



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

**August 20, 2025**

**8:30 A.M.**



Immokalee  
Florida in the 21st century

# IMMOKALEE

## CRA Collier County Community Redevelopment Agency

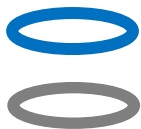


### 2025

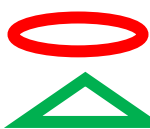
CRA Meetings held  
every third  
Wednesday of the  
month.

MSTU Meetings held  
every fourth  
Wednesday of the  
month.

January	February	March	April
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CRA Meeting



MSTU Meeting



Special Meeting



BCC Joint

Workshop

Joint Meeting

Cancelled

No Meeting

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

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

◆ 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

**August 20, 2025 – 8:30 A.M.**

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Zoom. (*Action Item*)
- E. Approval of Agenda. (*Action Item*)
- F. Approval of Consent Agenda. (*Action Item*)
  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 Manager Field Observation Report (Enclosure 6)
    - iv. Community Meetings (Enclosure 7)
- G. Announcements.
  1. Public Comment speaker slips
  2. Communications Folder
- H. Other Agencies.
  1. FDOT updates
  2. Other Community Agencies
    - i. Immokalee Water and Sewer District (IWSD) (Enclosure 8)
    - ii. Collier County Code Enforcement
    - iii. Collier County Parks and Recreation
    - iv. Immokalee Eastern Chamber of Commerce
- I. Community Presentations.
- J. Old Business.
  1. Contactor Maintenance Reports
    - i. A&M Property Maintenance Report & Schedule (Enclosure 9)
    - ii. New Market Road Commercial Project (Parcels along Pinellas Street)
      - a. Vacating the Alley (Enclosure 10)
  2. Development Report by Johnson Engineering (Enclosure 11)
  3. Advisory Board
    - i. New Board Orientation

- ii. New Board Meeting Agenda
  - iii. 2025 Calendar update (Enclosure 12)
  - iv. FRA Conference
- 4. 2025/2026 Strategic Plan Update
- 5. Budget Update
  - i. Tentative Budget Report (Enclosure 13)
- 6. Parks & Recreation South Park Project (Enclosure 14) (*Action Item*)
- 7. Brief Staff project update
  - i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
  - ii. First Street Corridor Safety Project
- K. New Business
- L. Citizen Comments.
- M. Next Meeting Date. The **CRA Board** will meet on *Wednesday, September 17, 2025*, at 9:00 A.M. at the **Immokalee Community Park**.
- N. Adjournment

**\* Hybrid Remote Public Meeting**

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

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at [Yuridia.Zaragoza@colliercountyfl.gov](mailto:Yuridia.Zaragoza@colliercountyfl.gov) by August 19, 2025, at 4:00 P.M.

You may attend the meeting in person on August 20, 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 Local Redevelopment Advisory Board and the Immokalee MSTU Advisory Committee on June 18, 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 8:36 A.M.

B. Pledge of Allegiance and Moment of Silence.

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

C. Roll Call and Announcement of a Quorum.

Christie Betancourt opened roll call. A quorum was announced for the MSTU Committee. A quorum was announced for the CRA Board at 8:40 A.M.

CRA Advisory Board Members Present in Person:

Michael “Mike” Facundo, Mark Lemke, Estil Null and Paul Thein (8:40 A.M.).

CRA Advisory Board Members Present via Zoom:

None.

CRA Advisory Board Members Absent/Excused:

Patricia “Anne” Goodnight, Edward “Ski” Olesky and Yvar Pierre.

MSTU Advisory Committee Members Present:

Bernardo Barnhart, Jimmy Nieves, and Cherryle Thomas.

MSTU Advisory Committee Members Present via Zoom:

None.

MSTU Advisory Committee Members Absent/Excused:

None.

Others Present in Person:

Melissa Silva, Yeimi Espinoza, Oscar Lugo, Naissy Miller, Jorge Alvarado, Hamar Quintero, Judith Seva, Armando Yzaguirre, Katuska Maury, Said Gomez, Leonor Flores, Nicolas Hoyos, Matelyn Rodriguez, Ashley Rodriguez and Commissioner William “Bill” L. McDaniel, Jr.

Others Present via Zoom:

Laura De John, Kaitlyn Zindle, Alex Malhas, and Julia DeLunos

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

D. Voting Privileges for Board Members via Zoom

No action taken from the CRA and MSTU Board.

E. Approval of Agenda.

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

**CRA Action:** *Mr. Mark Lemke made a motion to approve the Agenda as presented. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

F. Approval of Consent Agenda

1. Minutes
  - i. Joint CRA & MSTU Advisory Board Meeting for May 21, 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:** *Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the Consent Agenda as presented. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

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.

Ms. Karen Fernandez Rua introduced herself. She is an upcoming sophomore at Cornell University and is studying Government with a minor in public policy. She is glad to have an internship with the Immokalee CRA and said she is studying alongside Ms. Christie Betancourt and the board.

Ms. Christie Betancourt announced that she will be attending the Board of Collier County Commissioners' meeting on Tuesday, June 22, 2025, and will be celebrating her 25 years of service with Collier County.

Mr. John Dunnuck commented on Ms. Christie Betancourt's efforts to the Immokalee community for the past 25 years. If anyone would like to attend and celebrate Ms. Betancourt's 25 years of service, they are welcome to celebrate with staff after she receives her award.

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 Joint CRA and MSTU meeting, Immokalee Complete Streets information flyer, 2025 Lipman Backpack Giveaway flyer, 2024 Immokalee CRA Annual Report, and the Collier County Parks and Recreation presentation on Immokalee parks programming and events.

A brief discussion was held on the completion of the TIGER project. Mr. Mark Lemke expressed his concern for the Immokalee Health Department parking lot and how there are currently no speed bumps. Staff commented that there are still some punch items that are being worked on.

3. 2025 Updated Calendar (Enclosure 8)

Staff have an updated draft calendar that presents information on the joint meeting of the CRA and MSTU Board. Staff hope to have both boards meet as a merged board in the following month. The June meeting was updated to the 18<sup>th</sup>. Initially, the meeting was meant to be held on June 25, 2025. As for the July meeting, staff have moved the July meeting to July 16, 2025, instead of July 23, 2025. Ms. Christie Betancourt commented that she will be taking the week off during the week of July 23<sup>rd</sup>.

Staff will be updating the calendar on the website. Staff are open to meeting on July 16, 2025; however, they have received a few comments from board members who have asked about the reasoning for a meeting held in July. Staff asked for the board's recommendation for the July 16, 2025 meeting.

A brief discussion was held on the Joint CRA & MSTU Board Meeting, both CRA and MSTU board members agreed to cancel the board meeting for July.

***CRA Action: Mr. Estil Null made a motion to cancel the Joint meeting of the Immokalee Local Redevelopment Advisory Board (CRA) and the Immokalee Beautification MSTU (Municipal Service Taxing Unit) Advisory Committee on July 16, 2025. Mr. Mark Lemke seconded the motion, and it passed by unanimous vote. 4-0.***

***MSTU Action: Mr. Jimmy Nieves made a motion to cancel the Joint meeting of the Immokalee Local Redevelopment Advisory Board (CRA) and the Immokalee Beautification MSTU (Municipal Service Taxing Unit) Advisory Committee on July 16, 2025. Ms. Cherryle Thomas seconded the motion, and it passed by unanimous vote. 4-0.***

H. Other Agencies

1. FDOT Updates

Staff are working to find an FDOT representative who could attend the meeting to provide updates.

Commissioner McDaniel provided information on the reconfiguration that is being done on the North end of the Loop Road project. He commented that the projects are moving forward.

The Loop Road project construction is tracking to start in July of next year. The SR 82 project is also set to be completed by the end of this year.

Commissioner McDaniel also provided information on the Vanderbilt extension first phase progress. He said money was appropriated for the acquisition to carry out the Vanderbilt extension straight out to Everglades Boulevard.

The 4-lane on the segment of Oil Well Road between Ave Maria and the Golden Estates is set to start next year.

Commissioner McDaniel provided an update on the Private Road MSTU. The opt-out period is over; County staff are sorting out who opted in or out. Staff will continue to move forward to get the roads improved.

## 2. Other Community Agencies

### i. Immokalee Water and Sewer District (IWSD)

No updates.

### ii. Collier County Code Enforcement

Ms. Christie Betancourt commented that a change has been made for the Immokalee representative. Ms. Cristina Perez will be going to Naples, and Mr. Joe Mucha will be coming to Immokalee.

### iii. Collier County Parks and Recreation

Mr. Said Gomez presented the current summer programs that are being held in Immokalee. He presented the flyer for the summer program and commented on the theme for this year. He also elaborated on the summer food program that they have with the children who participate in the summer program and commented that their goal is to help the children learn about healthy food choices.

Mr. Gomez also commented on the guest speakers who present to the children in the summer program. He commented on the partnership with Conservation Collier and said they recently came out and presented a couple of findings from the Pepper Ranch Preserve. He commented that staff utilize all the green space they have in their facility. He also commented on the field trip and the support received from the vendors.

Mr. Gomez provided information on the number of campers at the Immokalee Community Park and Immokalee South Park.

Mr. Said Gomez commented on the swimming lessons that are taking place at the Immokalee Sports Complex. They are running swimming lessons with Swim Central. He also commented on the Fitness Program that is being held at the Immokalee Sports Complex.

Mr. Said Gomez also elaborated on the reeling with the ranger's event at Ann Olesky Park. Mr. Gomez thanked Ace Hardware for sponsoring the drinks.

FWC staff have been coming out and showing their support by educating others on how to catch and release, and on the wildlife and conservation of the park. He commented on the growing number of participants in this program and thanked Mr. Edward “Ski” Olesky for providing bait.

A brief discussion was held on the VPK children and the programming that is offered during the Summer.

iv. Immokalee Eastern Chamber of Commerce

Ms. Melissa Silva provided updates on the planning for the Cherryle Thoms Christmas Around the World Parade. The Chamber has a few funding initiatives that they will be doing. They are holding the 2<sup>nd</sup> Annual Jail and Bail. Mr. Hugo Rodriguez has bailed Ms. Silva and Mr. Bernardo Barnhart out. If anyone is interested in being a part of the Jail and Bail fundraiser, they may contact her. The fundraiser will be held on November 7, 2025.

On October 17, 2025, the chamber will be hosting a mud run at Lazy Springs, Ms. Silva thanked Commissioner McDaniel.

The Chamber is also doing a Yeti Cooler raffle. Their goal is to raise around \$6,000. Many other things will be included with the Yeti Cooler. The tickets are \$15. All proceeds will go towards a couple of expenses for the Cherryle Thomas Christmas Around the World Parade.

I. Community Presentations

No presentations.

J. Old Business

1. Contractor Maintenance Reports

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

Staff provided the May, June and July schedule and the Zocalo Plaza short-term landscaping and irrigation maintenance report.

Mr. Armando Yzaguirre commented that the maintenance is going as usual. However, there has been an abnormally high number of runovers this month in some areas. He said there was no major damage, but some plants were destroyed. Staff may need to think about doing some replanting in some of the areas. Mr. Yzaguirre also commented on the trash that is being collected at the Zocalo Park and said that the homeless individuals are still there in full effect.

Ms. Yzaguirre commented that he has a report on the approved bid to get the irrigation running at the Historic Cemetery. The irrigation is working properly; however, the pipes that are under the pavers will not be able to sustain much since it’s leaking in some spots. He will have to replace the pipes; he will follow up with staff on this matter. The work will most likely be completed in the following weekend. Mr. Yzaguirre commented that once the irrigation starts working, there is another area in front of the Handy Store on Main Street that could also be beautified.

Ms. Christie Betancourt commented that staff will come back to the board and present what could be done at the Historic Cemetery. Mr. Armando Yzaguirre was able to fix the fence at the Historic Cemetery; however, it has been continuously hit. Staff will be requesting to either replace the fence or repair it, especially since a survey was completed for the Historic Cemetery.

2. Advisory Board update

i. Board Merger

a. Advisory Board Appointments and term assignments (Enclosure 10)

Staff provided an update on the current progress of Immokalee Community Redevelopment Advisory Board. The Board of Collier County Commissioners will be presented the Advisory Board appointments and term assignments. The following will be presented:

- Residents (2 seats)
  - Lupita Vazquez Reyes (3-year term)(recommended for reappointment)
  - Michael Facundo (4-year term)
- Business/Commercial Property Owners (2 seats)
  - Bernardo Barnhart (3-year term)
  - Paul Thein (2-year term)
- Non-Profit (1 seat)
  - Mark Lemke (2-year term)
- MSTU Representative (1 seat)
  - Oscar Lugo (recommended for new appointment)(4-year term)
- At-Large (3 seats)
  - Jimmy Nieves (Business Owner) (3-year term)
  - Yvar Pierre (Resident)(4-year term)
  - Patricia “Anne” Goodnight (Resident)(2-year term)
- Non-Voting (2 seats)
  - Estil Null (4-year term)
  - Edward “Ski” Olesky (4-year term)

Staff commented that Ms. Cherryle Thomas’ term is set to end in September 2025. However, her term is ending earlier. This will be Ms. Cherryle Thomas’s last meeting as a board member.

3. Office Lease update (Enclosure 11)

Staff presented the office lease that will be going forward to the Board of Collier County Commissioners on July 8, 2025. Staff have sent a request for legal services to the County Attorney. Real Property worked on the lease and has been in contact with the Workforce Development Board and the proposed new owner.

Ms. Christie Betancourt commented that the lease is similar to the prior lease; however, there is less usable square footage. Also, the previous rate was not at the market rate.



Mr. Mike Facundo asked if board meetings would still be held at the CareerSource Conference Room. Mr. Paul Thein commented that an agreement is still being discussed. The plan is to have a children's Autism gym. If the agreement is finalized, it's most likely that the meeting will not be held at the CareerSource.

A discussion was made on what staff are looking to do if the meetings can no longer be held at the CareerSource. They will reach out to Parks and Recreation and the Immokalee Library, and schedule accordingly. Staff may have to move around; they need an area to accommodate 30 or more people. Ms. Christie Betancourt also commented that there is a new facility in the works that will have a big conference room to accommodate all who attend the meeting.

Commissioner McDaniel commented that staff will not be moving around. As soon as staff are made aware that the conference room is no longer available, they will find a spot and have the meetings held there so that they avoid any miscommunication with community members on the location. He commented that the Immokalee Community Park could be a great spot to hold the meetings, but staff will look into it more.

Commissioner McDaniel questioned the status of the Immokalee Government Center.

Mr. John Dunnuck commented that the new building for the Immokalee Government Center will be completed first. As of now, staff have abandoned the thought of renovating the current building.

Staff commented that the CareerSource conference room will be used for meetings until they are notified otherwise.

Ms. Christie Betancourt commented that staff will be bringing a few items back to the merged board for discussion on the prayer, adding public comments either at the beginning of the meeting or towards the end, and at the start of the meetings.

Staff presented the Map that will be part of the executive summary for the office lease. Ms. Christie Betancourt commented that staff currently have access to a shared kitchen and storage room. Staff agree to continue with the lease; however, a noted concern was made on the room that has the staff's network equipment. Staff clarified that the current lease ends on July 31, 2025. The lease is a three-year lease with two optional one-year renewable periods, and the CRA can opt out. Staff do not plan on leaving until the new facility at the Immokalee Government Center is built.

***CRA Action: Mr. Mark Lemke made a motion to approve the proposed office lease. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.***

4. 2025/2026 Strategic Plan Update (Enclosure 12)

Staff would like to finalize the Strategic Plan. The only change made was at the request of Commissioner McDaniel by adding a private sector to the medical facility. Staff will remove items as they are accomplished.



Staff would like the Board of Collier County Commissioners' approval for this plan. Staff will have this as an item for the Board of Collier County Commissioners after the Immokalee CRA Board approves.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the 2025/2026 Immokalee Strategic Plan as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 4-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the 2025/2026 Immokalee Strategic Plan as presented. Ms. Cherrylle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

5. Budget update

i. Tentative Budget Report (Enclosure 13)

Staff discussed the Tentative Budget Report; it's been updated. Staff have been able to modify through a Budget Amendment and create a new capital project code. Staff allocated \$50,000 to Economic Development, which was previously under mobility. Staff have removed the word mobility and reclassified it as Economic Development.

