

Collier County Community Redevelopment Agency

**IMMOKALEE CRA**

The Place to Call Home!

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

**February 19 , 2025  
8:30 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

**CRA** Collier County Community  
Redevelopment Agency



Florida's 21st century

## 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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September	October	November	December
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CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint

Joint Meeting



Cancelled



No Meeting

Workshop

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  
Cherryle Thomas  
David Turrubiarz Jr.

**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

**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 5<sup>th</sup> Street  
CareerSource SWFL  
Immokalee, FL 34142  
239.867.0025

**February 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 January 15, 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. Parks & Recreation Advisory Board Meeting on 2/19/2025 @6 p.m. (Enclosure 8)
  - 3. Immokalee High School Beta Club
  - 4. Communications Folder
- H. Other Agencies
  - 1. FDOT updates
  - 2. Other Community Agencies
- I. Community Presentations
  - 1. Immokalee Senior Housing PUDA, Grady Minor, Wayne Arnold  
The Immokalee Foundation (TIF) Project (Enclosure 9) *(Time Certain 9:30 a.m.)*
  - 2. Casa San Juan Diego Multi-Family Affordable Housing Development (Enclosure 10)
  - 3. Community updates
    - i. Immokalee Complete Street (TIGER) Traffic Calming Plans (Enclosure 11)
    - ii. Collier County Sheriff Office Lighting Survey (Enclosure 12)
- J. Old Business
  - 1. Advisory Board update
    - i. Board Merger

- ii. CRA Application
  - a. Michael “Mike” Facundo (Enclosure 13)
  - b. CRA Attendance Log (Enclosure 14)
- 2. Contactor Maintenance Reports
  - i. A&M Property Maintenance Report & Schedule (Enclosure 15)
- 3. Brief Staff project update
  - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
  - ii. First Street Corridor Safety Project update
- 4. Office Lease update

K. New Business

L. Citizen Comments

M. Next Meeting Date

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

The **MSTU Board** will be meeting on *Wednesday, March 26, 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](mailto:Yuridia.Zaragoza@colliercountyfl.gov) by February 18, 2025, at 4:00 P.M.

You may attend the meeting in person on February 19, 2025, at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142.

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

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact 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 January 15, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

**Hybrid Remote Public Meeting**

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

A. Call to Order.

The meeting was called to order by CRA Vice-Chair Patricia Anne Goodnight at 8:35 A.M.

B. Pledge of Allegiance and Moment of Silence.

Patricia Anne Goodnight led the Pledge of Allegiance and Mike Facundo led 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:

Patricia Anne Goodnight, Mike Facundo, Andrea Halman, Yvar Pierre (9:22 A.M.), Lupita Vazquez Reyes, and Paul Thein.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Mark Lemke, Estil Null and Edward “Ski” Olesky.

MSTU Advisory Committee Members Present:

Andrea Halman, Bernardo Barnhart, and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

Jimmy Nieves.

MSTU Advisory Committee Members Absent/Excused:

David Turrubiardez Jr.

Others Present in Person:

Melissa Silva, Mike Sweely, Yeimi Ezpinoza. Christina Guerrero, Misty Smith, Cristina Perez, Armando Yzaguirre, Sarah Harrington, Lee Van Gelder, Yolanda Flores, Said Gomez and Commissioner Bill McDaniel.

Others Present via Zoom:

Alex Malhas, Anne McLaughlin, Edward Conrad, Marlene Dimas, Patrick Vanasse, Rachel Hansen, Rafael Campo, Rosemary LaBarge, Tricia de Cambria and Kyle Pryce.

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

D. Voting Privileges for Board Members via Zoom

Staff announced that they have an MSTU Board member on Zoom.

***CRA Action: No Action Taken.***



**MSTU Action:** *Ms. Andrea Halman made a motion to allow Board Members on Zoom privileges. Mr. Bernardo Barnhart seconded the motion, and it passed by a unanimous vote. 3-0.*

**E. Approval of Agenda.**

Staff presented the Agenda to the Boards for approval.

Staff announced that an additional attachment was added to Enclosure 8 on Agenda Item I.1. Land Development Code updates – The Neighborhood Company. The attachment is 2-sided and includes a one-pager of the changes made to the LDC with agenda packet pages listed and the other side includes added language to 4.02.27 Architectural and Site Design Standards for the Immokalee Urban Overlay A. General.2.

The Agenda was approved as amended.

**CRA Action:** *Mr. Mike Facundo made a motion to approve the Agenda as amended. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 6-0.*

**MSTU Action:** *Mr. Bernardo Barnhart. made a motion to approve the Agenda as amended. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

**F. Approval of Consent Agenda**

- 1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for December 11, 2024 (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 Observation Field Report (Enclosure 6)
  - iv. Community Meetings (Enclosure 7)

Staff presented the Consent Agenda to the Boards for approval. Consent Agenda was approved as presented.

**CRA Action:** *Mr. Mike Facundo made a motion to approve the Consent Agenda as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 7-0.*

**MSTU Action:** *Mr. Bernardo Barnhart made a motion to approve the Consent Agenda as presented. Ms. Cherryle Thomas 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. 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, Immokalee Water and Sewer (IWSD) Groundbreaking event flyer, Howard Way Roadway Name Change Celebration flyer, 2025 Cattle Drive flyer, Immokalee Community Campus information provided at the Neighborhood Information meeting, Immokalee MSTU Walking Tour pictures for the month of December and January, Parks and Recreation Region 3 updates, and the summary of the Land Development codes and updated provisions.

Ms. Christie Betancourt provided information on the Howard Way Roadway Name Change Celebration. Staff are working on the program for this celebration. The celebration will be held on January 31, 2025, at 11 a.m. at the Dreamland Neighborhood Park.

Ms. Betancourt also provided information on the Immokalee Community Center and said they have announced that they're going to go vertical. Parking will be done on the ground floor where the urgent care and facilities are going to be located in.

Ms. Andrea Halman asked if background information can be given on the Howard Family.

Ms. Christie Betancourt commented that a brief history of the Howard Family is on the Project Manager Report and a link is provided to show their story.

Ms. Andrea Halman expressed on the impact of the Howard Family and what they have accomplished and said that the Immokalee Museum has provided a great representation of them.

Ms. Christie Betancourt commented on Mr. Huey Howard impact and said that Mrs. Dorcas Howard was a great advocate in the education side of the community. She noted that there was a time where discussion was made to name Dreamland Park after Mrs. Howard.

Ms. Christie Betancourt also announced that Deputy Sweely would provide more information on a lighting study that has been 11 years overdue. Staff will bring this item back to the boards for any recommendation on whether any additional lighting is needed outside the TIGER Grant area, 1<sup>st</sup> Street and Lake Trafford.

## H. Other Agencies

### 1. FDOT Updates

No updates.

### 2. Other Community Agencies

Immokalee Eastern Chamber of Commerce, Melissa Silva

Ms. Melissa Silva provided an update on the Christmas Parade and Gala Event. The parade was named after Ms. Cherryle Thomas, so it was named the Cherryle Thomas Christmas Around the World Parade and Gala Event. There were about 40 registrants, the float winners of the parade were Florida Boys, Immokalee Water and Sewer District, and La Ley. Overall, the highlight of the event was the success of the Chambers 1<sup>st</sup> toy drive, they handed out over 300 toys.

Ms. Silva thanked all the sponsors. The Immokalee Eastern Chamber of Commerce is working on their 3-year strategic plan, they will establish an advisory board and committee. Ms. Silva invited everyone to be involved in this planning process.

Immokalee Water and Sewer District, Misty Smith

Ms. Misty Smith invited everyone to attend the Groundbreaking Event on the Carson Road Water Treatment Plant due to the growth and development in the Lake Trafford area.

Ms. Misty Smith asked who the best person would be to contact if a light is out in the community. Ms. Christie Betancourt commented that Collier 311 would be the best option, so that they may send it to right department,

Code Enforcement, Cristina Perez

Ms. Cristina Perez provided updates on two new hires who are completing their trainings. They will be a part of the team and oversee the Golden Gate Estates and Immokalee. Ms. Perez will have a complete team to oversee Ave Maria, Golden Gate Estates, and Immokalee.

Ms. Cristina Perez is working with the Collier County Sheriff's Department on the next cleanup event. She hopes that this event is held in February or March and have the Weekenders assist in this event. If anybody is aware of any vacant areas where this cleanup event could be held, she asks that community members communicate with her.

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. Perez provided information on the last discussion made in the Task Force Meeting regarding golf cart food vendors. The Health Department does allow for individuals to make some cottage food items at home and be sold, however, food must be prepared at a restaurant or kitchen that is inspected and a legal location of where the items are sold. The Sheriff's Department have also provided information to code enforcement on where golf carts are allowed to be driven.

Ms. Cristina Perez also announced that they have coverage in Immokalee till 9 p.m. on Mondays and Wednesday. If anyone has any issues, she asked that they contact her.

Commissioner McDaniel announced that the second hearing of the Land Development Code was pushed back from the Board of Collier County Commissioners Agenda. Adjustments were made in the Ordinance to require a Conditional Use on all Zoning so that there isn't an administrative approval for a park anywhere in the community. There is an administrative approval for a short-term use, which would allow for a food truck be in a spot for 28 days, as long as no alcohol is sold and there is no major noise. The Neighborhood Company staff have recommended to County staff to allow food trucks, by right, in industrial and commercial areas.

Mr. Bernardo Barnhart asked for clarification and said if a vendor with a licensed food truck wanted to place their truck in a commercial property, they will need a conditional use permit and be able to be in the property for 28 days.

Commissioner McDaniel confirmed that it would allow for food truck vendors to be in a property for up to 28 days of the year. Discussion was made on the food trucks in the community and the Statues that the State has on Food Trucks. If a food truck vendor wants to be permanently on a commercial or residential property, they will need to get a conditional use.

Mr. Paul Thein asked if food licensing is checked during the process of conditional use for Food Truck vendors.

Commissioner McDaniel said that County staff make sure that a license is in place, the Health Department is involved and have all the required proper standards put in place.

Collier County Sherriff's Department, Michael Sweely

Sgt. Michael Sweely provided updates on the Lighting Assessment that the Sherriff's Department is working on. They should have the first draft in the first couple of weeks coming up. They are working with the street enforcement teams. CRA staff commented that Mr. Jim Klewicki has met up with staff to get information on the Neighborhood Map and previous reports made.

Sgt. Michael Sweely also announced that they have addressed the man who sales honey near Camp Keais Road. They will continue to move forward with their process if there is no compliance. Sgt Michael Sweely commented that roadside sales cannot be done unless a permit is given, however, Collier County does not issue a roadside sales permit, so it's a violation of 26.1 of County ordinance.

Collier County Parks and Recreation, Said Gomez

Mr. Said Gomez thanked the Immokalee Eastern Chamber of Commerce, the Cherryle Thomas Christmas Around the World Parade and Gala event was a success. There were around 3,000 attendees based on the toys given out. Mr. Gomez thanked the Salvation Army, Captain Veronica Conley and the Immokalee Rotary Club for donating as much toys as possible for the children in the community. Activities for the event included the roller rink, train, snow sliding and much more. Overall, the event was a success.

Mr. Said Gomez announced that there are 2 full time park rangers in Immokalee who will be overseeing all the parks in Immokalee and the Anne Olesky Park.

Mr. Said Gomez provided updates on the parks in Immokalee. The Immokalee Community Park office building and the restrooms near the tennis courts have been redone.

The Immokalee South Park new basketball goals have been installed and are being used by the community members.

Staff have received all the equipment for the Immokalee Sports Complex fitness center. The equipment has been rearranged so there is much more area for people to move around. Staff have also cleaned, and pressure washed the pool deck walls and had them painted. Both pools are operational. The Ave Maria University students are also utilizing the pool as well. The Soccer Men League will end at the end of January, over about 300 men have been participating in this program. The fields are being prepared for utilization soon, staff are looking to get lights from the EOC so that it may be used by the programs who will be using the Boys and Girls Club field.

Mr. Said Gomez also provided updates on the parking lot project. An observation will be made by the Project Manager on February 5, 2025. Ms. Christie Betancourt asked if Parks and Recreation have any information if this project will be done in phases.

Ms. Cherryle Thomas thanked everyone for participating and Parks and Recreation staff for all their efforts in making the Cherryle Thomas Christmas Around the World event a success. She commented that she is glad that Parks and Recreation staff were able to get the train for the event.

Ms. Lupita Vazquez Reyes asked if Paks and Recreation staff have a contract or lease with the Ave Maria University students who use the pool to practice as well as the Immokalee High School students. Mr. Said Gomez commented that there is no agreement with the students, however, they do have membership that the students pay. As for the Immokalee High School, they have a local agreement that allows the school to utilize the Immokalee Sports Complex facility.

Commissioner McDaniel asked if Parks and Recreation staff have coordinated with the Immokalee High School on the baseball fields. Mr. Said Gomez commented that he had discussion with staff on this matter.

Commissioner McDaniel commented that Parks and Recreation staff pay attention to this matter. The County has recently given the baseball fields near the Immokalee High School to the schools. The school plans to artificially turf the baseball fields and provide lighting and all other necessities needed. They have promised equitable use of the fields. Commissioner McDaniel asked that Parks and Recreation staff let him know if there is no equitable use being done in the baseball fields, this initiative is done for a mutual benefit from both the County and schools.

Mr. Said Gomez commented on the discussion made on this matter and said that the baseball and softball field will be turned into turf. The old softball field will be a multipurpose field that will be turf. He was informed that lighting would be addressed as well. The Parks and Recreation staff will have access to the fields.

Ms. Lupita Vazquez Reyes asked who would handle the lease or rental outside the use of school for these fields. Mr. Said Gomez commented that Parks and Recreation staff will coordinate and schedule when fields will be used.

Mr. Bernardo Barnhart asked when construction will start for the baseball fields.

Mr. Said Gomez commented that signatures are needed for completion and once approved and signed, the school will need to budget for the next year and see the progress from there.

Commissioner McDaniel reiterated on the equitable use and said that this matter be looked into and if the County needs to invest in some fencing so that staff can have it as a public use during school hours and avoid the public from going into the school property. Mr. Said Gomez agreed that many will need to be educated on where they would be allowed and the access point since the fields will belong to the school.

Ms. Lupita Vazquez Reyes commented on the elders who walk inside the park and asked on their access into being able to do their loop around the fields. Mr. Said Gomez followed up and said that a fence is there to separate the fields and school overall property, however, if the fields are being used by the students, then no public members will be allowed to access that area.

Ms. Christie Betancourt asked that staff make sure the maintenance for the restroom be included as well.

Ms. Andrea Halman commented on the parking lot project and said there is a need for some trees in the parking lots. Mr. Said Gomez commented that some rooting will be fixed, however, they are looking to keep as much trees as possible.

Ms. Cherryle Thomas asked if the Gala for this upcoming year will be changed back to the second week of December. Mr. Said Gomez commented that they will be moving the event back to the second unless the Christmas committee come up with something else.

Ms. Lupita Vazquez Reyes thanked Parks and Recreation staff for attending the meeting and providing updates. She commented that the parks are the biggest use in the community and it's important for the community to have a park that offers many amenities and programs.

Ms. Patricia Anne Goodnight thanked everyone on their efforts to collaborating with the school on these fields. She provided discussion on previous administrative decisions made on the property of these fields and said she is glad everyone is working together. Mr. Said Gomez commented on Mr. Daniel Boddison and said that both parties have discussed many upcoming items especially with Parks and Recreation using the Immokalee High School parking lot once the parking lot project starts. They have good communication with each other.

Commissioner McDaniel asked that Parks and Recreation staff to have Mr. Manny Touron be reappropriated for his lighting at the Boys and Girls club.

Mr. Said Gomez thanked Sgt. Michael Sweely and CCSO for assisting at the Christmas parade and gala event.

Immokalee Foundation, Yeimi Ezpinoza

Ms. Yeimi Ezpinoza introduced herself. She looks forward to attending future meetings and providing input of the Immokalee Foundation.

Nuestra Señora de la Vivienda Community Foundation, Yolanda Flores

Ms. Yolanda Flores introduced herself. She is with the Nuestra Senora de la Vivienda Community Foundation. She is happy to be back in Immokalee. She will help build the better life program, which will exist in the community with the Monarca development. The overall goal is to provide support and resource to the community members.

Collier County Growth Management, Sarah Harrington

Ms. Sarah Harrington provided information on the Affordable Housing Advisory Committee (AHAC) meeting and said there is a new Commissioner who is attending this meeting. There are a couple of development for housing that include affordability in Immokalee. Once more information is received, Ms. Harrington would be happy to share more information.

## I. Community Presentations

### 1. Land Development Code updates – The Neighborhood Company (Enclosure 8)

Ms. Rachel Hansen introduced herself and Mr. Patrick Vanesse with the Neighborhood Company. An update was provided on the Land Development Code amendment for the Immokalee Overlay within the LDC. A substantive change has been made since the last presentation to the CRA Board on May 15, 2024. Most of the changes were a result of staff input or conflicts with Senate Bill 250.

Board, Staff and members of the public were all provided the added Enclosure 8, which is an overview of the changes made as listed below:

- Section 2.03.07 G.3: Loop Road Overlay Subdistrict (LROS)
- Section 2.03.07 G.4: Mobile Food Dispensing Vehicles (MFDV)
- Section 2.06.01: Affordable Housing Density Bonus
- Section 4.02.07 C: Main Street Overlay Subdistrict (MSOS)

Ms. Rachel Hansen provided an update on The Loop Road Overlay Subdistrict (LROS). This was removed for now due to a conflict with the Loop Road proposed alignment goes through multiple future land use designation within the Immokalee Area Master Plan and conflicts with adding new commercial uses to those future land use designations. The Neighborhood Company staff have discussed this with Mr. Mike Bosi and other County staff and have decided that once the Loop Road alignment is finalized, staff will initiate a larger Immokalee Area Master Plan amendment to put those uses in place and do a more detailed study of the Loop Road area.

Ms. Rachel Hansen commented on the Mobile Food Dispensing Vehicles (MFDV) and said that within the Community Facility (CF) zoning district, they are allowed subject to a conditional use. This addition was made by County Staff. A map provided identified the CF zoned parcels that fall within the overlay.

The implement of the Affordable Housing Density Bonus that is permitted by-right within the Immokalee Area Master Plan (IAMP) has been added. This has existed in the IAMP, it's a density bonus that allows up to 8 dwelling units per acre in a certain zoning district within the residential future land use designations in the IAMP. This allows for an application process.

Commissioner McDaniel commented on the Administrative Parking Reduction (APR) allowance and said the Board of Collier County Commissioners have voted to discontinue the allowance of APR's administratively. One may be able to get a parking reduction, however, they will need to specifically demonstrate how they will accommodate for the lack of parking required for a development.

Ms. Lupita Vazquez Reyes commented on the Mobile Food Dispensing Vehicles and said how it would look like in the community. She also commented on the lack of access to food of choice and availability. She provided information on Professor Ashante M. Reese who wrote a book titled "Black Good Geographies: Race, Self- Reliance, and Food Access in Washington D.C." and the main point of the book was based on food deserts in urban areas in Washington D.C. Professor Ashante M. Reese was able to discover that all the food that exists in these communities are improved by the industry, mobile food units, and street vendors. Ms. Vazquez Reyes commented on the importance of thinking about things like food access and also taking that into consideration while making recommendations on the Land Development Code.

Ms. Rachel Hansen provided information on the recommendation made by County staff on the Mobile Food Dispensing Vehicle and how it has been centered around the Community Facility.

Mr. Mike Facundo asked for clarification on what Conditional Use is and what the process is to receive a Conditional Use permit.

Ms. Rachel Hansen provided information on the zoning district that has a list in the Land Development Code of different uses allowed via a Conditional Use. This is done as an application with the Zoning Department. Conditional Use typically goes through 2 public hearings: the Collier County Planning Commission (CCPC) and the Board of Collier County Commissioners (BCC). This allows for a more stringent review of the use itself of the design as well as the combability with other uses around the area.

Mr. John Dunnuck commented that the Conditional Use process allows for CRA input. CRA staff asked that the Mobile Food Dispensing Vehicle be converted to Conditional Use, which, the Board of Collier County Commissioner followed suit as well. This ensures that a process is done.

Ms. Lupita Vazquez Reyes asked how it would look like with Mobile Food Dispensing Vehicles in areas like the flea market near Boston Ave and 3<sup>rd</sup> and 4<sup>th</sup> Street.

Ms. Christie Betancourt commented that this area is an open-air market, and they are tied to a business. They are only allowed for a couple of days and pay a lot fee on the food trucks and tent.

There are some concerns on whether they are licensed and where the vendors are disposing all their items like trash, oil, etc.

Discussion was made by Ms. Lupita Vazquez Reyes on the access of food within the community and how food trucks play a factor.

Ms. Cherryle Thomas commented that she has been done 48 permits for Collier and Lee County and she has been working with the division of hotels and restaurants out of Tallahassee, and there is a specific standard that all food trucks need to have. She also commented that someone is interested in doing a food truck park in the community. She asked that if anyone would like more information, they may contact her.

Ms. Andrea Halman commented if Ms. Cherryle Thomas could share this information to Ms. Christie Betancourt and Mr. John Dunnuck. She further commented on the disposal and asked who is responsible in telling the vendors on where they are allowed to dispose their waste.

Ms. Sarah Harrington commented on the updates made on the Land Development Code and the overview of all food trucks popping up all over the place. Most are not permitted, and this has caused a ripple effect in the community and has caused an impact to local businesses as well as staff time. A Community Facility will help with determining where food trucks are allowed. There is room for growth when other improvement like the Loop Road and Main Street are complete. As for permitting, the County will only allow the food trucks that were permitted through the Department of Health, Department of Business and Professional Regulation, or the Department of Agriculture Services and have ties to a commercial kitchen or have a commercial area that one can dispose of waste and obtain fresh, clean, portable water and much more.

Ms. Christie Betancourt noted that she is aware of only one permanent food truck that went through the process. She acknowledged that the other food trucks in the community may have a license, however, they are not allowed to stay in one spot.

Ms. Sarah Harrington commented on what is allowed with food trucks moving around in an area. She said overall Collier County has provided a hospitable work environment for the State inspectors and they intend to continue that relationship.

