



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

June 17, 2026

9:00 A.M.



Immokalee
Florida in the 21st century

IMMOKALEE

CRA Collier County Community Redevelopment Agency



2026

CRA Meetings held
every third
Wednesday of the
month.

January	February	March	April
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May	June	July	August
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September	October	November	December
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CRA Meeting



Special Meeting



BCC Joint
Workshop



Cancelled



No Meeting



Hybrid Remote Public Meeting

All meetings are held at the Immokalee Community Park, located at 321 North 1st Street, Immokalee, FL 34142 unless otherwise noted. CRA Meetings are held every third Wednesday of the month.

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

Anne Goodnight
Christina Guerrero

Oscar Lugo
Jimmy Nieves
Estil Null

Yvar Pierre
Paul Thein

Natalie Tyler
Lupita Vazquez Reyes

CRA Staff

Michael McNees
Executive Director
Facilities & CRA

Christie Betancourt
CRA Assistant Director

Yvonne Blair
CRA Project Manager

Yuridia Zaragoza
CRA Operations Support
Specialist I

Dafeney Jean Mary
High School Intern

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

AGENDA

Hybrid Remote Public Meeting

(*Please see details below)

Guadalupe Center – Van Otterloo Campus

3655 Westclox Street

Immokalee, FL 34142

239.867.0025 (CRA Office)

June 17, 2026 – 9:00 A.M.

- A. Call to Order.
- B. Pledge of Allegiance and Prayer.
- C. Roll Call and Announcement of a Quorum.
- D. Voting Privileges for Board Members via Webex. (Action Item)
- E. Approval of Agenda. (Action Item)
- F. Approval of Consent Agenda. (Action Item)
 - 1. Minutes
 - i. Immokalee CRA Board Meeting for May 20, 2026 (Enclosure 1) (Pages 5-18)
 - 2. Budget Reports (Enclosure 2) (Pages 19-28)
 - 3. Code Enforcement Report (Enclosure 3) (Pages 29-32)
 - 4. Staff Reports
 - i. Assistant Director Report (Enclosure 4) (Pages 33-36)
 - ii. Project Manager Report (Enclosure 5) (Pages 37-54)
 - iii. Project Manager Field Observation Report (Enclosure 6) (Pages 55-58)
 - iv. Community Meetings (Enclosure 7) (Pages 59-60)
- G. Public Comments on General Topics not on the Current or Future Agenda.
- H. Announcements.
 - 1. Public Comment speaker slips
 - 2. Communications Folder
 - 3. Property Tax Legislation
- I. Other Agencies.
 - 1. FDOT updates
 - 2. Other Community Agencies
 - i. Collier County Code Enforcement
 - ii. Collier County Sheriff's Department
 - iii. Collier County Parks and Recreation
 - iv. Immokalee Eastern Chamber of Commerce
- J. Community Presentations.
 - 1. Immokalee Water & Sewer District (IWSD)
- K. Old Business.
 - 1. Development Report by Apex (Enclosure 8) (Pages 61-86)
 - i. Housing Development Report Summary (Enclosure 8a) (Pages 87-88)
 - 2. Contractor Maintenance Report
 - i. A&M Property Maintenance Report & Schedule (Enclosure 9) (Pages 89-92)
 - 3. Budget update

- 4. Brief Staff project update
- L. New Business
 - 1. FRA Conference 2026 (Charlotte Harbor) (Enclosure 10) (Pages 93-98) (*Action Item*)
 - 2. FRA Award Submittal (Enclosure 11) (Pages 99-100)
- LI. Public Comments
- LII. Next Meeting Date. The **CRA Board** will meet on ***Wednesday, August 19, 2026***, at 9:00 A.M. at the **Immokalee Community Park**.
- LIII. 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.

<https://www.immokaleecra.com/Home>

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at Yuridia.Zaragoza@collier.gov by June 16, at 4:00 P.M.

You may attend the meeting in person on June 17, 2026, at the Guadalupe Center – Van Otterloo Campus – Dempsey Learning Lab, 3655 Westclox 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 Yuridia Zaragoza at least 48 hours before the meeting. The public should be advised that members of the CRA Advisory Board 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 Board may come before one or more of the referenced Board and Committees from time to time.



MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Community Redevelopment Advisory Board on May 20, 2026. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting

Immokalee Community Park
321 N 1st Street
Immokalee, FL 34142

A. Call to Order.

The meeting was called to order by CRA Chair Michael “Mike” Facundo at 9:00 A.M.

B. Pledge of Allegiance and Opening Prayer.

Michael “Mike” Facundo led the Pledge of Allegiance.

Pastor Josh Rincon with Bethel Immokalee Church led the Opening Prayer.

C. Roll Call and Announcement of a Quorum.

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

CRA Advisory Board Members Present in Person:

Michael “Mike” Faundo, Bernardo Barnhart, Patricia “Anne” Goodnight, Christina Guerrero, Oscar Lugo, Jimmy Nieves, Estil Null, Yvar Pierre, Paul Thein, and Natalie Tyler.

CRA Advisory Board Members Present via Webex:

None.

CRA Advisory Board Members Absent/Excused:

Lupita Vazquez Reyes.

Others Present in Person:

Misty Smith, Damion Gonzalez, Andrea Halman, Christoper “Chris” Ambach, Josh Rincon, Michael Choate, Cherryle Thomas, Sarah Harrington, Jessica Macera, and Said Gomez.

Others Present via Webex:

Daniela Leon, Miranda Estrada, Sofia Mayorga, Melissa A. Metzger, Armando Yzaguirre, Besty Haesemeyer, Dianna Corujo, and Jose Segura.

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

D. Voting Privileges for Board Members via Webex

Staff announced that a board member may be present on Webex.

CRA Action: Mr. Jimmy Nieves made a motion to allow Board Members on Webex privileges. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 8-0.

E. Approval of Agenda.

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

CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the Agenda as presented. Mr. Bernardo Barnhart seconded the motion, and it passed by unanimous vote. 8-0.

F. Approval of Consent Agenda

1. Minutes
 - i. Immokalee CRA Board Meeting for April 15, 2026 (Enclosure 1) (Pages 5-14)
2. Budget Reports (Enclosure 2) (Page 15-24)
3. Code Enforcement Report (Enclosure 3) (Pages 25-26)
4. Staff Reports
 - i. Assistant Director Report (Enclosure 4) (Pages 27-30)
 - ii. Project Manager Report (Enclosure 5) (Pages 31-46)
 - iii. Project Manager Field Observation Report (Enclosure 6) (Pages 47-54)
 - iv. Community Meetings (Enclosure 7) (Pages 55-56)

Staff presented the Consent Agenda to the boards for approval. Enclosures 1 through 7 are under the Consent Agenda. Staff announced that there is a change to the minutes of the previous meeting. On Packet Page 5, the actions item for voting privileges on Webex were done by Mr. Bernardo Barnhart, not Ms. Lupita Vazquez Reyes. The Consent Agenda was approved as amended.

CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the Consent Agenda as amended. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 8-0.

G. Public Comments on General Topics not on the Current or Future Agenda.

Anyone who would like to discuss anything that’s not on the Agenda can do so in this section.

H. 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.

Staff announced that the Immokalee Eastern Chamber of Commerce will not have a networking breakfast meeting for the month of June, July, and August.

2. Communications Folder
Staff briefly reviewed the communication folder with the board and members of the public.

I. Other Agencies

1. FDOT Updates
No update.
2. Other Community Agencies
 - i. Immokalee Water and Sewer District (IWSD) (Enclosure 8) (Pages 57-66)
CRA staff announced that Enclosure 8 will be provided by the Immokalee Water & Sewer District (IWSD). They have hired Apex to provide quarterly reports on developments that are being tracked on zoning petitions as well as a map and tracker on these developments.

Ms. Misty Smith provided updates on the IWSD. They have 2 solicitations out for bid. One is for the Grant Administration for the wastewater treatment plants hardening project, and an Invitation to Bid on the Wastewater Treatment Plan Reuse/Water Reclamation Facility. She also commented that a traffic alert was put out on social media regarding repairs being done on the corner of S.R. 29 and Lake Trafford. Ms. Smith also commented on the Smart Meters, IWSD staff continue to replace all manual meters with automatic meters. These new meters read more accurately, so there may be noticeable changes in community members' water bills.

Ms. Smith reiterated that IWSD staff will be sharing the reports provided by Apex. The reports show updates on the developments within their service boundary.

ii. Collier County Code Enforcement

Mr. Christopher "Chris" Ambach provided updates on Code Enforcement within the Immokalee area. Mr. Ambach has worked with staff to get 7 investigators for the Immokalee area. Included is a Senior Investigator, property maintenance specialist who will deal with buildings and 5 area investigators. The hiring and selection process has been completed. The training for new code enforcement staff is about 4-6 weeks.

Mr. Ambach has been focused on New Market Road. He and code enforcement staff will continue to monitor the area and make sure all looks good moving forward. Code enforcement staff will also focus on the Liberty Way area and Justice Circle. A brief discussion was held on the Habitat community and addressed any concerns in the area.

Mr. Ambach commented that Mr. Joseph "Joe" Mucha is working on setting up a date and time for a neighborhood cleanup.

Ms. Andrea Halman complimented Mr. Chris Ambach's previous and current efforts and said he will get things done for the community.

iii. Collier County Sheriff's Department

No Update.

iv. Collier County Parks and Recreation

Mr. Said Gomez commented that he has been working in other regions, so he has been unable to attend the board meetings. He provided updates on the Immokalee parks.

At the Marina, all repairs have been completed. This included the lights. The maintenance staff will be pressure-washing as well in this area.

Mr. Gomez also commented that the sign is still down at Ann Olesky Park. Park staff is working with Procurement, they are finalizing the scope of work to send out to vendors, so that the new sign can be installed. A few individuals have reached out to park staff and the County Manager's office, who are interested in keeping the previous sign. The sign has been renovated.

Park staff are going through the process with Procurement to try to get a deposition, so that it may be donated to the interested individual. The new sign will include Ski's name.

Dugouts have been completed at Little League for the T-Ball fields

The Lighting Project is progressing at the Immokalee Sports Complex. The new fixtures have been put up on the posts. Wiring work is being done so that it's connected with Musco Lighting and it's programmed automatically instead of manually. Swim lessons are also being held at the sports complex. Park staff have done over 60 swimming lessons for kids. Mr. Said Gomez also commented on the Pool Fiesta event and the Beyond the Athletes event. Park staff worked with Ave Maria University to host the Beyond the Athletes event. Mr. Gomez continues to work with all organizations and schools, so that the local sports organizations are able to use the school fields until the sports complex fields project is complete.

County staff are working on the lot-split so that the fields near the Immokalee Community Park are given to Collier County Public Schools. Mr. Said Gomez briefly provided a timeline and said that the updating of these fields is set to be completed in January 2027.

Mr. Said Gomez also provided information on the number of kids participating in the upcoming summer programs at the Immokalee Community Park and South Park.

Mr. Gomez also provided an update on the Immokalee South Park shade structure project. Once fees are paid, the vendor may start the project. Procurement and park staff will walk the site and see the progress of this project.

Ms. Christie Betancourt announced that due to the closing of the fields, the Christmas Around the World gala event will most likely be held at the Immokalee Community Park.

Mr. Paul Thein asked about the programming for individuals who are interested in using the fields. Mr. Said Gomez commented that park staff work with other schools and have interlocal agreements, staff are able to coordinate with other staff members due to this agreement.

A brief discussion was held on the changes that could occur for the upcoming Christmas parade and gala event.