A motion was made by the MSTU Board at the previous meeting, and the MSTU Board decided to keep the millage rate neutral at 1.000.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the Fiscal Year 2026 Tentative Budget Report. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the Fiscal Year 2026 Tentative Budget Report. Ms. Cherrylle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

ii. 2025/2026 Funding Priorities (Enclosure 14)

Staff provided information on the funding priorities list. If approved, the board would approve the projects and funding for each project.

Staff provided awareness of all the changes, which included \$120,000 in MSTU fund and \$80,000 of CRA Funds. The \$80,000 of CRA Funds are for the Lighting Report that was received from the Sheriff's Department. The \$120,000 is \$20,000 more due to the utility bill that is for all 362 light poles installed within the TIGER Grant areas. It has been confirmed that there are 362 light poles, not 388 light poles. Staff will present the lighting map to the board; Johnson Engineering is updating the map.

**CRA Action:** *Mr. Mark Lemke made a motion to approve the 2025/2026 Funding Priorities. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.*

**MSTU Action:** *Mr. Jimmy Nieves made a motion to approve the 2025/2026 Funding Priorities. Ms. Cherrylle Thomas seconded the motion, and it passed by unanimous vote. 3-0.*

6. Brief Staff Project update

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

Staff had a kickoff meeting with the contractor and the engineer of record. Staff are working with Procurement to release the Purchase Order and the Notice to Proceed so that construction can start.

ii. First Street Corridor Safety Project

Staff are working with Procurement for the release of bids to get bids to do Phase one, which is from Carver Street to School Road. Staff will be able to start after they receive bids on the construction of the project. They are moving along.

7. Development Reports by Laura DeJohns, Johnson Engineering (Enclosure 15)

Staff provided copies of the Map attached to the report completed by Johnson Engineering. Staff also provided copies of the updated report, which is numbered.

Ms. Laura DeJohn introduced the format of the report that was provided. They highlight any projects that had new activities. All of the projects in the report come directly out of public information available online through the Collier County Growth Management Department. As the Growth Management Department is processing anything from zoning action to site development level action or even a zoning verification letter, Johnson Engineering builds this into the monthly report and provides an update. The blue highlight indicates a project that is new to the system/county. The yellow highlight indicates a project that was already in the report but has no new activity on the project. The red highlight is specific to a project that is relying on the State Statute related to Live Local Development, which means it's a commercial zoned property where they are seeking to build affordable housing.

Ms. DeJohn commented that each project is named and has a PL number. Included is also the location, zoning and owner of the property. Also provided is a brief explanation of the status. Ms. Laura DeJohn provided updates on the Sainvillus Subdivision, Immokalee Community Campus, Immokalee Sports Complex, Taco Bell – Immokalee SR 29& Lake Trafford Rd, Little Ceasars Immokalee, Onda Rose Multifamily (SDP), and the Florida Army National Guard Readiness Center Project. The remaining projects in the report are just documenting activities that have been approved and are in construction.

Commissioner McDaniel emphasized the Live Local Act. He said it is a statutory right that's been given to commercial property owners to convert to affordable housing. There are very specific parameters, but there are no community meetings unless a variance request comes in, then the community may have a say in the adjustments. He commented on a current development with Peninsula Engineering.

Commissioner McDaniel also emphasized the phasing of the improvements that staff are doing at the Immokalee Sports Complex. Staff will elevate to do artificial turfing of the two soccer fields, which will be an enormous benefit for the community. Commissioner McDaniel asked Mr. John Dunnuck for clarification on a timeline for the Immokalee Sports Complex.

Mr. John Dunnuck clarified that the staff are finishing up the design. Then staff will have to go through the procurement process for the construction contract, which will take up to six or nine months. The fields will probably be completed by the end of 2026 or the beginning of 2027. Staff are meeting with all the stakeholders so that everyone is on the same page regarding the field operations. County staff will also post the schedule of the Immokalee Sports Complex, so that everyone is aware.

A discussion was held on the community benefits of the improvements that are set to be completed at the Immokalee Sports Complex.

K. New Business.

1. FRA Conference 2025 (West Palm Beach)(Enclosure 16)

Staff presented this item earlier than usual. There is currently no program; however, a time, date, and location have been given for the 2025 FRA Conference. Staff would like approval for up to 4 board members to attend this year.

Staff acknowledge that this item is being presented early; however, staff would like to book the hotel and tour promptly. After a brief discussion, the CRA Board made a recommendation.

***CRA Action: Mr. Mark Lemke made a motion to approve the travel of Four (4) CRA Board members to attend the 2025 FRA Conference in West Palm Beach, Florida. Mr. Estil Null seconded the motion, and it passed by unanimous vote. 4-0.***

L. Citizen Comments

Mr. Jorge Alvarado introduced himself. He provided information on the services he provides.

Ms. Matelyn Rodriguez and Ms. Ashley Rodriguez introduced themselves. Ms. Matelyn Rodriguez provided information on the service they provide.

Mr. Nicolas Hoyos introduced himself. He provided information on the service he provides.

Ms. Judith Seva introduced herself. She commented on her background with Fifth Third Bank. She commented on the homeless to home ownership program that she was previously working on. She also commented on her introduction to the Interagency meeting and commented on her support for the community.

Ms. Cherryle Thomas commented on a couple of notes she has received from the community. A community member commented on a couple of signs near a blue pole that was knocked down on Main Street by McDonald's.

Ms. Thomas also commented that she worked for the school system under the USDA. She commented on the statistics that were taken and said that many had input on the need for zoning in the polls.

Many also commented on the event that was previously held for Thanksgiving, where meals were given out. She commented on the Christmas Around the World Parade event and the difference it has made for the community and expressed the need to have something done for other Holidays, especially since the Immokalee community is made up of many ethnicities. She also commented that many would like to see a Halloween parade.

Although this is her last position as part of the MSTU Board, Ms. Cherryle Thomas believes that she has made a difference. She hopes that the new people who join the board are not expecting to want too much, she has enjoyed her time as a board member and asked that staff look into doing more events. She thanked staff and board members for allowing her to be on board for a long time, but she is grateful that younger members are joining.

Ms. Christie Betancourt commented that staff are taking Ms. Cherryle Thomas' recommendations into consideration in having other events held. Staff thanked Ms. Cherryle Thomas for her service to the Community.

M. Next Meeting Date

The newly created **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **August 20, 2025**, at 8:30 A.M. at CareerSource SWFL.

N. Adjournment

Meeting adjourned at 9:54 A.M.

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



## Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

07/29/2025

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
<b>1025000000 IMMOKALEE REDEVELOPMENT</b>			<b>126,810.11</b>	<b>281,422.15-</b>	<b>154,612.04</b>
<b>REVENUE Sub Total</b>	<b>1,460,100.00-</b>	<b>1,483,665.00-</b>		<b>1,374,862.94-</b>	<b>108,802.06-</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>7,200.00-</b>	<b>7,200.00-</b>		<b>14,362.94-</b>	<b>7,162.94</b>
361170 OVERNIGHT INTEREST				7,791.02-	7,791.02
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		6,571.92-	628.08-
<b>CONTRIBUTION AND TRANSFERS Sub-Total</b>	<b>1,452,900.00-</b>	<b>1,476,465.00-</b>		<b>1,360,500.00-</b>	<b>115,965.00-</b>
410001 TRANSFER FROM 0001 GENERAL FUND	1,108,500.00-	1,108,500.00-		1,108,500.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	252,000.00-	252,000.00-		252,000.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-			92,800.00-
489200 CARRY FORWARD GENERAL					
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		23,565.00-			23,565.00-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
<b>EXPENSE Sub Total</b>	<b>1,460,100.00</b>	<b>1,483,665.00</b>	<b>126,810.11</b>	<b>1,093,440.79</b>	<b>263,414.10</b>
<b>PERSONAL SERVICE</b>	<b>337,700.00</b>	<b>337,700.00</b>	<b>11,916.00</b>	<b>276,789.14</b>	<b>53,494.86</b>
<b>OPERATING EXPENSE</b>	<b>443,700.00</b>	<b>467,265.00</b>	<b>114,894.11</b>	<b>178,751.65</b>	<b>169,119.24</b>
631400 ENGINEERING FEES	50,000.00	73,565.00	62,750.00	5,775.00	5,040.00
634210 IT OFFICE AUTOMATION ALLOCATION	10,700.00	10,700.00	2,675.00	8,025.00	
634970 INDIRECT COST REIMBURSEMENT	29,300.00	29,300.00		29,300.00	
634980 INTERDEPT PAYMENT FOR SERV	160,000.00	160,000.00		49,249.00	110,751.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,000.00	20,142.00	600.00	10,742.00-
634999 OTHER CONTRACTUAL SERVICES	45,200.00	45,200.00	9,820.00	2,278.00	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				22.04	22.04-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		101.95	98.05
641400 TELEPHONE DIRECT LINE	6,000.00	6,000.00	919.77	6,580.23	1,500.00-
641700 CELLULAR TELEPHONE	1,200.00	1,200.00	1,969.70	1,167.64	1,937.34-
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	1,437.30	1,562.70	100.00
643400 WATER AND SEWER	3,200.00	3,200.00	1,797.89	2,002.11	600.00-
644100 RENT BUILDINGS	40,000.00	40,000.00	8,701.66	32,818.50	1,520.16-
644620 LEASE EQUIPMENT	1,800.00	1,800.00	456.75	1,370.25	27.00-
645100 INSURANCE GENERAL	2,400.00	2,400.00	600.00	1,800.00	
645260 AUTO INSURANCE	500.00	500.00	125.00	375.00	
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		423.00	177.00
646440 FLEET MAINT ISF PARTS AND SUBLET	100.00	100.00		684.66	584.66-
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		5,516.70	483.30
649000 SALES TAX EXPENSE				64.12	64.12-
649100 LEGAL ADVERTISING	5,000.00	5,000.00	2,000.00		3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	56.50	604.76	2,838.74

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	1,242.54	3,152.70	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		584.67	515.33
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>332000.71</b>	<b>-489808.98</b>	<b>157808.27</b>
<b>REVENUE Sub Total</b>	<b>2,143,900.00-</b>	<b>2,325,090.17-</b>	<b>0</b>	<b>-684778.52</b>	<b>-1640311.65</b>
<b>REVENUE - OPERATING Sub-Total</b>	<b>636,400.00-</b>	<b>636,400.00-</b>	<b>0</b>	<b>-684778.52</b>	<b>48378.52</b>
311100 CURRENT AD VALOREM TAXES	629,400.00-	629,400.00-	0	-582431.27	-46968.73
311200 DELINQUENT AD VALOREM TAXES			0	-40609.19	40609.19
361170 OVERNIGHT INTEREST	5,000.00-	5,000.00-	0	-26770.32	21770.32
361180 INVESTMENT INTEREST	2,000.00-	2,000.00-	0	-24325.12	22325.12
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>332000.71</b>	<b>194969.54</b>	<b>1798119.92</b>
<b>OPERATING EXPENSE</b>	<b>469,700.00</b>	<b>650,890.17</b>	<b>332000.71</b>	<b>177862</b>	<b>191027.46</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			110,000.00
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	97,344.42	34,427.95	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	84,380.29	15,908.97	48,489.26-
645100 INSURANCE GENERAL	1,500.00	1,500.00	375.00	1,125.00	
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>17,107.54</b>	<b>92.46</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		12,641.06	58.94
<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>97,125.55</b>	<b>138,510.05</b>	<b>1,964.40</b>
<b>EXPENSE Sub Total</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>97,125.55</b>	<b>138,510.05</b>	<b>1,964.40</b>
<b>OPERATING EXPENSE</b>	<b>237,600.00</b>	<b>237,600.00</b>	<b>97,125.55</b>	<b>138,510.05</b>	<b>1,964.40</b>
634990 LANDSCAPE INCIDENTALS	20,000.00	20,000.00	7,580.00	22,420.00	10,000.00-
634999 OTHER CONTRACTUAL SERVICES					
643100 ELECTRICITY	12,000.00	12,000.00	4,703.56	6,646.44	650.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	232.30	2,767.70	
643400 WATER AND SEWER	12,500.00	12,500.00	2,292.69	10,507.31	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	82,317.00	92,683.00	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		-	534,647.10	743,329.70-	208,682.60
REVENUE Sub Total	644,100.00-	4,605,475.00-		745,745.00-	3,859,730.00-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		107,845.00-	101,345.00
361170 OVERNIGHT INTEREST				57,303.47-	57,303.47
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		50,541.53-	44,041.53
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	534,647.10	2,415.30	4,068,412.60
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	534,647.10	1,000.00	3,616,827.90
763100 IMPROVEMENTS GENERAL	644,100.00	4,102,475.00	534,647.10	1,000.00	3,616,827.90
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

## 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	134,252.00		980,548.00
EXPENSE Sub Total	644,100.00	1,114,800.00	134,252.00		980,548.00
CAPITAL OUTLAY	644,100.00	1,114,800.00	134,252.00		980,548.00
763100 IMPROVEMENTS GENERAL	644,100.00	1,114,800.00	134,252.00		980,548.00

## 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		-	1,107,333.00	27,869.96-	1,079,463.04-
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	1,107,333.00	20,963.75	401,698.00
OPERATING EXPENSE		141,623.75	120,333.00	20,963.75	327.00
631400 ENGINEERING FEES		141,623.75	120,333.00	20,963.75	327.00
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			120,333.00	27,872.25	92,460.75-
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	120,333.00	20,963.75	401,698.00
OPERATING EXPENSE		141,623.75	120,333.00	20,963.75	327.00
631400 ENGINEERING FEES		141,623.75	120,333.00	20,963.75	327.00
CAPITAL OUTLAY		401,371.00			401,371.00
763100 IMPROVEMENTS GENERAL		401,371.00			401,371.00

## Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT			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		

