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May 21, 2021

Debrah Forester
Director, Immokalee CRA
750 South 5th Street
Immokalee, FL 34142

RE: Letter of Intent for 107 S 9th Street, Immokalee, FL property – Parcel No. 00122840009

Dear Debrah,

Catholic Charities Diocese of Venice, Inc. (CCDOV) respectfully submits this letter of intent for the above referenced property currently owned by the Immokalee Community Redevelopment Agency (CRA). As you know, Catholic Charities seeks to acquire and improve the S 9th street parcel as part of a community-focused development that will have a positive, long term impact for the Immokalee community.

Over the last six months, CCDOV made two successive purchases of 5.5 acres adjacent to the west side of the CRA parcel. The successful acquisition of 107 S 9th Street (2 acres) would allow Catholic Charities to realize a comprehensive 7.5 acre development that will include an advanced urgent care facility; improved Catholic Charities Guadalupe Social Services programming; community meeting room with free Wi-Fi; administrative office space; retail space along the W Main Street frontage; and at-market affordable housing that can serve a cross-section of the community.

Our vision for this site is informed largely by community needs assessments, local housing and market studies, and input from community stakeholders. We understand and appreciate the need for urgent care in Immokalee. We are cognizant of the CRA's intent to promote tax generating developments. We are also aware of the need for green space that is vital to building community. Our project will address these issues and more as it aligns with the CRA's mission of revitalizing Immokalee.

I have attached an initial concept rendering of our proposed development for your review. We would appreciate an opportunity to meet and discuss how we can partner together as outlined here. Please reach me at 941.445.0062 or eduardo.gloria@catholiccharitiesdov.org at your convenience. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Eduardo Gloria".

Eduardo Gloria
Chief Operating Officer



CREDIBILITY · INTEGRITY · ACHIEVEMENT

PLANNING NOTES

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

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

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

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

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

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

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

LEGEND

- at market affordable housing
- retail / incubator businesses - one story
- community center - two stories
choice pantry
soup kitchen
thrift store
catholic charities offices
community rooms
adult classes
cra offices
- clinic - one story over parking
exam rooms
non-emergency
mental health
prevention
dental
- stormwater management
- filter marsh
- nature preserve
- public plaza
- onstreet parallel parking
- onstreet angle parking
- playground
- off-street parking
- service yard



CONCEPTUAL MASTER PLAN FOR A COMMUNITY CENTER IN IMMOKALEE