Collier County Community Redevelopment Agency

IMMOKALEE CRA

¡The Place to Call Home!

# THE IMMOKALEE LOCAL REDEVELOPMENT ADVISORY (CRA) BOARD MEETING

## August 21, 2024

## 8:30 A.M.

Immokalee
Florida in the 21st century

# IMMOKALEE CRA

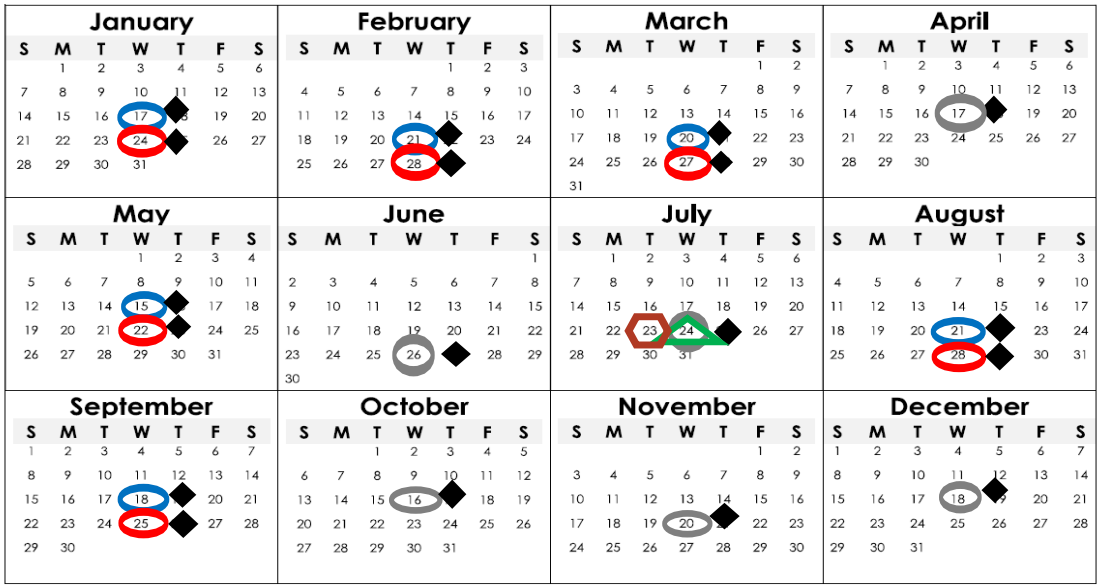
Collier County Community Redevelopment Agency

Florida's 21st century

## 2024

CRA Meetings held every third Wednesday of the month.

MSTU Meetings held every fourth Wednesday of the month.




CRA Meeting

MSTU Meeting

Special Meeting

BCC Joint Workshop

Joint Meeting

Cancelled

No Meeting

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

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

◆ Hybrid Remote Public Meeting

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

Collier County Community Redevelopment Agency

IMMOKALEE CRA

¡The Place to Call Home!

**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**

Mark Lemke
Chairman

Anne Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Lupita Vazquez Reyes

**MSTU Advisory Committee**

Andrea Halman
Chairman

Bernardo Barnhart
Vice- Chair

Christina Guerrero
Cherryle Thomas
David Turrubiartez Jr.

**CRA Staff**

John Dunnuck
CRA Director

Christie Betancourt
CRA Assistant Director

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative Assistant

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

**AGENDA**
**Hybrid Remote Public Meeting**
**(*Please see details below)**

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

**August 21, 2024 – 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 *(Action Item)*
E. Approval of Agenda *(Action Item)*
F. Approval of Consent Agenda *(Action Item)*
   1. Minutes
      i. CRA Advisory Board Meeting for May 15, 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. Community Meetings (Enclosure 6)
      iv. Letter of Support – Immokalee One-Stop Mixed Use (MPUD) (Enclosure 7)
G. Announcements
   1. Public Comment speaker slips
   2. Communications Folder
   3. Recap of Joint BCC/CRA Workshop – July 23, 2024
   4. 2024 Public Meeting Calendar updated (Enclosure 8) *(Action Item)*
H. Other Agencies
   1. FDOT updates
   2. Other Community Agencies
I. Community Presentations
J. Old Business
   1. Brief Staff project update
      i. First Street Corridor Safety Project update
      ii. Park Initiative update (Enclosure 9)
      iii. CRA Office
      iv. Panther Crossing Bridge Improvements update
      v. Land Development Code (LDC) update
   2 FRA Conference 2024 – Tampa, FL (Enclosure 10) *(Action Item)*
   3 Strategic Planning Program (Enclosure 11) *(Action Item)*

K. New Business
   1. Letter of Support – Rename W. Eustis Ave. to Howard Way (Enclosure 12) *(Action Item)*

L. Citizen Comments

M. Next Meeting Date
   The **CRA Board** will be meeting on Wednesday, ***September 18, 2024***, at 8:30 A.M. at CareerSource SWFL

N. Adjournment

*** Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at Yuridia.Zaragoza@colliercountyfl.gov by August 20, 2024, at 4:00 P.M.

You may attend the meeting in person on August 21, 2024, at the CareerSource SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142.

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

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact Christie Betancourt at 239.867.0028 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**

Meeting of the Collier County Community Redevelopment Agency Immokalee Local Redevelopment Advisory Board on May 15, 2024. The Advisory Board members, staff, and public appeared virtually and in person.

**Hybrid Remote Public Meeting**
CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.
The meeting was called to order by CRA Chair Mark Lemke at 8:30 A.M.

B. Pledge of Allegiance and Moment of Silence.
Mark Lemke led the Pledge of Allegiance and asked for a moment of silence.

C. Roll Call and Announcement of a Quorum.
Christie Betancourt opened roll call. A quorum was announced for the CRA Board.
CRA Advisory Board Members Present in Person:
Mark Lemke, Patricia Anne Goodnight, Mike Facundo (8:32 A.M.), Andrea Halman, Estil Null, Edward "Ski" Olesky, and Yvar Pierre.
CRA Advisory Board Members Present via Zoom:
Frank Nappo and Lupita Vazquez Reyes.
CRA Advisory Board Members Absent/Excused:
None.
Others Present in Person:
Rachel Hansen, Pat Vanesse, Laura Tefft, Christina Guerrero, Marlene Dimas, Chad Oliver, Misty Smith, Kyle Pryce, Sarah Harrington, and Commissioner Bill McDaniel.
Others Present via Zoom:
Jessica Harrelson, Megan Greer, Andrew VanValin, Barbara Rollason, Rich Yovanovich, Maria Rueda, Norman Trebilcock, and Taylor Jaskulski.

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

D. Voting Privileges for Board Members via Zoom
Staff announced that they have CRA Board Members on Zoom.

***CRA Action:*** ***Mr. Estil Null made a motion to allow Board members on Zoom privileges. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 7-0.***

E. Approval of Agenda.
Staff presented the Agenda to the Board for approval. Staff informed board members that there is an updated Enclosure 7. Agenda was approved as amended.

***CRA Action:*** ***Mr. Estil Null made a motion to approve the Agenda as amended. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 9-0.***

F. Approval of Consent Agenda
   1. Minutes
      i. Joint CRA & MSTU Advisory Board Meeting for April 17, 2024 (Enclosure 1)
   2. Budget Reports (Enclosure 2)
   3. Code Enforcement Report (Enclosure 3)
   4. Staff Reports
      i. Program Manager Report (Enclosure 4)
      ii. Project Manager Report (Enclosure 5)
      iii. Community Meetings (Enclosure 6)

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

***CRA Action: Mr. Edward "Ski" Olesky made a motion to approve the Consent Agenda as presented. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 9-0.***

G. Announcements.
   1. Public Comments speaker slips
      CRA Staff reiterated the public 3-minute speaker slip policy. 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 CRA meeting, article on the Immokalee Fair Housing Alliance breaking ground on their second building, Parks and Recreation updates on Region 3 that have occurred in the month of April and first week of May, and the 2023 CRA Annual Report.

      Ms. Andrea Halman asked if the 2023 CRA Annual Report will be presented to the Board of Collier County Commissioners.

      Ms. Christie Betancourt provided information on the workshop that is set to be scheduled soon with the CRA Boards and the Board of Collier County Commissioners.

      Commissioner McDaniel followed up and said that he gave the idea to the Board of Collier County Commissioners (BCC) and County Staff to have the workshop during a regular BCC meeting to avoid scheduling an extra meeting for everyone. The workshop is set to be scheduled in the Summer.

   3. Collier County Public Schools (CCPS), Chad Oliver (Enclosure 7, Added Enclosure 7)
      Mr. Chad Oliver provided updates on Collier County Public Schools. He provided information on the Collier County Public School Board Meeting that will be held in Immokalee on October 8, 2024 at 4:30 p.m. at Immokalee Technical College.

He provided details on the 2024 Election and how it will impact local schools. The Tax-Neutral Referendum will be on the November Ballot and there are two school board seats on the August Primary Ballot. Any registered voter in Collier County votes on all the seats, not just the district they live in. The Tax-Neutral Referendum allows flexibility to the School Board with reducing the capital millage and increasing operating millage with no additional taxes. This referendum also provides a lot of freedom to the school board in continuing with teacher salaries and programs. Last year was the largest salary increase in Collier County for CCPS teachers.

Mr. Oliver provided updates on CCPS Superintendent, Dr. Leslie Ricciardelli. She is creating an initiative to have more assistant principals and principles who grew up in Immokalee; help run and operate schools in Immokalee. She has met with 35 teachers who have gone through the Guadalupe Center and the Immokalee Foundation. She plans to meet with the FGCU President to figure out a leadership pathway for Immokalee Educators. He also provided information on the achievements of the Immokalee Elementary Schools High Ratings, the new Elementary school coming to Ave Maria, and the achievement of the Immokalee High School Girls Robotics team.

Discussion was made on the current number of students in the Immokalee Public Schools. All Immokalee schools are under capacity with room to welcome more students. A graph was provided to show the capacity and the numbers for school years 2022-23 and 2023-24. CCPS Staff look into population change to see if they can build a new school and prove to the State that there's a need for a new school. He thanked everyone for allowing him to provide updates and asked if anyone had any questions.

Ms. Andrea Halman asked what the number of students per teacher is considered capacity. Mr. Oliver said it's an average of the entire school not on individual classes.

Ms. Lupita Vazquez Reyes thanked Mr. Chad Oliver for providing great information and commented that her daughter is part of the Robotics team. She has received comments on classroom capacity and how classroom seem to be overcrowded. She asked what can be done to advocate for classrooms to be less overcrowded. Mr. Oliver said that it would be best to express concerns to the school principals. They're the best person to advocate for change. When it comes to facilities, the school board meetings are a great opportunity to meet with the school board and the Superintendent.

Mr. Frank Nappo asked Mr. Oliver on the projections of enrollment in the Immokalee Middle School moving forward. Mr. Oliver asked Mr. Nappo to follow up with him so that he can connect him with the right person to provide information on projections.

4. New CRA Director, John Dunnuck
   Staff provided brief information on the new selected CRA Director. His name is John Dunnuck, he starts Monday, May 20th. Staff will provide him an outline to show the background history of the CRA, current projects, and potential projects. Staff plan to present the Strategic Plan in June, so enough time is given to the new CRA Director to review. He has worked with the County before.

H. Other Agencies

1. FDOT Updates

Commissioner McDaniel provided updates. He said the Moving Florida Forward Initiative is right on track. He complimented FDOT and said they are working at lightspeed with the Initiative. He said it important to the Immokalee Community since it's in excess of 100 million dollars of road improvements. The improvements include the Loop Road, the Roundabout SR 80, and the 4 lanes of 29 North from the roundabout all the way to the roundabout on SR 82. The construction on the Initiative will commence in the first or second quarter of 2026.

Commissioner McDaniel provided information on other improvements that are set to happen in Collier County.

2. Collier County Parks and Recreation (Enclosure 8)

Staff included some key improvements on what Parks and Recreation staff have done in Immokalee. Mr. Kyle Pryce provided updates on the improvements and current progress. He informed the members that the Immokalee Community Park restrooms, conference room, and kitchen have been renovated. The sidewalks at the Immokalee Sports Complex and the Immokalee Community Park have been repaved, as well as the pathways located near the baseball and softball field. The Immokalee South Park playground has been installed and completed.

The Kitty Pool at the Immokalee Sports Complex currently has some pump issues. Parks and Recreation staff hope that the maintenance team can get it fixed by June 1st. Summer camp registration is open, the sports complex has sports camp, and the Community Park has regular camp for students K-6.

Mr. Mark Lemke asked if there's an update on the discussions of redoing the parking lot and removal of trees at the Community Park. Mr. Pryce said he doesn't have too much information on this matter, but he has spoken to the maintenance crew leader, and they will be trimming the trees next week. There is currently no update on the redoing of the parking lot.

Commissioner McDaniel asked if there is an update on the equipment at the fitness center. Mr. Pryce said that they have stopped their process with Life Fitness and are now with Advanced Exercise. They are moving quickly and have received a quote. They have up to $90,000 worth of new equipment to the fitness center. The fitness center has also been repainted.

Commissioner McDaniel commented to staff to continue working with the ladder of authority and provide communication to him, if there is a need that is not being attended in a proper way. Commissioner McDaniel provided brief information on what occurred at the Board of Collier County Commissioners meeting held on Tuesday, May 14, 2024. The Williams Reserve at Lake Trafford was discussed, and an offer was given of $20,770,000, information will be given when there is an update. Commissioner McDaniel also provided information on a draft Executive Summary he has done and hopes to have this year appropriations move towards the conversion of two existing grass fields to artificial turf at the Immokalee Sports Complex.

Ms. Andrea Halman commented on the fitness center and said that it sounds like it's being used a lot. She asked if there are any plans to expand this center. Mr. Kyle Pryce said he's not aware of any expansion for the fitness center but has minor details that an expansion was done a couple of years ago.

Ms. Christie Betancourt informed board and members of the public that staff meets monthly with Parks and Recreation staff. Staff have discussed temporary locations for a sports field, but no idea has come into fruition. As for the expansion mentioned, it's costly and there is no assurance that the Sports Complex is able to support an expansion. Commissioner McDaniel followed up on what was done to help with the fitness center having a comfortable space for community members. Ms. Betancourt said that during Covid, the fitness center had a good system with individuals having an assigned time, she said it worked very well in keeping members safe and having a comfortable space. Commissioner McDaniel asked Ms. Betancourt to send him a note on this and said that ideas like this help with improving circumstances like overcrowding.

Ms. Lupita Vazquez Reyes asked Mr. Kyle Pryce if he had any updates on Pepper Ranch. Mr. Pryce informed Ms. Reyes that Pepper Ranch is set to close at the end of June. Staff is partnering with Conservation Collier and Pepper Ranch. He said staff might schedule a camp out to celebrate Parks and Recreation month in July. There are no other events other than the trails and campsites being open until the end of June. They will open again in November.

Ms. Lupita Vazquez Reyes asked on the current status of the two positions for hire at Pepper Ranch. Mr. Kyle Pryce said that Conservation Collier Staff interviews and see who is the best fit. As for now, Conservation Collier will probably have the positions listed as volunteer positions.

Ms. Reyes also asked if there has been any discussions to connect the Lake Trafford boardwalk pier to the Pepper Ranch extension pier. Ms. Christie Betancourt said discussions have been made to improve Lake Trafford, and the idea of connecting both piers has been discussed, however there is no funding or design for this.

Ms. Reyes advocated for natural spaces and said that outdoor spaces like the Lake Trafford Pier and Pepper Ranch pier help people relate to their environment. She discussed the importance of having the younger community be inspired to protect where they live, and how there is missed opportunities when there is no investment in outdoor spaces. She would like to see this matter be more prioritized in the future.

Ms. Christie Betancourt informed everyone in attendance that the fields in the Immokalee Sports Complex will close for maintenance. They are set to be closed from May 15 – August 28, 2024. Discussion was made on the draft summary for the artificial fields, and how this can affect the Christmas Around the World. Ms. Betancourt will keep this as an update and add it to the Project Report since staff have allocated 1.2 million towards improvements for Parks Initiative.

3. Other Community Agencies
   Immokalee Water and Sewer District, Misty Smith
   Ms. Misty Smith informed everyone in attendance that all customers will be receiving a letter that's a notice of requirement informing customers on their water level. She also provided information on the current progress of a new administration building; staff is expected to have a closing on the property. This is exciting for customers since there's possibilities of having two Drive Thrus, a bigger conference room and lobby. She provided information on the Immokalee Water and Sewer Board meeting scheduled May 15, 2024 at 3:30 p.m. This meeting is open to the public.

   Ms. Andrea Halman asked Ms. Misty Smith if the public has to call to connect to Zoom for the Board meetings. Ms. Misty Smith said that if anyone is interested in joining the board meeting through Zoom, they must contact her or Sarah Catala, who is the Executive Director. They will share a link to those who are interested in attending the meeting through Zoom.

   Collier County Economic Development and Housing Division, Sarah Harrington
   Ms. Sarah Harrington provided information on the Local Government Area of Opportunity (LGAO) for developers. This provides an opportunity for developers to submit an application for a property specifically for affordable housing. The County will choose and select one application to nominate to the State and financially support part of it. She informed everyone in attendance on a project given last year that made progress with the National Development of America. The application is due June 7, 2024. She briefly discussed the process steps once an application is submitted.

   Information was given on the next Affordable Housing Advisory Committee (AHAC) meeting. The meetings start at 9:00 A.M. and are in-person . They are usually scheduled for the 3rd Tuesday of the month and are held at the Growth Management Department.

   Ms. Harrington also said that Staff is working on updating the map on the CHS website to show locations of developments that contain a component of affordable housing. Ms. Lupita Vazquez asked how the affordable housing under this opportunity helps with the tax base. Ms. Harrington provided information on the different ways developers can incorporate incentives to help the community.

   Ms. Andrea asked Ms. Betancourt if the food storage container located near Main Street is being moved. Ms. Betancourt said that the matter is being addressed and she is not bringing it to the board until there is more information. Commissioner McDaniel followed up and said that this is being addressed and it's a code violation. There is a process, and it also depends on the severity of the violation. Discussion was also made on another code violation given to the Drive Thru on First Street.

I. <u>Community Presentations</u>

1. Immokalee One-Stop Mixed Use (MPUD), Peninsula Engineering (Enclosure 9)
   Ms. Jessica Harrelson introduced herself. She is a Certified Planner with Peninsula Engineering and is the agent for the Southwest Florida Workforce Development Board, Inc.

She announced that they have submitted a request for a plan unit development rezone. They are seeking a letter of support from the Advisory Board for a rezone request. She provided brief information on the consultant team.

A formal application has been submitted requesting to rezone the subject property from the Estate Zoning District to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit up to 40,000 SF of limited commercial land uses or up to sixteen (16) dwelling units per acre. A map was presented showing the location, zoning exhibit, and future land use designation. The property is currently developed with a multi-tenant office building permitted in the year 2000, and allows for public uses, governmental facilities, and essential services. The site currently does not allow for general commercial uses and is limited to one residential unit per 2 acres.

Ms. Harrelson also informed board members on the Development Standards that include a setback of 25 feet from the front and rear yards, 15 feet from the side yard for principal structures, and the maximum height of 35 feet. A permitted use list was presented to show what is being requested.

The application has received sufficiency from staff and are scheduled for public hearings. They present to the Collier County Planning Commission on July 18, 2024 and they go to the Board of Collier County Commissioners on September 10, 2024.

Ms. Lupita Vazquez Reyes asked if there has been any feedback or concerns from property owners in the surrounding areas. Ms. Jessica Harrelson said she did not receive any feedback or concerns. A Neighborhood Information Meeting was held and there was no attendance. A mailed-out notice was given to all property owners within 500 feet of the area and an Ad was published in the paper.

Mr. Frank Nappo asked what the timeframe is for redevelopment to the property. Ms. Jessica Harrelson said that the property is currently on the market for sale. The reasoning for the request to rezone is to make the property more marketable. She is unaware of any contracts for the purchase on the property, but it depends on the person who plans to purchase the property and what their intent is at the time.

Mr. Mark Lemke reiterated on what staff is asking for support on. His concern is that the building is the only major meeting place in Immokalee, and questioned where public meetings will be held, if the property is purchased.

Mr. Frank Nappo asked Commissioner McDaniel if he had any input on this matter. Commissioner McDaniel asked Ms. Jessica Harrelson what the process standpoint is after the letter of support is granted. Ms. Harrelson provided information on what the next steps would be. She also presented information on the dates the letter were sent out and the requirements of mailing out notices for properties within the Immokalee Area Master Plan.

Mr. Frank Nappo voiced his concern on the services that are provided in the facility and asked where they would go.

Ms. Jessica Harrelson reiterated that she is not aware of any purchase contract, but she is sure that when that occurs, it will be worked out with the property owner and tenants at that time.

Commissioner McDaniel said there are plans of a large community facility on the CRA Land that was sold to Catholic Charities, and how that can be a location for the public utilization. He also commented on the draft plans in the works for the remodel of the Government Center located in the back of the clerk's office in Immokalee. This plan can help with relocating staff and other services. He hopes to have an update on this at the next meeting.

Ms. Andrea Halman provided two comments. She said that the property owner responsibility is to gain profit for this property. She also said that board members did not see a notice on the meeting held and that advertisement are not something that get out to a lot of people.

Discussions were made on the language of the Notice sent to individuals. Mr. Mike Facundo asked on the acreage and overall use on this property. Commissioner McDaniel made a note to speak to the County Manager and Development Services to increase the notice distance.

Mr. Mike Facundo commented on the need for more development in the area where the property is located. There is no control on telling the seller what to develop, but hopefully whoever buys it does something good. After much discussion, a motion was made.