- v. Immokalee Eastern Chamber of Commerce
No update.

J. Community Presentations.

1. Immokalee Fire Control District

Chief Michael Choate introduced himself. He is the District Manager Fire Chief for Immokalee Fire Control District. Chief Choate provided updates on the Immokalee Fire Control District and commented that Hurricane Season has started.

The Immokalee Fire Control District has a Request For Proposal (RFP) for a contractor to rebuild Station 31, which is currently located on Carson Road. Chief Choate provided a historical overview of the station. The Immokalee Fire Control was able to secure funding from the State and use impact fees collected over the growth that has taken place, and will build a new station in a recent purchase of property on the new RCMA development on Lake Trafford Rd. EMS will also be stationed at this new location.

Chief Choate also commented on the progress of the expansion of the Advanced Life Support (ALS). Previously, the Immokalee Fire Control District has been a basic life support service. This meant that Fire staff would have to wait and perform basic life skills until EMS arrived with their credentialed paramedics. However, changes have been made. The Immokalee Fire Control District has 8 paramedics who are in the middle of credentialing. Chief Choate commented on his personal experience as a credential paramedic. Once they have enough staff to work through the rotating shift, they will start to split into units. As they continue to progress, the Immokalee Fire Control District is also looking at other opportunities to not only do what the medical units do but also the transportation aspects.

Chief Choate provided a discussion on the district growth expansion and commented on all upcoming communities surrounding the Immokalee area. He commented that due to the growth, the Immokalee Fire Control District is forced to seek bonds. The Immokalee Fire Control District is in the process of getting a bond rating to see what they are able to qualify for as the district continues to expand. Impact fees will also be used; however, they will be used mostly for equipment. He commented that due to the growth, at some point, Immokalee will need a third station.

Mr. Bernardo Barnhart asked about the labor force of the Immokalee Fire Control District. Chief Choate commented that there is a nationwide shortage of firefighters and paramedics. The Immokalee Fire Control District continues to make all efforts to showcase what they do, and the career opportunities present. Chief Choate further commented that there is a statewide shortage in the State of Florida, and although the Immokalee Fire Control District firefighters are well paid, they are still the lowest paid in Collier County. The Immokalee Fire Control District has built a culture and has implemented a family-oriented culture within the department. Chief Choate also commented on the Fire Academy program that is run through Florida Southwestern State College.

Mr. Paul Thein questioned the length of the program. Chief Choate followed up and said the Fire Academy is 8 weeks long, full-time. The EMT school is three months, and the Paramedics school is 18 months. By the time the individual is done, they will have either an associate in Fire Science or EMS. Chief Choate further commented on the overall experience of hiring and the turnover rate of the Immokalee Fire Control District, as well as the training, and how the culture built has allowed staff to build a positive environment.

Ms. Natalie Tyler asked about the previous services provided with basic life support versus the advanced life support. Chief Choate commented on the added service and the ability to do things that are done in an emergency room. A discussion was held on the progress of these life support services and all the efforts made to make sure that Fire staff are able to do anything and everything possible. Ms. Tyler further commented on the initiatives being made to decrease rehospitization. Chief Choate further provided context on frequent flyers who make an impact on the Fire Department's ability to serve others who are in an emergency, so Fire staff are looking at proactive approaches to address this matter.

Ms. Andrea Halman commented on the need to share with others the positive changes of the Immokalee Fire Control District. She further commented on the positive efforts made by Chief Choate and Fire Commissioner "Anne" Goodnight.

Ms. Natalie Tyler asked Chief Choate about the protocol changes for the use of antibiotics for those who go through stupefaction. Chief Choate commented that protocols are being expanded and commented on the treatments that will be done.

Mr. Michael "Mike" Facundo commented on a personal experience and thanked the Immokalee Fire Control District for taking care of the situation.

Ms. Christina Guerrero asked if an individual is allowed to choose the hospital they would like to go to. Chief Choate said the protocol for Collier EMS is to go to the closest, most appropriate facility.

Staff and board members thanked Chief Choate for providing updates.

K. Old Business

1. Development Report by Johnson Engineering (Enclosure 9) (Pages 67-94)

Ms. Kaitlyn Zindle provided information on a couple of developments. Listed under Zoning Petitions:

- Immokalee Nursery Inc (ZLTR): Applicant has requested for a zoning verification letter.
- Immokalee Community Park (LS): Collier County is requesting a lot split to separate the ball fields from the remainder of the park.
- 200 S 3rd Street: Staff issued their first comment letter with comprehensive planning, stormwater, ADA, environmental, landscape, public utilities, Transportation, zoning and county attorney comments.
- 3rd Avenue Food Truck: A request for a site development plan to pave, grade, and add stormwater to serve two food trucks.
- 502 New Market Road (Firehouse Doggie Daycare): A hearing examiner held on 05/14/2026.

Under the Development Review:

- Boys and Girls Club of Collier County (SDPI): A request for an insubstantial change to connect a sewer lateral into the existing manhole.
- DeLaRosa Site Improvement Plan (SIP): A request for a site improvement plan approval to change the location of a unit on the original site plan.
- Pathways Early Learning Center, Immokalee (SDPA): A second applicant submittal was done on 04/26/2026.
- Immokalee Government Center (SDPA): Staff issued the first comment letter on 04/07/2026 with GIS, Stormwater, ADA, Transportation, Zoning, and Landscape comments.
- National Guard Readiness Center – Immokalee (EX): Staff issued the first comment letter on 4/16/2026 with stormwater and environmental comments. Second applicant submittal on 5/5/2026.

Ms. Zindle highlighted the Final Actions/Letters issued. The developments included are 405 11th St SE (LS), Family Dollar, 3206 Lake Trafford Rd., and the Sainvilus Subdivision.

Ms. Zindle commented on the items that are set to be removed from the report unless staff and board members think differently. All items listed are considered closed when withdrawn or if an applicant is inactive for up to 6-9 months without requesting an extension.

Ms. Christie Betancourt suggested that all developments are kept until a CO is given. CRA staff will follow up with Ms. Zindle on these developments.

Ms. Sarah Harrington recommended that staff track the developments by the progress of the permit building. There are many active developments that could be tracked. CRA Staff will start providing this report quarterly.

2. Contractor Maintenance Report

i. A&M Property Maintenance Report & Schedule (Enclosure 10) (Pages 95-98)

Due to network issues, A&M Property Maintenance staff were unable to provide updates online. They provided reports on the June look-ahead and work completed in May.

3. Budget update (Enclosure 11) (Page 99-100)

CRA staff provided an overview of the 2025/2026 Budget Priorities that were presented at the February Budget workshop and also presented the 2026/2027 Budget Priorities. Staff has provided information on certain projects that have gone to the Board of Collier County Commissioners or if there are plans to do so.

Staff gave an overview of all items on the 2026/2027 Budget Priorities:

- First Street Pedestrian Safety Improvement Project #33831 (Grant) #50250 (CRA)
Everything is funded for this project, except for Phase II construction. This will come back to the board if the CRA is awarded.

- **First Street/ Zocalo Improvements**
The Zocalo Maintenance and Improvements were put out for Quick Quotes (QQ). It has been approved and has a three-year, two-year renewable term.
- **First Street Zocalo Plaza Holiday Decorations**
There are two QQ's out for the Holiday Decorations and Tree Installation for the Zocalo Plaza. Staff anticipates spending about \$25,000, however, the previous year the amount spent was about \$15,000. Staff will inform the board members if they go over the budget.
- **Immokalee Sidewalk Phase III Project – Eustis Avenue & West Delaware Avenue Project #33873 (Grant) #50244 (CRA)**
Staff provided information on the contractor. The project is fully funded.
- **Main Street Corridor Streetscape Project**
Staff provided information on the available funding for the Main Street Corridor Project. CRA staff plan to close out the Johnson Engineering design for the Main Street Corridor. The project is on hold due to the Loop Road Project and possible changes. There is \$132,551.40 funds available for reallocation or to save for the redesign.
- **Main Street Improvements (Preventative Maintenance)**
There is about \$60,000 funding available. CRA staff are proposing to add \$20,000 more if needed.
- **Landscape Maintenance of Immokalee MSTU Road (Main Street SR 29, First Street, and Triangle Area)**
The landscape maintenance of Immokalee MSTU Road is funded through general funds. If more funding is needed for maintenance, staff may be able to use CRA Funds.
- **Historic Cemetery on Main Street**
Staff has repairs approved for incidental work on the Historic Cemetery on Main Street. A&M Property Maintenance is able to work on the repairs. Stantec worked on the property survey and ground-penetrating radar of the Historic Cemetery.
- **Fields of Dreams Parks Initiative (Sports Field)**
Allocated funding has been secured for the Immokalee Sports Complex. The funds allocated were 1.2 million. The park has over 2.8 million dollars for the improvements to the pools and fields. CRA funds will be used for the field improvement.

Staff has also previously allocated funds for the Immokalee South Park shade structure project. Both items have gone to the board.

- **Lake Trafford Corridor Improvement Project #50246 (CRA)**
The funds for the Lake Trafford Project will go back to the CRA Capital fund. The amount will be \$143,476.50, and this is due to the utility conflict along Lake Trafford Rd. The design is on hold indefinitely. Funds will be in place for Lake Trafford once the County moves forward with their project and utility conflicts have been resolved.
- **Immokalee Complete Streets**
The CRA is covering the utility bills for the Immokalee Complete Street Project. Staff budgeted \$100,000, however, there was an increase of \$75,000. Staff recently provided an explanation of the unforeseen increase to the budget office. Staff also budgeted \$25,000 for other lighting in areas that are identified as areas that are of in need of lighting. On record, staff were told that there were 388 poles, but have also been told that there are 368 poles installed for the Immokalee Complete Streets. Staff is waiting on the final as-builts to get the final number and locations of the poles. Staff plans to provide all this to the Budget office as soon as its received. Apex is also working on a map to display the location of the poles. This is all MSTU funded.
- **Economic Development**
The FHERO membership is under the Economic Development fund. Staff is asking for an extension of five years, staff plan to get BCC approval. Also budgeted is \$3,000 for an economic development strategy, which will most likely be used for an in-house study. Staff budgeted \$45,000 for Land Planning Service, which is for the reports and mapping provided by Apex. Around \$50,000 was used for Global Flight Training solutions on their landscaping reimbursement. Staff proposed to include this upcoming year \$50,000 for the right project.
- **Grants and Programs**
Budgeted under Grants and Program include the Commercial Façade Grant and Sweat Equity. The commercial façade grant is awarded to those who do renovations to the exterior of their business. An application must be submitted. The applicant will go to the board for approval.

All has been presented to the board and has aligned with the Immokalee CRA Strategic Plan.

Ms. Natalie Tyler asked about the in-house study. Ms. Christie Betancourt commented that the staff is applying for a grant for a retail demand study. Staff would like to cover any other costs, if needed. Ms. Tyler asked about the process of the Commercial Façade Grant.

Ms. Betancourt provided an overview of the process that requires staff to review what is submitted, and if all materials and requirements are met, then staff will present it to the board. The best scenario would be that a business spends about \$30,000 so that they may be awarded up to \$20,000.

Ms. Betancourt commented on previous businesses that applied.

Ms. Andrea Halman asked if anything would be done at the Zocalo Plaza. Ms. Christie Betancourt commented on previous discussions to possibly have a mural done at the Zocalo Plaza. As of now, the staff have continued to do preventative maintenance. Ms. Halman commented on previous discussions of donations for the Zocalo Plaza.