## Code Report

Enclosure 3

Case Number	Description	Date Entered	Location Description
CENA20250009676	Open	08/12/2025	74420000027
			4924 Frattina Street, Ave Maria, 34142.
CEPM20250009673	Open	08/12/2025	Side door
CEPM20250009616	Open	08/12/2025	105 New Market Rd W
CENA20250009554	Open	08/09/2025	1415 TANGERINE ST, IMMOKALEE 34142
CEROW20250009552	Open	08/09/2025	1415 TANGERINE ST, IMMOKALEE 34142
CEVR20250009503	Open	08/08/2025	1202 Immokalee Drive
CEROW20250009493	Open	08/07/2025	683 CLIFTON RD, IMMOKALEE 34142
CESD20250009486	Open	08/07/2025	1232 Friendship Way
CESD20250009485	Open	08/07/2025	1141 Serenity LN
CEV20250009450	Open	08/07/2025	1300 Orchid Ave.
CEPF20250009204	Open	08/01/2025	2885 RANDALL BLVD
CENA20250009145	Open	07/30/2025	66880840000
			1099 Jackson CT, Immokalee
CEPF20250009035	Open	07/29/2025	
CENA20250009026	Open	07/29/2025	66930120007
CEV20250009001	Open	07/28/2025	1203 CHRISTIAN TER, IMMOKALEE 34142
CEV20250008993	Open	07/28/2025	5111 QUAIL ROOST RD
CEV20250008992	Open	07/28/2025	5105 QUAIL ROOST RD, IMMOKALEE 34142
CEROW20250008988	Open	07/28/2025	5103 QUAIL ROOST RD, IMMOKALEE 34142
CEROW20250008979	Open	07/28/2025	5105 PERCH PL, IMMOKALEE 34142
CENA20250008918	Open	07/24/2025	1405 Tangerine St - Immokalee
CENA20250008905	Open	07/24/2025	22430013289
CENA20250008903	Open	07/24/2025	22430013247
CENA20250008763	Open	07/22/2025	66880320009
CENA20250008753	Open	07/22/2025	24370160009
CENA20250008751	Open	07/22/2025	24370120007
CESD20250008705	Open	07/21/2025	607 E Delaware Ave
CEV20250008684	Open	07/21/2025	607 Glades St
CENA20250008683	Open	07/21/2025	607 Glades St
CENA20250008426	Open	07/15/2025	117720008
CENA20250008423	Open	07/15/2025	66882640004
CEPF20250008421	Open	07/15/2025	160 37th AVE NE, Naples
CEPF20250008419	Open	07/15/2025	
CENA20250008417	Open	07/15/2025	25582680004
CEV20250008399	Open	07/14/2025	507 N 11th St (took from temp address field)
CENA20250008393	Open	07/14/2025	60183360005
CEPM20250008340	Open	07/11/2025	107 N 15th Street
CENA20250008149	Open	07/07/2025	Empty lot to the right of 420 Guant St
CEPF20250007952	Open	07/01/2025	
CEPF20250007951	Open	07/01/2025	391 14th ST SE, Naples
CEAU20250007940	Open	07/01/2025	75210280001
CEROW20250007865	Open	06/30/2025	Across from 617 El Paso Trail
CEPM20250007747	Open	06/25/2025	2023 Immokalee Dr
CEPF20250007651	Open	06/24/2025	
CEROW20250007498	Open	06/20/2025	1000 Alachua St - Bill's Towing
CEROW20250007496	Open	06/20/2025	910 Alachua St - Lipman Farms
CEPF20250007064	Open	06/10/2025	
CEVR20250007049	Open	06/10/2025	1301 Orange St
CENA20250006671	Open	06/03/2025	1407 PLUM ST IMMOKALEE FL 34142
CEV20250006616	Open	06/02/2025	1406 PEAR ST IMMOKALEE FL, 34142
CEAU20250006613	Open	06/02/2025	5207 Karlia Dr
CESD20250006535	Open	05/30/2025	420 Alachua St.
CENA20250006470	Open	05/29/2025	56350080009
CELU20250006367	Open	05/27/2025	215 Main St
CEAU20250005893	Open	05/15/2025	1321 Carson Rd
CESD20250005890	Open	05/15/2025	1407 Tangerine St
CESD20250005886	Open	05/15/2025	1007 Warden Ln
CESD20250005809	Open	05/13/2025	4803 Christian Ter W
CELU20250005802	Open	05/13/2025	4803 Christian Ter W
CENA20250005793	Open	05/13/2025	4803 Christian Ter W
CEAU20250005361	Open	05/02/2025	5530 Aquila Ave
CEPF20250004817	Open	04/23/2025	
CEPF20250004790	Open	04/23/2025	13542 Immokalee RD, Naples
CESD20250004738	Open	04/21/2025	El Grand taco 301 new market road, Immokalee Florida
CESD20250004732	Open	04/21/2025	79760009
			1004 Jumper Ln 22430000108
CENA20250004511	Open	04/15/2025	In the preserve
CEAU20250004509	Open	04/15/2025	615 Palmetto Ave
CEAU20250004508	Open	04/15/2025	612 Palmetto Ave
			619 Maple Dr
CESD20250004443	Open	04/13/2025	Inside home and out
CELU20250003849	Open	04/01/2025	214 N 2nd St
CESD20250003761	Open	03/28/2025	941 Arthur St
CEROW20250002895	Open	03/14/2025	2305 Desoto Blvd N
CESD20250002894	Open	03/14/2025	2305 Desoto Blvd
CEAU20250002739	Open	03/10/2025	709 Broward ST
CESD20250001571	Open	02/11/2025	1108 Palm Dr
CEPF20250001135	Open	01/30/2025	306 S 6th ST, Immokalee
CEPF20250000889	Open	01/23/2025	407 13th ST SE, Immokalee
			5115 Monza CT, Ave Maria
CEPF20250000564	Open	01/15/2025	



CESD20240012242	Open	12/19/2024	1036 Ringo LN, Immokalee
CENA20240012012	Open	12/11/2024	56405920001
CESD20240011507	Open	12/01/2024	75210280001
CELU20240010595	Open	11/02/2024	120 N 3rd ST 81681160003
CEPF20240010344	Open	10/28/2024	5329 Chesterfield DR, Ave Maria
CEPM20240010170	Open	10/23/2024	408 11th St SE Immokolee
CEPM20240009880	Open	10/14/2024	325 New Market Rd W
CESD20240009549	Open	10/02/2024	118 Dixie Ave W Immokolee
CEPM20240007958	Open	08/21/2024	1306 Peach St Immokolee
CEPM20240007897	Open	08/20/2024	406 S 1st St Immokolee
CEPM20240007442	Open	08/09/2024	106 Dixie Ave E Immokolee
CESD20240006993	Open	07/30/2024	5574 Agostino WAY, Ave Maria
CEPM20240005845	Open	06/25/2024	550 Hope Cir Immokolee
CEPM20240005226	Open	06/06/2024	621 Palmetto Ave Immokolee
CESD20240004988	Open	05/30/2024	1241 Bush St W
CESD20240004805	Open	05/23/2024	BEHIND THEY HOUSE ON 9TH STREET.
CESD20240004397	Open	05/13/2024	123 N 4th Street
CELU20240002372	Open	03/12/2024	N 3rd St
CESD20240002185	Open	03/05/2024	208 W Main Street
CESD20240000528	Open	01/18/2024	520 Palmetto Ave Folio: 65070600006
CESD20230011253	Open	12/27/2023	RCMA Charter School 123 N 4th St
CESD20230009928	Open	11/08/2023	602 Jefferson Avenue W
CELU20230009531	Open	10/27/2023	
CESD20230007236	Open	08/14/2023	60180760006
CESD20230005772	Open	06/30/2023	Address: 218 W MAIN ST
CESD20230002663	Open	03/28/2023	119 Jefferson Ave E
CESD20220010607	Open	11/29/2022	404 N. 15th Street

**Assistant Director Report**  
**August 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 return to the CCPC in August and then go before the BCC in October.



### 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.

### 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 next FHERO board meeting was held on June 17, 2025 in Sebring.

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 September 12, 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.

*Report by: Christie Betancourt, CRA Assistant Director*





## Project Manager Report 08/12/2025

### 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.



#### 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.

### 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.





**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.

On October 15, 2024 A&M provided an Estimate of \$3,220 to assess the irrigation lines from the median box to the cemetery to determine if it is operational for irrigation along the perimeter of the cemetery. A&M reported there is a broken pipe to repair, but there is water to the cemetery site. A&M provided an Estimate of \$1,290 to repair the pavers associated with the irrigation work. Staff received Stantec's final survey on April 25, 2025 needed for any fencing improvements.

**4. Main Street Irrigation and Landscaping Improvements**

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



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

Staff held a Pre-Construction Meeting on May 14, 2025, with the Contractor, Engineer of Record, Immokalee Water and Sewer, Grant Compliance Coordinator, Transportation Grants Coordinators, the Construction Engineering Inspector, LCEC, County's Road, Bridge & Stormwater, and Weston & Samper. The agenda coordinated activities for grant compliance, Section 3, safety, permitting, work hours, staging areas, pre-construction video, standard forms for CEI, utility value adjustments, new addresses on Howard Way (FKA Eustis Ave).

The permit was issued July 27, 2025. The Section 3 labor advertisements were published in English, Spanish and Creole. The Contractor is having the structures manufactured with a tentative Notice to Proceed date of September 8, 2025. The contractor shall provide the Deputy Chief Thomas Cunningham, Immokalee Fire, a 1-day in advance notification of any lane closures. There are properties that will be impacted by the project. Project pre-construction letters with snips depicting the reconstruction/construction of driveway aprons and improving the swale system that may impact their property were sent to all property owners and occupants on September 24, 2024, and May 30, 2025. There are parcels with existing conditions that are an area of concern regarding the need to reduce driveway aprons, parking conflicts or the relocation of a trash dumpster.



401 W Delaware – Existing driveway apron too wide will be reduced to size permitted by code.



401 S 2<sup>nd</sup> St – 5 parking spaces/dumpster along W Delaware will be impacted by the improvements and may need to relocate to southern side. No driveway entry exists for the church.



**6. Immokalee Airport Expansion**

The Florida National Guard is moving forward on their Immokalee Readiness Center. Global Flight Training Solutions is constructing new hangars at Immokalee Airport. The flight school currently employs 15 people and has trained more than 200 pilots since 2019. Global Flight Training Solutions offers specialized training to local and international students.

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



08.12.25



## 7. **W. Main Street Immokalee Airport Expansion**

On June 24, 2025, FDOT's Subcontractor, Webber, had jet vac cleaning of the stormdrains. There was concern of the area at the Immokalee Friendship House located at 602 W Main Street with flooding.



06.24.25

## 8. **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. A&M provided a quote in the amount of \$350 for a one-time cut while Staff process the RFQ for the a one-time vegetation clearing of overgrown vegetation to resore the lot to a managable state and for the continued annual maintenance services. This property was previously improved with a mobile home that has since been condemned, demolished and cleared. The Scope of Work was to provide both immediate and ongoing services to maintain the lot in compliance with the County standards and for aesthetic upkeep.

On June 24, 2025, Staff received 4 quotes from Vendors with Mainscape being the lowest bidder at \$4,700.00. A Request for Purchase Order was processed and Staff received the PO on July 14, 2025. Mainscape completed the initial clean up and mowing services on July 30, 2025. Their next scheduled mowing services is on August 18, 2025.



Vendor	Total
Mainscape	\$4,700.00
BigKing Services	\$6,800.00
Superior Landscaping & Lawn Service Inc.	\$9,651.88
DEE'S LANDSCAPING INC	\$9,996.00

Enclosure 5



07.30.25



**9. 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 they will order the 27' Lumec pole and will provide a lead time as soon as one is available from the supplier. A Claim was filed with Risk Management for the reimbursement to go to the Immokalee MSTU Fund 1629.



A new pole was recently installed on June 15, 2024 and knocked down in less than a year on May 27, 2025.

**10. 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.





08.11.25

*Report by: Yvonne Blair, Project Manager Dated: August 12, 2025*





# Immokalee Community Redevelopment Area (ICRA)

## Projects Updates

August 11, 2025

## Table of Content

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

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

### Other Projects of Interest

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



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

**Project #:33831-01 & 33831-02**

**Project Sponsor: Immokalee MSTU**

**Project Manager: Yvonne Blair**

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

**CHS CDBG Grant #CD22-03-IMM (Design Only PH1)**

**Design Budget:** \$201,945 CDBG Funds (including CO#1)

**Design Proposal:** Kisinger, Campos & Associates (KCA)

**CDBG Design Funds End: 1/6/25. 100% PH1 plans rec'd 1/3/25.**

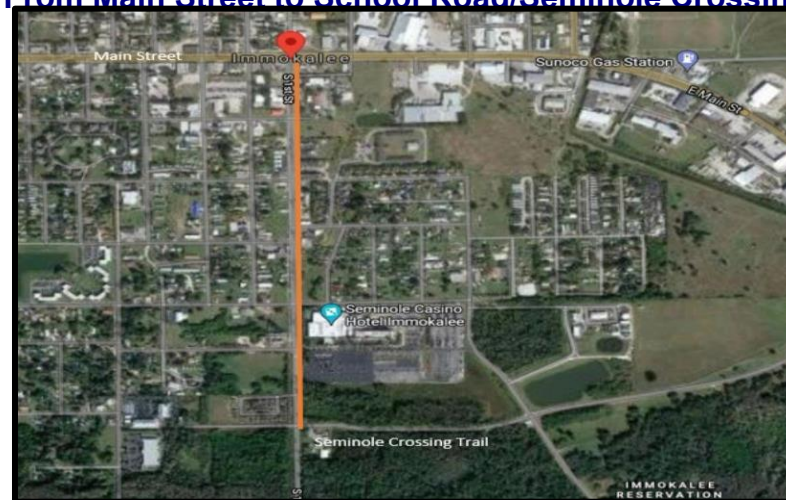
**Construction CD24-02 Budget:** \$1.2M construction with total budget of \$1,575,000 & pending awarded of \$1,001,371 CDBG to be reduced by 1<sup>st</sup> Amendment to \$401,371 and increased 200K by proposed Amendment #2 for easement acquisitions.

**Architect/Engineer:** KCA

**General Contractor:** TBD – ITB posted 7/7/25. Bid Opening 8/21/25 to award contractor.

**Notice to Proceed Date:** TBD

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



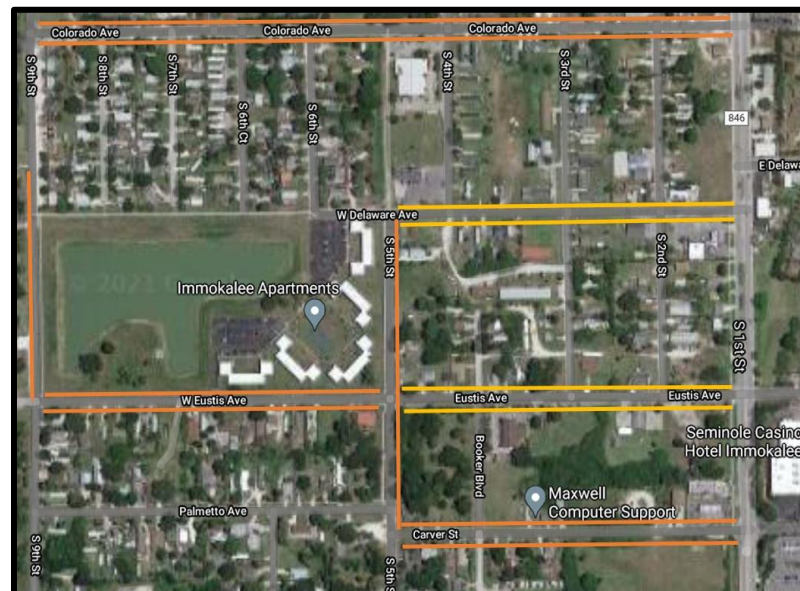
### Milestones/Challenges To Date: 08/24/2025

- 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 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 9/16/25. 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.

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

# Immokalee Sidewalk Phase III

## 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 9/8/25

**Estimated Substantial Completion Date:** April 2026

### Milestones/Challenges To Date: 08/11/2025

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of \$245,100. 11/14/23 BCC Agenda #16L1 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. \$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 8/25/25. 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

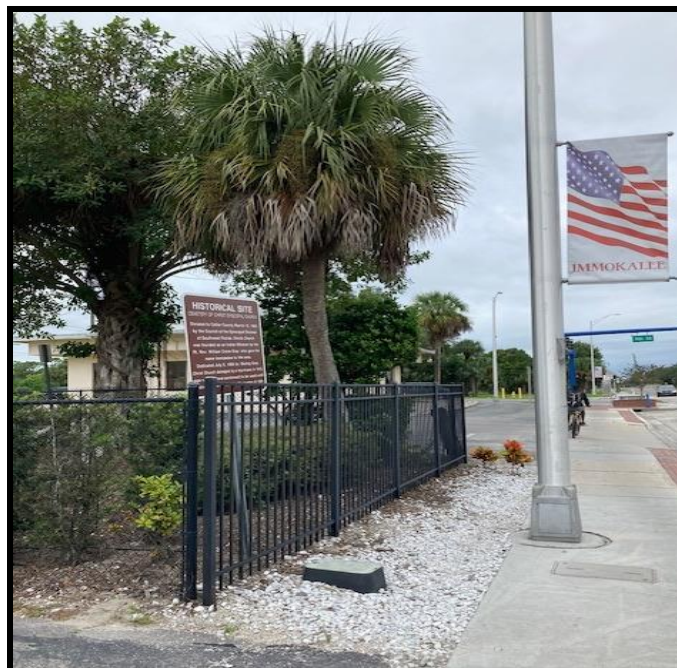
**Team/Partners:** Stantec Consulting (Survey)

**Construction Manager:** TBD

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

**BCC Approval Date:** TBD

**Estimated Substantial Completion Date:** 2026



## Milestones/Challenges To Date: 08/11/2025

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
- A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. Existing irrigation lines from median to cemetery are to be investigated to determine if operational. 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 & having difficulty identifying more than 2 potential vendors. 6/9/25 A&M to check if the existing irrigation lines are operational considering known graves outside the border/fence of the cemetery, therefore, irrigation may not be pursued. 6/30/25 authorized \$1,290 for paver repairs.