***CRA Action:*** ***Ms. Andrea Halman made a motion to provide a Letter of Support to Southwest Florida Workforce Development Board, Inc to rezone the site from the Estates (E) zoning districts to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit a maximum of 40.000 SF of gross floor area of limited commercial land uses or up to sixteen (16) dwelling units per acre, or a total of 61 residential units. Ms. Patricia Anne Goodnight seconded the motion, and it passed by unanimous vote. 9-0.***

**** Presentation is attached to the minutes for the record.***

J. Old Business.

1. Brief Staff Project update
   i. First Street Corridor Pedestrian Safety Project (Enclosure 10)
   Staff provided an update on the First Street Corridor Pedestrian Safety Project. Staff have processed a Change Order last month in having additional lighting on First Street than what was originally planned. Staff is looking to have a full corridor lighting, additional surveys, and subsurface utility engineering to add 12 additional holes with a cost of $11,955. The scope of the project is also set to have 3 crosswalks with flashing beacons. Once Staff receive the 60% plans, they will share the plans with County Staff to receive their comments. KCA, the engineering firm, will finish the design by October.

   Ms. Christie Betancourt submitted a grant application for construction on this project, after staff presented with the review and ranking committee, staff was awarded $600,000. Once plans are received, staff will figure out the phase out for construction.

Staff provided information on what the next steps are once award documentation is received. Construction will be phased out; Staff was in a Transportation Call, and the cost of constructing the crosswalks and the beacons is a lot higher than originally quoted. Staff will apply for a second phase funding in the next round in February. Staff may need to use Capital funds from the CRA, they will keep the board updated.

Commissioner McDaniel provided information on the adjustments that the Collier County Board of County Commissioners are making to procurement and the current system.

.

2. Land Development Code (LDC) update
   i. Summary Handout (Enclosure 11a)

Mr. Patrick Vanasse introduced himself, Ms. Laura Tefft and Ms. Rachel Hansen. The Land Development Code (LDC) update is the second phase in the Immokalee Area Master Plan. After the Immokalee Area Master Plan was approved, the next step was to take some of those policies that would direct changes to the Land Development Code and update it to align with the plan. The changes will be to the overlays that are housed within the existing Land Development Code that are specific to Immokalee. He provided highlights on the two sections of the Land Development Code, Section 2.03.07 and Section 4.02.07.

Commissioner McDaniel commented on the importance of the Land Development Code and what it means for the community of Immokalee in regard to standards, regulation, and overall look of the community. He expressed that this is good news to him and said that if there is a need to make adjustment, staff could do it in the Land Development Code, which is far easier than the GMD Master Plan.

Mr. Frank Nappo said that this Land Development Code is better than expected because anyone can access the sections and use them.

Ms. Laura Tefft provided information on two sections of the Land Development Code. Section 2.03.07 outlines the Immokalee Urban Area Overlay District (IUAOD) and eight subdistricts. A new table outlines the permitted and conditional uses. Section 4.02.27 provides architectural/site design standards for the IUAOD and each subdistrict. This section includes building design, landscape buffers, off-street parking, and fencing. The two sections are specific to Immokalee.

All that has been presented to the board, has been submitted to the County. The Transportation Planning review has requested for more clarification on the State Road 29 Loop Road. The Neighborhood Company is working with FDOT on this matter, communication will continue. Staff have received many comments on the Landscape Review, including requests for clarification of buffer types, quantities, and descriptions.

Staff plan to resubmit to the County after feedback has been received from board members.

Commissioner McDaniel asked the Neighborhood Company staff to contact him if they need to address concerns from County Staff on the Land Development Code. Staff elaborated on the concerns that County Staff have seen from past experience. An example was made on the effects of the size of the trees and the width of the buffers, and what tends to happen with the tree roots causing damage to the pavement.

Mr. Patrick Vanesse commented on the great relationship staff have with the County staff as well as working to help address and clarify the conditions in Immokalee.

Mr. Mike Facundo asked The Neighborhood Company Staff if they have collaborated with landscape architects in regard to concerns given to help alleviate long term costs.

Mr. Patrick Vanasse provided discussion on the concerns.

Mr. Facundo also asked on the coordination between trees and power lines, and asked how that can be fixed.

Mr. Vanasse followed up and said that they could add some provisions that can be part of the review.

Mr. Facundo said there should be more flexibility.

Commissioner McDaniel commented on the importance of having a consultant and provided Naples Botanical Garden as a good resource for matters dealing with certain species of trees and trying to avoid damages.

Mr. Laura Tefft provided information on the concept of Right Tree, Right Place.

Ms. Andrea Halman asked if there has been any thought in addressing where powerlines can be located.

Ms. Tefft informed Ms. Halman that the location of the powerlines are determined by the power companies.

Ms. Laura Tefft provided discussion on the status of the SR 29 Loop Road and said that there is unclear information because there is currently no definite location from FDOT. The retention pond was also discussed, this matter applies to Stormwater Management, and it is not included in the scope of this amendment. She also provided information on the applicability and said that the overlay applies to non-residential (except allowance of chain link fencing).

Ms. Laura Tefft provided information on the current timeline for Staff Review, Committee Reviews, and Hearings. Specific dates will be determined by Collier County Staff.

**** Presentation is attached to the minutes for the record.***

ii. Draft LDC Amendment Language (Enclosure 11b)

Staff provided the draft LDC Amendment Language. CRA Staff would like to receive a similar handout on the comments and reviews given from the committee reviews. CRA Staff would like to receive board member comments by Friday.

Commissioner McDaniel said that this is the beginning of a process. The current draft allows for adjustments on a quicker basis.

Mr. Patrick Vanesse informed everyone in attendance that once Neighborhood Company staff move into the public hearing process, County staff take this over and guide it through the process.

K. New Business.

No new business.

L. Citizen Comments

Ms. Christie Betancourt informed board members that staff will have a presentation on the strategic plan and funding priorities in the next meeting. She also said that Staff is working with County Staff to clean up the crossing bridge near the new panther welcome sign. Staff will provide more details in the next meeting. Staff hope to partner with the United Arts Council to help Village Oaks Elementary students with their paintings inside the bridge. County Staff will fund the pressure washing and cleaning and CRA staff will buy the paint and possibly pay for some labor. Staff will keep everyone posted on the schedule.

Mr. Mike Facundo would like to provide details on what can be done to better display the bridge. Ms. Betancourt followed up and asked that he send an email to her on his suggestions.

Ms. Sarah Harrington provided information on what can be done if a job needs to be put out to bid. Ms. Sarah Harrington provided detailed background information on herself. Ms. Betancourt complimented Ms. Harrington and said she provides the best resource for staff.

Ms. Christie Betancourt announced that a potential restaurant project will be presenting next month. They currently have a code violation with having a storage container in a lot that does not permit this use, but they are now proposing to do a restaurant instead.

M. Next Meeting Date

The **CRA Board** will be meeting on Wednesday, **June 19, 2024**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:43 A.M.

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

# IMMOKALEE ONE-STOP MPUD

## Planned Unit Development Rezone

PUDZ-PL20230017241

IMMOKALEE CRA
Advisory Board Meeting
May 15, 2024

## PROJECT TEAM

**APPLICANT:**

Southwest Florida Workforce Development Board, Inc.

**CONSULTANT TEAM:**

**Coleman, Yovanovich, Koester**
- Richard Yovanovich, Esq.

**Peninsula Engineering**
- Jessica Harrelson, AICP

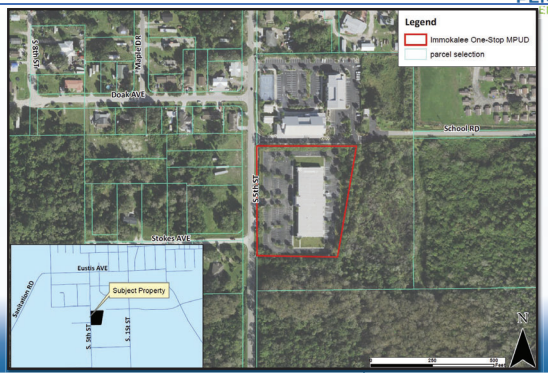
**Trebilcock Consulting Solutions**
- Norman Trebilcock, AICP, PTOE, PE

## ZONING REQUEST

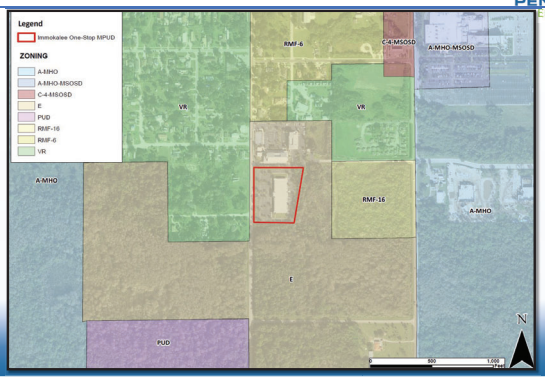
**PLANNED UNIT DEVELOPMENT REZONE**

Requesting to rezone the site from the Estates (E) zoning district to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD), to permit a maximum of 40,000 SF of gross floor area of limited commercial land uses **or** up to sixteen (16) dwelling units per acre, or a total of 61 residential units.

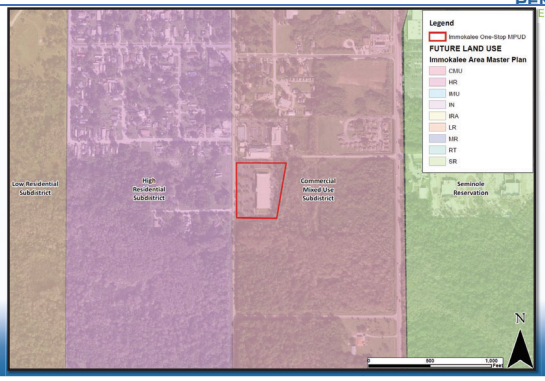
## LOCATION MAP



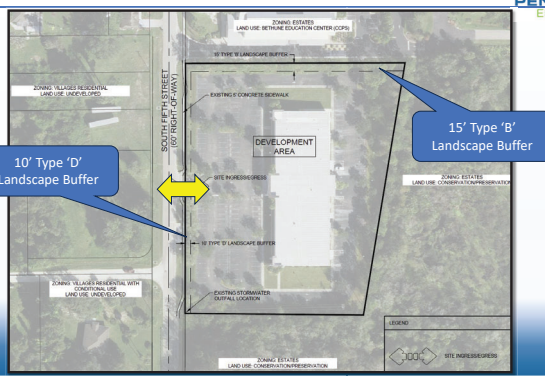
## ZONING EXHIBIT




## FUTURE LAND USE DESIGNATION




## PUD MASTER PLAN




## DEVELOPMENT STANDARDS

| | COMMERCIAL USES | | RESIDENTIAL USES | |
|---|---|---|---|---|
| | PRINCIPAL | ACCESSORY | PRINCIPAL | ACCESSORY |
| MINIMUM LOT AREA | 10,000 SQUARE FEET | N/A | 1-ACRE | N/A |
| MINIMUM LOT WIDTH | 75 FEET | N/A | 150 FEET | N/A |
| MINIMUM FLOOR AREA | 1,000 FEET | N/A | EFFICIENCY-450 SQUARE FEET<br>1 BEDROOM-600 SQUARE FEET<br>2+ BEDROOM-750 SQUARE FEET | N/A |
| MINIMUM DISTANCE BETWEEN STRUCTURES | NONE | NONE | 20 FEET | N/A |
| MINIMUM SETBACKS | | | | |
| FRONT YARD: | 25 FEET | 15 FEET | 25 FEET | 15 FEET |
| SIDE YARD: | 15 FEET | 10 FEET | 15 FEET | 10 FEET |
| REAR YARD: | 25 FEET | 15 FEET | 25 FEET | 15 FEET |
| EASTERN & WESTERN PUD BOUNDARIES | 25 FEET | 15 FEET | 10 FEET | 15 FEET |
| NORTHERN & SOUTHERN PUD BOUNDARIES | 15 FEET | 10 FEET | 15 FEET | 10 FEET |
| MAXIMUM BUILDING HEIGHT | | | | |
| ZONED | 35 FEET | 35 FEET | 40 FEET | 35 FEET |
| ACTUAL | 42 FEET | 35 FEET | 47 FEET | 42 FEET |

SPS = Same as Principal Structure

## PERMITTED USES

1. Amusement and recreation services, indoor only (SIC 7999)
2. Ancillary plants
3. Animal specialty services, except veterinary (SIC 0752, excluding outside kenneling)
4. Banks, credit unions and trusts (SIC 6011-6099)
5. Barber shops (SIC 7241)
6. Beauty shops (SIC 7231)
7. Business credit institutions (SIC 6153-6159)
8. Business services – miscellaneous (SIC 7311-7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, textile designers, textile folding, tobacco sheeting, and window trimming service)
9. Cable and other pay television services (SIC 4841) including communication towers up to a specified height, subject to LDC Section 5.05.09
10. Commercial printing (SIC 2752, excluding newspapers)
11. Computer and computer software stores (SIC 5734)
12. Dance studios, schools and halls (SIC 7911)
13. Educational plants and public schools, subject to LDC Section 5.05.14
14. Educational services (SIC 8221-8222)
15. Engineering services (SIC 8711)
16. Essential services, subject to LDC Section 2.01.03
17. Facilities support management services (SIC 8744)
18. Landscape architects, consulting and planning (SIC 0781)
19. Legal services (SIC 8111)
20. Libraries (8231)
21. Loan brokers (SIC 6163)
22. Management services (SIC 8741, 8742)
23. Membership organizations (SIC 8611-8699)
24. Membership sports and recreation clubs (SIC 7997)
25. Mortgage bankers and loan correspondents (SIC 6162)
26. Museums and art galleries (SIC 8412)
27. Personal credit institutions (SIC 6141)
28. Physical fitness facilities (SIC 7991)
29. Public Administration (SIC 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661)
30. Public or private parks and playgrounds
31. Public relations services (SIC 8743)
32. Real Estate (SIC 6512, 6531-6552)
33. Research, development and testing services (SIC 8731-8734)
34. Security and commodity brokers, dealer, exchanges and services (SIC 6211-6289)
35. Social services, individual and family (SIC 8322-8399, except homeless shelters and soup kitchens)
36. Surveying services (SIC 8713)
37. Tax return preparation services (SIC 7291)
38. Telephone communications (SIC 4812 and 4813) including communication towers up to a specified height and subject to LDC Section 5.05.09
39. Travel agencies (SIC 4724, no other transportation services)
40. United States Postal Service (SIC 4311, except major distribution center)
41. Veterinary services (SIC 0741, 0742, excluding outside kenneling)
42. Vocational schools (8243-8299)
43. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

## PERMITTED & CONDITIONAL USES

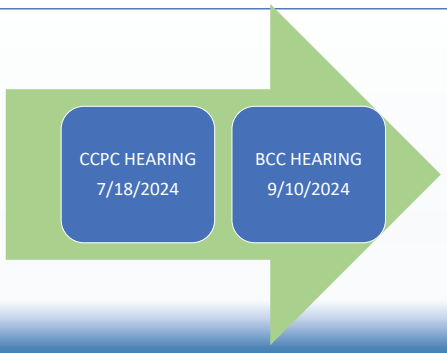
**CONDITIONAL USES**

1. Conditional uses of the General Commercial (C-4) District, subject to the conditional use process outlined in the Land Development Code.

**RESIDENTIAL**

1. Multi-family residential dwelling units
2. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

## NEXT STEPS




## QUESTIONS


- **JESSICA HARRELSON, AICP – PENINSULA ENGINEERING**
  Phone: 239.403.6751
  Email: jharrelson@pen-eng.com
- **TIMOTHY FINN– COLLIER COUNTY ZONING DIVISION**
  Phone: 239.252.4312
  Email: timothy.finn@colliercountyfl.com

1

# Immokalee Area Overlay District LDC Updates

**(Project #220007.01.01)**

Collier County Community Redevelopment Agency - Immokalee Local Redevelopment Advisory (CRA) Board

May 15, 2024

THE NEIGHBORHOOD COMPANY

2

## Introduction of Team

**The Neighborhood Company, a sub-consultant of RWA, Inc.**

- **Patrick Vanasse, AICP** – Land Use Planner, Partner, Project Manager
- **Ken Gallander, AICP** – Land Use Planner, Partner, Production Manager
- **Laura Tefft, AICP** – Land Use Planner
- **Rachel Hansen, AICP** – Land Use Planner

THE NEIGHBORHOOD COMPANY

3

## Progress Update

- **Draft Amendment Submitted to County Staff**
  - First round of review complete
  - Edits based on staff comments incorporated into draft
  - Continuing to work with County staff
  - Anticipate at least one more round of staff review

THE NEIGHBORHOOD COMPANY

4

## Summary of Draft LDC Amendment

- **Section 2.03.07** outlines the Immokalee Urban Area Overlay District (IUAOD) and eight subdistricts
  - New Table of Uses outlines permitted and conditional uses
- **Section 4.02.27** provides architectural/site design standards for the IUAOD and each subdistrict
  - Building design, landscape buffers, off-street parking, and fencing

THE NEIGHBORHOOD COMPANY

5

## Collier County Staff Review

- Transportation Planning Review
  - Requested clarification related to the SR 29 Loop Road Overlay and SR 29 access management and interconnection – we are continuing to communicate with FDOT
- Landscape Review
  - Bulk of staff's comments came from this area
  - Most comments were insubstantial in nature, including requests for clarification of buffer types, quantities, and descriptions
  - Working through 2-3 comments where the request involves increasing buffer requirements

THE NEIGHBORHOOD COMPANY

6

## Comments Received from CRA

- Landscaping/buffers too restrictive
  - ➢ Currently working with staff to strike a balance between County standards and what's desired for Immokalee
- SR 29 Loop Road location unclear
  - ➢ Continuing to work with FDOT as they finalize the alignment of the Loop Road
- Lake Trafford retention ponds not included
  - ➢ Only applies to stormwater management, which is not in the scope of this amendment
- Applicability to residential
  - ➢ Overlay only applies to non-residential (except allowance of chain link fencing)

THE NEIGHBORHOOD COMPANY

7

## Timeline

- **Staff Review**
  - ✓ May 2024 – Resubmit draft to Collier County staff
- **Development Services Advisory Committee (DSCA)**
  - ✓ 2024 – Land Development Review Subcommittee
  - ✓ 2024 – DSAC committee review
  - ✓ Specific dates to be determined by Collier County Staff
- **CCPC Hearing & BCC Hearings**
  - ✓ 2024 – Specific dates to be determined

THE NEIGHBORHOOD COMPANY

8

## Review of Draft

**Page by Page Review of Draft LDC Amendment if needed.**

THE NEIGHBORHOOD COMPANY

9
Feedback & Questions
THANK YOU!
THE NEIGHBORHOOD COMPANY

THE NEIGHBORHOOD COMPANY

# Land Development Code Update for the Immokalee CRA Board Meeting – May 15, 2024

The Neighborhood Company in collaboration with RWA, Inc. appreciates your participation in reviewing the draft amendment to the Collier County Land Development Code (LDC). This amendment is intended to make sure the LDC aligns with the updated Immokalee Area Master Plan (IAMP), the goals of the Collier County Community Redevelopment Agency (CRA) - Immokalee Community Redevelopment Area (ICRA) and the unique conditions and character of Immokalee. As a refresher, the following areas were prioritized based on community input:

- Landscaping, buffering, and vegetation
- Fences and walls
- Architectural and site design standards
- Off-street parking regulations
- Consolidation of existing overlay subdistricts
- New SR 29 overlay subdistrict
- Expanded airport district

Since our last presentation to the CRA Board, we received review comments from Collier County staff; edits based on staff comments have been incorporated into the current draft LDC language as summarized below. It is important to note that there will be at least one more round of staff review and possible changes to the draft as a result.

## Summary of Draft LDC Language

To help guide your review, below is a basic breakdown of the draft you've been provided. Please note that the original LDC language to be repealed appears in strikethrough format throughout the draft. Additional background information can be found in the **LDC summary on pages 1 and 2 of the draft document.**

- **Section 2.03.07** outlines the Immokalee Urban Area Overlay District (IUAOD) and the following subdistricts: Main Street Overlay Subdistrict (MSOS), State Road 29A Commercial Overlay Subdistrict (SR29OS), Loop Road Overlay Subdistrict (LROS),



5618 Whispering Willow Way, Fort Myers, FL 33908 | 239.398.2016
www.theneighborhood.company

Jefferson Avenue Commercial Overlay Subdistrict (JACOS), Agribusiness/Farm Market Overlay Subdistrict (AFOS), Industrial Mixed Use Commercial Overlay Subdistrict (IMCOS), and the Nonconforming Mobile Home Site Overlay Subdistrict.

  - A new Table of Uses outlines permitted and conditional uses for each subdistrict.

- **Section 4.02.27** provides architectural and site design standards for the IUAOD and each subdistrict. This includes but is not limited to building design, landscape buffers, off-street parking, and fencing. Some of these standards are based on existing Collier County regulations but have been modified to be Immokalee-specific.

## Collier County Staff Review

Subject matter experts provided review comments, which have been addressed and incorporated into the draft amendment. In some cases, we are continuing to coordinate with staff as the amendment makes its way through the County's review process.

### *Transportation Planning Review*

- Requested clarification of coordination with Florida Department of Transportation (FDOT) related to the SR 29 Loop Road Overlay, as well as SR 29 access management and interconnection – we are continuing to communicate with FDOT.

### *Landscape Review*

- The bulk of staff's comments came from this review area. Most comments were insubstantial in nature, including requests for clarification of buffer types, quantities, and descriptions.
- We are scheduling a meeting with staff to work through 2-3 comments where the request involves increasing buffer requirements, as we are aware of the community's vision for Immokalee-specific regulations.

