 6,488 SF = 1,297.6 SF = 0.0298 AC
 PROVIDED = PROPOSED OPEN SPACE
 = 2,220.9 SF (34.23%)
 = 0.0509 AC

GENERAL TREE REQUIREMENTS
 ACCORDING TO D.C. SEC. 4.06.05
 ONE TREE IS REQUIRED FOR EVERY 3,000 SQUARE FEET OF PERVIOUS AREA OR 1 PER LOT.
 PROPOSED TOTAL PERVIOUS AREA = 2,220.9 SF
 CALCULATION FOR CANOPY TREES
 = 2,220.9 SF / 3,000 SF PER TREE = 1 TREE REQUIRED.
 = INCLUDE AT LEAST 1 CANOPY TREE IN THE DESIGN

PARKING TREE REQUIREMENTS
 UNDER SECTION 4.06.03 B.1
 1 TREE PER 250 SFT OF 10% PAVEMENT PROPOSED PARKING (OVERVIOUS AREA)

6 PARKING SPACES AND THE TOTAL PAVEMENT AREA OF 2,108 SF
 = 2,108 SF X 10% = 210.8 SF / 250 SF = 0.84
 1 TREE REQUIRED.

BUFFER CALCULATIONS
 1. NORTH PROPERTY BOUNDARY
 BUFFER TYPE B (20' WIDTH)
 REQUIRED: 2 CANOPY TREES & 45 SHRUBS (PER 100 LF)
 ESTIMATED PERIMETER LENGTH: 50 LF
 REQUIRED TREES:
 100 X 50 LF = 1 = 1 TREE
 REQUIRED SHRUBS:
 100 X 50 LF = 22.5 = 23 SHRUBS

2. WEST PROPERTY BOUNDARY (N. 4TH ST.)
 BUFFER TYPE D (15' WIDTH) PER 100 LF
 REQUIRED: 3 CANOPY TREES & 66 SHRUBS
 ESTIMATED PERIMETER LENGTH: 130 LF
 REQUIRED TREES:
 100 X 130 LF = 3.9 = 4 TREES
 REQUIRED SHRUBS:
 100 X 130 LF = 85.8 = 86 SHRUBS

3. SOUTH PROPERTY BOUNDARY (W. MAIN ST.)
 BUFFER TYPE D (15' WIDTH)
 PER 100 LF: 3 CANOPY TREES & 66 SHRUBS
 ESTIMATED LENGTH FOR EACH SIDE: 50 LF
 REQUIRED TREES:
 100 X 50 LF = 1.5 = 2 TREE PER SIDE
 REQUIRED SHRUBS:
 100 X 50 LF = 33 = 33 SHRUBS

4. EAST PROPERTY BOUNDARY
 BUFFER TYPE A (10' WIDTH) PER 100 LF
 REQUIRED: 1 CANOPY TREES & 33 SHRUBS
 ESTIMATED PERIMETER LENGTH: 130 LF
 REQUIRED TREES:
 100 X 130 LF = 1.3 = 2 TREES
 REQUIRED SHRUBS:
 100 X 130 LF = 42.9 = 43 SHRUBS

Packet Page 66

ALL OTHERS, DIMENSIONS, SHADING, ORIENTATION, AND SCALE ARE THE PROPERTY OF THE DESIGNER OR ARCHITECT. THE ARCHITECT OR DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT OR DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT OR DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

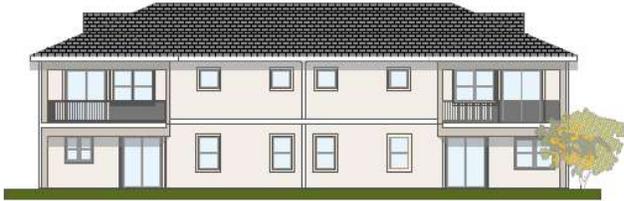
Sainvilus Subdivision

The proposed project is a 4.52 acre residential planned unit development located at 1215 Forrester Ave. and 1300 Roberts Ave. W. in Immokalee, Florida. The owner is proposing a new, safe, hurricane resistant, residential development including a new road as well as drainage and utility infrastructure. The project proposes a total of 27 single-family zero lot line (attached by one common wall) homes. Key site features of the proposed Master Concept Plan and buildings include the following:

1. Multi-story, +/-2,000 square foot, single-family houses. The proposed single-family attached and unattached homes are highly compatible with the surrounding areas single-family home land use. Landscape buffers are provided (see proposed Master Concept Plan).
2. The properties' current zoning is RSF-3 and future land use is Medium Residential Subdistrict.
3. Lots vary in size from 3,900+ square feet. Frontage for lots varies from 45+ feet.
4. The maximum height will not exceed 35' above the finished floor elevation.
5. 45' public right-of-way proposed ending in a cul-de-sac. This leaves space for a sidewalk and open space.
6. There is over 60% open space, which is adequate considering other residential developments in the county. No preserve is required because the site is mostly cleared (see environmental report). Since the land is mostly cleared and no protected species exist on the property, it is suitable for development.
7. The proposed dry detention is approximately 12.5% of the site. Stormwater will drain to the detention area, and discharge will go into the swale along Forrester Ave.
8. Utility connections will be proposed to connect into existing Immokalee Water and Sewer District gravity sewer and potable water on Forrester Ave. Immokalee Water and Sewer District has provided a statement confirming they will be able to provide their services to the development. Fire hydrants will also be added at a spacing no greater than 600 feet from each units.
9. The local road, Forrester Ave., which the development is accessed from is suitable in terms of the additional traffic due to the additional 27 single-family attached homes.



FRONT ELEVATION



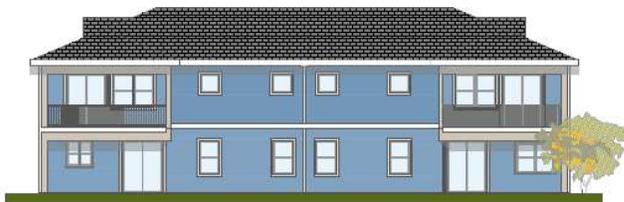
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SITE CONCEPTUAL PLAN FOR SAINVILUS SUBDIVISION

LAKE TRAFFORD RD.

W. MAIN ST.

IMMOKALEE DR.

ROBERTS AVE. W.