Mr. Paul Thein commented on what Community Health Partners Foundation is looking for in the community and they are identifying community problems. Food Truck seem to be a gap in the community, and they are working to work side by side with the community on this matter.

Commissioner McDaniel commented on the importance of having a process and keeping all community members educated and safe on all the food sources and having a code be put in place. He also said adjustments are being made to the Land Development Code to help with the growth of the community.

Ms. Rachel Hansen provided updates on the Main Street Overlay Subdistrict (MSOS). The design standards were revised to be compliant with Senate Bill 250. This may change in the future.

Commissioner McDaniel commented on Senate Bill 250 and said there has been an extension to the end of October 2026. He further commented on the Loop Road and said this is moving forward. He commented that the State will also give State Road 29, which will allow for an improvement to Main Street.

After much discussion, the CRA Board made a recommendation to approve the Land Development Code summary of draft LCD Changes provide by the Neighborhood Company (TNC0).

***CRA Action: Mr. Mike Facundo made a motion to approve the Land Development Code updates as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 6-0.***

J. Old Business.

1. Advisory Board update (Enclosure 9)

Staff announced that Enclosure 9 is a staff report with background information on the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Municipal Service Taxing Unit Committee. Each board has their own purpose, bylaws, and membership structure. During the October 16, 2024, Joint Meeting, board members and staff discussed a merger and maintaining a separate funding structure.

After sending this proposal through a request for legal services, staff received a response from the County Attorney that merger could be done but there is a process to be done to accomplish the merger. Staff provided a recommendation on the membership of the new nine-member committee.

Staff recommended the following for approval.

Membership of the new nine-member committee will be distributed as followed:

1. Two (2) Immokalee residents.
2. Two (2) individuals representing Immokalee businesses.
3. Two (2) individuals representing a non-profit operating in Immokalee.
4. Three (3) at-large representatives who reside or engage in business, or both, in Immokalee.

Brief discussion was made on current board members term for this board. Staff has provided a list to the County Attorney and reviewed with board members individually. Nine board members have been confirmed to remain on the board. Staff will bring this item back if there are any changes.

***CRA Action: Mr. Mike Facundo made a motion to approve the membership as a nine-member committee with Two (2) Immokalee residents; Two (2) individuals representing Immokalee businesses; Two (2) individuals representing a non-profit operating in Immokalee; and Three (3) at-large representatives who reside or engage in business, or both, in Immokalee. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 6-0.***

**MSTU Action:** *Mr. Bernardo Barnhart made a motion to approve the membership as a nine-member committee with Two (2) Immokalee residents; Two (2) individuals representing Immokalee businesses; Two (2) individuals representing a non-profit operating in Immokalee; and Three (3) at-large representatives who reside or engage in business, or both, in Immokalee. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

Staff provided a recommendation on the new board name for the new nine-member committee. Staff would like to use Immokalee Community Redevelopment Advisory Board but provided 3 options for the board to decide.

Name Suggestions for the new board:

1. Immokalee Community Advisory Board (ICAB)
2. Immokalee Community Redevelopment Advisory Board (ICRAB)
3. Immokalee Redevelopment Advisory Board (IRAB)

Board members and staff discussed the board name. Discussion was made on whether board members and staff would be able to attend in other state events like the Florida Redevelopment Association. After much discussion, the boards made a motion to use staff suggested name.

**CRA Action:** *Ms. Lupita Vazquez Reyes made a motion to name the new merged advisory board as the Immokalee Community Redevelopment Advisory Board. Mr. Mike Facundo seconded the motion, and it passed by unanimous vote. 6-0.*

**MSTU Action:** *Mr. Bernardo Barnhart made a motion to name the new merged advisory board as the Immokalee Community Redevelopment Advisory Board. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.*

2. Nomination for Chair and Vice Chair

CRA Board briefly discussed the nomination for CRA Chair and Vice- Chair. Board made a motion for the CRA Chair and Vice-Chair.

**CRA Action:** *Ms. Lupita Vazquez Reyes made a nomination to appoint Mike Facundo as Chair of the Immokalee Local Redevelopment Advisory (CRA) Board. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 6-0.*

**CRA Action:** *Ms. Andrea Halman made a nomination to appoint Lupita Vazquez Reyes as Vice-Chair of the Immokalee Local Redevelopment Advisory (CRA) Board. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 6-0.*

Staff informed board members that even though a merging of the boards occurs, both boards must continue as is until an ordinance and resolution is done as well as getting approval from the Board of Collier County Commissioners. Staff hopes that once the boards are merged, either the CRA Chair or MSTU Chair become chair of the merged board.

Staff hopes the same is done with the Vice-Chair. After much discussion, the MSTU Board members made a motion for the Chair and Vice Chair. Ms. Andrea Halman commented that she does not plan to renew after her term expiration in March 2025.

***MSTU Action: Ms. Andrea Halman made a nomination to appoint Bernardo Barnhart as Chair of the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.***

***MSTU Action: Mr. Bernardo Barnhart made a nomination to appoint Jimmy Nieves as Vice-Chair of the Immokalee Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee. Ms. Andrea Halman seconded the motion, and it passed by unanimous vote. 4-0.***

### 3. Contractor Maintenance Reports

#### i. A&M Property Maintenance Report & Schedule (Enclosure 10)

Staff provided Enclosure 10, which is the maintenance report and the look ahead for February.

Mr. Armando Yzaguirre commented that holiday decorations are down, and they have a few holiday banners to take down. Mr. Yzaguirre hopes that everyone liked the tree, his wife deserves all the credit for the turnout of the decorated tree. Staff and board members complimented the tree and said it was beautiful.

Mr. Yzaguirre commented that he has advised CRA Staff that a few decorations at the Zocalo Park need to be replaced. He also commented that staff should look into replacing the GFI outlets, they have been in place since the Zocalo Park was built so it may be time to replace them. Ms. Christie Betancourt commented that there is a Purchase Order with a vendor to help with this matter, but they have not had time to assess the situation. Staff will most likely ask that the GFI be disconnected unless there is an event, there are many individual overusing the outlets and it has caused some issues.

Mr. Armando Yzaguirre also commented on whether staff would like to replant on First Street. There has been a couple of runovers in that area.

Ms. Christie Betancourt announced that the welding work and painting have been completed for the banner arms and light poles. Ms. Betancourt commented that A&M staff take care knockdowns or runovers as an incidental and clear the area to make it safe. As of now, CRA staff have asked A&M staff to remove items but not replace. Staff will discuss this further when the budget is discussed.

Brief discussion was made on the how much of a difference it makes to have Main Street and First Street be clean.

Ms. Cherryle Thomas commented on whether blue lights could be installed around the palm trees around the Zocalo instead of the white lights. Staff commented that the blue lights cost more but they can look into it and see if this could be added in the next Holiday solicitation.

4. Brief Staff Project update

i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave. (Enclosure 11)

Staff provided an update on the Immokalee Sidewalks Phase III. Everything is all set, except, the agreement is with Procurement Services to award the contract to Marquee Development Inc. Staff has a placeholder to have this be approved by the Board of Collier County Commissioners on the second Tuesday of March. This project is moving forward.

ii. First Street Corridor Safety Project update (Enclosure 12)

Staff provided an update on the First Street Corridor Safety project. This project is a lighting project and involves having flashing beacons at crosswalks for pedestrian safety. Staff have started to phase this project due to the 60% plans they received. Staff realized a number of encroachments outside of the right of way, so staff will work on acquisitions. Staff have received plans for phase one, which starts from Eustis Ave to School Road. Staff are preparing a solicitation to received bids for the construction work on this project. Phase 2 is the remainder of the project which will be from Eustis Ave to Main Street. Staff will be working on identifying the areas that need legal descriptions and sketches and acquisitions. Staff are working with the County Attorney's Office and CHS, to finalize on what is needed to get funding for the Phase 2 project. An agreement for Phase 2 will be going forward to the Board of Collier County Commissioners in February.

5. 2050 Long Range Transportation Plan – Immokalee Roadway Needs (Enclosure 13)

Ms. Andrea Halman commented on the California and Hawaii fires and said she is concerned that if a fire occurs near Arrowhead, where she resides, the community members will not have enough space to evacuate. She commented on the importance of Little League Road and said this road should be moved up from the roadway needs list and be prioritized. An expansion is needed so that community members can evacuate and have another way of exiting Immokalee.

Commissioner McDaniel commented that he understands

Ms. Andrea Halman concern, however, Little League Road will not be moved due to no available funds.

He expressed his condolences to individuals affected by the fires in Hawaii and California and said that a lot of circumstances and decision making affected the outcome of many. He hasn't viewed Arrowheads plans in a while, but he believes on the southwest corner of Arrowhead, there is some access to some County land where a retention pond is being done which could help with the circumstance of a fire. He also commented that the County is moving forward with the purchase of the Williams Farm Property, there is a chance on a road extension that could lead to Immokalee Road. Commissioner McDaniel commented on the progress and growth of infrastructure.

Ms. Lupita Vazquez Reyes commented that Ms. Andrea Halman could look into seeing the decisions made with Collier Conservation, Fire Management, and other areas to educate others as well. Preparation for emergency like this is important. Commissioner McDaniel agreed and said education is the key to success for environmental circumstances with large impact.

Ms. Andrea Halman commented that she would like someone from the Immokalee community to join the Bicycle and Pedestrian Advisory Committee (BPAC).

K. New Business.

No New Business.

L. Citizen Comments

Ms. Christie Betancourt reiterated the CRA staff will bring the Lighting Report provided by the Collier County Sheriff's Office. Staff will also provide an update on the office lease.

Ms. Patricia "Anne" Goodnight discussed on a previous request made by the Immokalee High School principal, Mr. Daniel Boddison, on a crosswalk for the students to use to cross to the Immokalee Sports Complex. Staff have discussed this at a TIGER meeting with the contractor and everyone involved in the project. Discussion was made on whether it would be best to ask the school if they could move the school gate to align the crosswalk once its completed. CRA Staff will communicate with Q Grady Minor on the plan for the crosswalk on Immokalee Drive per the original request for Collier County Public Schools.

Ms. Patricia "Anne" Goodnight also commented that if an opportunity arises with the Dreamland Neighborhood Pak and renaming, then staff should request both Mrs. Dorcas Howard and Ms. Florence Jelks since they were both educators in the area.

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

M. Next Meeting Date

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

N. Adjournment

Meeting adjourned at 10:55 A.M.

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



**Land Development Code Update for the Immokalee CRA Board Meeting – January 15, 2025**

**Summary of Draft LDC Changes**

Since our last presentation on May 15, 2024, the following substantive changes were made to the draft overlay. Most of these changes were a result of staff input or conflicts with Senate Bill 250.

- (Packet Page 75) • **Section 2.03.07 G,3:** Loop Road Overlay Subdistrict (LROS) removed due to conflicts with Immokalee Area Master Plan (IAMP).
  - o Introducing new commercial uses within the multiple Future Land Use designations that make up the LROS will require an amendment to the IAMP.
  - o This amendment will be initiated once the Loop Road alignment is finalized.
- (Packet Page 81) • **Section 2.03.07 G,4:** "Mobile food dispensing vehicles, permanent, 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."
  - o Map in agenda packet identifies location of CF zoned parcels.
- (Packet Page 101) • **Section 2.06.01:** Implements the Affordable Housing Density Bonus that is permitted by-right within the IAMP.
- (Packet Page 76) • **Section 4.02.27 C:** Main Street Overlay Subdistrict (MSOS) design standards revised to be compliant with Senate Bill 250.
  - o Architectural design standards are now encouraged rather than prescriptive.
  - o SB250 prevents standards from becoming more stringent than previous regulations.

**Collier County Staff Review**

Final staff review comments are due on January 17, 2025. The County Attorney's Office is the only review pending and all comments have been addressed.

**What's Next**

Once staff has approved the finalized draft language, the final draft will be presented, reviewed, and refined through the following public hearing process:

- Collier County Planning Commission (CCPC)
- Board of County Commissioners (BCC)

Insert the provision under the "General" standards, as shown highlighted below:

1 4. Review and recommendation by the County Manager or designee. After receipt of  
 2 a completed application for AHDB, the County Manager or designee must review  
 3 and evaluate the application in light of the AHDB rating system, the AHDB  
 4 monitoring program and the requirements of this section. The County Manager or  
 5 designee must coordinate with the Zoning Division director or designee to  
 6 schedule the AHDB application with the companion application for a PUD,  
 7 rezoning, SRA, or conditional use, and must recommend to the planning  
 8 commission and the Board of County Commissioners (BCC) to deny, grant, or  
 9 grant with conditions, the AHDB application. **The recommendation of the County  
 10 Manager or designee must include a report in support of recommendation. If the  
 11 AHDB application is for a density bonus that is permitted by right with no  
 12 companion application for a PUD, rezoning, SRA, or Conditional Use, then after  
 13 review of the application in light of the AHDB rating system, the AHDB monitoring  
 14 program and the requirements of this section, the County Manager or designee  
 15 shall schedule the AHDB agreement for consideration approval by the BCC. The  
 16 recommendation of the County Manager or designee must include a report in  
 17 support of recommendation.**  
 18 \* \* \* \* \*  
 19 # # # # #  
 20  
 21  
 22 **4.02.27 Architectural and Site Design Standards for the Immokalee Urban Area Overlay**  
 23 **District (IUAOD) Specific Design Standards for the Immokalee—State Road 29A**  
 24 **Commercial Overlay Subdistrict**  
 25  
 26 **A. General.**  
 27  
 28 1. The provisions of LDC section 4.02.27 shall apply to the following buildings and  
 29 projects within the IUAOD:  
 30  
 31 a. Commercial zoning districts and commercial components of PUD zoning  
 32 districts.  
 33  
 34 b. Non-residential PUD zoning districts and non-residential components of  
 35 any PUD district.  
 36  
 37 c. Business Park (BP) zoning district.  
 38  
 39 d. Existing buildings where any addition or renovation will result in a change  
 40 to more than 75 percent of the facade area, or the addition or renovation  
 41 exceeds 50 percent of the square footage of the gross area of the existing  
 42 building(s).  
 43  
 44 2. Residential uses shall be regulated by the underlying zoning districts and  
 45 applicable development standards. However, any project using the Affordable  
 46 Housing Density Bonus by Right provision in the Immokalee Area Master Plan  
 47 Element of the Growth Management Plan will use the Residential Multi-Family-C  
 48 District development standards in the LDC.  
 49

Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

01/27/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>168,602.88</b>	<b>603,945.06-</b>	<b>435,342.18</b>
<b>REVENUE Sub Total</b>	<b>1,460,100.00-</b>	<b>1,483,665.00-</b>		<b>1,363,736.67-</b>	<b>119,928.33-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>3,236.67-</b>	<b>3,963.33-</b>
361170 OVERNIGHT INTEREST				1,713.88-	1,713.88
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		1,522.79-	5,677.21-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,452,900.00-</b>	<b>1,476,465.00-</b>		<b>1,360,500.00-</b>	<b>115,965.00-</b>
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
<b>EXPENSE Sub Total</b>	<b>1,460,100.00</b>	<b>1,483,665.00</b>	<b>168,602.88</b>	<b>759,791.61</b>	<b>555,270.51</b>
<b>PERSONAL SERVICE</b>	<b>337,700.00</b>	<b>337,700.00</b>	<b>47,664.00</b>	<b>77,252.93</b>	<b>212,783.07</b>
<b>OPERATING EXPENSE</b>	<b>443,700.00</b>	<b>467,265.00</b>	<b>120,938.88</b>	<b>44,638.68</b>	<b>301,687.44</b>
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	8,025.00	2,675.00	
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00	29,300.00		
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00			160,000.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00			10,000.00
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00			45,200.00
639967 TEMPORARY LABOR			2,179.28	7,820.72	10,000.00-
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,218.38	3,781.62
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		44.36	155.64
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	4,933.90	2,566.10	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	2,587.94	412.06	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	2,406.51	593.49	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	3,167.71	632.29	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	22,972.95	16,409.25	617.80
644620 LEASE EQUIPMENT	1,800.00	1,800.00	1,218.00	609.00	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00	2,400.00		
645260 AUTO INSURANCE	500.00	500.00	500.00		
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	9,810.00	3,270.00	11,920.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		141.00	459.00
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	113.50	200.86	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	2,059.09	1,115.71	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		600.82	1,399.18
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,100.00	1,100.00		249.20	850.80
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00			1,000.00
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
<b>CAPITAL OUTLAY</b>	<b>22,500.00</b>	<b>22,500.00</b>			<b>22,500.00</b>
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
<b>TRANSFERS</b>	<b>637,900.00</b>	<b>637,900.00</b>		<b>637,900.00</b>	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00		637,900.00	
<b>RESERVES</b>	<b>18,300.00</b>	<b>18,300.00</b>			<b>18,300.00</b>
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00

Fund 1629 Immokalee Beautification MSTU

Enclosure 2

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1629000000 IMMOKALEE BEAUTIFICATION</b>			<b>375,298.49</b>	<b>409,125.88-</b>	<b>33,827.39</b>
<b>REVENUE Sub Total</b>	<b>2,143,900.00-</b>	<b>2,325,090.17-</b>		<b>494,205.07-</b>	<b>1,830,885.10-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>636,400.00-</b>	<b>636,400.00-</b>		<b>494,205.07-</b>	<b>142,194.93-</b>
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-		479,463.41-	149,936.59-
311200 DELINQUENT AD VALOREM TAXES				577.77-	577.77
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-		7,906.22-	2,906.22
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-		5,858.41-	3,858.41
361320 INTEREST TAX COLLECTOR				399.26-	399.26
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,507,500.00-</b>	<b>1,688,690.17-</b>			<b>1,688,690.17-</b>
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
<b>EXPENSE Sub Total</b>	<b>2,143,900.00</b>	<b>2,325,090.17</b>	<b>375,298.49</b>	<b>85,079.19</b>	<b>1,864,712.49</b>
<b>OPERATING EXPENSE</b>	<b>469,700.00</b>	<b>650,890.17</b>	<b>375,298.49</b>	<b>73,043.56</b>	<b>202,548.12</b>
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	5,400.00		
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	99,851.21	438.05	98,489.26-
645100 INSURANCE GENERAL	1,500.00	1,500.00	1,500.00		
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	50,103.50	37,976.50	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		186.62	313.38
652990 OTHER OPERATING SUPPLIES	500.00	500.00		13.50	486.50
652999 PAINTING SUPPLIES	200.00	200.00			200.00
<b>CAPITAL OUTLAY</b>	<b>350,000.00</b>	<b>350,000.00</b>			<b>350,000.00</b>
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
<b>TRANSFER CONST</b>	<b>17,200.00</b>	<b>17,200.00</b>		<b>12,035.63</b>	<b>5,164.37</b>
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		9,811.59	2,888.41
<b>RESERVES</b>	<b>1,307,000.00</b>	<b>1,307,000.00</b>			<b>1,307,000.00</b>
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

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>163805 IMMOKALEE RD &amp; STATE ROAD 29</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>163,922.34</b>	<b>56,713.26</b>	<b>16,964.40</b>
<b>EXPENSE Sub Total</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>163,922.34</b>	<b>56,713.26</b>	<b>16,964.40</b>
<b>OPERATING EXPENSE</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>163,922.34</b>	<b>56,713.26</b>	<b>16,964.40</b>
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	3,450.00	11,550.00	5,000.00
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	8,626.39	2,723.61	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,892.92	1,107.08	
643400 WATER AND SEWER	12,500.00	12,500.00	9,659.53	3,140.47	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	140,293.50	34,706.50	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
<b>1026000000 IMMOKALEE CRA PROJECT FUND</b>		-	201,215.60	666,493.46-	465,277.86
<b>REVENUE Sub Total</b>	<b>644,100.00-</b>	<b>4,605,475.00-</b>		666,493.46-	3,938,981.54-
<b>REVENUE - OPERATING Sub-Total</b>	<b>6,500.00-</b>	<b>6,500.00-</b>		28,593.46-	22,093.46
361170 OVERNIGHT INTEREST				16,983.04-	16,983.04
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		11,610.42-	5,110.42
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>637,600.00-</b>	<b>4,598,975.00-</b>		<b>637,900.00-</b>	<b>3,961,075.00-</b>
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
<b>EXPENSE Sub Total</b>	<b>644,100.00</b>	<b>4,605,475.00</b>	<b>201,215.60</b>		<b>4,404,259.40</b>
<b>OPERATING EXPENSE</b>		<b>318,000.00</b>			<b>318,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		318,000.00			318,000.00
<b>CAPITAL OUTLAY</b>	<b>644,100.00</b>	<b>4,102,475.00</b>	<b>201,215.60</b>		<b>3,901,259.40</b>
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	201,215.60		3,901,259.40
<b>GRANTS AND DEBT SERVICE</b>		<b>185,000.00</b>			<b>185,000.00</b>
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

Fund 1026 Project 50243 Imm CRA-Stormw In

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

Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>50244 IMMOKALEE CRA PROJECT FUND</b>		519,800.00	101,215.60		418,584.40
<b>EXPENSE Sub Total</b>		519,800.00	101,215.60		418,584.40
<b>OPERATING EXPENSE</b>		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>		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
<b>50247 IMMOKALEE CRA PROJECT FUND</b>		50,000.00			50,000.00
<b>EXPENSE Sub Total</b>		50,000.00			50,000.00
<b>OPERATING EXPENSE</b>		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**

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>50246 IMMOKALEE CRA PROJECT FUND</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>58,875.00</b>
<b>EXPENSE Sub Total</b>		<b>158,875.00</b>	<b>100,000.00</b>		<b>58,875.00</b>
<b>OPERATING EXPENSE</b>		<b>50,000.00</b>			<b>50,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
<b>CAPITAL OUTLAY</b>		<b>108,875.00</b>	<b>100,000.00</b>		<b>8,875.00</b>
763100 IMPROVEMENTS GENERAL		108,875.00	100,000.00		8,875.00