## What's Next

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

- Development Services Advisory Committee (DSAC) subcommittee
- DSAC
- Collier County Planning Commission (CCPC)
- Board of County Commissioners (BCC)

| LDC Section | Changes from Existing LDC Language | Corresponding IAMP Policy |
|---|---|---|
| **2.03.07.G Immokalee Area Urban Overlay District (IAUOD)** | Overlay name change (added "Area")<br><br>Updated main overlay map<br><br>Added applicability<br><br>Reordered subdistricts and updated individual maps<br><br>Added Loop Road Overlay Subdistrict (LROS)<br><br>Farm Market Overlay Subdistrict combined with Agribusiness Overlay Subdistrict and renamed Agribusiness/Farm Market Overlay Subdistrict (AFOS)<br><br>Added Industrial Mixed Use Commercial Overlay Subdistrict (IMCOS)<br><br>All permitted/conditional/prohibited uses moved to Table of Uses<br><br>Deviations (2.03.27.G.7) moved to 4.02.27.J | Policy 1.2.4: Agribusiness-Related Uses |
| **4.02.27 Architectural and Site Design Standards for the Immokalee Urban Area Overlay District (IUAOD)** | Replaces and supersedes 5.05.08 | Policy 5.1.2: Compatibility Between Land Uses<br><br>Policy 6.1.1: Development of LDC Standards<br><br>Policy 6.1.3: Downtown Pedestrian Amenities<br><br>Policy 6.1.4: Central Business District |
| **4.02.27.A General** | Items 1-4 are new<br><br>Item 5 (Exceptions) is language from 5.05.08 modified for IUAOD | |
| **4.02.27.B.1 Architectural styles** | Language from 5.05.08 (modified for IUAOD) and CRA's Central Business District Form Based Guidelines | |
| **4.02.27.B.2 Building Design Standards** | Language from 5.05.08 (modified for IUAOD) | |
| **4.02.27.B.3 Design Standards for Specific Buildings** | Language from 5.05.08 and 5.05.05 (modified for IUAOD) | |
| **4.02.27.B.4 Buffer and landscaping requirements** | Language from 4.06.00 (modified for IUAOD)<br><br>Buffer Types table is new (Types A, B, C, and D are specific to IUAOD) | |
| **4.02.27.B.5 Off-street parking** | Standards in addition to 4.05.00 | |

| | | |
|---|---|---|
| **4.02.27.B.6 Fencing and Walls, Excluding Sound Walls** | Exceptions to 5.03.02 | |
| **4.02.27.B.7 Outdoor lighting requirements** | Standards in addition to 4.02.08 | |
| **4.02.27.B.8 Signage** | Standards in addition to 5.06.00 | |
| **4.02.27.C Immokalee Urban Area Mainstreet Overlay Subdistrict (MSOS)** | New (incorporates original 4.02.32) | |
| **4.02.27.D State Road 29A Commercial Overlay Subdistrict (SR 29OS)** | New (incorporates original 4.02.27) | |
| **4.02.27.E Jefferson Avenue Commercial Overlay Subdistrict (JACOS)** | New (incorporates original 4.02.28) | |
| **4.02.27.F Loop Road Overlay Subdistrict (LROS)** | New | |
| **4.02.27.G Agribusiness/Farm Market Overlay Subdistrict (AFOS)** | New (combination of original 4.02.29 and 4.02.30) | |
| **4.02.27.H Industrial Mixed Use Commercial Overlay Subdivision (IMCOS)** | New | |
| **4.02.27.I Specific Design Standards for New Mobile Home Lots in the Immokalee Urban Area Overlay District (IUAOD)** | New (incorporates 4.02.33) | |
| **4.02.27.J Deviation Regulations** | Moved from 2.03.07.G.7 | |
| **5.03.02 Fences and Walls, Excluding Sound Walls** | Adds text to allow use of chain link fences within IUAOD (strikethrough/underline provided in text) | Policy 6.1.1: Development of LDC Standards |

## Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

07/29/24

C.C. 1025-138324

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | **82,377.53** | **247,717.38-** | **165,339.85** |
| **1025000000 IMMOKALEE REDEVELOPMENT** | | | **82,377.53** | **247,717.38-** | **165,339.85** |
| **REVENUE Sub Total** | **1,318,000.00-** | **1,318,000.00-** | | **1,250,893.58-** | **67,106.42-** |
| **REVENUE - OPERATING Sub-Total** | **7,200.00-** | **7,200.00-** | | **32,493.58-** | **25,293.58** |
| 361170 OVERNIGHT INTEREST | | | | 23,820.66- | 23,820.66 |
| 361180 INVESTMENT INTEREST | 7,200.00- | 7,200.00- | | 8,557.92- | 1,357.92 |
| 364410 SURPLUS FURNITURE FIXTURES EQUIP SALE | | | | 115.00- | 115.00 |
| **CONTRIBUTION AND TRANSFERS Sub-Total** | **1,310,800.00-** | **1,310,800.00-** | | **1,218,400.00-** | **92,400.00-** |
| 410001 TRANSFER FROM 0001 GENERAL FUND | 993,000.00- | 993,000.00- | | 993,000.00- | |
| 411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL | 225,400.00- | 225,400.00- | | 225,400.00- | |
| 487999 REIMBURSEMENT INTERDEPARTMENTAL | 92,800.00- | 92,800.00- | | | 92,800.00- |
| 489900 NEGATIVE 5% ESTIMATED REVENUES | 400.00 | 400.00 | | | 400.00 |
| **EXPENSE Sub Total** | **1,318,000.00** | **1,318,000.00** | **82,377.53** | **1,003,176.20** | **232,446.27** |
| **PERSONAL SERVICE** | **258,900.00** | **258,900.00** | | **213,990.86** | **50,319.14** |
| **OPERATING EXPENSE** | **400,000.00** | **400,000.00** | **82,377.53** | **246,485.34** | **71,137.13** |
| 631400 ENGINEERING FEES | | | 31,678.00 | 13,282.00 | 44,960.00- |
| 634210 IT OFFICE AUTOMATION ALLOCATION | 16,300.00 | 16,300.00 | | 16,300.00 | |
| 634211 INFO TECH BILLING HOURS ALLOCATION | 200.00 | 200.00 | | 200.00 | |
| 634970 INDIRECT COST REIMBURSEMENT | 27,700.00 | 27,700.00 | | 27,700.00 | |
| 634980 INTERDEPT PAYMENT FOR SERV | 168,000.00 | 168,000.00 | | 62,898.00 | 105,102.00 |
| 634999 OTHER CONTRACTUAL SERVICES | 21,300.00 | 21,300.00 | 36,740.05 | 50,564.59 | 66,004.64- |
| 639961 PAINTING CONTRACTORS | | | | 212.33 | 212.33- |
| 639967 TEMPORARY LABOR | 50,000.00 | 50,000.00 | | | 50,000.00 |
| 640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL | 7,000.00 | 7,000.00 | | 4,900.30 | 2,099.70 |
| 640410 MOTOR POOL RENTAL CHARGE | 6,600.00 | 6,600.00 | | 78.40 | 6,521.60 |
| 641230 TELEPHONE ACCESS CHARGES | 200.00 | 200.00 | | 85.48 | 114.52 |
| 641400 TELEPHONE DIRECT LINE | 6,000.00 | 6,000.00 | 1,399.26 | 6,100.74 | 1,500.00- |
| 641700 CELLULAR TELEPHONE | 3,000.00 | 3,000.00 | 1,897.65 | 1,102.35 | |
| 641950 POSTAGE FREIGHT AND UPS | 200.00 | 200.00 | | | 200.00 |
| 641951 POSTAGE | 100.00 | 100.00 | | | 100.00 |
| 643100 ELECTRICITY | 3,000.00 | 3,000.00 | 1,448.07 | 1,551.93 | |
| 643400 WATER AND SEWER | 5,000.00 | 5,000.00 | 2,034.36 | 1,765.64 | 1,200.00 |
| 644100 RENT BUILDINGS | 38,500.00 | 38,500.00 | 3,281.85 | 35,144.45 | 73.70 |
| 644620 LEASE EQUIPMENT | 3,000.00 | 3,000.00 | 456.75 | 1,370.25 | 1,173.00 |
| 645100 INSURANCE GENERAL | 1,800.00 | 1,800.00 | | 1,800.00 | |
| 645260 AUTO INSURANCE | 500.00 | 500.00 | | 500.00 | |
| 646180 BUILDING R AND M ISF BILLINGS | | | | 2,716.43 | 2,716.43- |
| 646430 FLEET MAINT ISF LABOR AND OVERHEAD | 400.00 | 400.00 | | 279.00 | 121.00 |
| 646440 FLEET MAINT ISF PARTS AND SUBLET | 100.00 | 100.00 | | 105.41 | 5.41- |
| 647110 PRINTING AND OR BINDING OUTSIDE VENDORS | 2,500.00 | 2,500.00 | | | 2,500.00 |
| 648160 OTHER ADS | 200.00 | 200.00 | 200.00 | | |
| 648170 MARKETING AND PROMOTIONAL | 5,200.00 | 5,200.00 | | 6,743.52 | 1,543.52- |
| 649030 CLERKS RECORDING FEES ETC | 200.00 | 200.00 | | | 200.00 |
| 649100 LEGAL ADVERTISING | 1,000.00 | 1,000.00 | 2,000.00 | 1,316.00 | 2,316.00- |

C.C. 1025-138324

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| 649990 OTHER MISCELLANEOUS SERVICES | 500.00 | 500.00 | | | 500.00 |
| 651110 OFFICE SUPPLIES GENERAL | 3,000.00 | 3,000.00 | 78.00 | 1,359.16 | 1,562.84 |
| 651210 COPYING CHARGES | 3,500.00 | 3,500.00 | 821.54 | 3,678.46 | 1,000.00- |
| 651910 MINOR OFFICE EQUIPMENT | 1,000.00 | 1,000.00 | | | 1,000.00 |
| 651930 MINOR OFFICE FURNITURE | 1,000.00 | 1,000.00 | | | 1,000.00 |
| 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 | 1,500.00 | 1,500.00 | | 1,146.17 | 353.83 |
| 652490 FUEL AND LUBRICANTS ISF BILLINGS | 1,000.00 | 1,000.00 | | 689.02 | 310.98 |
| 652920 COMPUTER SOFTWARE | 600.00 | 600.00 | | | 600.00 |
| 652990 OTHER OPERATING SUPPLIES | 2,000.00 | 2,000.00 | | 13.98 | 1,986.02 |
| 652999 PAINTING SUPPLIES | 500.00 | 500.00 | | | 500.00 |
| 654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS | 500.00 | 500.00 | | | 500.00 |
| 654210 DUES AND MEMBERSHIPS | 4,000.00 | 4,000.00 | 342.00 | 2,667.88 | 990.12 |
| 654310 TUITION | 1,000.00 | 1,000.00 | | | 1,000.00 |
| 654360 OTHER TRAINING EDUCATIONAL EXPENSES | 600.00 | 600.00 | | | 600.00 |
| 654370 ORGANIZATIONAL DEVELOPMENT | 800.00 | 800.00 | | 213.85 | 586.15 |
| **CAPITAL OUTLAY** | **63,400.00** | **63,400.00** | | | **57,990.00** |
| 763100 IMPROVEMENTS GENERAL | 63,400.00 | 63,400.00 | | | 57,990.00 |
| **TRANSFERS** | **542,700.00** | **542,700.00** | | **542,700.00** | |
| 911026 TRANSFER TO 1026 IMM CRA CAPITAL | 542,700.00 | 542,700.00 | | 542,700.00 | |
| **RESERVES** | **53,000.00** | **53,000.00** | | | **53,000.00** |
| 991000 RESERVE FOR CONTINGENCIES | 53,000.00 | 53,000.00 | | | 53,000.00 |

# Fund 1629 Immokalee Beautification MSTU

C.C. 1629-162524

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | **292,607.66** | **386,771.05-** | **94,163.39** |
| **1629000000 IMMOKALEE BEAUTIFICATION** | | | **292,607.66** | **386,771.05-** | **94,163.39** |
| **REVENUE Sub Total** | **1,582,500.00-** | **1,912,395.88-** | | **611,042.01-** | **1,301,353.87-** |
| **REVENUE - OPERATING Sub-Total** | **572,100.00-** | **572,100.00-** | | **611,042.01-** | **38,942.01** |
| 311100 CURRENT AD VALOREM TAXES | 565,100.00- | 565,100.00- | | 511,221.44- | 53,878.56- |
| 311200 DELINQUENT AD VALOREM TAXES | | | | 37,297.82- | 37,297.82 |
| 361170 OVERNIGHT INTEREST | | | | 34,012.53- | 34,012.53 |
| 361180 INVESTMENT INTEREST | 7,000.00- | 7,000.00- | | 10,132.78- | 3,132.78 |
| 361320 INTEREST TAX COLLECTOR | | | | 702.89- | 702.89 |
| 369130 INS CO REFUNDS | | | | 17,674.55- | 17,674.55 |
| **CONTRIBUTION AND TRANSFERS Sub-Total** | **1,010,400.00-** | **1,340,295.88-** | | | **1,340,295.88-** |
| 486600 TRANSFER FROM PROPERTY APPRAISER | | | | | |
| 486700 TRANSFER FROM TAX COLLECTOR | | | | | |
| 489200 CARRY FORWARD GENERAL | 1,039,100.00- | 1,039,100.00- | | | 1,039,100.00- |
| 489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE | | 329,895.88- | | | 329,895.88- |
| 489900 NEGATIVE 5% ESTIMATED REVENUES | 28,700.00 | 28,700.00 | | | 28,700.00 |
| **EXPENSE Sub Total** | **1,582,500.00** | **1,912,395.88** | **292,607.66** | **224,270.96** | **1,395,517.26** |
| **OPERATING EXPENSE** | **571,500.00** | **864,815.88** | **292,607.66** | **172,002.61** | **400,205.61** |
| 631400 ENGINEERING FEES | 175,000.00 | 464,975.65 | 193,710.40 | 96,265.25 | 175,000.00 |
| 634970 INDIRECT COST REIMBURSEMENT | 4,000.00 | 4,000.00 | | 4,000.00 | |
| 634980 INTERDEPT PAYMENT FOR SERV | 102,800.00 | 102,800.00 | | | 102,800.00 |
| 634999 OTHER CONTRACTUAL SERVICES | 214,100.00 | 217,440.23 | 98,253.90 | 69,908.59 | 49,277.74 |
| 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 | | | 1,800.00 |
| 645100 INSURANCE GENERAL | 1,300.00 | 1,300.00 | | 1,300.00 | |
| 646311 SPRINKLER SYSTEM MAINTENANCE | 1,000.00 | 1,000.00 | 643.36 | 356.64 | |
| 646318 MULCH | 1,600.00 | 1,600.00 | | | 1,600.00 |
| 646451 LIGHTING MAINTENANCE | 40,000.00 | 40,000.00 | | | 40,000.00 |
| 649010 LICENSES AND PERMITS | 1,000.00 | 1,000.00 | | | 1,000.00 |
| 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 | | 87.52 | 412.48 |
| 652990 OTHER OPERATING SUPPLIES | 4,000.00 | 4,000.00 | | 84.61 | 3,915.39 |
| 652999 PAINTING SUPPLIES | 200.00 | 200.00 | | | 200.00 |
| **CAPITAL OUTLAY** | **100,000.00** | **136,580.00** | | **36,580.00** | **100,000.00** |
| 763100 IMPROVEMENTS GENERAL | 100,000.00 | 136,580.00 | | 36,580.00 | 100,000.00 |
| **TRANSFER CONST** | **20,700.00** | **20,700.00** | | **15,688.35** | **5,011.65** |
| 930600 BUDGET TRANSFERS PROPERTY APPRAISER | 4,200.00 | 4,200.00 | | 4,234.70 | 34.70- |
| 930700 BUDGET TRANSFERS TAX COLLECTOR | 16,500.00 | 16,500.00 | | 11,453.65 | 5,046.35 |
| **RESERVES** | **890,300.00** | **890,300.00** | | | **890,300.00** |
| 991000 RESERVE FOR CONTINGENCIES | 16,100.00 | 16,100.00 | | | 16,100.00 |
| 993000 RESERVE FOR CAPITAL OUTLAY | 874,200.00 | 874,200.00 | | | 874,200.00 |

C.C. 1011-163805

**Cost Center 163805 Immokalee Rd and SR 29**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **229,600.00** | **229,600.00** | **26,941.99** | **193,509.93** | **9,148.08** |
| **1011000000 MSTU GENERAL FUND - UNINCORPORATED AREAS** | **229,600.00** | **229,600.00** | **26,941.99** | **193,509.93** | **9,148.08** |
| **EXPENSE Sub Total** | **229,600.00** | **229,600.00** | **26,941.99** | **193,509.93** | **9,148.08** |
| **OPERATING EXPENSE** | **229,600.00** | **229,600.00** | **26,941.99** | **193,509.93** | **9,148.08** |
| 634990 LANDSCAPE INCIDENTALS | 18,800.00 | 18,800.00 | 25.49 | 14,974.51 | 3,800.00 |
| 634999 OTHER CONTRACTUAL SERVICES | 180,600.00 | 180,600.00 | 18,229.00 | 156,771.00 | 5,600.00 |
| 643100 ELECTRICITY | 11,400.00 | 11,400.00 | 4,082.03 | 7,267.97 | 50.00 |
| 643300 TRASH AND GARBAGE DISPOSAL | 3,000.00 | 3,000.00 | 299.90 | 2,700.10 | |
| 643400 WATER AND SEWER | 12,000.00 | 12,000.00 | 4,244.03 | 8,555.97 | 800.00- |
| 646311 SPRINKLER SYSTEM MAINTENANCE | 500.00 | 500.00 | | | 500.00 |
| 646318 MULCH | 3,000.00 | 3,000.00 | 61.54 | 3,240.38 | 301.92- |
| 652310 FERTILIZER HERBICIDES AND CHEMICALS | 300.00 | 300.00 | | | 300.00 |

C.C. 1026-138346

**Fund 1026 Immokalee CRA Projects**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | **201,215.60** | **610,273.26-** | **409,057.66** |
| **1026000000 IMMOKALEE CRA PROJECT FUND** | | | **201,215.60** | **610,273.26-** | **409,057.66** |
| **REVENUE Sub Total** | **548,900.00-** | **4,160,675.00-** | | **610,273.26-** | **3,550,401.74-** |
| **REVENUE - OPERATING Sub-Total** | **6,500.00-** | **6,500.00-** | | **67,573.26-** | **61,073.26** |
| 361170 OVERNIGHT INTEREST | | | | 53,292.20- | 53,292.20 |
| 361180 INVESTMENT INTEREST | 6,500.00- | 6,500.00- | | 14,281.06- | 7,781.06 |
| **CONTRIBUTION AND TRANSFERS Sub-Total** | **542,400.00-** | **4,154,175.00-** | | **542,700.00-** | **3,611,475.00-** |
| 411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT | 542,700.00- | 542,700.00- | | 542,700.00- | |
| 489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE | | 3,611,775.00- | | | 3,611,775.00- |
| 489900 NEGATIVE 5% ESTIMATED REVENUES | 300.00 | 300.00 | | | 300.00 |
| **EXPENSE Sub Total** | **548,900.00** | **4,160,675.00** | **201,215.60** | | **3,959,459.40** |
| **OPERATING EXPENSE** | | **338,000.00** | | | **318,000.00** |
| 631400 ENGINEERING FEES | | | | | |
| 634980 INTERDEPT PAYMENT FOR SERV | | 20,000.00 | | | |
| 634999 OTHER CONTRACTUAL SERVICES | | 318,000.00 | | | 318,000.00 |
| **CAPITAL OUTLAY** | **548,900.00** | **3,217,675.00** | **201,215.60** | | **3,036,459.40** |
| 763100 IMPROVEMENTS GENERAL | 548,900.00 | 3,217,675.00 | 201,215.60 | | 3,036,459.40 |
| **GRANTS AND DEBT SERVICE** | | **185,000.00** | | | **185,000.00** |
| 884200 RESIDENTIAL REHAB | | 185,000.00 | | | 185,000.00 |
| **RESERVES** | | **420,000.00** | | | **420,000.00** |
| 998900 RESERVE FOR PROJECT CLOSEOUT | | 420,000.00 | | | 420,000.00 |

**Fund 1026 Project 50243 Imm CRA-Stormw In**

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

**Fund 1026 Project 50244 Imm CRA-S Sidewalk**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **110,000.00** | **519,800.00** | **101,215.60** | | **418,584.40** |
| **50244 IMMOKALEE CRA PROJECT FUND** | **110,000.00** | **519,800.00** | **101,215.60** | | **418,584.40** |
| **EXPENSE Sub Total** | **110,000.00** | **519,800.00** | **101,215.60** | | **418,584.40** |
| **OPERATING EXPENSE** | | **50,000.00** | | | **50,000.00** |
| 631400 ENGINEERING FEES | | | | | |
| 634999 OTHER CONTRACTUAL SERVICES | | 50,000.00 | | | 50,000.00 |
| **CAPITAL OUTLAY** | **110,000.00** | **469,800.00** | **101,215.60** | | **368,584.40** |
| 763100 IMPROVEMENTS GENERAL | 110,000.00 | 469,800.00 | 101,215.60 | | 368,584.40 |

C.C. 1026-138346

**Fund 1026 Project 50245 Imm CRA-Park & Rec**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **50,000.00** | | | | |
| **50245 IMMOKALEE CRA PROJECT FUND** | **50,000.00** | | | | |
| **EXPENSE Sub Total** | **50,000.00** | | | | |
| **OPERATING EXPENSE** | | | | | |
| 634980 INTERDEPT PAYMENT FOR SERV | | | | | |
| 634999 OTHER CONTRACTUAL SERVICES | | | | | |
| **CAPITAL OUTLAY** | **50,000.00** | | | | |
| 763100 IMPROVEMENTS GENERAL | 50,000.00 | | | | |