Ms. Cherryle Thomas commented on the idea of having a clock at the Zocalo Plaza. She further commented on the compliments given by other community members on the housing developments occurring in the community. She further commented on previous discussions of businesses like Bealls and Marshall being interested in having a space in the community. Ms. Thomas also said that many community members would like to see announcements on Main Street and First Street regarding community events. Ms. Christie Betancourt commented that there is a kiosk at the Zocalo Plaza, staff post upcoming events.

Ms. Christie Betancourt commented on the expenses for the Zocalo Plaza. Staff may be able to allocate funding for an amenity to showcase the Zocalo Plaza; however, staff and board members have not decided as to what could be displayed.

4. Brief Staff Project update

i. Main Street Maintenance Plan (Enclosure 12) (Pages 101-114)

Ms. Christie Betancourt presented and compared an image of Main Street from 1967 to the current look of Main Street. The plan overview was presented, CRA staff anticipate Reconstruction and Implementation to be done in 8-10 years. As for the current year, staff is working with immediate improvements, which include cleanliness and maintenance. A&M Property Maintenance was able to do a small area and showed the improvements with a new chemical that was used. The chemical is \$500 extra per pressure washing services. This improvement made a big difference. Staff showed the improvement on the Project Manager Report.

Ms. Betancourt also discussed other focus areas for Main Street, such as improving safety, temporary streetscape enhancements, and Business Activation. It makes a difference when businesses are made aware of the need to keep their area clean. She further commented on how to keep Main Street Clean, Safe, and Beautiful. This included increased litter control, code enforcement, safety improvements, and community policing coordination. She commented on the difference it makes to have trash pick-up by A&M Property Maintenance. A discussion was held on the temporary enhancements that are being done by businesses as well as staff. At the Zocalo Plaza park, 2 memorial benches have been added, staff can look at what else can be added temporarily.

Ms. Christie Betancourt discussed the planning phase. As FDOT continues to progress on the Loop Road Project, staff will continue to monitor and see if there are any plans for FDOT to transition ownership of Main Street to Collier County.

Also, the planning phase requires staff to look into the infrastructure alignment and to finalize the redesign concept. She commented on design vision, which includes converting the street into a 2-lane street, adding parking and wide sidewalks, trees and dining areas, and traffic calming.

Mr. Bernardo Barnhart asked if Main Street is ever county-owned, if business owners can be fined if there is trash around their business. Ms. Christie Betancourt commented that current businesses are being fined, especially in situations where homeless individuals stay in front of the businesses. She further discussed the need for owners to be aware of their property and for them to keep up with the maintenance of their area.

Ms. Christie Betancourt commented on the implementation phase. The implementation phase would consist of a full corridor reconstruction, first street integration, public space and art, and Economic Development recruitment. Ms. Betancourt commented that there are many things that need to be addressed for the County to consider taking ownership of Main Street.

Mr. Michael “Mike” Facundo commented on the need to push for more progress on the Main Street Corridor, especially since Commissioner William “Bill” McDaniel sees the vision along with the board and community members. Ms. Betancourt commented that not much can be done without it being converted to the County. She further commented that the Loop Road Project will need to be completed before any transition is given. Mr. Facundo commented on his worries that the future commissioner does not see the same vision for Main Street. Mr. Facundo further commented that the main issue is that no one seems to want to pay for the repairs needed on Main Street. Ms. Patricia “Anne” Goodnight commented that County and State staff are having discussions, and it could be that one or the other has different opinions on the work that needs to be done on Main Street. However, it could be that an agreement is made between the County and State. Mr. Michael “Mike” Facundo asked if there is an estimated cost for the repairs that need to be done on Main Street. Ms. Christie Betancourt commented that the county staff may be working on this. She will follow up and ask if an update can be given on the timeline of the Loop Road Project and the Main Street maintenance.

Mr. Michael “Mike” Facundo commented on the mindset of accepting things just the way they are, however, certain things affect the community, so it’s important to speak up about the improvements that are needed. He commented on the great progress of Commissioner McDaniel; however, it could be different once a new Commissioner comes in for the District. He reiterated that there could be issues to mainstream regarding Main Street, however, no one wants to pay for it.

Also discussed was the key dependencies which include Loop Road completion, FDOT transfer to Collier County, Funding availability, and utility coordination. Ms. Christie Betancourt also provided an overview of the current budget allocation for Main Street.

There is \$60,000 for preventative maintenance. There is \$132,567.40 for the design and additional funds of \$20,000. There is 2.5 million dollars for the construction of the Main Street Project, 1.4 million dollars from the CRA Fund and 1.2 million dollars from the MSTU Fund. Board members had no other comments and agreed with the allocated budget.

ii. 523 Howard Way Property Plan (Enclosure 13) (Pages 115-124)

Staff provided an overview of the current cost of the Howard Way Property. The cost is about \$12,596,80, which includes maintenance and mowing. The current challenges include the ongoing mowing/maintenance cost, underutilized assets, undefined development direction, and carrying costs without return. With this in mind, the staff provided a few options for the CRA Board to consider regarding the property.

Option 1 includes adding the property to the County's Inventory list for Affordable Housing and having the County put this property up for Invitation to Negotiate (ITN). This option will lessen the CRA control and support the affordable housing goals. Ms. Betancourt provided an overview of the County-Owned property of the Inventory list for Affordable Housing.

A discussion was held on the lot sizes of the properties on the inventory list. Ms. Sarah Harrington commented that if a property is designated for Affordable Housing, then it's eligible for a greater density. She commented on the type of housing that could be done depending on the zoning requirements of the property. Ms. Harrington further commented on the need nationwide, statewide, and countywide for missing middle housing.

Ms. Harrington provided information on the Live Local Act updates for governmental properties that go into effect July 1st, if not vetoed, that allow the development and building for affordable housing on government-owned properties. The properties in the County's Inventory list show the current government-owned surplus lands that would be eligible.

Ms. Harrington provided information on the county staff process if a developer is interested in purchasing the property. She further provided information on the process of the Invitation to Negotiate and gave examples of properties that went through this process.

Ms. Christie Betancourt provided an overview of Option 2, which is to have the CRA issue the ITN. This would be similar to what was previously done with Catholic Charities – Immokalee Community Campus, which was previously known as the 9th Street Property. CRA staff would control the scope, vision, and advertise the property. Staff would go through the County's Real Property to award and sell the property. Ms. Betancourt commented on the 9th Street Property and said a reverter clause was put in place, if chosen, this could be done as well for the Howard Way Property. Option 1 would require that the property go for only affordable housing, but Option 2 would allow staff and board members to target specific development and decide the project they deem beneficial for the community.

Option 3 would be for the CRA to self-develop and sell the property. A brief discussion was held on the current Inventory list for Affordable Housing. CRA Staff commented that if Option 1 is chosen, CRA Staff will proceed and work with County staff to add the Howard Way Property to the list. Ms. Patricia “Anne” Goodnight asked if Option 1 is chosen, will the funds still go to the CRA. CRA staff confirmed that the funds received will go to the CRA Fund.

Staff reiterated that if Option 1 is chosen, then the property will have an ITN for Affordable Housing only. Option 2 would allow the CRA to choose the projects that best fit the community. Option 3 is still up for discussion with CRA Staff. They will need to discuss this with the County Attorney and see if it’s allowed and whether the CRA can develop a project, then sell it. Ms. Patricia “Anne” Goodnight asked what the next step would be if the property is not sold, if Option 1 is chosen. Ms. Sarah Harrington commented that current properties on the inventory list will remain on the list until they are sold. Ms. Sarah Harrington also confirmed that if option 1 is chosen, the funds regarding the Howard Way Property would go to the CRA Fund. Discussion was further held on Option 1 and Option 2. CRA Staff also commented that the CRA would continue to provide maintenance on the property until it’s sold.

CRA Staff commented that this property will be sold based on the appraised value of the property given by Real Property. If Option 1 or 2 is chosen, Ms. Sarah Harrington also provided information on the Average Median income (AMI) and the way it ties with Affordable Housing if Option 1 is chosen.

Ms. Patricia “Anne” Goodnight made a motion to proceed with Option 1 and direct County staff to issue an Invitation to Negotiate (ITN) for the 523 Howard Way property for affordable housing. The motion was made but did not receive a second, therefore motion failed for lack of a second.

Board members and CRA Staff further discussed the current maintenance of the Howard Way property and the staff process associated with Option 2. Ms. Patricia “Anne” Goodnight noted that CRA Staff would assume additional responsibilities if Option 2 is selected. CRA staff indicated they are comfortable proceeding with either Option 1 or Option 2. After much discussion, a motion was made.

Staff will proceed with Option 2, authorizing the Community Redevelopment Agency (CRA) to issue an Invitation to Negotiate (ITN). This approach will include implementation of the Plan of Action, which involves acquiring a property appraisal and adhering to the proposed project timeline of 18 months.

CRA Action: Mr. Bernardo Barnhart made a motion to direct staff to proceed with Option 2 and for the CRA issue an Invitation to Negotiate (ITN) for the 523 Howard Way property. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 8-0.

L. New Business.

No new business.

M. Public Comments

Ms. Sarah Harrington provided a few updates on the Collier County Housing Policy and Economic Development Division. She thanked Chief Choate for the updates and said that awareness is important, especially for the firefighters and healthcare workforce.

Ms. Harrington will be participating in a meeting with Healthspan, which involves Southwest Florida Regions, specifically healthcare employees, who are working to fill and fortify the pipeline for those that employ. Ms. Harrington provided information on a medical school that is coming to Naples. Lee County is also getting a medical school from Cape Coral. Collier County will be getting a DO school, which is a specialized practice, and it ties in with the whole perspective of paramedics. Ms. Harrington and other county staff were able to host the Women in Rural Economic Development Tour, and said it was a wonderful opportunity to highlight rural development in the County.

She further commented that 86% to 88% of the businesses in Immokalee qualify as small businesses. This is important to show representation of the business composition and ties to the need to support local businesses. This could lead to expanding BRE visits, which would allow a consultation to see what a business needs as well as form a connection and provide resources to strengthen the work environment.

Ms. Sarah Harrington provides information on the Affordable Housing Advisory Committee. A couple of updates were provided on the Live Local Act. In July 1, if approved, affordable housing would be allowed to be built on government-owned lands as well as religiously owned properties.

Ms. Sarah Harrington also announced that the Housing Policy and Economic Development Division has two ITN's out. One is for Marinas; staff is looking to revise and explore doing ITNs for specific Marinas. One of the Marinas is located in Immokalee. When the time comes, Ms. Harrington will come back and ask for any feedback and input on things that would be wanted at the Marina. Ms. Christie Betancourt commented that she and Mr. Said Gomez will follow up with Ms. Harrington. The other ITN out that is relevant to Immokalee has to do with Conservation Collier for hiking guides.

Ms. Andrea Halman commented on the effects of a medical school. Ms. Sarah Harrington commented on the opportunities that could lead to work and health expansions.

N. Next Meeting Date

The **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **June 17, 2026**, at 9:00 A.M. at the Guadalupe Center – Van Otterlo Campus.