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

<b>Fund / Comm Item</b>	<b>BCC Adopt Budget</b>	<b>Tot Amend Budget</b>	<b>Commitment</b>	<b>Actual</b>	<b>Available</b>
<b>50248 IMMOKALEE CRA PROJECT FUND</b>		<b>974,000.00</b>			<b>974,000.00</b>
<b>EXPENSE Sub Total</b>		<b>974,000.00</b>			<b>974,000.00</b>
<b>OPERATING EXPENSE</b>		<b>100,000.00</b>			<b>100,000.00</b>
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
<b>CAPITAL OUTLAY</b>		<b>874,000.00</b>			<b>874,000.00</b>
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-	2,099,364.29-
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-	1,112,362.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		30,632.75-	1,112,362.00-
EXPENSE Sub Total		2,129,994.75	80,322.25	13,246.50	2,036,426.00
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			1,988,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00			1,988,371.00

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		1,142,994.75-		30,632.75-	1,112,362.00-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75-		30,632.75-	1,112,362.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		30,632.75-	1,112,362.00-
EXPENSE Sub Total		1,142,994.75	80,322.25	13,246.50	1,049,426.00
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		1,001,371.00			1,001,371.00
763100 IMPROVEMENTS GENERAL		1,001,371.00			1,001,371.00

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

January, 2025

Case Number	Case Type	Description	Date Entered	Location Description	Detailed Description
CELU20250000020	LU	Open	01/02/2025	Ranchito Mini Mart - 102 New Market Rd	They are dumping their grease in the ditch behind the market.
CEPM20250000321	PM	Closed	01/09/2025	414 S 5th St	No smoke detectors, no fire extinguishers, infested w/ roaches, kitchen cabinet has a big hole. The landlord took out the air handler leaving a big hole. There are only window a/c units. Its very cold inside - no heat.
CEPM20250000457	PM	Closed	01/13/2025	160 Seabreeze Ave	The caller said the property has been abandoned for some time; there is a dumpster on-site and there is mold on the outside of the house.
CEA20250000523	A	Open	01/14/2025	1375 Boxwood Drive, Immokalee FL	The neighbor has a wild pig farm that borders our apartment community, this farm causes a very bad smell. The animals get out of their corral and cross the fence and walk around our neighborhood, putting the children who play outside their houses at risk, since they are wild animals.
CEPF20250000541	PF	Open	01/15/2025	3775 Justice CIR, Immokalee	Permit PRSO20221049180 has expired with fees due.
CEPF20250000542	PF	Open	01/15/2025	1032 Hamilton ST, Immokalee	Permit PRSO20221049516 has expired with fees due.
CEPF20250000546	PF	Closed	01/15/2025	1415 Durso CT, Immokalee	Permit PRSO20221152279 has expired with fees due.
CEPF20250000549	PF	Open	01/15/2025	1204 Madison CT, Immokalee	Permit PRSO20221255440 has expired with fees due.
CEPM20250000563	PM	Closed	01/15/2025	322 S 2nd St	This property is occupied and the water is off, there is also no stove. Feces all over the outside of the property as well.
CEPF20250000853	PF	Open	01/23/2025	3449 Carson Lakes CIR, Immokalee	Permit PRSO20220840309 has expired with fees due.
CEPF20250000856	PF	Open	01/23/2025	1069 Hamilton ST, Immokalee	Permit PRSO20220942370 has expired with fees due.
CEPF20250000857	PF	Closed	01/23/2025	1227 Madison CT, Immokalee	Permit PRSO20220942371 has expired with fees due.
CEPF20250000861	PF	Open	01/23/2025	1158 Bush ST E, Immokalee	Permit PRSO20221047667 has expired with fees due.
CEPF20250000862	PF	Open	01/23/2025	3763 Justice CIR, (Unit) , Immokalee	Permit PRSO20221047957 has expired with fees due.
CEPF20250000863	PF	Open	01/23/2025	1369 Durso CT, Immokalee	Permit PRSO20221047966 has expired with fees due.
CEPF20250000889	PF	Open	01/23/2025	407 13th ST SE, Immokalee	Permit PRTM20220207478 has expired with fees due.
CEV20250000961	V	Open	01/25/2025	1421 Bush Street W	Parking vehicles in yard, sidewalk, and street. *Service Request [Request ID #181901]*
GENA20250001002	NA	Closed	01/27/2025	881 Boston Ave	There is litter all over the property, and wind blows it onto neighboring properties.
CEV20250001009	V	Closed	01/28/2025	752 Crestview Circle	Parking a semi truck in the ROW on weekends and in the evenings. *Service Request [Request ID #181907]*
CEPM20250001039	PM	Open	01/28/2025	1426 Bush Street W	Too many people living in this dwelling unit. *Service Request [Request ID #181897]*
CEV20250001049	V	Open	01/29/2025	1438 Bush Street	Illegal parking and commercial vehicles. *Service request 181898*
CEV20250001051	V	Open	01/29/2025	1447 Bush Street W	Illegal parking and commercial vehicles. *Service request 181898*
CEV20250001053	V	Open	01/29/2025	1454 Bush Street W	Illegal parking and commercial vehicles. *Service request 181898*
CEV20250001054	V	Open	01/29/2025	1461 Bush Street W	Illegal parking and commercial vehicles. *Service request 181898*
CEPF20250001135	PF	Open	01/30/2025	306 S 6th ST, Immokalee	Permit PRBD20181165179 has expired with fees due.

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25 cases



**Assistant Director Report**  
**February 11, 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](http://www.ImmokaleeCRA.com) website.

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

2. Immokalee Area Overlay District LDC Update

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), the project's consultant, followed by a site visit on August 12, 2022. Over the next several months, TNC provided updates, including a February 2023 CRA Advisory Board presentation and a June 2023 joint CRA & MSTU meeting.

In September 2023, TNC submitted a “White Paper” on the Immokalee Land Development Code, followed by workshops and updates in early 2024. By May 2024, TNC 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 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 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 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 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) is scheduled to go to 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 1<sup>st</sup> 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 10<sup>th</sup>.

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

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

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



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



The next meeting is scheduled for February 14, 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.

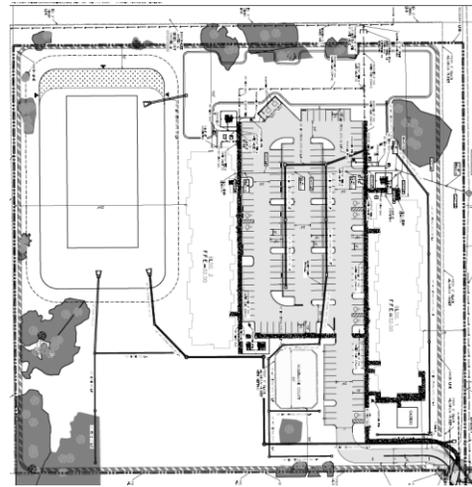
National Development of America, Inc., has received funding from Florida Housing and has applied for Collier County grant funding in February 2024. The development is currently in the design phase with plans to submit permits this year, aiming for a closing date in early 2025. Project updates were presented 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. 9<sup>th</sup> 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.



**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).

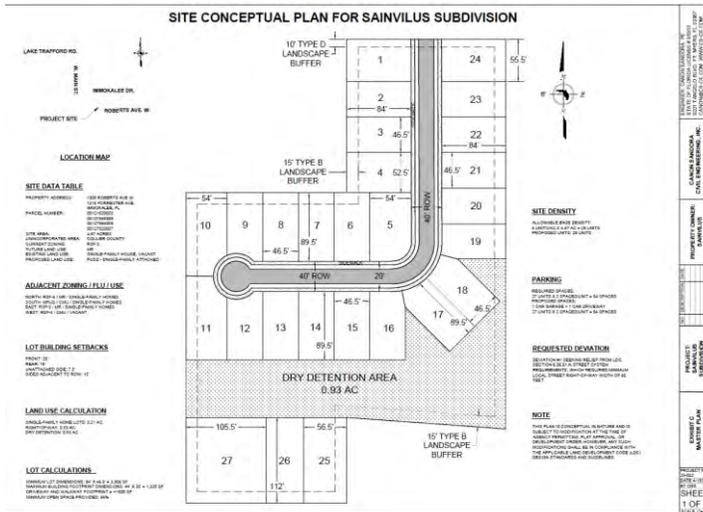


This property is under contract with Collier County as part of the Williams Reserve at Lake Trafford. The land is approximately 2,247 +/- acres of which 412 acres is allocated for affordable housing.

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.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

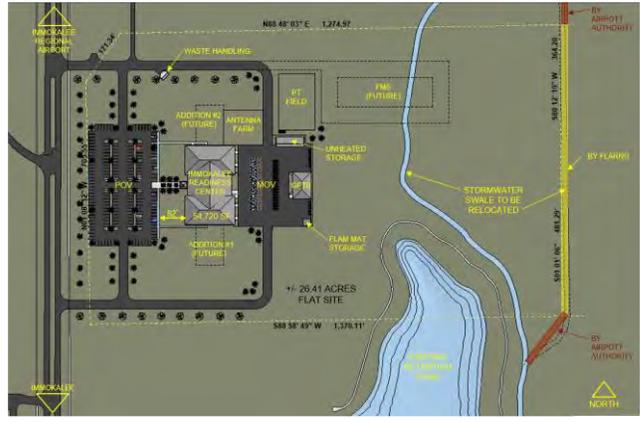
11) **Budget Inn (PL20220001199 CU)**

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.



12) **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 Ground Breaking 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](mailto: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](mailto: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.

At the September 24, 2024, Board of County Commissioner meeting the Board made a recommendation to direct the County Attorney to advertise and bring back for a public hearing an amendment to Ordinance 2023-71 to remove roadways that are no longer unpaved, add unpaved private roadways, and establish an opt out provision.

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**  
02/10/2025

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

*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 is on the February 11, 2025 BCC Agenda item 16L1 for approval.

*ii. Holiday*

**Rental Christmas Tree** – Staff is preparing a Scope of Work for the December 4, 2025, tree lighting event and anticipate an Invitation to Bid to be posted on OpenGov in April 2025.

**Zocalo Plaza Decorations** – Staff is preparing a Scope of Work to decorate the Zocalo Plaza with the CRA owned decorations for the 2025 holiday season for the Invitation to Bid to be posted in OpenGov in April 2025. Decorations are to be turned on the Friday after Thanksgiving and to be removed after All Kings Day, January 6, 2026. Staff has been tasked to identify a community partner to sponsor the holiday decorating for Immokalee in the future.

*iii. Banner Arms Replacement*

Due to the May 16, 2024, severe storm in Immokalee, Staff provided a Purchase Order to Simmonds Electrical for the banner arms replacement and they were delivered on November 29, 2024. Simmonds discovered on November 29, 2024, that there were 28 banner arms that needed replacement. Simmonds confirmed there was enough funds to change up to 30 banner arms and the work was completed. On January 29, 2025, Staff filed Claim 50-05162415525 with Risk Management for \$5,730.50 for the storm damage covering A&M’s invoice of \$1,720 and Simmonds’ invoice of \$4,010.50. There is a \$500 deductible. Awaiting reimbursement from Risk Management.

**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. On July 26, 2024 Staff confirmed there are 388 poles in the final plan, reduced from 406 poles. On July 29, 2024 Johnson Engineering provided streetpole maps of the pole locations and identified the three ownership entities for the Executive Summary on the MSTU Agreement to pay utility expenses approved by the BCC on December 10, 2024. The Substantial Completion Date is April 2025. Additional information is available at <https://immokaleecompletestreets.com>.



02.10.25



02.10.25



02.10.25 Bus Shelter



2.10.25



02.10.25



02.12.25



02.12.25 Crosswalk on Immokalee Drive

**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.



**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 7<sup>th</sup> St to 9<sup>th</sup> St) of the Main Street corridor between 1<sup>st</sup> Street and 9<sup>th</sup> Street. On September 9, 2024, Staff instructed to also get quotes for full corridor irrigation from 1<sup>st</sup> Street to 9<sup>th</sup> 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 survey data to commence irrigation work.

**5. Panther Crossing Bridge**

In December 2024 Collier County Public Schools Facilities Department installed new gates at both entryways of the bridge.



**6. 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 February 25, 2025.

On December 17, 2024, Staff received a quote in the amount of \$1,250 from Lykins-Signtek for the project sign displaying equally sized logos of a grant supporters: US Department of Housing and Urban Development, Department of the Treasury and US House of Representatives; in addition, logos for Collier County and the CRA. The sign was installed on February 7, 2025.



02/07/25



02.07.25

**7. Street Light Poles – No update – Awaiting Claim Refunds**  
*Insurance Claim Report: #2B, #8 & #10:*

Pole # and Location	Date of Incident	Quote	Date of Quote	Claim Paid	Date Claim Paid	Comments
#2B Median Pole at N First Street and West Delaware	5/5-5/10, 2023 Discovered on 05/10/23	\$27,138.56	6/7/23			On 05/10/23 notified Traffic Ops of knocked down pole. Staff received incident report from Sheriff's Office on 5/25/23, Quote sent to Risk 6/15/23 & filed Claim. Replacement on hold pending new design of S. 1 <sup>st</sup> St. #500505231937. 12/1/23 Risk will elevate claim & attempt to recover from faulty driver's insurance carrier.
#8 Triangle Awaiting reimbursement.	04/25/22	\$24,669.28	05/24/22	01/31/23 received invoice. Amount Due \$21,904.32 less \$500 deductible. Awaiting reimbursement.		6/21/22 Pole order-ed. Installation completed on 1/10/23. Received invoice on 1/31/23 for \$21,904.32 and sent to Risk for claim reimbursement. 6/13/23 Risk's Adjuster in the subrogation process with the at fault party's insurance carrier.
#10 Main Street Village Apts	09/21/24	Installation Completed.				09/26/23 Traffic Ops filed claim for replacement and will do billing. 5/1/24 Pole installation completed & awaiting invoice from Traffic Ops.

**8. Howard Way Roadway Name Change Celebration**

On January 31, 2025, the Howard Way Roadway Name Change Celebration was held in honor of the Howard Family, a pioneering family of Immokalee. Mr. Huey Howard, a longtime Immokalee resident and cattleman, contributed to the economic vitality and history of Collier County as a rancher and as a Black man breaking barriers in the 1960s south, to create a large cattle ranch through the sheer love of agriculture.

The celebration was well attended by the community. Some speakers included Pastor Terry Mallory, Commissioner McDaniel, Amy Patterson, Trinity Scott, Christie Betancourt, Larry Wilcoxson, Gerald Howard, and Gerald Howard.



**9. 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.



02.10.25

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.

**10. Immokalee Water & Sewer District Groundbreaking for Carson Road Lift Station**

On January 29, 2025, a groundbreaking ceremony was held for the Master Lift Station C upgrade, a critical improvement to the Immokalee Water & Sewer District’s wastewater collection system. This upgrade will enhance efficiency, reliability, and sustainability, ensuring that our community’s infrastructure keeps pace with its growth.



*Report by: Yvonne Blair, Project Manager Dated: February 10, 2025*



# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

February 11, 2025

## Table of Content

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

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

### Other Projects of Interest

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

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

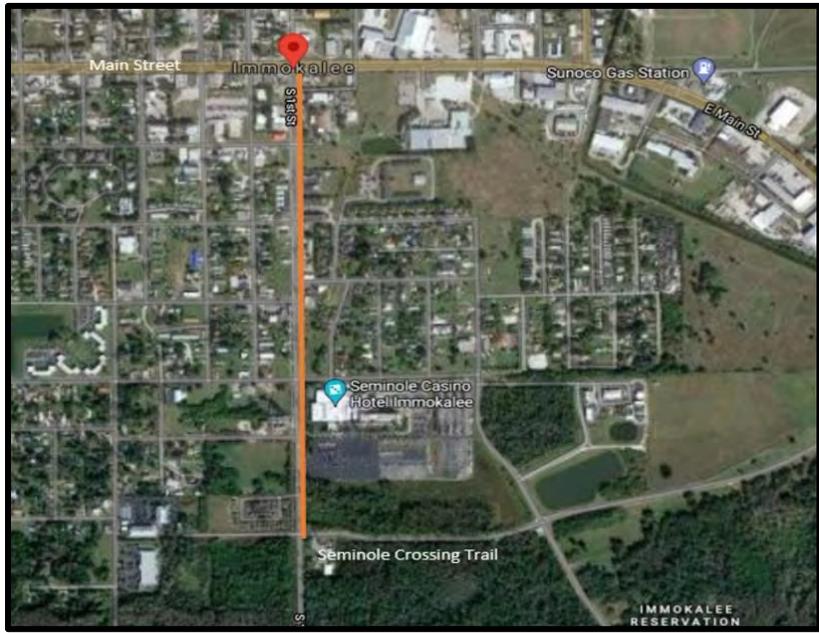
**Project #:** 33831-01 & 33831-02  
**Project Sponsor:** Immokalee MSTU  
**Project Manager:** Yvonne Blair

**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 1<sup>st</sup> 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: 02/11/2025

- 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 1<sup>st</sup> Amendment on BCC 2/11/25 Agenda to reduce to \$401,371 & performance end of 10/31/25. 11/22/24 requested new KCA Proposal for phasing project from KCA & due 2/12/25. 2/10/23 Draft CO3. 1/29/25 prepared draft Solicitation for Contractor on PH 1.
- 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

**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 5<sup>th</sup> Street to S 1<sup>st</sup> Street (approximately 2,500 LF, 5,000 LF for both sides of the roadways).

**Design Budget:** \$114,763 MSTU Funds  
**Total Construction Costs:** 100% cost estimate \$1,329,558.10

**Federal Appropriations Funds (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



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

- Milestones/Challenges To Date: 02/11/2025**
- 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 2/25/25 Agenda.
  - On 8/6/24 HUD approved Action Plan and the #01 Performance Report with the Federal Financial Report was submitted via DRGR. New LMA data available and Staff preparing LMA Report with data from recently released 2016-2020 maps.
  - 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.
  - CRA Staff awaiting recertification by CHS to DRGR.

DESCRIPTION OF WORK	% COMPLETE
Procurement	90%
Design	100%
Construction	0%

# Historic Cemetery Preservation

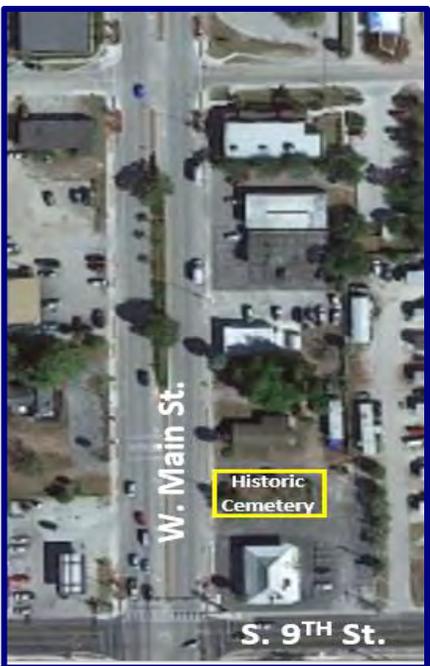
815 West Main Street, PID 00127320003, 0.06 Ac +/-

**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: 02/11/2025

- 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.
- 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 survey & report.

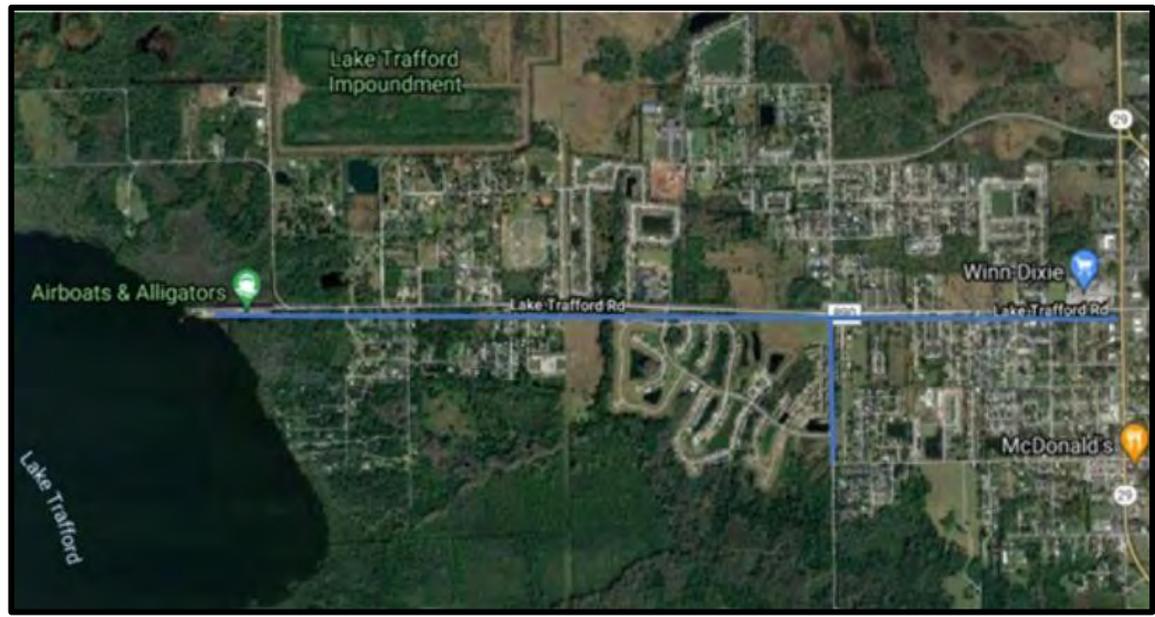
DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	5%
Construction	0%

**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: 02/11/2025 – 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%

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

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

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

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

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

**Architect/Engineer:** Johnson Engineering

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

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

**Construction Completion Date:** 9/28/23 Suspend Work Notice Issued on Project.



### Milestones/Challenges to date: 02/11/2025 – 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 Received Phase 2 (CR846 to New Market Rd) Plans for comments.

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 Smeryk Interim CEO

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

**Estimated Substantial Completion Date:** TBD

**Final Completion Date:** TBD



## Milestones/Challenges To Date: 02/11/2025

- 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.
- Awaiting Rezone approval.

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

## 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: 02/11/2025

- 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.