PROJECT SITE

LOCATION MAP

SITE DATA TABLE

PROPERTY ADDRESS: 1300 ROBERTS AVE W.
1215 FORRESTER AVE.
IMMOKALEE, FL
PARCEL NUMBER: 00121520003
00127565509
00127564005
00127520007
SITE AREA: 4.67 ACRES
UNINCORPORATED AREA: COLLIER COUNTY
CURRENT ZONING: RSF-3
FUTURE LAND USE: MR
EXISTING LAND USE: SINGLE-FAMILY HOUSE, VACANT
PROPOSED LAND USE: PUDZ - SINGLE-FAMILY ATTACHED

ADJACENT ZONING / FLU / USE

NORTH: RSF-5 / MR / SINGLE-FAMILY HOMES
SOUTH: MPUD / CMU / SINGLE-FAMILY HOMES
EAST: RSF-3 / MR / SINGLE-FAMILY HOMES
WEST: RSF-3 / CMU / VACANT

LOT BUILDING SETBACKS

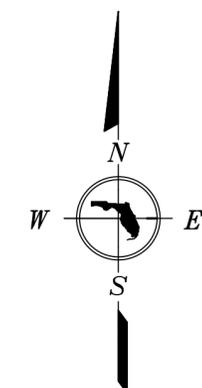
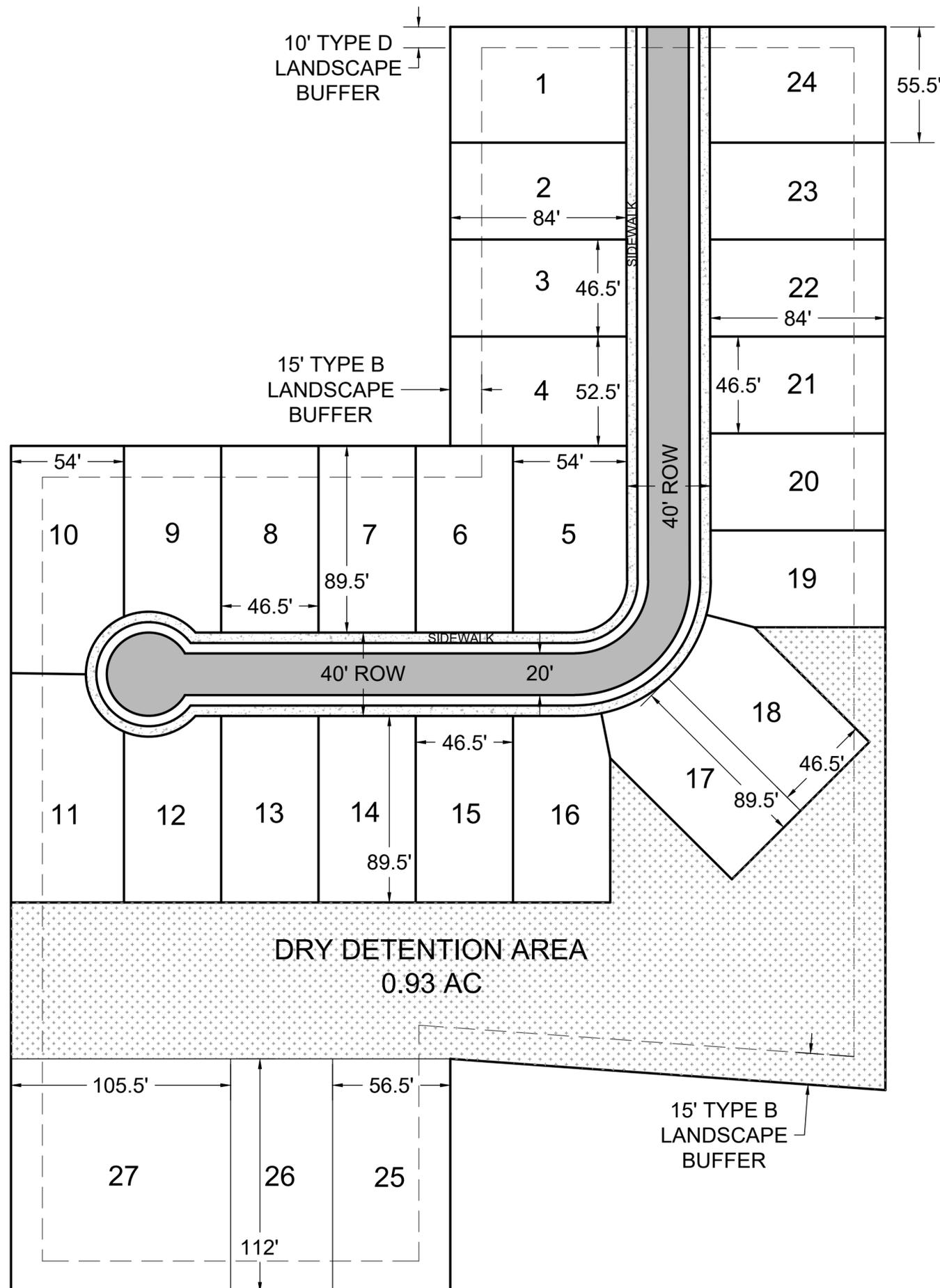
FRONT: 20'
REAR: 15'
UNATTACHED SIDE: 7.5'
SIDES ADJACENT TO ROW: 15'

LAND USE CALCULATION

SINGLE-FAMILY HOME LOTS: 3.21 AC
RIGHT-OF-WAY: 0.53 AC
DRY DETENTION: 0.93 AC

LOT CALCULATIONS

MINIMUM LOT DIMENSIONS: 84' X 46.5' = 3,906 SF
MAXIMUM BUILDING FOOTPRINT DIMENSIONS: 44' X 30' = 1,320 SF
DRIVEWAY AND WALKWAY FOOTPRINT = +/-500 SF
MINIMUM OPEN SPACE PROVIDED: 66%



SITE DENSITY

ALLOWABLE BASE DENSITY:
6 UNITS/AC X 4.67 AC = 28 UNITS
PROPOSED UNITS: 28 UNITS

PARKING

REQUIRED SPACES:
27 UNITS X 2 SPACES/UNIT = 54 SPACES
PROPOSED SPACES:
1 CAR GARAGE + 1 CAR DRIVEWAY
27 UNITS X 2 SPACES/UNIT = 54 SPACES

REQUESTED DEVIATION

DEVIATION #1 SEEKING RELIEF FROM LDC SECTION 6.06.01.N STREET SYSTEM REQUIREMENTS, WHICH REQUIRES MINIMUM LOCAL STREET RIGHT-OF-WAY WIDTH OF 60 FEET.

NOTE

THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, PLAT APPROVAL, OR DEVELOPMENT ORDER. HOWEVER, ANY SUCH MODIFICATIONS SHALL BE IN COMPLIANCE WITH THE APPLICABLE LAND DEVELOPMENT CODE (LDC) DESIGN STANDARDS AND GUIDELINES.

ENGINEER: CANON SANDORA, PE
STATE OF FLORIDA LICENSE # 95303
9201 TANGELO BLVD. FT. MYERS, FL 33967
CANON@CS-CE.COM WWW.CS-CE.COM
(239)-692-6738

CANON SANDORA
CIVIL ENGINEERING, INC.