O. Adjournment

Meeting adjourned at 11:06 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency

05/27/2026

Enclosure 2

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1025000000 IMMOKALEE REDEVELOPMENT			66,229.08	450,525.67-	384,296.59
REVENUE Sub Total	1,729,600.00-	1,762,908.25-		1,732,986.46-	29,921.79-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		10,186.46-	2,986.46
324102 DEF IMPCT FEE PAY SF				1,236.74-	1,236.74
361170 OVERNIGHT INTEREST				3,849.53-	3,849.53
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		5,100.19-	2,099.81-
CONTRIBUTION AND TRANSFERS Sub-Total	1,722,400.00-	1,755,708.25-		1,722,800.00-	32,908.25-
410001 TRANSFER FROM 0001 GENERAL FUND	1,328,100.00-	1,328,100.00-		1,328,100.00-	
411011 TRANSFER FROM 1011 UNINC AREA MSTD GENERAL	301,900.00-	301,900.00-		301,900.00-	
487999 REIMBURSEMENT INTERDEPARTMENTAL	92,800.00-	92,800.00-		92,800.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		33,308.25-			33,308.25-
489900 NEGATIVE 5% ESTIMATED REVENUES	400.00	400.00			400.00
EXPENSE Sub Total	1,729,600.00	1,762,908.25	66,229.08	1,282,460.79	414,218.38
PERSONAL SERVICE	363,300.00	363,300.00	12,921.50	219,425.32	130,953.18
OPERATING EXPENSE	500,900.00	534,208.25	53,307.58	315,535.47	165,365.20
631400 ENGINEERING FEES	60,000.00	92,408.25	11,164.50	21,243.75	60,000.00
634210 IT OFFICE AUTOMATION ALLOCATION	12,300.00	12,300.00	3,075.00	9,225.00	
634211 INFO TECH BILLING HOURS ALLOCATION	1,600.00	1,600.00	400.00	1,200.00	
634970 INDIRECT COST REIMBURSEMENT	36,800.00	36,800.00		36,800.00	
634980 INTERDEPT PAYMENT FOR SERV	171,500.00	171,500.00		167,200.00	4,300.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,900.00	6,537.00	3,010.00	1,353.00
634999 OTHER CONTRACTUAL SERVICES	45,000.00	45,000.00			45,000.00
639967 TEMPORARY LABOR					
640300 OUT OF COUNTY TRAVEL PROFESSIONAL DEVEL	8,000.00	8,000.00		4,054.26	3,945.74
640410 MOTOR POOL RENTAL CHARGE	6,600.00	6,600.00		74.20	6,525.80
640990 TOLLS				9.54	9.54-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		73.20	126.80
641400 TELEPHONE DIRECT LINE	7,500.00	7,500.00	2,467.68	5,532.32	500.00-
641700 CELLULAR TELEPHONE	1,300.00	1,300.00	1,770.87	1,229.13	1,700.00-
641950 POSTAGE FREIGHT AND UPS	200.00	200.00			200.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	3,200.00	3,200.00	2,415.32	1,084.68	300.00-
643400 WATER AND SEWER	4,000.00	4,000.00	2,352.98	1,147.02	500.00
644100 RENT BUILDINGS	56,700.00	56,700.00	13,313.55	39,157.47	4,228.98
644620 LEASE EQUIPMENT	1,900.00	1,900.00	609.00	1,218.00	73.00
645100 INSURANCE GENERAL	2,700.00	2,700.00	675.00	2,025.00	
645260 AUTO INSURANCE	500.00	500.00	125.00	375.00	
646180 BUILDING R AND M ISF BILLINGS				3,218.42	3,218.42-
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	4,370.00	7,630.00	13,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		357.00	243.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		297.59	97.59-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,200.00	3,200.00			3,200.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND PROMOTIONAL	7,000.00	7,000.00		1,085.26	5,914.74
649100 LEGAL ADVERTISING	5,000.00	5,000.00	1,520.50	479.50	3,000.00
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	100.50	711.27	2,688.23

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARGES	3,500.00	3,500.00	2,210.68	2,379.32	1,090.00-
651910 MINOR OFFICE EQUIPMENT	500.00	500.00			500.00
651930 MINOR OFFICE FURNITURE	400.00	400.00			400.00
651950 MINOR DATA PROCESSING EQUIPMENT	5,000.00	5,000.00			5,000.00
652110 CLOTHING AND UNIFORM PURCHASES	500.00	500.00			500.00
652210 FOOD OPERATING SUPPLIES	2,000.00	2,000.00		904.76	1,095.24
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,300.00	1,300.00		442.46	857.54
652920 COMPUTER SOFTWARE	1,200.00	1,200.00			1,200.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		87.32	912.68
652999 PAINTING SUPPLIES	500.00	500.00			500.00
654110 BOOKS PUBLICATIONS AND SUBSCRIPTIONS	400.00	400.00			400.00
654210 DUES AND MEMBERSHIPS	5,000.00	5,000.00		3,184.00	1,816.00
654310 TUITION	1,000.00	1,000.00			1,000.00
654360 OTHER TRAINING EDUCATIONAL EXPENSES	3,000.00	3,000.00			3,000.00
654370 ORGANIZATIONAL DEVELOPMENT	800.00	800.00		100.00	700.00
CAPITAL OUTLAY	22,500.00	22,500.00			22,500.00
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
TRANSFERS	747,500.00	747,500.00		747,500.00	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	747,500.00	747,500.00		747,500.00	
RESERVES	95,400.00	95,400.00			95,400.00
991000 RESERVE FOR CONTINGENCIES	21,500.00	21,500.00			21,500.00
998000 RESERVE FOR CASH BALANCE (CH129.01 F.S.)	73,900.00	73,900.00			73,900.00

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1629000000 IMMOKALEE BEAUTIFICATION			294,980.74	410,919.35-	115,938.61
REVENUE Sub Total	2,210,700.00-	2,431,222.12-		704,080.84-	1,727,141.28-
REVENUE - OPERATING Sub-Total	694,000.00-	694,000.00-		704,080.84-	10,080.84
311100 CURRENT AD VALOREM TAXES	687,000.00-	687,000.00-		625,579.77-	61,420.23-
311200 DELINQUENT AD VALOREM TAXES				691.59-	691.59
361170 OVERNIGHT INTEREST				18,567.22-	18,567.22
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		29,964.26-	22,964.26
361320 INTEREST TAX COLLECTOR				392.76-	392.76
369130 INS CO REFUNDS				28,885.24-	28,885.24
CONTRIBUTION AND TRANSFERS Sub-Total	1,516,700.00-	1,737,222.12-			1,737,222.12-
486600 TRANSFER FROM PROPERTY APPRAISER					
486700 TRANSFER FROM TAX COLLECTOR					
489200 CARRY FORWARD GENERAL	1,551,400.00-	1,551,400.00-			1,551,400.00-
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		220,522.12-			220,522.12-
489900 NEGATIVE 5% ESTIMATED REVENUES	34,700.00	34,700.00			34,700.00
EXPENSE Sub Total	2,210,700.00	2,431,222.12	294,980.74	293,161.49	1,843,079.89
OPERATING EXPENSE	658,700.00	879,222.12	294,980.74	276,785.22	307,456.16
631400 ENGINEERING FEES	50,000.00	188,518.40	134,916.65	3,601.75	50,000.00
634970 INDIRECT COST REIMBURSEMENT	3,500.00	3,500.00		3,500.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00		92,800.00	17,200.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00	6,387.00	2,260.00	21,353.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	262,003.72	48,439.87	14,720.00	198,843.85
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00			100.00
643100 ELECTRICITY	120,000.00	120,000.00	79,371.26	96,328.99	55,700.25-
645100 INSURANCE GENERAL	1,200.00	1,200.00	300.00	900.00	
646311 SPRINKLER SYSTEM MAINTENANCE			882.46	117.54	1,000.00-
646318 MULCH					
646360 MAINTENANCE OF GROUNDS ALLOCATED	90,000.00	90,000.00	24,683.50	62,316.50	3,000.00
646451 LIGHTING MAINTENANCE	46,000.00	46,000.00			46,000.00
649010 LICENSES AND PERMITS	2,000.00	2,000.00			2,000.00
649100 LEGAL ADVERTISING	3,000.00	3,000.00			3,000.00
651110 OFFICE SUPPLIES GENERAL	100.00	100.00			100.00
651910 MINOR OFFICE EQUIPMENT	1,000.00	1,000.00			1,000.00
652210 FOOD OPERATING SUPPLIES	600.00	600.00		218.05	381.95
652990 OTHER OPERATING SUPPLIES	600.00	600.00		22.39	577.61
652999 PAINTING SUPPLIES	600.00	600.00			600.00
CAPITAL OUTLAY	350,000.00	350,000.00			350,000.00
763100 IMPROVEMENTS GENERAL	350,000.00	350,000.00			350,000.00
TRANSFER CONST	24,800.00	24,800.00		16,376.27	8,423.73
930600 BUDGET TRANSFERS PROPERTY APPRAISER	5,000.00	5,000.00		3,618.35	1,381.65
930700 BUDGET TRANSFERS TAX COLLECTOR	19,800.00	19,800.00		12,757.92	7,042.08
RESERVES	1,177,200.00	1,177,200.00			1,177,200.00
991000 RESERVE FOR CONTINGENCIES	25,300.00	25,300.00			25,300.00
993000 RESERVE FOR CAPITAL OUTLAY	1,151,900.00	1,151,900.00			1,151,900.00

C.C. 1011-163805

Cost Center 163805 Immokalee Rd and SR 29

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
163805 IMMOKALEE RD & STATE ROAD 29	244,700.00	244,700.00	115,262.06	106,098.54	23,339.40
EXPENSE Sub Total	244,700.00	244,700.00	115,262.06	106,098.54	23,339.40
OPERATING EXPENSE	244,700.00	244,700.00	115,262.06	106,098.54	23,339.40
634990 LANDSCAPE INCIDENTALS	23,700.00	23,700.00	200.10	14,799.90	8,700.00
643100 ELECTRICITY	13,000.00	13,000.00	6,826.00	4,724.00	1,450.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,129.68	2,270.32	400.00-
643400 WATER AND SEWER	13,000.00	13,000.00	3,995.78	8,904.22	100.00
646311 SPRINKLER SYSTEM MAINTENANCE	1,000.00	1,000.00			1,000.00
646318 MULCH	6,000.00	6,000.00		3,510.60	2,489.40
646360 MAINTENANCE OF GROUNDS ALLOCATED	185,000.00	185,000.00	103,110.50	71,889.50	10,000.00
652310 FERTILIZER HERBICIDES AND CHEMICALS					

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		-	763,913.71	755,228.36-	8,685.35-
REVENUE Sub Total	753,700.00-	5,528,449.20-		858,129.73-	5,074,919.47-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		110,629.73-	104,129.73
361170 OVERNIGHT INTEREST				42,490.28-	42,490.28
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		68,139.45-	61,639.45
CONTRIBUTION AND TRANSFERS Sub-Total	747,200.00-	5,521,949.20-		747,500.00-	5,179,049.20-
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	747,500.00-	747,500.00-		747,500.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		4,774,749.20-			5,179,349.20-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	753,700.00	5,528,449.20	763,913.71	102,901.37	5,066,234.12
OPERATING EXPENSE	100,000.00	360,994.70	119,241.00	51,204.50	190,549.20
631400 ENGINEERING FEES			61,941.00	14,440.50	76,381.50-
631600 APPRAISAL FEES			48,500.00		48,500.00-
631650 ABSTRACT FEES			8,800.00		8,800.00-
634999 OTHER CONTRACTUAL SERVICES	100,000.00	368,000.00		36,764.00	324,230.70
649030 CLERKS RECORDING FEES		7,005.30-			
CAPITAL OUTLAY	653,700.00	4,982,454.50	644,672.71	51,696.87	4,690,684.92
763100 IMPROVEMENTS GENERAL	653,700.00	4,982,454.50	644,672.71	51,696.87	4,690,684.92
GRANTS AND DEBT SERVICE		185,000.00			185,000.00
884200 RESIDENTIAL REHAB		185,000.00			185,000.00