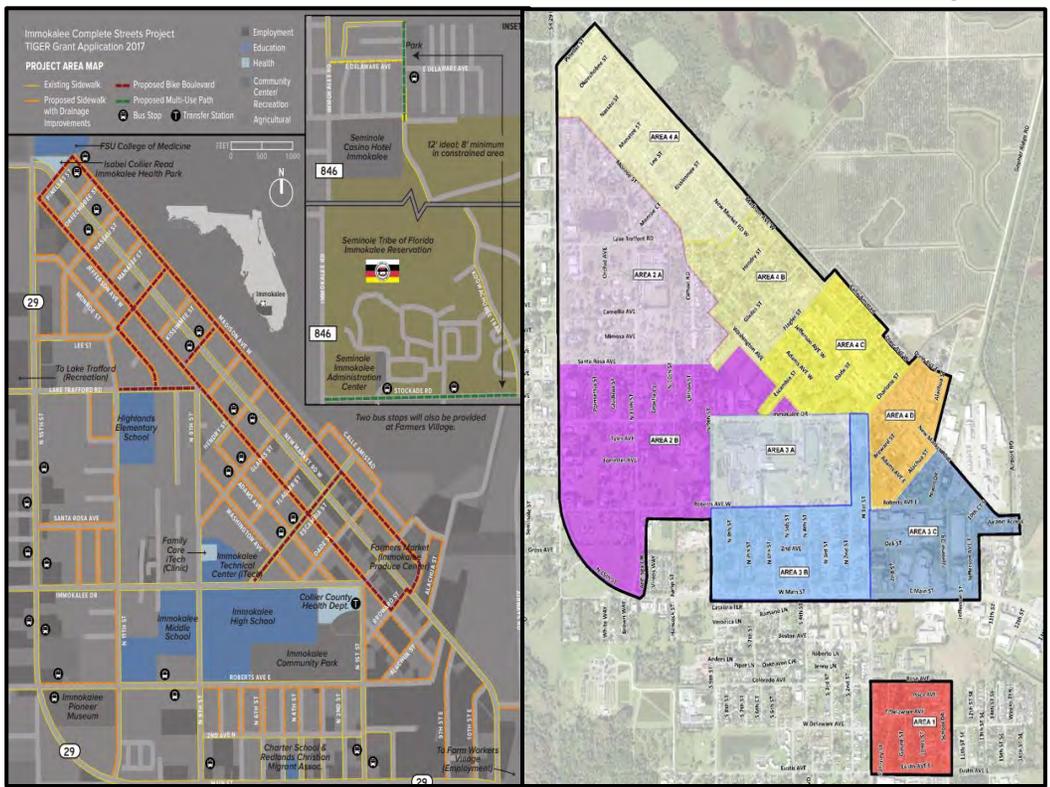
**Construction Budget:** \$22,869,280 Funding sources: FHWA grant funds (\$13,132,691) & County match funds (\$9,736,589)

**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%

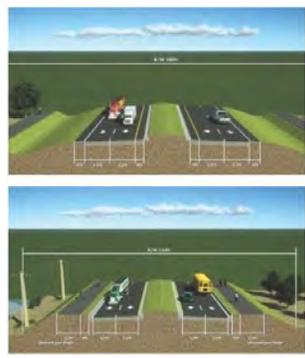


### Milestones/Challenges To Date: 02/11/2025

- 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 to provide CRA an update by the 10<sup>th</sup> of each month.

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](mailto: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: 02/11/2025 – 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](http://www.SR29Collier.com). In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	15%
Construction	0%



## Project Manager Field Observations January 13, 2025

A recap of the MSTU Walking Tour on January 13, 2025, with attendees: Armando Yzaguirre, Andrea Halman, Christie Betancourt and Yvonne Blair. The next Walking Tour is scheduled for Monday, February 10, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



01.13.25

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.



01.13.25



01.13.25



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

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

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



01.13.25





01.13.25 Homeless on vacant lot near Sunoco Gas Station



01.13.25 Historic Cemetery prime for restoration



01.13.25 Abandoned bulk trash



01.13.25 Mr. Taco keeping their grounds neat and clean



01.13.25



## Project Manager Field Observations February 10, 2025

A recap of the MSTU Walking Tour on February 10, 2025, with attendees: Armando Yzaguirre, Lt Lee VanGelder, Scott Pickens, Maria Rodriguez and Yvonne Blair. The next Walking Tour is scheduled for Monday, March 10, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



02.10.25

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.



02.10.25



02.10.25

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

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

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



02.10.25



02.10.25 Street was clear of litter



02.10.25 Missing cover was reported to FDOT's Subcontractor



02.10.25 The fence and gate were damaged at the historical cemetery. It appears a vehicle backed into the fence.



02.10.25 02.10.25 Trash on private property on the south side of W. Main Street



2.10.25 Damaged grates were reported to Webber, FDOT's Subcontractor, for repair at S 4<sup>th</sup> St and S 2<sup>nd</sup> St



02.10.25



## Upcoming Community Events

*Updated 02/10/2025*

### **Soulful Chat & Tasty Bites \*Free Event\***

**Date:** 02/15/2025 from 10:00 a.m. to 12:00 p.m.

**Location:** Immokalee Pioneer Museum at Roberts Ranch  
1215 Roberts Ave., Immokalee, FL 34142

### **Bicycle & Pedestrian Advisory Committee (BPAC) Meeting**

**Date:** 02/18/2025 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

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

**Date:** 02/25/2025 at 9:00 a.m.

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

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

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

**Date:** 03/03/2025 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>

### **2025 Immokalee Cattle Drive and Jamboree \*Free Event\***

**Date:** 03/08/2025 from 7:30 a.m. to 3:00 p.m.

**Location:** Immokalee Pioneer Museum at Roberts Ranch  
1215 Roberts Ave., Immokalee, FL 34142

For more information call 239.252.2611

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

**Date:** 03/11/2025 at 9:00 a.m.

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

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



**Immokalee Interagency Meeting**

**Date:** 03/12/2025 from 11:30 a.m. to 1:00 p.m.

**Location:** Careersource SWFL  
750 South 5<sup>th</sup> Street., Immokalee, FL 34142

**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

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

**Date:** 03/19/2025 at 3:30 p.m.

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

**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/>

**11<sup>th</sup> 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>

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](mailto:Yuridia.Zaragoza@colliercountyfl.gov) or call at 239-867-0025

# **PARKS & RECREATION ADVISORY BOARD MEETING**



## **Collier County Parks & Recreation**

### **IMMOKALEE COMMUNITY PARK**

**Wednesday, February 19, 2025**

You are limited to five (5) Minutes for your comments and are to address only the chairman.  
Public Comment is not intended to be a forum for self-promotion.

#### **ADDRESS**

**321 N 1st St, Immokalee, FL 34142**

#### **TIME**

**6:00 pm  
Packet Page 69**



**PETITION: PL20240005475**  
**IMMOKALEE SENIOR HOUSING MPUD**

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**February 19, 2025, Immokalee CRA**



**Project information can be found on our website:**  
**[GRADYMINOR.COM/PLANNING/](https://www.gradyminor.com/planning/)**



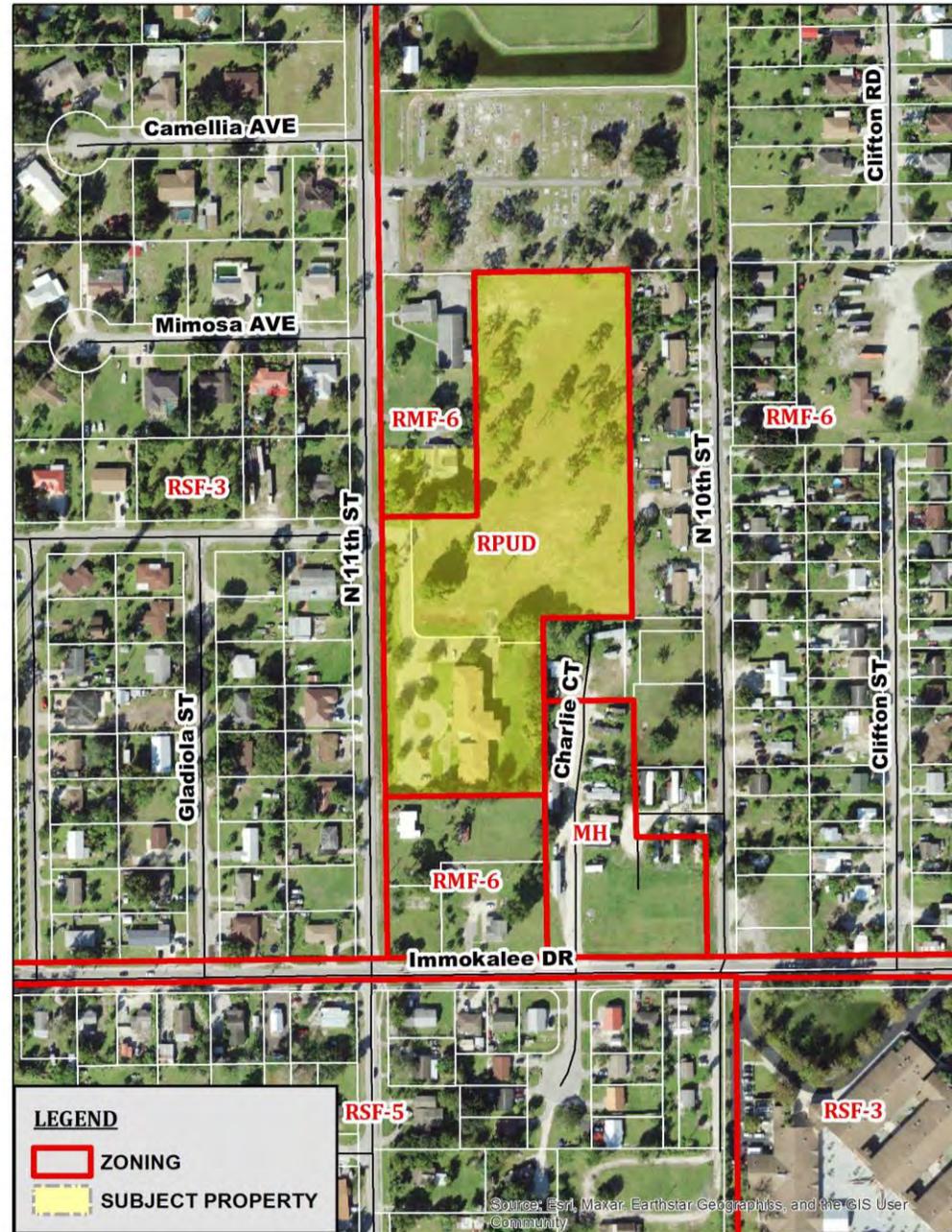
# INTRODUCTION

## PROJECT TEAM:

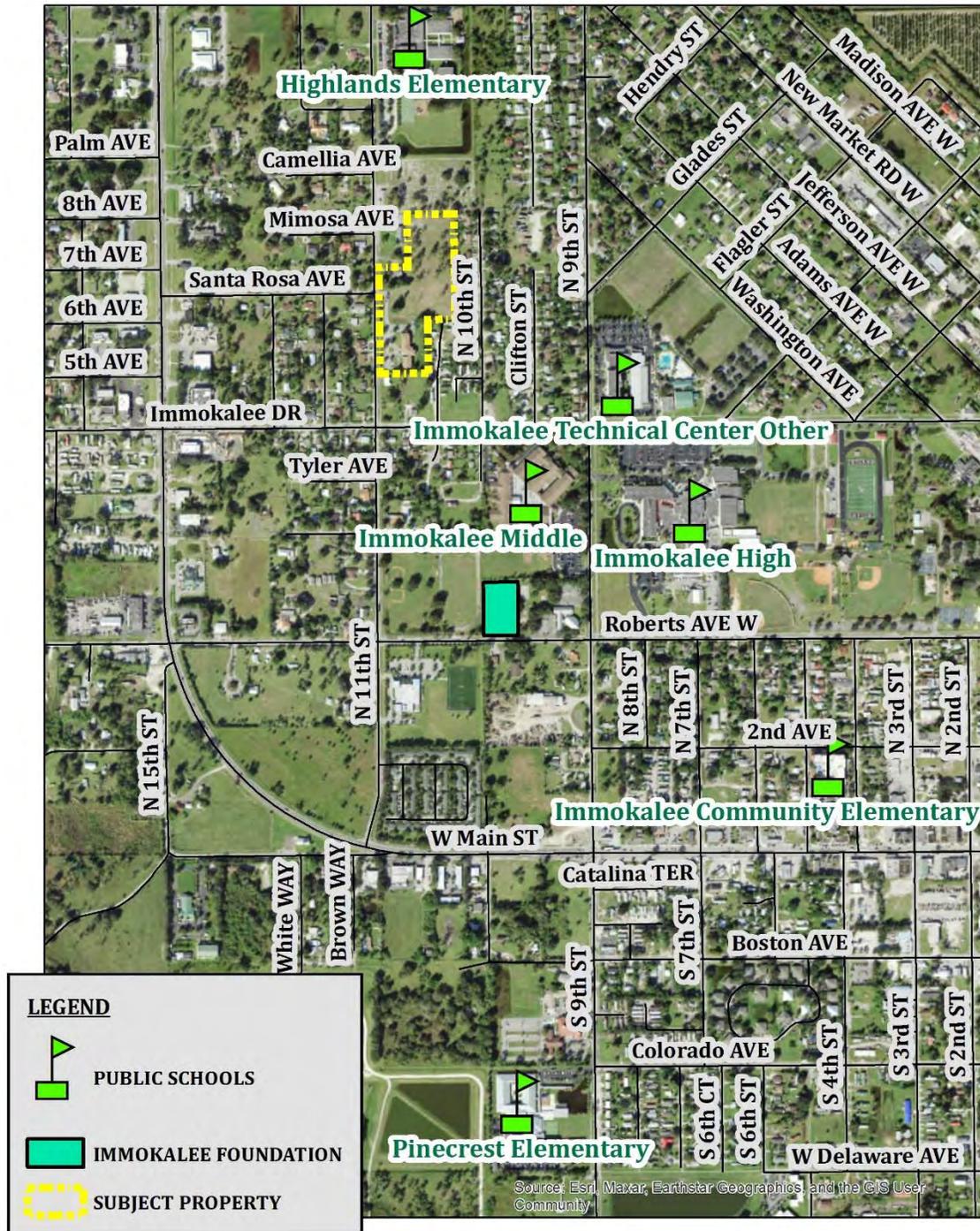
- **Friendship Baptist Church Immokalee Florida, Inc.** – Applicant
- **D. Wayne Arnold, AICP, Professional Planner** – Q. Grady Minor and Associates, LLC
- **Michael Delate, P.E., Civil Engineer** – Q. Grady Minor and Associates, LLC
- **Oscar Lugo, P.E., Civil Engineer** – Q. Grady Minor and Associates, LLC
- **Michael Facundo, Architect** – Hoffman & Facundo Architects
- **James M. Banks, PE, Traffic Engineer** – JMB Transportation Engineering, Inc
- **Marco A. Espinar, Environmental Planning/Biologist** – Collier Environmental Consultants, Inc.

**\*Please note, all information provided is subject to change until final approval by the governing authority.**

# ZONING AND LOCATION MAP



# EXISTING FOUNDATION AND PUBLIC SCHOOL LOCATIONS



**LEGEND**

-  PUBLIC SCHOOLS
-  IMMOKALEE FOUNDATION
-  SUBJECT PROPERTY

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# PROJECT INFORMATION

## FUTURE LAND USE (FLU) DESIGNATION:

Immokalee Area Master Plan, Urban-Mixed Use District, High Residential Subdistrict Future Land Use category

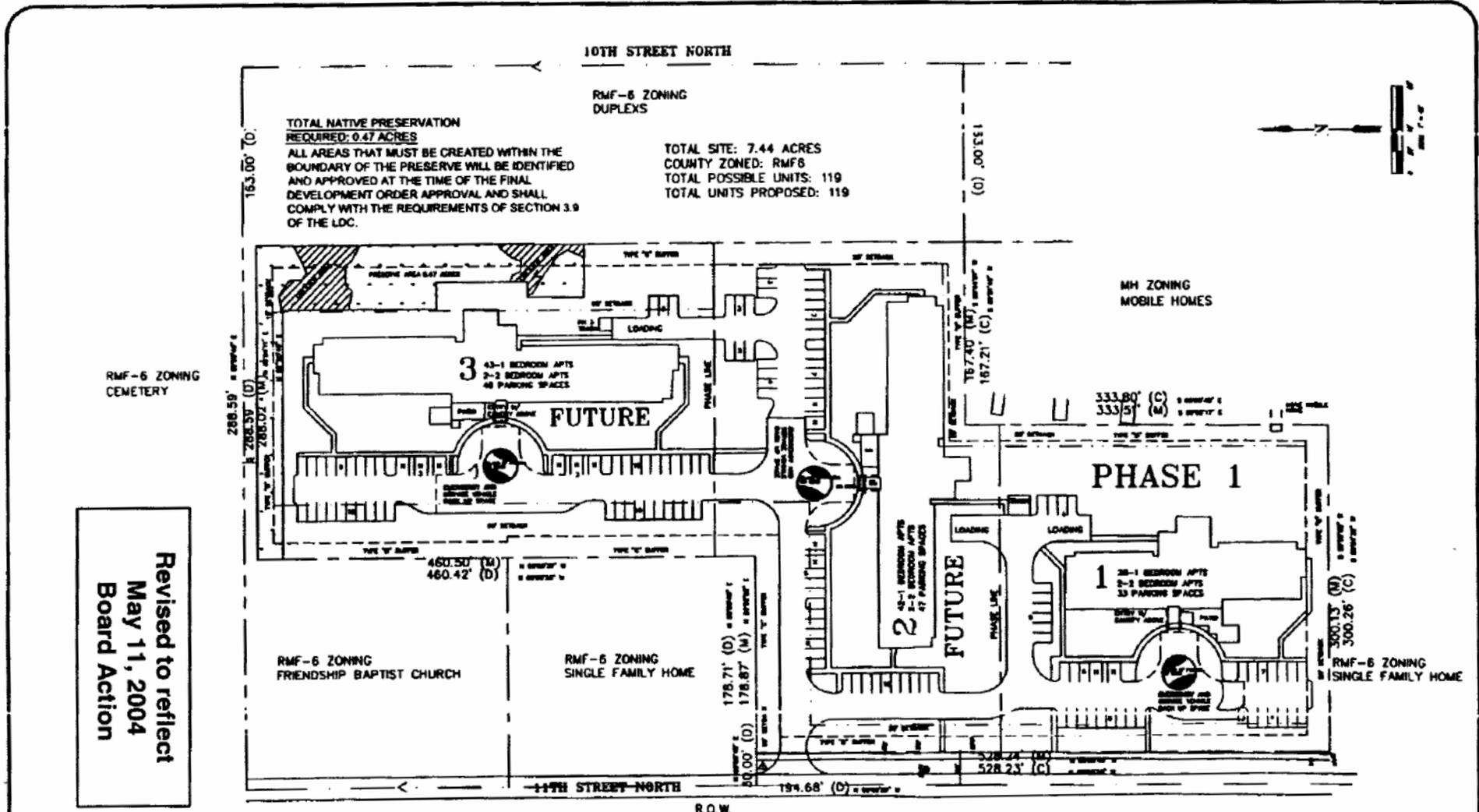
**ZONING:**            **Existing:**            Immokalee Senior Housing, Ltd. RPUD and RFM-6  
                         **Proposed:**           Immokalee Senior Housing MPUD

**OVERALL PROJECT ACREAGE:** 7.99+/- acres

## PROPOSED REQUEST:

- Add 0.55+/- acres to the existing 7.44+/- acre
- Update the project name to “Immokalee Senior Housing MPUD”
- Rescind the affordable housing density bonus agreement
- Reduce the allowable number of residential units from 119 to 30 units
- Revise the permitted uses to allow a maximum of 30 multi-family dwelling units, one 5,000 square foot 200 seat church, with accessory 100 student childcare and 50,000 square feet of offices and classroom space in support of educational trust family services, educational trusts, educational tutoring (8299) and job training and skill training centers

# EXISTING MASTER PLAN



Revised to reflect  
 May 11, 2004  
 Board Action

\\Davidsonserver\Company\Active Projects\UNITED Church Homes (C-06)\PUD Exhibit A.dwg 8/19/2003 3:42:08 PM EST

## PUD EXHIBIT A

CLIENT:  
**UNITED CHURCH HOMES**  
 170 E. CENTER STREET  
 MARION, OHIO 43301  
 (740) 382-4885

REV.	DATE	DESCRIPTION	BY:

**Davidson Engineering Inc.**  
 2154 TRADE CENTER WAY, SUITE 3 NAPLES, FLORIDA 34109  
 PHONE (941) 587-3916 FAX (941) 587-5185

IMMOBILE SENIOR HOUSING			
PUD EXHIBIT A			
PROJECT:	IMJ	02-0041	DATE:
PREPARED BY:	IMJ	DATE:	0061921
APPROVED BY:	IMJ	DATE:	JUNE 2003

SHEET  
 1  
 OF  
 1

# PROPOSED MASTER PLAN

## SITE SUMMARY

TOTAL SITE AREA: 7.99± ACRE

RESIDENTIAL (R) TRACT: 2.32± AC (29%)

COMMUNITY FACILITY (CF) TRACT: 5.67± AC (71%)

RESIDENTIAL: MAXIMUM 30 DWELLING UNITS  
 COMMUNITY FACILITY: MAXIMUM 50,000 SQUARE FEET  
 MAXIMUM 5,000 SQUARE FEET, 200 SEAT CHURCH  
 MAXIMUM 100 STUDENT DAY CARE

## OPEN SPACE:

REQUIRED: 30%

PROVIDED: 30% (WITHIN THE OVERALL PUD)