PROPERTY OWNER:
SAINVILUS

NO.	DESCRIPTION	DATE

PROJECT:
SAINVILUS
SUBDIVISION

EXHIBIT C
MASTER PLAN

PROJECT NO.
23-022
DATE 4/15/24
BY CGS
SHEET
1 OF 1
SCALE 1"=40'



JUST SOME OF THE POSSIBILITIES

1. affordable housing - three stories
2. retail / incubator businesses - one story
3. community center - two stories
 choice pantry
 soup kitchen
 thrift store
 catholic charities offices
 community rooms
 adult classes
4. clinic - one story over parking
 exam rooms
 non-emergency
 mental health
 prevention
 dental
5. stormwater management
6. filter marsh
7. nature preserve
8. public plaza
9. onstreet parallel parking
10. onstreet angle parking
11. playground
12. off-street parking
13. service yard

PLANNING NOTES

property area	6.94 acres
affordable housing	50 units shown - potential for residential over retail or clinic
retail space	10,300 sf
community center	28,000 sf on 1st and 2nd floors
clinic	25,000 sf on second floor
parking	86 onstreet spaces 100 off street spaces
	186 TOTAL

Storm water management will likely take up 20 - 25% of the site area. Required area can be reduced by using stormwater vaults under parking areas and by using permeable pavers and otherwise reducing impermeable area.

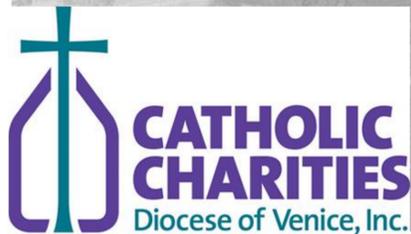
Onstreet parking could be increased by 40 - 50 spaces with purchase of remaining properties within the block.

Existing mature trees at the NE corner and center of site are amazing and should be retained if at all possible.

Built portions of site may need to be raised 24 - 48 inches above current grade.

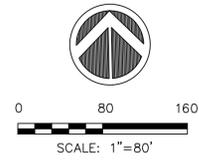
Surface storm water management areas can be an amenity for the community. A well-designed filter marsh, planted with native species can be beautiful and educational.

Increased building area and residential density will require increased off-street parking. Increased parking will require loss of open space, parking under buildings or structured parking (parking garage)



**IMMOKALEE COMMUNITY CENTER
 CONCEPTUAL SITE PLAN
 EXHIBIT C-1**





ZONING: C-4 MSOSD
LAND USE: UNDEVELOPED

ZONING: CPUD
LAND USE: GAS STATION

ZONING: C-4
LAND USE: GAS STATION

PROPERTY LINE

W MAIN ST

APPROXIMATE LOCATION OF PLAZA ②
NO BUFFER REQUIRED

ZONING: C-4 MSOSD
LAND USE: RETAIL

TYPE D BUFFER 10'



TRACT MXU④
(DEVELOPABLE AREA)

ZONING: C-4 MSOSD
LAND USE: RESTAURANT

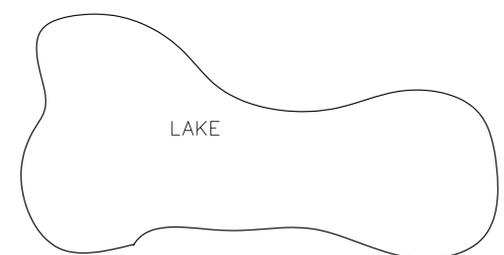
ZONING: RMF-6
LAND USE: SINGLE & MULTI-FAMILY RESIDENTIAL

HANCOCK ST.

ZONING: C-4 MSOSD
LAND USE: RESIDENTIAL (MOBILE HOMES)

ZONING: RMF-6
LAND USE: UNDERDEVELOPED

TYPE B BUFFER 15'



S 9TH ST ⑤

ZONING: C-4 MSOSD
LAND USE: LAUNDROMAT

ZONING: RMF-6
LAND USE: SINGLE-FAMILY RESIDENTIAL

TYPE B BUFFER 15'

ZONING: RMF-6
LAND USE: UNDERDEVELOPED

ZONING: RMF-6
LAND USE: SINGLE-FAMILY RESIDENTIAL

TYPE D BUFFER 10'

ZONING: C-4 MSOSD
LAND USE: CAR WASH

TYPE D BUFFER 10'

PROPERTY LINE

BOSTON AVE

ZONING: RMF-6
LAND USE: UNDEVELOPED

ZONING: RMF-6 W/CU
LAND USE: CHURCH

IMMOKALEE COMMUNITY
CAMPUS MPUD

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
VERTICAL SCALE	HORIZONTAL SCALE



950 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT C
MASTER PLAN

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:	REFERENCE NO.	DRAWING NO.
	PROJECT NO.	SHEET NO.
DATE	340752	1 OF 2

Q:\V1-NAPLES\IMMOKALEE\MPUD\DWG\EXHIBITS\Planning Master Plan\PL-MSP 04-22-2024.dwg Tab: Layout1 Nov 27, 2024 - 8:27am Plotted by: ggrabowski

LAND USE SUMMARY:

TRACT MXU (MIXED USE): 7.94 AC.
TOTAL: 7.94 AC.

MAX. DENSITY/INTENSITY:

DENSITY: 100 DWELLING UNITS
INTENSITY: 91,300 SQ.FT.

NATIVE VEGETATION PRESERVATION:

THE MINIMUM REQUIRED NATIVE VEGETATION IS ±0.00 ACRES. THERE ARE NO NATIVE VEGETATION COMMUNITIES CONSIDERED NATIVE VEGETATION FOR THE PURPOSE OF PRESERVATION ON-SITE THAT MEET THE STANDARDS FOUND IN LDC SECTION 3.05.07. THE MINIMUM REQUIRED NATIVE TREE PRESERVATION IS THREE THREES. APPROXIMATELY 19 TREES HAVE BEEN IDENTIFIED ON SITE MEETING THE STANDARDS FOUND IN LDC SECTION 3.05.07.A.2.

MIN. OPEN SPACE REQ./PROVIDED (30%): 2.38 AC.