C.C. 1026-138346

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		518,800.00	270,000.23	31,394.87	217,404.90
EXPENSE Sub Total		518,800.00	270,000.23	31,394.87	217,404.90
OPERATING EXPENSE		50,000.00			50,000.00
631400 ENGINEERING FEES					
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY		468,800.00	270,000.23	31,394.87	167,404.90
763100 IMPROVEMENTS GENERAL		468,800.00	270,000.23	31,394.87	167,404.90

Fund 1026 Project 50245 Imm CRA-Park & Rec

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50247 IMMOKALEE CRA PROJECT FUND		50,000.00	49,955.73		44.27
EXPENSE Sub Total		50,000.00	49,955.73		44.27
OPERATING EXPENSE		50,000.00			50,000.00
634999 OTHER CONTRACTUAL SERVICES		50,000.00			50,000.00
CAPITAL OUTLAY			49,955.73		49,955.73-
763100 IMPROVEMENTS GENERAL			49,955.73		49,955.73-

C.C. 1026-138346

Fund 1026 Project 50246 Imm CRA-Neigh R

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50246 IMMOKALEE CRA PROJECT FUND	50,000.00	612,594.70	100,000.00		512,594.70
EXPENSE Sub Total	50,000.00	612,594.70	100,000.00		512,594.70
OPERATING EXPENSE	50,000.00	42,994.70			42,994.70
634999 OTHER CONTRACTUAL SERVICES	50,000.00	42,994.70			42,994.70
649030 CLERKS RECORDING FEES					
CAPITAL OUTLAY		569,600.00	100,000.00		469,600.00
763100 IMPROVEMENTS GENERAL		569,600.00	100,000.00		469,600.00

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	426,000.00	1,400,000.00			1,400,000.00
EXPENSE Sub Total	426,000.00	1,400,000.00			1,400,000.00
OPERATING EXPENSE		100,000.00			100,000.00
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY	426,000.00	1,300,000.00			1,300,000.00
763100 IMPROVEMENTS GENERAL	426,000.00	1,300,000.00			1,300,000.00

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	227,700.00	1,519,779.50	343,957.75	34,742.50	1,141,079.25
EXPENSE Sub Total	227,700.00	1,519,779.50	343,957.75	34,742.50	1,141,079.25
OPERATING EXPENSE			119,241.00	14,440.50	133,681.50-
631400 ENGINEERING FEES			61,941.00	14,440.50	76,381.50-
631600 APPRAISAL FEES			48,500.00		48,500-
631650 ABSTRACT FEES			8,800.00		8,800-
CAPITAL OUTLAY	227,700.00	1,519,779.50	224,716.75	20,302.00	1,274,760.75
763100 IMPROVEMENTS GENERAL	227,700.00	1,519,779.50	224,716.75	20,302.00	1,274,760.75

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 50264 Imm CRA-Economic Dev

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50264 IMMOKALEE CRA PROJECT FUND	50,000.00	50,000.00		36,764.00	13,236.00
EXPENSE Sub Total	50,000.00	50,000.00		36,764.00	13,236.00
OPERATING EXPENSE	50,000.00	50,000.00		36,764.00	13,236.00
634999 OTHER CONTRACTUAL	50,000.00	50,000.00		36,764.00	13,236.00

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		-	747,691.93	453,026.32	1,200,718.25-
REVENUE Sub Total		1,388,371.00-			1,212,310.00-
REVENUE - OPERATING Sub-Total		987,000.00-			987,000.00-
331555 HUD GRANTS		987,000.00-			987,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total		401,371.00-			225,310.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			225,310.00-
EXPENSE Sub Total		1,388,371.00	747,691.93	453,026.32	11,591.75
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		1,388,371.00	747,691.93	453,026.32	11,591.75
763100 IMPROVEMENTS GENERAL		1,388,371.00	747,691.93	453,026.32	11,591.75

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			213,718.25		213,718.25-
REVENUE Sub Total		225,310.00-			225,310.00-
CONTRIBUTION AND TRANSFERS Sub-Total		225,310.00-			225,310.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		225,310.00-			225,310.00-
EXPENSE Sub Total		225,310.00	213,718.25		11,591.75
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		225,310.00	213,718.25		11,591.75
763100 IMPROVEMENTS GENERAL		225,310.00	213,718.25		11,591.75

Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT			533,973.68	453,026.32	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	533,973.68	453,026.32	
CAPITAL OUTLAY		987,000.00	533,973.68	453,026.32	
763100 IMPROVEMENTS GENERAL		987,000.00	533,973.68	453,026.32	

Immokalee CRA

May 2026

Case Number	Case Type	Date Entered	Location Description	Detailed Description
CEAC20260005307	AC	05/02/2026	Lake Trafford Rd/Christian Terr. Immokalee, FL 34142	Dog running at large
CENA20260005377	NA	05/04/2026	1004 WARDEN LN, IMMOKALEE 34142	Litter
CEV20260005382	V	05/04/2026	1004 WARDEN LN, IMMOKALEE 34142	Unlicensed vehicle
CEV20260005482	V	05/06/2026	3504 WESTCLOX ST, IMMOKALEE 34142	Unlicensed vehicle
CEV20260005484	V	05/06/2026	2913 WESTCLOX ST, IMMOKALEE 34142	Unlicensed and inoperable vehicles
CEV20260005486	V	05/06/2026	701 JEFFERSON AVE W, IMMOKALEE 34142	Inoperable vehicle
CEV20260005502	V	05/07/2026	1213 New Market Rd.	Inoperable vehicles
CEAC20260005489	AC	05/07/2026	701 Immokalee Dr Immokalee FL 34142	Stray confine dog
CEAC20260005514	AC	05/07/2026	610 Booker Blvd Unit 16 Immokalee FL 34142	Dog bite to human
CEAC20260005515	AC	05/07/2026	586 Howard Way Immokalee FL 34142	Stray confine kitten
CEAC20260005519	AC	05/07/2026	2911 Westclox St Immokalee. FL 34142	Dog in distress
CEAC20260005520	AC	05/07/2026	2726 Wilton CT	Dog bite to human
CEAC20260005521	AC	05/07/2026	510 Dilsa LN	Dog bite to human
CEAC20260005531	AC	05/08/2026	607 Glades St Immokalee FL 34142	Aggressive dog running at large
CEAC20260005536	AC	05/08/2026	904 Orchid Ave Immokalee FL 34142	Stray confine dog
CEAC20260005586	AC	05/09/2026	416 Carver St, Immokalee, FL 34142	Aggressive dogs on a property
CEAC20260005587	AC	05/09/2026	5105 Bass Rd, Immokalee, FL 34142	Dog running at large
CEAC20260005609	AC	05/11/2026	910 N 18th St.	Several dogs and cats being neglected
CEAC20260005615	AC	05/11/2026	701 Immokalee Dr Immokalee FL 34142	Stray confined dog
CENA20260005631	NA	05/11/2026	1318 ORANGE ST, IMMOKALEE 34142	Litter and outside storage
CEV20260005643	V	05/11/2026	1314 ORANGE ST, IMMOKALEE 34142	Unlicensed vehicle
CEV20260005659	V	05/11/2026	1322 APPLE ST, IMMOKALEE 34142	Unlicensed vehicle
CEV20260005660	V	05/11/2026	1423 PEACH ST, IMMOKALEE 34142	Inoperable vehicle
CEV20260005674	V	05/12/2026	1311 PEACH ST, IMMOKALEE 34142	Unlicensed vehicle
CENA20260005677	NA	05/12/2026	FOLIO: 52658000280	Litter on a vacant lot

CESD20260005714	SD	05/12/2026	312 S 3rd St	Unpermitted plumbing and electrical work
CEAC20260005727	AC	05/13/2026	4744 Gemmer Rd Immokalee, FL 34142	Four confined kittens
CEPE20260005800	PE	05/14/2026	1000 Alachua St	Semi and box trucks parking in the ROW
CEAC20260005804	AC	05/14/2026	Deer Run Road Immokalee FL 34142	Dog bite to human
CEV20260005811	V	05/14/2026	Across the street from 1213 Little League Rd	Semi parking in a residential area
CEV20260005861	V	05/15/2026	302 S 3rd St	Abandoned unlicensed and inoperable vehicle
CEAC20260005843	AC	05/15/2026	623 S 5th ST Apt. A Immokalee FL 34142	Abandoned dog
CEAC20260005901	AC	05/17/2026	Farm Worker way, Immokalee FL. 34142	Stray dog impounded
CELU20260005925	LU	05/18/2026	190 S 3rd ST - Along Boston Ave	Flea market not operating according to the approved site plan.
CEAC20260005934	AC	05/18/2026	1449 Miraham Pl Immokalee FL 34142	Dog running at large
CEAC20260005944	AC	05/18/2026	1038 Garden Lakes Circle Unit 904 Immokalee FL 34142	Dog running at large
CENA20260005973	NA	05/19/2026	1002 New Market Rd W	Weeds and litter
CEV20260005975	V	05/19/2026	1002 New Market Rd W	Unlicensed and inoperable vehicle
CELU20260005962	LU	05/19/2026	102 New Market Rd	Possible illegal discharge of grease and other contaminants
CELU20260005978	LU	05/19/2026	Folio ID: 63862720002	People living in RVs on vacant property
CEAC20260006019	AC	05/19/2026	1481 Peace Way Immokalee FL 34142	Several owned cats keep entering a property
CELU20260006027	LU	05/19/2026	3571 Carson Rd	Business storing items on County owned parcel.
CELU20260006049	LU	05/20/2026	1207 MADISON AVE W	Utility trailer and storage container on an unimprove parcel
CELU20260006090	LU	05/21/2026	1211 Madison Ave W	Prohibited outdoor storage
CEPF20260006126	PF	05/21/2026	919 New Market RD W, Immokalee	Expired permit with fees due
CEAC20260006103	AC	05/21/2026	313 S. Ninth St Immokalee FL 34142	Dog running at large
CEROW20260006106	ROW	05/21/2026	418 Fahrney St	Sinkhole
CEAC20260006214	AC	05/22/2026	1172 Allegiance Way Immokalee, FL 34142	Unpermitted dog breeder
CEN20260006247	N	05/26/2026	4341 Annapolis Ave □	Generator without noise reduction in place
CEPM20260006249	PM	05/26/2026	1523 Gross Ave, Immokalee	Property being occupied without water and electric
CENA20260006272	NA	05/26/2026	803 Roberts Ave W	Overgrown weeds
CEAC20260006265	AC	05/26/2026	Jefferson Ave W Immokalee FL 34142	Two aggressive dogs running at large
CEAC20260006283	AC	05/26/2026	1302 Apple St.	Dog bite to dog
CEV20260006317	V	05/27/2026	511 New Market Rd	Unlicensed and inoperable vehicle
CEAC20260006305	AC	05/27/2026	513 Madison Ave W. Immokalee FL 34142	Dog running at large

CENA20260006308	NA	05/27/2026	201 N 7th Street	Overgrown weeds and outside storage/litter
CESD20260006310	SD	05/27/2026	1523 Gross Ave	Unpermitted remodel work
CEV20260006311	V	05/27/2026	201 N 7TH STREET	Unlicensed vehicles
CELU20260006316	LU	05/27/2026	Parcel : 00125240101	Unpermitted structure
CEV20260006332	V	05/27/2026	310 W DELAWARE AVE	Several unlicensed and inoperable vehicles
CELU20260006333	LU	05/27/2026	Parcel # 00125600000 (VACANT)	Makeshift structure with outside storage on a vacant lot
CEV20260006346	V	05/27/2026	1139 LITTLE LEAGUE RD, IMMOKALEE 34142	Auto repair from residential property
CEAU20260006350	AU	05/28/2026	2300 EDEN AVE, IMMOKALEE 34142	Dilapidated fence
CEV20260006416	V	05/29/2026	806 New Market Rd	Unlicensed and inoperable vehicles
CEAC20260006403	AC	05/29/2026	316 S. 6th St	Rabies vaccination, County license, and Vet care
CESD20260006419	SD	05/29/2026	1139 LITTLE LEAGUE RD, IMMOKALEE 34142	Unpermitted structure
CEAC20260006428	AC	05/29/2026	1302 Apple St	Dog bite to human
CEAC20260006441	AC	05/30/2026	New Market and E. Main St	Deceased dog
CENA20260006450	NA	05/30/2026	Ashley Apartments in Arrowhead, in Immokalee	Illegal dumping in the preserve
CEAC20260006452	AC	05/30/2026	1101 N 15th St, Immokalee, FL 34142	Dog chained up and injured dog confined

70 Cases

Code Enforcement Monthly Code Case May 1 thru May 31, 2026

**Assistant Director Report
June 9, 2026**

1. Immokalee Area Master Plan (IAMP) Restudy

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

Copy of IAMP as amended by Ordinance 2019-47 can be found at www.ImmokaleeCRA.com website.