## PRESERVE:

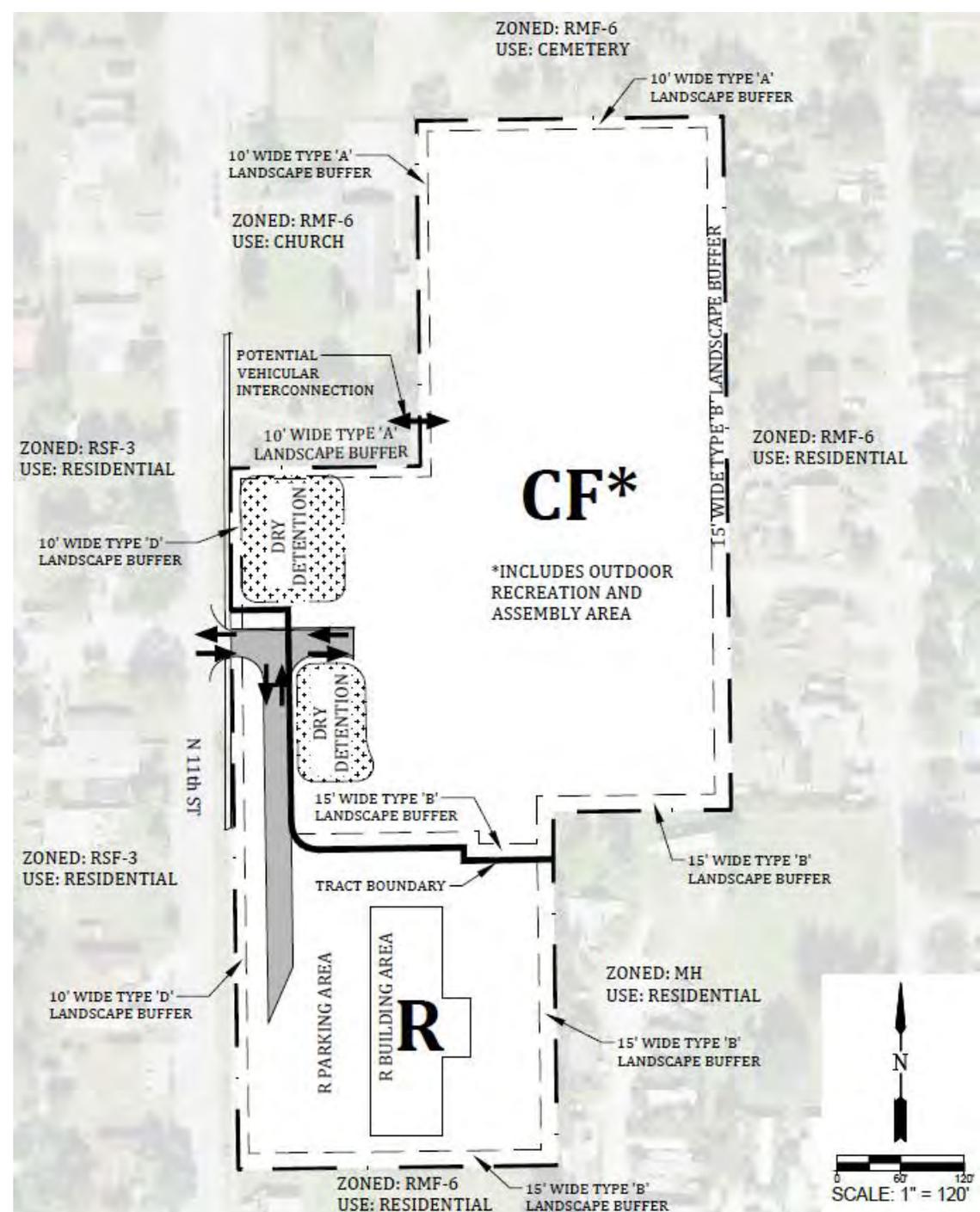
REQUIRED: 0± ACRES (0 ACRES NATIVE VEGETATION X 15%)

PROVIDED: 0± ACRES

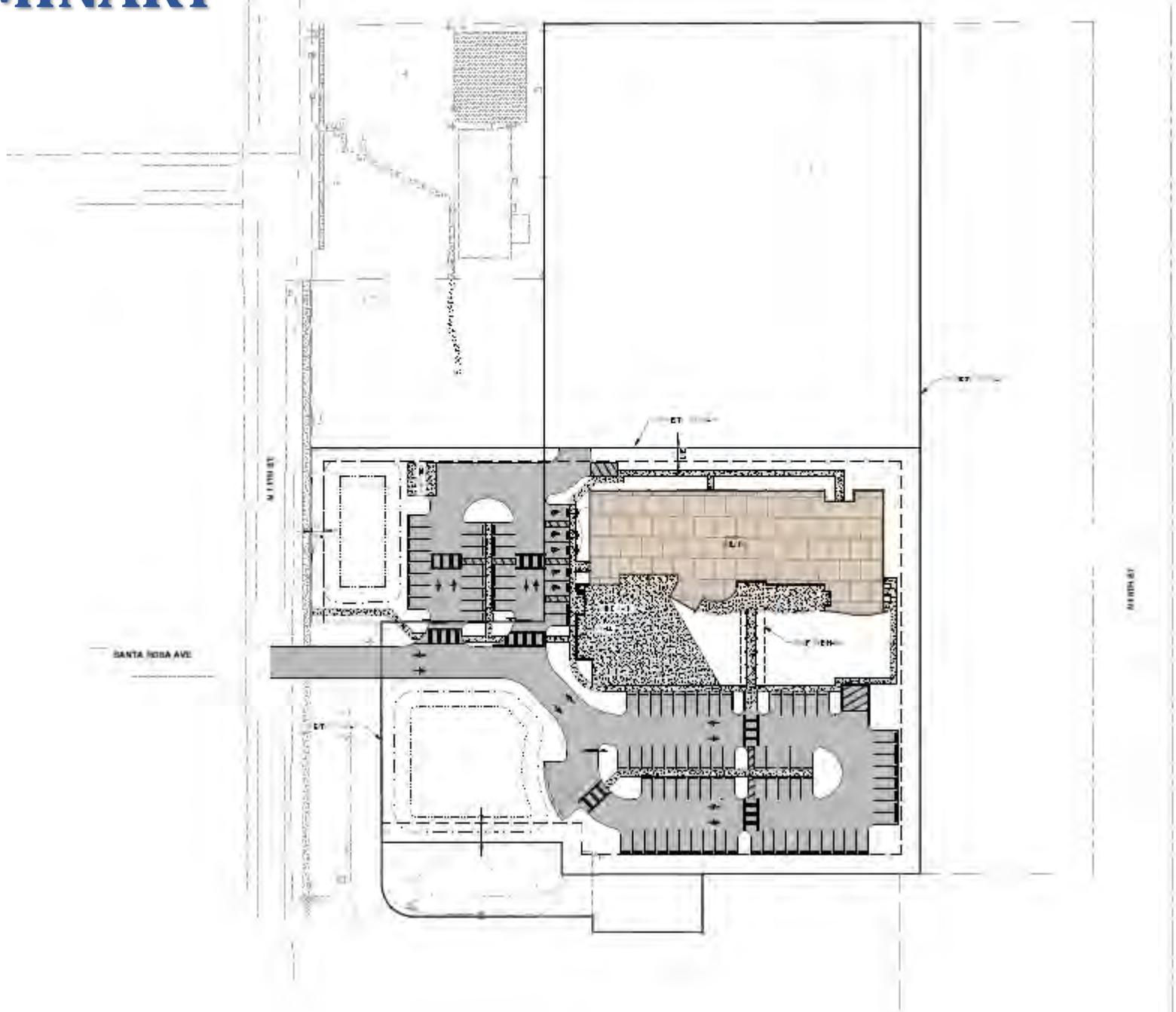
## TREE PRESERVATION:

REQUIRED: SUBJECT TO LDC 3.05.07.B

PROVIDED: SUBJECT TO LDC 3.05.07.B



# DRAFT PRELIMINARY SITE PLAN



# PROPOSED PERMITTED USES

## COMMUNITY FACILITY (CF) TRACT:

### A. Principal Uses:

1. Churches, limited to one house of worship with a maximum of 5,000 gross square feet and a seating capacity of 200 individuals (8661) and accessory 100 student childcare facility
2. Educational, religious and charitable trusts (6732)
3. Individual and family social services, family counseling, child guidance agencies and outreach programs only (8322)
4. Job training and skill training centers (8331)
5. Schools and Educational Services (8299) including only continuing education programs, curriculum development, language and reading schools, tutoring and vocational counseling.
6. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner by the process outlined in the LDC.

### B. Accessory Uses:

1. Administrative Church Offices
2. Covered pavilions
3. Gazebos
4. Outdoor recreational areas, play lots, playgrounds, which may include shade structures.
5. Religious Educational Classrooms and Chorus Rehearsal Room
6. Social/Meeting and Fellowship Center
7. Water management facilities to serve the project such as lakes.

### C. Prohibited Uses:

1. Soup kitchens
2. Homeless shelters
3. Drug rehabilitation services

## RESIDENTIAL (R) TRACT (previously approved per Ordinance 2004-29):

### A. Principal Uses:

1. Multi-family dwelling Units (including a caretaker/manager unit within building) – limited to only senior independent living residence facility, as that term is described below;

A facility that provides residential accommodations for senior adults who are in good health and do not require medical or skilled nursing care. Residents shall have individual dwelling units with living, sleeping, bathroom, and kitchen facilities. The Independent Living Residence Facility may include a Senior Village Community Center or Community Building, or similar common areas such as a common dining facility, and space for the provision of social, psychological, and educational programs. The facility may provide home health care or other community-based services for residents of the project on an individual basis and offer meals, linen, and housekeeping services. The Independent Living Residence Facility may provide a residence for a superintendent or for maintenance staff, but there shall be no on-site residence of medical or other staff.

Services to anyone other than full-time residents are prohibited as part of this MPUD.

2. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) or the Hearing Examiner by the process outlined in the LDC.

### B. Accessory Uses:

1. Customary accessory uses and structures, excluding garages
2. Common recreational and assembly areas and amenities
3. Maintenance facility (a garage-type door is allowable)
4. Water management facilities

# PROPOSED DEVELOPMENT STANDARDS

TABLE I  
RESIDENTIAL TRACT DEVELOPMENT STANDARDS

	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	10,000 SF	N/A
MINIMUM LOT WIDTH	100 feet	N/A
MINIMUM LOT DEPTH	N/A	N/A
MINIMUM SETBACKS		
Front Yard West (street)	25 feet	15 feet
Side Yard North (adjacent to CF Tract) South (adjacent to single family homes)	20 feet	20 feet
Rear Yard East (adjacent to mobile homes)	20 feet	20 feet
MINIMUM DISTANCE BETWEEN STRUCTURES	15 feet or ½ the sum of the building heights, whichever is greater	15 feet or ½ the sum of the building heights, whichever is greater
MAXIMUM HEIGHT	35 feet or a maximum of 2 stories above minimum base flood elevation, whichever is less	25 feet or a maximum of 1 story above minimum base flood elevation, whichever is less
MINIMUM FLOOR AREA (PER UNIT)	550 square feet	N.A.
MAXIMUM FLOOR AREA (PER UNIT)	N.A.	100 square feet

Note: Nothing in this MPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.

TABLE II  
COMMUNITY FACILITY TRACT DEVELOPMENT STANDARDS

	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	1 Acre	N/A
MINIMUM LOT WIDTH	100 feet	N/A
MINIMUM LOT DEPTH	100 feet	N/A
MINIMUM SETBACKS		
Front Yard	25 feet	20 feet
MPUD Perimeter	25 feet	10 feet
Internal	0 feet	0 feet
MINIMUM DISTANCE BETWEEN STRUCTURES	20 feet	20 feet
MAXIMUM HEIGHT		
Zoned	45 feet	35 feet
Actual	50 feet	35 feet
MINIMUM FLOOR AREA	1,000 SF	N.A.

Note: Nothing in this MPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in the list of deviations, Exhibit "E".

# NEXT STEPS

- **Hearing Notices mailed to adjacent property owners.**
- **Hearing sign posted on property advertising hearing dates.**
- **HEARING DATES:**
  - **CCPC – March 20, 2025, 9:00 a.m., Collier County Government Center, 3299 Tamiami Trail East, 3rd floor BCC Chamber, Naples, FL, 34112**
  - **BCC – April 22, 2025, 9:00 a.m., Collier County Government Center, 3299 Tamiami Trail East, 3rd floor BCC Chamber, Naples, FL, 34112**

# PROJECT DOCUMENTS AND INFORMATION

Project information can be found online:

[WWW.GRADYMINOR.COM/PLANNING](http://WWW.GRADYMINOR.COM/PLANNING)



Collier County Growth Management Department (GMD) Public Portal:

[CVPORTAL.COLLIERCOUNTYFL.GOV/CITYVIEWWeb](http://CVPORTAL.COLLIERCOUNTYFL.GOV/CITYVIEWWeb)

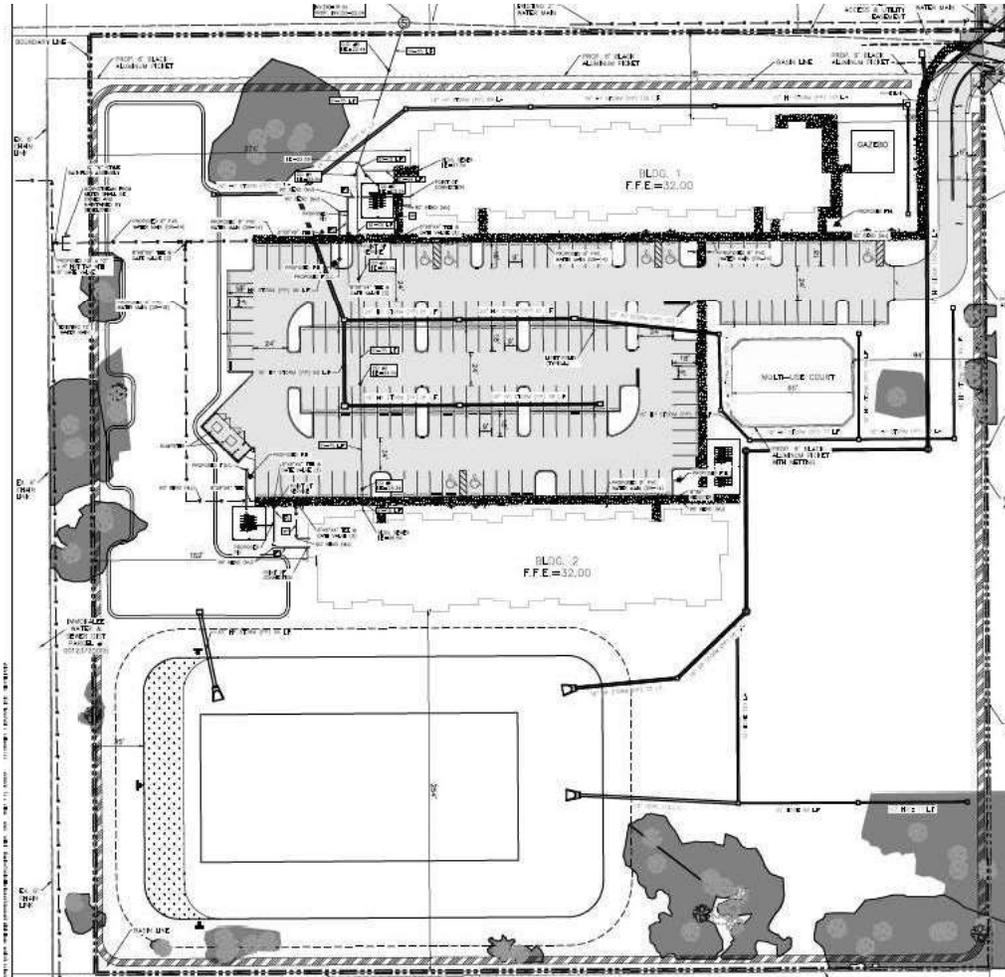


Petition Number: PL20240005475

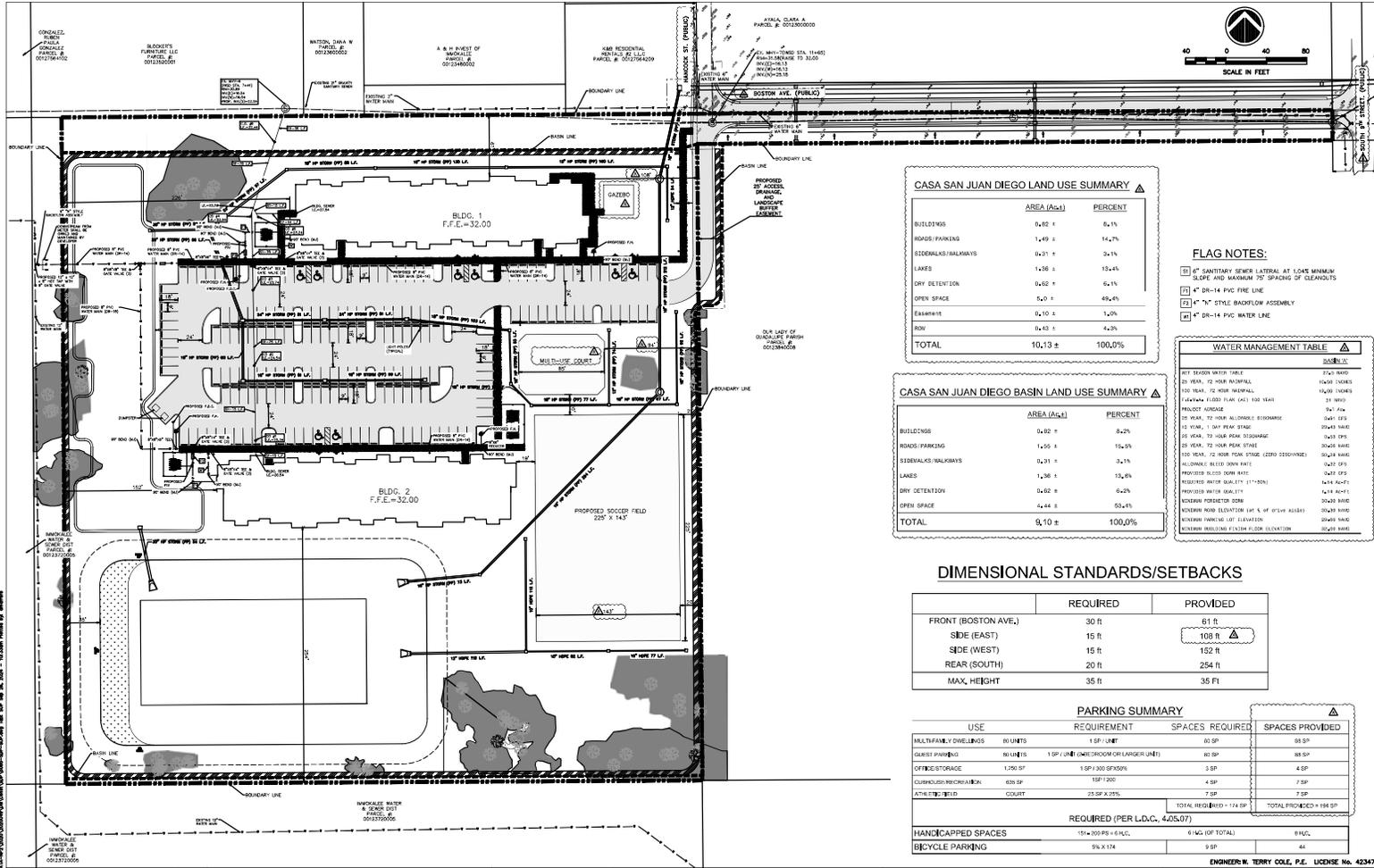
## CONTACTS:

- **Q. Grady Minor & Associates, P.A.:** Sharon Umpenhour, Senior Planning Technician;  
[sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com) or 239.947.1144
- **Collier County Staff:** Nancy Gundlach; [nancy.gundlach@colliercountyfl.gov](mailto:nancy.gundlach@colliercountyfl.gov), (239) 252-2484

# Casa San Juan Diego Rendering







### CASA SAN JUAN DIEGO LAND USE SUMMARY

	AREA (Ac.)	PERCENT
BUILDINGS	0.82 ±	6.1%
ROADS/PARKING	1.49 ±	14.7%
SIDEWALKS/BALKONAYS	0.21 ±	2.1%
LAKES	1.36 ±	13.4%
DRY DETENTION	0.62 ±	6.1%
OPEN SPACE	5.0 ±	49.4%
ESSENTIAL	0.10 ±	1.0%
ROW	0.43 ±	4.3%
<b>TOTAL</b>	<b>10.13 ±</b>	<b>100.0%</b>

- #### FLAG NOTES:
- [1] 4" SANITARY SEWER LATERAL AT LEAST MINIMUM SLOPE AND MAINTAIN 70" SPACING OF CLEANOUTS
  - [2] 4" DR-14 PVC FIRE LINE
  - [3] 1/2" STYLE BACKFLOW ASSEMBLY
  - [4] 4" DR-14 PVC WATER LINE

### WATER MANAGEMENT TABLE

RET. SEASON WATER TABLE	BASELINE
25 YEAR, 72 HOUR RAINFALL	0.450' HIGHER
100 YEAR, 72 HOUR RAINFALL	0.450' HIGHER
10 YEAR, 1 DAY PEAK STAGE	0.450' HIGHER
100 YEAR, 72 HOUR PEAK STAGE	0.450' HIGHER
25 YEAR, 72 HOUR ALLOWABLE STORAGE	0.450' HIGHER
10 YEAR, 1 DAY PEAK STAGE	0.450' HIGHER
100 YEAR, 72 HOUR PEAK STAGE	0.450' HIGHER
ALLOWABLE 30-DAY FLOW RATE	0.450' HIGHER
PROVIDED ACID DOWN RATE	0.450' HIGHER
PROVIDED WATER QUALITY (1"-15")	0.450' HIGHER
GENERAL FORTSHEER DEM	0.450' HIGHER
GENERAL ROAD ELEVATION (ENT. 5' OF 10" DIA. ALLEYS)	0.450' HIGHER
GENERAL PARKING LOT ELEVATION	0.450' HIGHER
GENERAL BUILDING FLOOR ELEVATION	0.450' HIGHER

### CASA SAN JUAN DIEGO BASIN LAND USE SUMMARY

	AREA (Ac.)	PERCENT
BUILDINGS	0.82 ±	8.2%
ROADS/PARKING	1.45 ±	15.5%
SIDEWALKS/BALKONAYS	0.21 ±	2.1%
LAKES	1.36 ±	13.6%
DRY DETENTION	0.62 ±	6.2%
OPEN SPACE	4.44 ±	53.4%
<b>TOTAL</b>	<b>9.10 ±</b>	<b>100.0%</b>