DEVIATIONS

- ①. DEVIATION 1 (BUFFER REQUIREMENTS) SEEKS RELIEF FROM LDC SECTION 4.06.02 – BUFFER REQUIREMENTS, TABLE 2.4, FOOTNOTE 3, WHICH STATES THAT “BUFFER AREAS BETWEEN COMMERCIAL OUTPARCELS LOCATED WITHIN A SHOPPING CENTER, BUSINESS PARK, OR SIMILAR COMMERCIAL DEVELOPMENT MAY HAVE A SHARED [TYPE A] BUFFER 15 FEET WIDE WITH ABUTTING PROPERTY CONTRIBUTING 7.5 FEET”; TO INSTEAD ALLOW A SHARED BUFFER 10’ WIDE WITH EACH PROPERTY CONTRIBUTING 5’.
- ②. DEVIATION 2 (BUFFER REQUIREMENTS) SEEKS RELIEF FROM LDC SECTION 4.06.02.C.4., TYPE D BUFFER, WHICH STATES THAT THE MINIMUM WIDTH OF THE PERIMETER LANDSCAPE BUFFER SHALL VARY ACCORDING TO THE ULTIMATE WIDTH OF THE RIGHT-OF-WAY, THUS REQUIRING A 15-FOOT-WIDE TYPE D PERIMETER BUFFER ADJACENT TO W. MAIN ST. AND A 10-FOOT-WIDE TYPE D PERIMETER BUFFER ADJACENT TO S. 9TH ST., TO INSTEAD ALLOW FOR THE BUFFER ALONG W. MAIN ST. AND S. 9TH ST. TO TERMINATE NEAR THE W. MAIN ST. / S. 9TH ST. PROPERTY CORNER AS DEPICTED ON THE MASTER CONCEPT PLAN.
- ③. DEVIATION 3 (BUFFER REQUIREMENTS) SEEKS RELIEF FROM LDC SECTION 4.06.02 – BUFFER REQUIREMENTS, TABLE 2.4, WHICH REQUIRES A 15-FOOT-WIDE TYPE B PERIMETER LANDSCAPE BUFFER WHERE THE PROPOSED MULTIFAMILY DEVELOPMENT IS ADJACENT TO COMMERCIAL USES, TO INSTEAD ALLOW FOR A, 10-FOOT-WIDE TYPE A PERIMETER LANDSCAPE BUFFER.
- ④. DEVIATION 4 (SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE – MAINSTREET OVERLAY SUBDISTRICTS) SEEKS RELIEF FROM LDC SECTIONS 4.02.32.A.5., DIMENSIONAL STANDARDS, WHICH STATES STRUCTURES SHALL BE NO MORE THAN THIRTY-FIVE (35) FEET IN HEIGHT, EXCEPT THAT HOTEL/MOTEL USES SHALL BE NO MORE THAN FIFTY (50) FEET IN HEIGHT, TO INSTEAD ALLOW A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET ZONED/ FIFTY-TWO (52) FEET ACTUAL.

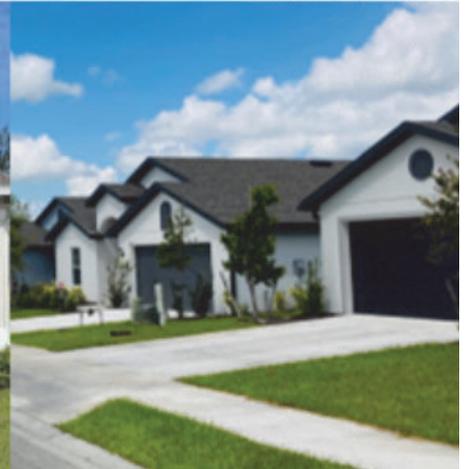
- ⑤. DEVIATION 5 (SPECIFIC DESIGN STANDARDS FOR THE IMMOKALEE – MAIN STREET OVERLAY SUBDISTRICT) SEEKS RELIEF FROM LDC SECTION 4.02.32.B.2., MINIMUM OFF-STREET PARKING AND OFF-STREET LOADING, WHICH REQUIRES ALL PROPERTIES WITHIN THE MAIN STREET OVERLAY SUBDISTRICT, HAVING FRONTAGE ON MAIN STREET, FIRST STREET, OR NINTH STREET, TO LOCATE ALL PARKING AREAS IN THE REAR YARD AND/OR IN SIDE YARDS, TO ALLOW FOR PARKING IN THE FRONT OF BUILDINGS IN THE FORM OF OFF OR ON-STREET PARKING.

Q:\V1-NAPLES-HM\IMMOKALEE-CAMPUS-MPUD\DW\EXHIBITS\Planning Master Plan\VP1-MSP 04-22-2024.dwg Tab: Layout2 Nov 05, 2024 - 9:38am Plotted by: ggrabowski

ICC MPUD 340752

Packet Page 73

		DESIGNED BY G.J.G. DATE 04/24 CHECKED BY DATE 04/24 VERTICAL SCALE N/A HORIZONTAL SCALE 1" = 80'		950 Encore Way Naples, FL, 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	MASTERPLAN	THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW: _____ DATE _____	REFERENCE NO. PL-MSP PROJECT NO. 340752	DRAWING NO. SHEET NO. 2 OF 2
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2024 ANNUAL REPORT



**Collier County Community Redevelopment Agency - Immokalee
CareerSource Southwest Florida**

750 South Fifth Street, Suite C
Immokalee, FL 34142
www.ImmokaleeToday.com
239-867-0025

Property Available for County Use

XXX Howard Way, Immokalee; f/k/a 523 Eustis Avenue, Immokalee

Collier County has initiated a foreclosure action on property located at **XXX Howard Way, Immokalee; f/k/a/ 523 Eustis Avenue, Immokalee**, due to substantial code enforcement liens. As part of this process, the property is scheduled for auction. Collier County has the opportunity to bid on this property for county use. The County Attorney's Office has recommended a **starting bid of \$14,686.88**.

If your department or division is interested in this property, please respond directly to the County Attorney's Office, ATTN: Ron Tomasko, Assistant County Attorney as soon as possible, with a hard deadline of: **March 31st, 2025**. The County Attorney's Office will manage the bidding process and provide those interested in the property with the necessary steps to initiate the process.

PROPERTY INFORMATION

Zillow listing: [523 Eustis Ave, Immokalee, FL 34142 | Zillow](#)

Property Address: XXX Howard Way, Immokalee; f/k/a 523 Eustis Ave., Immokalee

Folio: 65071520004

Market Value (from Property Appraiser's database): \$62,560

Size: Estimated .39 acres

Zoning: VR

Water Service: Immokalee Water & Sewer District

Sewer Service: Immokalee Water & Sewer District

Prepared by: Grant Cox; Property Acquisition Specialist

Date: 3/04/2025



ORDINANCE NO. 2025 - _____

AN ORDINANCE CREATING THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD; PROVIDING FOR THE FUNCTIONS, POWERS AND DUTIES OF THE ADVISORY BOARD; PROVIDING FOR APPOINTMENT AND COMPOSITION; PROVIDING FOR TERMS OF OFFICE; PROVIDING FOR REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, AND RULES OF PROCEDURE; PROVIDING FOR REIMBURSEMENT OF EXPENSES; PROVIDING FOR SEPARATION OF MSTU AND CRA ACCOUNTS; PROVIDING FOR REPEAL OF ORDINANCE NO. 02-52, AS AMENDED, WHICH CREATED THE IMMOKALEE BEAUTIFICATION ADVISORY BOARD, PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Collier County Ordinance No. 2002-52, as amended, established the Immokalee Beautification Advisory Committee to advise the Board on matters pertaining to the Immokalee Beautification Municipal Service Taxing Unit (MSTU); and

WHEREAS, Collier County Resolution No. 2001-98 established the Immokalee Local Redevelopment Advisory Board to advise the Board and the Collier County Community Redevelopment Agency (CRA) on matters pertaining to the Immokalee Community Redevelopment Area as identified by Resolution No. 2000-82; and

WHEREAS, the Board of County Commissioners (Board) desires to merge these two committees 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.