**Fund 1026 Project 50246 Imm CRA-Neigh R**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **113,900.00** | **158,875.00** | **100,000.00** | | **58,875.00** |
| **50246 IMMOKALEE CRA PROJECT FUND** | **113,900.00** | **158,875.00** | **100,000.00** | | **58,875.00** |
| **EXPENSE Sub Total** | **113,900.00** | **158,875.00** | **100,000.00** | | **58,875.00** |
| **OPERATING EXPENSE** | | **50,000.00** | | | **50,000.00** |
| 634999 OTHER CONTRACTUAL SERVICES | | 50,000.00 | | | 50,000.00 |
| **CAPITAL OUTLAY** | **113,900.00** | **108,875.00** | **100,000.00** | | **8,875.00** |
| 763100 IMPROVEMENTS GENERAL | 113,900.00 | 108,875.00 | 100,000.00 | | 8,875.00 |

**Fund 1026 Project 50247 Imm CRA-Mobility**

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

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

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **250,000.00** | **974,000.00** | | | **974,000.00** |
| **50248 IMMOKALEE CRA PROJECT FUND** | **250,000.00** | **974,000.00** | | | **974,000.00** |
| **EXPENSE Sub Total** | **250,000.00** | **974,000.00** | | | **974,000.00** |
| **OPERATING EXPENSE** | | **100,000.00** | | | **100,000.00** |
| 634999 OTHER CONTRACTUAL SERVICES | | 100,000.00 | | | 100,000.00 |
| **CAPITAL OUTLAY** | **250,000.00** | **874,000.00** | | | **874,000.00** |
| 763100 IMPROVEMENTS GENERAL | 250,000.00 | 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 |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | **250,000.00** | | | **250,000.00** |
| **50250 IMMOKALEE CRA PROJECT FUND** | | **250,000.00** | | | **250,000.00** |
| **EXPENSE Sub Total** | | **250,000.00** | | | **250,000.00** |
| **CAPITAL OUTLAY** | | **250,000.00** | | | **250,000.00** |
| 763100 IMPROVEMENTS GENERAL | | 250,000.00 | | | 250,000.00 |

**Fund 1026 Project 50252 Imm CRA-Com Gra**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | **185,000.00** | | | **185,000.00** |
| **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 |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | **25,000.00** | **125,000.00** | | | **125,000.00** |
| **50269 IMMOKALEE CRA PROJECT FUND** | **25,000.00** | **125,000.00** | | | **125,000.00** |
| **EXPENSE Sub Total** | **25,000.00** | **125,000.00** | | | **125,000.00** |
| **CAPITAL OUTLAY** | **25,000.00** | **125,000.00** | | | **125,000.00** |
| 763100 IMPROVEMENTS GENERAL | 25,000.00 | 125,000.00 | | | 125,000.00 |

C.C. 1027-138315

**Fund 1027 Immokalee CRA Grant**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | **97,232.75** | **26,965.17** | **124,197.92-** |
| **1027000000 IMM CRA GRANT** | | | **97,232.75** | **26,965.17** | **124,197.92-** |
| **REVENUE Sub Total** | | **1,237,000.00-** | | **77,747.08-** | **1,159,252.92-** |
| **REVENUE - OPERATING Sub-Total** | | **987,000.00-** | | **3.58-** | **986,996.42-** |
| 331555 HUD GRANTS | | 987,000.00- | | | 987,000.00- |
| 361170 OVERNIGHT INTEREST | | | | 3.58- | 3.58 |
| **CONTRIBUTION AND TRANSFERS Sub-Total** | | **250,000.00-** | | **77,743.50-** | **172,256.50-** |
| 487999 REIMBURSEMENT INTERDEPARTMENTAL | | 250,000.00- | | 77,743.50- | 172,256.50- |
| **EXPENSE Sub Total** | | **1,237,000.00** | **97,232.75** | **104,712.25** | **1,035,055.00** |
| **OPERATING EXPENSE** | | **250,000.00** | **97,232.75** | **104,712.25** | **48,055.00** |
| 631400 ENGINEERING FEES | | 250,000.00 | 97,232.75 | 104,712.25 | 48,055.00 |
| **CAPITAL OUTLAY** | | **987,000.00** | | | **987,000.00** |
| 763100 IMPROVEMENTS GENERAL | | 987,000.00 | | | 987,000.00 |

**Fund 1027 Project 33831 First Street Pedestrian Safety Improvements**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | **97,232.75** | **26,968.75** | **124,201.50-** |
| **33831 IMM CRA GRANT** | | | **97,232.75** | **26,968.75** | **124,201.50-** |
| **REVENUE Sub Total** | | **250,000.00-** | | **77,743.50-** | **172,256.50-** |
| **CONTRIBUTION AND TRANSFERS Sub-Total** | | **250,000.00-** | | **77,743.50-** | **172,256.50-** |
| 487999 REIMBURSEMENT INTERDEPARTMENTAL | | 250,000.00- | | 77,743.50- | 172,256.50- |
| **EXPENSE Sub Total** | | **250,000.00** | **97,232.75** | **104,712.25** | **48,055.00** |
| **OPERATING EXPENSE** | | **250,000.00** | **97,232.75** | **104,712.25** | **48,055.00** |
| 631400 ENGINEERING FEES | | 250,000.00 | 97,232.75 | 104,712.25 | 48,055.00 |

**Fund 1027 Project 33873 EDI/CPF**

| Fund / Comm Item | BCC Adopt Budget | Tot Amend Budget | Commitment | Actual | Available |
|---|---|---|---|---|---|
| **Grand Total-Fund/CI** | | | | | |
| **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 Code Enforcement Open Case Report

June 2024

| Case Number | Case Type | Status | Date Entered | Location Description | Detailed Description |
|---|---|---|---|---|---|
| CENA20240005072 | NA | Closed | 06/03/2024 | 3834 Justice Cir | Neighbor brings appliances home from work and tears them apart in the front yard, making a large mess and a lot of noise. This happens throughout the week, but mostly on the weekend. |
| CELU20240005075 | LU | Open | 06/03/2024 | State Road 82 and Corkscrew Rd | Food truck and road side sales within the ROW along SR82. |
| CEV20240005108 | V | Closed | 06/04/2024 | 1422 Tangerine St | Parking a dump truck illegal in the ROW |
| CEROW20240005111 | ROW | Open | 06/04/2024 | 1422 Tangerine St | Unpermit asphalt being add to the ROW mowing area at the end of the street next to the ditch line which is a storm water asset. |
| CEPM20240005176 | PM | Open | 06/05/2024 | 880 Boston Ave Immokolee | Blue and Green tarp on roof |
| CENA20240005209 | NA | Closed | 06/05/2024 | 603 Boston Ave | Large tree stump on property. AIMS #164694] (District 5 Commissioner Inquiry)* |
| CEPM20240005226 | PM | Open | 06/06/2024 | 621 Palmetto Ave Immokolee | Roof and exterior wall damage |
| CEPM20240005287 | PM | Open | 06/10/2024 | 426 Gaunt St, Immokalee | Single Family Dwelling in disrepair. |
| CESD20240005364 | SD | Closed | 06/11/2024 | 116 W Main St, Immokalee, FL 34142 Pa | I am writing to seek your... |
| CEV20240005375 | V | Closed | 06/12/2024 | 2269 Esperanza WAY | Vehicle on sidewalk |
| CEN20240005475 | N | Closed | 06/15/2024 | 5052 Pope John Paul II Blvd #102<br>At local bar and outside on the sidewalk | Loud music At local bar and outside on the sidewalk |
| CEPM20240005605 | PM | Closed | 06/18/2024 | 633 Doak Ave Immokolee | Mobile Home leaning to one side, wooden stairs in disrepair, broken windows. |
| CELU20240005611 | LU | Closed | 06/18/2024 | 1017 Raulerson Rd - Immokalee<br>Storage room next to house. | Living in a non-licensed living facility such as shed/Storage room. |
| CEPM20240005704 | PM | Closed | 06/20/2024 | 101 W Eustis Ave Immokolee | Tarp on roof. Soffit in disrepair. Exterior walls discolored. Possible broken windows. |
| CEPM20240005753 | PM | Open | 06/21/2024 | 1179 Immokolee Dr | Tarp on roof, shingles in disrepair. |
| CELU20240005830 | LU | Closed | 06/24/2024 | 4804 Myers Road, Immokalee Florida 34142 | I drive past this road to pick up my son's friend for school. I have noticed a family of four living in this RV on a single home property. I feel like this isn't a home that schools be occupied as a full time living space for the kids. Also I believe it could be a safety hazard for both families living on this property. |
| CEPM20240005845 | PM | Open | 06/25/2024 | 550 Hope Cir Immokolee | Damaged by vehicle multi family dwelling |
| CEV20240005885 | V | Closed | 06/26/2024 | 3001 Dimar Lane | Unlicensed vehicle |
| CEAU20240005888 | AU | Closed | 06/26/2024 | 3001 Dimar Lane | Fence in disrepair |
| CEPM20240005895 | PM | Closed | 06/26/2024 | 304 N 1st St Immokolee | Blue tarp on roof |
| CEPM20240005944 | PM | Closed | 06/27/2024 | 1013 Ringo Ln | 1013 Ringo Lane is not properly marked with house #. |
| CEPM20240005954 | PM | Open | 06/28/2024 | 316 S 1st St Immokolee | Blue tarp on roof of Restaurant. |

**22 cases opened in June**

# Immokalee Code Enforcement Open Case Report

July 2024

| Case Number | Case Type | Status | Date Entered | Location Description | Detailed Description |
|---|---|---|---|---|---|
| CENA20240006078 | NA | Closed | 07/02/2024 | 73248000132 | high weeds |
| CELU20240006102 | LU | Closed | 07/03/2024 | 60180360008 | RV parked on vacant lot |
| CEPM20240006121 | PM | Closed | 07/03/2024 | 407 Gaunt St Immokolee | Boarded dwelling, roof in disrepair |
| CENA20240006129 | NA | Open | 07/03/2024 | 30683160007 | Weeds over 18 inches in height |
| CENA20240006152 | NA | Open | 07/05/2024 | 5535 Cassidy Ln (left part leading to the construction road) | High grass & litter on section of land |
| CESD20240006434 | SD | Open | 07/15/2024 | 506 Doak AVE, Immokalee | Permit PRBD20190835111 has expired with fees due. |
| CEPM20240006508 | PM | Closed | 07/17/2024 | 1004 Jumper Ln #1703 | Water leak in ceiling, power outlets in kitchen go out, light switches don't work, AC works when it wants to |
| CEPE20240006515 | PE | Closed | 07/17/2024 | Calle Amistad, N side in the area of 309. | Black Chevy Impala parked illegally in the Collier County Right of Way, |
| CEPM20240006524 | PM | Open | 07/17/2024 | 311 S 6th St Immokolee | Structure in disrepair |
| CENA20240006544 | NA | Open | 07/17/2024 | 66930200008 | High weeds |
| CENA20240006550 | NA | Open | 07/17/2024 | 34569100048 | High weeds |
| CESD20240006593 | SD | Open | 07/19/2024 | 331 N 15TH ST | Shed on site used for living space. |
| CENA20240006605 | NA | Open | 07/19/2024 | 60183800109 | High weeds |
| CEPM20240006674 | PM | Open | 07/23/2024 | 210 S 2nd St Immokolee | Mobile Home in disrepair |
| CEPM20240006755 | PM | Open | 07/24/2024 | 501 Breezewood Dr Immokolee | Tarp on roof |
| CEPM20240006757 | PM | Open | 07/24/2024 | 802 Palm Ridge Dr Immokolee | Tarp on roof |
| CEPM20240006762 | PM | Open | 07/24/2024 | 801 Palm Ridge Dr Immokolee | Tarp on roof |
| CEVR20240006774 | VR | Closed | 07/24/2024 | 1201 Immokalee Dr | Corner... hedges are so high, that when you're trying to pull out into traffic that you have to pull way past the stop sign to see if there's any oncoming traffic. |
| CEROW20240007007 | ROW | Open | 07/30/2024 | 300 Madision Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007008 | ROW | Open | 07/30/2024 | 302 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007009 | ROW | Open | 07/30/2024 | 304 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007010 | ROW | Open | 07/30/2024 | 306 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007011 | ROW | Open | 07/30/2024 | 312 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007012 | ROW | Open | 07/30/2024 | 314 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007013 | ROW | Open | 07/30/2024 | 316 Madison Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007014 | ROW | Open | 07/30/2024 | 101 Dixie Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007015 | ROW | Open | 07/30/2024 | 103 Dixie Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007016 | ROW | Open | 07/30/2024 | 105 Dixie Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEROW20240007017 | ROW | Open | 07/30/2024 | 107 Dixie Ave | Fences and trees/vegetation in the ROW impeding construction project work |
| CEPM20240007018 | PM | Open | 07/30/2024 | 400 N 15th St | Large pothole in parking lot |
| CEPE20240007044 | PE | Open | 07/31/2024 | 1133 and 1135 Allegiance Way | Residents located at 1133 and 1135 Allegiance Way are continuously blocking the sidewalk in the evenings with their vehicles. It does not allow me and my children to walk on the sidewalk or ride bikes causing us to have to walk around the vehicles onto the road. |

**31 cases opened in July**

Code Enforcement Monthly Open Code Cases July 1, 2024 - July 31, 2024

IMMOKALEE CRA Collier County Community Redevelopment Agency

**Assistant Director Report**

**August 13, 2024**

1. Immokalee Area Master Plan (IAMP) Restudy
   (PL201880002258) Approved by BCC for final adoption on 12/10/2019.
   Copy of IAMP as amended by Ordinance 2019-47 can be found at www.ImmokaleeCRA.com website.
   - Implementation schedule was provided at the November 2020 Meeting.
   - Staff is continuing with implementation of the Immokalee Initiatives.
2. Immokalee Area Overlay District LDC Updates
   - County staff discussed IAMP Policy 6.1.3 Downtown Ped Amenities and 3.1.4 Central Business District at the March 17, 2021, CRA Meeting.
   - First LDC Workshop was held on May 19, 2021, following the CRA meeting.
   - County staff held Kick off meeting on June 16, 2022, with consultant The Neighborhood Company (TNCo).
   - TNCo held a Site Visit with CRA staff on August 12, 2022.
   - An onsite meeting was held with TNCo and ICRA staff on September 14, 2022. TNCo provided staff with upcoming schedule/timeline.
   - TNCo presented at the CRA Advisory Board Meeting on February 15, 2023.
   - Staff provided updates at the May 17, 2023, CRA Advisory board meeting.
   - TNCo finalized evaluations on the overlay and development patterns. They held one-on-one meetings with local stakeholders.
   - TNCo presented at the June 21, 2023, Joint CRA & MSTU meeting.
   - TNCo provided the Immokalee Land Development Code "White Paper" update to County staff on September 1, 2023.
   - TNCo held a workshop on October 4, 2023.
   - TNCo provided a brief update and an updated timeline at the January 17, 2024, CRA Advisory Board meeting.
   - TNCo provided a brief update and an updated timeline at the March 20, 2024, CRA Advisory Board meeting. Ms. Tefft announced that County is currently reviewing draft language.
   - TNCo presented draft LDC language to CRA board on May 15, 2024.
   - TNCo submitted revised language to County on May 28, 2024.
   - Development Services Advisory Committee reviewed PL20240004278 – Immokalee Urban Overlay District on July 29, 2024.

3. CRA Office
   Job Bank Assistant – staff is continuing to use KeyStaff temp service.
   Staff has requested a Full time Employee (FTE) Operations Support Specialist for FY25 (October 2024)

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.

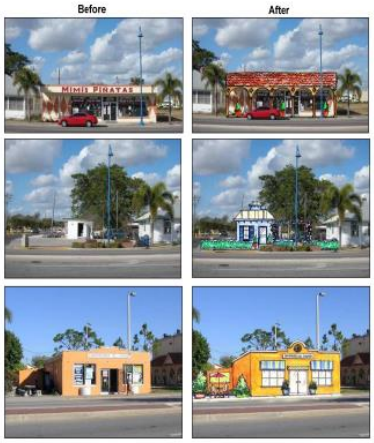
5. Infrastructure Projects (County) in Immokalee (Not funded by CRA/MSTU)

*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 Facade 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.




7. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. Next meeting will be on August 20, 2024.

Please see link to view copy of 2021 Retail Demand Analysis.

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

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

8. Immokalee Unmet Needs Coalition

The Immokalee Unmet Needs Coalition (IUNC) is a long-term recovery group that formed in the fall of 2017 as the result of Hurricane Irma. This group is composed of non-profits, faith based, local, state, or national organizations who work together to meet the unmet needs of Immokalee residents impacted by disaster. At the February 2024 IUNC Housing meeting it was announced that the coalition received a Voluntary Organizations Active in Disaster (VOAD) grant for $100,000 for the Immokalee area to assist the community with disaster improvements due to Hurricane Ian.

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 September 13, 2024, 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 July 2024.

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 will take place on Friday, August 23, 2024 @ 10:00 a.m. on the corner of Lake Trafford Road and 19th Street.

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 281 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. Seventeen homes have been completed and sold, and approximately two dozen more are anticipated to close by this summer. 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***

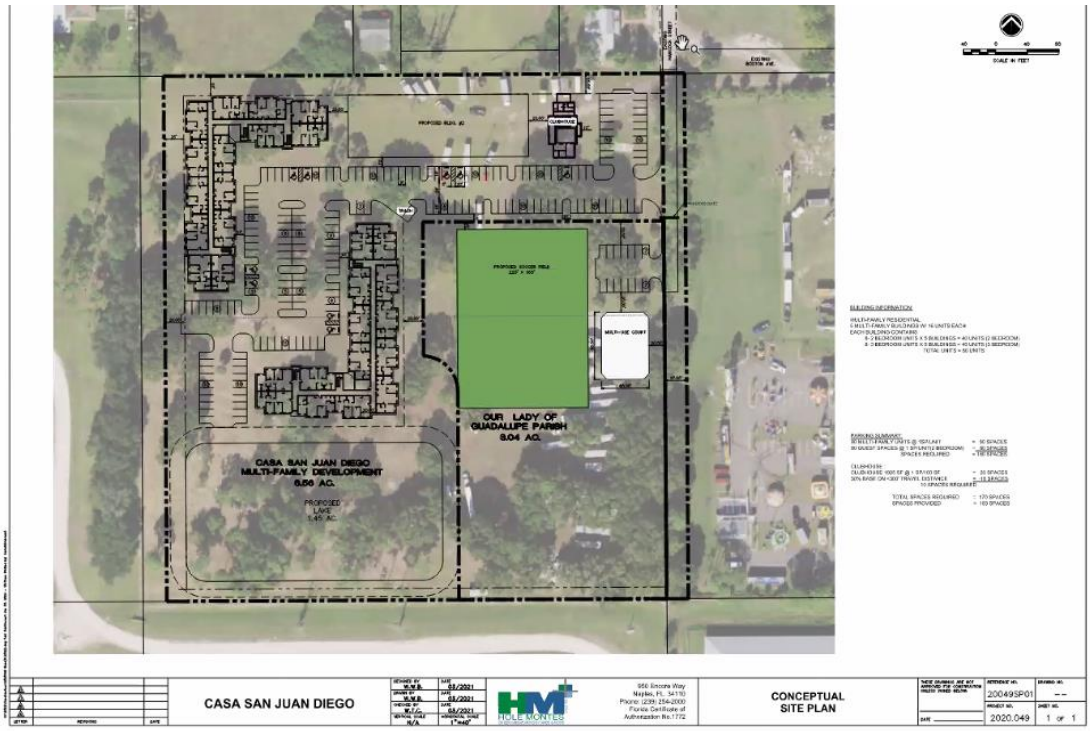
The RCMA proposed childcare center and community hub consist of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres will be designation for housing. Q. Grady Minor presented updated plan for the RCMA Immokalee MPUD (PL20200001827) 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.




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. They announced in April 2024 that since they have started construction in the Arrowhead community, they have completed 78 homes and currently have 25 under construction.

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

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation is proposing up to 250 single-family homes, built to rent, and an early education center for roughly 250 students. The foundation first presented at the CRA September 21st meeting and then again at the CRA January 18, 2023, meeting. They held a Neighborhood Information Meeting (NIM) on Wednesday, June 7, 2023.

The Foundation presented to the Collier County Planning Commission on August 17, 2023. On October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD to allow up to 250 horizontal multifamily dwelling units, 170 of which will be restricted as affordable, and a 250-student early childhood education center, on 50± acres located northeast of the intersection of Westclox Street and Carson Road in Immokalee, in Section 29, Township 46 South, Range 29 East, Collier County, Florida.

The Local Redevelopment Advisory Board requested that the Foundation comeback to the CRA after they receive comments from the County. The Foundation presented updates at the April 17, 2024, CRA Meeting.

