



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

**September 17, 2025**

**9:00 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

## CRA Collier County Community Redevelopment Agency

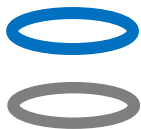


### 2025

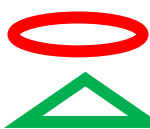
CRA Meetings held  
every third  
Wednesday of the  
month.

MSTU Meetings held  
every fourth  
Wednesday of the  
month.

January	February	March	April
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CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint  
Workshop

Joint Meeting

Cancelled

No Meeting

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

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

◆ Hybrid Remote Public Meeting

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

**CRA Board**

Commissioner  
William McDaniel Jr.  
Co-Chair  
District 5

Commissioner  
Dan Kowal  
Co-Chair  
District 4

Commissioner  
Burt L. Saunders  
District 3

Commissioner  
Chris Hall  
District 2

Commissioner  
Rick LoCastro  
District 1

**CRA Advisory Board**

Mike Facundo  
Chairman

Bernardo Barnhart  
Vice-Chair

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

**CRA Staff**

John Dunnuck  
Executive Director  
Facilities & CRA

Christie Betancourt  
CRA Assistant Director

Yvonne Blair  
CRA Project Manager

Yuridia Zaragoza  
CRA Operations Support  
Specialist I

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

**AGENDA**

**Hybrid Remote Public Meeting**

(\*Please see details below)

Immokalee CRA  
750 South 5<sup>th</sup> Street  
CareerSource SWFL  
Immokalee, FL 34142  
239.867.0025

**September 17, 2025 – 9:00 A.M.**

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. (*Action Item*)
- E. Approval of Agenda. (*Action Item*)
- F. Approval of Consent Agenda. (*Action Item*)
  1. Minutes
    - i. Immokalee CRA Board Meeting for August 20, 2025 (Enclosure 1)
  2. Budget Reports (Enclosure 2)
  3. Code Enforcement Report (Enclosure 3)
  4. Staff Reports
    - i. Assistant Director Report (Enclosure 4)
    - ii. Project Manager Report (Enclosure 5)
    - iii. Project Manager Field Observation Report (Enclosure 6)
    - iv. Community Meetings (Enclosure 7)
- G. Public Comments.
- H. Announcements.
  1. Public Comment speaker slips
  2. Communications Folder
- I. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
    - i. Immokalee Water and Sewer District (IWSD)
    - ii. Collier County Code Enforcement
    - iii. Collier County Parks and Recreation
    - iv. Immokalee Eastern Chamber of Commerce
- J. Community Presentations.
  1. Collier Area Transit – Fare Study (Enclosure 8)
- K. Old Business.
  1. Contactor Maintenance Reports
    - i. A&M Property Maintenance Report & Schedule (Enclosure 9)
  2. Development Report by Johnson Engineering (Enclosure 10)
  3. 2025/2026 Strategic Plan Update
  4. Budget Update

- 5. New Market Road Commercial Project (Parcel along Pinellas Street)
    - i. Vacating the Alley update
  - 6. Brief Staff project update
    - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
    - ii. First Street Corridor Safety Project
- L. New Business
- M. Public Comments on General Topics not on the Current or Future Agenda.
- N. Next Meeting Date. The **CRA Board** will meet on ***Wednesday, October 29, 2025***, at 8:30 A.M. at the **Immokalee Community Park**.
- O. Adjournment

**\* Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at [Yuridia.Zaragoza@colliercountyfl.gov](mailto:Yuridia.Zaragoza@colliercountyfl.gov) by September 16, 2025, at 4:00 P.M.

You may attend the meeting in person on September 17, 2025, at the CareerSource SWFL Conference Room, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142.

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

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



## **MINUTES**

Meeting of the Collier County Community Redevelopment Agency Immokalee Community Redevelopment Advisory Board on August 20, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

### **Hybrid Remote Public Meeting**

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

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 8:31 A.M.

B. Pledge of Allegiance and Moment of Silence.

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

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Bernardo Barnhart (8:36 A.M.), Patricia “Anne” Goodnight, Paul Thein, Lupita Vazquez Reyes, Jimmy Nieves, Oscar Lugo, and Edward “Ski” Olesky.

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Mark Lemke, Yvar Pierre, and Estil Null.

Others Present in Person:

Andrea Halman, Yolanda Flores, Dr. Jaime Khemraj, Sarah Harrington, Misty Smith, Kaitlyn Zindle, Jennifer Flores, Sarah Catala, Lee Van Gelder, Armando Yzaguirre, Cherryle Thomas, Joseph Mucha, Hugo Osorio, Tim Denardis, Said Gomez, and Commissioner William “Bill” L. McDaniel, Jr.

Others Present via Zoom:

Ahmed El, Tricia de Cambria, Melissa Silva, Lorraine Lantz and Kyle Pryce.

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

D. Voting Privileges for Board Members via Zoom

Staff commented that a Board member may attend via Zoom.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to allow board members to Zoom Privileges. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 6-0.***

E. Approval of Agenda.

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

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote. 6-0.***

F. Approval of Consent Agenda

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for June 18, 2025 (Enclosure 1)
2. Budget Reports (Enclosure 2)
3. Code Enforcement Report (Enclosure 3)
4. Staff Reports
  - i. Assistant Director Report (Enclosure 4)
  - ii. Project Manager Report (Enclosure 5)
  - iii. Project Observation Field Report (Enclosure 6)
  - iv. Community Meetings (Enclosure 7)

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

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the Consent Agenda as presented. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote. 6-0.***

G. Announcements

1. Public Comments speaker slips  
CRA Staff commented on the public 3-minute speaker slip policy for each Topic. The Board will give more time if they feel it’s necessary.
2. Communications Folder  
Staff reviewed the communication folder with the board and members of the public. Included in the folder were the public notice of the Immokalee Community Redevelopment Advisory Board Meeting, CAT Fare Study Notice, CRA College Intern newsletter, complete resolution of the Immokalee Water and Sewer District connection fees and other community events.

H. Other Agencies

1. FDOT Updates  
No Updates.
2. Other Community Agencies
  - i. Immokalee Water and Sewer District (IWSD) (Enclosure 8)  
Ms. Misty Smith provided a brief recap of IWSD staff’s attendance at the Lipman Backpack Giveaway Event. This year staff decided to have the artwork of the Drop Savers Contest winner on the bags to distribute to community members at the backpack event.

Ms. Misty Smith and Ms. Sarah Catala provided information on their upcoming Board Meeting and Rate Study Public Hearing.

Ms. Sarah Catala, Executive Director of Immokalee Water and Sewer District (IWSD), provided information on the ten locations of the Advanced Meters as part of their Smart Infrastructure Utility Project. The IWSD has been able to prevent several sanitary sewer overflows.

Ms. Christie Betancourt asked about the coverage area of the connection fee. Ms. Sarah Catala said the coverage area includes the Central Service Area, which includes all of Immokalee and the area going North along State Road 29 up to the Roundabout. The IWSD is currently in the preliminary stages of planning for the construction of new lines along State Road 29.

A brief discussion was held on commercial deposit fees. Ms. Sarah Catala clarified that the fees are based on the EDU (Equivalent Dwelling Unit) and meter sizes. The connection fees are separate. The connection fees will help recover the cost of expanding the system capacity to accommodate growth. Ms. Catala provided further information on the connection fees that are effective after October 1, 2025. The connection fees will be enacted for new developments. She clarified that certain cases pertaining to redevelopment may be charged a connection fee or a portion of a connection fee.

Ms. Lupita Vazquez Reyes asked about the deficiencies that exist in the system and if the residents are affected by this. Ms. Sarah Catala commented on the water affordability and said the deficiencies in the system would be related to areas that have older pipes that may need replacement and regular maintenance.

Mr. Michael “Mike” Facundo commented on the IWSD needs to have a system that accommodates to the growth of the community. Mr. Facundo asked if the IWSD could present in a future meeting and provide information on the connection fee and their 5-year plan.

Ms. Sarah Catala also provided information on the Florida Bill that went through Legislature to eliminate fluoride from drinking water. After much discussion on this matter, the IWSD Board decided to act and suspend the district from adding fluoride to drinking water. The IWSD Board decided to take the savings from the elimination of fluoride, and have it donated towards the Healthcare Network, so that they can provide their services through their mobile dental care for the community of Immokalee. Healthcare Network will monitor how the money is spent, and they will provide an update to the IWSD Board.

If anyone is interested in attending the IWSD Board meeting virtually, they may contact Ms. Sarah Catala.

ii. Collier County Code Enforcement

Mr. Joseph “Joe” Mucha introduced himself. He previously worked in Immokalee from 2015 to 2017. He has returned to the Immokalee Community. If anyone needs any assistance with Code Enforcement, he is open to helping out.

Mr. Joe Mucha is also working on the Community Cleanup, which will most likely be held on September 13, 2025. However, Utilities needs to check the site. Once confirmed, staff will provide the information to community members.

iii. Collier County Parks and Recreation

Mr. Said Gomez provided updates on the Immokalee parks. Park staff recently worked with 105.5 The Beat, who were looking to give backpacks away. They held this backpack giveaway event at Immokalee South Park. This event was successful; 105.5 The Beat gave away around 150 backpacks.

The Summer programs at the Immokalee Community Park and South Park were very successful. Overall, participants for both parks were around 90 kids. Park staff are now taking in VPK for both locations.

As of now, the Immokalee Sports Complex fields are open. Mr. Manny Tourn and the Pop Warner group are using the fields. Park staff are working with both these organizations, especially with the overall growth of their participants. Mr. Gomez is hoping to find additional field space with the Interlocal Agreement with Eden Park, as well as getting creative and using the outfield as well.

Mr. Said Gomez also provided information on the fitness center at the Immokalee Sports Complex. Park staff see around 400 participants a day. This shows the growth of the community. Staff are also kicking off the swimming lessons at the Immokalee Sports Complex.

iv. Immokalee Eastern Chamber of Commerce

Ms. Melissa Silva provided a comment on Zoom. The 29<sup>th</sup> Cherryle Thomas Christmas Around the World Parade will Parade and Gala event will be held on December 6, 2025.

The Immokalee Eastern Chamber of Commerce will also have its 2<sup>nd</sup> Annual Jail & Bail Fundraiser on November 7<sup>th</sup> - proceeds of that event are going towards the parade & gala.

They would like everyone to participate in their first annual 5K Trail Run - this event will be a Chamber and Rotary of Immokalee Club event - all proceeds will benefit the parade & gala event. This event is scheduled for Saturday, October 25, 2025. They'll release details about the 5k and how to register.

v. Healthcare Network of Southwest Florida

Dr. Jaime Khemraj introduced herself. She is the Chief Medical Officer at Healthcare Network. She commented on the support of the dental screening services with their mobile units. They are committed to ensuring health care for everyone.

She provided updates on the Healthcare Network. In compliance with a new Florida Law, 9<sup>th</sup> – 12<sup>th</sup> Graders will need an electrocardiogram (EKG) should they wish to participate in sports. Healthcare Network is offering sports physicals for \$25. Should the finding of EKG be discovered, Healthcare Network has partnered with a specialist/cardiologist in Collier County to assist in backing up the network's primary care providers' interpretation and help connect that child to a specialty provider.

Healthcare Network has been asked by Collier County Community and Human Services Director, Kristi Sontag, to support developing an infectious disease plan for implementation to high-risk groups, one of which is Immokalee and Golden Gate. Healthcare Network is in the process of meeting every month, if anyone is interested in participating, they are welcome to email Dr. Khemraj.

Healthcare Network is also implementing its second community advisory group meeting on September 26 at 3:30 p.m. at the Marion E. Fether Building in Immokalee. If anyone would like to comment on the services and care the Healthcare Network provides to them, they are welcome to attend this meeting.

I. Community Presentations

No presentations.

J. Old Business

1. Contractor Maintenance Reports

i. A&M Property Maintenance Report & Schedule (Enclosure 9)

Mr. Armando Yzaguirre provided updates on A&M Property Maintenance. Mr. Yzaguirre commented that everything is going as normal. A&M staff had difficulties this past month with the street sweeper schedule, since it has been raining. Other than that, there are no other major issues.

As for the homeless, A&M staff have noticed that there is low activity within the Zocalo area; however, there seem to be many homeless individuals present on the 9<sup>th</sup> Street Property.

Mr. Yzaguirre provided an update on the irrigation at the Cemetery. The irrigation work has been completed. A&M staff had to remove a lot of the pavers along the side of the sidewalk. A pop-up line was installed near the center; the rest consisted of drips or bubblers. Mr. Yzaguirre commented that A&M would like to donate Javelin along the fence line until CRA staff figure out the next steps. Mr. Yzaguirre has also run new irrigation at the small section near the turning lane in front of the cemetery at the end of the median.

ii. New Market Road Commercial Project (Parcel along Pinellas Street)

a. Vacating the Alley (Enclosure 10)

Staff provided a summary of the previous time the item was presented to the board on May 21, 2025. Mr. Hugo Osorio, Project Manager with Boral Engineering, is working with Mr. Timothy Denardis on a proposed commercial plaza along New Market Road and Pinellas Street. The project is about 42,000 square feet (+/- six lots).

As part of the Site Development Plan, the applicant submitted an alley vacating request for a 20-foot-wide alley lying between Lots 2-7, Block 2. Per Collier County, any alley or easement verification must include public benefit, which may be financial or in-kind.

The Collier County Transportation Department directed the applicant to seek a recommendation from the Immokalee CRA to ensure the proposed public benefit aligns with the CRA goals and community priorities.

On May 21, 2025, the Advisory Board voted anonymously to provide a Letter of Support for vacating the alley, with the recommendation that any future public benefits be directed towards the Immokalee CRA. However, CRA Staff have not finalized the Letter of Support due to the Advisory Board's input on the type of community benefit to recommend as part of the County's review.

Ms. Christie Betancourt provided a couple of recommendations that included direct financial contribution to the CRA Capital Account, enhanced landscaping or streetscape improvement beyond standard requirements or additional public amenities.

Mr. John Dunnuck commented that when the County gives up something, they are also looking to gain something. Staff would like the input from the Advisory Board on the specific benefit to the Immokalee CRA.

Ms. Christie Betancourt also commented on the property closeness to a proposed development on Westclox and SR 29. Potentially, a roundabout is set to be done.

Mr. Hugo Osorio reintroduced himself and Mr. Timothy Denardis. He has received feedback from the County Staff. Staff have asked Mr. Osorio and Mr. Denardis to come back to the board to clarify and be specific about the benefits. The County is also looking at vacating this alley to address the drainage issues that may arise. Mr. Osorio commented on the standard within the SDP, so they are looking to have proper drainage.

Ms. Lorraine Lantz introduced herself; she is with Collier County Transportation Planning. Her group provided comments to Mr. Osorio and Denardis on the public benefits and requirements. She clarified that they are one of the reviewers and said the Developer Review is the group that does the actual vacation process. Typically, with vacations, staff look at what type of easement it is and look at the disciplines to see what type of impact the project has if it's vacated. Originally, Ms. Lorraine Lantz and her group were not able to find a public benefit regarding this project; however, they suggested that Mr. Osorio and Denardis come back to the CRA to see if there is anything the developer is willing to contribute to that may be above their requirement. The Road Maintenance and Facilities group has mentioned that there is an opportunity for an in-kind swap.

There is an easement of about 8 acres that is in a different location on the same property. If the developer is willing to make the swap, the developer would take on the drainage impact of that property to improve and maintain it. Ms. Lantz reiterated that County staff would like to know if there is something else in the area that could be of interest to the Immokalee CRA.



Mr. Facundo asked for clarification on the alternative easement that the County may need.

Ms. Lantz commented that 3,000 square feet is of value to the County and the Community. It's a platted access easement. For the County to give this right up, they would like something of value in return. It was conceptually discussed that the County would like an easement parallel to Jefferson Ave that would go from Pinellas Street to SR 29 and somewhere on the North side that would go to the New Market area. Ms. Lantz commented that Mr. Marshall Miller, who is with Stormwater Road Maintenance, is the one who brought this up and said there could be an easement that the County could trade for compensation on the easement alley that would be vacated.

Mr. Facundo asked if sketches could be provided to show the easement that is being negotiated.

Ms. Lantz followed up and said that at this time, she does not have a sketch or legal description. A discussion was held on the options that could be further discussed, which include delegating the authority to the Transportation Department to negotiate the easement or recommending a different alternative.

Mr. Facundo commented that in a normal development, an appraisal of value can be made. If done this way, this can lead to the developer paying the County and possibly having the funds go back to the CRA. He recommended that a decision not be made without first understanding what the best use is for the property and discussing all options.

Mr. John Dunnuck provided clarification on what the board could recommend and said that the property can be appraised for cash value, which could then lead to right-of-way improvement or any other alternative that puts the decision back in the hands of the County.

Mr. Denardis commented that it's a good idea to figure out the cash value of the alley. However, he expressed his concern about the price being unaffordable to buy and how it could potentially lead to no development and having just a vacant lot for the next years to come.

Mr. Facundo followed up and commented that he understood Mr. Timothy Denardis' concerns; however, the board would like to do their due diligence and weigh in all the options before a final decision is made.

After much discussion from the board, they directed staff to obtain an in-house valuation analysis of the 20' alley (3,311 sq. ft, 0.08 acres) and to explore a suggested in-kind swap based on drainage improvements, to determine the best contribution to the CRA area.

Mr. Facundo wanted to make the motion, so he handed over the gavel to Vice-Chair Bernardo Barnhart. Staff will provide an update at the next CRA meeting.



***CRA Action: Mr. Michael “Mike” Facundo made a motion to direct CRA staff obtain an in-house valuation analysis of the 20’ alley (3,311 S.F., 0.08 Acres +/-) proposed for vacation, and to work with Collier County Transportation staff to provide the Immokalee Community Redevelopment Advisory Board with (1) the valuation results, and (2) sketches/details of the potential in-kind easement swap for drainage improvements, so the Board may determine the most appropriate public benefit contribution to the Immokalee CRA area before making a final recommendation to the County. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 7-0.***

2. Development Report by Johnson Engineering (Enclosure 11)

Ms. Kaitlyn Zindle provided an overview of the August Development Report. Ms. Zindle highlighted new developments. The new development review petitions included Lee County Elementary Co-op Immokalee Warehouse, Park View Community Center – Results Care Physical Therapy Pain & Wellness, Iglesia Cristiana, and the Immokalee Government Center.

Ms. Christie Betancourt commented on the available property listing completed by CRA Intern Karen Fernandez Rua and the assistance this listing can provide to developers. The Development Reports have been helpful to staff in providing status for projects that have been making progress. Ms. Betancourt commented on the changes that are set to be made soon. Winn-Dixie is closing, and it will become an ALDI. A brief discussion was held on these changes and what they can mean for the Immokalee community.