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)

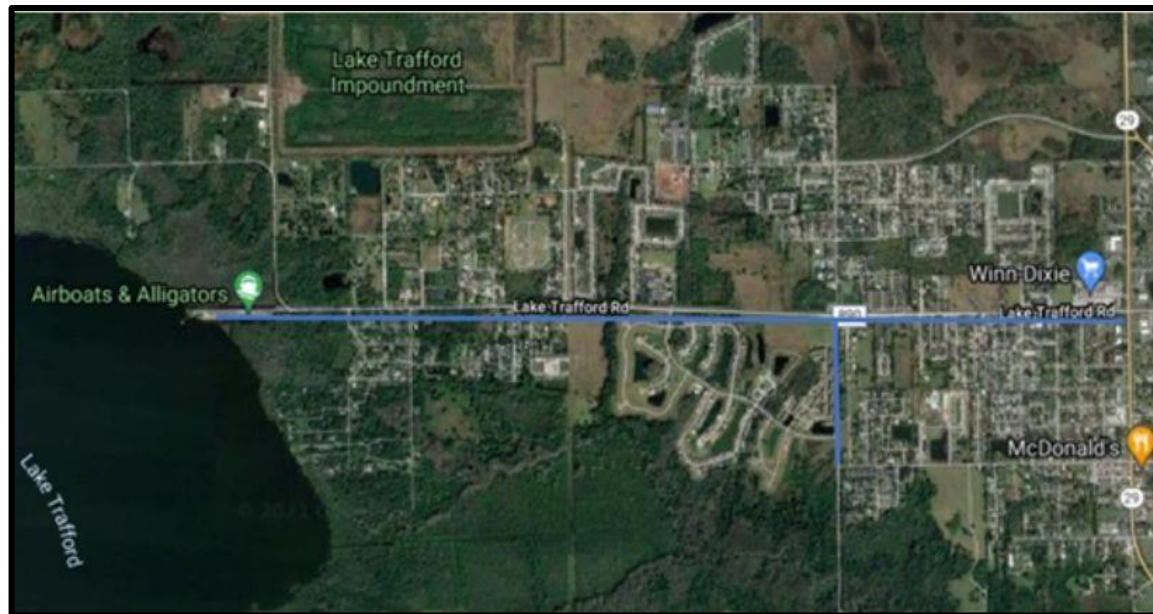
**Owner's Representative (CEI):** TBD

**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: 08/11/2025 – Suspend Work Notice

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

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



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

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

**Sponsor:** Immokalee MSTU

**Project Manager:** Yvonne Blair

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

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

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

**Architect/Engineer:** Johnson Engineering

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

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

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



### Milestones/Challenges to date: 08/11/25 – 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: 08/11/2025

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

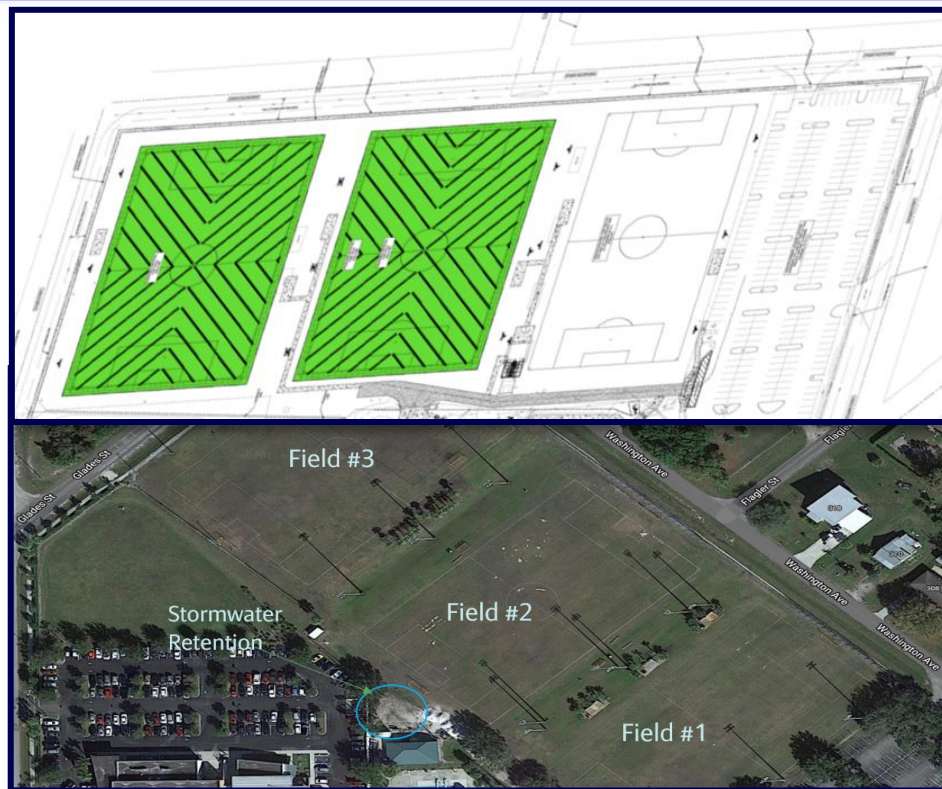
Stantec Consulting Services Inc.

**Design Notice to Proceed Date:** TBD

**Final Design 100% Plans:**

**Construction Completion Date:**

DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	30%
Construction	0%



### Milestones/Challenges To Date: 08/11/2025

- “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. Field 1 will be restored to preconstruction conditions with the installation of 2 dumpster enclosures and restriping of existing parking.

## 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

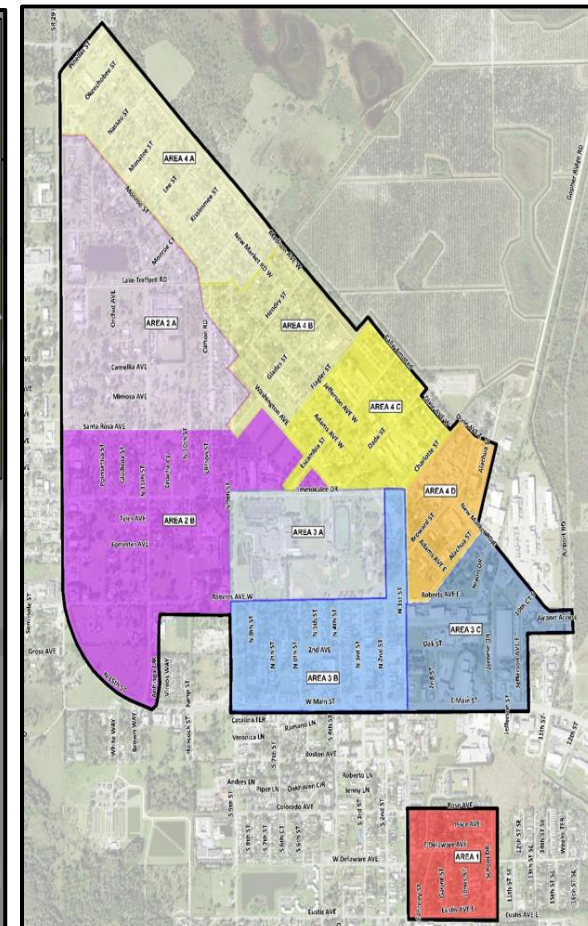
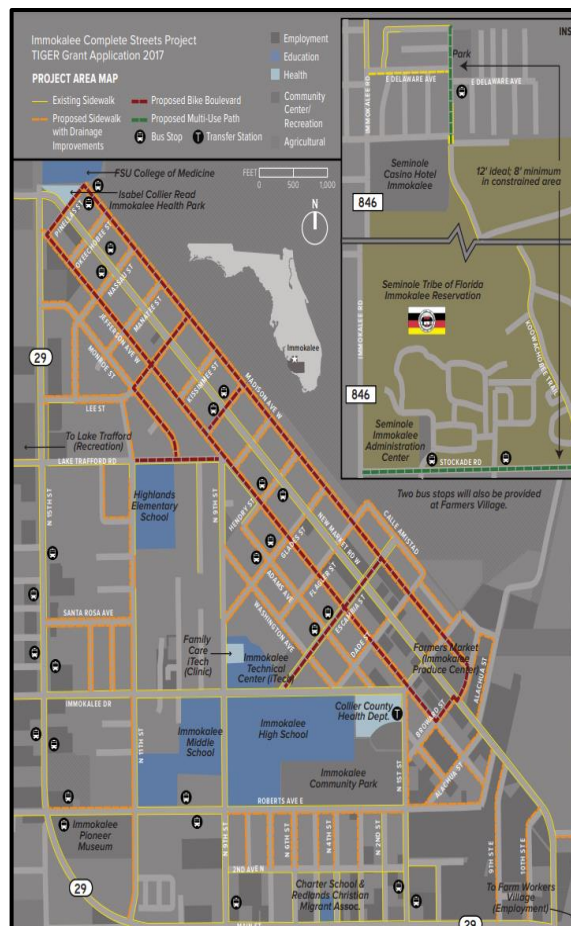
**Contact Info:** Cella Molnar & Associates

<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%



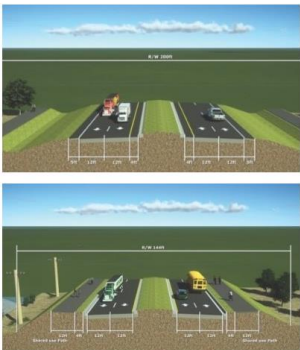
### Milestones/Challenges To Date: 08/11/2025

- 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: 08/11/2025

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

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



## Project Manager Field Observations August 11, 2025

A recap of the MSTU Walking Tour on August 11, 2025, with attendee: Christie Betancourt. The next Walking Tour is scheduled for Monday, September 8, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.

Overview:

### Beautification Area Improvements:

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



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

#### 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 Staff coordination for the removal of some bulk litter.









Bulk trash is still on ROW. Area identified as a Homeless camp on vacant residential property behind Sunoco gas station.





Overgrown vegetation on corner property along South 9<sup>th</sup> and Main Street.



## Project Manager Field Observations July 14, 2025

A recap of the MSTU Walking Tour on July 14, 2025, with attendees: Armando Yzaguirre, Scott Pickens, Maria Rodriguez, and Christie Betancourt. The next Walking Tour is scheduled for Monday, August 11, 2025, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



Overview:

### Beautification Area Improvements:

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

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

#### 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 Staff coordination for the removal of some bulk litter.











## **Upcoming Community Events**

*Updated 08/12/2025*

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

**Date:** 08/19/2025 at 9:00 a.m.

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

For more information call: 239.252.5814

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

**Date:** 08/20/2025 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 Task Force Meeting**

**Date:** 08/25/2025 at 10:00 a.m.

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

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

**Date:** 08/26/2025 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>

### **Potential Fare Changes to Fixed-Route and Paratransit Services \*Public Meeting\***

**Date:** 08/26/2025 from 5:30 p.m. to 7:00 p.m.

**Location:** North Collier Regional Park (Exhibit Hall)  
15000 Livingston Road, Naples, FL 34109

### **Potential Fare Changes to Fixed-Route and Paratransit Services \*Public Meeting\***

**Date:** 08/27/2025 from 5:30 p.m. to 7:00 p.m.

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

### **Immokalee Fire Control District – Board of Fire Commissioners Tentative Budget Hearing Meeting**

**Date:** 09/03/2025 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/>

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

**Date:** 09/06/2025 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:** 09/09/2025 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>

**Collier County Public School (CCPS) Board & Final Budget Hearing Meeting**

**Date:** 09/09/2025 at 3:00 p.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>

**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)

**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

**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 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/>

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





## IMPORTANT ANNOUNCEMENT

### CONNECTION FEES

### EFFECTIVE OCTOBER 1, 2025

The Immokalee Water & Sewer District Board of Commissioners adopted water and sewer connection fees (similar to impact fees) during a public hearing on June 25, 2025. The connection fees have been designed to meet several goals and objectives and will go into effect on October 1, 2025. The major objectives used to develop the fees include:

- Fees were designed to recover the capital costs associated with providing water and wastewater capacity for new development
- Fees were based upon the District's level of service standards (similar to industry standards) that are used to design capital facilities to meet the needs of the District's customers
- Fees reflect equitable apportionment of the capital cost incurred by the system to serve new development

Note, fees will be assessed for new development, and they will not be used to fund deficiencies in the capital needs of the existing system.

To obtain the schedule of fees, head to our website:

[www.immokaleewatersewer.com/customer-service/rates-fees](http://www.immokaleewatersewer.com/customer-service/rates-fees)







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

**Month of: August 2025**

**Week Ending**

<b>WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.</b>		<b>8/2/2025</b>	<b>8/9/2025</b>	<b>8/16/2025</b>	<b>8/23/2025</b>	<b>8/30/2025</b>
<b>Item</b>	<b>Description</b>					
1	Pre-Service Cleaning	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
2	Mowing & Edging - Multiple Medians	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
4	Weeding - Medians - Hand & Chemical	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
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	8/15/2025	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
13	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
<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>8/2/2025</b>	<b>8/9/2025</b>	<b>8/16/2025</b>	<b>8/23/2025</b>	<b>8/30/2025</b>
<b>Item</b>	<b>Description</b>					
14	Pre-Service Cleaning	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
15	Mowing & Edging - Multiple Medians	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
17	Weeding - Medians - Hand & Chemical	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
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	8/12/2025	8/19/2025	8/26/2025
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
25	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
<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>8/2/2025</b>	<b>8/9/2025</b>	<b>8/16/2025</b>	<b>8/23/2025</b>	<b>8/30/2025</b>
<b>Item</b>	<b>Description</b>					
26	Pre-Service Cleaning	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
27	Mowing & Edging - (No Medians)	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
29	Weeding - Hand & Chemical	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
30	General Site Trimming & Pruning	8/2/2025	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	8/15/2025	n/a	n/a
37	Irrigation System Inspection & Wet-Check	n/a	8/5/2025	8/12/2025	8/19/2025	8/26/2025
<b>WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.</b>		<b>8/2/2025</b>	<b>8/9/2025</b>	<b>8/16/2025</b>	<b>8/23/2025</b>	<b>8/30/2025</b>
<b>Item</b>	<b>Description</b>					
38	Pre-Service Cleaning	n/a	8/5/2025	8/12/2025	8/19/2025	8/25/2025
39	Mowing & Edging - (No Medians)	n/a	8/5/2025	8/12/2025	8/19/2025	8/25/2025
40	Weeding - Hand & Chemical	n/a	8/5/2025	8/12/2025	8/19/2025	8/25/2025
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	8/12/2025	8/19/2025	8/25/2025
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: August 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	8/5/2025				
2	Mowing & Edging - Multiple Medians	8/5/2025				
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	8/5/2025				
4	Weeding - Medians - Hand & Chemical	8/5/2025				
5	General Site Trimming & Pruning - Medians	8/2/2025				
6	Post-Service Cleaning - All Areas	8/7/2025				
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	8/7/2025				
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	8/5/2025				

**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	8/5/2025				
15	Mowing & Edging - Multiple Medians	8/5/2025				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	8/5/2025				
17	Weeding - Medians - Hand & Chemical	8/5/2025				
18	General Site Trimming & Pruning	8/2/2025				
19	Post-Service Cleaning - All Areas	8/5/2025				
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	8/5/2025				

**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	8/5/2025				
27	Mowing & Edging - (No Medians)	8/5/2025				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	8/5/2025				
29	Weeding - Hand & Chemical	8/5/2025				
30	General Site Trimming & Pruning (Biweekly)	8/2/2025				
31	Post-Service Cleaning - All Areas	8/5/2025				
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	8/5/2025				

**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	8/5/2025				
39	Mowing & Edging - (No Medians)	8/5/2025				
40	Weeding - Hand & Chemical	8/5/2025				
41	General Site Trimming & Pruning	8/2/2025				
42	Post-Service Cleaning - All Areas	8/5/2025				
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				

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: July 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	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
2	Mowing & Edging - Multiple Medians	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
4	Weeding - Medians - Hand & Chemical	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
5	General Site Trimming & Pruning - Medians	7/5/2025	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	7/3/2025	7/10/2025	7/17/2025	7/24/2025	7/31/2025
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	7/10/2025	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	7/15/2025	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
13	Irrigation System Inspection & Wet-Check	7/2/2025	7/9/2025	7/16/2025	7/23/2025	7/30/2025

**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	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
15	Mowing & Edging - Multiple Medians	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
17	Weeding - Medians - Hand & Chemical	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
18	General Site Trimming & Pruning	7/5/2025	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
25	Irrigation System Inspection & Wet-Check	7/2/2025	7/9/2025	7/16/2025	7/23/2025	7/30/2025

**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	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
27	Mowing & Edging - (No Medians)	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
29	Weeding - Hand & Chemical	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
30	General Site Trimming & Pruning (Biweekly)	7/5/2025	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	7/15/2025	n/a	n/a
37	Irrigation System Inspection & Wet-Check	7/2/2025	7/9/2025	7/16/2025	7/23/2025	7/30/2025

**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	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
39	Mowing & Edging - (No Medians)	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
40	Weeding - Hand & Chemical	7/5/2025	7/12/2025	7/19/2025	7/26/2025	n/a
41	General Site Trimming & Pruning	7/5/2025	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	7/5/2025	7/12/2025	7/19/2025	7/26/2025	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