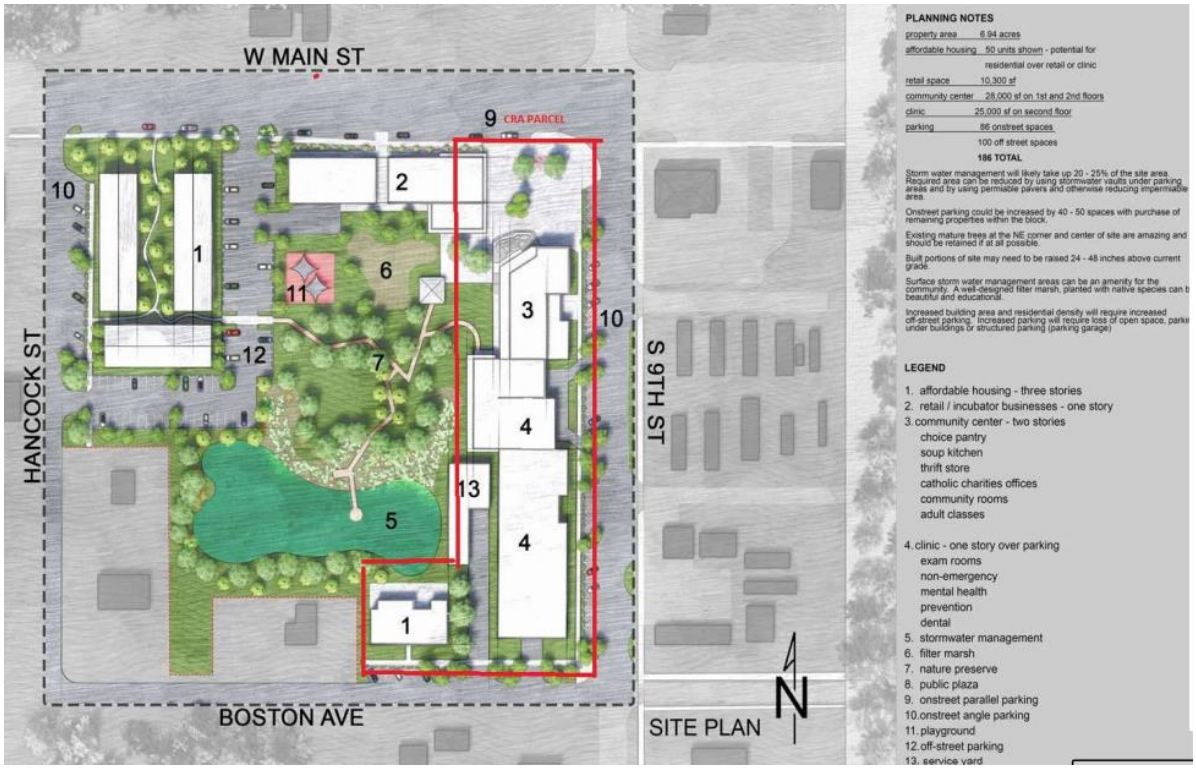
The community will be named Monarca with the symbol being the Monarch butterfly. A revised site plan was presented. There will be available space for residents in the community to utilize for oversized vehicles. As for the Early Education Center, they have been in conversation with a local education center about potentially wanting to expand into the space. The Pulte Family Charitable Foundation and the Nuestra Senora de la Vivienda will not be involved in the development of the 3 Acres.

They are currently submitting a Site Development Plan (SDP) to Collier County for Phase 1, which includes 64 units, the community center building, playground, storm water, lake, and pathway around it. Mr. VanValin is unsure if there will be a Phase 2 or Phase 2 and Phase 3. This will be determined on how Phase One and funding goes.

Mr. VanValin presented the income and rent limits. The project timeline was presented and showed the current progress of the development.

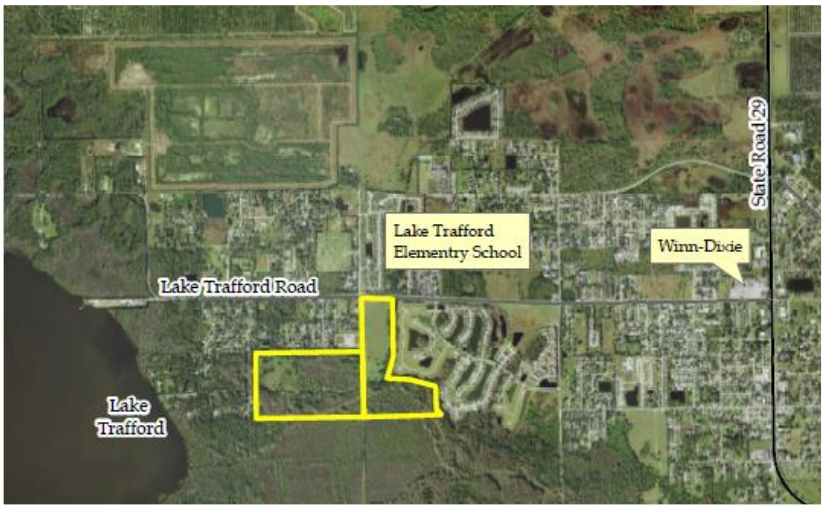
Mr. VanValin reiterated that the main goal is to help families that are at the real low end of the income spectrum and help provide a more stable, secured, and safe home.

8) Immokalee Community Campus (PUDZ) (Catholic Charities) PL20240000390
Rezone the property (909 and 917 W. Main Street, and 107 S. 9th Street) from C-4 – MSOSD Overlay and RMF-6 to a Mixed-Use Planned Development (MPUD) to allow for 50 multifamily dwelling units; 35,300 square feet of commercial uses of the C-4 district; and 56,000 square feet of community service uses such as a food pantry, soup kitchen, community rooms, adult education, etc. Rezone application was submitted on May 20, 2024. Application is currently being reviewed by county staff. Meeting is being coordinated to discuss potential on street parking.



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).

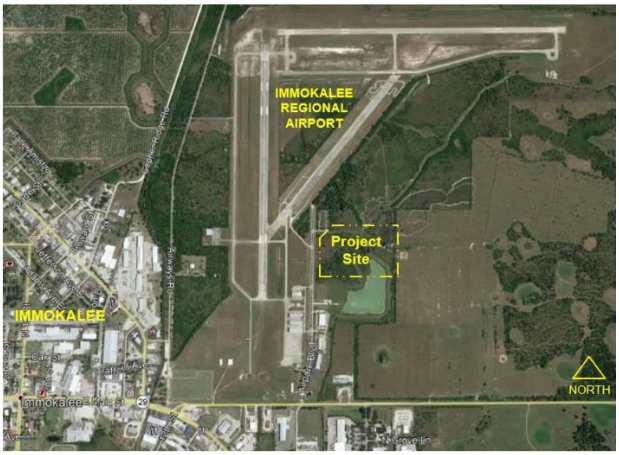
This property is under contract with Collier County as part of the Williams Reserve at Lake Trafford. The land is approximately 2,247 +/- acres of which 412 acres is allocated for affordable housing.

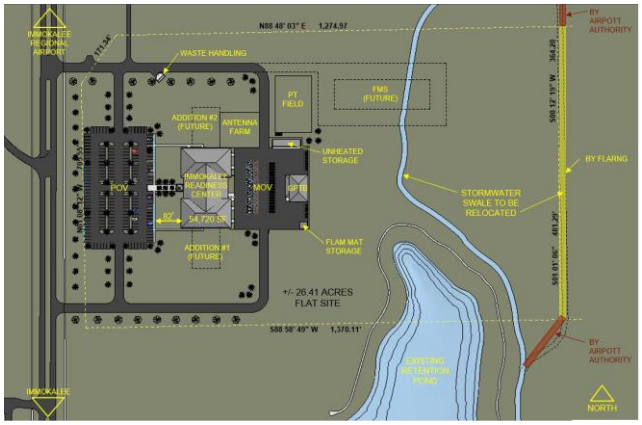
10) Budget Inn (PL20220001199 CU)

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.

11) 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. Estimated project $20 million.




12) Mosquito Control

This is a new construction project being proposed at the Immokalee airport. This project will consist of building a 2-story administration building (37,000 sf), 25,000 sf hangar, rotorcraft hangar (25,000 sf), maintenance building and a chemical storage building and associated Site Development at the Immokalee Regional Airport. The tenant and developer is the Collier Mosquito Control District. The Rotorcraft hangar (26,060 sf) will be built as Phase I and other buildings will be built as Phase II. This project is not projected to move forward.

9. 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.

10. Impact Fee Installment Payment Program

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

Program details:

- Pay your impact fees in installments over a 30-year term.
- Available for single-family, multi-family and commercial projects.
- Non-ad valorem special assessment on property tax bill.
- 5% fixed interest rate (2023 applicants).
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except State, County, and municipal taxes.
- Call or email for complete program requirements.

11. Adopt A Road Program

Adopt a Road – dormant for the two years due to COVID and staffing changes. In August 2021, Rich Koenigsknecht was assigned the program and Road Maintenance began the assessment. Samantha Roe is assisting and is the first point of contact if anyone would like to participate in the program. The first task was to reach out to see what organizations were active and still wanted to participate. The second task was to complete an inspection of the signage.

Area 4 is larger than the Immokalee CRA boundaries. Immokalee is within Area 4. There are currently 13 road segments in Immokalee CRA boundary identified for the program, covering 8.75 miles. Ten of those segments at one point in time had sponsors. No sponsors are active today based on the recent assessment. Additional road segments can be added to the list based on community interest. You can call 252-8924 to request trash pick-up following a road clean up.

In **January 2023**, Transportation Management Services Department staff provided an electronic copy of the Adopt-A-Road program brochure. Due to staff shortages, they were unable to present at the CRA public meeting.

In **March 2023**, Ms. Tonya Phillips provided information on the Adopt-A- Road Program. She said that they are trying to revamp the program in Collier County. They are in the process of getting an update in the Resolution. The Resolution that is currently enforced was made in 1990, she hopes that they can get it updated to reflect with today's time. She said that the focus right now is to get the program up and running, she asked everyone to call the phone number on the brochure if they are interested in adopting a road segment.

She also provided information on certain requirements needed if a road is adopted. If a road is adopted by agreement, they must go out at least once a month. A mile or two mile long is the usual segment.

At the **March 27, 2024**, MSTU Meeting board requested and update on the program status. CRA staff sent an email to Transportation Management Services Department and are waiting for program updates.

12. 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.

County staff reported that they are in the bidding process to secure a Contractor to repair these private roads. They will let us know when they have a Contractor in place and when the repairs are to begin. They will also be notifying the property owners by mail as the repairs are scheduled. Little League Road is on our category 3 Roads, which are part of this bid.

13. 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.

They enhance the ability to attract businesses, developers, and financial institutions to invest in these targeted areas — distressed communities — by allowing investors to defer capital gains taxes through investments 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. The zones enhance local communities' ability to attract businesses, developers, and financial institutions to invest in targeted areas by allowing investors to defer capital gains taxes through investments in federally established Opportunity Funds.

It's an economic and community development tax incentive program that provides a new impetus for private investors to support distressed communities through private equity investments in businesses and real estate ventures. The incentive is deferral, reduction, and potential elimination of certain federal capital gains taxes. 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
08/13/2024

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

*i. Monthly Maintenance*

A&M Property Maintenance (A&M) is currently providing short-term maintenance work and is keeping Zocalo Plaza clean, green, and in a safe condition. Staff prepared a draft Scope of Work to process 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. On April 17, 2024, the draft Solicitation Worksheet Package was sent to Procurement Services to initiate the process for bids. On June 21, 2024, the solicitation was assigned to a Procurement Strategist and a draft was provided to Staff on June 28, 2024, for comments. On July 2, 2024, Staff prepared a red-line version with suggested changes to the Bid Schedule and Solicitation for review before returning to Procurement Services. On August 13, 2024, Procurement Services routed the final Solicitation for the Authorization to Advertise.

08.05.24 No damage at Zocalo Plaza from Tropical Storm Debby, only landscape clean-up was needed.

08.12.24 Zocalo Plaza is neat and landscaping is well maintained.

*ii. Holiday*

<u>Holiday Bell Street Light Pole Decorations</u>

Staff had sent an RFQ to 18 vendors for twenty-five (25) 5' silhouette commercial grade side pole mount bell decorations, 50 replacement LED red & yellow light bulbs with freight. On March 27, 2024, the Immokalee MSTU Advisory Committee authorize Staff to proceed with processing a Purchase Order for the purchase from the lowest bidder in the amount of $10,125 with a Not to Exceed amount of $15,000 for the single bell with bow decorations that satisfied Procurement's requirements. Staff obtained a revised quote of $9,995 from Bronner's Commercial Display and delivery was on July 12, 2024.

Holiday Rental Christmas Tree and Zocalo Plaza Decorations

Staff prepared two solicitations for bids. One for the installation, decorating, and removal of a rental Christmas tree with LED lights and decorations, and the other for supplying, installing, and removing wrapped lights on the palm trees at Zocalo Plaza with the installation and removal of the CRA-owned holiday decorations at Zocalo Plaza. The two RFQs were posted in OpenGov on May 22, 2024, with a due date of June 3, 2024. The RFQs were extended one week because the minimum of three quotes were not received. The new due date was June 10, 2024. On June 28, 2024, a Purchase Order was issued to A&M Property Maintenance in the amount of $22,000 for the rental Christmas tree and $7,000 for the Zocalo Plaza Decorating.

*iii. Banner Arms*

Custom Welding

Due to the deteriorating condition of blue pole banner arms on SR 29, Staff obtained quotes for welding and repairs to the existing sleeves. On January 24, 2024, the Immokalee MSTU authorized the custom fabrication of aluminum banner holders with finials at one end. Installation of aluminum pipes as banner arms for poles to hold banners are at the intersections of Westclox, Lake Trafford and Immokalee Drive along SR29. The Estimate for the project was $14,995.00 on 15 poles for the fabrication, installation, and painting. On February 9, 2024, Staff provided the Sherwin Williams paint code, pole specifications and a map to Charro Custom Welding. Staff purchased the paint from Sherwin Williams and Charro Welding picked up the paint on April 16, 2024, to paint the banner holders. Awaiting the installation of the newly powder coated banner arms the weekend of August 17th-18th, weather permitting.

Banner Arms Replacements

Due to the May 16, 2024 severe storm in Immokalee, A&M advised on May 22, 2024 the need for 30 replacement banner arms. Staff is working of securing three quotes. Staff received Valmont's quote of $9,900, Graybar Electric Company's quote of $13,378.50 and are waiting for a final quote from Simmonds Electrical of Naples for the replacement banner arms. The delivery timeframe is 12-14 weeks. Staff are working on a claim for the storm damage.

**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. Estimated project completion is early 2025. 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. Additional information is available at https://immokaleecompletestreets.com.

07.17.24 TIGER Bus Transfer Station

08.05.23 TIGER

08.05.24 TIGER

08.12.24 TIGER

**08.05.24 TIGER**

**08.05.24 TIGER**

**08.12.24 Silk fence was added on Area 5, Stockade Road** **Bus Transfer Station**

**3. Historic Cemetery Preservation – 815 W Main Street**

Staff identified desired improvements at the cemetery and A&M Property Maintenance 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. Staff prepared a Work Order for approval on August 2, 2024.

**4. Delaware/South 5th Street Improvements**

In the aftermath of Tropical Storm Debby's heavy rains, Utility Companies and Collier County Departments were made inspections of the Immokalee Area.

**08.05.24 Collier County Stormwater Crews working after Tropical Storm Debby at W Delaware/S 1st St**

**5. Panther Crossing Bridge/CAT**

CAT installed improvements on the bus stop at the Panther Crossing Welcome Sign. Collier County Road Maintenance crews power washed the Panther Crossing pedestrian bridge.

06.04.24 Panther Crossing Bus Stop improvements underway

08.05.24 New Bus Stop at Pather Crossing

08.12.24 Panther Crossing Bridge Pressure Washing

**6. Street Light Poles**

*Insurance Claim Report*: *#2B, #8, #10, #38 & #52*:

Poles #38 and #52 were installed by Simmonds Electrical on June 15, 2024, with a quote for $21,511.13 each. The invoice of $16,591.79 each was received on July 16, 2024. The MSTU was paid $13,568.50 on a claim for Pole #38 on October 16, 2012, and paid $11,662.13 on a claim for Pole #52. When the poles were knocked down, no replacements were planned. On July 28, 2023, Traffic Ops emailed the CRA that the Poles needed to be replaced.

| Pole # and Location | Date of Incident | Quote | Date of Quote | Claim Paid | Date Claim Paid | Comments |
|---|---|---|---|---|---|---|
| #2B<br>Median Pole at N First Street and West Delaware | 5/5-5/10, 2023<br>Discovered on 05/10/23 | $27,138.36 | 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. 1st St. #500505231937. 12/1/23 Risk will elevate claim & attempt to recover from faulty driver's insurance carrier. |
| #8 Triangle<br>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 subrugation process with the at fault party's insurance carrier. |
| #10 Main Street Village Apts | 09/21/24 | Installation Completed.<br> | | | | 09/26/23 Traffic Ops fied claim for replacement and will do billing. 5/1/24 Pole installation completed & awaiting invoice from Traffic Ops. |

## 7. CR 846 to Airpark Sidewalk

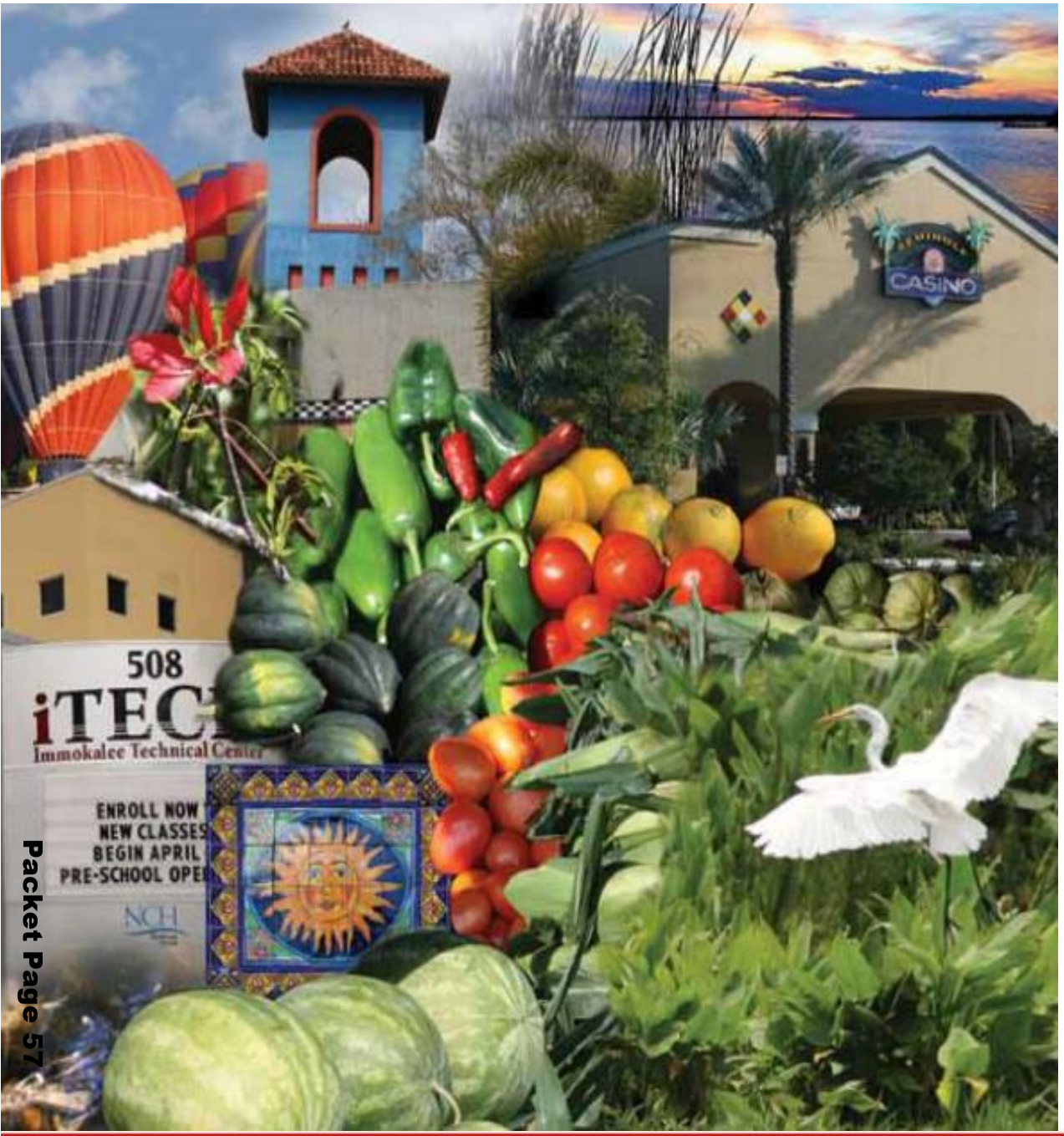
08.05.24 New sidewalk on CR 846 East/Airpark Blvd

## 8. Lipman Family Farms Backpack Giveaway – August 10, 2024

Lipman Family Farms held its 14th Annual back to school event, and they distributed 1,800 backpacks filled with school supplies to elementary and middle school age children. Some received bikes, shoes, and gift cards.