3. Advisory Board update

i. New Board Orientation

Staff have met with all board members except for Mr. Edward “Ski” Olesky. Staff will do so in the upcoming days. Staff have gone over the Bylaws, Roberts Rule of Order, and the Agenda.

ii. New Board Meeting Agenda

Staff provided the board members with a draft outline of the Agenda. Staff discussed the time and location of the upcoming meetings. As of now, staff have been notified that the conference room will not be available after this month; however, if there are any changes, staff will make the Board aware. The Immokalee CRA Board will be meeting at the Immokalee Community Park. They are not open until 9 a.m., so staff are proposing to meet at 9.00 a.m. Due to the programming done at the Immokalee Community Park, staff are unable to set up the day before, so they will be setting up before the meeting starts.

Staff provided the board with a couple of items for discussion. This included whether the board would like to continue doing the opening prayer or have a moment of silence. Staff will also start sending all items in the Communication Folder to the board members; unless it’s a big file, staff will then share it via a link. Another item discussed was adding Public Comments before the announcement and having another section of Public Comments on general topics, not on the current or future agenda. Ms. Christie Betancourt provided clarification on the Public comments not in the current or future agenda and said that anything that has not been discussed in the Agenda can be discussed in this item.

The Board members supported the start time of 9:00 a.m.

A discussion was held by the board members on whether they should continue with an opening prayer or a moment of silence. Information was given on what is done by the Board of Collier County Commissioners. Staff also provided a brief history of what was previously done by the CRA Board.

After much discussion, each board member gave their input as follows:

1. Michael “Mike” Facundo - Opening Prayer
2. Edward “Ski” Olesky - Moment of Silence
3. Jimmy Nieves - Opening Prayer
4. Paul Thein - Opening Prayer
5. Lupita Vazquez Reyes - Ms. Reyes feels that the County should be accessible and said that the moment of silence feels very inclusive. This allows each person to pray with their own belief.
6. Patricia “Anne” Goodnight - No opinion on this matter.
7. Bernardo Barnhart - Opening Prayer
8. Oscar Lugo - Opening Prayer

The board made a motion to continue the opening prayer.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to have the Immokalee Community Redevelopment Advisory Board continue with an opening prayer. Mr. Bernardo Barnhart seconded the motion, and it passed by unanimous vote. 6-1.***

iii. 2025 Calendar update (Enclosure 12)

Staff asked that the board make a recommendation on the start time of the Immokalee Community Redevelopment Advisory Board. After a brief discussion, the Board made a motion to start at 9:00 a.m.

***CRA Action: Ms. Patricia “Anne” Goodnight made a motion to have the Immokalee Community Redevelopment Advisory Board meeting start at 9:00 A.M. Mr. Jimmy Nieves seconded the motion, and it passed by unanimous vote. 7-0.***

iv. FRA Conference

If any board member is interested in attending the 2025 Florida Redevelopment Association, they may contact CRA staff to register and make accommodations. If a board member is attending for the first time, staff will ask that the board members attend the CRA Board Training Course.

4. 2025/2026 Strategic Plan Update

Staff will present the Strategic Plan Update to the Board of Collier County Commissioners in the upcoming meetings. Staff are putting a draft together to take it to the County Attorney and process this item.

5. Budget Update

i. Tentative Budget Report (Enclosure 13)

Staff presented the tentative budget that has been posted on the Immokalee CRA website.

6. Parks & Recreation South Park Project (Enclosure 14)

Staff presented the Parks and Recreation South Park project. The Immokalee CRA has funds up to \$50,000 for Parks and Recreation Improvements for a project that is being brought forward by Parks and Recreation staff.

The first proposal was over \$50,000; however, Parks and Recreation staff asked a different vendor, and they presented this second proposal at a cost of about \$40,000.

Staff reiterated that the Immokalee CRA Board approved their priority listing and included in this listing was \$50,000 for a Capital Project for Parks and Recreation within the Immokalee Area.

Mr. Said Gomez provided a recap of the steps taken by Parks and Recreation staff to find a vendor that could offer the services needed for a cost under \$50,000. He commented that staff would like to have a shade over the Immokalee South Park playground. A discussion was held on all the other options waved due to the higher cost of \$50,000. This included improvements to Ann Olesky Park and Dreamland Park.

Staff and board members discussed the overall cost of this project and what is included within the cost, which includes the actual shade, permitting, and installation of this project. This structure being aligned as a sail shade will allow staff to avoid additional attention to permitting. Also discussed were the vendor process for the County and the need for a vendor to follow the policy if they are interested in doing business with the County.

Commissioner McDaniel reiterated the process that vendors must go through if they are looking to do business with the County.

Mr. Paul Thein asked if Parks and Recreation staff have considered the replacement cost in their budget.

Mr. Said Gomez commented that Parks and Recreation staff have a maintenance process that will most likely play a part if this project is approved.

Mr. Michael "Mike" Facundo commented on the importance of maintaining an item like this shade structure, especially during the hurricane season, and making sure staff are aware of how to minimize the damage to items like this.

Commissioner McDaniel commented on the efforts of the Board of Collier County Commissioners with the creation of a new fund for Capital Asset Replacement and Maintenance.

He commented on the importance of taking into consideration of having a sustaining infrastructure for the community as well as a plan for the growth within the community.

Mr. Jimmy Nieves asked if any other facility in Collier County has something similar to this shade project. Mr. Said Gomez commented that the only other park that has something similar is North Collier Regional Park. Ms. Patricia “Anne” Goodnight commented that the school district has a couple of them installed.

Mr. Oscar Lugo asked if the survey and pipeline services are budgeted. Mr. Said Gomez commented that an SDP may not be needed due to this project not being an actual shade structure, since there will be no solid roof.

***CRA Action: Mr. Paul Thein made a motion to fund the Parks and Recreation Immokalee South Park Project with the allocated \$50,000 under Fund 1026- Immokalee CRA – Park & Recreation. Ms. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 7-0.***

7. Brief Staff Project update

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

Staff provided information on the progress of the Immokalee Sidewalk Phase III project. Staff have gone out to Bid, and they received one bid of over 1.1 million, which was from Marquee Development Inc. A pre-construction meeting was held in May 2025. Before staff could issue a Notice to Proceed, staff had to do some things for the Grant. The grant is for the amount of \$987,000, which has almost covered the expenses for this project. Staff had to put out an advertisement in English, Spanish, and Creole for jobs for the project with Marquee Development Inc. An advertisement was also put out in the Naples Daily News, and a permit was also pulled for this project. Marquee Development Inc. is coordinating with its manufacturer for the drainage structure. Staff anticipate issuing a Notice to Proceed on September 8, 2025. Overall, this is scheduled to be a nine-month project, and it includes sidewalks and drainage improvements.

ii. First Street Corridor Safety Project

A bid opening will be held on August 21, 2025, at 3 p.m. Staff will be attending the bid opening. The First Street Corridor Safety Project is from Main Street down Immokalee School Road. Due to many right-of-way issues, staff had to phase this project out. Some existing and proposed improvements are outside the Right-of-Way, so acquisitions will need to be made. There are about 18 easements, which are mostly on the East side of the road. Staff can move forward with the South side portion of this project, where eleven lights are going to be improved, five existing and six additional where there are no lights at all.

Staff have received 18 legal descriptions and sketches that will be provided to the Transportation Department so that they can assist CRA staff with the process of acquisitions. There are 60% Plans for Phase II of this project, which are currently being reviewed.

The County and other utility providers have until Friday to provide their comments. There is an estimate of 12 to 18 months for the acquisition process.

Ms. Christie Betancourt commented that staff will probably have two projects under construction within the next few weeks. Extra funding of \$200,000 was awarded for the acquisitions. It has been put on the record that the Immokalee CRA will be awarded for the second phase of this project.

K. New Business.

L. Citizen Comments.

Mr John Dunnuck recognized Ms. Cherryle Thomas. Ms. Cherryle Thomas commented on her efforts with being a part of the Immokalee Lighting Beautification MSTU Board. Ms. Thomas clarified that Ms. Dorcas Howard and Mrs. Florence Jelks were the designers of the blue light poles.

Commissioner McDaniel complimented the efforts of the boards' merging and the progress of the board. He also commented on the new start time and location of the upcoming meetings.

Commissioner McDaniel provided information on the Williams Ranch acquisition. The acquisition is moving forward. Remediations of the standards that were set in the contract have been completed. If all goes well, direction will be given to staff to initiate the comprehensive plan amendment to start the process to zone the farm fields in the South appropriately for uses.

Commissioner McDaniel also commented on the efforts of getting a road right-of-way to extend Little League Road down through the property to get to Immokalee Road. This will allow for another access point out of town. Commissioner McDaniel provided further information on the Rural Land Stewardship Area (RLSA) and how this will allow for water retention and detention as well as water quality improvements. He further provided information on the generated credit that is given for an RSLA. A brief discussion was held on a pedestrian path in the Williams property. If it can be coordinated with the FPL Easement, then it's possible to have a path in the property.

M. Next Meeting Date

The newly created **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **August 20, 2025**, at 9:00 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 10:36 A.M.

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

# Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

08/28/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>92,377.25</b>	<b>234,959.17-</b>	<b>142,581.92</b>
<b>REVENUE Sub Total</b>	<b>1,460,100.00-</b>	<b>1,483,665.00-</b>		<b>1,467,895.29-</b>	<b>15,769.71-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>16,091.29-</b>	<b>8,891.29</b>
361170 OVERNIGHT INTEREST				8,197.77-	8,197.77
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		7,893.52-	693.52
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,452,900.00-</b>	<b>1,476,465.00-</b>		<b>1,451,804.00-</b>	<b>24,661.00-</b>
410001 TRANSFER FROM 0001 GENERAL FUND	1,108,500.00-	1,108,500.00-		1,108,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	252,000.00-	252,000.00-		252,000.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-		91,304.00-	1,496.00-
489200 CARRY FORWARD GENERAL					
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,565.00-			23,565.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
<b>EXPENSE Sub Total</b>	<b>1,460,100.00</b>	<b>1,483,665.00</b>	<b>92,377.25</b>	<b>1,232,936.12</b>	<b>158,351.63</b>
<b>PERSONAL SERVICE</b>	<b>337,700.00</b>	<b>337,700.00</b>		<b>312,930.50</b>	<b>48,269.50</b>
<b>OPERATING EXPENSE</b>	<b>443,700.00</b>	<b>467,265.00</b>	<b>92,377.25</b>	<b>282,105.62</b>	<b>69,282.13</b>
631400 ENGINEERING FEES	50,000.00	73,565.00	59,181.75	9,343.25	5,040.00
634210 IT OFFICE AUTOMATION ALLOCATION	10,700.00	10,700.00		10,700.00	
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00		29,300.00	
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00		129,242.00	11,758.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00	16,492.00	4,250.00	10,742.00-
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00	8,730.00	3,368.00	28,602.00
639967 TEMPORARY LABOR				7,820.72	7,820.72-
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,313.38	3,686.62
640410 MOTOR POOL RENTAL CHARGE	600.00	600.00			600.00
640990 TOLLS				32.04	32.04-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		113.75	86.25
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	250.67	7,249.33	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	1,969.70	1,335.48	2,105.18-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00		145.52	45.52-
643100 ELECTRICITY	3,100.00	3,100.00	1,276.65	1,723.35	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	1,602.76	2,197.24	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00		41,520.16	1,520.16-
644620 LEASE EQUIPMENT	1,800.00	1,800.00	152.25	1,674.75	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00		2,400.00	
645260 AUTO INSURANCE	500.00	500.00		500.00	
646180 BUILDING R AND M ISF BILLINGS				344.22	344.22-
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00		5,685.00	19,315.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		470.00	130.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		920.51	820.51-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,000.00	3,000.00			3,000.00
648160 OTHER ADS			200.00		200.00-
648170 MARKETING AND PROMOTIONAL	6,000.00	6,000.00		5,645.55	354.45
649000 SALES TAX EXPENSE					
649100 LEGAL ADVERTISING	5,000.00	5,000.00	1,758.50	241.50	3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	48.50	898.71	2,552.79

C.C. 1025-138324

## Fund 1025 Immokalee Redevelopment

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARGES	3,500.00	3,500.00	714.47	3,680.77	895.24-
651910 MINOR OFFICE EQUIPMENT	500.00	500.00		50.88	449.12
651930 MINOR OFFICE FURNITURE	400.00	400.00			400.00
651950 MINOR DATA PROCESSING EQUIPMENT	10,000.00	10,000.00		1,791.31	8,208.69
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		811.13	1,188.87
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,100.00	1,100.00		605.61	494.39
652920 COMPUTER SOFTWARE	600.00	600.00			600.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		5.36	994.64
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	4,500.00	4,500.00		3,337.88	1,162.12
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	1,200.00	1,200.00			1,200.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		388.22	411.78
<b>CAPITAL OUTLAY</b>	<b>22,500.00</b>	<b>22,500.00</b>			<b>22,500.00</b>
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
<b>TRANSFERS</b>	<b>637,900.00</b>	<b>637,900.00</b>		<b>637,900.00</b>	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	637,900.00	637,900.00		637,900.00	
<b>RESERVES</b>	<b>18,300.00</b>	<b>18,300.00</b>			<b>18,300.00</b>
991000 RESERVE FOR CONTINGENCIES	18,300.00	18,300.00			18,300.00



## Fund 1629 Immokalee Beautification MSTU

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1629000000 IMMOKALEE BEAUTIFICATION</b>			<b>328346.21</b>	<b>-403326.99</b>	<b>74980.78</b>
<b>REVENUE Sub Total</b>	<b>2,143,900.00-</b>	<b>2,325,090.17-</b>	<b>0</b>	<b>-693275.36</b>	<b>-1631814.81</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>636,400.00-</b>	<b>636,400.00-</b>	<b>0</b>	<b>-693275.36</b>	<b>56875.36</b>
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-	0	-582431.27	-46968.73
311200 DELINQUENT AD VALOREM TAXES			0	-41626.19	41626.19
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-	0	-29462.02	24462.02
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-	0	-29113.26	27113.26
361320 INTEREST TAX COLLECTOR			0	-642.62	642.62
369130 INS CO REFUNDS			0	-10000	10000
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,507,500.00-</b>	<b>1,688,690.17-</b>	<b>0</b>	<b>0</b>	<b>-1688690.17</b>
486600 TRANSFER FROM PROPERTY APPRAISER			0	0	0
486700 TRANSFER FROM TAX COLLECTOR			0	0	0
489200 CARRY FORWARD GENERAL	1,539,400.00-	1,539,400.00-	0	0	-1539400
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		181,190.17-	0	0	-181190.17
489900 NEGATIVE 5% ESTIMATED REVENUES	31,900.00	31,900.00	0	0	31900
<b>EXPENSE Sub Total</b>	<b>2,143,900.00</b>	<b>2,325,090.17</b>	<b>328346.21</b>	<b>289948.37</b>	<b>1706795.59</b>
<b>OPERATING EXPENSE</b>	<b>469,700.00</b>	<b>650,890.17</b>	<b>328346.21</b>	<b>272820.5</b>	<b>99723.46</b>
631400 ENGINEERING FEES	50,000.00	192,855.65	138,782.90	31,278.75	22,794.00
634970 INDIRECT COST REIMBURSEMENT	5,400.00	5,400.00		5,400.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00		91,304.00	18,696.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00	8,987.00	7,055.00	13,958.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	212,380.47	96,254.42	35,517.95	80,608.10
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	82,190.79	18,098.47	48,489.26-
645100 INSURANCE GENERAL	1,500.00	1,500.00		1,500.00	
646311 SPRINKLER SYSTEM MAINTENANCE	2,000.00	2,000.00	774.69	529.81	695.50
646318 MULCH	1,600.00	1,600.00			1,600.00
646360 MAINTENANCE OF GROUNDS ALLOCATED	20,000.00	20,000.00		80,685.00	60,685.00-
646451 LIGHTING MAINTENANCE	40,000.00	45,954.05	1,356.41	1,087.14	43,510.50
649010 LICENSES AND PERMITS	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	500.00	500.00		350.88	149.12
652990 OTHER OPERATING SUPPLIES	500.00	500.00		13.50	486.50
652999 PAINTING SUPPLIES	200.00	200.00			200.00
<b>CAPITAL OUTLAY</b>	<b>350,000.00</b>	<b>350,000.00</b>			<b>300,000.00</b>
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			300,000.00
<b>TRANSFER CONST</b>	<b>17,200.00</b>	<b>17,200.00</b>		<b>17,127.87</b>	<b>72.13</b>
930600 BUDGET TRANSFERS PROPERTY APPRAISER	4,500.00	4,500.00		4,466.48	33.52
930700 BUDGET TRANSFERS TAX COLLECTOR	12,700.00	12,700.00		12,661.39	38.61
<b>RESERVES</b>	<b>1,307,000.00</b>	<b>1,307,000.00</b>			<b>1,307,000.00</b>
991000 RESERVE FOR CONTINGENCIES	20,500.00	20,500.00			20,500.00
993000 RESERVE FOR CAPITAL OUTLAY	1,286,500.00	1,286,500.00			1,286,500.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>163805 IMMOKALEE RD &amp; STATE ROAD 29</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>79,126.59</b>	<b>156,834.01</b>	<b>1,639.40</b>
<b>EXPENSE Sub Total</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>79,126.59</b>	<b>156,834.01</b>	<b>1,639.40</b>
<b>OPERATING EXPENSE</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>79,126.59</b>	<b>156,834.01</b>	<b>1,639.40</b>
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	6,020.00	23,980.00	10,000.00-
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	4,047.18	7,302.82	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	280.53	3,044.47	325.00-
643400 WATER AND SEWER	12,500.00	12,500.00	1,365.88	11,434.12	300.00-
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	3,500.00	3,500.00		3,485.60	14.40
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	67,413.00	107,587.00	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS	600.00	600.00			600.00

C.C. 1026-138346

## Fund 1026 Immokalee CRA Projects

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1026000000 IMMOKALEE CRA PROJECT FUND		-	570,847.10	759,576.17-	188,729.07
REVENUE Sub Total	644,100.00-	4,605,475.00-		761,991.47-	3,843,483.53-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		124,091.47-	117,591.47
361170 OVERNIGHT INTEREST				63,232.28-	63,232.28
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		60,859.19-	54,359.19
CONTRIBUTION AND TRANSFERS Sub-Total	637,600.00-	4,598,975.00-		637,900.00-	3,961,075.00-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	637,900.00-	637,900.00-		637,900.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		3,961,375.00-			3,961,375.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	644,100.00	4,605,475.00	570,847.10	2,415.30	4,032,212.60
OPERATING EXPENSE		318,000.00		1,415.30	266,584.70
634999 OTHER CONTRACTUAL SERVICES		318,000.00			268,000.00
649030 CLERKS RECORDING FEES				1,415.30	1,415.30-
CAPITAL OUTLAY	644,100.00	4,102,475.00	570,847.10	1,000.00	3,580,627.90
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	570,847.10	1,000.00	3,580,627.90
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