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

**Month of: June 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	6/4/25	6/11/25	6/18/25	6/25/25	n/a
2	Mowing & Edging - Multiple Medians	6/4/25	6/11/25	6/18/25	6/25/25	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/25	6/11/25	6/18/25	6/25/25	n/a
4	Weeding - Medians - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
5	General Site Trimming & Pruning - Medians	6/4/25	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	6/5/25	6/12/25	6/19/25	6/26/25	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	6/12/25	n/a	n/a	n/a
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	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	6/4/25	6/11/25	6/18/25	6/25/25	n/a

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
15	Mowing & Edging - Multiple Medians	6/4/25	6/11/25	6/18/25	6/25/25	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/4/25	6/11/25	6/18/25	6/25/25	n/a
17	Weeding - Medians - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
18	General Site Trimming & Pruning	6/4/25	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	6/4/25	6/11/25	6/18/25	6/25/25	n/a

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
27	Mowing & Edging - (No Medians)	6/4/25	6/11/25	6/18/25	6/25/25	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	6/4/25	6/11/25	6/18/25	6/25/25	n/a
29	Weeding - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
30	General Site Trimming & Pruning (Biweekly)	6/4/25	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	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	6/4/25	6/11/25	6/18/25	6/25/25	n/a

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

Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	6/4/25	6/11/25	6/18/25	6/25/25	n/a
39	Mowing & Edging - (No Medians)	6/4/25	6/11/25	6/18/25	6/25/25	n/a
40	Weeding - Hand & Chemical	6/4/25	6/11/25	6/18/25	6/25/25	n/a
41	General Site Trimming & Pruning	6/4/25	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	6/4/25	6/11/25	6/18/25	6/25/25	n/a
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

**M. ADDITIONAL SERVICES FOR WORK AREAS**

Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
79	Sidewalks	n/a	n/a	n/a	n/a	6/30/25
80	Sign Faces ***	n/a	n/a	n/a	n/a	6/30/25

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT	APPROVED ESTIMATES- IN PROGRESS
INV#IMMINC-196   EST#1660 - Howard Way - Mowing and cutting down weeds - \$350.00	EST#1667- Cemetery- Repair damaged fence- \$600.00
INV#IMMINC-197   EST#1564 - Cemetery - Assess irrigation - \$3,220.00	
INV#IMMINC-198   EST#1666 - Cemetery - Remove and repave pavers- \$1,290.00	
	ESTIMATES PENDING APPROVAL

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

<b>A. ROUTINE MAINTENANCE</b>		<b>SERVICE-1</b>	<b>SERVICE-2</b>	<b>SERVICE-3</b>	<b>SERVICE-4</b>	<b>SERVICE-5</b>
1	Mowing & Edging	7/1/25	n/a	7/15/25	n/a	7/29/25
2	Weeding	7/1/25	7/8/25	7/15/25	7/22/25	7/29/25
3	General Site Pruning (every 4 weeks)	n/a	7/8/25	n/a	n/a	n/a
4	Trash Removal	07/02-07/05	07/07, 07/09-12	07/14, 07/16-19	07/21, 07/23-26	07/28, 07/30-31
5	Air blow crushed shell	7/1/25	7/8/25	7/15/25	7/22/25	7/29/25
9	Irrigation System Inspection & Wet-Check	7/1/25	7/8/25	7/15/25	7/22/25	7/29/25

## 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	6/4/25	n/a	6/18/25	n/a	n/a
2	Weeding	6/4/25	6/11/25	6/18/25	6/25/25	n/a
3	General Site Pruning (every 4 weeks)	6/4/25	n/a	n/a	n/a	n/a
4	Trash Removal	6/2, 6/4-07	6/9, 6/11-14	6/16, 6/18-21	6/23, 6/25-28	6/30/25
5	Air blow crushed shell	6/4/25	6/11/25	6/18/25	6/25/25	n/a
9	Irrigation System Inspection & Wet-Check	6/4/25	6/11/25	6/18/25	6/25/25	n/a



## STAFF REPORT

To: Immokalee Community Redevelopment Advisory Board (CRA)

From: Christie Betancourt, Assistant CRA Director

Subject: Request for CRA Input – New Market Road Commercial Project  
Parcels: 63850400004, 63850360005, & 638504400006

Date: August 12, 2025

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### **BACKGROUND & ANALYSIS:**

Boral Engineering & Design, Inc. is working with developer Mr. Timothy Denardis on a proposed commercial plaza along New Market Road West and Pinellas Street. The project site comprises two parcels totaling approximately 42,000 square feet (+/- six lots).

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

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

May 15, 2025, CRA Advisory Board Discussion:

Mr. Hugo Osorio (Boral Engineering) and Mr. Denardis presented the conceptual plans, which include premier landscaping to enhance the SR 29 corridor appearance. The alley vacation would consolidate the parcels into a single property for development of retail and/or restaurant uses.

Questions were raised about zoning, property size, and allowable uses. Commissioner McDaniel emphasized the County's requirement for a defined public benefit. Examples from the Bayshore CRA were shared, where benefits included contributions to CRA capital projects. Several board members supported directing any negotiated financial benefit into the CRA capital account.

The Advisory Board voted unanimously (7–0) to provide a Letter of Support for vacating the alley, with the recommendation that any future public benefit be directed toward the Immokalee CRA.

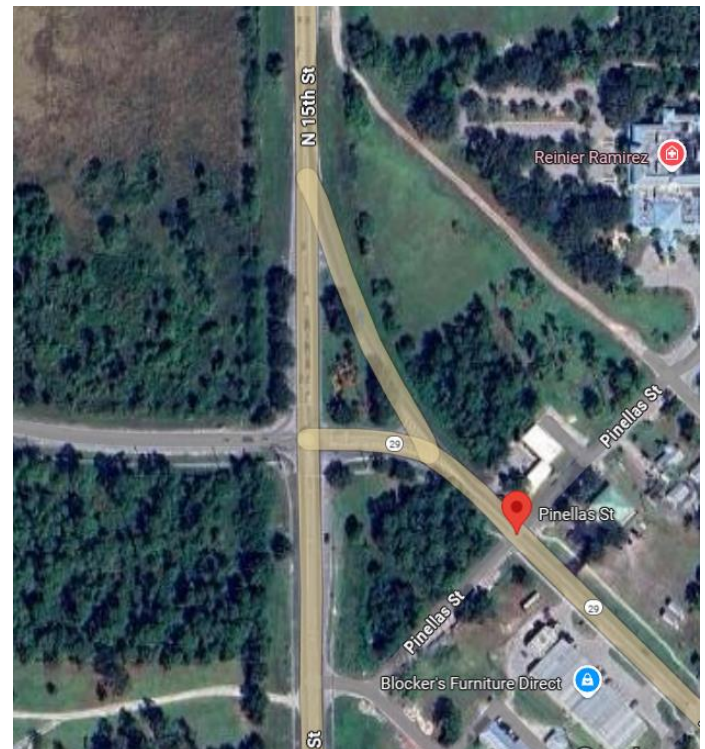
CRA staff have not finalized the Letter of Support, pending Advisory Board input on the type of community benefit to recommend as part of the County's review.

**RECOMMENDATION:**

We request the Board's review and feedback on potential public benefit options to include with the CRA's Letter of Support. Suggestions should align with CRA priorities and may include:

- Direct financial contribution to the CRA capital account.
- Enhanced landscaping or streetscape improvements beyond standard requirements.
- Additional public amenities (e.g., benches, lighting, wayfinding).

**PROJECT AREA:** New Market Road West and Pinellas Street. Parcels: 63850400004, 63850360005, & 638504400006



**ATTACHMENTS:**

- Exhibit A – Legal Sketch of Alley
- Conceptual Plans

Project C-614129	Sheet
Date 03-18-2025	1 OF 2
Scale NTS	

## EXHIBIT "A"

### LEGAL DESCRIPTION TO VACATE 20' ALLEY

THAT PORTION OF THE 20' ALLEY LYING BETWEEN LOTS 2, 3, 4, 5, 6 AND 7, BLOCK 2, NEWMARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 104 AND 105, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE EAST RIGHT OF WAY LINE OF NORTH 15TH STREET AND BOUNDED ON THE SOUTHEAST BY THE NORTHWESTERLY RIGHT OF WAY LINE OF PINELLAS STREET.

#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER  
PROFESSIONAL SURVEYOR AND MAPPER #5593

#### NOTES:

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY PROPERTY LINE, HAVING A BEARING OF N00°51'05"W.



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

SKETCH AND DESCRIPTION OF  
**XXX NEW MARKET**  
**IMMOKALEE, FL 34142**  
PREPARED FOR  
**TIMOTHY DENARDIS AND**  
**CASSANDRE DENARDIS**



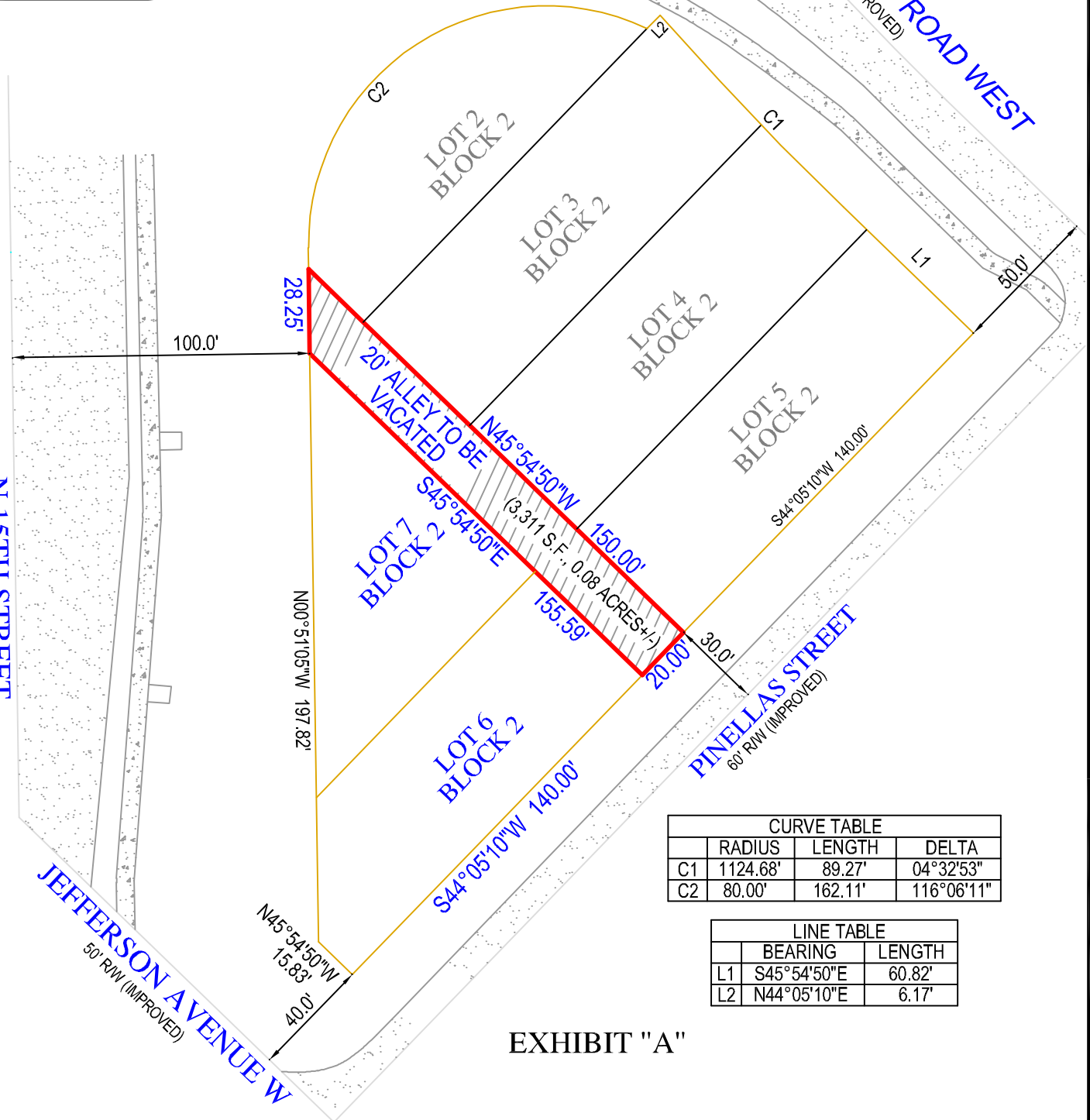
Project	Sheet
C-614129	2 OF 2
Date	
03-18-2025	
Scale	
1"=50'	



N 15TH STREET  
200' RW (IMPROVED)

JEFFERSON AVENUE W  
50' RW (IMPROVED)

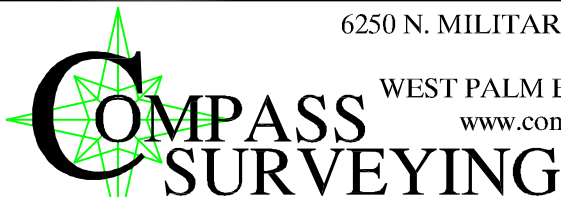
NEW MARKET ROAD WEST  
100' RW (IMPROVED)



CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	1124.68'	89.27'	04°32'53"
C2	80.00'	162.11'	116°06'11"

LINE TABLE		
	BEARING	LENGTH
L1	S45°54'50"E	60.82'
L2	N44°05'10"E	6.17'

EXHIBIT "A"

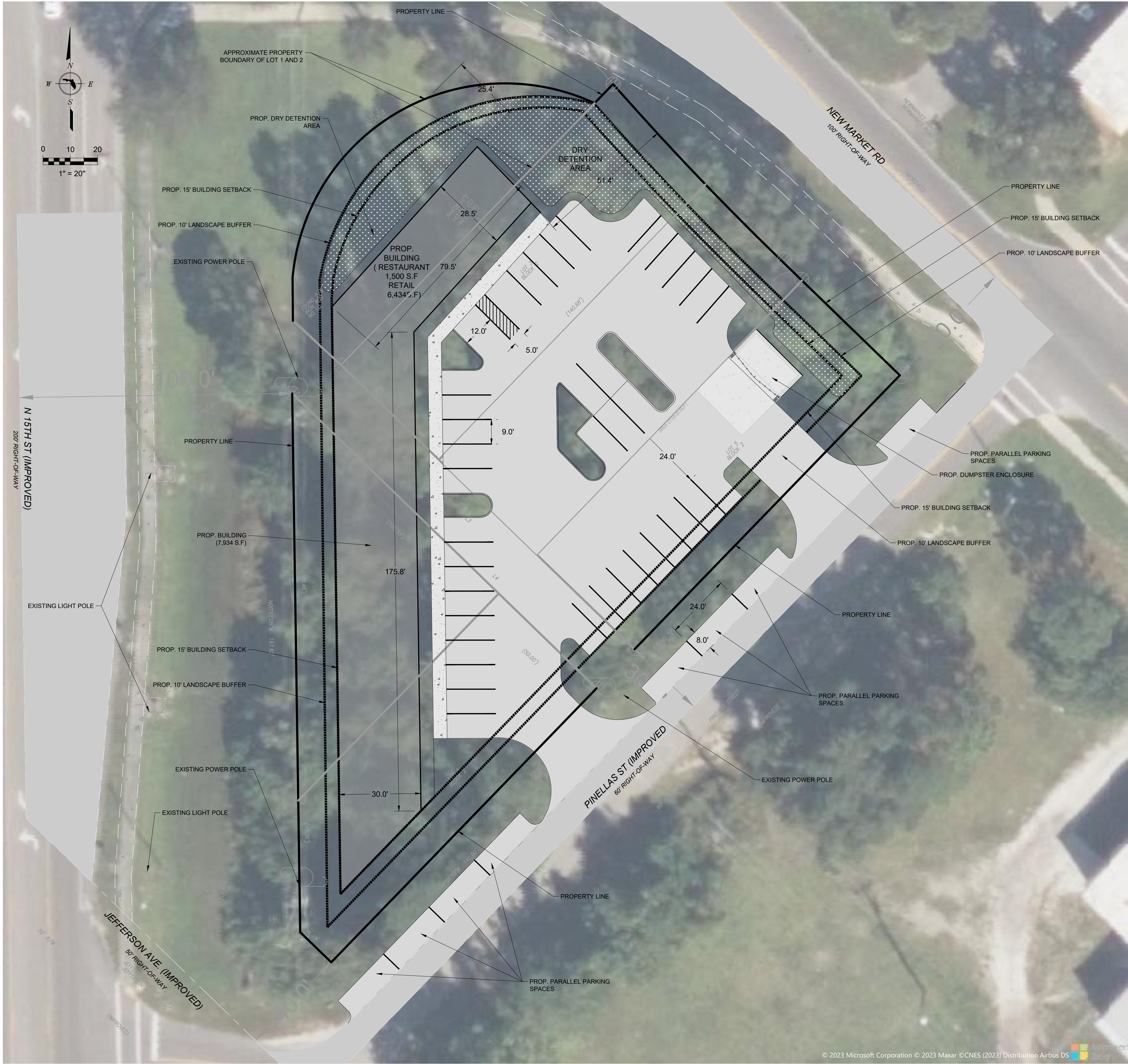


LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

SKETCH AND DESCRIPTION OF  
XXX NEW MARKET  
IMMOKALEE, FL 34142  
PREPARED FOR  
TIMOTHY DENARDIS AND  
CASSANDRE DENARDIS