*Report by: Yvonne Blair, Project Manager Dated: August 13, 2024*

IMMOKALEE CRA
Collier County Community Redevelopment Agency
Florida's 21st century




# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

August 13, 2024

# ICRA Project listing

## Table of Content

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

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

### Other Projects of Interest

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

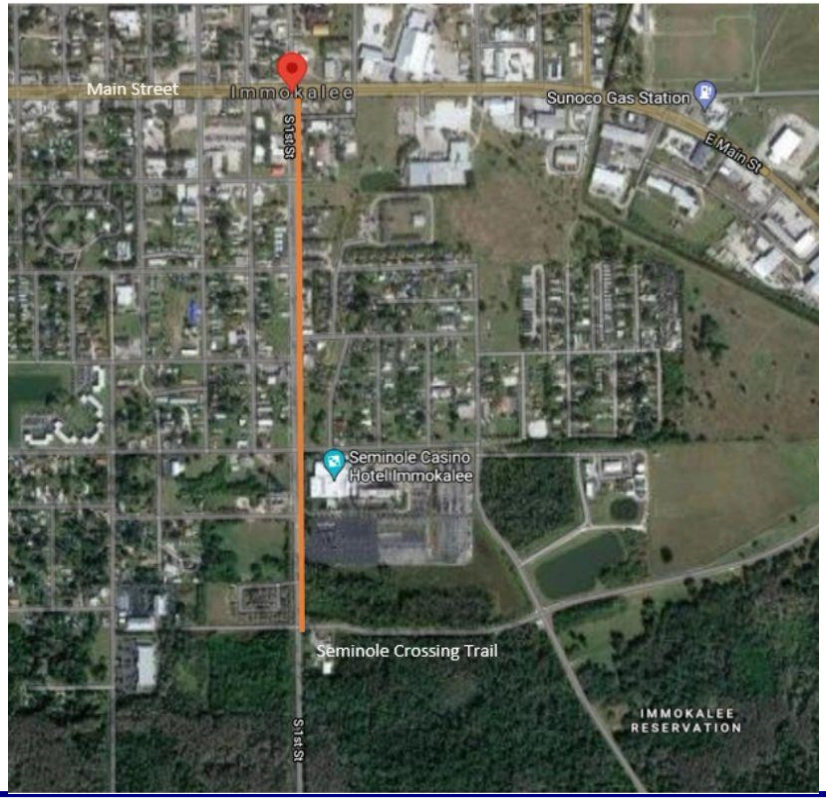
# First Street Corridor Pedestrian Safety Improvements

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

**Project #:33831-01**
**Project Sponsor: Imm**okalee 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.
Corridor is appx. 4,000 feet.
**CHS CDBG Grant #CD22-03-IMM (Design Only)**
**Design Budget:** $201,945 CDBG Funds (including CO#1)
**Design Proposal:** Kisinger, Campos & Associates (KCA)
**CDBG Design Funds End:** Extended to 10/27/24, seeking 30-day extension due to design change to avoid features outside of ROW conflicts.
**Construction CD24-02 Budget:** $1.2M construction with total budget of $1,575,000, & pending awarded of $1,001,371 CDBG 2024
**Architect/Engineer:** KCA
**General Contractor:** TBD
**Notice to Proceed Date:** TBD
**Estimated Substantial Completion Date:** Design is targeted for completion by 10/13/24 (by CO#1), leading to construction in 2025

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




### Milestones/Challenges To Date: 08/13/2024

- Subrecipient Agreement & Budget Amendment was approved by BCC's 9/13/22 for $250,000 CDBG Grant Agreement for 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. 5/30/34 received PO Mod.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. Staff received a draft Subrecipient Agreement for $1,001,371 to take to BCC 9/10/24 & OMB to set up grant number and approve budget.
- On 7/16/24 CHS ordered the Environmental. Review Report which is due 11/1/24.
- 8/2/24 Traffic Ops authorized alternative fixtures. KCA is reanalyzing the corridor with GE luminaires. On 8/12/24 KCA requested an extension for Final Plans. Staff drafted a Letter to CHS requesting a 30-day extension to the performance end date.
- April 2029 deadline for construction competition with or without full grant funding.

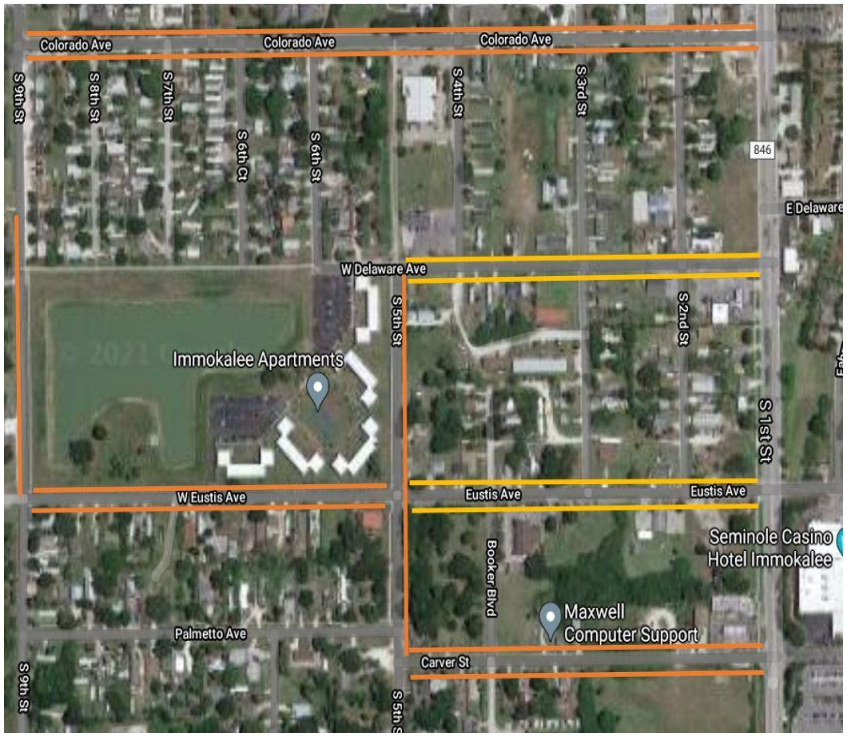
# Immokalee Sidewalk Phase III

## 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 5th Street to S 1st Street (approximately 2,500 LF, 5,000 LF for both sides of the roadways).
**Design Budget:** $114,763 MSTU Funds
**Total Construction Costs:** 100% cost estimate $1,628,378
**Federal Appropriations Funds (Estimated):** $987,000
**Architect/Engineer:** Agnoli, Barber & Brundage (ABB)
**Stop/Start Work** 9/15/22 Stop, 6/4/24 Start, 6/6/24 Stop & 6/17/24 Start with 143 days remaining (11/8/24). ABB acquired by LJA Engineering.
**Owner's Representative (CEI):** Total Municipal Solutions, stop work notice 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:** 2025

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




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

### Milestones/Challenges To Date: 08/13/2024

- 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. HUD sent executed Agreement on 4/23/24 with a commencement date of 4/13/24.
- 5/30/24 Staff resubmitted solicitation via Jira PUR-2722 to start advertisement for bids.
- On 7/17/24 the ITB was advertised and posted in OpenGov. Pre-Bid Meeting held on 7/30/24 with bids due 9/3/24 by 3PM .
- 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 in August 2024 and Staff to pull data when maps are posted to update the LMA Report.
- 08/13/24 Staff requested Property Owners PID#s & addresses to mail project update letters.
- Performance Report #02 with Federal Financial Report due 1/1/25.

# Historic Cemetery Preservation

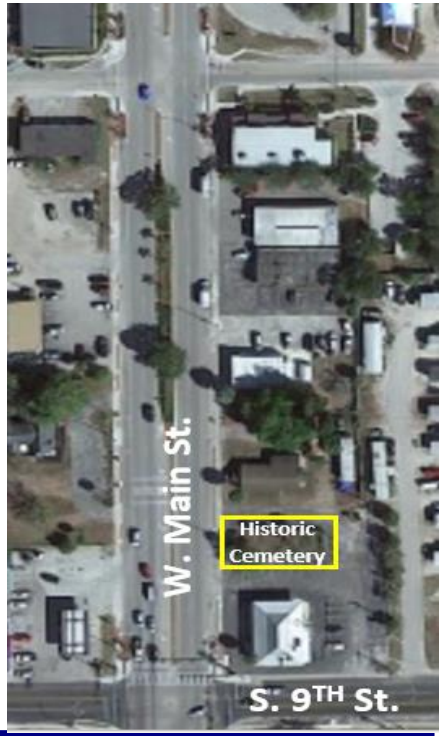
**815 West Main Street, PID 00127320003, 0.06 Ac +/-**

**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




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

**Milestones/Challenges To Date: 08/13/2024**

- 10/18/23 the ICRA & IMSTU 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.
- 12/15/23 Staff contacted Natalie De La Torre Salas, Public Archaeology Coordinator SW Region FL Public Archaeology Network (FPAN). Recommended boundary survey, ID interned & descendants, Management Plan & Preservation Training.
- 3/15/24 Sent RFP to Stantec. 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 and on 8/5/24 Staff processing Work Order for approvals for a Request for Purchase Order to be finalized.

# Lake Trafford Road Corridor Lighting Study

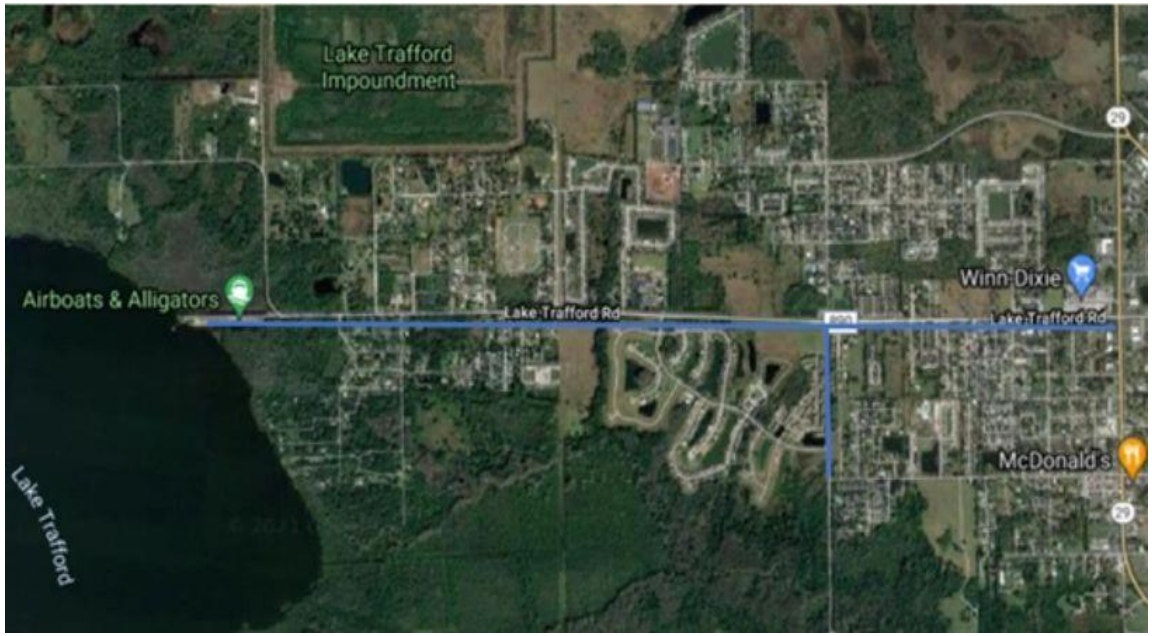
## Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

**Project #: 1026-138346-50246.2 (CRA)**
**1629-162524-631400 (MSTU)**
**Project Sponsor:** Immokalee MSTU
**Project Manager**: Yvonne Blair

**Project Scope**: Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.
**Location:** Lk Trafford Rd 4.8 mi & Carson Rd .5 mi
**Design Budget:** $149,930 MSTU Funds/$100,000 CRA
**Construction Budget (Estimate):** $3,000,000 – contingent on type of pole and partnership with LCEC.
**Funding**: CRA & MSTU Funds and Grants
**Architect/Engineer:** Jacobs Engineering (Jacobs)
**Owner's Representative (CEI):** TBD
**General Contractor:** TBD

**Notice to Proceed Date: 05/02/23**
**Estimated Substantial Completion Date: TBD**
**Suspend Work Notice:** 04/10/24 w/21 days remaining

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




**Milestones/Challenges To Date: 08/13/2024 – 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 Stop Work Sidewalk Project on the same corridor & requested Stop Work Notice. 4/10/24 Staff issued Stop 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.

# Main Street Corridor Streetscape

## SR29 (Main Street) from 9th Street to E 2nd Street

**Project #: 1629-162524-631400**
**Sponsor:** Immokalee MSTU
**Project Manager**: Yvonne Blair

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

**Design Budget:** $212,598 MSTU Funds
**Construction Budget (Estimated):** $2,500,000 CRA & MSTU Funds (Funds may be diverted to First St Project)
**Architect/Engineer:** Johnson Engineering

**Design Notice to Proceed Date:** 9/1/22
**Final Design 100% Plans:** Stop Work Notice Issued 9/27/23 with 213 remaining days.
**Construction Completion Date:** 9/28/23 Stop Work Notice Issued on Project.

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

**Milestones/Challenges to date: 08/13/2024 – 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 Stop 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.

# Immokalee Community Campus (PUDZ)

## 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

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

### Milestones/Challenges To Date: 08/13/2024

- 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.

# Immokalee "Field of Dreams" Park Initiative

## Immokalee Sports Complex

### 505 Escambia Street

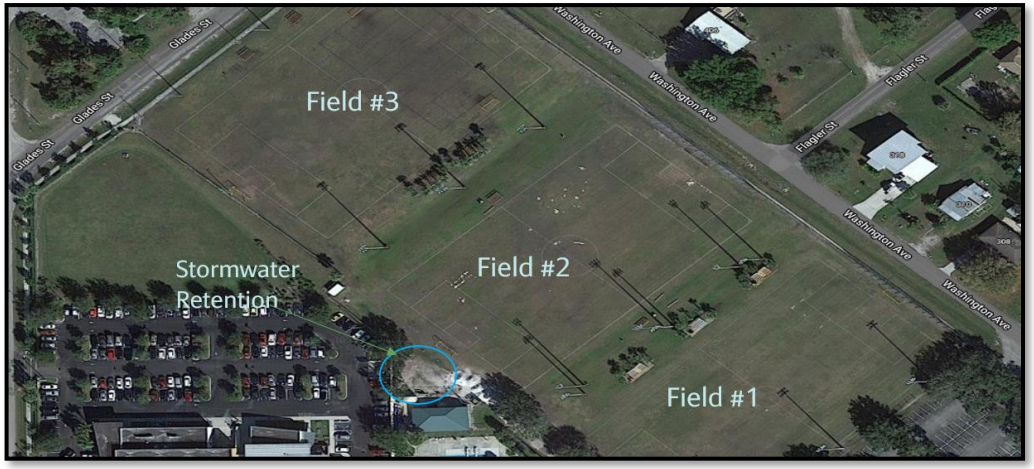
**District #: 5**
**Project #:**
**Project Sponsor: Collier County Parks & Recreation**
**Project Manager:**
**Monitoring Project for Community's Awareness**

**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:**

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




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

**Milestones/Challenges To Date: 08/13/2024 – No Update**

- 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.

# Immokalee Complete Streets – TIGER Grant

## Transportation Investment Generation Economic Recovery

**District #: 5**
**Project #: 33563**

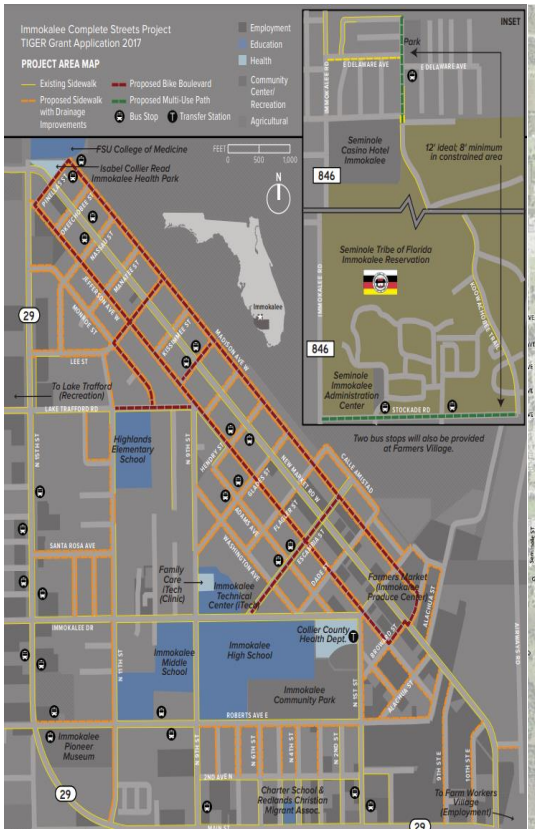
**Project Sponsor:** BCC
**Project Manager**: Michael Tisch, Transportation Engineering
**Monitoring Project for Community's Awareness**
**Project Website: https:/immokaleecompletestreets.com**

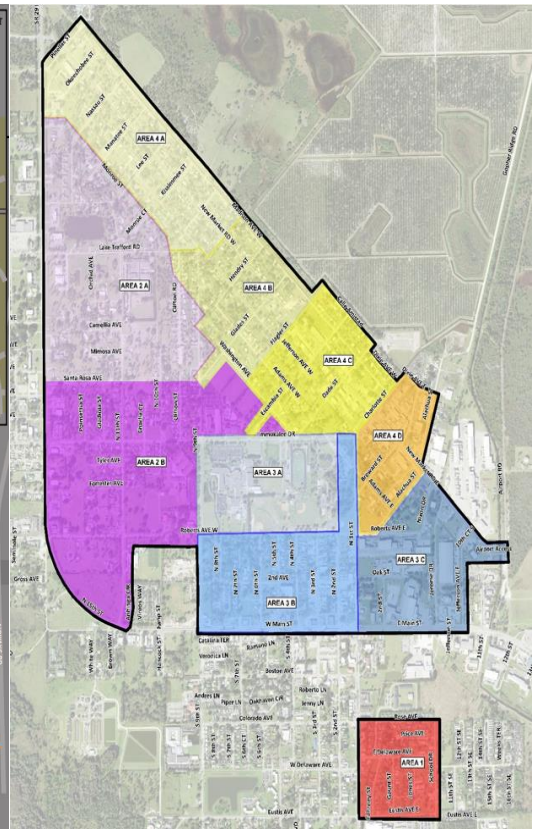
**Project Scope**: This project includes design and construction of 20 miles of concrete sidewalks, a boulevard network, shared-use path, streetlights, bus shelters, a new transit center and landscaping. Five corridors and 38 intersections were recommended for lighting. The Immokalee MSTU will be funding 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:** 2025

| | |
|---|---|
| Procurement | 100% |
| Design | 98% |
| Construction | 75% |




### Milestones/Challenges To Date: 08/13/2024

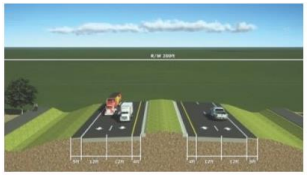
- Areas 1, 2 & 3 – Contractor has completed construction in Areas 1, 2 & 3.
- Area 4 – Construction is ongoing in Area 4B/C. Construction will commence in Area 4D within the next month. The Contractor is continuing ordering drainage infrastructure for Area 4A.
- Area 5 –Construction will commence 8/19/24; coordination with the Seminole Tribe.
- Bus Transfer Station – Construction is ongoing.
- Continuous Street Lighting – LCEC is in the process of staking out the lights associated with the project for installation.
- 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. Staff is submitting an Executive Summary to the CAO for review.

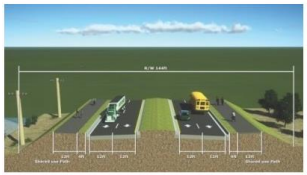
# SR 29 Loop Road

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

**District #: 5**
**Project #: 417540-5**

**Project Sponsor: FDOT**
**Project Manager**: Sean Pugh, P.E., Design Project Manager
**Monitoring Project for Community's Awareness**
**Project Website:** https://www.swflroads.com/project/417540-5





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

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

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

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

**Milestones/Challenges To Date: 08/13/2024**

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

# Upcoming Community Events

*Updated 08/14/2024*

### Collier County East of 951 Ad Hoc Advisory Committee

**Date:** 08/20/2024 at 7:00 p.m.
**Location**: Big Corkscrew Island Regional Park
810 39th Ave NE., Naples, FL 34102
For more information contact Parker Klopf at 239.252.2471

### Collier County Parks & Recreation Advisory Board Meeting (PARAB)

**Date:** 08/21/2024 at 2:00 p.m.
**Location**: Golden Gate Community Park
3300 Santa Barbara Blvd., Naples, FL 34416
For more information call 239.252.4000

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

**Date:** 08/21/2024 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 Meeting

**Date:** 08/21/2024 at 4:30 p.m.
**Location**: Tommie Barfield Elementary/ Live Online
101 Kirkwood St Box 657, Marco Island, FL 34145
Live Online: https://www.collierschools.com/educationlive

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

**Date:** 08/22/2024 at 3:00 p.m.
**Location**: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142
For more information contact Joshua Bauer at 239.657.2111
Live Online: https://immfire.com/view-live-meeting/

### Immokalee Fair Housing Alliance Move-in Celebration

**Date:** 08/23/2024 at 10:00 a.m.
**Location**: Corner of Lake Trafford Road & 19th Street., Immokalee, FL 34142

### Collier County Board of County Commissioners (BCC)
**Date:** 08/27/2024 at 9:00 a.m.
**Location**: Board of County Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail E. , Naples, FL 34112
Live Online: http://tv.colliergov.net/CablecastPublicSite/

### Immokalee Fire Control District – Tentative Budget Hearing Meeting
**Date:** 09/03/2024 at 5:05 p.m.
**Location**: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142
For more information contact Joshua Bauer at 239.657.2111
Live Online: https://immfire.com/view-live-meeting/

### Collier County Public School (CCPS) Board Meeting
**Date:** 09/10/2024 at 4:30 p.m.
**Location**: Dr. Martin Luther King Jr. Administrative Center / Live Online
5775 Osceola Trail., Naples, FL 34109
Live Online: https://www.collierschools.com/educationlive

### Celebrating Latino Conservation *Free Event*
**Date:** 09/14/2024 from 10:00 a.m. to 12:00 p.m.
**Location**: Immokalee Pioneer Museum
1215 Roberts Ave., Immokalee, FL 34142
For more information call: 239.252.2611

### Affordable Housing Advisory Committee (AHAC) Meeting
**Date:** 09/17/2024 at 9:00 a.m.
**Location**: Growth Management Department - Conference Room 609/610
2800 North Horseshoe Drive., Naples, FL 34104.
For more information visit: AHAC meeting information page

### Immokalee Fire Control District – Final Budget Hearing Meeting
**Date:** 09/17/2024 at 5:05 p.m.
**Location**: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142
For more information contact Joshua Bauer at 239.657.2111
Live Online: https://immfire.com/view-live-meeting/

### Collier County Parks & Recreation Advisory Board Meeting (PARAB)
**Date:** 09/18/2024 at 2:00 p.m.
**Location**: North Collier Regional Park
15000 Livingston Road., Naples, FL 34109
For more information call 239.252.4000

**Immokalee Water and Sewer District (IWSD) Board of Commissioners Meeting**
**Date:** 09/18/2024 at 3:30 p.m.
**Location**: Immokalee Water and Sewer District
1020 Sanitation Road., Immokalee, FL 34142
For more information call: 239.658.3630

**Immokalee Fire Control District – Board of Fire Commissioners Meeting**
**Date:** 09/19/2024 at 3:00 p.m.
**Location**: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142
For more information contact Joshua Bauer at 239.657.2111
Live Online: https://immfire.com/view-live-meeting/

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

IMMOKALEE CRA Collier County Community Redevelopment Agency
Florida's 21st century

**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**

Mark Lemke
Chairman

Patricia Goodnight
Vice-Chair

Mike Facundo
Andrea Halman
Frank Nappo
Estil Null
Edward "Ski" Olesky
Yvar Pierre
Lupita Vazquez Reyes

**MSTU Advisory Committee**

Andrea Halman
Chair

Bernardo Barnhart
Vice- Chair

Norma Garcia
Christina Guerrero
Cherryle Thomas
David Turrubiartez Jr.