## Fund 1026 Project 50243 Imm CRA-Stormw In

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

## Fund 1026 Project 50244 Imm CRA-S Sidewalk

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50244 IMMOKALEE CRA PROJECT FUND		519,800.00	300,395.10	1,000.00	218,404.90
EXPENSE Sub Total		519,800.00	300,395.10	1,000.00	218,404.90
OPERATING EXPENSE		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY		469,800.00	300,395.10	1,000.00	168,404.90
763100 IMPROVEMENTS GENERAL		469,800.00	300,395.10	1,000.00	168,404.90

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

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

C.C. 1026-138346

## Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50246 IMMOKALEE CRA PROJECT FUND		165,000.00	100,000.00	1,415.30	63,584.70
EXPENSE Sub Total		165,000.00	100,000.00	1,415.30	63,584.70
OPERATING EXPENSE				1,415.30	1,415.30-
634999 OTHER CONTRACTUAL SERVICES					
649030 CLERKS RECORDING FEES				1,415.30	1,415.30-
CAPITAL OUTLAY		165,000.00	100,000.00		65,000.00
763100 IMPROVEMENTS GENERAL		165,000.00	100,000.00		65,000.00

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

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

C.C. 1026-138346

## Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50250 IMMOKALEE CRA PROJECT FUND	644,100.00	1,114,800.00	170,452.00		944,348.00
EXPENSE Sub Total	644,100.00	1,114,800.00	170,452.00		944,348.00
CAPITAL OUTLAY	644,100.00	1,114,800.00	170,452.00		944,348.00
763100 IMPROVEMENTS GENERAL	644,100.00	1,114,800.00	170,452.00		944,348.00

## Fund 1026 Project 50252 Imm CRA-Com Gra

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

## Fund 1026 Project 50269 Imm CRA-Lighting

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

## Fund 1026 Project 80320 Imm Sports Complex Renovations

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

C.C. 1027-138315

## Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1027000000 IMM CRA GRANT		-	1,050,616.75	9,142.46-	1,041,474.29-
REVENUE Sub Total		2,129,994.75-		48,833.71-	1,481,161.04-
REVENUE - OPERATING Sub-Total		987,000.00-		2.29	987,002.29-
331555 HUD GRANTS		987,000.00-			987,000.00-
361170 OVERNIGHT INTEREST				2.29	2.29-
CONTRIBUTION AND TRANSFERS Sub-Total		1,142,994.75-		48,836.00-	494,158.75-
487999 REIMBURSEMENT INTERDEPARTMENTAL		1,142,994.75-		48,836.00-	494,158.75-
EXPENSE Sub Total		2,129,994.75	1,050,616.75	39,691.25	439,686.75
OPERATING EXPENSE		141,623.75	63,616.75	39,691.25	38,315.75
631400 ENGINEERING FEES		141,623.75	63,616.75	39,691.25	38,315.75
CAPITAL OUTLAY		1,988,371.00	987,000.00		401,371.00
763100 IMPROVEMENTS GENERAL		1,988,371.00	987,000.00		401,371.00

## Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33831 IMM CRA GRANT			63,616.75	9,144.75-	54,472.00-
REVENUE Sub Total		542,994.75-		48,836.00-	494,158.75-
CONTRIBUTION AND TRANSFERS Sub-Total		542,994.75-		48,836.00-	494,158.75-
487999 REIMBURSEMENT INTERDEPARTMENTAL		542,994.75-		48,836.00-	494,158.75-
EXPENSE Sub Total		542,994.75	63,616.75	39,691.25	439,686.75
OPERATING EXPENSE		141,623.75	63,616.75	39,691.25	38,315.75
631400 ENGINEERING FEES		141,623.75	63,616.75	39,691.25	38,315.75
CAPITAL OUTLAY		401,371.00			401,371.00
763100 IMPROVEMENTS GENERAL		401,371.00			401,371.00

## Fund 1027 Project 33873 EDI/CPF

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





# NEIGHBORHOOD CLEANUP

**Immokalee**

**Saturday**

**September 13**

**7:30 – 10:30**



**1813 Lake  
Trafford Rd**



**Drop Off Free of Charge**

- Household Hazardous Waste
- Furniture
- Appliances
- Electronics
- Yard waste



**For More  
Information  
(239) 252-2448**



**Code Enforcement  
(239) 252-2440**







**Assistant Director Report  
September 12, 2025**

1. Immokalee Area Master Plan (IAMP) Restudy

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

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

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

2. Immokalee Area Overlay District LDC Update

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

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

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

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

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

This Immokalee Urban Area Overlay (LDCA) (PL20240004278) went to the Collier County Planning Commissioner on March 6, 2025. It went to the Collier County Board of County Commissioner on May 13, 2025, and was continued to the May 27, 2025 BCC Meeting.

Recommendation to adopt an Ordinance amending the Collier County Land Development Code to implement the Immokalee Area Master Plan Element of the Growth Management Plan, to change the Immokalee Urban Overlay District to the Immokalee Urban Area Overlay District (IUAOD) Zoning District, revise, rename, and add subdistricts, and establish uses, boundaries and design standards. [PL2024004278] (First of two hearings).

This item is now scheduled to go before the BCC in October.

TIMELINE

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







3. CRA Office

CRA Intern, Kizzie Fowler will continue to work for the Bayshore Gateway Triangle under the Collier County Fellowship program. CRA Staff is collaborating with Facilities Department for new office space on property near the current Clerk of Courts building, located at 106 South 1<sup>st</sup> Street. Staff is working to remain at the CareerSource building until new building is complete. Karen Fernandez Rua has completed her Summer Intern.

4. Redevelopment Plan

On May 10, 2022, the BCC, acting as the (CRA) board, approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan. Staff will start the process to update the Redevelopment Plan.

5. Commercial Façade Grant Program

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

6. FHERO – Florida Heartland Economic Region of Opportunity

Staff attends monthly FHERO board meetings via Zoom or in person. The FHERO board meeting was held on August 13, 2025 via Zoom.

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

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

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

7. Immokalee Unmet Needs Coalition

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

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

10. Collier County Parks & Recreation – Immokalee area

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

11. Impact Fee Installment Payment Program

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

## Program details:

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

12. Adopt A Road Program

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

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

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

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

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

On December 10, 2024, the Board of County Commissioner approved to amend Ordinance 2023-71, which created the unpaved private road emergency repair municipal service taxing unit and provide that the Board of County Commissioners be the Unit's governing body and have a levy of one (1.0000) mil of ad valorem taxes per year.

County staff reported that the PTNE MSTU Team is working with a vendor to get road repair estimates. The top 3 roads are Sunnygrove, Della Dr., and Markely. The total cost estimate will be presented to the Collier County Board of County Commissioners. They will make the decisions on funding the program so that repairs may begin.

14. Collier County Opportunity Zone Program

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

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

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

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





## Project Manager Report 09/09/2025

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

#### i. *Monthly Maintenance*

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



08.12.25



09.08.25



09.08.25



09.08.25

#### ii. *Holiday*

**Rental Christmas Tree and Zocalo Plaza Decorations** – Bids were opened on April 15, 2025. Shellard Lighting Design LLC was awarded QQ 2025-021, and a PO was issued for \$7,000 for the rental Christmas Tree. A&M Property Maintenance was awarded QQ 2025-022 for the decoration of Zocalo Plaza and a PO was issued for \$7,000. FDOT advised staff to submit in November the Application for a Permit for the street pole decorations. The Tree Lighting event is on December 4, 2025, 6PM at Zocalo Plaza.

### 2. **Immokalee Complete Street (TIGER Grant) Project**

The overall project created 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 and the installation of 362 new lights are completed. LCEC is to provide the as-built documentation. The TIGER Project's Ribbon Cutting event will be at the bus transfer station, 155 Immokalee Drive, on October 1, 2025, 9:30 AM.





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

Staff will proceed with obtaining quotes for restoration activities and draft an Action Plan for the Board's consideration.

The sidewalk between the cemetery and the church is damaged due to vehicular traffic driving from the church parking lot, over the sidewalk and curb to access SR29. The load may impact the irrigation under the sidewalk to the cemetery. It was suggested Staff investigate installing yellow bollards (similar to the ones installed on W Main Street by the IWSD, example shown) on the right-of way to only permit pedestrian traffic. This is not County owned property, and a permit from FDOT may be required, if permissible.



12/09/24 Cracked concrete sidewalks between the cemetery and the church are under FDOT jurisdiction.

### 4. **Immokalee Sidewalk Phase III (W Delaware and Howard Way FKA Eustis Avenue)**

Staff held a Pre-Construction Meeting on May 14, 2025. The permit was issued July 27, 2025, with an expiration date on January 21, 2026. The Contractor is having the structures manufactured with a tentative Notice to Proceed date of October 9, 2025. A few properties will be impacted by the proposed improvements. At 401 W Delaware the existing too wide driveway apron will be reduced to a size permitted by code & a dumpster is to be relocated before construction. At 401 S 2<sup>nd</sup> St – the five parking spaces and dumpster along W Delaware will be impacted by the improvements and may need to be relocate to southern side. No driveway entry exists for the church.



401 W Delaware



401 S 2<sup>nd</sup> St



## 5. Immokalee Airport Expansion

The Florida National Guard is moving forward on their Immokalee Readiness Center, but no dirt work has commenced. Global Flight Training Solutions continues to support the community with active flight training. Global Flight Training Solutions offers specialized training to local and international students.



09.08.25 A few of the palm trees may have died at the Global Flight Training Solutions hangars.

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



09.08.25 Construction continues on the new hangars

## 6. 523 Howard Way – CRA-owned property

On April 22, 2025, 16L2, the BCC approved the CRA's acquisition of the parcel. The auction was conducted on May 8, 2025 with a purchase price of \$5,500. Mainscape completed the initial clean up and mowing services on July 30, 2025 and is maintaining the lot. As of September 9, 2025, the Collier County Property Appraiser's values the property at \$62,250.

### Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/20/25	6471-1203	\$5,500
07/22/18	5537-3598	\$0
11/16/15	5216-3759	\$17,300
12/27/00	2728-741	\$160,000
09/28/93	1869-368	\$70,000
12/01/86	1240-233	\$50,000
12/01/86	1240-232	\$0
08/01/85	1151-1692	\$0

### 2025 Preliminary Tax Roll

(Ad Valorem Only, Non-Ad Valorem After Certification)

Just Values	Amount
Land	\$62,560
(=) Total Just	\$62,560
Assessment Reductions	Applies To
(-) Non-Homestead 10%	Non-School
Assessed Values	
(=) Non-School Assessed	\$20,634
(=) School Assessed	\$62,560
Taxable Values	Millage Rates
(=) Non-School Taxable	9.1093
(=) School Taxable	4.2490
Tax Amounts	
Ad Valorem Taxes	\$453.76
(=) Total Tax	\$453.76

**7. Pole 38 – 404 N 15<sup>th</sup> Street (near McDonalds)**

On May 27, 2025 Staff advised of Pole 38 was knocked down and Traffic Operations removed it. It requires the replacement of the pole, luminaire and bolts on the base. Simmonds Electrical provided a quote of \$23,141.88. The Purchase Order was issued on July 17, 2025 and Simmonds advised the vendor's estimated ship date is October 24, 2025.

**8. Eden Park Elementary School Sidewalks**

Marquee Development is the contractor of this sidewalk project Contract # CC 23-8155. The Notice to Proceed was issued on April 28, 2025 and the Final Completion Date is scheduled to be April 12, 2026. Bi-weekly progress meetings are held on site and virtually. They continue to install structures and the pipe associated with them. They are continuing the tasks of forming, compacting and pouring 6" concrete sidewalks. As of September 9, 2025, the project project (% Time) is 35% complete, but are experiencing rain delays.

**9. Panther Crossing Welcome Sign**

Staff is requesting FDOT to cut the overgrowth of vegetation along the canal for better aesthetics and visibility of the Panther Crossing Welcome Sign and bus stop.



09.08.25



*Report by: Yvonne Blair, Project Manager Dated: September 9, 2025*





# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

September 9, 2025

## Table of Content

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

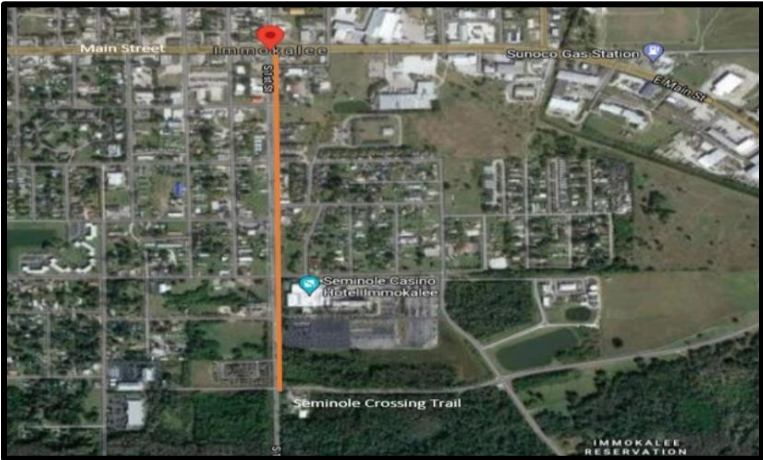
- **First Street Corridor Pedestrian Safety Improvements**
  - South 1<sup>st</sup> Street From Main Street to School Road/Seminole Crossing Trail
- **Immokalee Sidewalk Phase III**
  - Eustis Avenue & West Delaware Avenue
- **Historic Cemetery Preservation**
  - 815 West Main Street
- **Lake Trafford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

### Other Projects of Interest

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



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



**Project #:**33831-01 & 33831-02 (Grant) 50250 (CRA)  
**Project Sponsor:** *Immokalee MSTU*  
**Project Manager:** Yvonne Blair  
**Project Scope:** In 2021 a Conceptual Plan recommended the installation of rectangular rapid beacons at three crosswalks and 11 additional Collier County Traffic Operations light poles. Staff applied for a \$250,000 Community Development Block Grant for the design. On 2/12/24 Procurement Services authorized modifying the Scope to full corridor lighting. Staff applied for 1.2M CDBG funds for construction. Project being divided into PH1 and PH2. Corridor is appx. 4,000 feet.

**CHS CDBG Grant #CD22-03-IMM (Design Only PH1)**  
**Design Budget:** \$201,945 CDBG Funds (including CO#1)  
**Design Proposal:** Kisinger, Campos & Associates (KCA)  
**CDBG Design Funds End:** 1/6/25. 100% PH1 plans rec'd 1/3/25. 100% PH2 plans anticipated October 2025.

**Construction CD24-02 Budget:** \$1.2M construction with total budget of \$1,831,952 & pending awarded of \$1,001,371 CDBG to be reduced by 1<sup>st</sup> Amendment to \$401,371 and increased 200K by proposed New Agreement for PH design & easement acquisitions.

**Architect/Engineer:** KCA  
**General Contractor:** TBD – ITB posted 7/7/25, 8/26/25 & 9/8/25. Bid Opening 9/15/25 to award contractor.

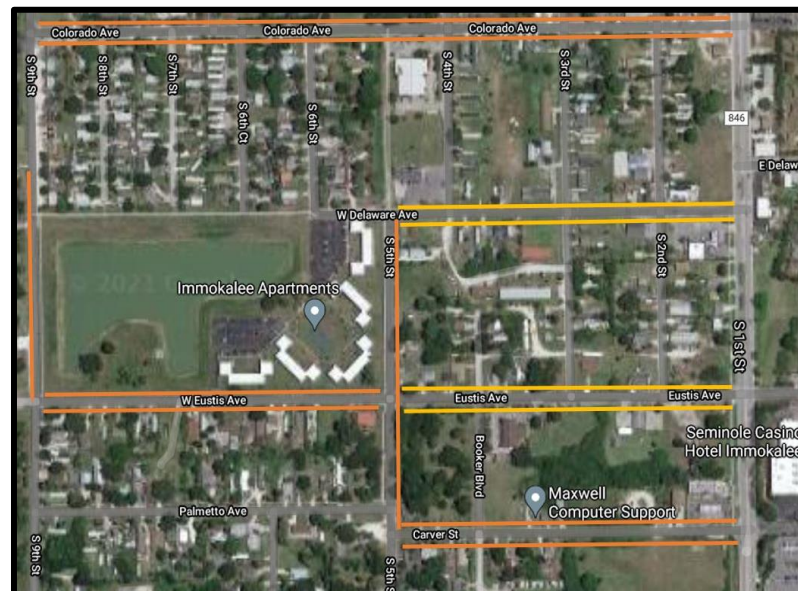
**Notice to Proceed Date:** TBD  
**Estimated CD24-02 Completion Date:** PH 1 Construction TBD. Pending extension and new Agreement for PH2/Acquisitions.

DESCRIPTION OF WORK	% COMPLETE
Procurement PH1	60%
Design PH2	60%
Construction PH1	0%

**Milestones/Challenges To Date: 09/09/2025**

- Subrecipient Agreement approved by BCC's 9/13/22 for \$250,000 the design project.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. The Subrecipient Agreement for \$1,001,371 was approved on 9/10/24 16.L.1 BCC Agenda.
- On 7/16/24 CHS ordered the Environmental. Review Report which was completed Dec 2024. Legal Notice in NDN 1/29/25. NTP issued 4/15/25.
- 8/2/24 Traffic Ops authorized alternative fixtures. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 1st Amendment approved by BCC a 60-day extension to the performance end date (12/26/24). 10/7/24 a Stop Work Notice was issued to KCA. 11/6/24 Start Work with CO2 issued. A 2nd Amendment approved BCC 12/10/24 Agenda for PH1 to reduced to \$189,000 & extend to 1/6/25. Received 100% PH1 Plans on 1/3/25.
- CD24-02 1<sup>st</sup> Amendment approved by BCC on 2/11/25 to reduce to \$401,371 & performance end of 10/31/25. 11/22/24 requested new KCA Proposal for phasing project. CO3 approved 4/15/25. 1/29/25 prepared Solicitation for Contractor. Posted ITB on 7/7/25 with Bid Opening on 8/21/25, 8/26/25 – 9/4/25 & 9/8/25-9/15/25 for PH 1. Estimated PH1 Cost: \$169,847.24.
- KCA sent legal descriptions and sketches for acquisitions for PH2 Plans on 8/4/25 & sent 60% PH2 Plans to County & Utility Providers with comments due 8/15/25. Est. PH2 Cost: \$602,880.72. TSMD to do the easement acquisition activities. 8/11/25 draft Acquisition Report prepared. On 7/21/25 sent NTP to CEI and a Suspend Work Notice on 7/22/25. On 8/8/25 Sent Angie Brewer & Associates a PO for Grant Compliance Services. CD24-02 Audit scheduled on 11/4/25. 5/13/25 CHS conducted Close-out Audit of CD22-03. On 7/2/25 CHS advised will do Agreement for PH2. April 2026 deadline for construction competition with or without full grant funding. Need grant extension on PH1 for construction.