### DIMENSIONAL STANDARDS/SETBACKS

	REQUIRED	PROVIDED
FRONT (BOSTON AVE.)	30 ft	61 ft
SIDE (EAST)	15 ft	108 ft
SIDE (WEST)	15 ft	152 ft
REAR (SOUTH)	20 ft	254 ft
MAX. HEIGHT	35 ft	35 ft

### PARKING SUMMARY

USE	REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
MULTIFAMILY DWELLINGS	60 UNITS	1 SP/UNIT	60 SP
GUEST PARKING	60 UNITS	1 SP/UNIT (OVERROOM OR LARGER UNIT)	60 SP
OFFICE/STORAGE	1,200 SP	1 SP/100 SP/50%	3 SP
CORPORATE/RECREATION	600 SP	1 SP/100	4 SP
ATHLETIC FIELD	COURT	25 SP X 25%	7 SP
<b>REQUIRED (PER L.D.C. 4.05.07)</b>		<b>TOTAL REQUIRED = 174 SP</b>	<b>TOTAL PROVIDED = 194 SP</b>
HANDICAPPED SPACES	194 x 5.0% = 9.7%	6 (MG. OF TOTAL)	9 (MG.)
BICYCLE PARKING	96 X 1%	9 SP	44

## CASA SAN JUAN DIEGO SITE DEVELOPMENT PLANS

DESIGNED BY  
W.T.C.  
DATE  
06/2024

DRAWN BY  
A.M.  
DATE  
06/2024

CHECKED BY  
W.T.C.  
DATE  
06/2024

VERTICAL SCALE  
N/A

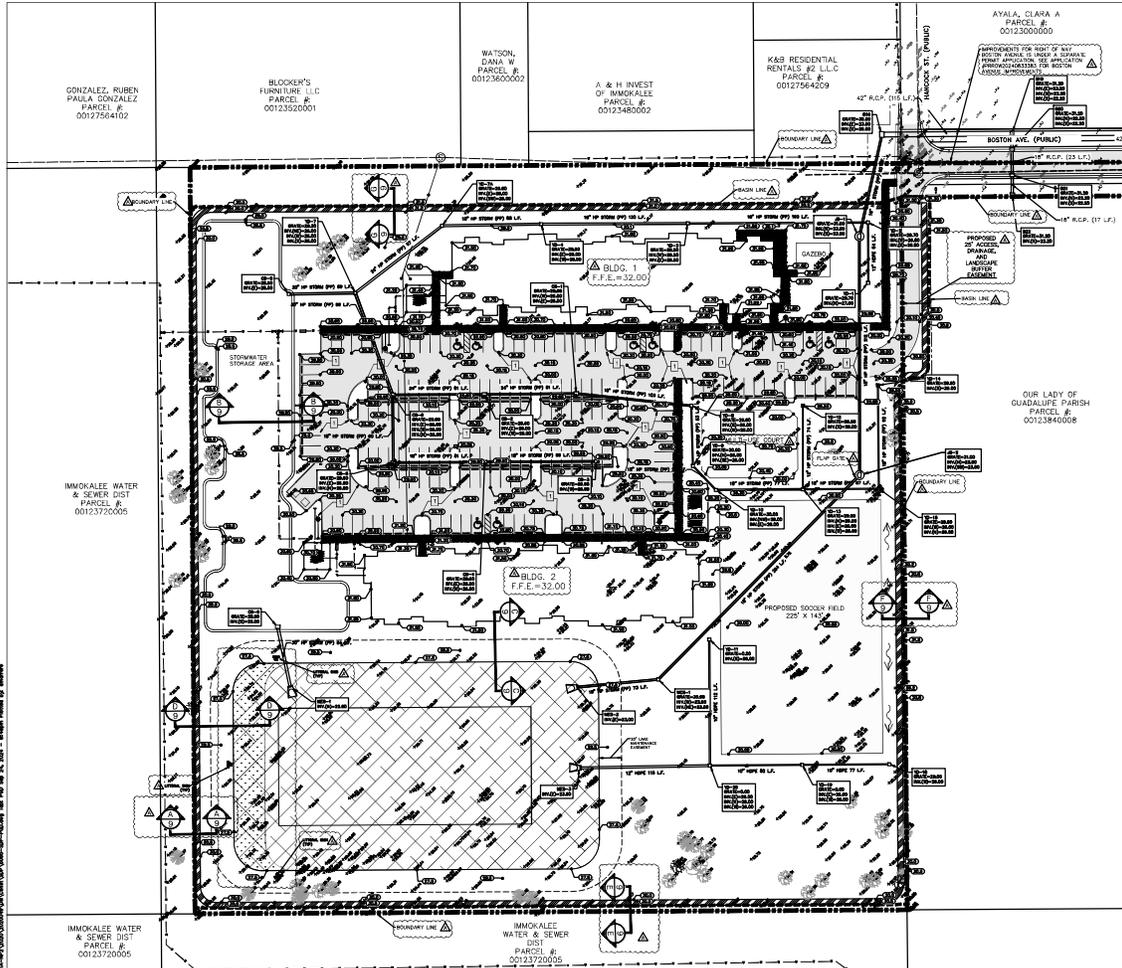
HORIZONTAL SCALE  
1"=40'



850 Encore Way  
Nashville, TN 37211  
Phone: (239) 254-0000  
Florida Certificate of  
Authorization No. 1772

### OVERALL SITE AND UTILITY PLAN

DATE	2020049	DRAWING NO.	5065-SDP-SUP	SHEET NO.	5065-4
PROJECT NO.	2020049	DRAWING NO.	5065-SDP-SUP	SHEET NO.	4 OF 12



**FLAG NOTES:**

- INSTALL TYPE 3 CURB
- FILL AND REGRADE EXISTING OPEN SPACE TO MATCH EXISTING GRADES ADJACENT TO BUILDINGS AND PROPOSED RAISED CURB/ SIDEWALK/ PARKING ELEVATIONS
- MATCH EXISTING GRADE
- PROVIDE 18" MINIMUM CLEARANCE BETWEEN SANITARY SEWER LATERALS AND STORM PIPES
- PROVIDE 12" MINIMUM CLEARANCE BETWEEN WATER MAIN AND STORM PIPES
- PROVIDE 12" MINIMUM CLEARANCE BETWEEN WATER MAIN AND BOTTOM OF POLE

**NOTE:**

A COUNTY PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT OF WAY IS REQUIRED FOR WORK WITHIN THE ROADWAY ROW ON PHOENIX STREET AND BOSTON AVE.

**LITTORAL AREA CALCULATIONS:**

LITTORAL AREA REQUIRED= 1.36 AC X 78' = 104'

LITTORAL AREA PROVIDED= 114'

**PAVEMENT TYPES:**

- 1" CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED BURN
- PROPOSED LAKE
- PROPOSED LITTORAL AREA

DESIGNED BY	W.T.C	DATE	06/2024
DRAWN BY	C.J.C	DATE	06/2024
CHECKED BY	W.T.C	DATE	06/2024
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=40'

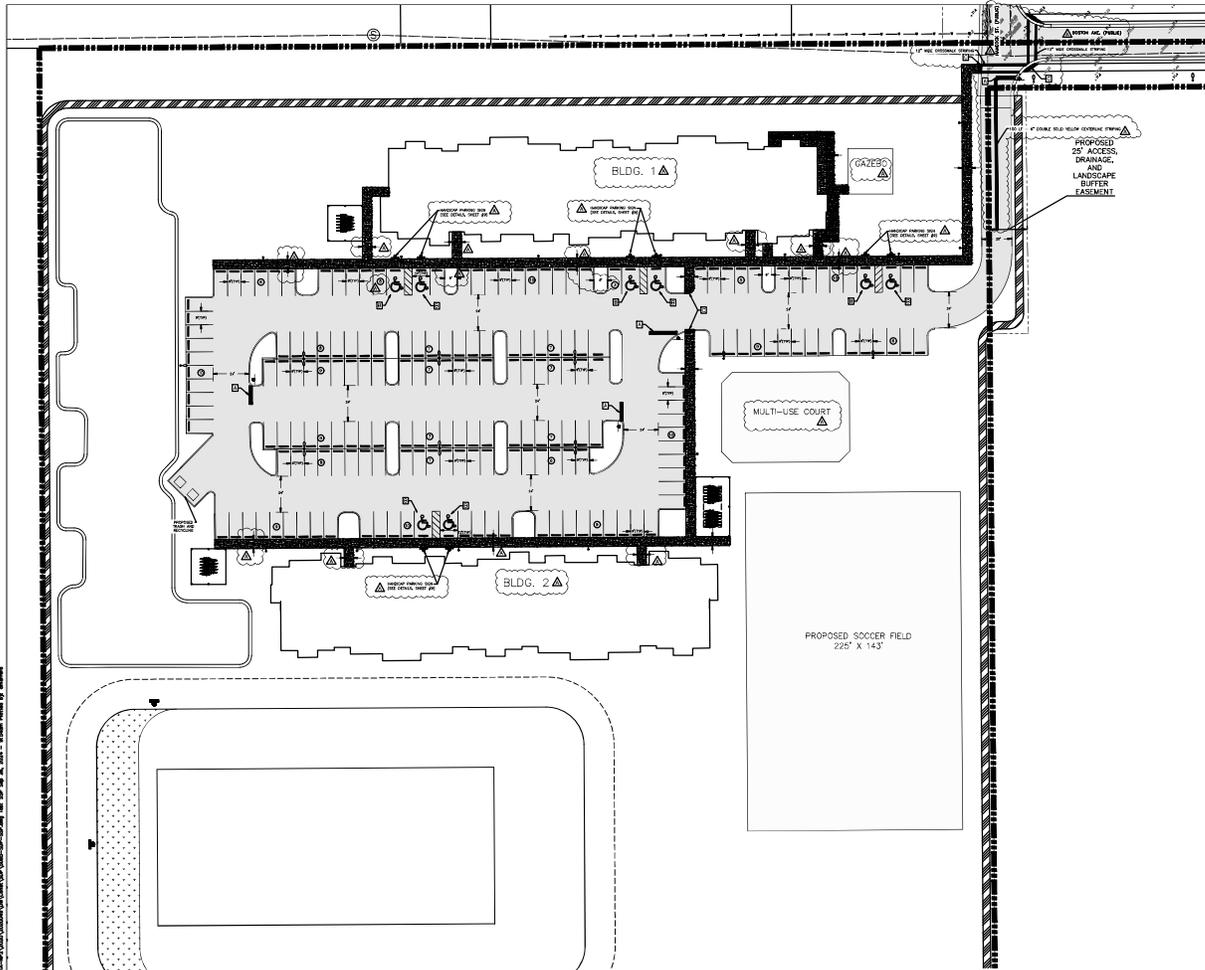
**CASA SAN JUAN DIEGO  
SITE DEVELOPMENT PLANS**



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

**PAVING, GRADING &  
DRAINAGE PLAN**

ENGINEER W. TERRY COLE, P.E. LICENSE No. 42347			
DATE	2020049	SHEET NO.	5 OF 12



**FLAG NOTES:**

- 1. 1'-1" STOP SIGN AND 2" SOLID WHITE STOP BAR
- 2. UNIVERSAL SYMBOL OF ACCESSIBILITY PAVEMENT MARKING AND STRIPING PER FDOT INDEX 711-001 AND 700-102
- 3. INSTALL ADA MAT

**SIGNAGE and STRIPING NOTES:**

1. STOP BARS SHALL BE 24" SOLID WHITE (THERMOPLASTIC). ALL TRAFFIC CONTROL DEVICES SHALL BE IN COMPLIANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PART 8 SIGNS.
2. BLUE REFLECTIVE PAVEMENT MARKERS TO BE LOCATED AT EACH FIRE HYDRANT, 1' OFFSET FROM CENTRELINE OF PAVEMENT, ON HYDRANT SIDE, IN LINE WITH HYDRANT.
3. REFER TO FLORIDA DEPT. OF TRANS. (F.D.O.T.) ROADWAY AND TRAFFIC DESIGN STANDARDS FOR ROADWAY SIGN DETAILS AND PAVEMENT MARKINGS DETAILS.
4. REFER TO FDOT INDEX 502-002 FOR SIDEWALK CURB RAMP AND DETECTABLE WARNING DETAILS.
5. REFER TO FDOT INDEX 711-001 FOR PAVEMENT STRIPING, SYMBOLS AND MARKING DETAILS.
6. REFER TO FDOT INDEX 706-001 FOR TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS.
7. ALL STRIPING IN PAVEMENT BROCK AREAS TO BE COLORED PAVERS.

- STOP SIGN (R1-1)
- BLUE REFLECTIVE PAVEMENT MARKER (R.P.M.)
- LOADING SPACE SIGN
- DO NOT ENTER SIGN

ENGINEER W. TERRY COLE, P.E. LICENSE No. 42347

LETTER	REVISIONS	DATE
	REVISED PER COLLIER COUNTY COMMENTS	8/2024

**CASA SAN JUAN DIEGO  
SITE DEVELOPMENT PLANS**

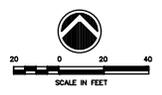
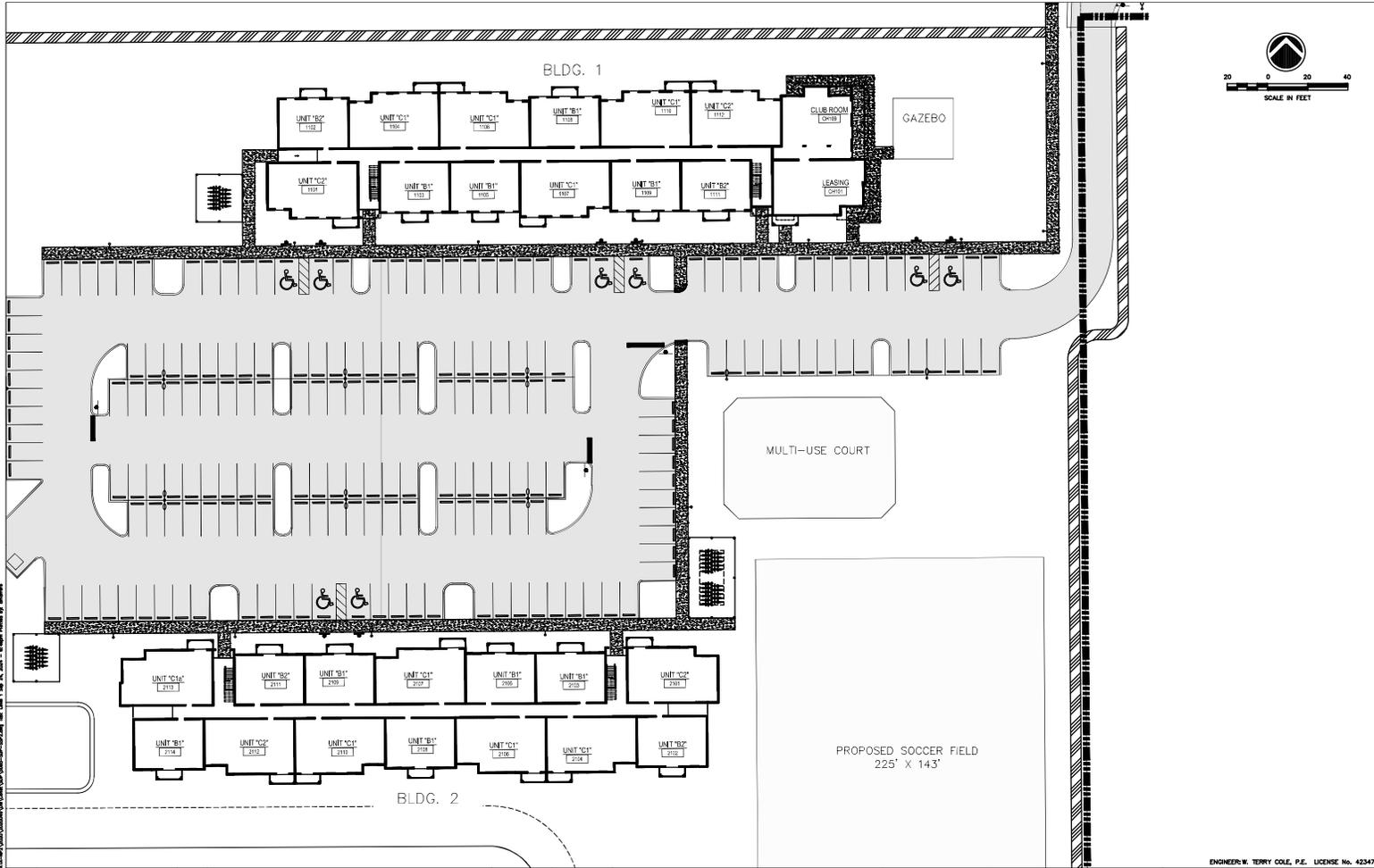
DESIGNED BY	DATE
W.T.C	06/2024
DRAWN BY	DATE
C.J.C	06/2024
CHECKED BY	DATE
W.T.C	06/2024
VERTICAL SCALE	HORIZONTAL SCALE
N/A	1"=30'



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

**STRIPING AND  
SIGNAGE PLAN**

DATE	PROJECT NO.	SHEET NO.
2020,049	5065-SDP-SSP	6 OF 12



LETTER	REVISIONS	DATE

**CASA SAN JUAN DIEGO**  
SITE DEVELOPMENT PLANS

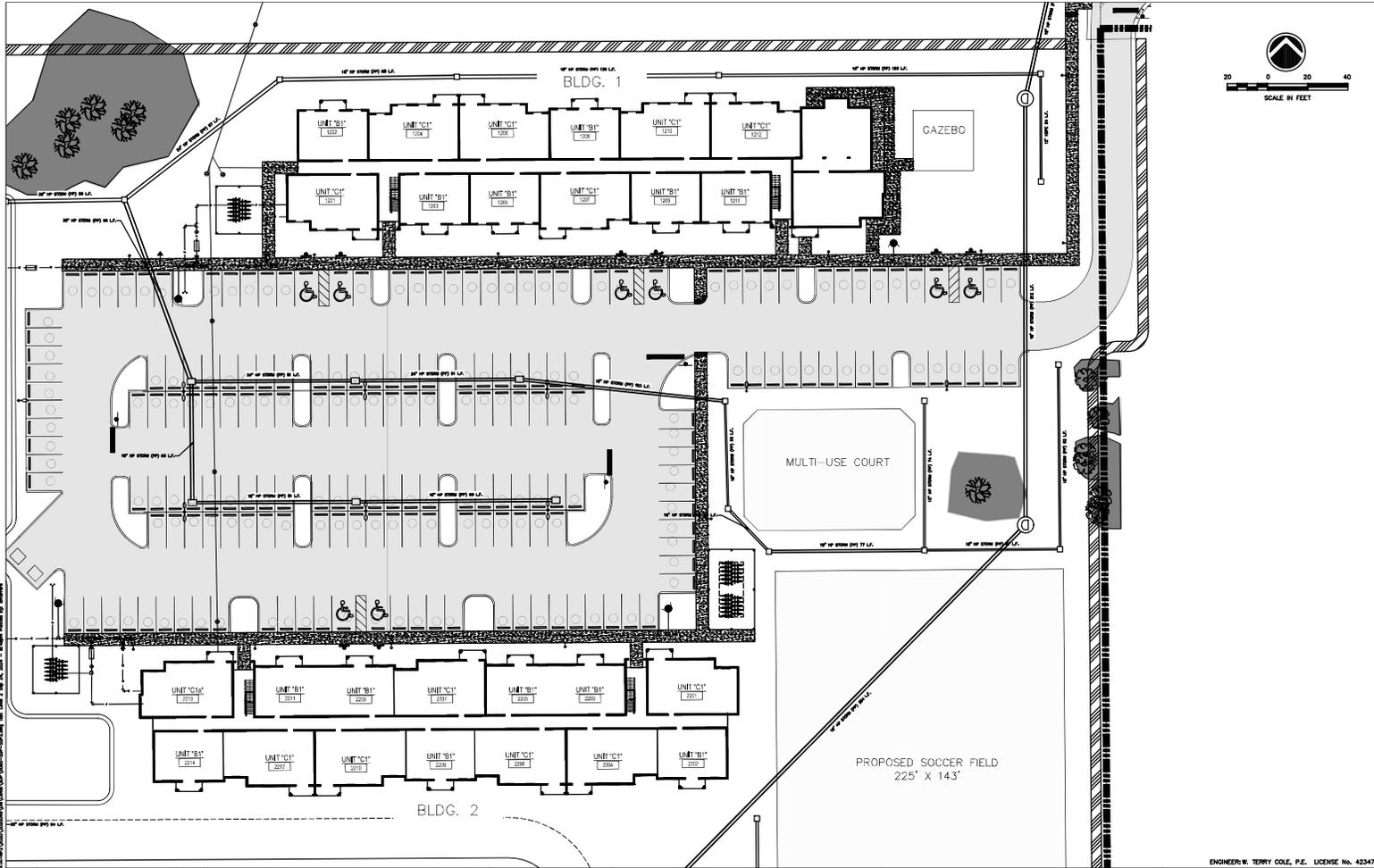
DESIGNED BY W.T.C.	DATE 06/2024
DRAWN BY C.J.C.	DATE 06/2024
CHECKED BY W.T.C.	DATE 06/2024
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=30'



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

**FLOOR 1  
UNIT LAYOUT**

ENGINEER W. TERRY COLE, P.E. LICENSE No. 42347	REFERENCE NO. 5065-SDR-SSP2	DRAWING NO. 5065-6A
PROJECT NO. 2020,049	SHEET NO. 6A	OF 12