**CRA Staff**

John Dunnuck
CRA Director

Christie Betancourt
Program Manager

Yvonne Blair
Project Manager

Yuridia Zaragoza
Administrative Assistant

May 30, 2024

Jessica Harrelson, AICP
Peninsula Engineering
Phone: 239-403-6751
Email: jharrelson@pen-eng.com

RE: Immokalee One-Stop Mixed Use Planned Unit Development (MPUD)
PUDZ-PL20230017241

Dear Ms. Jessica Harrelson:

On March 14, 2000, the Collier County Board of County Commissioners created the Collier County Community Redevelopment Agency and established the Immokalee Community Redevelopment Area (ICRA), recognizing the need for redevelopment and comprehensive planning.

The Immokalee Local Redevelopment Advisory Board is appointed by the Collier County Board of Commissioners. The nine-member board serves as the primary vehicle for community and professional input to the Community Redevelopment Agency (CRA) for matters relating to the Immokalee Community Redevelopment Area.

Providing decent, safe, and affordable housing in Immokalee is one of the top priorities in the Immokalee Community Redevelopment Area Plan. Creating a better place to live will improve the quality of life of the current and future residents in the community. The proposed project, with its residential component, will advance this goal.

On May 15, 2024, the Immokalee Local Redevelopment Advisory Board passed a motion supporting the PUDZ request to rezone the site from the Estates (E) zoning district to the Immokalee One-Stop Mixed Use Planned Unit Development (MPUD). This rezoning will permit a maximum of 40,000 square feet of gross floor area for limited commercial land uses or up to sixteen (16) dwelling units per acre, totaling 61 residential units.

Yours sincerely,

Mark Lemke
Immokalee Local Redevelopment Advisory Board, Chair

# 2024 Public Meeting Calendar FINAL for Immokalee CRA and MSTU

## CRA Meeting Calendar 2024

| Dates/Times | | Locations | Phone Number |
|---|---|---|---|
| January 17th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| February 21st | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| March 20th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| April 17th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| May 15th | @8:30 a.m | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| June 26th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING* CareerSource | 239-867-0025 |
| July 24th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING *CareerSource | 239-867-0025 |
| August 21st | @8:30 a.m | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| September 18th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| October 16th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| November 13th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| December 18th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |

## MSTU Meeting Calendar 2024

| Dates/Times | | Locations | Phone Number |
|---|---|---|---|
| January 24th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| February 28th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| March 27th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| April 17th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| May 22nd | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| June 26th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING* CareerSource | 239-867-0025 |
| July 24th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING* CareerSource | 239-867-0025 |
| August 28th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| September 25th | @8:30 a.m. | Hybrid Remote Public Meeting * CareerSource, 750 South 5th St. | 239-867-0025 |
| October 16th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| November 13th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |
| December 18th | @8:30 a.m. | Hybrid Remote Public Meeting * JOINT MEETING * CareerSource | 239-867-0025 |

**Please contact the CRA with any questions (239) 867-0028**

*Updated August 13, 2024*

Joint Meeting *Hybrid CRA & MSTU

No Meeting Scheduled

IMMOKALEE CRA Collier County Community Redevelopment Agency

Florida's 21st century

*Hybrid Remote Public Meeting

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

www.ImmokaleeCRA.com
750 South 5th Street, Immokalee, FL 34142
239-867-0025

## EXECUTIVE SUMMARY

**Recommendation that the Board of County Commissioners, and the Board of County Commissioners (Board) acting as the Community Redevelopment Agency Board (CRA), approve a $4,000,000 capital project budget for the renovation of the Immokalee Sports Complex 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, and authorizing necessary Budget Amendments.**

---

**OBJECTIVE:** To obtain Board approval for the project budget for the renovation and enhancement of the Immokalee Sports Complex fields and facilities.

**CONSIDERATIONS:** The Immokalee community continues to experience significant growth in youth sports, particularly in youth soccer programs. However, the playing field inventory managed by County Parks and Recreation within Immokalee has not kept pace with this rising demand, resulting in a substantial capacity deficiency. This shortage leads to the overuse of existing fields, causing additional stress and poor turf conditions, which further diminishes field capacity.

The Immokalee Sports Complex, the only multi-field facility in the area, features three (3) natural grass fields and serves as a vital hub for community sports and events. Annually, the complex supports over 1,500 participants across 155 games, along with numerous practice sessions and open play. The fields are shared by four (4) soccer organizations: Immokalee Soccer Pit Cobras, Immokalee Seminole Football & Cheer, Collier County Parks & Recreation, and Immokalee High School Soccer. Despite high demand, the natural grass fields require six (6) months of maintenance closures each year, limiting their weekly utilization. Additionally, the fields host various community events, including Christmas Around the World, the Healthcare Network Family Health Fair, Health Fest, events by the Shelter for Abused Women, independent soccer leagues, and open public play. Staff estimates that field utilization has been between 125% and 179% of best practice recommendations, underscoring their extensive use and importance to the community.

To address these challenges and maximize the investment in the Immokalee Sports Complex, staff recommends establishing a budget for a project to convert two (2) of the three (3) natural grass fields to artificial turf, add restroom facilities, and improve the site's stormwater management system. The successful completion of this project will not only meet the community's growing demand for sports facilities but also provide numerous benefits, including year-round use of two (2) artificial turf fields with minimal downtime for routine maintenance, a new restroom facility adjacent to the playing fields, and enhanced stormwater management to eliminate standing water between the fields.

**FISCAL IMPACT:** The preliminary budget estimate for the Immokalee Sports Complex field renovation and conversion is $4,000,000. Immokalee CRA funding in the amount of $1.2 million and Parks and County CIP funding in the amount of $2.8 million will be realigned by Budget Amendment to support the project as described below.

| Fund Description | Fund | Proj # | Description | Current Budget | Budget Change | Balance |
|---|---|---|---|---|---|---|
| Imm CRA CIP | 1026 | 50246 | CRA-Neighborhood Revitalizati | 997,500.00 | (838,625.00) | 158,875.00 |
| Imm CRA CIP | 1026 | 50245 | CRA_Parks Initaitive | 361,375.00 | (361,375.00) | - |
| Imm CRA CIP | 1026 | 80320 | Imm. Sports Complex | - | 1,200,000.00 | 1,200,000.00 |
| Parks CIP | 3062 | 80307 | Field Court Maint. | 1,816,671.54 | (500,000.00) | 1,316,671.54 |
| Parks CIP | 3062 | 80381 | COMPK-Art Turf | 567,858.41 | (500,000.00) | 67,858.41 |
| Parks CIP | 3062 | 80320 | Imm. Sports Complex | - | 1,000,000.00 | 1,000,000.00 |
| County CIP | 3001 | 70167 | Govt Business Park | 5,172,466.72 | (1,800,000.00) | 3,372,466.72 |
| County CIP | 3001 | 80320 | Imm. Sports Complex | - | 1,800,000.00 | 1,800,000.00 |
| | | | Total | | 4,000,000.00 | |

**LEGAL CONSIDERATIONS:** This item is consistent with Section 163.387, Florida Statutes, concerning use of CRA Trust Funds, is consistent with the Immokalee Community Redevelopment Plan, Objective 4.2.4.5, and is approved as to form and legality and requires a majority vote for approval. -SAA

**GROWTH MANAGEMENT IMPACT:** There is no Growth Management impact due to this request.

**RECOMMENDATION:** That the Board of County Commissioners, and the Board of County Commissioners (Board) acting as the Community Redevelopment Agency Board (CRA), approve a $4,000,000 capital project budget for the renovation of the Immokalee Sports Complex 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, and authorizing necessary Budget Amendments.
.

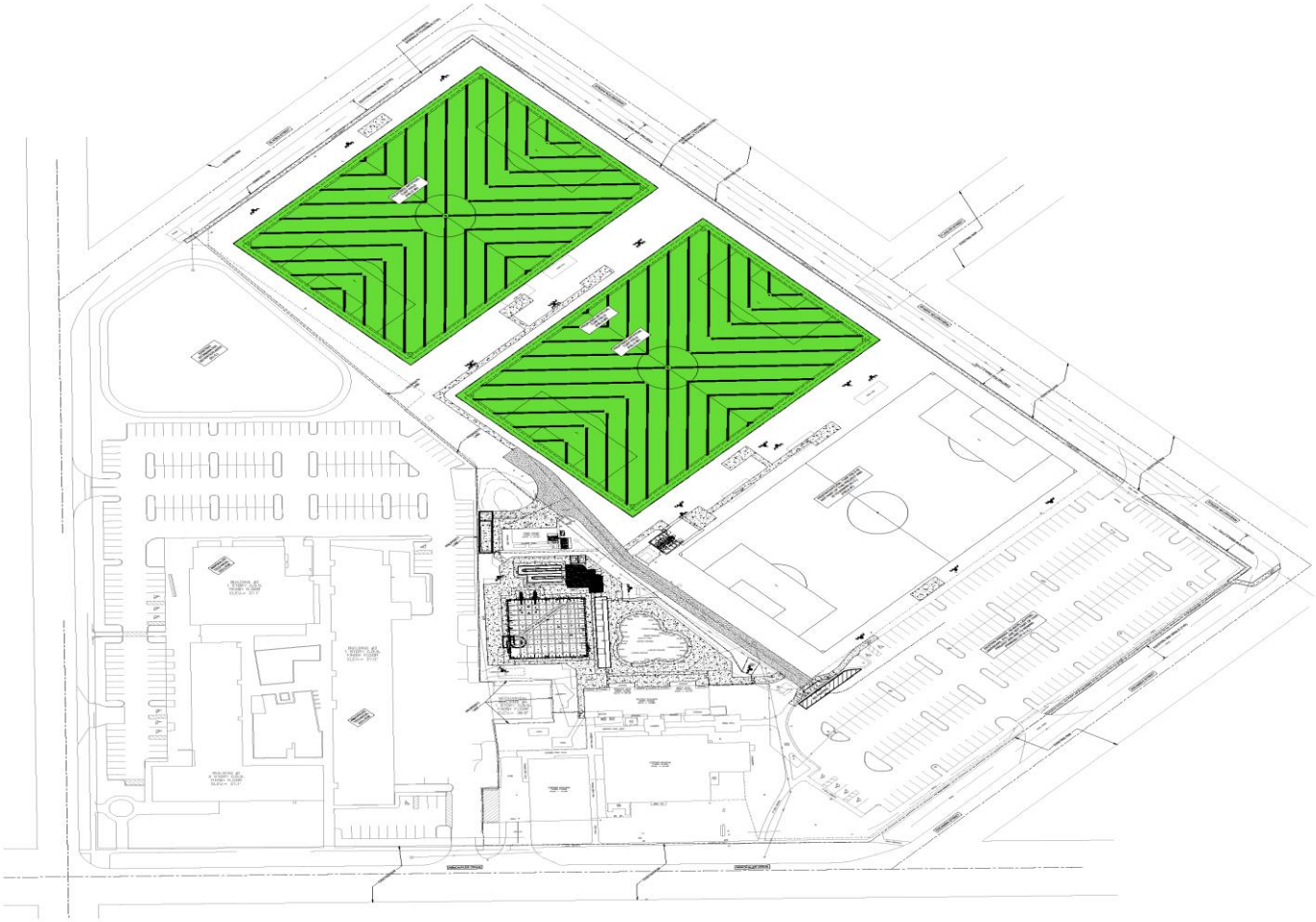
Prepared By: Ed Finn, Deputy County Manager

**ATTACHMENT(S)**

1. Immokalee Field Usage Power Point from Parks 5-30-24 (PDF)

# IMMOKALE SPORTS COMPLEX ATHLETICS

# IMMOKALE SPORTS COMPLEX ATHLETICS



THE FLORIDA REDEVELOPMENT ASSOCIATION

# 2024 FRA Annual Conference

**October 22-25, 2024**

Tampa Marriott Water Street, Tampa

**#FRA2024**

## REGISTRATION INFORMATION

The **2024 Florida Redevelopment Association Annual Conference** will be held on **October 22-25, 2024**, at the **Tampa Marriott Water Street** in Tampa.

The conference is an opportunity for redevelopment professionals, elected officials and appointed officials who oversee administering redevelopment (economic development) programs in Florida cities and counties and community redevelopment agencies (CRAs) who have separate, dedicated trust funds that can be spent on redevelopment projects to meet in person. Attendees at the conference will have opportunities to enhance leadership skills, learn from municipal experts, share ideas with peers, discuss strategies for Florida's future and hear about the latest in products and services for redevelopment projects.

Don't miss this opportunity to learn, network and share.

## DEADLINES

- September 20, 2024: Last day to reserve hotel accommodation with group block.
- October 4, 2024: Conference registration fee increases by $100.00 after 5:00 p.m.

## REGISTRATION FEES

**Full Registration** (10/23-10/25)
Member: $395.00; Nonmember: $495.00
(Late registration fee applied October 5, 2024)
Member: $495.00; Nonmember: $595.00

**CRA Board Training Course** (10/23)
$50.00

**Tours** (10/23)
$50.00 per tour (1 tour per person)

**Academy Graduation and Awards Banquet**
(guest ticket) (10/24)
$75.00

**Guest/Spouse Registration** (spouse, partner or other nonprofessional relation) (10/23-10/25)
$325.00

**Full** registration and **guest** registration fees cover your name badge and admission to all conference sessions and the exhibit hall, refreshment breaks, light continental breakfasts each day, Wednesday's Welcome Luncheon in the exhibit hall, Wednesday's Welcome Reception in the exhibit hall, Thursday's Networking Luncheon in the exhibit hall and Thursday's Academy Graduation and Awards Banquet. Tours are an additional fee. **NOTE:** Registration fees will increase by $100.00 per full registration made after October 4, 2024.

## CANCELLATION POLICY

Conference registration cancellation requests must be emailed to ***mmontgomery@flcities.com*** no later than 5:00 p.m. on October 4, 2024, to be eligible for a conference registration refund. A $50.00 cancellation fee will be applied to all cancellations. Refunds will be issued after the conference. **No refunds will be made after October 4, 2024, or for early departure from the conference.**

## REGISTRATION INFORMATION

**Online Registration – Credit Cards Only**
***Click here*** to register online and pay with a credit card. The FRA accepts Visa, Mastercard or American Express.

**Mail Registration – Checks Only**
Complete the registration on page 8 if you are paying by check. Mail the registration form and check to the Florida Redevelopment Association Annual Conference, P.O. Box 1757, Tallahassee, FL 32302 by **October 4, 2024**.

## HOTEL INFORMATION

The **Marriott Tampa Water Street**, 505 Water St., Tampa, is the conference hotel and is not accepting reservations at this time. Your paid registration confirmation will include the hotel link/code for you to make the reservations. The cutoff date for reservations is September 20, 2024. The FRA has secured the special rate of $249.00/night + 13% tax + $1.95 Tourism Marketing District fee/night – single or double. The hotel offers valet parking for hotel guests on a first-come, first-served basis. Available parking is not guaranteed, and current $28.50/night rates are subject to change. The FRA room block tends to fill up quickly, so reserve your room ASAP. The FRA will never call you to book a room; nor does the FRA use a third party for hotel reservations. These calls and third-party operators are not authorized by the FRA and are not part of the room block.

## SPECIAL NEEDS

If you are physically challenged and require special services, or if you have special dietary restrictions (e.g., specific allergies, kosher and vegetarian requests), please attach a written description to your registration form.

**QUESTIONS?** Contact Meredith Montgomery, Meeting Planner, Florida Redevelopment Association/Florida League of Cities, Inc., 850.701.3636; ***mmontgomery@flcities.com***

# TENTATIVE PROGRAM
(schedule and speakers subject to change)

## TUESDAY, OCTOBER 22, 2024

1:00 p.m. - 5:00 p.m.
**Registration Desk Open**

4:00 p.m. - 6:00 p.m.
**FRA Board of Directors Meeting**

## WEDNESDAY, OCTOBER 23, 2024

7:30 a.m. - 6:00 p.m.
**Registration Desk Open**

7:30 a.m. - 12:00 p.m.
**Tour (walking): Downtown Dunedin Tour: Main Street**
(additional fee of $50.00)
Come and visit Downtown Dunedin and see a major transformation of its Main Street. Over the years, using an incremental approach, this compact, highly walkable downtown is now one of the premier small redevelopment districts in the state. This tour will start with a meet and greet in Dunedin's new City Hall. From there, a walking tour will take place where tour guides will present numerous current and future public and private initiatives such as streetscape projects, shared enhanced parking lots, park improvements, a parking garage site and adaptive reuse and creative public/private real estate deals. Along the way, participants will also see what Downtown Dunedin is known for: a quaint feel with boutique shops, an active Pinellas Trail and cafes and restaurants. Downtown Dunedin also features many forms of mobility. You will get to see not only cars, but golf carts, bicycles, trolleys, Freebee rides, tiki rides and a ferry by the marina that brings in guests from Clearwater.

7:30 a.m. - 12:00 p.m.
**Tour (streetcar and walking): Downtown Tampa to Ybor City: Streetcar Ride and Historic District Walking Tour** (additional fee of $50.00)
Tour participants will experience a ride on the TECO Line Streetcar System from Downtown Tampa to historic Ybor City and back. The tour will highlight redevelopment activities in five of Tampa's CRAs (Downtown, Channel District, Central Park, Ybor City 1 and 2). We will meet in the hotel lobby and take a short walk to a reserved streetcar and meet our tour guides. From there, we will travel north through Downtown Tampa and Channel District and see the major redevelopment projects that have transformed Tampa's downtown into a thriving neighborhood adjacent to bustling commercial waterfront and popular visitor destinations. We will be greeted by a developer of the channel district who will share their story. As we continue north crossing Adamo Drive, you will see the new Gasworx mixed use development project, which is under construction and meet with a member of their development team. Once in Ybor City, we will exit the streetcar to begin our historic district walking tour of Ybor City, Tampa's National Historic Landmark District. Highlights will include Jose Marti Park, Hotel Haya, Visitor Information Center, Centro Ybor, Ybor City Museum casitas as well as a stroll down famous 7th Avenue, which was named one of the greatest streets in America. Several stops are planned along the way as you experience the charm and character of this beautiful historic mixed-use district. Once our walking tour concludes, we will board the reserved streetcar waiting for to head back downtown to the hotel. Please wear comfortable shoes and clothing.

7:30 a.m. - 12:00 p.m.
**Tour (bus): West Tampa to East Tampa**
(additional fee of $50.00)
Tour participants will experience both the East Tampa and West Tampa CRAs. The tour will start in the West Tampa CRA, highlighting the West River Redevelopment, showcasing the work that has been done to revitalize the West Tampa community and provide affordable housing options to residents. The Main Street Neighborhood Commercial District will be an attractive, vibrant commercial district that reflects the community's rich history and culture. It will be safe, walkable, connected, thriving and beautiful. Main Street and Howard Avenue will be a place where residents and visitors gather to socialize and where residents can access the goods and services they want without the need to leave their neighborhood. The next stop will be the Skills Center in East Tampa. This $23 million project received a Special Projects grant to redevelop an old skating rink that had been closed for the better part of two decades while remediating the blight that

previously existed. The Skills Center serves over 3,500 youth annually through youth sports and nonprofit youth development-related programming. East Tampa's Memorial Park Cemetery is the final resting place for over 900 African American Veterans. The East Tampa CRA and City of Tampa Parks and Recreation Department have partnered to enhance the existing cemetery and the overall aesthetics. The final stop on the tour is the J.C. Newman Cigar Company factory, which sits within the southwestern portion of the East Tampa CRA. Founded in 1895 by Julius Caeser Newman, J.C. Newman Cigar Company is the oldest family-owned premium cigarmaker in America. For four generations and 128 years, J.C. Newman has been handcrafting many of the world's finest cigars. J.C. Newman is headquartered in an iconic 113-year-old cigar factory in the Ybor City National Historic Landmark District. At this factory, known as "El Reloj," J.C. Newman rolls premium cigars by hand and hand-operated antique cigar machines.

8:00 a.m. - 12:00 p.m.
**CRA Board Training Course**
This is a general educational session designed for CRA staff, elected and appointed officials, volunteers and advisory board members. It provides a succinct overview of what you need to know that you don't know in the universe of CRAs. Learn some helpful, practical, legal and administrative best practices for CRA policymaking success.

11:30 a.m. - 6:30 p.m.
**Exhibit Hall Open**

12:00 p.m. - 1:15 p.m.
**Welcome Luncheon in the Exhibit Hall**

1:15 p.m. - 2:15 p.m.
**Welcome and Keynote Address**

**Keynote Presentation: Lessons From History**

**Keynote Speaker:** *Richard Gonzmart,* Owner, Columbia Restaurant

**Richard Gonzmart**, fourth-generation caretaker of the 1905 Family of Restaurants, shares how each generation of his family-owned business has met challenges that threatened the survival of Florida's oldest restaurant, the Columbia in Ybor City, and persevered to create a company with six brands and 14 locations throughout the state.