## Eustis Avenue & West Delaware



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

**Project #: 33873**

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

**Project Sponsor:** Immokalee CRA

**Project Manager:** Yvonne Blair

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

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

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

**Federal Appropriations Funds (Estimated):** \$987,000

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

ABB acquired by LJA Engineering.

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

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

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

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

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

**Notice to Proceed Construction:** Tentative 10/9/25

**Estimated Substantial Completion Date:** 5/7/26

### Milestones/Challenges To Date: 09/09/2025

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14/23 BCC Agenda #16L1 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. \$1,101,179.50 Construction Agreement was approved on BCC 4/8/25 Agenda 16L1.
- On 8/6/24 HUD approved Action Plan and the #01 Performance Report with the Federal Financial Report was submitted via DRGR. Staff prepared LMA Report with data from recently released 2016-2020 map. Performance Report #02 with Federal Financial Report submitted to HUD in DRGR 1/27/25. Performance Report #03 submitted 7/29/25 in DRGR.
- 09/27/24 Staff mailed letters to Property Owners announcing project. 5/30/25 Staff mailed new start construction letters to property owners/occupants.
- 10/28/24 CO1 for LJA Engineering issued for time extension end 7/31/25. CO2 extended to 3/14/26 was approved on 6/23/25. Project signage installed on W Delaware/S 5<sup>th</sup> Street on 2/7/25.
- 7/27/25 Received Permit with a 1/21/26 expiration date & revised plans. 5/14/25 Pre-Construction Mtg. NTP tentative date 10/9/25. Staff coordinating with Marquee on a Project Schedule while structures are being manufactured.

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



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

**District #:** 5

**Project #:**

**Project Sponsor:** ICRA & IMSTU

**Project Manager:** TBD

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

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

**Maintenance Budget:** TBD

**Restoration Budget:** TBD

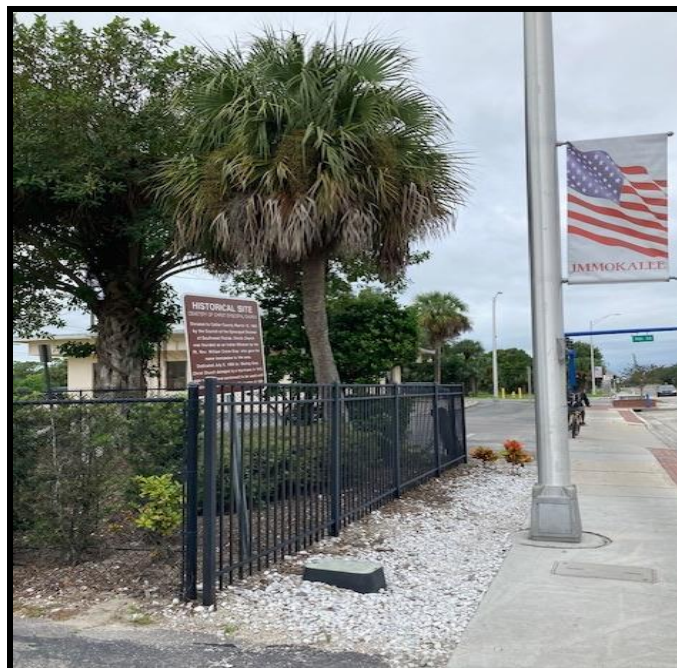
**Team/Partners:** Stantec Consulting (Survey)

**Construction Manager:** TBD

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

**BCC Approval Date:** TBD

**Estimated Substantial Completion Date:** 2026



## Milestones/Challenges To Date: 09/09/2025

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. Existing irrigation lines from median to cemetery are to be investigated to determine if operational. 6/9/25 Discovered fence damaged with gate not closing properly. On 7/10/25 approved Estimate of \$600 to repair fence.
- 10/29/24 Sent Stantec PO \$27,148 & NTP. 1/21/25 Stantec conducted survey and GPR work on-site. Final Report and Survey received on 4/25/25.
- 9/23/24 Staff sent A&M a RFQ for PH1 (W Main medians btw 7th-9th & cemetery) for irrigation and landscaping. 6/10/25 approved \$3,220 quote for assessment of irrigation for perimeter of cemetery. Need digital version of existing irrigation plans to utilize on scope for full corridor bids. Staff to secure quotes for cemetery stone restoration by cemetery conservationist. 8/20/25 A&M confirmed the existing irrigation lines are operational; however, considering known graves outside the border/fence of the cemetery, irrigation may not be pursued. 9/8/25 Staff investigation the installation of bollards on ROW between cemetery & church.

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

# Lake Trafford Road Corridor Lighting Study

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

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

**Project Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

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

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

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

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

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

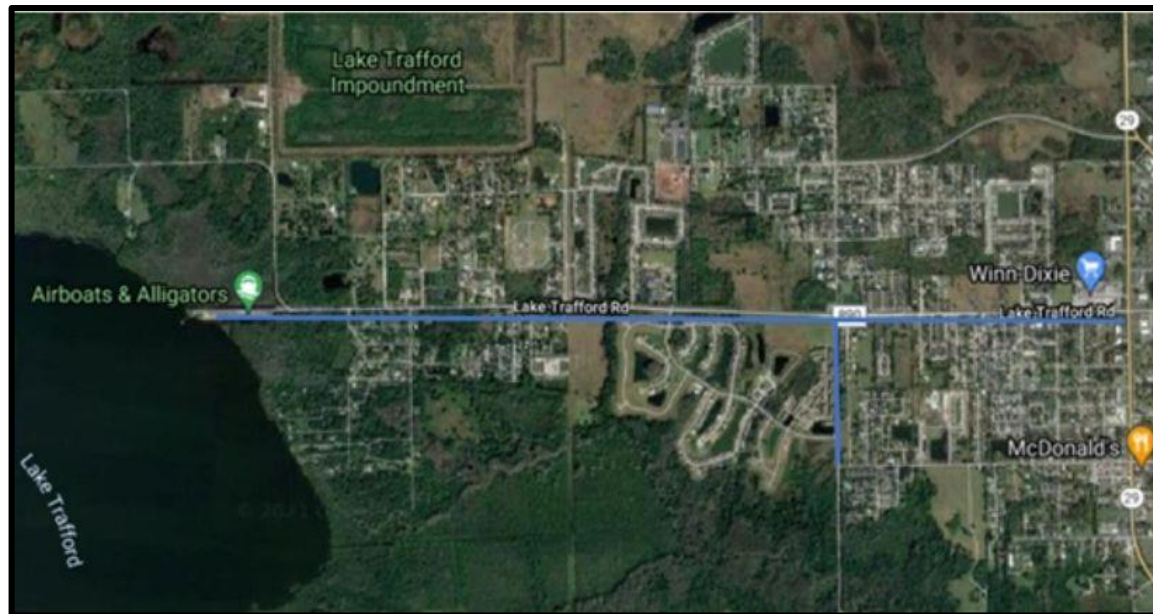
**Owner's Representative (CEI):** TBD

**General Contractor:** TBD

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

**Estimated Substantial Completion Date:** TBD

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



## Milestones/Challenges To Date: 09/09/2025 – Suspend Work Notice

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

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



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

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

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

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

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

**Architect/Engineer:** Johnson Engineering

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

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

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



### Milestones/Challenges to date: 09/09/25 – Suspend Work Notice

- A NTP was issued to Johnson with a commencement date of 9/1/22. Kick-Off and Site Visit Meeting held on 9/26/22 with Johnson's design team and CRA Staff.
- Johnson's design team conducted Public Meeting #1 11/16/22, Public Meeting #2 on 2/15/23, & Public Meeting #3 on 3/15/23.
- On 6/1/23 Johnson provided preliminary hardscape plants o CRA staff.
- Pre-App with FDOT on 7/18/23.
- An on-site meeting was held on Main Street with Johnson on 7/26/23 with a detailed follow up email to Johnson with questions and concerns for improvements to the corridor.
- On 8/31/23 Johnson provided a Cost Estimate of \$1,945,440.83.
- On 9/27/23 the CRA & MSTU Advisory Boards authorized Staff to stop work with Johnson Engineering until the evaluation of the SR29 Loop Road project is defined & the future conveyance of Main St. to County is investigated. A new scope of Main Street shall enhance features for a pedestrian friendly downtown streetscape.
- A Suspend Work Notice was issued to Johnson on 9/28/23 with 213 remaining days.
- FDOT PM for Loop Road attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd updates from (SR29) Oil Well Rd to SR82.
- Staff installment funding contribution to be incorporated in the FY26 Budget for the project.

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

# Immokalee Community Campus (PUDZ)

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

**District #: 5**

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

**PL20240000390**

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

**Project Sponsor:** Immokalee CRA

**Project Manager:** Christie Betancourt

**Monitoring Project for Community's Awareness**

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

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

**Architect/Engineer:** Bowman Consulting Group

**Construction Manager:** TBD

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

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

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

**Estimated Substantial Completion Date:** TBD

**Final Completion Date:** TBD



## Milestones/Challenges To Date: 09/09/2025

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

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



## Immokalee Sports Complex

505 Escambia Street

**District #:** 5

**Project #:**

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

**Project Manager:**

**Monitoring Project for Community's Awareness**

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

**Design Budget:**

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

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

**Architect/Engineer:**

Stantec Consulting Services Inc.

**Notice to Proceed Date:** TBD

**Final Design 100% Plans:** Nearly finalized

**Construction Completion Date:** End of 2026

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



### Milestones/Challenges To Date: 09/09/2025

- “Fields of Dreams” Park Initiative identified as part of the Strategic Planning Project Prioritization list at the 01/17/24, CRA Advisory Board Meeting.
- On 02/21/24, the CRA Advisory Board approved allocating \$1,200,000 of CRA Capital Funds (1026) for the Park Initiative.
- On 06/11/24, the BCC approved a \$4,000,000 capital project budget for the renovation of the Immokalee Sports Complex. CRA’s contribution of 1.2M for Sports Complex improvements were discussed at the CRA Workshop with BCC on 7/23/24.
- On 11/12/24, BCC awarded Stantec Consulting Services Inc., \$804,263.65 for professional services for the Immokalee Sports Complex Turf Field Conversion and Pool Renovation Project. PH1A for fields 2 & 3, stormwater management including field drainage & outfalls. PH1B installation of field restrooms, storage, pavilion & potable water & sanitary utility infrastructure. PH2 Installation of aquatics facility, mechanical room, emergency fire access and internal locker room restroom renovations. Staff finishing design and then initiate the procurement process for a construction contract.



## 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

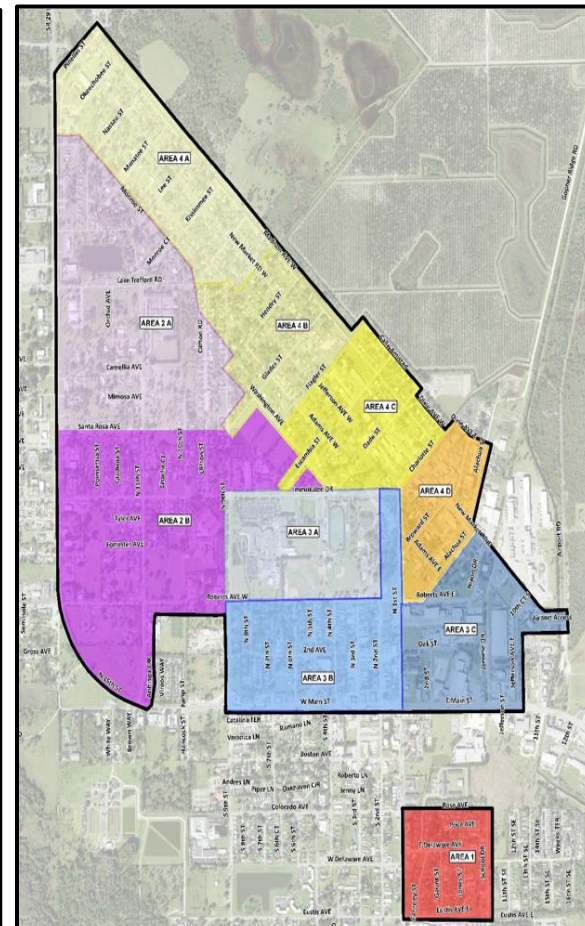
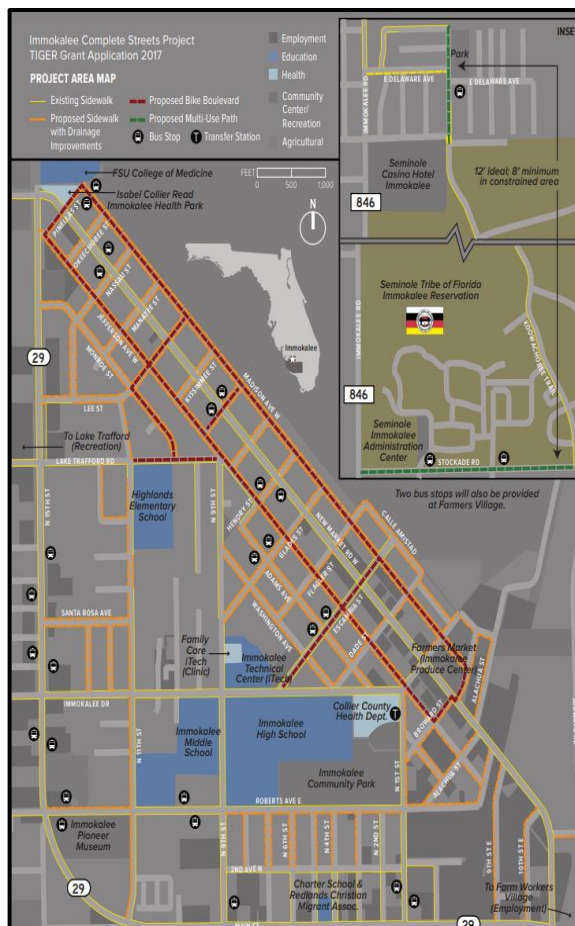
**Contact Info:** Cella Molnar & Associates

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

**BCC Approval Date:** 02/08/22

**Completion Date:** May 2025

<b>Procurement</b>	100%
<b>Design</b>	100%
<b>Construction</b>	100%

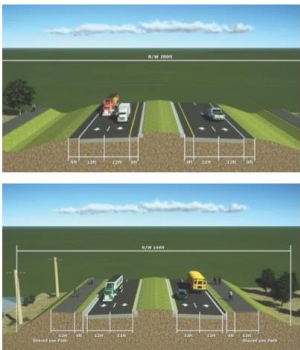


### Milestones/Challenges To Date: 09/09/2025

- Contractor has completed construction.
- On 6/13/25 Collier County Road Maintenance Division final count is 362 new lights. LCEC is finalizing the as-built plans.
- Johnson provided maps of light pole locations and identify entity (LCEC, County, or MSTU) who owns pole.
- Executive Summary for MSTU payment of utility bills was approved on BCC 12/10/24 Agenda.
- Project Flyer translated for distribution to the community. Punch List items are being addressed for corrective action.
- Project Ribbon Cutting Event schedule for 10/1/25, 9:30 A.M. at the Bus Transfer Stations.

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

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



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

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



### Milestones/Challenges To Date: 09/09/2025

- The FL Legislature approved a 4B budget for the "Moving Florida Forward" Project. This project will construct a new alignment of SR29 as a 4-lane divided roadway with drainage improvements on the corridor to serve as a loop around downtown Immokalee area. FDOT's Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation [www.SR29Collier.com](http://www.SR29Collier.com). In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).
- 06/18/25 Loop Road construction is tracking to start in July 2026.

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



**District #: 5**

**Project #: CC 23-8155**

**Project Sponsor: FDOT**

**Project Manager: Shannon Bassett**

**Monitoring Project for Community's Awareness**

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

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

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

**Contractor:** Marquee Development, Inc.

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

**NTP:** 04/28/25

**Estimated Substantial Completion Date:** 03/13/26



## Milestones/Challenges To Date: 09/09/2025

- The BCC Approved the Construction Agreement (LAP) #23-8155 on 02/27/24, 16E4.
- Construction Progress Meetings are held bi-weekly. Meeting #7 was held on-site and virtually on 09/09/25. Next Progress Meeting is scheduled for 09.23.25.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	34%

## Project Manager Field Observations September 8, 2025

A recap of the MSTU Walking Tour on September 8, 2025, with attendee: Armando Yzaguirre, Scott Pickens, Roland Colon, Jr., Christie Betancourt and Yvonne Blair. The next Walking Tour is scheduled for Monday, October 10, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



Overview:

### Beautification Area Improvements:

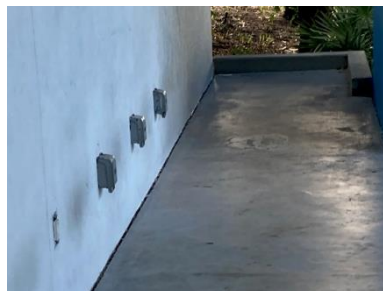
#### 1) First Street Zocalo Plaza/Landscape Maintenance



09.08.25 Work Order with Facilities Mgmt. to repair the leaking water fountain



09.08.25 Simmonds Electrical to repair the electrical outlets on the bandshell the week of 09.15.25







09.08.25 After Simmonds Electrical completes electrical repairs, the bandshell needs pressure washed, repairs and paint in preparation for the holiday Tree Lighting event.

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

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

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

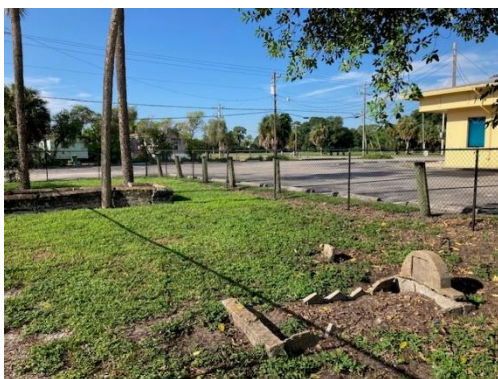
**Main Street:** The corridor on W. Main Street between 1<sup>st</sup> Street and 9<sup>th</sup> Street was overall satisfactory with some homeless presence.







Staff observed safety issues on W. Main Street. The crosswalk sign on the SE corner of Main/9<sup>th</sup> will be reported to Collier County Traffic Ops for replacement and FDOT's Subcontractor, Webber, will be requested to repair a serious trip hazard near the crosswalk at Mr. Taco location.