NOW, THEREFORE. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: Establishment of the Immokalee Community Redevelopment Advisory Board.

The Board of County Commissioners hereby establishes the Immokalee Community Redevelopment Advisory Board (the “Committee”). The purpose of the Committee is to 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.

SECTION TWO: Functions, Powers and Duties of the Committee.

The function, powers and duties of the Committee shall be as follows:

- A. To aid and assist the Board of County Commissioners in carrying out the purposes of providing landscape beautification as set forth in Collier County Ordinance No. 92-40, as it may be amended from time to time.
- B. To prepare and recommend to the Board of County Commissioners an itemized budget of the amount of money required to carry out the business of the MSTU for the next fiscal year. In carrying out this responsibility, the Committee shall, no later than April 1 of each year, meet with the County Administrator or his designee and outline to the County Administrator or his designee those projects which the Committee wishes to see accomplished during the next fiscal year. Based upon this information, the County Administrator or his designee shall prepare a proposed budget for the Municipal Service Taxing Unit, in accordance with the standard County guidelines regarding the preparation of budgets. This proposed budget shall then be reviewed by the Committee and upon approval by the Committee be transmitted through the County Administrator or his designee to the Board of County Commissioners for adoption in accordance with the procedures for the adoption of budgets set forth under general law and the Board of County Commissioners' policy. Should the Committee fail to approve a budget by June 1 of each year, the County Administrator or his designee shall be authorized to submit a proposed budget to the Board of County Commissioners.
- C. To recommend MSTU work programs and priorities to the County Administrator or his designee in accordance with the adopted budget or budget amendments which may be adopted by the Board of County Commissioners. The execution of work programs shall be under the direct supervision and responsibility of the County Administrator or his designee. Said work may be performed under contract (in accordance with law) or by County forces. Upon Board direction, following approval of the Collier County Community Redevelopment Agency, the designee may

be the Executive Director of the Immokalee Community Redevelopment Agency, who may employ staff to help carry out the duties set forth below.

D. To review the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Plan and when necessary, recommend to the CRA any changes to the Plan.

E. To develop plans and budgets including expected personnel costs to realize the goals of the Immokalee Community Redevelopment Area component of the Collier County Community Redevelopment Plan including developing an annual work program, identifying project priorities, identifying appropriate capital expenditures, and developing incentives to further the redevelopment efforts and recommendations to the CRA on CRA Plan implementation, including developing an annual work program, setting project priorities and developing incentives to further the redevelopment efforts and carry out and effectuate the purposes and provisions of the Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act to be reviewed and approved by the CRA prior to each fiscal year.

F. Consistent with the plans and budgets approved by the CRA, identify and employ or retain by contract such staff, personnel, technical experts, legal counsel, and other such agents and employees, permanent or temporary, as it requires, and determine their qualifications and duties. The Advisory Board may request and recommend contracts either with the County or with other persons, firms and individuals to provide services for and on behalf of the CRA.

G. To receive input from members of the public interested in redevelopment of the Immokalee Community Redevelopment Area and beautification of Immokalee through MSTU projects, and to report such information to the CRA.

H. To maintain general oversight of all CRA activities, acquisitions, or other undertakings consistent with the power and authority delineated in Part III, Chapter 163 *Florida Statutes* that may further the interests of the Immokalee Community Redevelopment Area and facilitate realization of the Redevelopment Plan.

I. To perform other duties as directed by the Board or CRA.

SECTION THREE: Appointment and Composition.

The Committee shall be composed of nine members. In keeping with Ordinance 01-55, as amended, the County Advisory Board Ordinance, members of the Committee shall be appointed and serve at the pleasure of the Board of County Commissioners. The membership of the Committee will be as follows:

- (1) Two members shall be permanent residents within the Immokalee Community Redevelopment Area and electors of Collier County.
- (2) Two members shall be an owner or appointed representative of a business or commercial property within the Immokalee Community Redevelopment Area
- (3) One member shall be an owner or appointed representative of a non-profit entity owning property and operating within the Immokalee Community Redevelopment Area.
- (4) One member shall be a permanent resident within the MSTU and elector of Collier County.
- (5) Three members shall be at-large members who are either permanent residents within the Immokalee Community Redevelopment Area or an owner of a business or commercial property within the Immokalee Community Redevelopment Area or an owner or appointed representative of a non-profit entity owning property and operating with Immokalee Community Redevelopment Area.

SECTION FOUR: Terms of Office.

The initial terms of office of the Committee members shall be as follows:

- (1) Three members shall serve an initial term of two year.
- (2) Three members shall serve an initial term of three years.
- (3) Three members shall serve an initial term of four years.

Thereafter, each appointment or re-appointment shall be for a term of four (4) years. Appointments to fill any vacancies on the Committee shall be for the remainder of the unexpired term of office.

SECTION FIVE: Removal from Office

Removal of members from the Committee shall be in accordance with the provisions of Collier County Ordinance No. 2001-55, as amended; however, any member of the Committee may

be removed from the Committee, with or without cause, by a majority vote of the Board of County Commissioners.

SECTION SIX: Officers; Quorum; Rules of Procedure.

A. Annually the members of the Committee shall elect a chairman and vice chairman from among the members. Officers' terms shall be for one (1) year with eligibility for re-election.

B. The presence of five or more members shall constitute a quorum of the Committee necessary to take action and transact business.

C. Initially, the CRA will approve By-laws of the Committee. Thereafter, the Committee shall, by majority vote of the entire membership, adopt rules of procedure or guidelines for the transaction of business and shall keep a written record of meetings, resolutions, findings and determinations. Any such rules of procedure or guidelines are subject to approval by the CRA.

SECTION SEVEN: Reimbursement of Expenses.

Members of the Committee shall serve without compensation but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of their duties upon prior approval of the Board of County Commissioners.

SECTION EIGHT: Separation of MSTU and CRA Accounts

MSTU funds will be in a Board of County Commissioners account. CRA funds will be in a CRA account. The MSTU fund account and CRA fund account shall at all times be separate accounts and not co-mingled.

SECTION NINE: Repeal of Ordinance and Resolutions.

Ordinance No. 02-52, as amended, which created the Immokalee Beautification Advisory Committee is hereby repealed.