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

2. Immokalee Area Overlay District LDC Update

The Immokalee Area Overlay District Land Development Code (LDC) update advanced through a multi-year public and advisory process beginning with CRA discussions in March 2021 and an initial LDC workshop in May 2021, followed by consultant engagement with The Neighborhood Company in 2022 and multiple site visits, workshops, and board presentations throughout 2023 and 2024, including a White Paper, draft language, and revisions reviewed by the Development Services Advisory Committee. Although architectural design standards were temporarily tabled due to Senate Bill 250 and Loop Road Overlay considerations, revisions continued, including updated language for mobile food dispensing vehicles.



The Immokalee Urban Area Overlay District (IUAOD) amendments (PL20240004278) were reviewed by the Collier County Planning Commission in March 2025 and the Board of County Commissioners in May 2025, with continuances as needed, and ultimately advanced to adoption hearings on October 28 and November 10, with a recommendation to approve an ordinance amending the Collier County Land Development Code to implement the Immokalee Area Master Plan, rename and revise the overlay district, establish subdistricts, and update uses, boundaries, and design standards. County staff are working on updating the overlay maps. County Attorney is reviewing and will determine next steps.

3. CRA Office

CRA Staff are collaborating with Facilities Department on the new office that will be near the current Clerk of Courts building, located at 106 South 1st Street.

The CareerSource building is under contract (Togetherhood) and staff will remain at this location until the new building is complete.



4. Redevelopment Plan

On May 10, 2022, the BCC, acting as the (CRA) board, approved a Resolution recommending approval to the BCC an amendment to the Collier County Community Redevelopment Area Plan. Staff have started scope of work to hire a consultant to start the process of updating the Redevelopment Plan by 2027.

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. 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 attend monthly FHERO board meetings via Zoom or in person.

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. In March staff submitted a letter of support for the RAO redesignation. For more information on FHERO please visit <https://flaheartland.com/>



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

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 subcommittee meetings are usually held on the second Friday of every month via zoom at 10:00 a.m.



The next Housing subcommittee meeting is scheduled for July 10, 2026, at 10:00 a.m. via [Webex link](#) Webex For information on housing assistance please visit website at: [Collier County Community Assistance Programs](#)

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@collier.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. (2026 applicants)
- An approved agreement must be executed and recorded prior to issuance of a Certificate of Occupancy or payment of impact fees.
- Assessment is superior to all other liens, titles, and claims, except State, County, and municipal taxes.
- Call or email for complete program requirements.

On April 9, 2024, the Board of County Commissioners approved a 30-year Impact Fee Installment Payment Plan for Immokalee Fair Housing Alliance (IFHA) for \$195,160.96 in impact fees for 16 affordable units in the first of two residential buildings.

A second approval on August 26, 2025, authorized a similar 30-year installment plan for another 16 units in the second building, for an additional \$195,160.96. Overall, IFHA received approval for 32 units across two buildings, with a combined total of \$390,321.92 to be paid over 30 years.

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@collier.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 benefiting 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
06/08/2026

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

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



06.04.26



2. First Street Corridor Improvements

Phase 1: Phase 1 is on South First Street from Eustis Avenue to School Road. Staff received a fully executed Construction Agreement #25-8371 that awarded the project to Traffic Control Devices (TCD) with a bid amount of \$205,310 for the construction of Phase 1. A Pre-Construction Meeting was held on March 23, 2026, 10-11 a.m. at the Immokalee CRA Office. The Contractor anticipates the materials to be shipped mid-July and a Limited Notice to Proceed together with the Purchase Order was issued to the Contractor on May 11, 2026. The Construction Engineer & Inspector, WSP USA, will be issued a Start Work Notice once the official Notice to Proceed is issued to TCD and construction commences.

Phase 2: Phase 2 is on South First Street from Main Street to Eustis Avenue. 100% Plans and Legal Descriptions & Sketches for the Easements were reviewed and approved by TMSD. On April 3, 2026, a Purchase Order was submitted for RKL Appraisals in the amount of \$48,800 for the preparation of 17 appraisal reports. The fiscal impact for the easement acquisitions was calculated at \$450,000 with Condemnation costs and an Offer Resolution authorizing Staff to provide written offers to purchase the easements from the property owners was submitted to the County Attorney's Office for approval. On March 27, 2026, a Purchase Order was received in the amount of \$8,800 for Stewart Title for the preparation of the title commitment policies. The acquisition process may be a 12–18-month process with an anticipated cost of \$200,000 funded by the CRA if negotiations go smoothly. The URA (Uniform Relocation Act) is applicable, and compliance will be monitored by CHS throughout the easement acquisition process.

3. Immokalee Airport Expansion

The Florida National Guard is constructing a new \$50 million, 45,000-square-foot Readiness Center with completion expected by December 2027. This facility, serving as a modern armory, will enhance disaster response for Collier County and improve logistical support for the region.

Key Details of the Immokalee Readiness Center:

- **Purpose:** The facility will serve as a hub for training, equipment storage, and emergency response, allowing for quicker aid to Naples and Everglades City during disasters.
- **Construction:** The project is overseen by the Florida Department of Military Affairs. This new, sustainable, and LEED-certified facility will provide necessary office and workspace for Florida Army National Guard soldiers.



06.04.26



4. 523 Howard Way – CRA-owned property (.39 ac) PID#65071520004

On April 22, 2025, 16L2, the BCC approved the CRA's acquisition of the parcel with a purchase price of \$5,500 (OR Book 6471, Page 1203). Mainscape completed the initial clean up and mowing services on July 30, 2025 and was maintaining the lot. The last mowing by Mainscape was in April. On March 31, 2026, Staff submitted for approval an Amendment to A&M Property Maintenance LLC's Contract in the amount of \$4,200/year for monthly mowing, edging and removal of trash and debris. The requested Amendment was declined by the County Attorney's Office. Staff submitted a quote for A&M to provide temporary services utilizing the incidental rates of the A&M Landscape Contract and it was denied by Procurement Services. Since the process is taking more time than expected, and the weeds and debris are become a nuisance, on May 27, 2026 the County Road Maintenance Crew mowed

the lot and removed the debris as a temporary measure to avoid potential code violations. On May 29, 2026 Procurement Services advised Staff to obtain quotes from the five (5) vendors on Parks & Recreation Contract 25-8345 as a temporary service because the parcel is to be sold. To date, one vendor declined to bid. The bids are due June 26, 2026.



05.27.26

5. Eden Park Elementary School Sidewalks

Marquee Development is the contractor of this sidewalk project Contract #23-8155. The Notice to Proceed was issued on April 28, 2025. The Substantial Completion Walk Through was conducted on April 21, 2026 and the Final Completion Walk Through was performed May 28, 2026. A final walk punch list was provided to the contractor.

6. South Park Shade Structure – Permit #PTAC20260206609

On August 20, 2025 the CRA Board passed a Motion 7-0 to fund the Parks and Recreation Immokalee South Park with the allocated \$50,000 under Fund 1026 – Immokalee CRA – Parks & Recreation allocation for a shade over the playground at South Park. The best option was a 50' X 30' X 14' hip shade from GameTime at a price of \$49,955.73 installed. The Purchase Order was received on February 4, 2026. The footers were dug on June 4, 2026 and the project is scheduled to be completed June 2026.



06.08.26

7. Immokalee Sidewalk PH3 Project

The Notice to Proceed was issued to Marquee Development on January 26, 2026 and a Kick-Off Meeting was conducted on-site on January 29, 2026. As of May 18, 2026 the project is 64% complete. Bi-monthly progress meetings are held on-site with the next meeting scheduled for June 11, 2026.



05.27.26





05.26.26



05.21.26



05.19.26





05.14.26

Report by: Yvonne Blair, Project Manager Dated: June 8, 2026



Immokalee Community Redevelopment Area (ICRA)

Projects Updates

June 8, 2026

Table of Content

ICRA Projects (Funded by CRA and MSTU)

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

Other Projects of Interest

- SR 29 Loop Road
- Eden Park Elementary School Sidewalks

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

Project #:33831-01 & 33831-02 (Grant) #50250 (CRA)

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

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



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

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

Design Proposal: Kisinger, Campos & Associates (KCA)

CDBG Design Funds End: 1/6/25. 100% PH1 plans rec'd 1/3/25. 100% PH2 plans November 7, 2025.

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 1st Amendment to \$401,371 and decreased to \$225,310 by a proposed Waiver of Funds & Second Amendment.

Architect/Engineer: KCA

General Contractor: Traffic Control Devices \$205,310.

Limited NTP: 5/11/26 Notice to Proceed Date: TBD

Estimated CD24-02 Completion Date: PH1 grant extended to 6/01/27 via Second Amendment.