## Upcoming Community Events

*Updated 09/08/2025*

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

**Date:** 09/16/2025 at 9:00 a.m.

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

For more information call: 239.252.5814

### **Affordable Housing Advisory Committee Meeting**

**Date:** 09/16/2025 at 9:00 a.m.

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

For more information regarding the committee, please contact [Cormac.Giblin@colliercountyfl.gov](mailto:Cormac.Giblin@colliercountyfl.gov)

### **Collier County Public School (CCPS) Board Work Session (Policies) Meeting**

**Date:** 09/17/2025 at 9:00 a.m.

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

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

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

**Date:** 09/17/2025 at 3:30 p.m.

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

For more information call : 239.658.3630

### **Immokalee Water and Sewer District (IWSD) Final Budget Hearing for FY 2025-26**

**Date:** 09/17/2025 at 5:01 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 Final Budget Hearing Meeting**

**Date:** 09/17/2025 at 6:00 p.m.

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

For more information call: 239.657.2111

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

### **Collier County Board of County Commissioners (BCC) Final Public Budget Hearing**

**Date:** 09/18/2025 at 5:05 p.m.

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

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

### **International Coastal Cleanup – Keep Collier Beautiful**

**Date:** 09/20/2025 from 8:00 a.m. to 11:00 a.m.

**Location:** More than 20 cleanup sites planned.

Register online at: [www.KeepCollierBeautiful.com](http://www.KeepCollierBeautiful.com)

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

**Date:** 09/23/2025 at 9:00 a.m.

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

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

### **Épocas de mi pueblo: Celebrating Community Heritage**

**Date:** 09/27/2025 from 10:00 a.m. to 1:00 p.m.

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

For more information contact: 239.252.2611

### **Immokalee Task Force Meeting**

**Date:** 09/29/2025 at 10:00 a.m.

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

### **Immokalee Area Improvements TIGER Grant Project Ribbon Cutting Ceremony**

**Date:** 10/01/2025 at 9:30 a.m.

**Location:** Collier Area Transit (CAT) Immokalee Transfer Station  
155 Immokalee Drive, Immokalee, FL 34142

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

### **Pioneer Pumpkin Palooza**

**Date:** 10/11/2025 from 10:00 a.m. to 1:00 p.m.

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

For more information contact: 239.252.2611

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

**Date:** 10/14/2025 at 9:00 a.m.

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

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

**The Shelter for Abused Women & Children Present: Children's Peace Fair**

**Date:** 10/20/2025 from 3:00 p.m. to 5:30 p.m.

**Location:** Immokalee Sports Complex  
505 Escambia Street., Immokalee, FL 34142

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

**Date:** 10/21/2025 at 9:00 a.m.

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

For more information call: 239.252.5814

**Collier County Parks & Recreation: Immokalee Trunk or Treat**

**Date:** 10/24/2025 from 6:00 p.m. to 8:00 p.m.

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

For more information contact: 239.252.4449

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

**Date:** 10/28/2025 at 9:00 a.m.

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

Watch Live Online: <http://www.colliercountyfl.gov/ctv>

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







# Collier Area Transit Fare Study

benesch

JOHNSON  
ENGINEERING  
— An Apex Company —



# Workshop Overview

Workshop Goals

Existing Fare Structure

Ridership & Revenue Trends

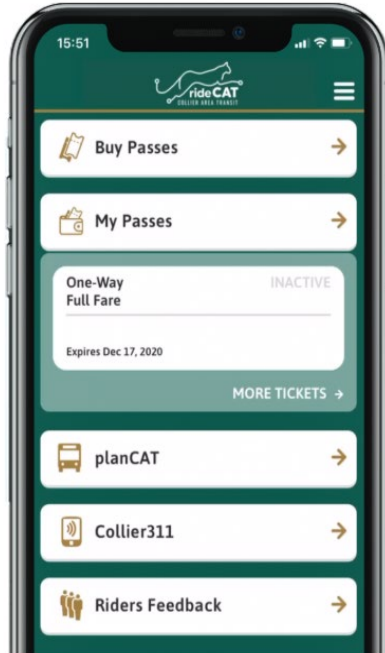
Conceptual Fare Alternatives

Workshop Exercises

Questions & Comments



# Existing Fare Structure (Fixed Route)



**Download  
rideCAT App**

Service Category	Full rate	Reduced rate <sup>1</sup>
One-way fare	\$2.00	\$1.00
Children 5 years old and younger	Free	Free
Marco Express	\$3.00	\$1.50
Transfers - up to 90 minutes	Free	Free
Day passes	\$3.00	\$1.50
<b>Smart Card Pass</b>		
15-Day Pass	\$20.00	\$10.00
30-day pass	\$40.00	\$20.00
30-Day Marco Express Pass	\$70.00	\$35.00
<b>Discount Passes<sup>2</sup></b>		<b>Cost</b>
Summer Paw Pass (valid from June 1 to August 31 for students. Cost includes smart card)		\$30.00
30-day Perk Pass (250+ employees)		\$29.75

<sup>1</sup> Reduced rates are for Medicare members, Disability Community, age 65 and older, children under 17, high school and college students, and active/retired military personnel. ID required. This fee would also apply to the transportation provider subcontracted with the Florida Disadvantaged Transportation Commission that provides transportation services under the Non-Emergency Transportation Medicaid Contract for Collier County.

<sup>2</sup> Discount passes are for eligible individuals under the identified programs.

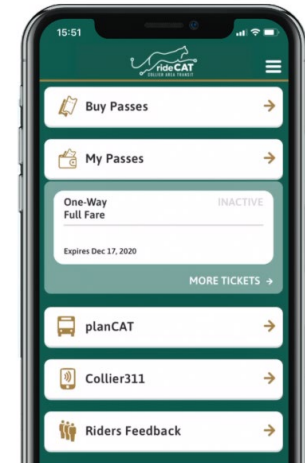
# Existing Fare Structure

- **ADA Trips**

- The fare for this service is **\$3 for a one-way trip. A reduced fare of \$1** may apply if certain household income guidelines are met. Household income information is not required for eligibility of the program. This program does allow/transport a single guest or Personal Care Attendants (PCA).
- A PCA is defined as an individual who is medically necessary to aid an ADA passenger. A passenger must be pre-approved to take a PCA. PCA's do not have to pay a fare to ride. Guests are required to pay the same fare.

- **Transportation Disadvantaged (TD) Trips**

- The fare for TD trips is based on an income scale and varies **from \$1, \$3 or \$4 per one-way trip**. This program does not allow/transport guests.

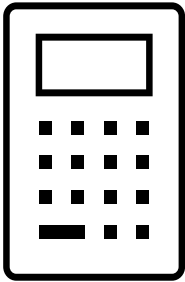
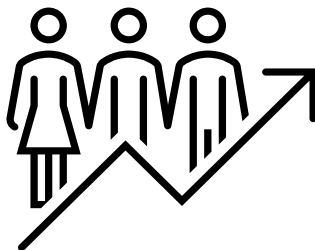
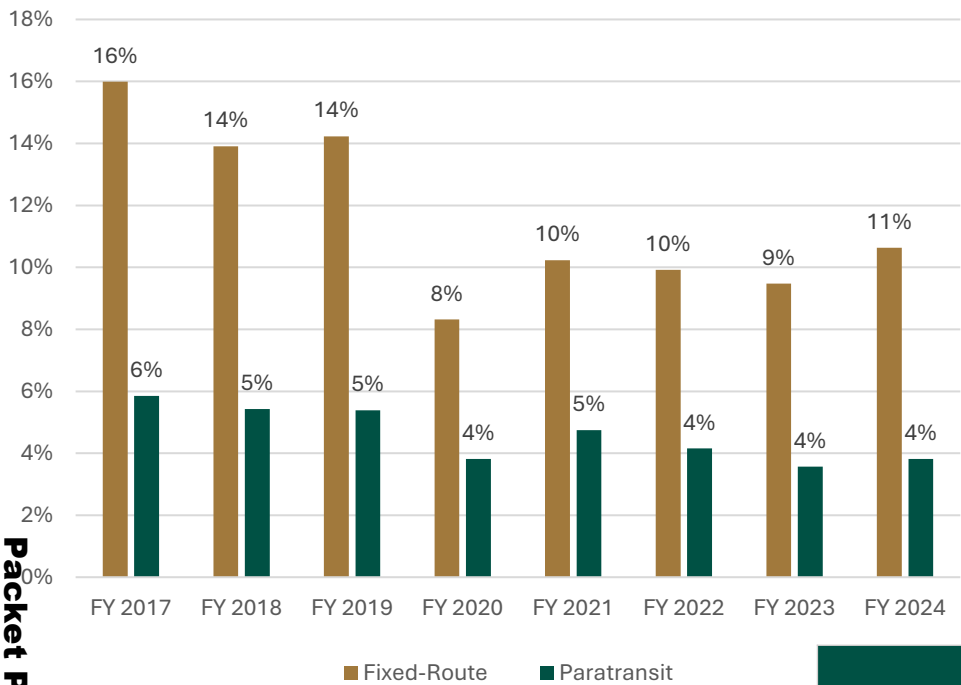


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# Existing Fare Structure

Fare per Trip vs. Cost per Trip (FYs 17-24)



Service	Average Fare/Trip	Cost/Trip	Cost Recovery
Fixed-Route	\$1.12	\$10.15	12%
Paratransit	\$2.08	\$46.02	5%



# Existing Fare Structure

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Transit System	Fixed-Route Fares						Paratransit	
	<i>Base One-Way Fare</i>	<i>Daily Pass</i>	<i>15-Day Pass*</i>	<i>Monthly/30-Day Pass</i>	<i>Transfers**</i>	<i>Base Transfer Fare</i>	ADA Fare (One-Way)	ADA Fare (Reduced)
CAT*	\$2.00	\$3.00	\$20.00	\$40.00	Y	\$0.00	\$3.00	\$1.00
Breeze Transit	\$1.50	n/a	n/a	\$50.00	N	-	\$3.00	n/a
LeeTran	\$1.50	\$4.00	n/a	\$40.00	N	-	\$3.00	n/a
Bayway	\$1.50	\$4.00	n/a	\$35.00	N	-	\$1.50	\$0.75
ECAT	\$1.75	\$5.25	n/a	\$47.00	Y	\$0.00	\$3.50	n/a
CCRTA	\$2.00	\$6.00	n/a	\$60.00	Y	\$0.00	\$2.50	n/a
CARTA	\$3.50	\$7.00	n/a	\$57.00	Y	\$0.00	\$4.00	\$0.75
Citrus Connection	\$1.50	\$3.00	n/a	\$47.00	Y	\$0.00	\$2.00	\$0.00
WTS***	\$1.25	\$3.00	n/a	\$40.00	Y	\$0.00	\$2.50	n/a
PCPT	\$1.50	\$3.75	n/a	\$37.50	N	-	\$3.00	\$0 - \$3.00
Peer Group Mean	\$1.78	\$4.50	\$20.00	\$45.94	-	-	\$2.78	\$0.50
CAT % From Mean	13%	-33%	0%	-13%	-	-	8%	100%

\*No peer agency has a 15-day/weekly pass

\*\*\* Transfers free for card, \$1.25 for cash

\*\*Free transfers usually only apply to one trip

# Existing Fare Structure

## Transportation Disadvantaged

Transit System	Eligibility Requirements	Fare/Fee	TD Bus Pass
CAT	Income-based	\$1, \$3, or \$4 per one-way trip depending on rider's household income	No
Breeze Transit	Income, age, or ADA	\$1.50 per one-way trip flat fee	No
LeeTran	Income-based	\$3.00 per one-way trip flat fee	Yes
Bayway	Income, age, or ADA	\$1.50 per one-way trip flat fee	No
ECAT	Income-based	\$2.50 per one-way trip flat fee	Yes
CCRTA	Income-based	Bus free, \$1.50 for DR	Yes
CARTA	Income-based	\$1.25 per one-way trip flat fee	Yes
Citrus	Income-based	\$2.00 per one-way trip flat fee	Yes
WTS	n/a	n/a	n/a
PCPT	Income-based	Bus free, \$2.50 per one-way trip flat fee	Yes

# Existing Fare Structure

Transit System	Student Discounts		Military Discounts	
	Base Fare	Passes	Base Fare	Passes
CAT	\$1.00 (50% discount)	50% off all passes; \$30 Summer pass (June 1 - August 31)	\$1.00 (50% discount)	50% off all passes
Breeze Transit	Free	No discount	No discount	No discount
LeeTran	\$0.75 (50% discount)	\$12.00 (7 days) (20% discount); \$6.75 (12 trips) (50% discount); \$25.00 (31 days) (37.5% discount)	No discount	No discount
Bayway	\$0.75 (50% discount)	FSU and GCSC students ride free	No discount	No discount
ECAT	\$1.25 (28.5% discount)	\$12.00 (10 rides) (specialty fare available for students only)	Free (in uniform); \$1.00 w/ ID (43% discount); \$1.25 w/ ID (Routes 59A, 59, 60, 61) (28.5% discount)	No discount

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Transit System	Student Discounts		Military Discounts	
	Base Fare	Passes	Base Fare	Passes
CCRTA	\$1.50 (25% discount)	No discount	No discount	No discount
CARTA	Free (K-12)	\$80 per semester (6-month) (college)	No discount	No discount
Citrus	\$1.25 (16.6% discount)	\$2.50 (day pass) (17% discount)	No discount	No discount
WTS	Reduced fare	\$20.00 (1 month) (50% discount)	No discount	No discount
PCPT	\$0.75 (50% discount)	\$1.85 (day pass) \$18.75 (31 days) \$12.50 (20 rides) (50% discount all)	Free	Free



Enclosure 8





# Existing Fare Structure (Peer Summary)

CAT base fixed-route fare (\$2.00) is above peer mean (\$1.78) by 13%.

Daily pass (\$3.00) is 33% below peer mean (\$4.50).

Monthly pass (\$40.00) is 13% below peer mean (\$45.94).

ADA fare (\$3.00) is 8% above peer mean (\$2.78).

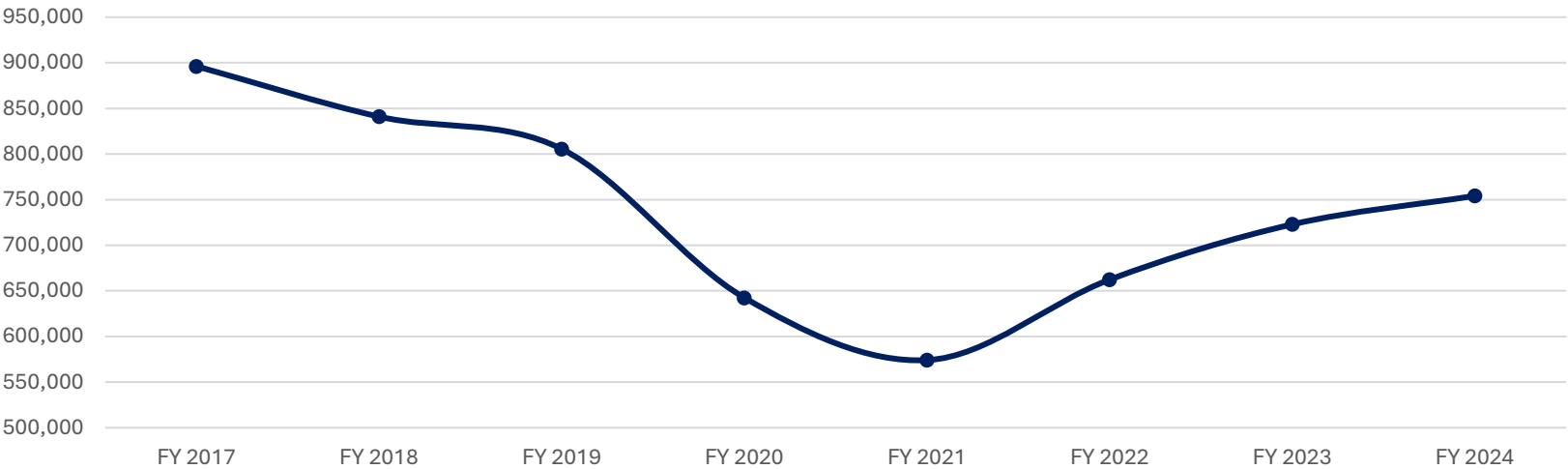
CAT does not offer a Transportation Disadvantaged bus pass, while most peers do.

Student and military discounts are competitive (50% off base and passes).

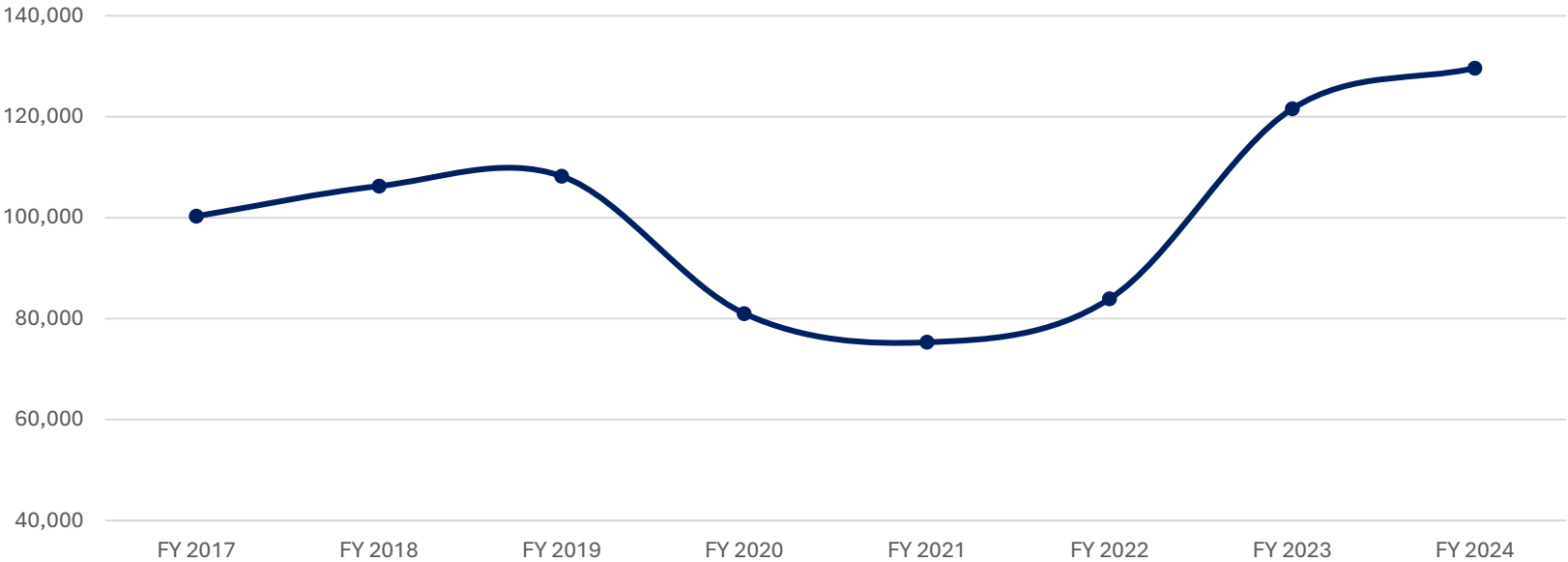
Some peers offer free or larger discounts for students.