SECTION TEN: Conflict and Severability.

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

CRA RESOLUTION NO. 2025-_____

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF COLLIER COUNTY, FLORIDA, APPROVING THE CREATION AND BYLAWS OF THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY BOARD; AND PROVIDING REPEAL OF RESOLUTION NO. 2001-98 AS TO THE IMMOKALEE LOCAL ADVISORY BOARD, AS AMENDED BY RESOLUTION NOS. 2015-217 AND 2016-198; PROVIDING FOR AMENDMENT TO CRA RESOLUTION NO. 2000-83; CREATION OF ADVISORY BOARDS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on March 27, 2001, the Collier County Community Redevelopment Agency (CRA), approved CRA Resolution No. 2001-98 and established the Immokalee Local Redevelopment Advisory Board to advise the Board and the Collier County Community Redevelopment Agency (CRA) on matters pertaining to the Immokalee Community Redevelopment Area as identified by Resolution No. 2000-82; and

WHEREAS, CRA Resolution Number 2001-98, also approved Bylaws for the CRA and its Advisory Boards, as subsequently amended by CRA Resolution Nos. 2015-217 and 2016-198 2016-198; and

WHEREAS, On October 22, 2002, the Board of County Commissioner's adopted Ordinance No. 2002-52, as amended, to establish the Immokalee Beautification Advisory Committee to advise the Board on matters pertaining to the Immokalee Beautification Municipal Service Taxing Unit (MSTU); and

WHEREAS, the Board of County Commissioners (Board) desires to merge the Immokalee advisory committees 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.

WHEREAS, on _____, the Board created the unified advisory committee called Immokalee Community Redevelopment Advisory Board by Ordinance No. _____, delegating to the CRA the approval of the Bylaws; and

WHEREAS, the CRA desires to approve the creation of the Immokalee Community Redevelopment Advisory Board and its Bylaws, and repeal the former CRA advisory board for Immokalee Community Redevelopment Area; and

WHEREAS, On March 14, 2000, the CRA adopted Resolution No. 2000-83 declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency and authorizing the creation of advisory boards for the Community Redevelopment Area; and

WHEREAS, the Board of County Commissioners (Board) desires to change Section 3 of Ordinance 2000-83 Creation of Advisory Boards, to effectuate the Advisory Board merger.

NOW, THEREFORE, BE IT RESOLVED, BY THE COLLIER COUNTY COMMUNITY REDEVELOPMENT AGENCY that:

1. The CRA approves the merger of the Immokalee advisory boards into one Board, the Immokalee Community Redevelopment Advisory Board to serve as the advisory board to the Board for the MSTU and to the CRA and Board for the Immokalee Community Redevelopment Area.
2. The Bylaws of the Immokalee Community Redevelopment Advisory Board attached hereto and incorporated by reference herein are hereby approved.
3. Resolution No. 2001-98 as to the Immokalee Local Redevelopment Advisory Board and its Bylaws, as amended by Resolution Nos. 2015-217 and 2016-198, are hereby repealed.
4. Section 3 of Ordinance No. 2000-83, creation of Advisory Boards is hereby amended as follows:

Section 3. Creation of Advisory Boards. They ~~are to~~ may be created, under separate resolutions by the Community Redevelopment Agency or ordinance of the Board of County Commissioners, advisory boards for each component area of the community redevelopment area in the unincorporated area of Collier County, which ~~shall~~ may be composed of citizens, residents, property owners and business owners or persons

engaged in business in the area, as provided in the resolution of the Community Redevelopment Agency or ordinance of the Board of County Commissioners ~~providing for the appointment of such members.~~ The duties and responsibilities of such advisory boards shall be set forth in the resolution of the Community Redevelopment Agency.

- 5. Except as modified above, CRA Resolution No. 2001-98 and CRA Resolution No. 2000-83 remain in full force and effect.

This Resolution adopted after motion, second and majority vote this _____ day of _____, 2025.

ATTEST:
CRYSTAL K. KINZEL, Clerk

THE COLLIER COUNTY COMMUNITY
REDEVELOPMENT AGENCY

, Deputy Clerk

By: _____
William L. McDaniel, Jr., Co-Chairman

Approved as to form
and legality:

Heidi Ashton-Cicko
Managing Assistant County Attorney

**BYLAWS OF THE IMMOKALEE COMMUNITY REDEVELOPMENT
ADVISORY BOARD OF COLLIER COUNTY, FLORIDA**

ARTICLE I. ESTABLISHMENT

SECTION 1. Purpose: The Immokalee Community Redevelopment Advisory Board (the Advisory Board) was created by Ordinance No. _____, as it may be amended from time to time. These Bylaws supplement the Ordinance with rules of procedure.

ARTICLE II. ADVISORY BOARD

SECTION 1. Authority; Standing Rules: The Advisory Board shall be subject to the direct supervision of the Collier County Community Redevelopment Agency (CRA). The Advisory Board may prepare and adopt standing rules of procedure. Preparation, adoption and amendment of any such standing rules shall be at the discretion of the Advisory Board and must be consistent with these Bylaws, CRA Resolution No. 2000-01 and BCC Resolution No. 2000-181 which adopted the Redevelopment Plan, BCC Resolution No. 2000-83 which declared the BCC to be the CRA and authorized the creation of the Advisory Boards, the adopted Redevelopment Plan and the Act. Proposed standing rules or amendments to such rules shall be submitted by the Advisory Board to the CRA for approval. Any proposed rules or amendments to the rules will be effective upon CRA approval.

SECTION 2. Appointment and Qualifications: The Advisory Board shall nominate members for review and approval by the CRA.

Consideration should be given to appointing members that have experience in the following professions: finance, banking, architecture, engineering, education, law enforcement, social work, real estate sales and development, planning or design and building construction.

ARTICLE III. OFFICERS AND SECRETARY

SECTION 1. Officers: The officers of the Advisory Board shall be a Chairman and a Vice Chairman. The Secretary shall be the individual assigned from CRA staff, but shall have no vote.

SECTION 2. Role of Chairman: The Chairman shall preside at all meetings and hearings of the Advisory Board and shall have the duties normally conferred by parliamentary usage on such office. The Chairman shall call special meetings, serve as the Advisory Board liaison to the CRA, and shall perform such other duties as are customary for the Chairman.

SECTION 3. Role of Vice Chairman: The Vice Chairman shall act for the Chairman in the Chairman's absence. The Vice Chairman shall also perform such duties as are delegated by the Chairman.

SECTION 4. Role of Secretary: It is the duty of the secretary to (a) keep the minutes of the proceedings of the meetings of the Advisory Board, (b) provide all notices in accordance with the provisions of these Bylaws or as required by law, (c) post or cause to be posted all meeting notices as required and notify members, (d) maintain custody of the Advisory Board records, and (e) in general perform all duties from time to time as may be prescribed by the Chairman or the Advisory Board.