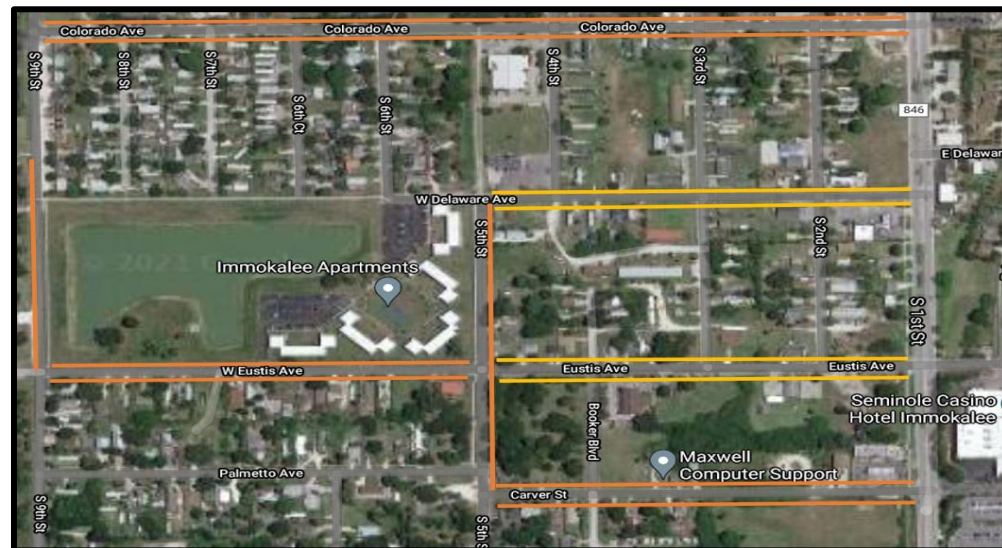
Milestones/Challenges To Date: 06/08/2026

- Subrecipient Agreement approved by BCC's 9/13/22 for CD22-03 \$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.
- 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 1st Amendment approved by BCC on 2/11/25 to reduce to \$401,371 & performance end of 10/31/25 extended to 4/29/26. 11/22/24 requested new KCA Proposal for phasing project. CO3 approved 4/15/25. 1/29/25 prepared Solicitation for Contractor. Posted ITB on 7/7/25 with Bid Opening on 8/21/25, 8/26/25 – 9/4/25 & 9/8/25-9/15/25 for PH 1. Estimated PH1 Cost: \$169,847.24, lowest bid was \$205,310. 10/30/25 Received DELORA & NORA posted 11/3/25 (3-day protest period) and received Construction Agreement from Procurement on 1/21/26.
- KCA sent legal descriptions and sketches for acquisitions for PH2. Est. PH2 Cost: \$602,880.72. TSMD to do the easement acquisition activities.
- On 5/13/25 CHS conducted Close-out Audit of CD22-03. 10/27/25 Mitigation Summary & Waiver of Funds approved reducing grant funds to \$225,310. KCA's CO4 (Tasks Reallocation) was approved 1/27/26 & KCA's CO5 (Time & Task 1 \$21,551 additional funds) was approved on 3/17/26. A PO Modification was processed for KCA specific to CO5. A Second Amendment to extend the period of performance to 6/1/27 and reduce the amount to \$225,310 approved by the BCC 4/14/26.
- A Purchase Order (PO) was issued to Stewart Title on 3/27/26. A PO was issued to the RKL Appraisals for appraisals for 17 of the 20 easements (3 proposed easement were county-owned).
- On June 2, 2026 an Offer Resolution was sent to the CAO for approval. The estimated acquisition costs with condemnation is \$450,000.

DESCRIPTION OF WORK	% COMPLETE
Procurement PH1	100%
Design PH2	100%
Construction PH1	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) #50244 (CRA)

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

Design Budget: \$114,763 MSTU Funds

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

Federal Appropriations Funds: \$987,000

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

ABB acquired by LJA Engineering.

Owner's Representative (CEI): Total Municipal Solutions

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: 01/26/2026

Estimated Substantial Completion Date: 08/24/26

Milestones/Challenges To Date: 06/08/2026

- 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. Performance Report #04 with the Federal Financial Report SF-425. Section 3 and Real Property Report SF-429 were submitted via DRGR on 1/30/26. Performance Report #05 due 7/30/26.
- 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. CO3 to extend to 12/31/26 issued 12/10/25. CO1 for CEI to extend to 12/31/26 issued 12/3/25. Project signage installed on W Delaware/S 5th Street on 2/7/25. On 1/15/26 the permit was extended to 7/20/26 and a request for extension has been submitted to the EOR. 5/14/25 Pre-Construction Mtg. 10/25/25 Limited NTP issued and NTP issued 1/6/26 with commencement date of 1/26/26.
- A Kick-Off Meeting was conducted on-site on 1/29/26. CEI Progress Meetings are bi-weekly. Contractor submitted invoices 1 & 2 that were approved by EOR. Inv 3 was submitted to the CEI for approval on 6/7/26. Once approved by CEI and EOR it will be processed for payment.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	64%

Historic Cemetery Preservation

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

District #: 5

Project #:

Project Sponsor: ICRA & IMSTU

Project Manager: TBD

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

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

Maintenance Budget: TBD

Restoration Budget: TBD

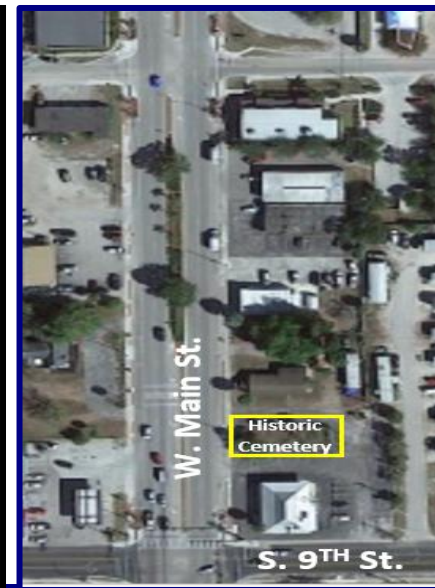
Team/Partners: Stantec Consulting (Survey)

Construction Manager: TBD

Landscape Maintenance: A&M Property Maintenance LLC

BCC Approval Date: TBD

Estimated Substantial Completion Date: 2026 (Partial hold for FDOT's conveyance of Main St to County)



Milestones/Challenges To Date: 06/08/2026

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminole, 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.
- 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. 8/20/25 A&M confirmed the existing irrigation lines are operational; considering known graves outside the border/fence of the cemetery, irrigation may not be pursued. 9/8/25 Staff investigating the installation of bollards on ROW which shall wait for SR29 turnover to County. 9/18/25 Webber installed 3 barricades.
- Cemetery conservationist, FL Public Archaeology Network, performed a cleaning of the headstones with CRA staff on 4/22/26. Staff reviewed Bosque Bello Master Plan as a guide for preparing a maintenance plan. FPAN suggested repairs to concrete gravesites.
- Staff posted a RFQ for stabilization and cleaning of markers. Bids due 6./19/26.

DESCRIPTION OF WORK

% COMPLETE

Procurement

0%

Design

5%

Construction

0%

Lake Trafford Road Corridor Lighting Study

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

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

Project Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

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

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

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

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

Funding: CRA & MSTU Funds and Grants

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

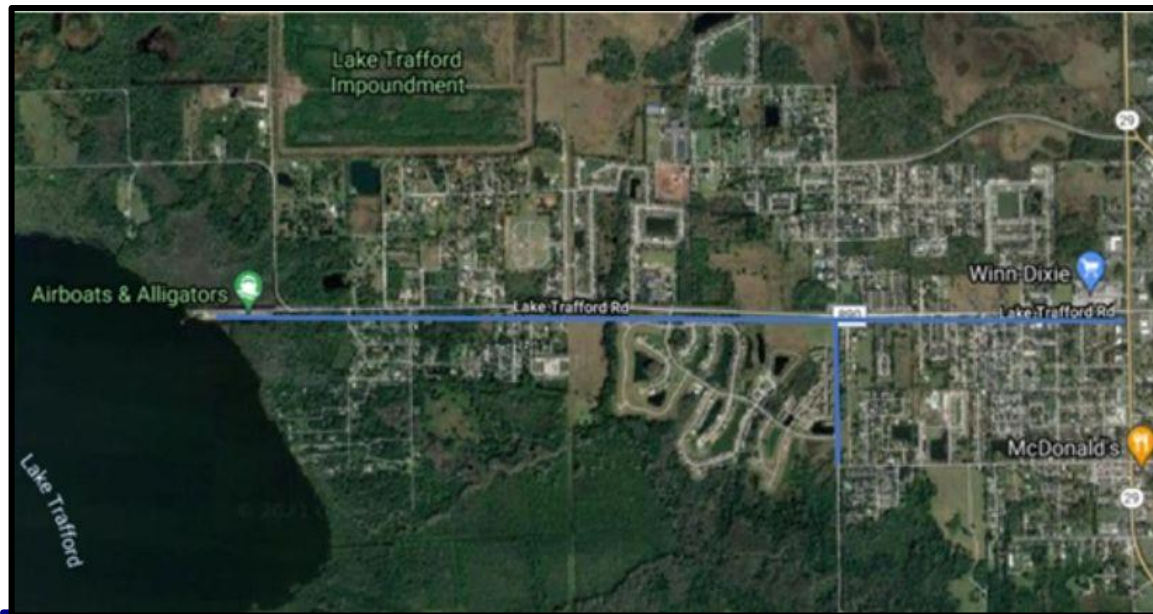
Owner's Representative (CEI): TBD

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: 06/08/2026 – 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.
- Civil Engineer Library Contract 18-7432-CE expended to 8/24/26. Staff put on hold processing Change Order #1 for consideration for the future life term of the project (7/26/28). Staff may be directed to terminate Contract/Work Order in lieu of CO1.

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

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

Project #: 1629-162524-631400

Sponsor: Immokalee MSTU

Project Manager: Yvonne Blair

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

Design Budget: \$212,598 MSTU Funds

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

Architect/Engineer: Johnson Engineering

Design Notice to Proceed Date: 9/1/22

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

Construction Completion Date: TBD



Milestones/Challenges to date: 06/08/26 – 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 to 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. 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.
- A Suspend Work Notice was issued to Johnson on 9/28/23 with 213 remaining days. Civil Engineer Library Contract 18-7432-CE expires 8/24/26. Staff considered processing Change Order #1 for the future life term of the project (12/31/37). Staff may be directed to terminate Contract/Work Order in lieu of CO1 because if FDOT conveys Main St to County, project no longer under FDOT's requirements and can redesign roadway for preferred downtown streetscape.
- Staff installment funding contribution to be incorporated in the FY27 Budget for the project.

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

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

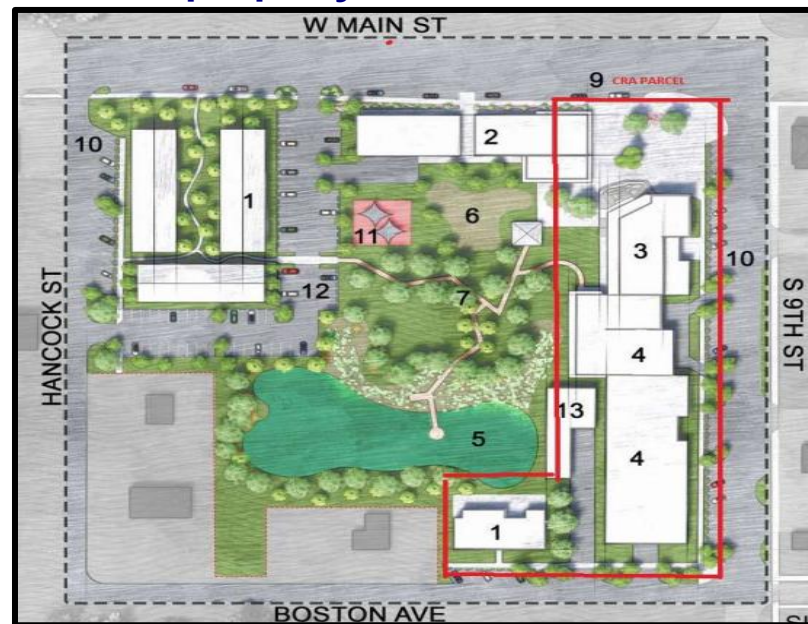
Buyer: Catholic Charities Diocese of Venice, Inc. (Catholic Charities)

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: 06/08/2026

- 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.
- 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. County denied on-street parking. County extended Rezone application resubmittal to 12/10/26.
- Engineer with Bowman made a presentation to CRA Board on 3/18/26.