Born into the legacy of the world-renowned Columbia Restaurant, founded by his great-grandfather in 1905, Richard's journey began at a tender age when he learned the art of identifying fresh fish from his grandfather. This early immersion laid the foundation for his lifelong dedication to storytelling through the art of food. Richard is a graduate of Tampa's Jesuit High School and continued his education at the University of Denver School of Hotel and Restaurant Management. He later attended the Escuela de Turismo y Hosteleria in Madrid, Spain, and in 2022, he received an honorary doctorate in business administration conferred by the University of South Florida.

Under Richard's direction, Columbia Restaurant expanded from two locations to seven. He also developed Cha Cha Coconuts in Sarasota in 1989. He opened Ulele in August 2014, which is listed as Michelin Recommended in the Florida Michelin Guide for 2022 and 2023. He then introduced Ulele's second location at the Tampa International Airport as well as Café con Leche Ybor City in 2017. Paying homage to Sicilian immigrants in Ybor, Gonzmart opened Casa Santo Stefano in November 2020.

Richard is a compassionate philanthropist dedicated to fostering positive change. His commitment to community service is deeply ingrained in the Gonzmart family's legacy, with a focus on education, health care and community welfare.

2:15 p.m. - 2:30 p.m.
**Refreshment Break in the Exhibit Hall**

2:30 p.m. - 3:30 p.m.
**Temporary Outdoor Public Exhibitions and Artful Infusion**
This session explores how an outdoor temporary public art exhibit in a downtown exhibition is done. It will examine the many steps in proposing, executing and seeing through a temporary yearlong or 18-month sculpture exhibit. Public art is not just a creative endeavor; it's an investment in the well-being and prosperity of the community. We'll share Tallahassee's

2024 Bicentennial Cascades Sculpture Project to highlight how you can use art to enhance public safety, enliven infrastructure, tell compelling stories and increase cultural and economic vitality.

2:30 p.m. - 3:30 p.m.
**Revitalizing Horizons: Nurturing Communities through Strategic Redevelopment**
Unlock the potential of urban spaces with innovative redevelopment strategies and economic development that foster sustainable community growth.

2:30 p.m. - 3:30 p.m.
**The Little City That Could**
This session will highlight projects and activities within the Lake Wales CRA, from creating a visioning plan for future growth to a $12 million streetscape project in the heart of downtown. Lake Wales has quickly been addressing connectivity, economic impacts and affordable housing challenges through aggressive grant writing and partnerships with consultants.

3:30 p.m. - 3:45 p.m.
**Refreshment Break in the Exhibit Hall**

3:45 p.m. - 5:00 p.m.
**Reimagining Aging Commercial Corridors**
Many CRAs in Florida were created to address aging commercial corridors. Stakeholders, including elected officials as well as government, economic development and CRA practitioners, share the monumental task of transforming auto-dominated roadways into thriving urban communities. Learn about the challenges of commercial corridor revitalization and proven strategies for successful redevelopment.

3:45 p.m. - 5:00 p.m.
**Smart Microtransit: Moving your Community Forward**
Smart microtransit helps solve several challenges facing CRAs: Reduce traffic congestion and lower demand on parking, provide safe and reliable transportation for seniors and underserved communities, stimulate local economic activity, and strengthen community engagement and first- and last-mile transit. Smart microtransit is customizable and helps CRAs exclusively utilize fleets of eco-friendly vehicles.

3:45 p.m. - 5:00 p.m.
**Finding More Money!**
As CRAs analyze expenditures to ensure compliance, identifying and securing alternative funding sources to maintain growth is imperative. This session will outline creative strategies to shift expenditures from the CRA to a variety of revenue sources for necessary, ongoing placemaking strategies to keep your district top-of-mind and a desirable destination.

5:00 p.m. - 6:30 p.m.
**Welcome Reception in the Exhibit Hall**

## THURSDAY, OCTOBER 24, 2024

8:00 a.m. - 3:00 p.m.
**Registration Desk Open**

8:00 a.m. - 1:00 p.m.
**Exhibit Hall Open**

8:00 a.m. - 9:00 a.m.
***Light* Continental Breakfast in the Exhibit Hall**

9:00 a.m. - 10:15 a.m.
**The Power of Clarity: Communicating with the Public about your CRA and Gamifying Charrettes**
Communication strategies are vital for CRAs to inform, engage and build trust with community members, stakeholders and partners. A well-thought-out communications strategy ensures that important information is effectively shared, feedback is received, and relationships are nurtured. By establishing clear and consistent communications over various channels, CRAs can enhance transparency, promote community involvement and ultimately achieve their goals for revitalization and economic development. Take a new look at the old way of doing charrettes. This session will demonstrate an interactive game that can be duplicated. We have found that participants enjoy it and they learn a lot.

9:00 a.m. - 10:15 a.m.
**Working Alongside Your Local Main Street Organization**
This session will examine the impact a Main Street organization can have within a CRA district. Working alongside your local Main Street can provide opportunities to

host events, engage with local businesses and further community buy-in to your CRA's mission.

9:00 a.m. - 10:15 a.m.
**CRA and CPTED – The Perfect Marriage**
City design that considers how we experience a space, is critical to promoting positive behavior, while reducing negative behavior that can lead to an unsafe environment. Uniting Crime Prevention Through Environmental Design (CPTED) with a CRA strategic plan provides investment protection and community policing support, resulting in an improved quality of life. This session will detail successful "Design Out Crime" programs that have been implemented in parks and public spaces within the City of Fort Walton Beach. Attendees will receive a basic overview of CPTED strategies and specific details on how to successfully implement this program within their city.

10:15 a.m. - 10:30 a.m.
**Refreshment Break in the Exhibit Hall**

10:30 a.m. - 11:30 a.m.
**Brownfields Redevelopment as a Holistic CRA Redevelopment Catalyst**
This session explores successful projects utilizing the State Brownfields Program and EPA Brownfields grants to redevelop stigmatized properties into affordable housing, commercial, industrial, mixed-use and ecological enhancement end uses addressing community concerns, including economic/community development, environmental justice, health equity and sustainability while also increasing taxable values within CRAs.

10:30 a.m. - 11:30 a.m.
**Defining Rural Main Streets in an Urbanizing Florida**
Population growth – from outside and within Florida – brings increasing traffic volumes and vehicle speeds through Florida's rural main streets. Interstate highways are cutting up small Florida towns with commercial and personal vehicles, making it unsafe for cyclists and pedestrians and destroying city centers. Highways such as SR 27 and US 41 that converge in downtown Williston have torn apart its historic downtown. Seeking to reconnect its community, Williston is collaborating with planners, urban designers, and landscape architects to foster the redevelopment of downtown Main Street Williston. Learn how the community is overcoming the issues created by these busy highways to promote a center with a strong sense of place and activity, walkable neighborhoods and shopping districts, and interconnected parks and schools.

10:30 a.m. - 11:30 a.m.
**Improving Your District One Facade at a Time**
The CRA Facade Grant Program is an initiative aimed at revitalizing the district and attracting new businesses to the community. The program is designed to help property owners improve the exterior appearance of their buildings through a grant of up to $100,000. This is a great opportunity for small-business owners and property owners to make much-needed improvements to their buildings without breaking the bank. Facade treatments are more than just a facelift on corridor properties. Facade treatments enhance the lives of residents, promote integrity in ever-changing communities and potentially increase the trust fund balance. This presentation includes a panel of program managers from a few CRAs discussing their facade programs and how any CRA can start or revamp their facade improvement program.

11:30 a.m. - 1:00 p.m.
**Networking Luncheon in the Exhibit Hall**

1:00 p.m. - 2:30 p.m.
**Keynote Presentation: Saying 'Yes' to Affordable Cities: Supply, Stability, Subsidy**

**Keynote Speaker:** *Shane Phillips,* speaker and author

**Shane Phillips** manages the Randall Lewis Housing Initiative for the UCLA Lewis Center for Regional Policy Studies. In this role, he supports faculty and student research, manages events and publishes research, policy briefs and educational materials. His work covers a wide range of housing topics including tenant protections, housing production policies and government revenue and financing reforms. Phillips hosts and produces the UCLA Housing Voice podcast.

In 2020, Phillips published "The Affordable City: Strategies for Putting Housing Within Reach (and Keeping it There)" with Island Press. His book argues for the co-prioritization of supply, stability and subsidy in housing

policy and offers over 50 strategies for improving housing affordability and access. Phillips has been published in outlets including The Atlantic and the Los Angeles Times and occasionally blogs at ***betterinstitutions.com***.

2:45 p.m. - 3:00 p.m.
**Annual Membership Meeting**

3:00 p.m. - 4:30 p.m.
**Synergizing Private Investment and Public Policy for Inclusive Urban Housing**
Attendees will explore approaches for CRAs to synergize Florida's robust private development investment with smart public policy and investment to effectively address redevelopment needs that foster inclusive, equitable, mixed-income, mixed-use neighborhoods.

3:00 p.m. - 4:30 p.m.
**From the Ground Up: A Community-Driven Approach to Neighborhood Redevelopment**
Join us to learn about the Greater Dunbar Initiative! The Dunbar neighborhood boasts a rich history and vibrant culture, but it also faces challenges such as limited housing options, crime and unemployment. The Greater Dunbar Initiative is a collaborative effort with residents to address these issues while celebrating the community's strengths. This workshop will explore the Initiative's plans to build high-quality mixed-income housing and financing strategies for mixed-income housing, increase access to services and economic opportunities, and improve public safety and neighborhood connectivity.

3:00 p.m. - 4:30 p.m.
**Your Community Redevelopment Plan**
New research shows that most Florida redevelopment plans are outdated and irrelevant. Learn about this research and practical steps to update and align your redevelopment plan, grants and incentives to Florida Statutes, Chapter 163, Part III, keeping your plan at the forefront of your community's redevelopment.

6:00 p.m. - 9:00 p.m.
**Academy Graduation and Awards Banquet**
Help us congratulate our Academy graduates, award winners and the 2024-2025 Board of Directors. (This event is included with a full registration. Guest tickets are an additional fee. See page 8 for details.)

## FRIDAY, OCTOBER 25, 2024

8:00 a.m. - 10:00 a.m.
**Registration Desk Open**

8:30 a.m. - 9:00 a.m.
**Light Continental Breakfast**

8:30 a.m. - 11:30 a.m.
**Breakfast with the Experts**
Enjoy a light continental breakfast at this flexible networking session. Breakout groups will focus on redevelopment hot topics such as affordable housing, ongoing maintenance in a CRA and many more. This will be a great opportunity to network, share success stories and learn from your peers.

9:30 a.m. - 11:30 a.m.
**Hot Legal Topics in Redevelopment**
Laws relevant to CRAs change often. Join us as we hold a session on hot legal topics regarding redevelopment. We will have our best CRA legal minds discuss the 2019 changes to Florida Statutes, Chapter 163, Part III, and legislation on topics impacting redevelopment and CRAs.

9:30 a.m. - 11:30 a.m.
**Redevelopment Plan in a Post-CRA World**
Many CRAs are sunsetting in the next few years in Broward County and elsewhere in the state. Sunset strategies, TIF planning and management, new redevelopment organizational structures that don't use TIF and identification of funding sources could be discussed. New research shows that most Florida redevelopment plans are outdated and irrelevant. Learn about this research and practical steps to update and align your redevelopment plan, grants and incentives to Florida Statutes, Chapter 163, Part III, keeping your plan at the forefront of your community's redevelopment.

11:30 a.m.
**Conference Adjourns**

THE FLORIDA REDEVELOPMENT ASSOCIATION

# 2024 FRA ANNUAL CONFERENCE REGISTRATION FORM

Tampa Marriott Water Street • Tampa, FL • October 22-25, 2024

Florida Redevelopment Association
P.O. Box 1757 • Tallahassee, FL • 32302-1757 • 850.701.3636 • *mmontgomery@flcities.com*

**Online Registration – Credit Cards Only:** ***Click here*** to register online and pay with a credit card. The FRA accepts Visa, Mastercard or American Express.

**Mail Registration – Checks Only:** Complete the registration form if you are paying by check. Mail the registration form and check to the Florida Redevelopment Association Annual Conference, P.O. Box 1757, Tallahassee, FL 32302 by **October 4, 2024**.

**Registration Deadline:** October 4, 2024. After October 4, registrations are subject to a $100.00 fee increase.

**Special Needs:** If you require special services or have dietary needs, please attach a written description to your registration form.

**Cancellation Policy:** Conference registration cancellation requests must be emailed to ***mmontgomery@flcities.com*** no later than 5:00 p.m. on October 4, 2024, to be eligible for a conference registration refund. A $50.00 cancellation fee will be applied to all cancellations. Refunds will be issued after the conference. **No refunds will be made after October 4, 2024, or for early departure from the conference.**

Full Name: _____ Nickname (for badge): _____

Title: _____ Organization: _____

Email: _____ Phone: _____

Guest/Spouse** (if purchasing): _____ Nickname (for badge): _____

| REGISTRATION TYPE | MEMBER | NONMEMBER | TOTALS |
|---|---|---|---|
| **Full Registration** (10/23-10/25) | $395.00 | $495.00 | _____ |
| **Full Registration** (10/23-10/25) – After 10/4 | $495.00 | $595.00 | _____ |
| **CRA Board Training Course** (10/23 8:00 a.m.) | $50.00 | $50.00 | _____ |
| **Tour (walking): Downtown Dunedin** (10/23 7:30 a.m.) | $50.00 | $50.00 | _____ |
| **Tour (streetcar and walking): Downtown Tampa to Ybor City** (10/23 7:30 a.m.) | $50.00 | $50.00 | _____ |
| **Tour (bus): West Tampa to East Tampa** (10/23 7:30 a.m.) | $50.00 | $50.00 | _____ |
| **Guest/Spouse Registration**** (10/23-10/25) | $325.00 | $325.00 | _____ |
| **Extra Ticket: Academy Graduation and Awards Banquet** (10/24 6:00 p.m.) *(The banquet ticket is included with a full registration and a guest registration. If attending the banquet only and not attending conference, a banquet ticket must be purchased.)* | $75.00 | $75.00 | _____ |
| **TOTAL** | | | $ _____ |

# IMMOKALEE CRA STRATEGIC PLAN 2024

## Values:

- Community
- Sustainability
- Inclusivity
- Innovation
- Collaboration

## Vision:

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

## Mission:

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

# STRATEGIC FOCUS AREAS

## Quality of Place

### Objectives

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

## Infrastructure and Asset Management

### Objectives

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

## Community Development

### Objectives

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

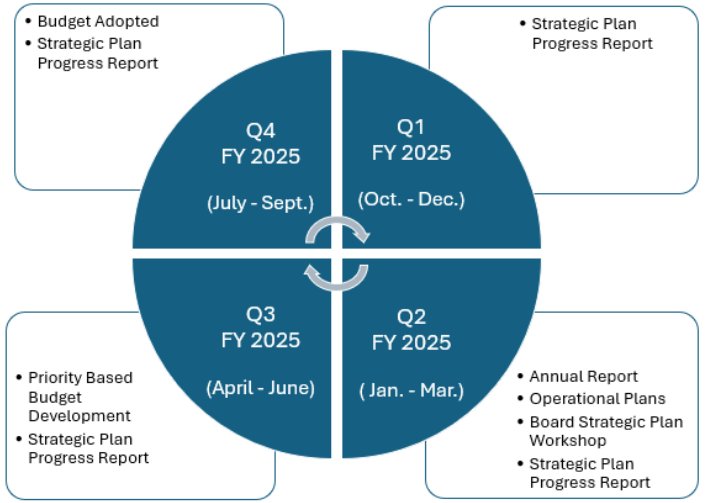
## Responsible Governance

### Objectives

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

# IMMOKALEE PRIORITIES 2024

## Strategic Plan Lifecycle




## Affordable and Workforce Housing

- Affordable Housing

## Parks, Recreation and Lake Trafford

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

## Planning and CRA Operations

- Recruitment and Retention
- Strategic Plan Budget Integration

## Public Health and Safety

- 24-hour Medical Facility (Private Sector)

## Cultural Preservation

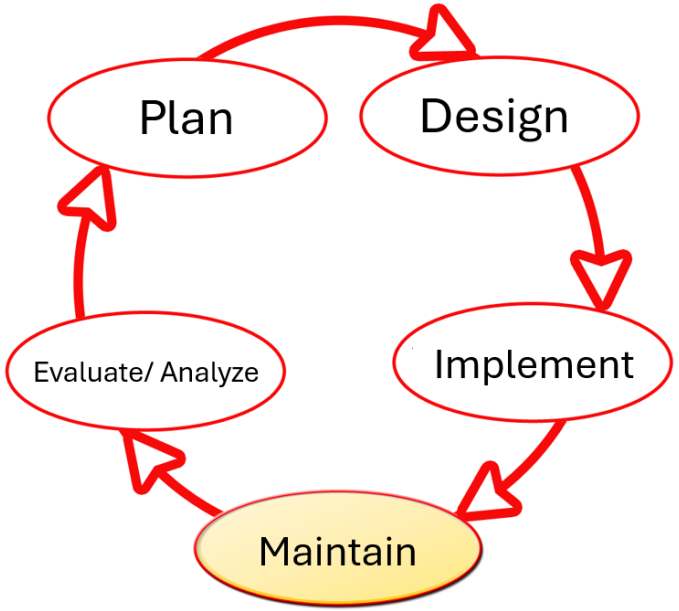
- Historic Cemetery on Main Street
- Immokalee Pioneer Museum @ Roberts Ranch

## Infrastructure

- First Street Pedestrian Safety Project
- Sidewalk Phase III Project – Eustis Avenue & West Delaware Avenue
- Lake Trafford Corridor Improvements
  - Lake Trafford Road Sidewalk Improvements
  - Lake Trafford Stormwater Improvements
  - Lake Trafford Road Lighting Improvements
- Main Street (SR 29 from 9th Street to East 2nd Street) Streetscape Project
- Little League Road Extension

## Economic Development

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



# STAFF REPORT

To: Immokalee Local Redevelopment Advisory Board (CRA)

From: Christie Betancourt, Assistant CRA Director

Subject: Request Letter of Support – Rename West Eustis Avenue to Howard Way between South 1st Street and South 9th Street

Date: August 14, 2024

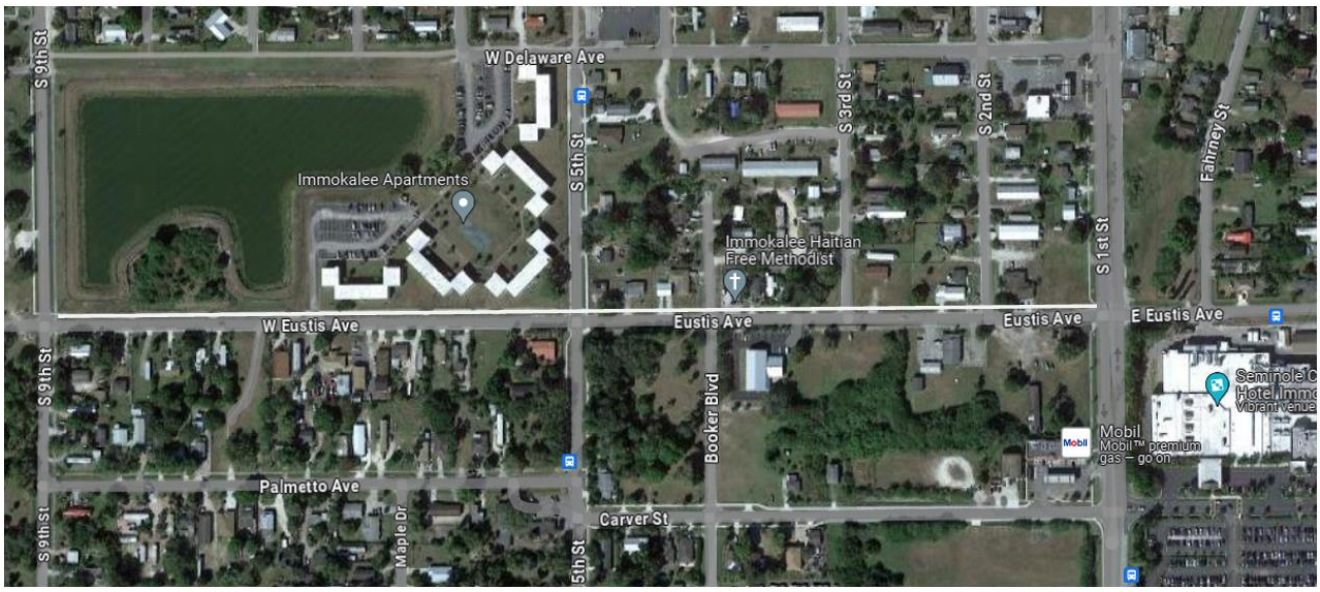
---

**BACKGROUND & ANALYSIS:** On August 14, 2024, the Transportation Planning Department informed CRA staff that they are proceeding with the submission of a street name change in Immokalee. The proposed change is from West Eustis Avenue to Howard Way, covering the section between South 1st Street and South 9th Street, in honor of Huey Howard. East Eustis Avenue, located on the east side of South 1st Street, will retain its current name.

To strengthen the application, the County has recommended that the CRA provide a letter of support to be included with the submission. This street was chosen because Mr. Huey Howard and his family have resided on this street since 1963.

**FISCAL IMPACT**: None.

**PROJECT AREA:** West Eustis Avenue from South 1st Street to South 9th Street.



**RECOMMENDATION:** Staff recommends board approve a letter of support for the proposed name change of West Eustis Avenue to Howard Way in honor of Huey Howard, a lifelong resident of Immokalee. This change would affect the stretch of West Eustis Avenue between South 1st Street and South 9th Street.