SITE DATA TABLE

SITE ADDRESS:	TBD IMMOKALEE FL , 34142
SITE AREA:	±42,000 SF (±0.98 AC)
FUTURE LAND USE :	CMU (COMMERCIAL MIXED USE)
ZONING:	C-1 (COMMERCIAL CORRIDOR)
BUILDING USE:	(RETAIL STORES)
CONSTRUCTION TYPE:	C.B.S.
MAX. BUILDING HEIGHT:	35'
FEMA FLOOD ZONE:	"AH 35"
STRAP NUMBER:	520300 2 3 1E28 , 520300 2 2 1E28 , 520300 2 51E28
PARCEL NUMBER:	63850400004 , 63850360005 , 638504400006

ZONING

SITE:	(C-1)
NORTH:	(R.O.W) ( NEW MARKET RD)
SOUTH:	(R.O.W) ( PINELLAS ST)
EAST:	(R.O.W) ( NEW MARKET RD )
WEST:	(R.O.W) ( N 15TH ST )

	BUILDING SETBACKS		LANDSCAPE BUFFERS	
	REQ'D	PROV'D	REQ'D	PROV'D
NORTH (FRONT):	15'	25.4'	10'	10'
SW 6TH TERRACE - 70' R.W	15'	15.0'	10'	10'
SOUTH (REAR):	15'	51.4'	10'	10'
PINE ISLAND ROAD - 20' R/W	15'	15.0'	10'	10'
EAST (FRONT):	15'	15.0'	10'	10'
SW 5TH TERRACE - 60' R.W	15'	15.0'	10'	10'
WEST (SIDE):				
VACANT LOT				

PROPOSED BUILDING

RETAIL STORES
TOTAL BUILDING AREA: (6,434 SF)
RESTAURANT
TOTAL BUILDING AREA: (1,500 SF)

PARKING REQUIREMENTS

(RETAIL SHOP OR STORE )
1 SPACE PER 250 S.F
6,434 / 250 = 26 SPACES
(RESTAURANT)
1 SPACE PER 100 S.F
1,500 / 100 = 15 SPACES
REQ'D. PARKING = 41 SPACES
PARKING PROP'D. = 48 SPACES
(INCLUDES 2 H/C)

NOTES:

- LOCATION OF EXISTING UTILITIES, DRAINAGE, LIGHTING AND OTHER INFRASTRUCTURE ARE ESTIMATED AND NEED TO BE CONFIRMED BY THE PROJECT SURVEYOR.
- THE SITE LAYOUT SHOWN IS CONCEPTUAL AND WILL CHANGE BASED ON REGULATORY AGENCY REQUIREMENTS.

PROJECT: 23-149	
DATE: 10/23	
ANDRES BORAL, PE, MEA LICENSE # 80273 FDE # 31552 23150 FASHION DR, SUITE 200, ESTERO FL 33928 ANDRES@BORALENGINEERING.COM (P) 239-692-0509	BORAL ENGINEERING WWW.BORALENGINEERING.COM
OWNER: TIMOTHY & CASSANDRE DENARDIS 1405 E. 14TH ST NAPLES FL, 34110	
REVISION DESCRIPTION	
BY	
DATE	
NEW MARKET RD COMMERCIAL PROJECT IMMOKALEE, FLORIDA 34142	
PRELIMINARY SITE	CONCEPTUAL PLAN
SHEET 1 OF 1	





## August 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. 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.

The applicant requests a lot split to turn a +/- 1 AC lot into two +/- 0.5 AC lots.



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

Location: 715 Crestview Dr  
 Current Zoning: 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.

The applicant requests a general zoning verification letter stating in which zoning district the subject property is currently located, the number of permitted units on site, whether or not the subject is considered to be a permitted use, and any compliance information available.



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

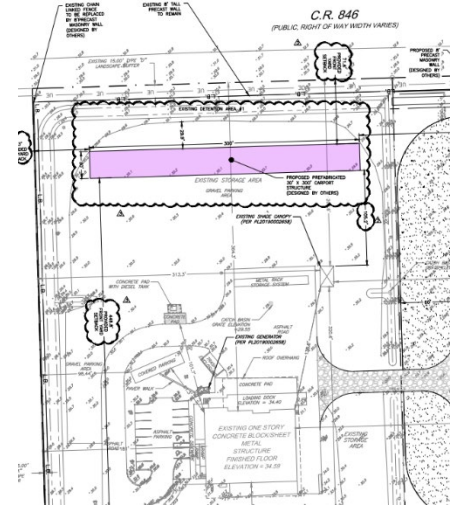
Location: 2060 Global Dr

Current Zoning: Industrial and Airport Overlay

Owner: Lee County Electric Cooperative Inc.

Status: First applicant submittal on 7/29/2025. Pending Fee Payment.

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



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

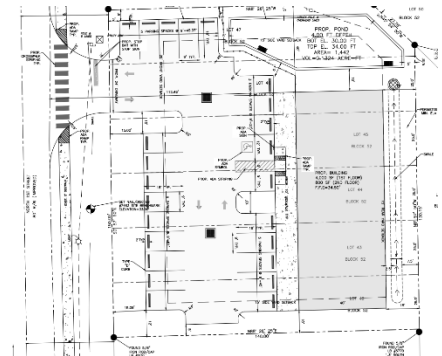
Location: N 1<sup>st</sup> St and Broward St. ([63865960003](tel:63865960003))

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.

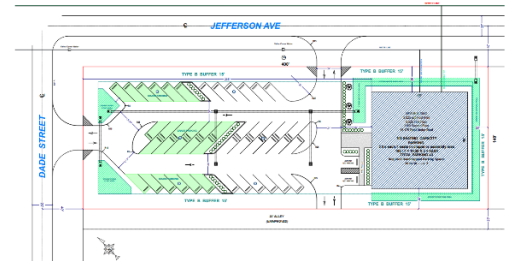
The purpose of this project is to initiate the development of a new commercial medical facility titled Parkview Commercial Center, which will serve as the future home of Results Care Physical Therapy, Pain and Wellness Center. Our organization is a long-standing community healthcare provider in Immokalee,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



## 6. Iglesia Cristiana Mana (SDP): PL20250007264\*

Location: Jefferson Ave and Dade St  
Current Zoning: C-4-JACOSD with ST/W-4 Wellfield Protection and Airport Overlays  
Owner: IGLESIA CRISTIANA MANA CORP  
Status: Pre-app meeting held on 7/8/2025.

The applicant is proposing a new 12,175 sq ft church between 2 floors with seating for 100.



## 7. 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.

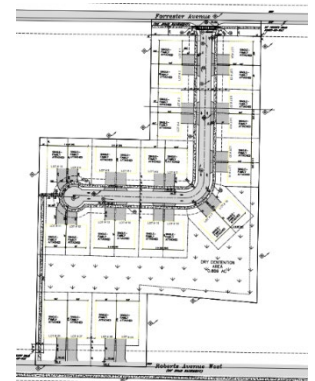
This SDPA pre-application request is for the construction of a new government center building within the southern undeveloped area of the Collier County Property. The proposed project will consist of a single government building (approximately 15,000 sf). The development will also include parking, drive 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 located at the northern portion of the site will be demolished as part of the project and will be used as dry retention area for the property. The total project area is +/- 7.42 acres.



## 8. 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. Staff issued an incomplete submittal letter on 7/29/2025.

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.

Request to 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).



**FRONT ELEVATION**

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.



REAR ELEVATION



**SIDE ELEVATION**

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.

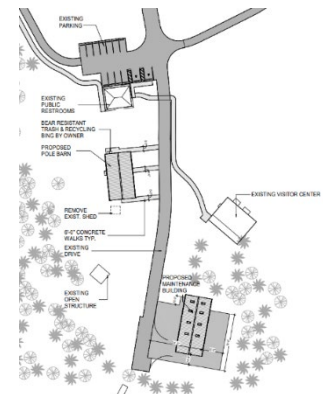
**9. Pepper Ranch Preserve (SDPA): PL20250003776\***

Location: 6315 Pepper Ranch Rd

Current Zoning: A-MHO

Owner: Coller 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.



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

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

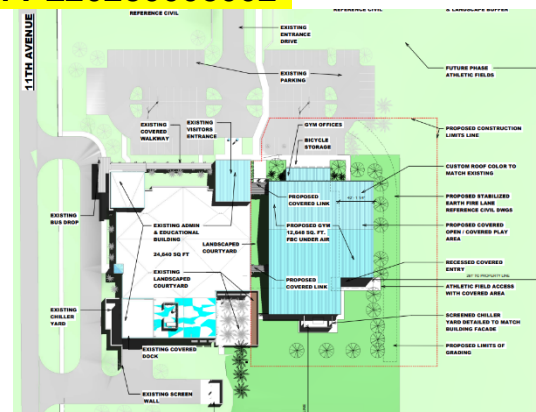
Location: 1155 Roberts Ave W

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.



This application is a SDPA for a proposed gymnasium connected to the existing admin and classroom building. The gym was previously approved in PL20170002137 but

not was not constructed.

**11. Immokalee Airport Hangar (SIP): PL20250007293\***

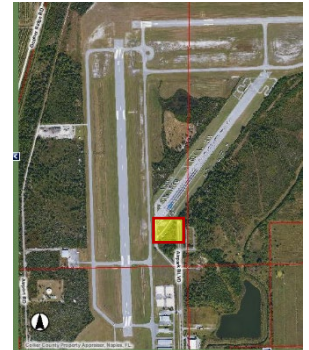
Location: 249 Airpark Blvd

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.



**12. RCMA Immokalee MPUD (SDPI): PL20250007305\***

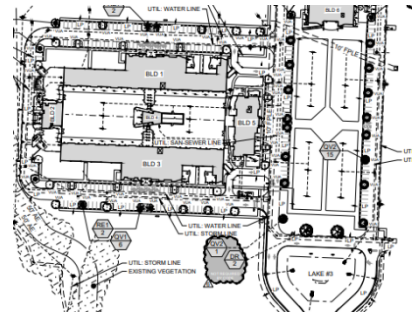
Location: 3206 Lake Trafford Road

Current Zoning: RCMA Immokalee MPUD with ST/W-1, W-2, W-3, and 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.**

The requested SDPI is for the revision to the site plan to include revisions to playground fencing for the pre-school and landscape modifications.



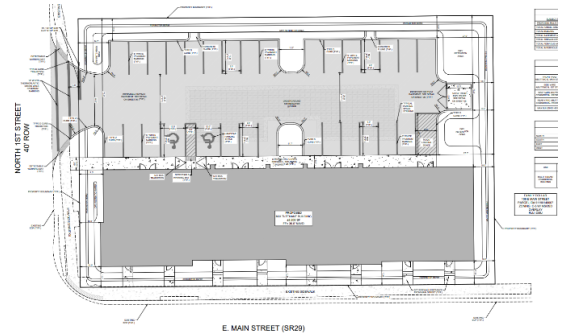
**Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub (SDP): PL20210001073**

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. The campus is scheduled to open in Summer 2025.



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

Location: 104 N 1<sup>st</sup> St  
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.

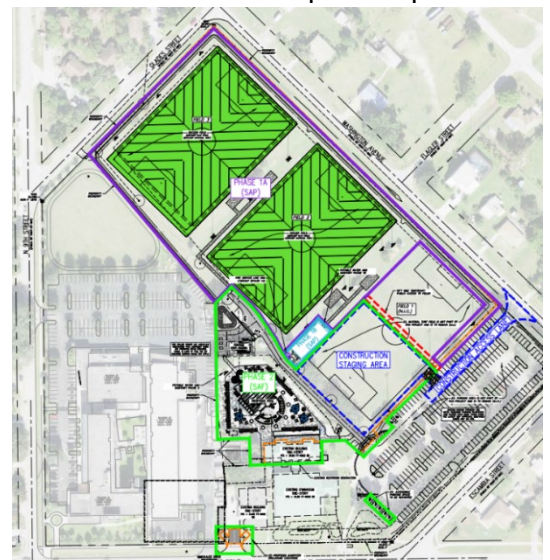


The proposed project includes the development of a +/- 8,208 SF multi-tenant commercial building, paving, grading, underground stormwater management system and utility connections to support the overall development. The project will be accessed from N. 1st Street.

### 14. 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.

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.

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

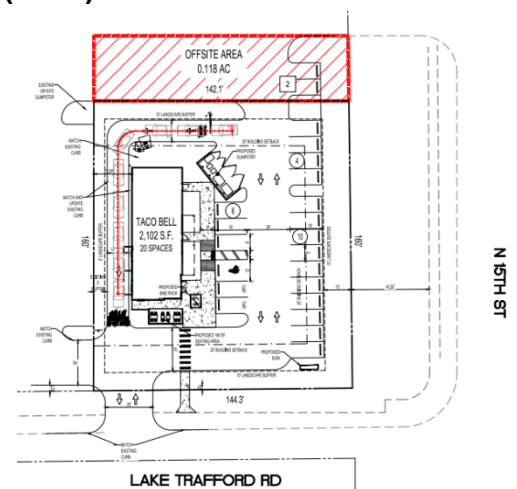
Location: 1101 N 15<sup>th</sup> St. (existing Wendy's at northwest corner SR 29 and Lake Trafford Road)

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.

Construction of a proposed 2,102-square foot Taco Bell to replace the existing Wendy's. Water & Sewer service es 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.



### 16. 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.

Application for an SDPA 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.



**17. 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.**



The proposed affordable housing development on 11.5± acres will include: **Buildings:** Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building) 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.

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

Location: 165 Airpark Blvd.

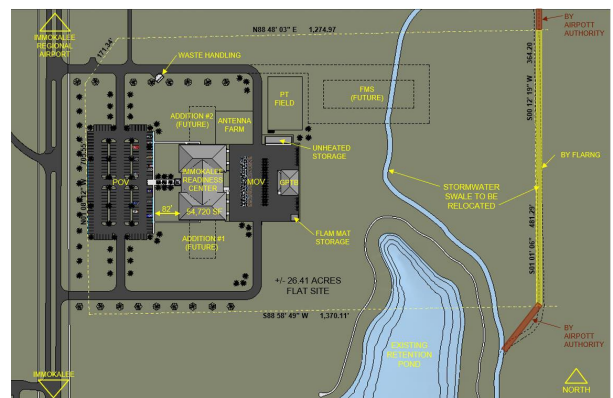
Current Zoning: Airport Operations PUD (AOPUD) with ST/W-4 Wellfield Protection and Airport Overlays

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.





**19. 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.**

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.





**20. 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

### 21. Heckman Commercial Center - Rear Setback Yard Encroachment (AVA): PL20250007473\*

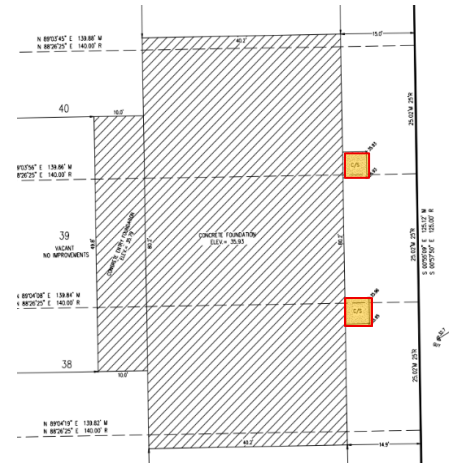
Location: 308 N 1<sup>st</sup> St

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.