# Ridership Trends

Fixed-Route  
Ridership  
FYs 17-24

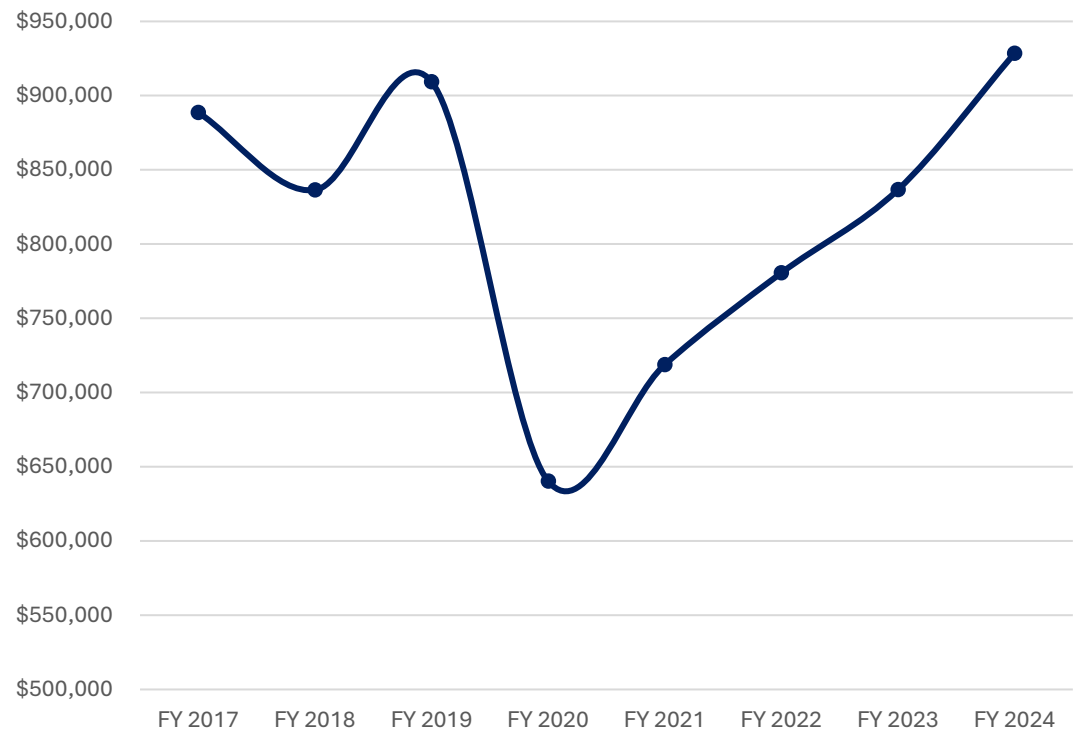


Paratransit  
Ridership  
FYs 17-24

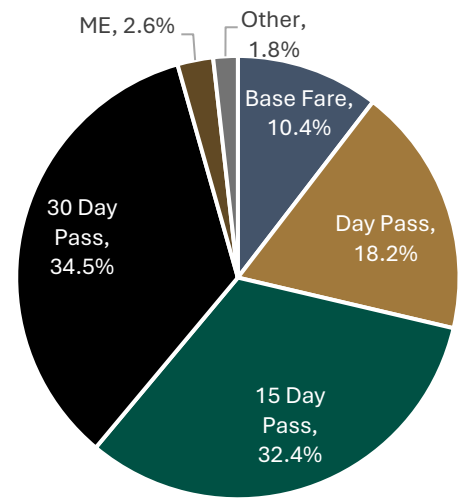


# Revenue Trends

Fixed-Route Revenue FYs 17-24

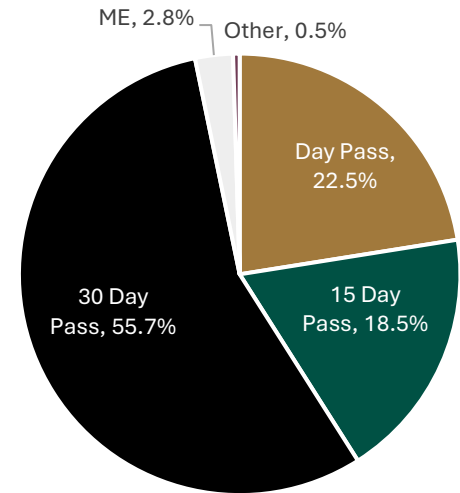


Usage\* by Fare Type FYs 21-24



\*From Masabi

Sales\* by Fare Type 2020-2024

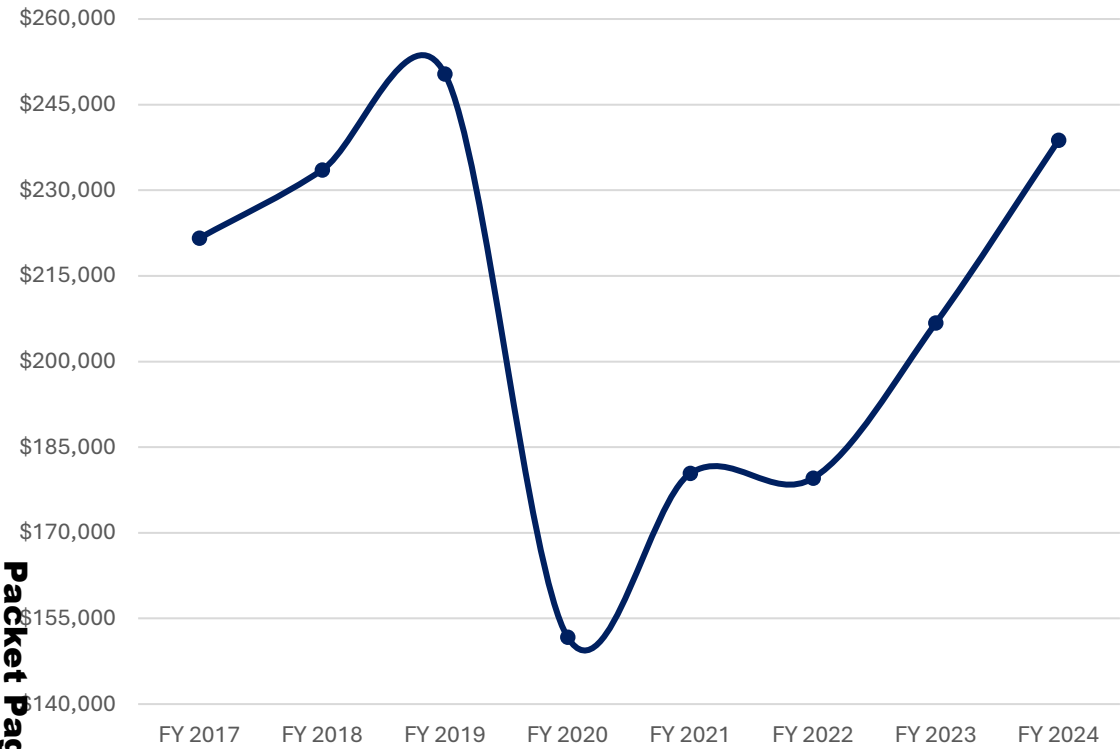


\*From Trapeze

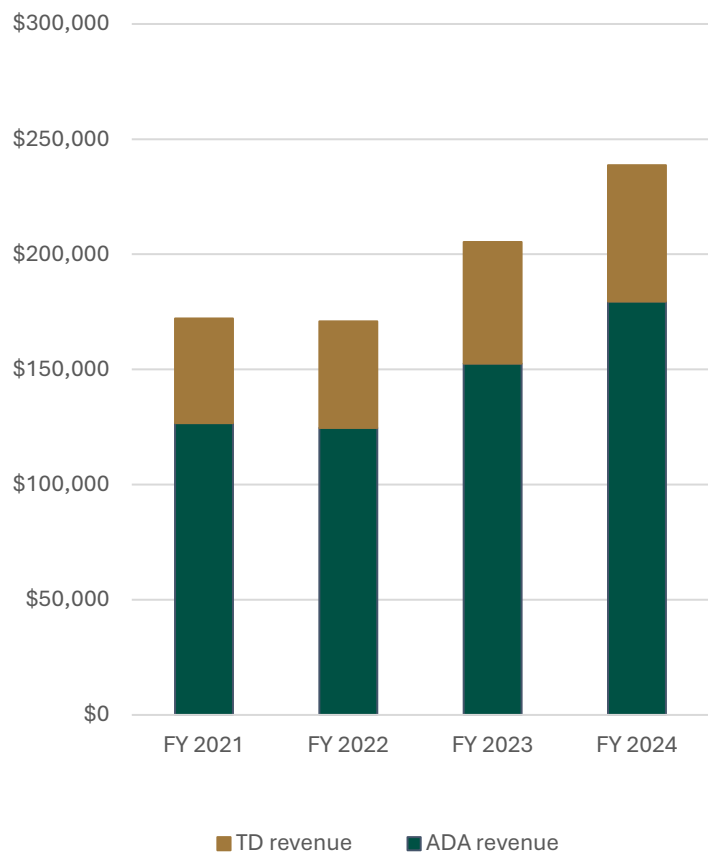


# Revenue Trends

Paratransit Revenue FYs 17-24)



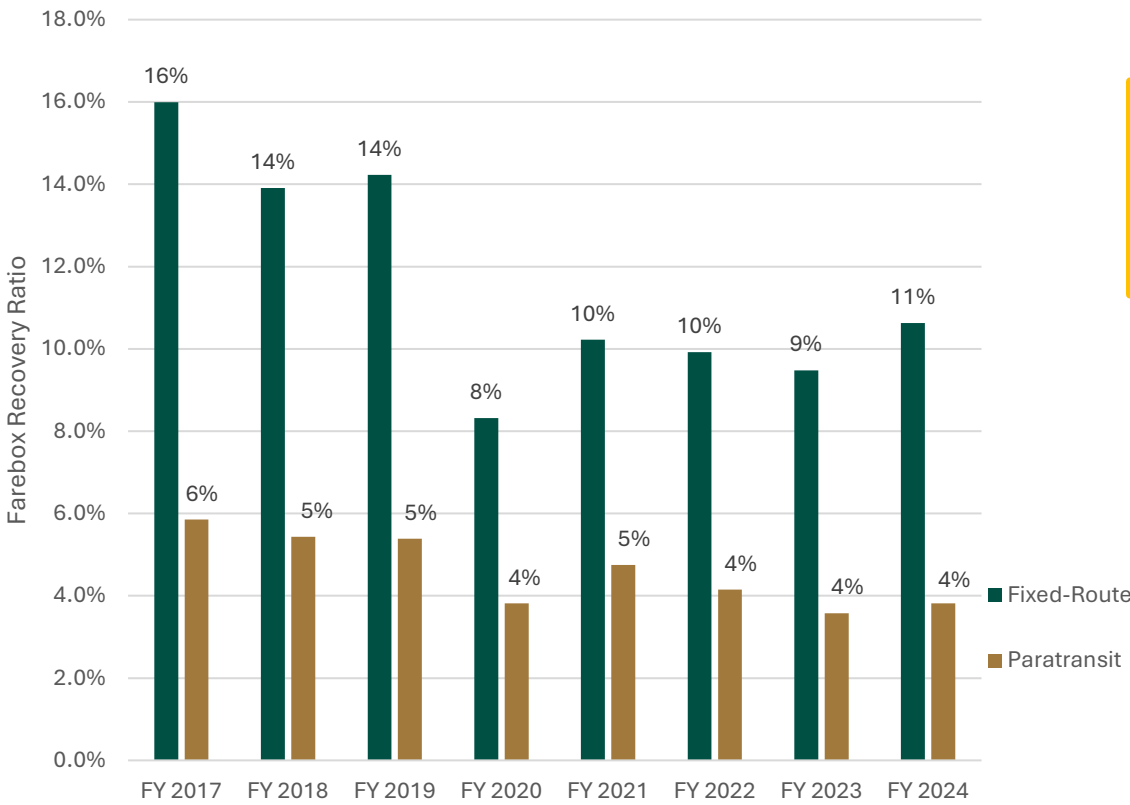
Revenue by Fare Type (FYs 21-24)





# Revenue Trends

Farebox Recovery Ratio Trends (FYs 17-24)



What is the impact of reduced Farebox revenues on CAT’s operating budgets?



# Conceptual Fare Alternatives

## Fixed Route

- Peer Alignment
- Fare Capping Strategy
- Employer Buy-in
- Revenue Recovery

## Paratransit

- Base fare adjustment

## Transportation Disadvantaged

- Flat Fare Approach
- Two Tier Simplification
- Adjustment of current tiers
- Fixed Route Focus

# Conceptual Fare Alternatives

FR Fare Category	Current	Scenario 1	Scenario 2	Scenario 3*	Scenario 4
Full Fixed Route Fare	\$2.00	\$2.00	\$2.00	\$2.00	<b>\$2.25</b>
Children	Age 5 & Under Free	Age 5 & Under Free	Age 5 & Under Free	Age 5 & Under Free	Age 5 & Under Free
Day Pass Full/Reduced	\$3.00/\$1.50	<b>\$4.00/\$2.00</b>	<b>Fare cap at \$4/\$2</b>	<b>\$4.00/\$2.00</b>	<b>\$4.00/\$2.00</b>
15 Day Pass Full/Reduced	\$20.00/\$10.00	\$20.00/\$10.00	<b>Fare cap at \$20/\$10</b>	\$20.00/\$10.00	<b>\$24.00/\$12.00</b>
30 Day Pass Full/Reduced	\$40.00/\$20.00	\$40.00/\$20.00	<b>Fare cap at \$40/\$20</b>	<b>Perk Pass change</b>	<b>\$44.00/\$22.00</b>
* Reduce perk pass requirement from 250+ to 100+ staff. Pilot employer-sponsored Marco Express pass at \$60					

# Conceptual Fare Alternatives



Paratransit Scenario	Fare Type	Changes
1	ADA Fare	\$3-->\$3.25
	Reduced ADA Fare	Keep
2	ADA Fare	\$3-->\$3.50
	Reduced ADA Fare	Keep
3	ADA Fare	\$3-->\$4.00
	Reduced ADA Fare	\$1-->\$2

Transportation Disadvantaged Scenario	Fare Type	Changes
1 (Tier Simplification)	TD at or under PL	Keep (\$1)
	101% to 150% of PL	\$3-->\$3.50
	151% to 225% of PL	\$4-->\$5
	226% to 250% of PL	\$4-->\$5
	Over 250% of PL	No longer qualify for Transportation Disadvantaged
2 (Increase Revenue Recovery)	TD at or under PL	Keep (\$1)
	101% to 150% of PL	\$3-->\$4
	151% to 225% of PL	\$4-->\$5
	226% to 250% of PL	\$4-->\$6
	Over 250% of PL	No longer qualify for Transportation Disadvantaged
3 (Fixed Route Focus)	TD at or under PL	Scenario 1 + Make Fixed Route free for TD users
	101% to 150% of PL	
	151% to 225% of PL	
	226% to 250% of PL	
	Over 250% of PL	No longer qualify for Transportation Disadvantaged
4 (Three Tier)	TD at or under PL	\$1-->\$2
	101% to 150% of PL	\$3-->\$4
	151% to 250% of PL	\$4-->\$5
	Over 250% of PL	No longer qualify for Transportation Disadvantaged

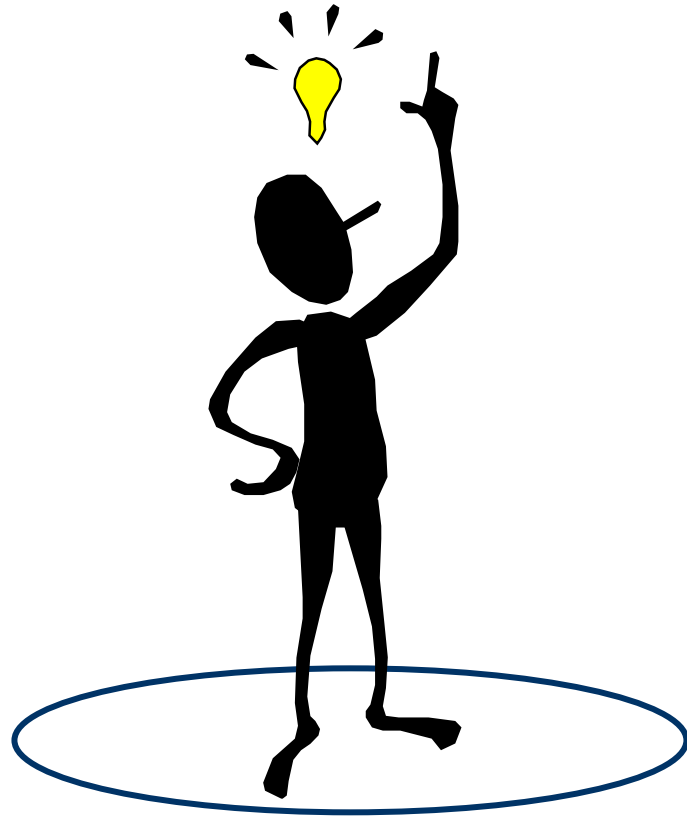


# Workshop Exercises

- Scan the QR Code to Take the Survey
  - Make sure to answer the required question\* to see the full survey



# Questions & Comments



**Thank You  
For  
Participating!!**



Enclosure 8







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

**Month of: October 2025**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		<b>10/4/2025</b>	<b>10/11/2025</b>	<b>10/18/2025</b>	<b>10/25/2025</b>	<b>11/1/2025</b>
<b>Item</b>	<b>Description</b>					
1	Pre-Service Cleaning	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
2	Mowing & Edging - Multiple Medians	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
4	Weeding - Medians - Hand & Chemical	10/1/2025	10/8/2025	10/15/2025	10/15/2025	10/29/2025
5	General Site Trimming & Pruning - Medians	10/4/2025	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	10/2/2025	10/9/2025	10/16/2025	10/23/2025	10/30/2025
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	10/9/2025	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>		<b>10/4/2025</b>	<b>10/11/2025</b>	<b>10/18/2025</b>	<b>10/25/2025</b>	<b>11/1/2025</b>
<b>Item</b>	<b>Description</b>					
14	Pre-Service Cleaning	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
15	Mowing & Edging - Multiple Medians	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
17	Weeding - Medians - Hand & Chemical	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
18	General Site Trimming & Pruning -	n/a	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		<b>10/4/2025</b>	<b>10/11/2025</b>	<b>10/18/2025</b>	<b>10/25/2025</b>	<b>11/1/2025</b>
<b>Item</b>	<b>Description</b>					
26	Pre-Service Cleaning	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
27	Mowing & Edging - (No Medians)	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
29	Weeding - Hand & Chemical	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
30	General Site Trimming & Pruning	10/4/2025	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		<b>10/4/2025</b>	<b>10/11/2025</b>	<b>10/18/2025</b>	<b>10/25/2025</b>	<b>11/1/2025</b>
<b>Item</b>	<b>Description</b>					
38	Pre-Service Cleaning	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
39	Mowing & Edging - (No Medians)	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
40	Weeding - Hand & Chemical	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
41	General Site Trimming & Pruning	10/4/2025	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	10/1/2025	10/8/2025	10/15/2025	10/22/2025	10/29/2025
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