LETTER	REVISIONS	DATE

**CASA SAN JUAN DIEGO**  
SITE DEVELOPMENT PLANS

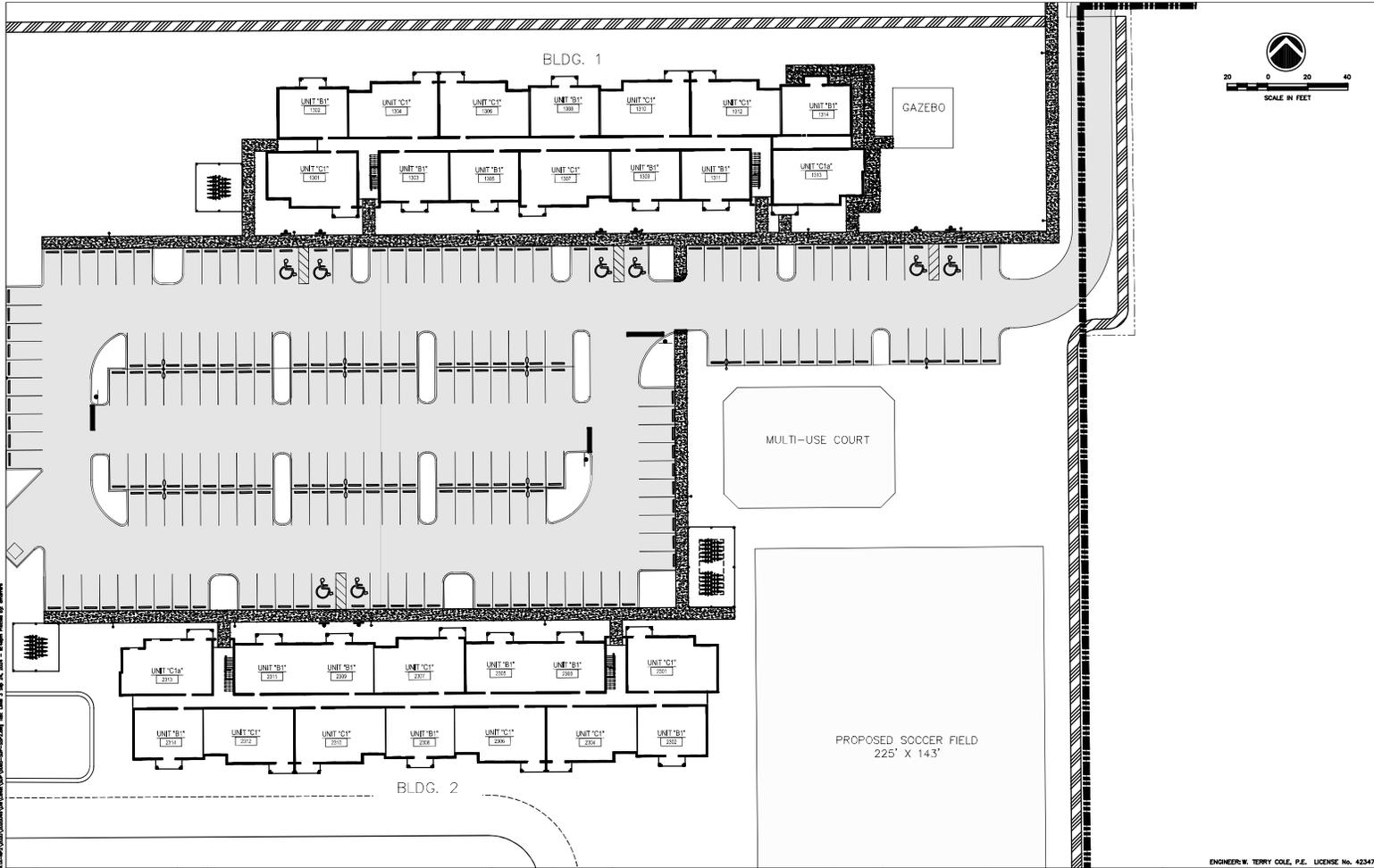
DESIGNED BY W.T.C.	DATE 06/2024
DRAWN BY C.J.G.	DATE 06/2024
CHECKED BY W.T.C.	DATE 06/2024
VERTICAL SCALE N/A	HORIZONTAL SCALE 1"=30'



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

**FLOOR 2  
UNIT LAYOUT**

ENGINEER W. TERRY COLE, P.E. LICENSE No. 42347	REFERENCE NO. 5065-SDR-SSP2	DRAWING NO. 5065-6B
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW	PROJECT NO. 2020,049	SHEET NO. 6B OF 12
DATE		



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**CASA SAN JUAN DIEGO**  
SITE DEVELOPMENT PLANS

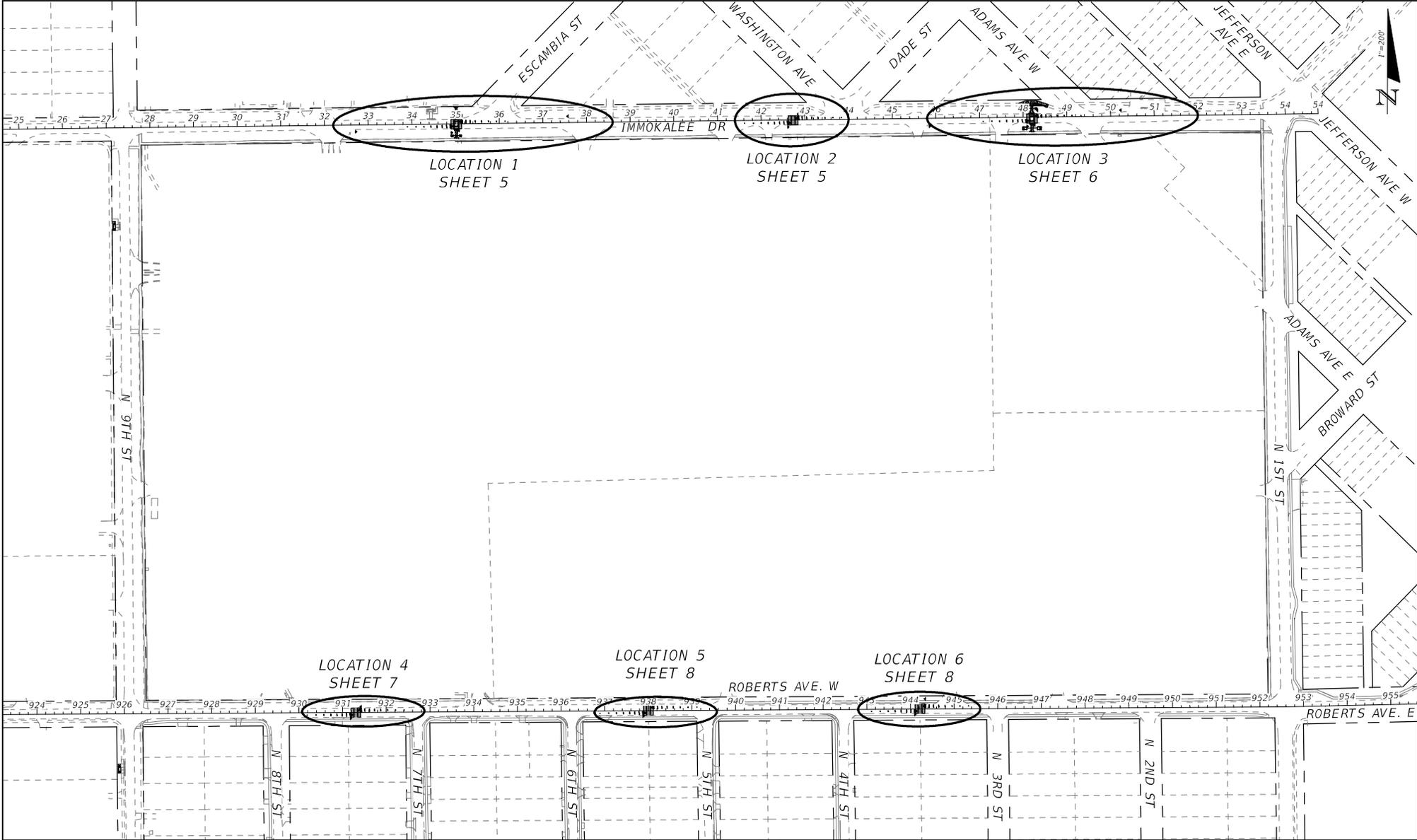
DESIGNED BY	W.T.C.	DATE	06/2024
DRAWN BY	C.J.G.	DATE	06/2024
CHECKED BY	W.T.C.	DATE	06/2024
VERTICAL SCALE	N/A	HORIZONTAL SCALE	1"=30'



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

**FLOOR 3**  
**UNIT LAYOUT**

ENGINEER W. TERRY COLE, P.E. LICENSE No. 42347	
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SHOWN BELOW	DATE
REFERENCE NO.	DRAWING NO.
5065-SDR-SSP2	5065-6C
PROJECT NO.	SHEET NO.
2020,049	6C OF 12



REVISIONS		R. DANIEL FLYNN, P.E. P.E. LICENSE NUMBER 76205 GRADY MINOR 3800 VIA DEL REY BONITA SPRINGS, FL 34134 CERTIFICATE OF AUTHORIZATION 0005151	COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS		PROJECT LAYOUT	SHEET NO. 4
DATE	DESCRIPTION		PROJECT NAME	COUNTY PROJECT ID		
			IMMOKALEE AREA IMPROVEMENTS - TIGER GRANT	33563		

Jonathan Reyor 8/6/2024 1:08:27 PM g:\local\files\Engineering\PROJ\ENG\0-GET\TIGER\Area 3\01\DWGS\Submit\Area 3 Traffic Calming\PLAT\RD01.dwg

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-25.004, F.A.C.



LIGHTING SURVEY

Prepared for

Christie Betancourt  
Assistant Division Director - Community Redevelopment Agency

EMPHASIS ON CRIME PREVENTION

COURTESY OF:

**Collier County Sheriff's Office**

Crime Prevention Unit



AREA SURVEYED:

Immokalee City

SURVEY CONDUCTED BY:

Cpl. James Klewicki

FCPP—Florida Crime Prevention Practitioner

**Collier County Sheriff's Office**

3319 Tamiami Trail E.

Naples, Fl. 34112

239-252-9300

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The purpose of this initial survey is to provide CPTED lighting recommendations. This report is only advisory and is not intended to identify all lighting weaknesses, or to warrant the adequacy of all present and future lighting measures, whether or not recommended.

#### FLORIDA STATUTE 281.301

Security systems; records and meetings are exempt from public access or disclosure: Information relating to the security systems for any property owned or leased to the state or any of its political subdivisions, and information relating to the security systems for any privately owned or leased property which is in the possession of any agency as defined in F.S. 119.011(2), including all records, information, photographs, audio and visual presentations, schematic diagrams, surveys, recommendations, or consultations or portions thereof relating directly to or revealing such systems or information are confidential and exempt from F.S. 119.07(1) and 286.011 and other laws and rules requiring public access or disclosure.

information, photographs, audio and visual presentations, schematic diagrams, surveys, recommendations, or consultations or portions thereof relating directly to or revealing such systems or information are confidential and exempt from F.S. 119.07(1) and 286.011 and other laws and rules requiring public access or disclosure.

## Why Proper Light Levels Matter

- 1 Safety: Adequate lighting reduces accidents and enhances the ability of drivers to see pedestrians and other vehicles.
- 2 Crime Prevention: Proper illumination deters criminal activity by eliminating dark areas. Well-lit streets create an environment less conducive to criminal behavior. Criminals are less likely to operate in areas where they can be easily observed, reducing the incidence of crimes such as theft, vandalism, and assault. Illuminated roadways and public spaces increase the perception of safety, encouraging lawful use of these areas at all hours.
- 3 Energy Efficiency: Optimized light levels prevent over-lighting, reducing energy consumption and costs.

Adhering to these recommended light levels ensures roadways are safe, efficient, and comfortable for all users. Local jurisdictions may adjust these levels based on specific environmental conditions or community needs

- 4 Improved Wayfinding and Navigation: Lighting serves as a guide, helping individuals traverse urban and suburban environments more confidently. For pedestrians and bicyclists, consistent lighting delineates safe paths and prevents unintentional encroachments into vehicular traffic zones. For motorists, it aids in identifying intersections, road markings, and signage, ensuring smoother and safer travel.

Adhering to recommended light levels ensures roadways are safe, efficient, and comfortable for all users. Local jurisdictions may adjust these levels based on specific environmental conditions or community needs.

## Introduction

**In response to a request presented to the Collier County Sheriff's Office, a comprehensive survey was conducted to identify areas needing improvement in public street lighting, particularly in mid-block areas. This assessment is based on physical observations, light level measurements, and community feedback gathered through interviews with residents, pedestrians, and bicyclists. The Sheriff's Office's** Realtime Operations Center (ROC) was contacted for crime statistics to help identify areas of concern.

This report examines various crimes and potential criminal activity in Immokalee, Florida, and evaluates the adequacy of current street lighting. A comprehensive survey was conducted to identify areas needing improvement in public lighting, particularly in mid-block areas. This assessment is based on physical observations, light level measurements, and community feedback gathered through interviews with residents, pedestrians, and law enforcement members whom work in the area.

## Methodology

1. Crime Data Review

Street robbery and other crime reports in Immokalee were analyzed to identify patterns and high-risk areas.

2. Physical Survey

A two-day, two-night site survey was conducted during both daytime and nighttime hours to assess existing streetlight functionality, location, and light levels.

3. Community Feedback

Interviews were conducted with pedestrians, bicyclists, and homeowners to gather qualitative insights on lighting conditions and perceived safety. The interviews revealed a general feeling of concern. Many stated they did not feel safe walking at night because of the lack of sidewalks and that they had to walk in the street, they **stated they could not see someone's face until they were next to them.** That the streets seemed very dark especially between intersections. It was also stated many intersections only had one streetlight that did not illuminate the whole intersection. The streetlights seemed spaced to far apart. It was also stated cars did not often see pedestrians while crossing.

The lack of sufficient mid-block lighting in Immokalee presents significant safety challenges and contributes to crime risks, including street robberies. While intersection lighting has improved, addressing the dark zones between intersections and dimly lighted intersections is critical to enhancing overall safety and security. By implementing the recommendations in this report, Immokalee can create a safer, more accessible and welcoming environment for its residents and visitors.

## Description of Immokalee City, Florida

Immokalee, Florida, is a vibrant and culturally rich community located in Collier County. Known for its deep **agricultural roots, Immokalee plays a vital role in Florida's farming industry, particularly as a hub for tomato, citrus, and other crop production.** Its name, derived from the Seminole **language, means "my home," reflecting the area's welcoming spirit and historical significance.**

### Community Overview

Immokalee is characterized by its close-knit and hardworking population, with a significant portion of residents relying on walking and bicycling as primary modes of transportation. The reliance on walking and bicycles **is supported by the city's compact layout, making it accessible and convenient for daily commuting, errands, and recreational activities.**

The community's streets and pathways are often bustling with activity, reflecting its vibrant energy and the reliance on transportation other than traditional automobiles. Many residents use bicycles or walk not only to get to work but also to connect with local markets, schools, and community centers, emphasizing the importance of safe and accessible infrastructure for pedestrians and cyclists.

#### Key Features

1. **Agricultural Hub:** Immokalee is home to the Immokalee State Farmers Market, one of the largest produce distribution centers in the state, and the community hosts seasonal laborers from across the country and beyond.
2. **Cultural Diversity:** The city is a melting pot of cultures, with a large Hispanic and Haitian population, which adds to its unique character through vibrant festivals, food, and traditions.
3. **Natural Beauty:** Immokalee boasts proximity to natural attractions like the Corkscrew Swamp Sanctuary and Lake Trafford, which offer opportunities for eco-tourism and wildlife observation.

#### Transportation and Accessibility

Given its walker- and bicyclist-oriented nature, Immokalee faces unique challenges and opportunities:

- **Infrastructure Needs:** The city requires ongoing investment in safe sidewalks, bike lanes, and lighting to ensure residents can navigate streets safely, especially in the early mornings and evenings when many agricultural workers commute.
- **Community Safety:** Enhanced pedestrian crossings and bicycle lanes are critical for reducing accidents and improving overall mobility.
- **Public Transportation:** While walking and bicycling are predominant, the availability of public transit options helps supplement the community's transportation needs.
  - **Bicycles:** Traditional 'human pedal power' bicycles are a significant portion of those seen in the area. As with most areas, ebikes and e-scooters are becoming more common place in Immokalee. This poses increased dangers and needs for upgraded accommodations. They travel at significantly speeds; typically, over 20 miles per hour. They are silent as they have no combustion engine. Pedestrians and bicycles are unable to hear these ebikes approaching them, leading to **dangers without proper lighting. For purposes of this report, please consider 'bicycles' to mean pedal power and ebikes; but recognize their differences.**

#### Economic and Social Importance

Immokalee is more than an agricultural hub; it is a resilient and dynamic community that contributes significantly to the regional economy. Its emphasis on walking and bicycling not only reflects its cultural and economic makeup but also underscores the importance of sustainable and people-centered urban planning.

**Investing in Immokalee's infrastructure and preserving its unique identity will ensure the community continues to thrive while providing a safe and accessible environment for its residents.**

# Immokalee's Current Lighting

This evaluation highlights progress and ongoing challenges related to street lighting in Immokalee, Florida, with an emphasis on the need to address dark spots between and at intersections and inconsistencies in light spacing. While some improvements have been made over the past couple of decades, particularly in lighting at intersections, gaps in coverage and outdated infrastructure continue to pose safety concerns for residents, especially pedestrians and bicyclists.

## Key Observations

### 1. Progress at Intersections

- Improvements have been made in installing streetlights at intersections. These additions enhance safety and visibility for drivers, bicyclists, and pedestrians.

### 2. Mid-Block Dark Spots

- **Despite progress at intersections, mid-block** areas between intersections remain poorly illuminated. Dark spots are prevalent, creating visibility hazards for pedestrians and bicyclists and reducing the overall sense of security for residents traveling at night. There are still streets with no lights at all.

### 3. Lighting Types and Consistency

- Immokalee currently uses a mix of high-pressure sodium lights, white LED lights, and private building lighting.
- High-pressure sodium lights emit a dim, yellowish glow, which is less effective in enhancing visibility compared to LEDs that are the industry standard.
- Private building lighting is unreliable as a consistent source of illumination, as it is not maintained or guaranteed to remain operational. Criminals can pre-plan activity based around the combination of poorly lit public/street areas and poorly lit privately owned areas.
- Inconsistent spacing of streetlights contributes to uneven coverage and leaves significant gaps in illumination.

### 4. Under-lit Intersections and Roads

- Several intersections, particularly those located at dead ends or in mid-block areas, remain without proper street lighting. These areas are difficult to navigate at night and create a perception of insecurity for residents and visitors. Most intersections have only one pole-mounted light, which is insufficient for lighting both sides of the street. Wattage should be increased if possible, or the field of lighting should be expanded to include additional areas. Alternatively, additional poles should be installed at dark intersections. Lighting fixtures and spacing should be consistent and high-pressure sodium lights should be replaced with LED fixtures. See Attachment A for an example of a well-lit intersection.

# Advantages of LED Lighting

- Produces a brighter, white light that enhances visibility and mimics daylight.
- Industry standard for energy efficiency, offering cost savings and long lifespans.
- Improved uniformity in light distribution compared to high-pressure sodium lights.

By replacing high-pressure sodium (HPS) lamps with LED lights for street lighting offers several significant benefits, including improved efficiency, safety, and cost savings. Here is a detailed overview:

## 1. Energy Efficiency

- Lower Energy Consumption: LEDs use 40–60% less energy than HPS lamps while providing comparable or better illumination.
- Reduced Carbon Footprint: Energy savings translate to lower greenhouse gas emissions, supporting environmental sustainability goals.

## 2. Longer Lifespan

- Durability: LEDs last 50,000–100,000 hours, significantly longer than HPS lamps (approximately 24,000 hours).
- Reduced Maintenance Costs: Fewer replacements and lower maintenance requirements save time and money for municipalities.

## 3. Improved Lighting Quality

- Better Color Rendering Index (CRI): LEDs offer a CRI of 70–90, **compared to HPS lamps' CRI of 20–30**, improving visibility and making colors more natural and distinguishable.
- Uniform Light Distribution: LEDs provide consistent, even lighting, reducing dark spots and glare.
- Customizable Light Temperatures: LEDs are available in various color temperatures (e.g., warm white to cool white), tailored to enhance visibility and comfort. Using the correct temperature for visibility and spread is highly recommended.

## 4. Enhanced Safety

- Improved Visibility: Brighter, more natural light improves safety for pedestrians, bicyclists, and drivers by making roads, obstacles, and signage more visible. Increases facial recognition at greater distances and makes better witness testimony.
- Crime Deterrence: LED lighting creates well-lit environments that deter criminal activities and reduces fear and anxiety.

## 5. Cost Savings

- Lower Energy Bills: Reduced energy consumption leads to significant cost savings over time.
- Decreased Maintenance Costs: The longer lifespan and durability of LEDs minimize repair and replacement expenses.

## 6. Environmental Benefits

- Reduced Light Pollution: LEDs are directional, focusing light on streets and sidewalks rather than scattering it into the sky or surrounding areas.

- No Hazardous Materials: Unlike HPS lamps, LEDs do not contain harmful substances like mercury, making disposal safer.
- Dimmability and Smart Controls: LEDs can be paired with adaptive lighting controls for further energy savings, dimming during low-traffic periods or adjusting based on ambient light.

### 7. Future-Proof Technology

- Smart City Integration: LEDs are compatible with smart lighting systems, enabling features like motion sensing, remote monitoring, and adaptive lighting schedules.
- Scalability: LEDs can be upgraded with minimal disruption to incorporate new technologies or additional sensors.

### Summary of Benefits

Category	HPS Lamps	LED Lights
Energy Consumption	High	Low (40–60% less)
Lifespan	~24,000 hours	50,000–100,000 hours
Maintenance Costs	High	Low
Lighting Quality	Poor CRI, uneven	High CRI, uniform
Environmental Impact	Contains mercury	No hazardous materials
Light Pollution	Significant	Minimal

Replacing HPS lamps with LEDs is a cost-effective, sustainable, **and forward-thinking solution for**

### Minimum Recommended Light Levels

The recommended light levels for streets vary based on the type of roadway, the volume of traffic, and the specific environment. Standards are typically established by organizations such as the Illuminating Engineering Society (IES) and local transportation authorities. Below are general guidelines for recommended light levels, measured in lux (lx), which indicate the intensity of illumination:

#### 1. Residential Streets

- Light Level: 3-15 lux

Residential streets typically require lower lighting levels because they have slower traffic and less activity. The focus is on pedestrian and bicyclist safety while minimizing light pollution.