### 22. 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.

The applicant requests a zoning verification letter regarding the allowable uses that can be constructed on the subject property.



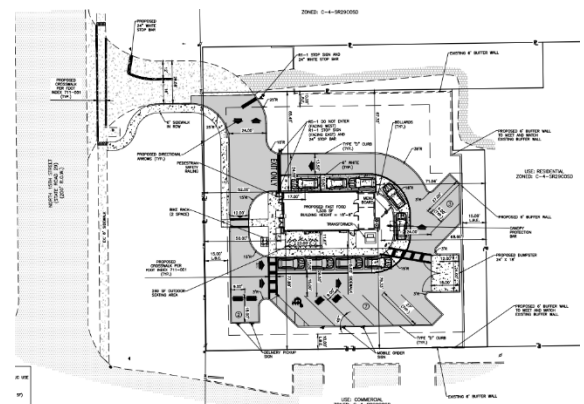
### 23. 830 N 15<sup>th</sup> St (SDP): PL20240003652\*

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.



The proposed project consists of the demolition of the existing car wash and the construction of a 1,495 square foot fast food restaurant with drive-thru, outdoor seating, and associated parking and infrastructure.

**24. 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.

This SDPI application to SDPA-PL20220004362 proposes to remove a covered passenger waiting area from the original stamped approved plans for Immokalee CAT Transfer Facility (SDPA), PL20220004362.

**25. 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.



**26. 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/>.



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

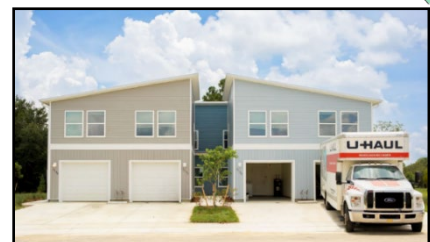
Location: Kaicasa Lane

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/>

**28. Casa San Juan Diego (SDP): PL20230018133**

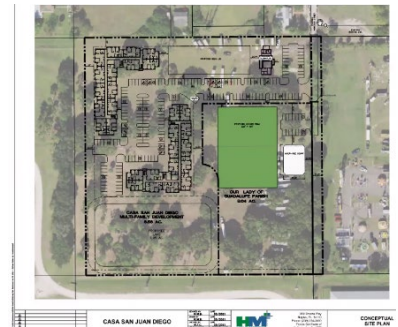
Location: 976 Boston Ave.

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.



**29. 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.



**30. Williams Farm RPUD (PUDZ): PL20210001434**

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

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

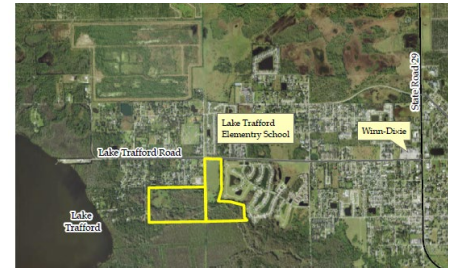
Owner: James E Williams Jr Trust

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.



### 31. Immokalee Airport GFTS Parcel A South Aircraft

#### Hangar (SDPA) : PL20230012330

Location: 165 Airpark Blvd

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

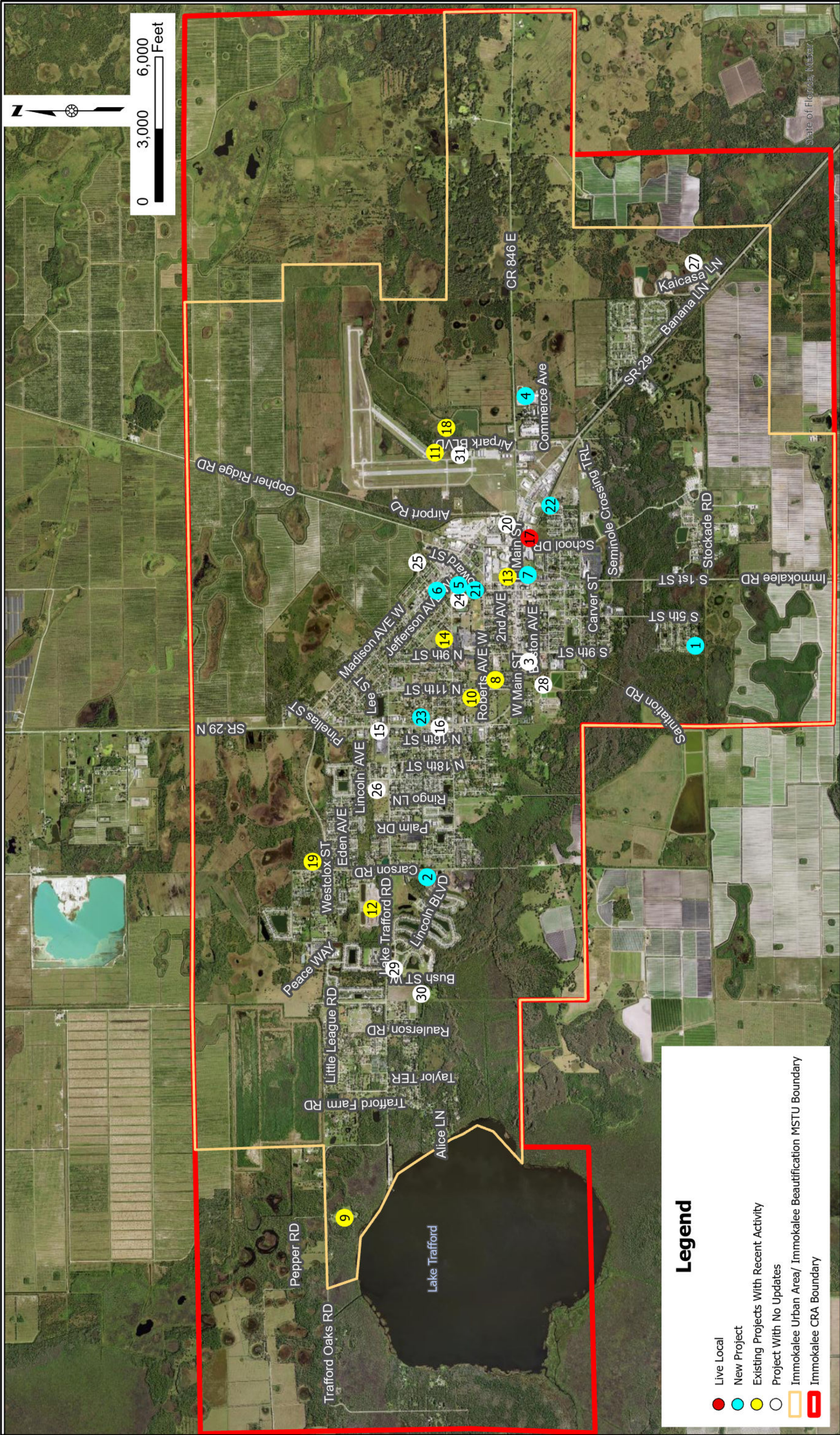
Owner: Collier County

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

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







H:\20250000\25007811 - ICRA Planning Support Svcs\ICRA Private Development Report\ARC GIS Map\ICRA Dev Report Map Aug.aprx Date: 8/11/2025 Time: 4:23 PM User: Kaitlyn.zindle



Immokalee CRA  
Collier County, Florida



JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
E.B. #642 & L.B. #642

August 2025  
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2025	25007811	-	As Shown	17 of 17





# 2025 Public Meeting Calendar **DRAFT** for the Immokalee Community Redevelopment Advisory Board

## ICRAB Meeting Calendar 2025

Dates/Times	Locations	Phone Number
January 15 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
February 19 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
March 19 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
April 16 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
May 21 <sup>st</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
June 18 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
July 16 <sup>th</sup> @8:30 a.m.	NO MEETING	239-867-0025
August 20 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * CareerSource SWFL*	239-867-0025
September 17 <sup>th</sup> @9:00 a.m.	Hybrid Remote Public Meeting * 321 N 1 <sup>st</sup> Street *	239-867-0025
October 29 <sup>th</sup> @9:00 a.m.	Hybrid Remote Public Meeting * 321 N 1 <sup>st</sup> Street*	239-867-0025
November 12 <sup>th</sup> @9:00 a.m.	Hybrid Remote Public Meeting * 321 N 1 <sup>st</sup> Street*	239-867-0025
December 10 <sup>th</sup> @9:00 a.m.	Hybrid Remote Public Meeting * 321 N 1 <sup>st</sup> Street*	239-867-0025

## Budget Workshop 2025

Dates/Times	Locations	Phone Number
April 16 <sup>th</sup> @8:30 a.m.	Hybrid Remote Public Meeting * JOINT MEETING * CareerSource	239-867-0025

**Please contact the CRA with any questions (239) 867-0025**

*Updated August 12, 2025*

Joint Meeting \*Hybrid CRA MSTU

ICRAB \* Hybrid & In-Person (CareerSource SWFL, 750 South 5<sup>th</sup> Street, Immokalee, FL 34142)

ICRAB \* Hybrid & In-Person (Immokalee Community Park, 321 N 1<sup>st</sup> Street, Immokalee, FL 34142)

Budget Workshop \*Hybrid

No Meeting Scheduled

**\*Hybrid Remote Public Meeting**

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

[www.ImmokaleeCRA.com](http://www.ImmokaleeCRA.com)

750 South 5<sup>th</sup> Street, Immokalee, FL 34142  
239-867-0025







**Collier County Government  
Fiscal Year 2026 Fund Budget Summary**

## Immokalee Redevelopment (1025)

Fund Type: **Special Revenue**

Description: **Established in FY 2001 to implement the Immokalee Component Section of the Collier County Community Redevelopment Plan adopted by the Community Redevelopment Agency (CRA). Prior to the accounting system upgrade in FY 2023, this was Fund number 186.**

Appropriation Unit	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent.July	FY 2026 Change
Personal Services	263,992	337,700	329,300	363,300	-	363,300	7.58%
Operating Expense	250,648	414,400	374,100	464,100	-	464,100	11.99%
Indirect Cost Reimburs	27,700	29,300	29,300	36,800	-	36,800	25.60%
Capital Outlay	-	22,500	93,900	22,500	-	22,500	0.00%
Trans to 1026 Immok CRA Capital	542,700	637,900	637,900	747,500	-	747,500	17.18%
Reserve for Contingencies	-	18,300	-	21,500	-	21,500	17.49%
Reserve for Cash Flow	-	-	-	73,900	-	73,900	N/A
<b>Total Appropriations</b>	<b>1,085,040</b>	<b>1,460,100</b>	<b>1,464,500</b>	<b>1,729,600</b>	<b>-</b>	<b>1,729,600</b>	<b>18.46%</b>
Revenue	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent.July	FY 2026 Change
Miscellaneous Revenues	115	-	-	-	-	-	N/A
Interest/Misc	37,672	7,200	14,800	7,200	-	7,200	0.00%
Reimb From Other Depts	92,800	92,800	92,800	92,800	-	92,800	0.00%
Trans fm 0001 General Fund	993,000	1,108,500	1,108,500	1,328,100	-	1,328,100	19.81%
Trans fm 1011 Unincorp GenFd	225,400	252,000	252,000	301,900	-	301,900	19.80%
Carry Forward	31,100	-	(3,600)	-	-	-	N/A
Less 5% Required By Law	-	(400)	-	(400)	-	(400)	0.00%
<b>Total Funding</b>	<b>1,380,087</b>	<b>1,460,100</b>	<b>1,464,500</b>	<b>1,729,600</b>	<b>-</b>	<b>1,729,600</b>	<b>18.46%</b>

## Immokalee CRA Capital (1026)

Fund Type: **Special Revenue**

Description: **To account for the Immokalee Community Redevelopment Agency (CRA) capital program. Prior to the accounting system upgrade in FY 2023, this was Fund number 786.**

Appropriation Unit	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent.July	FY 2026 Change
Operating Expense	-	-	318,000	100,000	-	100,000	N/A
Capital Outlay	-	644,100	4,302,400	653,700	-	653,700	1.49%
Grants and Aid	-	-	185,000	-	-	-	N/A
<b>Total Appropriations</b>	<b>-</b>	<b>644,100</b>	<b>4,805,400</b>	<b>753,700</b>	<b>-</b>	<b>753,700</b>	<b>17.02%</b>
Revenue	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent.July	FY 2026 Change
Interest/Misc	95,653	6,500	106,700	6,500	-	6,500	0.00%
Trans fm 1025 Immok CRA	542,700	637,900	637,900	747,500	-	747,500	17.18%
Carry Forward	3,124,400	-	4,060,800	-	-	-	N/A
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.00%
<b>Total Funding</b>	<b>3,762,753</b>	<b>644,100</b>	<b>4,805,400</b>	<b>753,700</b>	<b>-</b>	<b>753,700</b>	<b>17.02%</b>



**Collier County Government  
Fiscal Year 2026 Fund Budget Summary**

### Immokalee CRA Grant (1027)

Fund Type: **Special Revenue**

Description: **To account for federal and state grants for improvement projects within the Immokalee Community Redevelopment Agency (CRA) Area. Prior to the accounting system upgrade in FY 2023, this was Fund number 715.**

Appropriation Unit	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent. July	FY 2026 Change
Operating Expense	108,376	-	141,600	-	-	-	N/A
Capital Outlay	-	-	1,388,400	-	-	-	N/A
<b>Total Appropriations</b>	<b>108,376</b>	<b>-</b>	<b>1,530,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Revenue	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent. July	FY 2026 Change
Intergovernmental Revenues	-	-	987,000	-	-	-	N/A
Interest/Misc	2	-	-	-	-	-	N/A
Reimb From Other Depts	77,744	-	543,000	-	-	-	N/A
<b>Total Funding</b>	<b>77,746</b>	<b>-</b>	<b>1,530,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>

### Immokalee CRA Grant Match (1028)

Fund Type: **Special Revenue**

Description: **To account for the Community Redevelopment Agency (CRA) matching contributions for various related grants. Prior to the accounting system upgrade in FY 2023, this was Fund number 716.**

Revenue	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent. July	FY 2026 Change
Interest/Misc	159	-	-	-	-	-	N/A
<b>Total Funding</b>	<b>159</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>





**Collier County Government  
Fiscal Year 2026 Fund Budget Summary**

## Immokalee Beautification (1629)

Fund Type: **Special Revenue**

Description: **Provides for maintenance of medians. The principal revenue source is ad valorem taxes, which vary by district according to service standards established by separate citizen advisory committees. Prior to the accounting system upgrade in FY 2023, this was Fund number 162.**

Appropriation Unit	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent. July	FY 2026 Change
Operating Expense	313,714	464,300	783,000	655,200	-	655,200	41.12%
Indirect Cost Reimburs	4,000	5,400	5,400	3,500	-	3,500	(35.19)%
Capital Outlay	36,580	350,000	-	350,000	-	350,000	0.00%
Trans to Property Appraiser	4,235	4,500	4,500	5,000	-	5,000	11.11%
Trans to Tax Collector	11,464	12,700	12,700	19,800	-	19,800	55.91%
Reserve for Contingencies	-	20,500	-	25,300	-	25,300	23.41%
Reserve for Capital	-	1,286,500	-	1,151,900	-	1,151,900	(10.46)%
<b>Total Appropriations</b>	<b>369,992</b>	<b>2,143,900</b>	<b>805,600</b>	<b>2,210,700</b>	<b>-</b>	<b>2,210,700</b>	<b>3.12%</b>
Revenue	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Tent. July	FY 2026 Change
Ad Valorem Taxes	511,248	629,400	604,200	687,000	-	687,000	9.15%
Delinquent Ad Valorem Taxes	37,779	-	1,200	-	-	-	N/A
Miscellaneous Revenues	17,675	-	-	-	-	-	N/A
Interest/Misc	59,541	7,000	52,200	7,000	-	7,000	0.00%
Trans frm Property Appraiser	619	-	-	-	-	-	N/A
Trans frm Tax Collector	6,797	-	-	-	-	-	N/A
Carry Forward	1,435,800	1,539,400	1,699,400	1,551,400	-	1,551,400	0.78%
Less 5% Required By Law	-	(31,900)	-	(34,700)	-	(34,700)	8.78%
<b>Total Funding</b>	<b>2,069,459</b>	<b>2,143,900</b>	<b>2,357,000</b>	<b>2,210,700</b>	<b>-</b>	<b>2,210,700</b>	<b>3.12%</b>