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

**Month of: September 2025**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		9/6/2025	9/13/2025	9/20/2025	9/27/2025	10/4/2025
Item	Description					
1	Pre-Service Cleaning	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
2	Mowing & Edging - Multiple Medians	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
4	Weeding - Medians - Hand & Chemical	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
5	General Site Trimming & Pruning - Medians	9/6/2025	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	9/4/2025	9/11/2025	9/18/2025	9/25/2025	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	9/11/2025	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
13	Irrigation System Inspection & Wet-Check	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
<b>WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).</b>		9/6/2025	9/13/2025	9/20/2025	9/27/2025	10/4/2025
Item	Description					
14	Pre-Service Cleaning	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
15	Mowing & Edging - Multiple Medians	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
17	Weeding - Medians - Hand & Chemical	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
18	General Site Trimming & Pruning -	9/6/2025	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
25	Irrigation System Inspection & Wet-Check	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
<b>WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.</b>		9/6/2025	9/13/2025	9/20/2025	9/27/2025	10/4/2025
Item	Description					
26	Pre-Service Cleaning	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
27	Mowing & Edging - (No Medians)	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
29	Weeding - Hand & Chemical	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
30	General Site Trimming & Pruning	9/6/2025	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	9/15/2025	n/a	n/a
37	Irrigation System Inspection & Wet-Check	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		9/6/2025	9/13/2025	9/20/2025	9/27/2025	10/4/2025
Item	Description					
38	Pre-Service Cleaning	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
39	Mowing & Edging - (No Medians)	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
40	Weeding - Hand & Chemical	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
41	General Site Trimming & Pruning	9/6/2025	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	9/3/2025	9/10/2025	9/17/2025	9/24/2025	n/a
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a
<b>M. ADDITIONAL SERVICES FOR WORK AREAS</b>		9/6/2025	9/13/2025	9/20/2025	9/27/2025	10/4/2025
Item	Description					
78	Brick Pavers & Stamped Concrete	n/a	n/a	n/a	9/27/2025	n/a
79	Sidewalks	n/a	n/a	n/a	9/27/2025	n/a
80	Sign Faces ***	n/a	n/a	n/a	9/27/2025	n/a

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

**Month of: September 2025**

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	9/3/2025				
2	Mowing & Edging - Multiple Medians	9/3/2025				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/3/2025				
4	Weeding - Medians - Hand & Chemical	9/3/2025				
5	General Site Trimming & Pruning - Medians	9/6/2025				
6	Post-Service Cleaning - All Areas	9/4/2025				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a				
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
13	Irrigation System Inspection & Wet-Check	9/3/2025				

**WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).**

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	9/3/2025				
15	Mowing & Edging - Multiple Medians	9/3/2025				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/3/2025				
17	Weeding - Medians - Hand & Chemical	9/3/2025				
18	General Site Trimming & Pruning	9/6/2025				
19	Post-Service Cleaning - All Areas	9/3/2025				
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
25	Irrigation System Inspection & Wet-Check	9/3/2025				

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	9/3/2025				
27	Mowing & Edging - (No Medians)	9/3/2025				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	9/3/2025				
29	Weeding - Hand & Chemical	9/3/2025				
30	General Site Trimming & Pruning (Biweekly)	9/6/2025				
31	Post-Service Cleaning - All Areas	9/3/2025				
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
36	Turf: Herbicides, applied to total area as needed per Month	n/a				
37	Irrigation System Inspection & Wet-Check	9/3/2025				

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	9/3/2025				
39	Mowing & Edging - (No Medians)	9/3/2025				
40	Weeding - Hand & Chemical	9/3/2025				
41	General Site Trimming & Pruning	9/6/2025				
42	Post-Service Cleaning - All Areas	9/3/2025				
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
47	Turf: Herbicides, applied to total area as needed per Month	n/a				
48	Irrigation System Inspection & Wet-Check	n/a				

**M. ADDITIONAL SERVICES FOR WORK AREAS**

Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
78	Brick Pavers & Stamped Concrete	n/a				
79	Sidewalks	n/a				
80	Sign Faces ***	n/a				

**INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT**

**APPROVED ESTIMATES- IN PROGRESS**

**ESTIMATES PENDING APPROVAL**

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

**Month of: August 2025**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
1	Pre-Service Cleaning	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
2	Mowing & Edging - Multiple Medians	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
4	Weeding - Medians - Hand & Chemical	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
5	General Site Trimming & Pruning - Medians	8/2/2025	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	n/a	8/7/2025	8/14/2025	8/21/2025	8/28/2025
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	8/7/2025	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025

**WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).**

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
15	Mowing & Edging - Multiple Medians	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
17	Weeding - Medians - Hand & Chemical	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
18	General Site Trimming & Pruning	8/2/2025	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
27	Mowing & Edging - (No Medians)	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
29	Weeding - Hand & Chemical	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
30	General Site Trimming & Pruning (Biweekly)	8/2/2025	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
39	Mowing & Edging - (No Medians)	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
40	Weeding - Hand & Chemical	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
41	General Site Trimming & Pruning	8/2/2025	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	8/5/2025	8/13/2025	8/20/2025	8/27/2025
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

**INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT**

INV# IMMCEM-001 | EST#1667- Cemetery- Repair damaged fence- \$600.00

**APPROVED ESTIMATES- IN PROGRESS**

**ESTIMATES PENDING APPROVAL**



## ZOCALO PLAZA SHORT TERM LANDSCAPING AND IRRIGATION MAINTENANCE

Work Area- Zocalo Plaza, 107 N 1st Street, Immokalee, FL

A. ROUTINE MAINTENANCE		SERVICE-1	SERVICE-2	SERVICE-3	SERVICE-4	SERVICE-5
1	Mowing & Edging	n/a	8/6/25	n/a	8/20/25	n/a
2	Weeding	n/a	8/6/25	8/13/25	8/20/25	8/27/25
3	General Site Pruning (every 4 weeks)	n/a	8/6/25	n/a	n/a	n/a
4	Trash Removal	08/01-08/02	08/04, 08/06-09	08/11, 08/13-16	08/18, 08/20-23	08/25, 08/27-30
5	Air blow crushed shell	n/a	8/6/25	8/13/25	8/20/25	8/27/25
9	Irrigation System Inspection & Wet-Check	n/a	8/6/25	8/13/25	8/20/25	8/27/25



## September 2025 Development Update

Item J.2

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

### Zoning Petitions

#### 1. 502 New Market RD E (ZLTR): PL20250008900\*

Location: 502 New Market Rd E  
 Current Zoning: Industrial with ST/W-1 & W-2 Wellfield Protection and Airport Overlays  
 Owner: GRAFIAS USA INC  
 Status: Applicant submitted request on 8/7/2025.

Request for a zoning verification letter to answer if a Doggie Day Care & Boarding Facility is a permitted use.



#### 2. 1244 ARDEN AVE (LS): PL20250008106\*

Location: 1244 Arden Ave  
 Current Zoning: RSF-4 and Airport Overlay  
 Owner: Araceli Garcia and Erika Pacheco Franco  
 Status: Initial applicant submittal on 7/16/2025. Staff issued a comment letter on 8/5/2025. Second applicant submittal on 8/9/2025. **Staff issued second comment letter on 8/25/2025.**

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



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

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

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

Owner: Catholic Charities Diocese of Venice Inc.

Status: First applicant submittal on 5/20/2024. Staff issued first comment letter on 6/27/2024. NIM held on 11/18/2024. Second applicant submittal on 12/4/2024. Staff issued second comment letter on 1/10/2025. Consultant Bowman presented at CRA Board meeting on 3/19/2025. Third applicant submittal on 4/28/2025. Staff issued third comment letter on 6/3/2025.

Rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily dwelling units ( $\pm 14$  dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet.

At the March 19th meeting, the CRA board unanimously voted to support the project, contingent on compliance with all applicable County regulations. This project directly supports a key objective of the Immokalee Community Redevelopment Area Plan—providing decent, safe housing and vital community services. The proposed development will strengthen Immokalee's housing stock while introducing essential services and economic opportunities that enhance quality of life.





## Development Review Petitions

### 4. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPI): PL20250009794\*

Location: 110 Airpark Blvd  
 Current Zoning: AOPUD (Ord. 10-07) with ST/W-4 Wellfield Protection and Airport Overlays  
 Owner: Collier County  
 Status: First applicant submittal on 8/28/2025.

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



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

Location: 415 Colorado Ave  
 Current Zoning: VR - CU "2" with ST/W-4 Wellfield Protection and Airport Overlays  
 Owner: Immokalee Child Care Center Inc  
 Status: First applicant submittal on 8/29/2025.

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



### 6. Jiron Market (SIPI): PL20250008975\*

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

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



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

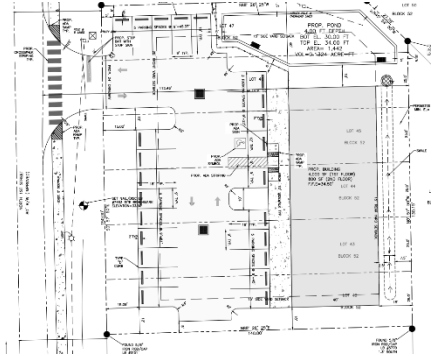
Location: N 1<sup>st</sup> St and Broward St. (63865960003)

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

Owner: Results Care LLC

Status: Pre-app meeting held on 7/10/2025.

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



## 8. Iglesia Cristiana Mana (SDP): PL20250007264

Location: Jefferson Ave and Dade St

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

Owner: IGLESIA CRISTIANA MANA CORP

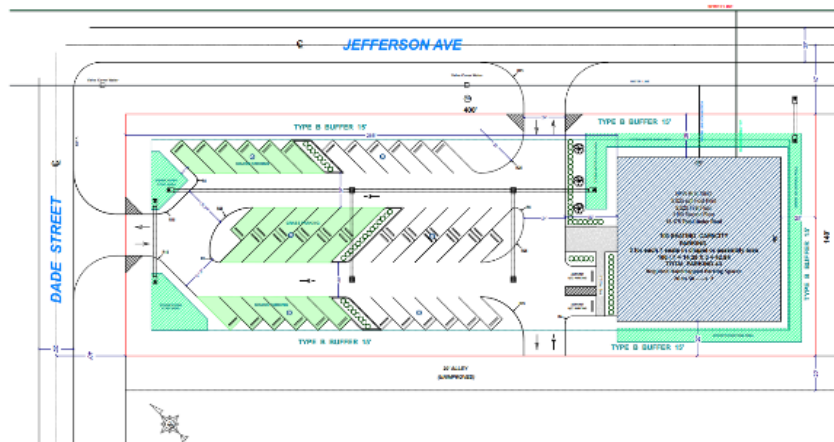
Status: Pre-app meeting held on 7/8/2025.

Request for Site Development Plan for a new 12,175 sq ft church on 2 floors with seating for 100.

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

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

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







## 9. Immokalee Government Center (SDPA) : PL20250007757

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

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

Owner: Collier County

Status: Pre-app meeting held on 7/29/2025.

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



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

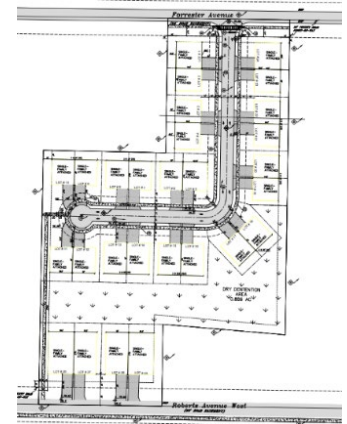
Location: 1300 Roberts Ave. W. & 1215 Forrester Ave.

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

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

Status: Pre-app meeting held on 6/17/2025. First applicant submittal on 7/15/2025. **Additional documents submitted on 8/14/2025.**

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



## Sainvilus Subdivision (PUDZ): PL20230016622

Status: First applicant submittal on 6/21/2024. Staff issued an incomplete letter on 6/28/2024. Second applicant submittal on 9/3/2024. Staff issued second comment letter on 10/3/2024. Third applicant submittal on 10/22/2024. Staff issued third comment letter on 11/27/2024. Canon Sandora Civil Engineering, Inc. presented to the CRA Board and held NIM on 12/11/2024. Fourth applicant submittal on 1/22/2024. Ordinance approved on 5/13/2025. Ordinance 2025-26 approved by BCC on 5/13/2025.



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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

One deviation requested from Land Development Code (LDC) Section 6.06.01.N, which typically requires a minimum 60-foot-wide local street right-of-way. The approved deviation allows a 45-foot-wide right-of-way with 10-foot public utility easements on both sides for the internal subdivision street.

There was no public opposition to the project during the planning commission process. Although a letter of support was initially discussed at a joint CRA/MSTU meeting in March 2025, the CRA Board chose not to act due to a lack of representation from the applicant and the need for clarification on the support requested. Nevertheless, the County determined the project was consistent with criteria for rezoning and deemed the deviation request reasonable for the proposed development.

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

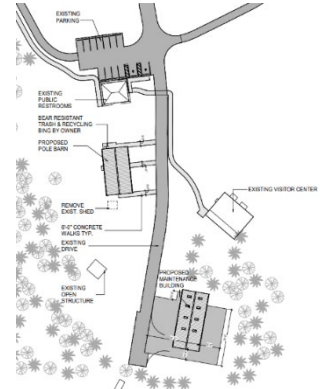
Location: 6315 Pepper Ranch Rd

Current Zoning: A-MHO

Owner: Collier County Facility Management

Status: Pre app meeting held on 4/29/2025. First applicant submittal on 6/13/2025. Additional documents submitted on 7/15/2025. Staff issued first comment letter on 8/6/2025.

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



## 12. Boys and Girls Club of Immokalee Gym (SDPA): PL20250005002\*

Location: 1155 Roberts Ave W

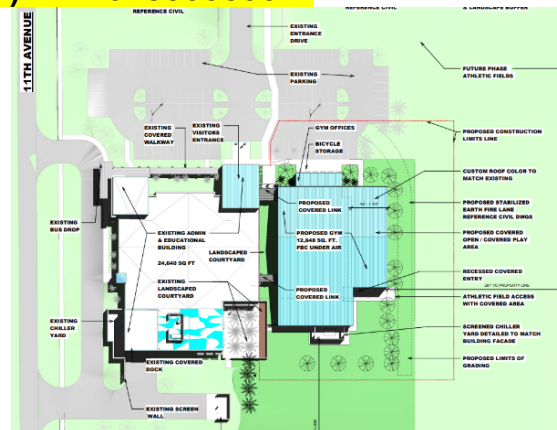
Current Zoning: R. Roberts Estates MPUD (Ord. 14-01)

with ST/W-4 Wellfield Protection and Airport Overlays

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

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

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



## 13. Immokalee Airport Hangar (SIP): PL20250007293

Location: 249 Airpark Blvd

Current Zoning: AOPUD (Ord. 10-07) with ST/W-3 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: First applicant submittal on 6/24/2025. Application withdrawn on 7/18/2025.

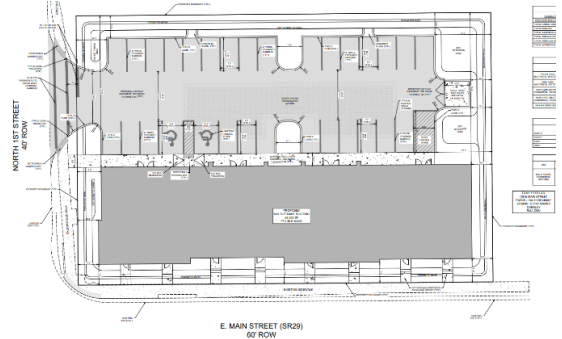
Immokalee Regional Airport, Hangar expansion stockpile relocation.





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

Location: 104 N 1<sup>st</sup> St (northeast corner of 1<sup>st</sup> & Main)  
Current Zoning: C-5-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: A&H Invest of Immokalee Inc.  
Status: Pre-app meeting held on 7/23/2025. First applicant submittal on 7/23/2025. Staff issued incomplete submittal letter on 8/1/2025 and 8/4/2025. Additional submittal documents submitted on 8/7/2025. **Staff issued first comment letter on 9/3/2025.**



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

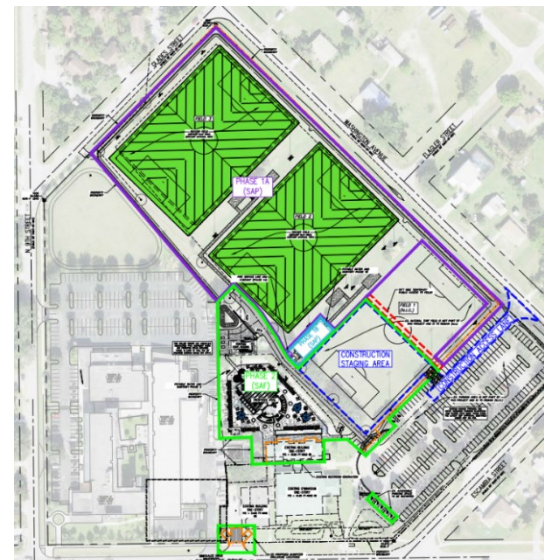
#### 15. Immokalee Sports Complex (SDPA): PL20230003411\*

Location: 505 Escambia St.  
Current Zoning: P, Public Use with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Collier County c/o Real Property Management  
Status: First application submittal on 5/12/2023. Staff issued first comment letter on 6/30/2023. Second application submittal on 5/7/2025. Staff issued second comment letter on 6/9/2025. **Third applicant submittal on 8/29/2025.**

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

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

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



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

- Phase 1A – The installation and Site Acceptance Partial (SAP) of athletic fields 2 and 3; stormwater management, including the underlying field drainage and stormwater outfalls; and the fire line and associated fire hydrant. At the time this phase is anticipated to be closed out, the athletic field

restroom may or may not be under construction. Therefore, public access will need to be maintained to the existing restrooms.

- Phase 1B – The installation and SAP of the athletic field restrooms, storage, pavilion and the associated potable water and sanitary utility infrastructure.
- Phase 2 – Site Acceptance Final (SAF). Installation of the aquatics facility, mechanical room and associated stormwater and utility infrastructure. Emergency fire access will be installed under this phase, as well as the internal locker room restroom renovations. Field 1 will be restored to pre-construction conditions. Installation of two (2) dumpster enclosures and restriping of existing accessible parking stalls. The construction phasing plan addresses the construction access and staging for the duration of the project. Additionally, it addresses public and emergency access to fields 2 and 3 at the completion of Phase 1A.