SECTION 5. Officer Absences: In the absence of the Chairman and Vice Chairman, the quorum present shall select a Chairman for the meeting.

SECTION 6. Election of Officers: Officers shall be elected annually at the first regular meeting of the year. Election requires nomination from the floor and an affirmative vote by a majority of the Advisory Board members present and voting, provided a quorum is present at such meeting. Officers shall be seated immediately upon their election.

SECTION 7. Terms of Office: Each officer duly elected by the Advisory Board shall serve a term of one year until the next annual election (or as otherwise determined by the standing rules of the Advisory Board). All officers shall hold office until their successors have been elected or until their earlier resignation, removal from office or death. No person may simultaneously hold more than one office on the Advisory Board.

SECTION 8. Officer Vacancies: If a vacancy exists for any office, the Advisory Board shall elect a new officer by the affirmative vote of a majority of the Advisory Board members present and voting at a meeting of the Advisory Board, to fill the incomplete term of the vacated office.

SECTION 9. Removal or Resignation: Removal or Resignation of members is in accordance with County Ordinance No. 2001-55, as amended, Standards for Creation and Review of Advisory Boards.

ARTICLE IV. SUBCOMMITTEES

SECTION 1. Creation: The Advisory Board may create, from time to time, such subcommittees as shall be necessary or desirable to carry out the functions, purposes, and objectives of the Advisory Board. Any such subcommittees shall be subordinate to the Advisory Board, shall be assigned a specific purpose and objective, and shall be given a date certain to complete its tasks, at which time the subcommittee shall be dissolved, unless said date is extended by the affirmative vote of a majority of the Advisory Board members present and voting at a duly constituted meeting of the Advisory Board.

SECTION 2. Members: The members of such subcommittee shall be elected by the Advisory Board for such term and shall have qualifications as the Advisory Board may desire.

SECTION 3. Removal: The Advisory Board may remove any subcommittee member with or without cause by the affirmative vote of a majority of Advisory Board members present and voting at any meeting of the Advisory Board.

SECTION 4. Rules and Procedures: The subcommittees shall be subject to the same parliamentary procedures as the Advisory Board and Florida's Government in the Sunshine Law.

ARTICLE V. MEETINGS

SECTION 1. Meetings: Regular meetings of the Advisory Board shall be held on such day, time and place as may be determined by the Advisory Board, and at a minimum once a month. The purpose of the meetings is to discuss and to then prepare recommendations and advice to the CRA and/or Board of Commissioners on matters brought before the Advisory Board.

SECTION 2. Quorum and Voting: At all regular or special meetings of the Advisory Board, a majority of the membership of the Advisory Board shall constitute a quorum. Voting shall be by voice unless a member of the Advisory Board requests a roll call. The roll shall be in alphabetical order with the first name called rotating with each motion upon which the vote is called. The Chairman shall always vote last. A record of the roll call shall be kept as part of the minutes.

SECTION 3. Special Meetings: Special meetings may be called by the Chairman at anytime provided adequate notice is given pursuant to this Article. The Chairman may also call a special meeting when requested to do so in writing by a majority of the members of the Advisory Board or by a CRA staff member. The notice of such a meeting shall specify the purpose of such a meeting and no other business may be considered except by unanimous consent of the Advisory Board. All members of the Advisory Board shall be notified in advance of such special meetings by the Secretary.

SECTION 4. Notice and Publication: The Secretary shall give notice and keep a record of such notice of its meetings and the meetings of the subcommittees including the date, time, and location of each regular and special meeting. Notice shall be forwarded to the County Communications and Customer Relations Department for posting at the County Government Center and other appropriate locations as recommended by the Advisory Board and at the County Communications and Customer Relations Department.

SECTION 5. Open Meetings: All meetings of the Advisory Board or its subcommittees shall be open to the public and governed by the provisions of Florida's Government in the Sunshine Law.

SECTION 6. Minutes: The minutes of all meetings shall be promptly recorded, and such records shall be open to public inspection, in accordance with applicable

law. Approved minutes shall be forwarded to the Board's Minutes and Records Department.

SECTION 7. Location: Meetings of the Advisory Board, or any of its subcommittees shall be held in a location accessible to the public.

SECTION 8. Meeting Agenda: The agenda for each meeting of an Advisory Board or any of its subcommittees shall be outlined by the Chairman and submitted to the Secretary for preparation. Any Advisory Board member or subcommittee member may place an item on its own agenda by submitting it to the Chairman for forwarding to the Secretary prior to the deadline for publishing the notice of such meeting.

SECTION 9. Order of Business: The order of business at regular meetings shall be:

- (a) Call to Order
- (b) Roll Call
- (c) Approval of the Agenda
- (d) Approval of Minutes from Previous Meeting
- (e) Communications
- (f) Old Business
- (g) New Business
- (h) Citizen Comments
- (i) Adjournment

SECTION 10. To provide for the orderly and efficient conduct of its meetings, each Advisory Board shall follow Roberts Rules of Order.

ARTICLE VI. CONFLICT

The provisions of these bylaws shall apply to the Advisory Board except as otherwise provided by Collier County Ordinance No. _____ as it may be amended from time to time, and County Ordinance No. 2001-55, as amended, Standards for Creation and Review of Advisory Boards.

ARTICLE VII AMENDMENTS

These Bylaws may be amended at any duly constituted meeting of the CRA by an affirmative vote by a majority of the CRA members present and voting after the proposed amendment has been listed on the agenda and submitted to the CRA for review and discussion.

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

Month of: April 2025

Week Ending

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

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

Month of: March 2025

Week Ending

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

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

Month of: March 2025

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	3/5/25				
2	Mowing & Edging - Multiple Medians	3/5/25				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	3/5/25				
4	Weeding - Medians - Hand & Chemical	3/5/25				
5	General Site Trimming & Pruning - Medians	3/5/25				
6	Post-Service Cleaning - All Areas	3/6/25				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	3/5/25				
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	3/5/25				

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).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	3/5/25				
15	Mowing & Edging - Multiple Medians	3/5/25				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	3/5/25				
17	Weeding - Medians - Hand & Chemical	3/5/25				
18	General Site Trimming & Pruning	3/5/25				
19	Post-Service Cleaning - All Areas	3/5/25				
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	3/5/25				

WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	3/5/25				
27	Mowing & Edging - (No Medians)	3/5/25				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	3/5/25				
29	Weeding - Hand & Chemical	3/5/25				
30	General Site Trimming & Pruning (Biweekly)	3/5/25				
31	Post-Service Cleaning - All Areas	3/5/25				
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	3/5/25				

WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	3/5/25				
39	Mowing & Edging - (No Medians)	3/5/25				
40	Weeding - Hand & Chemical	3/5/25				
41	General Site Trimming & Pruning	3/5/25				
42	Post-Service Cleaning - All Areas	3/5/25				
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				

	APPROVED ESTIMATES- IN PROGRESS					
	ESTIMATES PENDING APPROVAL					

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

Month of: February 2025

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	2/5/25	2/12/25	2/19/25	2/26/25	n/a
2	Mowing & Edging - Multiple Medians	2/5/25	n/a	2/19/25	n/a	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	2/5/25	n/a	2/19/25	n/a	n/a
4	Weeding - Medians - Hand & Chemical	2/5/25	2/12/25	2/19/25	2/26/25	n/a
5	General Site Trimming & Pruning - Medians	2/5/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	2/6/25	2/13/25	2/20/25	2/27/25	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	2/5/25	n/a	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	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	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	2/18/25	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	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	2/5/25	2/12/25	2/19/25	2/26/25	n/a

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).