GameTime  
c/o Dominica Recreation Products, Inc.  
P.O. Box 520700  
Longwood, FL 32752-0700  
800-432-0162 \* 407-331-0101  
Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

Enclosure 14

08/11/2025  
Quote #  
108239-01-01

## Immokalee South Park

Collier County Parks & Recreation  
Attn: Luis Herrera  
3299 Tamiami Trail  
Naples, FL 34112-5749  
United States  
Phone: 239-380-4135  
[Luis.herrera@colliercountyfl.gov](mailto:Luis.herrera@colliercountyfl.gov)

Ship to Zip 34142

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
<p>~~~~~</p> <ul style="list-style-type: none"> <li>• Shade over Existing Equipment</li> <li>• Access to area is good</li> <li>• Existing wood fiber to be moved aside for footer installation, and spread back when completed</li> <li>• Spoils from footers to spread in field nearby</li> </ul>						
1	Custom	GT-Shade - Hip Rectangle Shade - 45'x30' x 13' entry	\$19,662.00	5.00	\$18,678.90	\$18,678.90
1	Sealed	5-Star Plus - Signed/Sealed FBC 2023 8th Edition Building Code Drawings			\$1,350.00	\$1,350.00
1	INSTALL	5-Star Plus - Freestanding Shade Installation - Shade Framing- <i>Shade Structure installation - Performed by a Certified Installer, includes meeting and unloading delivery truck and signed completion forms. Includes moving wood fiber for footers and spreading back. Note, re-spread wood fiber may be dirty until after heavy rains.</i>			\$12,900.00	\$12,900.00
4	SF3	5-Star Plus - Shade Footer Size 3 (each) - Large			\$495.00	\$1,980.00
1	Crane	5-Star Plus - Lull Forklift (Crane) - For Shade Installation- <i>Per Day Rental - Owner to provide access to site for lull, installer not responsible for damage to grass, sod, sidewalk or anything on accessible route to site.</i>			\$1,500.00	\$1,500.00
1	Permits	5-Star Plus - Building Permits- <i>Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey &amp; Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.</i>			\$1,500.00	\$1,500.00
					<b>Sub Total</b>	\$37,908.90
					<b>Freight</b>	\$2,477.41
					<b>Total</b>	<b>\$40,386.31</b>

This quote was prepared by Rob Dominica, President.  
For questions or to order please call - 800-432-0162 ext. 113 [robd@gametime.com](mailto:robd@gametime.com)

**All pricing in accordance with Omnia Partners / U.S. Communities Contract #2017001134.**  
All terms in the Omnia Partners / U.S. Communities Contract take precedence over terms shown below.  
For more information on the Omnia Partners / U.S. Communities contract please visit [Omnia Partners Public Sector GameTime](#)





GameTime  
c/o Dominica Recreation Products, Inc.  
P.O. Box 520700  
Longwood, FL 32752-0700  
800-432-0162 \* 407-331-0101  
Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

Enclosure 14

08/11/2025  
Quote #  
108239-01-01

## Immokalee South Park

### Payment Terms: Governmental Purchase Order.

### Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime.

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1.5% per month finance charge will be imposed on all past due accounts.

**Multiple Invoices:** Invoices will be generated upon services rendered. When equipment ships it will be invoiced separately from installation and/or other services. Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 120 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; lift gate delivery; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

### SHADE TERMS :

- Per FBC (or other wind codes) remove shades as recommended in high wind events.
- Quote does not include any provisions for lighting protection.
- Lead time for Shade is about 8 weeks after approval of permits (if required).
- Installer not responsible for site conditions. For Large Shades holes may be upwards of 5' deep or wide, if additional drilling or digging is needed due to rock, coral, utilities, or other unknown items; additional charges may be applied to order.
- Utility locate not included, unless noted in the quote.
- Standard installation requires access for large machinery, possibly including a crane, and a staging area. Installer not responsible for sod damage or sidewalk repair on access path and staging area, unless otherwise noted.
- Standard installation is for earth formed footers. Soil testing is not included.

### Acceptance of quotation:

Accepted By (printed): \_\_\_\_\_

P.O. No: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

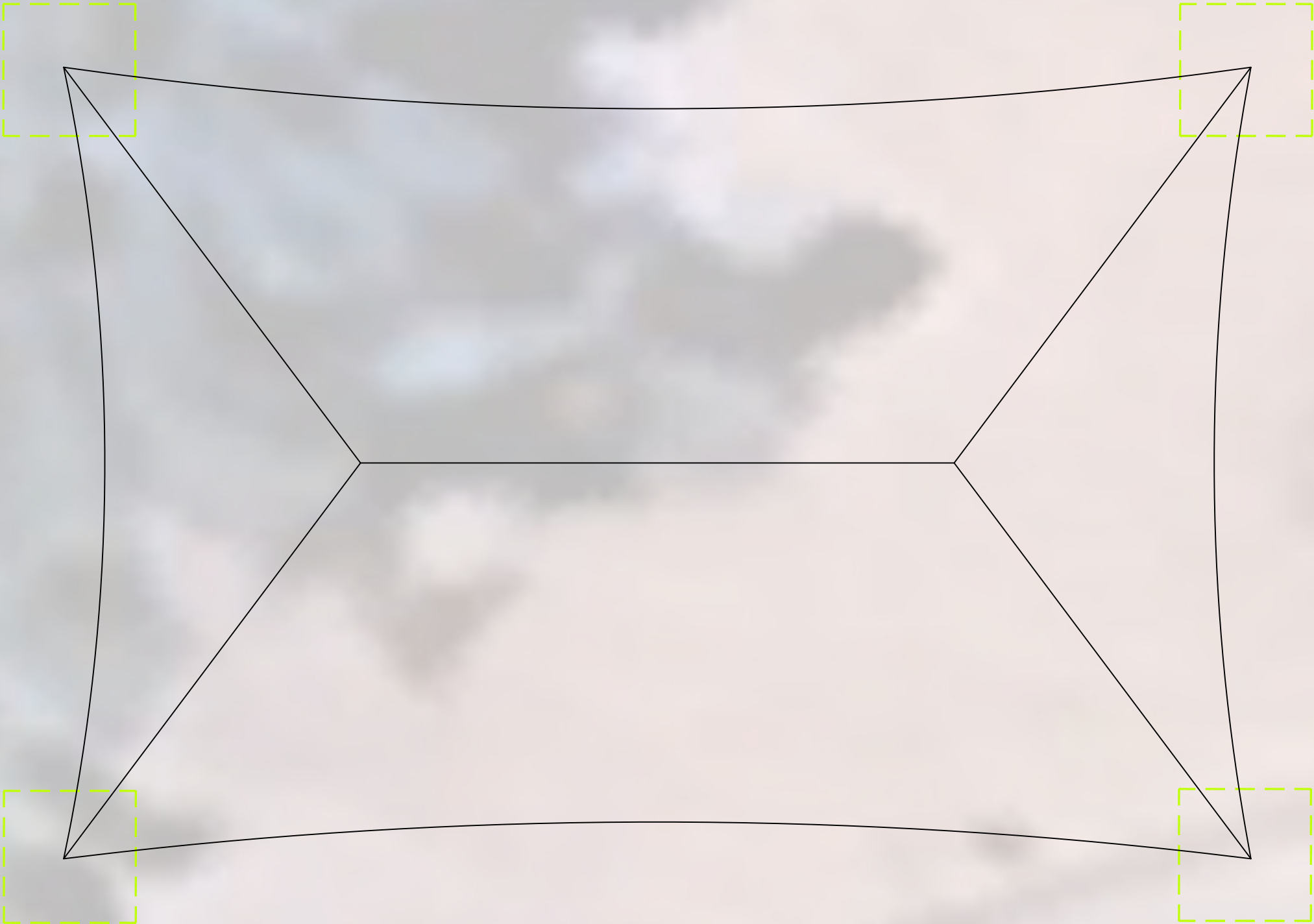
Title: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Purchase Amount: **\$40,386.31**

Custom Shade  
Hip Rectangle  
45'x30'x13' entry

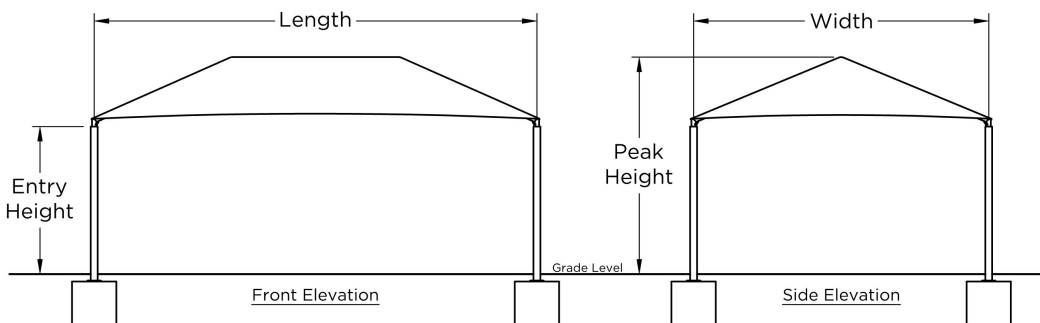
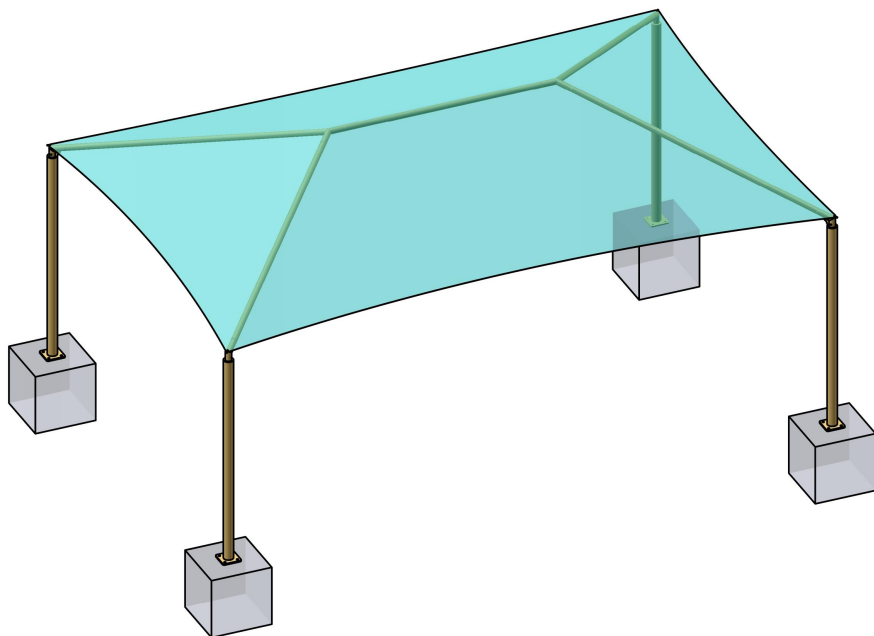


SHEET NO: 1	PROJECT TITLE:  Immokalee South Park Collier County	This play equipment is recommended for children ages n/a	Minimum Area Required:	<b>IMPORTANT:</b> Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614
	REPRESENTATIVE:  Dominica Recreation Products	DRAWING NO: 1		
	DRAWN BY: Rob	DATE: 6/30/25		

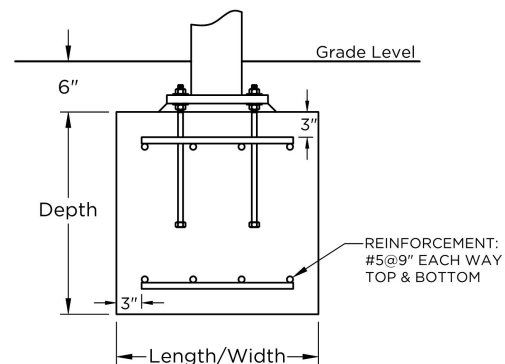


## Hip Shade

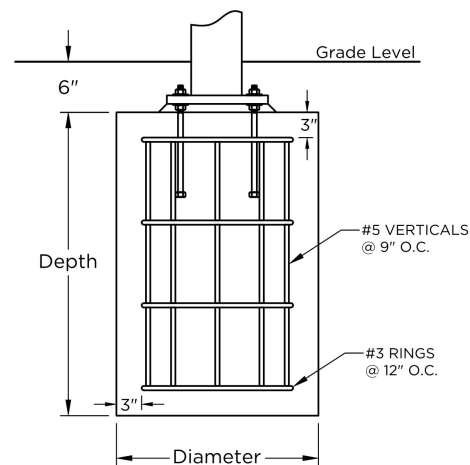
Length	45'	Width	30'	Entry Height	13'
Peak Height	19.06'	Elbow	Standard	Column Mount	Base Plate
Column Size	Ø8.6" Sch-40	Rafter Size	Ø5.0" 7-Ga	Ridge Size	Ø5.0" 7-Ga
Column Length	13.5'	Rafter Length	21.33'	Ridge Length	17.2'
Dome Qty.	1	Column Qty.	4		



Square Footing		
Column	Length & Width	Depth
Single Cap	5.27	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	9.45	N/A







FEATURES AND BENEFITS

TRADITIONAL FABRIC

- Made from 80% water repellent, UV stabilized high density polyethylene fabric that prevents fading from the sun
- Raschel-knitted to prevent fraying and shades 34' and larger receive Kevlar® reinforced corners
- Blocks up to 99% of harmful UV rays, depending upon color
- Fabric breathes allowing hot air to rise and escape, thus creating a cooler environment
- Available fabric to meet California State Fire Marshal requirements, NFPA 701 and ASTM E84

STEEL FRAMES

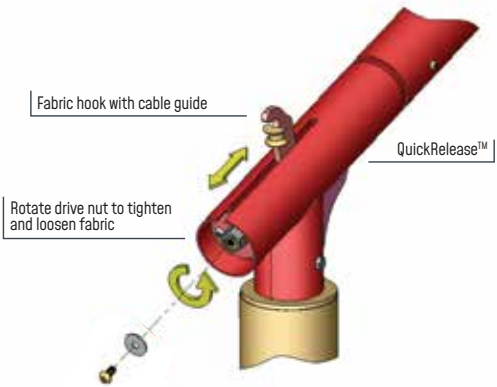
- Coated with durable powder coat, which carries a 5-year limited warranty
- Engineered to withstand wind speeds of up to 150 mph with fabric removed
- All structural tubing complies with ASTM standards
- Our finished product includes 6 mils of powder coat, with 3 being zinc-rich primer and 3 being durable powdercoat
- Our powder coat is backed by 5,000 hours of testing per ASTM Method B117

QUICK RELEASE

With our quick release mechanism, installation and removal of your fabric is completed with the use of a wrench or cordless drill that has an appropriate sized socket. Not only does our quick release make updating fabric easier, it allows you to easily remove fabric for severe weather. Additionally, metal-on-metal wear is minimized with our fabric hook connection.

SUPERDURABLE POWDER COAT

Our durable powder coat is one of the best in the industry. After removing all surface rust and oil, our steel frames are coated with an Epoxy TGIC Power Coating Zinc-Rich Primer. After the primer application, GT Shade applies durable Polyester TGIC powder coating.



COLOR OPTIONS

SHADE FABRIC	Charcoal*	Silver*	Cream	Beige	NEW! Latte*	NEW! Cedar	NEW! Brown*
	Forest Green*	Bottle Green*	Lime*	Dove Blue*	NEW! Turquoise	True Blue*	Navy Blue
	Purple*	NEW! Royal Purple	NEW! Deep Ochre	Sun Blaze*	NEW! Cayenne	NEW! Orange	Yellow

Our traditional shade fabric is backed by a 10-year limited warranty.  
\*These fabric colors are California Fire Marshal certified, which is the highest standard for flame resistance.

FRAMES   STEEL FRAME	Black	Starlight Black	Metallic	White	NEW! Vanilla	Champagne	Beige
	Brown	Bronze	Dark Green	Green	NEW! Sage	NEW! Ice Butter	NEW! Ice Mint
	NEW! Chartreuse	Spring Green	NEW! Ocean	NEW! Azure	NEW! Sea Mist	Sky Blue	Blue
	Periwinkle	Royal Purple	Burgundy	Red	Orange	Butterscotch	Yellow

Our durable powder coat is backed by a 5-year limited warranty.