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

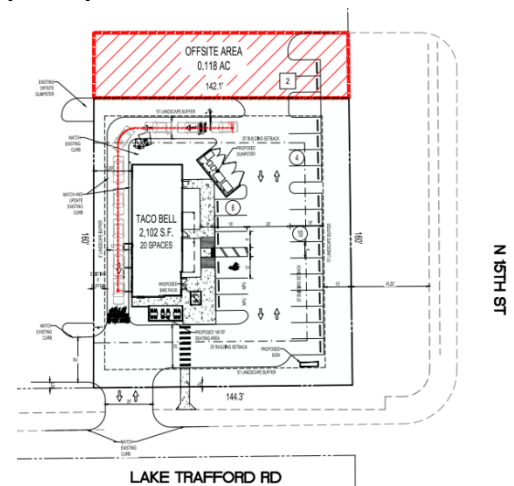
Location: 1101 N 15<sup>th</sup> St. (existing Wendy's at northwest corner SR 29 and Lake Trafford Road)

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

Owner: Royal Consolidated Props Inc.

Status: Pre-app meeting held on 5/27/2025.

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



#### 17. Little Ceasars Immokalee (SDPA): PL20220006843\*

Location: 525 N 15<sup>th</sup> St.

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

Owner: LC Investment Group LLC.

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

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



**18. Onda Rose Multi-Family (SDP): PL20240013511\***

**AKA: Wave at Rose**

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

Current Zoning: C-5-AOSD (*Agribusiness Overlay Subdistrict*) and Airport Overlay

Owner: Peninsula Improvement Corp.

Status: Pre-app meeting held on 12/12/2024. Staff issued incomplete addressing verifications requirements letter on 3/31/2025. Staff issued an incomplete submittal letter on 03/31/2025. First application submittal on 5/28/2025. Staff issued an incomplete submittal letter on 6/6/2025. Additional documents submitted on 6/26/2025. Staff issued first comment letter on 7/22/2025. Second applicant submittal on 8/8/2025. Staff issued incomplete letter on 8/11/2025. **Additional documents submitted on 8/14/2025.**



Site Development Plan for proposed affordable housing development on 11.5± acres, proposed to include: **Buildings:** Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building) per the Live Local Act. **Amenities:** A playground, clubhouse, pool, lake (pond), and two access points (one at the Rose Ave/ School Drive intersection and one at 14<sup>th</sup> Street SE). **Infrastructure Improvements:** Parking, sidewalks, utilities, and stormwater management.

**19. Florida Army National Guard Readiness Center Project (SDPA): PL20230000984**

Location: 165 Airpark Blvd.

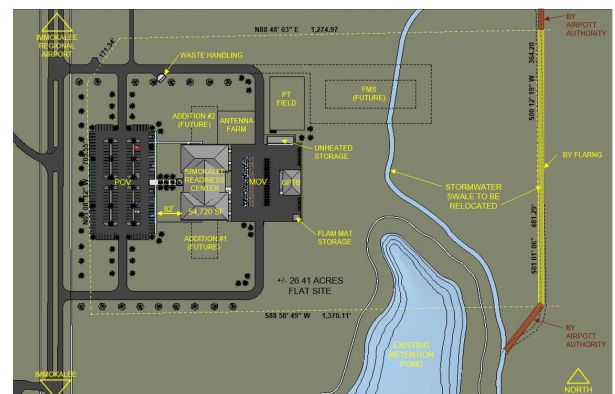
Current Zoning: Airport Operations PUD (AOPUD) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: Pre app meeting held on 2/15/2023. First applicant submittals on 10/4/2023 & 12/19/2023. First applicant submittal on 4/18/2025 and 5/16/2025, additional documents and plans submitted on 6/6/2025. Staff issued first comment letter on 7/30/2025.



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







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

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

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

Owner: PFCF IMMOKALEE LLC

Status: First applicant submittal on 7/1/2024. Staff issued first comment letter on 9/05/2024. Second applicant submittal on 2/27/2025. Staff issued a second comment letter on 4/03/2025. Second applicant submittal on 7/1/2025. Staff issued an incomplete letter on 7/22/2025. Additional documents submitted on 7/28/2025. **Staff issued third comment letter on 8/28/2025.**

The Nuestra Señora de la Vivienda Community Foundation and the Pulte Family Charitable Foundation propose up to 250 single-family homes for rent and an early education center for 250 students. The foundation first presented at the CRA meeting on September 21, 2022, and again on January 18, 2023, followed by a Neighborhood Information Meeting on June 7, 2023. The project was presented to the Collier County Planning Commission on August 17, 2023, and on October 10, 2023, the Board of County Commissioners approved a rezoning ordinance for the PFCF/NSV Immokalee MPUD by Ordinance 2023-44, allowing up to 250 units (170 affordable) and an early education center on 50± acres.

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



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

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







**21. Budget Inn Immokalee (SDP): PL20220001200**

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

Current Zoning: C-5-AOSD with Airport Overlay

Owner: Shanta LLC

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

**Budget Inn (CU): PL20220001199**

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

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



## Final Actions/Letters Issued

### 22. Lee County Electrical Co-op Immokalee Warehouse (SDPI): PL20250008531\*

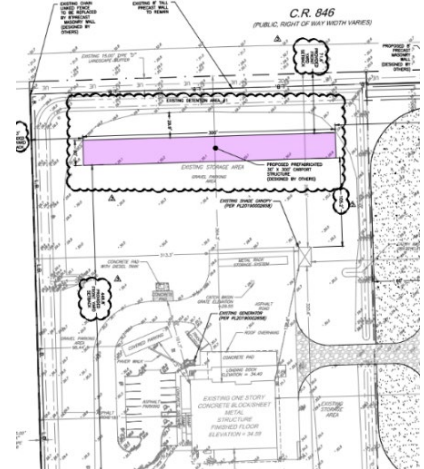
Location: 2060 Global Dr

Current Zoning: Industrial and Airport Overlay

Owner: Lee County Electric Cooperative Inc.

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

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



### 23. Crestview Park Apartments (ZLTR): PL20250008198\*

Location: 715 Crestview Dr

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

Owner: Tralee Crestview Owner LLC

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

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



### 24. RCMA Immokalee MPUD (SDPI): PL20250007305\*

Location: 3206 Lake Trafford Road

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

Owner: Redlands Christian Migrant Association, Inc.

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

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



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

Status: SDP approved 12/20/2022.

The proposed RCMA childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees. Approximately 8 acres are designated for housing. Q. Grady Minor presented updated plans for the RCMA

Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. The PUD rezoning



was approved for the 62-acre project on 10/26/2021 by Ord. 2021-38. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023 and Lipman Family Farms, a long-time supporter of RCMA, made a \$3 million donation to the organization; the largest donation Lipman has ever made to any one organization. The ground-breaking for the new campus was held on May 25, 2023. When completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school.



## 25. Heckman Commercial Center - Rear Setback Yard Encroachment (AVA): PL20250007473

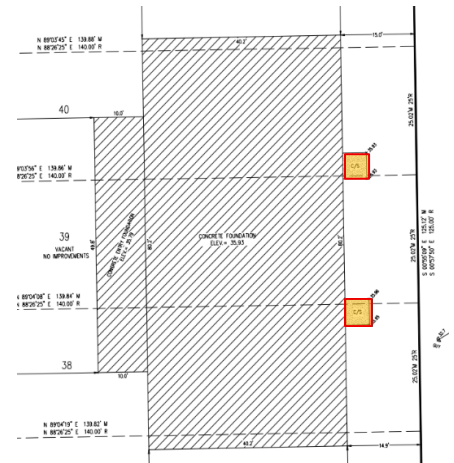
Location: 308 N 1<sup>st</sup> St

Current Zoning:

Owner: Keith Heckman

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

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



## 26. 120440003 (ZLTR): PL20250007590

Location: 925 E Delaware Ave

Current Zoning: MH and Airport Overlay

Owner: Keith T Heckman Jr.

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

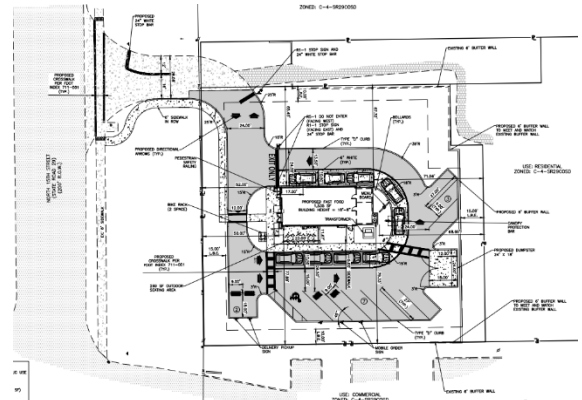
Staff verified permitted uses in the MH (Mobile Home) zoning district include mobile homes and modular homes and subject to additional standards: family care facilities, educational plants, and wireless communication facilities.





**27. 830 N 15<sup>th</sup> St (SDP): PL20240003652**

Location: 830 N 15<sup>th</sup> St.  
Current Zoning: C-4-SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: TCW Enterprises LLC  
Status: Initial submittal on 7/31/2024. Second applicant submittal on 10/31/2024. Staff issued an incomplete submittal letter on 11/6/2024. Third applicant submittal on 1/21/2025. Staff issued comment letter on 2/27/2025. Fourth applicant submittal on 3/18/2024. SDP approval letter issued on 4/4/2025. Pre construction documents submitted on 7/23/2025.



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

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

Location: 155 Immokalee Dr  
Current Zoning: RSF-3 (CU) with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: Collier County  
Status: First applicant submittal on 6/20/2025. Staff issued SDPI approval letter on 6/27/2025.  
Insubstantial change to remove a covered passenger waiting area from the original stamped approved plans for Immokalee CAT Transfer Facility (SDPA), PL20220004362.

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

Location: Foundation Way  
Current Zoning: RMF-6 with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: CDC Land Investments Inc.  
Status: Construction ongoing.

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







### 30. Immokalee Fair Housing Alliance (IFHA)(CPP): PL20240013145

Location: 2070 Corazon De La Comunidad Cir  
 Current Zoning: Immokalee Fair Housing Alliance Inc.  
 RPUD (Ord. 2020-23) with Airport Overlay  
 Owner: Immokalee Fair Housing Alliance Inc.  
 Status: Under construction.



The Immokalee Fair Housing Alliance (IFHA) housing development consists of eight buildings, each with 16 apartments, totaling 128 units. Construction is being completed in phases. The units include two- and three-bedroom apartments ranging from approximately 750 to 950 square feet. Land clearing for the site began in September 2021. IFHA has partnered with The Shelter for Abused Women & Children to reserve 16 apartments for program graduates. The second building, which will house individuals from this partnership, is expected to break ground soon. In response to this development, IFHA has amended its construction phasing plan to prioritize the installation of a children's playground. They have initiated a fundraising effort to support this amenity. At the April 9, 2024, Board of County Commissioners (BCC) meeting, the Board approved an Immokalee Impact Fee Installment Payment Plan Agreement with IFHA. This agreement allows \$195,160.96 in impact fees to be paid over 30 years as a special assessment for the 16 affordable multi-family rental units within the IFHA Residential Planned Unit Development (RPUD).

A Move-In Celebration for Building 1 was held on August 23, 2024. As of February 2025, 12 tenants have begun moving in, with a few finalizing their paperwork.



Construction is progressing steadily:

- The second building's second-floor walls are up.
- The slab for the first floor of Building 3 is scheduled to be poured soon.
- The children's playground has been completed.
- IFHA is currently awaiting permitting to begin construction of the community center.

Dr. Arol I. Buntzman expressed optimism about the project's momentum and overall progress.



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



### 31. Kaicasa Phase One (PPLA): PL20220000198

Location: Kaicasa Lane

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

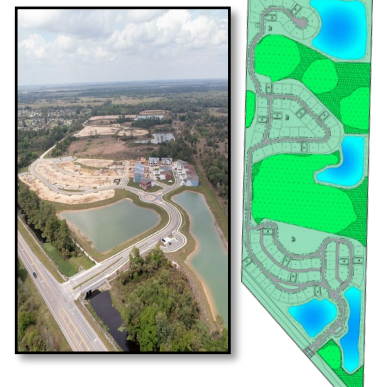
Owner: Habitat for Humanity of Collier County

Status: Under construction

Kaicasa is located at the Southeast corner of Immokalee, on State Road 29 as you enter the agricultural village from the south. The new affordable community sits adjacent to the existing Farm Workers Village (subsidized housing built in the 1970s for local and migrant farm workers that is often criticized for its conditions). Many Habitat Collier partner families have lived there prior to purchasing their homes. Once complete, this neighborhood will have 280 homes, making it one of the largest Habitat subdivisions in the country. Construction started in August 2022 and the first homes closed in June 2023. Approximately 32 homes have closed since the summer. There are currently 12 homes under construction. The minimum income to apply is \$35,000 and the maximum up to 80% AMI. Habitat is accepting applications for this development.

For more information, please visit

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



### 32. Casa San Juan Diego (SDP): PL20230018133

Location: 976 Boston Ave.

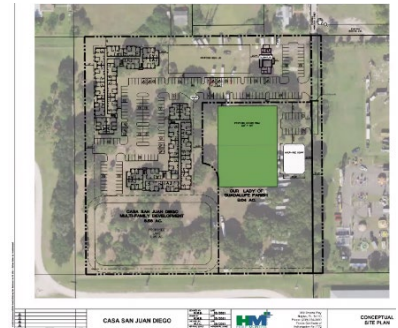
Current Zoning: RMF-6 with ST/W-2 & W-3 Wellfield Protection and Airport Overlays

Owner: Trinity Enterprise Holdings

Status: SDP approved on 5/12/2025. Pre-Construction.

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

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



### 33. LGI Homes (SIP): PL20220001238

Location: 1249 Bush St W

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

Owner: LGI Homes

Status: Construction ongoing.

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



### 34. Williams Farm RPUD (PUDZ): PL20210001434

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

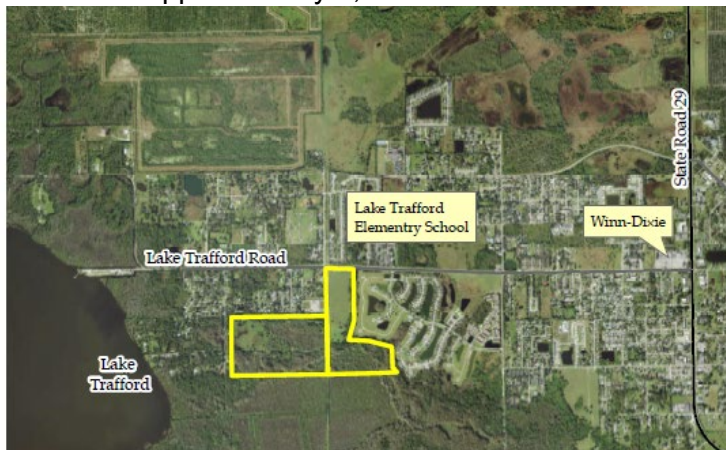
Current Zoning: Williams Farm RPUD (Ord. 2023-23)

Owner: James E Williams Jr Trust

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

Williams Farms RPUD is approved for 336 single family homes on 168 acres.

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.



### 35. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPA) : PL20230012330

Location: 165 Airpark Blvd

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

Owner: Collier County

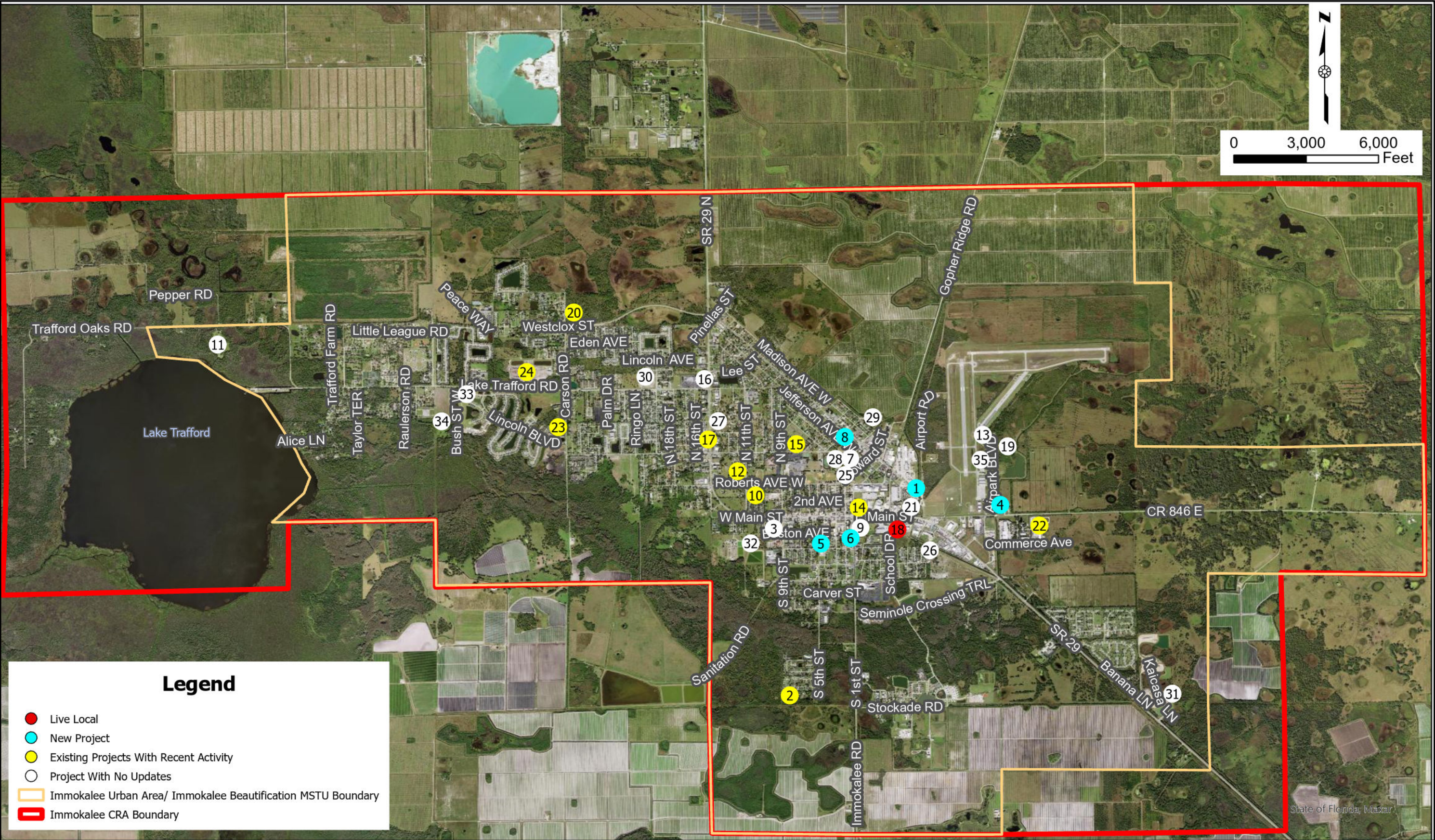
Status: SDPA approved on 4/29/2024. Under construction.

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





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**Legend**

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



Immokalee CRA  
Collier County, Florida



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September 2025  
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
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