#### 2. Collector Roads

- Light Level: 10-20 lux

These roads connect residential areas to major thoroughfares. They require moderate lighting levels to support safe navigation for mixed traffic, including vehicles, bicycles, and pedestrians.

#### 3. Major Arterial Roads

- Light Level: 20-30 lux

Arterial roads handle higher volumes of vehicular traffic and faster speeds. Enhanced lighting ensures visibility of road markings, intersections, and potential hazards.

#### 4. Pedestrian and Bicycle Pathways

- Light Level: 5-10 lux

Pathways shared by pedestrians and bicyclists need sufficient lighting to ensure visibility of surfaces and obstacles while promoting a sense of safety.

#### 5. Intersections

- Light Level: 30-50 lux

Intersections require higher lighting levels than the surrounding roadway to account for complex traffic movements, including vehicles, pedestrians, and bicyclists crossing paths.

#### 6. Crosswalks

- Light Level: 20-30 lux

Crosswalks should be well-lit to make pedestrians visible to drivers, particularly in urban areas or locations near schools and parks.

#### Additional Considerations

##### 1. Uniformity Ratios:

- Uniformity is crucial to avoid creating glare or harsh contrasts. The ratio of maximum to minimum light levels should generally not exceed 3:1.

##### 2. Glare Control:

- Lighting fixtures should be shielded to minimize glare for drivers and pedestrians, enhancing safety.

##### 3. Color Rendering Index (CRI):

- LEDs with a high CRI (typically 70+ on a scale of 0-100) are preferred for clear visibility and accurate color perception.

##### 4. Correlated Color Temperature (CCT):

- A neutral white light (3000-4000K) is generally recommended for street lighting, balancing visibility, safety, and minimizing discomfort.

**Crime Statistics for Immokalee City - Robberies 2022 -2024**

For the time frame above, there have been a total of 103 robbery reports that occurred in District 8.

See below for a breakdown.

Years	2022	2023	2024
<b>Grand Total</b>	43	24	36
			<b>103</b>

Out of 103 offenses from 2022-2024, Fridays and Saturdays had the most robbery incidents with 17 and 30 incidents. For the year of 2022, Saturdays and Thursdays had the most robbery incidents occur with 17 and 6 incidents. For the year of 2023, Fridays and Thursdays had the most incidents occur with 6 and 5 incidents. For the year of 2024, Saturdays had the most robbery incidents occur with 10 while Monday, Friday and Sunday were second with 6 incidents each. See below for a breakdown.

Years	2022	2023	2024	Total
Monday	5	0	6	11
Tuesday	5	3	1	9
Wednesday	2	3	3	8
Thursday	6	5	4	15
Friday	5	6	6	17
Saturday	17	3	10	30
Sunday	3	4	6	13
<b>Total</b>	<b>43</b>	<b>24</b>	<b>36</b>	<b>103</b>



## MAINTENANCE ISSUES AND LACK OF LIGHTING LOCATIONS

POLE #	POLE LOCATION	SIDE	ISSUE
04011AA	BOSTON AVE & S 3RD ST	S/S	LIGHT OUT
S40171	BOSTON AVE BETWEEN S 3RD ST & S 4TH ST	N/S	LIGHT OUT
40179AB	507 BOSTON AVE	S/S	LIGHT OUT
S5845	BOSTON AVE @ CAR WASH	N/S	LIGHT OUT
F4961B	503 BOSTON AVE	S/S	NEEDS TRIMMING
T13870B	BOSTON AVE @ S 4TH ST	S/S	NEEDS TRIMMING
188992	BOSTON AVE @ ESQUIVEL CUTS	S/S	NEEDS TRIMMING
N/A	BOSTON AVE JUST IN FRONT OF S 1ST ST		GOES ON AND OFF
N/A	311 COLORADO AVE	N/S	LIGHT OUT
S15641AA	COLORADO AVE @ S 4TH ST	N/S	LIGHT OUT
188955	708 COLORADO AVE	S/S	LIGHT OUT
F051765	805 COLORADO AVE	S/S	LIGHT OUT
19AA	COLORADO AVE @ S 9TH ST	S/S	LIGHT OUT
47701D	601 W DELAWARE AVE PARKING LOT	S/S	2 LIGHTS OUT
N/A	S 6TH ST @ W DELAWARE AVE		NEED MORE LIGHTS
N/A	W DELAWARE AVE @ S 4TH ST	N/S	LIGHT OUT
N/A	503 EUSTIS AVE	N/S	LIGHT OUT
S23811AA	511 EUSTIS AVE	S/S	LIGHT OUT
N/A	200 S 2ND ST	W/S	LIGHT OUT
40188AB	110 S 2ND ST	W/S	LIGHT OUT
N/A	S 3RD ST BETWEEN COLORADO AVE & W DELAWARE AVE		NEED MORE LIGHT
	BOOKER BLVD - ENTIRE STREET		NEED MORE LIGHT
F8474B40	S 5TH ST @ DOAK AVE	W/S	LIGHT OUT
	S 5TH ST FROM PALMETTO AVE TO DOAK AVE		NEED MORE LIGHT
40181AB	210 S 4TH ST	W/S	LIGHT OUT
T40895	209 S 7TH ST	E/S	LIGHT OUT
S206484	S 9TH ST @ CATALINA TERR	E/S	LIGHT OUT
N/A	651 2ND AVE	N/S	LIGHT OUT
A3751957	713 2ND AVE	S/S	LIGHT OUT
N/A	2ND AVE BETWEEN N 8TH ST & N 9TH ST		NEED MORE LIGHT
	ROBERTS AVE W BETWEEN N 1ST ST & N 15TH ST		ALL GOOD
S188964	218 N 3RD @ MAIN ST	E/S	LIGHT OUT
S410AA	218 N 3RD @ MAIN ST	W/S	LIGHT OUT
T47805	202 N 3RD ST	E/S	LIGHT OUT

POLE #	POLE LOCATION	SIDE	ISSUE
T9507	221 N 4TH ST	W/S	LIGHT OUT
SL333885	N 4TH ST @ 2ND AVE	S/S	OUT / NEEDS TRIMMING
	N 5TH ST		ALL GOOD
SL334818	N 6TH ST @ ROBERTS AVE W	E/S	LIGHT OUT
T9500B	214 N 6TH ST	E/S	LIGHT OUT
T9380	N 7TH ST JUST IN FROM W MAIN ST	E/S	LIGHT OUT
	N 8TH ST BETWEEN ROBERTS AVE W & 2ND AVE		NEED MORE LIGHT
SL334201	216 N 9TH ST	E/S	LIGHT OUT
SL336011	NEW MARKET RD E @ BROWARD ST	N/S	LIGHT OUT
16545AA	403 NEW MARKET RD W @ F.O.E.	S/S	LIGHT OUT
	IMMOKALEE DRIVE BETWEEN N 15TH ST & CARSON RD		ALL GOOD
	IMMOKALEE DRIVE BETWEEN N 11TH ST & ESCAMBIA ST		ALL GOOD

BLUE POLE LIGHTS OUT N 15TH ST

29	BLUE POLE LIGHTS OUT N 15TH ST		LIGHT OUT
19	BLUE POLE LIGHTS OUT N 15TH ST		LIGHT OUT
16	BLUE POLE LIGHTS OUT N 15TH ST		LIGHT OUT
18	BLUE POLE LIGHTS OUT N 15TH ST		LIGHT OUT
24	BLUE POLE LIGHTS OUT N 15TH ST		LIGHT OUT

STREETS WITH NO LIGHTS

N/A	N16 ST- IMMOKALEE DR-8THAVE		NO MID BLOCK LIGHTS
N/A	N 18TH ST- IMMOKALEE DR - NEW MMARKET RD		NO MID BLOCK LIGHTS
N/A	PALM DR -N18-N15		NO MID BLOCK LIGHTS
N/A	7AVE- N16TH - IMMOKALEE DR		NO MID BLOCK LIGHTS
N/A	6TH AVE N16TH IMMOKALEE DR		NO MID BLOCK LIGHTS
N/A	5TH AVE - IMMOKALEE DR -N16		NO MID BLOCK LIGHTS

POLE #	POLE LOCATION	SIDE	ISSUE
N/A	7TH AVE AND N18TH		LIGHT OUT
N/A	PALMETTO AVE - S 9TH -S5TH		NEEDS LIGHT
N/A	DIMAR LANE		NEEDS LIGHT
N/A	BRADLEY DR		NEEDS LIGHT
N/A	MAX DR		NEEDS LIGHT
N/A	MAPLE DR -PALMETTO AVE		NEEDS LIGHT
N/A	STOKE AVE -SOUTH 5TH ST		NEEDS LIGHT
N/A	EL PASO TRAIL		NEEDS LIGHT
N/A	CARSON RD		NEEDS LIGHT
N/A	INDIAN RIVER ST - JEFFERSON AVE WEST		NEEDS LIGHT

	N/S = North Side    S/S = South Side		
	W/S = West Side    E/S = East Side		

## **Implementation Recommendations**

To achieve optimal street lighting in Immokalee:

Begin a pilot project to install mid-block lighting and standardize spacing in high-priority areas.

Transition to LED lighting systematically, starting with major pedestrian routes.

Establish a timeline and budget for phased implementation.

**Prioritize High-Risk Areas:** Focus on intersections, school zones, and high pedestrian and bicycle traffic locations.

**Upgrade Existing Lighting and Transition Fully to LED Lighting**

Replace all high-pressure sodium lights with LED fixtures to ensure consistent, high-quality illumination

**Address Mid-Block Dark Spots,** Install additional streetlights in mid-block areas between intersections to eliminate dark spots Measurement: Light levels in several mid-block areas fell below recommended standards (3–15 lux for residential streets). These insufficient levels compromise visibility for pedestrians, bicyclists, and motorists.

**Illuminate Unlit Intersections Streets**

Prioritize installation of streetlights at currently unlit intersections and streets, especially those at dead ends and mid-block locations. Increased lighting in these areas will improve navigation, enhance safety, and foster a greater sense of security.

**Ongoing Maintenance and Monitoring**

Implement a proactive maintenance program to ensure all streetlights remain operational.

Establish a reporting system for residents to notify authorities about malfunctioning or damaged lights.

Conduct periodic evaluations to ensure lighting effectiveness

**Community Engagement**

Involve residents in identifying priority areas for new lighting through surveys and public meetings.

**Transition Fully to LED Lighting**

Replace all high-pressure sodium lights with LED fixtures to ensure consistent, high-quality illumination.

Use LEDs for their energy efficiency and improved visibility, reducing long-term operational costs.

**Standardize Spacing and Coverage**

Conduct a detailed lighting study to establish consistent spacing between streetlights.

Ensure adequate overlap of light coverage to eliminate gaps in illumination.

**Illuminate Unlit Intersections and Dead Ends**

Prioritize installation of streetlights at currently unlit intersections, especially those at dead ends and mid-block locations.

Increased lighting in these areas will improve navigation, enhance safety, and foster a Greater sense of security.

## Conclusion

The lack of sufficient lighting spacing and mid-block lighting in Immokalee presents significant safety challenges, traffic-related dangers and contributes to crime risks, particularly street robberies. While intersection lighting has improved, addressing the dark zones between and at intersections is critical to enhancing overall safety and security. By implementing the recommendations above, Immokalee can create a safer, more accessible and welcoming environment for its residents and visitors.

Adhering to recommended light levels ensures roadways are safe, efficient, and comfortable for all users. Local jurisdictions may adjust these levels based on specific environmental conditions or community needs.

## Lighting

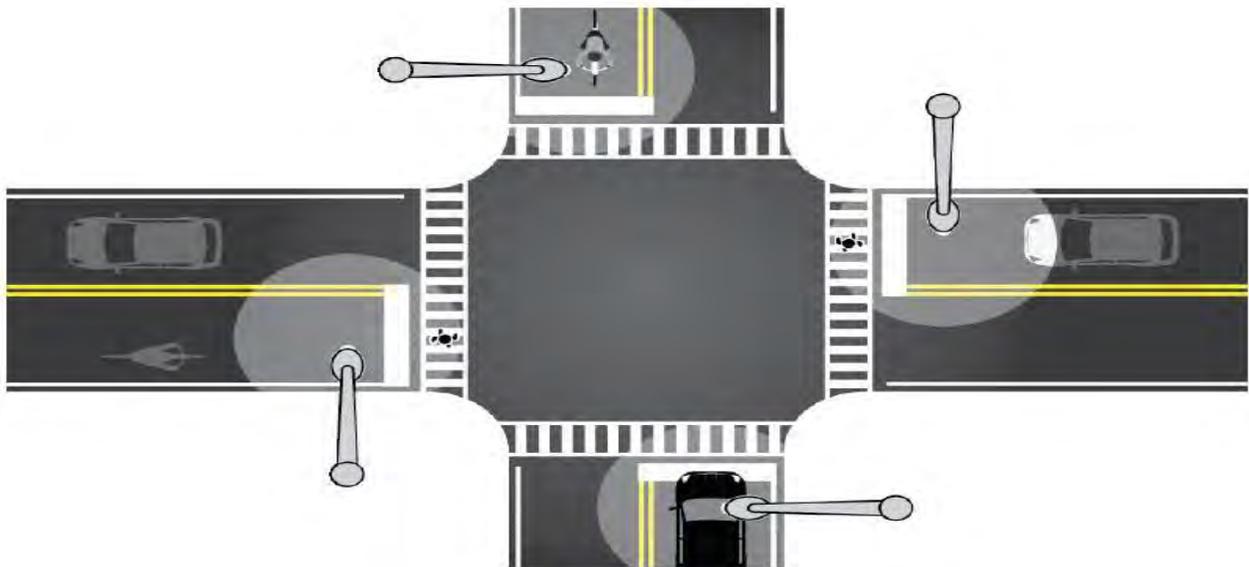


**U.S. Department of Transportation**  
**Federal Highway Administration**  
**FHWA-SA-21-050**

- [Lighting\\_508.pdf \(PDF, 319.74 KB\)](#)

The number of fatal crashes occurring in daylight is about the same as those that occur in darkness. However, the nighttime fatality rate is three times the daytime rate because only 25 percent of vehicle miles traveled (VMT) occur at night. At nighttime, vehicles traveling at higher speeds may not have the ability to stop once a hazard or change in the road ahead becomes visible by the headlights. Therefore, lighting can be applied continuously along segments and at spot locations such as intersections and pedestrian crossings in order to reduce the chances of a crash.

Adequate lighting (i.e., at or above minimum acceptable standards) is based on research recommending horizontal and vertical illuminance levels to provide safety benefits to all users of the roadway environment. Adequate lighting can also provide benefits in terms of personal security for pedestrians, wheelchair and other mobility device users, bicyclists, and transit users as they travel along and across roadways.



Source: FHWA

## Applications

### Roadway Segments

Research indicates that continuous lighting on both rural and urban highways (including freeways) has an established safety benefit for motorized vehicles.<sup>1</sup> Agencies can provide adequate visibility of the roadway and its users through the uniform application of lighting that provides full coverage along the roadway and the strategic placement of lighting where it is needed the most.

### Intersections and Pedestrian Crossings

Increased visibility at intersections at nighttime is important since various modes of travel cross paths at these locations. Agencies should consider providing lighting to intersections based on factors such as a history of crashes at nighttime, traffic volume, the volume of non-motorized users, the presence of crosswalks and raised medians, and the presence of transit stops and boarding volumes.

## Considerations

Most new lighting installations are made with breakaway features, shielded, or placed far enough from the roadway to reduce the probability and/or severity of fixed-object crashes. Modern lighting technology gives precise control with minimal excessive light affecting the nighttime sky or spilling over to adjacent properties. Agencies can equitably engage with underserved communities to determine where and how new and improved lighting can most benefit the community by considering their priorities, including eliminating crash disparities, connecting to essential neighborhood services, improving active transportation routes, and promoting personal safety.

## Resources

1. 21st Century Security and CPTED: Designing for Critical Infrastructure Protection and Crime Prevention  
Second Edition By Randall I. Atlas, PhD
2. Crime Prevention Through Environmental Design  
Third Edition  
By Timothy D. Crowe
3. Illuminating Engineering Society Publication  
ANSI/RP-8-14: Roadway Lighting
4. Illuminating Engineering Society Publication  
IES G-1-16: Guide for Security Lighting for People, Property, and Critical Infrastructure

**Advisory Board Application Form**  
**Collier County Government**  
**3299 Tamiami Trail East, Suite 800**  
**Naples, FL 34112**  
**(239) 252-8400**

**Application was received on:** 02/05/2025 11:29:27 AM

**Name:** Michael Facundo

**Email Address:** [mike@hfarchitects.net](mailto:mike@hfarchitects.net)

**Home Address:** 318 Washington ave.

**City/Zip Code:** Immokalee, 34142

**Primary Phone:** 239-503-4333

**Secondary Phone:**

**Board or Committee:** Immokalee Local Redevelopment Advisory Committee

**Category (if Applicable):** Architect, Citizen, Business Owner

**Place of Employment?** H&F Architects, LLC

**Do you or your employer do business with the County?** No

**How many years have you lived in Collier County?** More than 15

**Home many months out of the year do you reside in Collier County?** I am a year-round resident

**Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)?** No

**Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board?** No

**Are you a registered voter in Collier County?** Yes

**Do you currently hold an elected office?** No

**Do you now serve, or have you ever served on a Collier County board or committee?** Yes

**If yes, please list the boards / committees:** CRA Board

**Please list your community activities and positions held:**

**Education:** License Architect, 5 yr Bachelors in Architecture,NCARB Certified

**Experience / Background:** License Architect, 5 yr Bachelors in Architecture,NCARB Certified

Immokalee Local Redevelopment Advisory Board Member Attendance Log FY 2023-2025

Committee Member	Jan 23'	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec 23'	Jan 24'	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec 24'	Jan 25'	Total Absent
Frank Nappo	X	X	X	X	X	X	NM	NM	X	X	A	X	X	X	A	X	A	A	NM	A	NB	NB	NB	NB	NB	5
Edward "Ski" Olesky	X	X	X	X	X	X	NM	NM	X	X	X	X	X	X	X	X	X	A	NM	X	A	A	X	X	A	4
Estil Null	X	X	X	X	X	X	NM	NM	X	X	A	X	X	X	X	X	X	X	NM	A	X	A	A	A	A	6
Andrea Halman	X	X	X	X	X	X	NM	NM	X	X	X	X	X	X	X	X	X	X	NM	X	X	X	X	X	X	0
Michael "Mike" Facundo	X	A	X	X	X	X	NM	NM	X	X	X	X	X	X	X	X	X	X	NM	X	A	X	X	X	X	2
Yvar Pierre	X	X	X	X	X	X	NM	NM	X	X	X	X	A	X	A	X	X	A	NM	X	X	A	A	A	X	6
Patricia "Anne" Goodnight	A	A	X	A	X	X	NM	NM	X	X	X	X	A	X	X	X	X	A	NM	X	X	X	A	X	X	6
Mark Lemke	A	X	X	X	X	X	NM	NM	X	A	X	X	X	X	X	A	X	A	NM	X	X	X	A	X	A	6
Jonathan Argueta	X	A	X	X	X	X	NM	NM	X	NB	NB	NB	NB	NB	NB	NB	NB	NB	NM	NB	NB	NB	NB	NB	NB	1
Lupita Vazquez Reyes	NB	NB	NB	NB	NB	NB	NM	NM	NB	NB	X	X	X	A	X	X	A	X	NM	X	A	X	A	X	X	4
Paul Thein	NB	NB	NB	NB	NB	NB	NM	NM	NB	NB	NB	NB	NB	NB	NB	NB	NB	NB	NM	NB	NB	NB	NB	X	X	0

X = Present  
 A = Absent/Excused (2023-2024)  
 A = Absent/Excused (2025)  
 A = Absent/UnExcused (2025)  
 NM = No Meeting held  
 NB = Not on Board during this period



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

Month of: March 2025

Week Ending

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		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
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>		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
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		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
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		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

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

**Month of: February 2025**

**Week Ending**

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

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

**Month of: January 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	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
2	Mowing & Edging - Multiple Medians	1/2/25	n/a	1/16/25	n/a	1/30/25
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	1/2/25	n/a	1/16/25	n/a	1/30/25
4	Weeding - Medians - Hand & Chemical	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
5	General Site Trimming & Pruning - Medians	1/2/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	1/3/25	1/10/25	1/17/25	1/24/25	1/31/25
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	1/2/25	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	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	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	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	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25

**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 Westclox Road; including the Welcome Sign area).**

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
15	Mowing & Edging - Multiple Medians	1/2/25	n/a	1/16/25	n/a	1/30/25
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	1/2/25	n/a	1/16/25	n/a	1/30/25
17	Weeding - Medians - Hand & Chemical	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
18	General Site Trimming & Pruning	1/2/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
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	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
27	Mowing & Edging - (No Medians)	1/2/25	n/a	1/16/25	n/a	1/30/25
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	1/2/25	n/a	1/16/25	n/a	1/30/25
29	Weeding - Hand & Chemical	1/2/25	1/9/25	1/16/25	n/a	1/30/25
30	General Site Trimming & Pruning (Biweekly)	1/2/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
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	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	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25

**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	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
39	Mowing & Edging - (No Medians)	1/2/25	n/a	1/16/25	n/a	1/30/25
40	Weeding - Hand & Chemical	1/2/25	n/a	1/16/25	n/a	1/30/25
41	General Site Trimming & Pruning	1/2/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	1/2/25	1/9/25	1/16/25	1/23/25	1/30/25
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	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

**M. ADDITIONAL SERVICES FOR WORK AREAS**

Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
82	Seasonal Banners	n/a	n/a	n/a	n/a	n/a

**INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT**

IMMCHRIST-003- Zocalo Decorations-\$3500  
 IMMCHRIST-004-Christmas Tree-\$11,000

**APPROVED ESTIMATES- IN PROGRESS**

**ESTIMATES PENDING APPROVAL**