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	2/5/25	2/12/25	2/19/25	2/26/25	n/a
15	Mowing & Edging - Multiple Medians	2/5/25	n/a	2/19/25	n/a	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	2/5/25	n/a	2/19/25	n/a	n/a
17	Weeding - Medians - Hand & Chemical	2/5/25	2/12/25	2/19/25	2/26/25	n/a
18	General Site Trimming & Pruning	2/5/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	2/5/25	2/12/25	2/19/25	2/26/25	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	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	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	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	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	2/18/25	n/a	n/a
25	Irrigation System Inspection & Wet-Check	2/5/25	2/12/25	2/19/25	2/26/25	n/a

WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	2/5/25	2/12/25	2/19/25	2/26/25	n/a
27	Mowing & Edging - (No Medians)	2/5/25	n/a	2/19/25	n/a	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	2/5/25	n/a	2/19/25	n/a	n/a
29	Weeding - Hand & Chemical	2/5/25	2/12/25	2/19/25	2/26/25	n/a
30	General Site Trimming & Pruning (Biweekly)	2/5/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	2/5/25	2/12/25	2/19/25	2/26/25	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	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	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	2/18/25	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	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	n/a
37	Irrigation System Inspection & Wet-Check	2/5/25	2/12/25	2/19/25	2/26/25	n/a

WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	2/5/25	2/12/25	2/19/25	2/26/25	n/a
39	Mowing & Edging - (No Medians)	2/5/25	n/a	2/19/25	n/a	n/a
40	Weeding - Hand & Chemical	2/5/25	n/a	2/19/25	n/a	n/a
41	General Site Trimming & Pruning	2/5/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	2/5/25	2/12/25	2/19/25	2/26/25	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	n/a

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT

APPROVED ESTIMATES- IN PROGRESS

ESTIMATES PENDING APPROVAL

Immokalee Street Lighting Action Plan

Based on 2025 CCSO Lighting Survey

Introduction

Street lighting is a critical component of community infrastructure, enhancing public safety, walkability, and overall quality of life. The 2025 Immokalee Lighting Survey Report provided by the Collier County Sheriff's Office Crime Prevention Unit identified deficiencies, including non-functioning lights, inadequate coverage, and unclear maintenance responsibilities.

This five-year action plan outlines a phased approach to address these issues, ensuring consistent maintenance, strategic lighting upgrades, and improved illumination in high-traffic and high-risk areas. The plan prioritizes collaboration with key stakeholders—including Collier County, LCEC, and FDOT—to clarify responsibilities and secure funding for necessary improvements.

Funding allocations will be determined annually, with specific dollar amounts designated per year, and funding requests will be presented following the annual budget workshop.

Objective

To enhance street lighting in Immokalee by:

- Identifying maintenance responsibilities and establishing clear accountability.
- Addressing outages and ensuring timely repairs.
- Installing new lights in critical areas to improve safety.
- Transitioning to LED lighting for better energy efficiency and visibility.

Phase 1: Identifying Maintenance Responsibilities

Timeline: Year 1

1. Compile Light Pole Data
 - Categorize each pole by location, issue, and responsible entity (CRA/MSTU, Collier County, LCEC, or FDOT).
 - Utilize lighting survey data to identify outages, trimming needs, and missing mid-block lighting.
 - Prioritize high-crime and pedestrian-heavy areas.
2. Verify Ownership & Maintenance Responsibilities
 - Collier County Facilities Management: Confirm county-maintained poles.
 - LCEC (Local Electric Co-Op): Identify poles under LCEC jurisdiction.
 - FDOT (Florida Department of Transportation): Determine responsibility for state road lighting.
 - CRA/MSTU: Confirm funding eligibility for specific locations.
3. Develop a Tracking System
 - Establish a GIS-based or spreadsheet tracker to document responsible entities, issues, and maintenance progress.
 - Cross-reference with past maintenance records and agreements.

Phase 2: Addressing Lighting Deficiencies

Timeline: Year 1 – Year 3

1. Repairing Existing Poles
 - Submit work orders for reported outages, flickering lights, and other maintenance issues.
 - Track response times and ensure work is completed within agreed timelines.
2. Trimming Obstructions
 - Identify poles obstructed by vegetation.
 - Submit trimming requests to County maintenance teams and track completion.
3. Install New Lights in Identified Dark Areas
 - Assess feasibility & funding options (CRA/MSTU, County, or FDOT).
 - Prioritize high-risk areas (heavy pedestrian traffic, high crime, mid-block deficiencies).
 - Coordinate with LCEC or County Facilities for new installations.
 - Prepare cost estimates for transitioning to LED lighting.

Phase 3: Implementation & Monitoring

Timeline: Year 3 – Year 5

1. Track Progress
 - Update the tracking system with repair and installation statuses.
 - Assign a CRA staff member or committee to monitor progress bi-weekly.
2. Improve Lighting Standards
 - Transition from High-Pressure Sodium (HPS) to LED for energy efficiency and visibility.
 - Standardize streetlight spacing to eliminate dark zones.
 - Ensure lighting meets recommended lux levels for residential streets, intersections, and pedestrian pathways.
3. Community Engagement
 - Conduct public meetings and surveys to identify priority lighting areas.
 - Encourage residents to report malfunctioning lights through a designated platform.
4. Long-Term Strategy
 - Secure additional MSTU funding allocations and explore grant opportunities.
 - Research smart lighting or solar-powered solutions for sustainability.
 - Evaluate the safety impact through crime and traffic data analysis.

Next Steps & Immediate Actions

1. Confirm Maintenance Responsibilities with LCEC, FDOT, and County Facilities (1 Week).
2. Submit Repair & Trimming Requests based on confirmed ownership (2 Weeks).
3. Develop Cost Estimates for new installations & LED transition (1 Month).
4. Secure Funding & Schedule New Light Installations (2-3 Months).
5. Monitor & Report Progress to the CRA Board & stakeholders (Quarterly Updates).

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