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

Immokalee Sports Complex

505 Escambia Street

District #: 5

Project #: 80320 (CRA)

Project Sponsor: Collier County Parks & Recreation

Project Manager:

Monitoring Project for Community's Awareness

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

Design Budget:

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

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

Architect/Engineer:

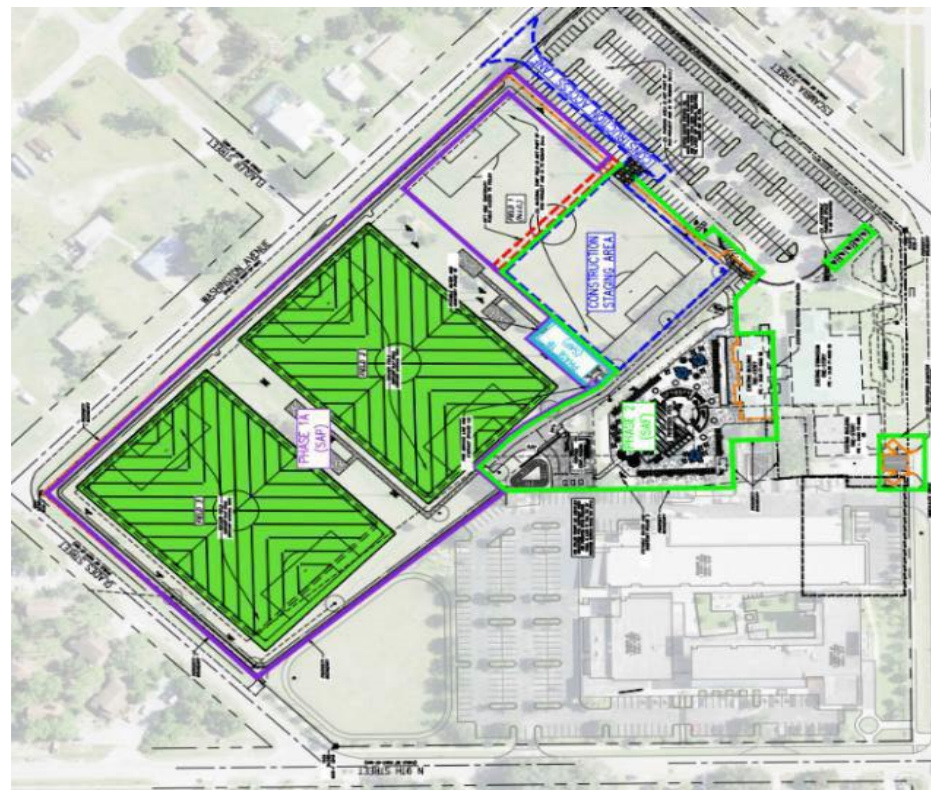
Stantec Consulting Services Inc.

Notice to Proceed Date: Estimated August 2026

Final Design 100% Plans: In permitting

Construction Completion Date: Est. May 2027

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

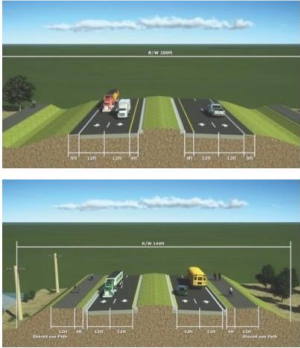


Milestones/Challenges To Date: 06/08/2026

- “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.
- Fields are scheduled to receive upgraded lighting systems. During construction, one field will be temporarily closed for appx 2 weeks at a time to allow for efficient installation. Permitting in progress.

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, 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: 06/08/2026

- The FL Legislature approved a 4B budget for the "Moving Florida Forward" Project. This project will construct a new alignment of SR29 as a 4-lane divided roadway with drainage improvements on the corridor to serve as a loop around downtown Immokalee area. FDOT's Environmental Manager attended the 4/17/24 Joint CRA & MSTU Meeting to provide a Loop Rd update with video presentation www.SR29Collier.com. In person public meeting was on 4/18/24 & online 4/23/24 <https://bitly.ws/3fFYL>.
- 7/16/24 FDOT PM presented update to the East of 951 Ad Hoc Advisory Board.
- The PD&E Study commenced in the Summer of 2007 and received approval from the FDOT Office of Environmental Management on 6/19/24 (cost of \$4,551.635).
- 06/18/25 Loop Road construction is tracking to start in 2027.

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	45%
Construction	0%

District #: 5

Project #: CC 23-8155

Project Sponsor: FDOT

Project Manager: Shannon Bassett

Monitoring Project for Community's Awareness

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

Construction Budget: \$1,414,943.50

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

Contractor: Marquee Development, Inc.

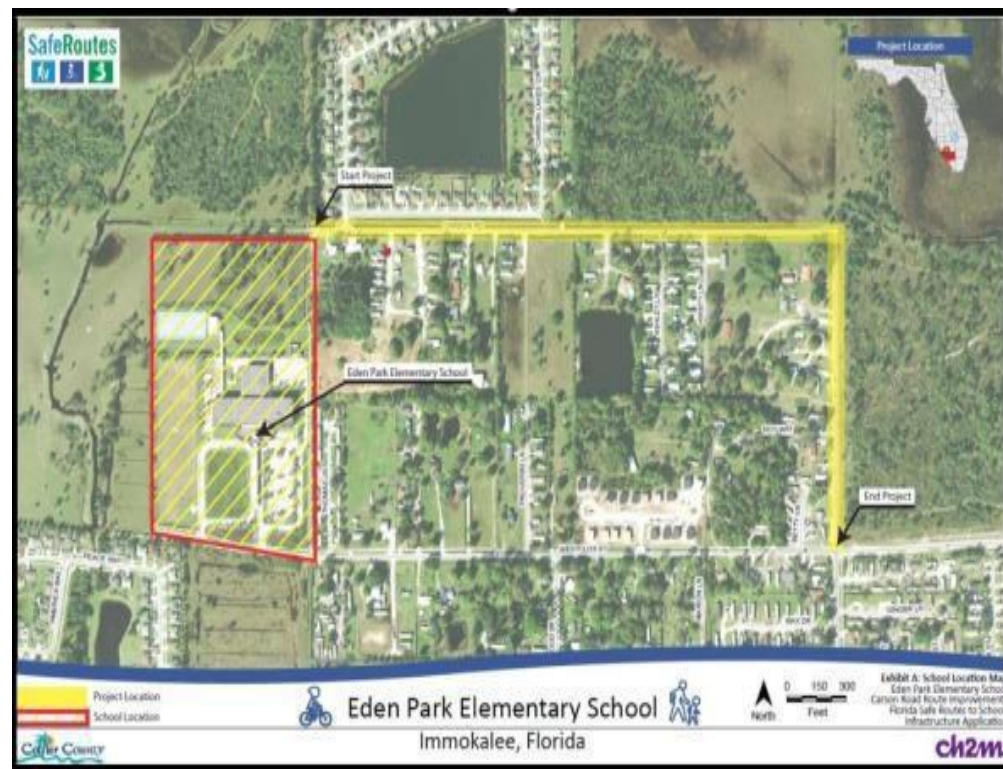
Owner's Representative (CEI): Jared Thompson, EXP

NTP: 04/28/25

Stop Work Notice: 10/15/25 (19 days)

Resume Work Notice: 11/3/25

Estimated Final Completion Date: 05/7/26



Milestones/Challenges To Date: 06/08/2026

- The BCC Approved the Construction Agreement (LAP) #23-8155 on 02/27/24, 16E4.
- Construction Progress Meetings were held bi-weekly. The Substantial Completion Walk Through was completed on 4/21/26. The Final Completion was on 5/28/26. A final punch list was provided to the contractor.

Procurement	100%
Design	100%
Construction	99%

Project Manager Field Observations June 8, 2026

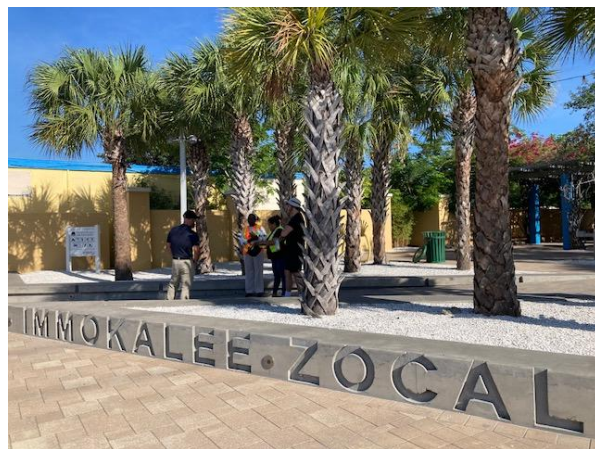
A recap of the MSTU Walking Tour on June 8, 2026, with attendees: Christie Betancourt, Jared Crespo, Ryan Kitts, Islay (Waste Pro), Lee VanGelder, Dafeney Jean Mary, and Yvonne Blair. A Walking Tour is scheduled for Monday, July 13, 2026, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



Beautification Area Improvements:

1) *First Street Zocalo Plaza/Landscape Maintenance*

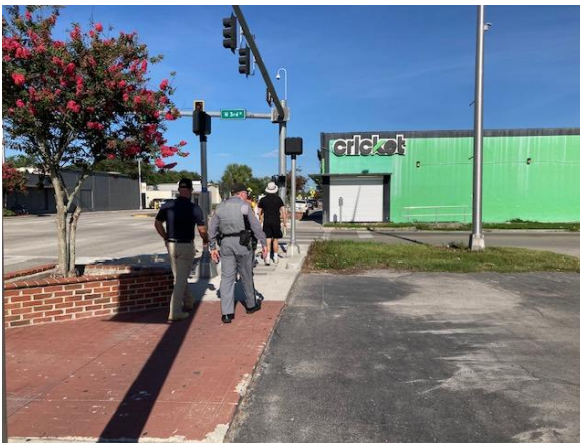
A&M: A&M Property Maintenance (A&M) provides services. A&M is cleaning and maintaining the landscaping according to their schedule and their work continues to be satisfactory. Facilities Management installed a new water fountain and on June 4, 2026 Staff requested the leak to be repaired by Facilities Management.



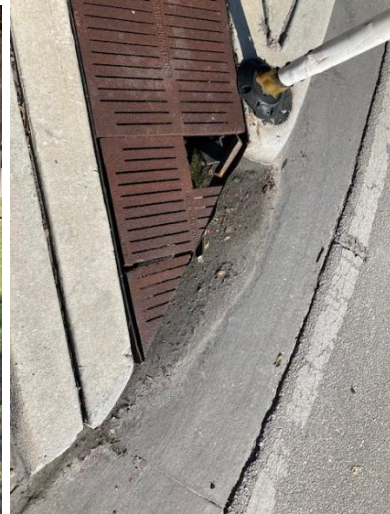


2) Improvements on Main Street (between 1st and 9th)

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 1st Street and 9th Street on a quarterly basis.



Main Street: The corridor on W. Main Street between 1st Street and 9th Street was satisfactory. There was not much litter. A mattress will be picked up by Waste Pro.





Upcoming Community Events

Updated 06/09/2026

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

Date: 06/17/2026 at 3:30 p.m.

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

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 06/18/2026 at 3:00 p.m.

Location: IFCD Headquarters (Fire Station 32) / Live Online
5368 Useppa Drive, Ave Maria, FL 34142
For more information call: 239.657.2111
Join Live Online: <https://www.immfire.com/view-live-meeting>

Collier County Board of County Commissioners (BCC) Meeting

Date: 06/23/2026 at 9:00 a.m.

Location: Board of County Collier Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail East, Naples, FL 34112
Watch Live On: <http://tv.colliergov.net/internetchannel/watch-now>

Summer Mango Fest *Free Event*

Date: 06/27/2026 from 10:00 a.m. to 1:00 p.m.

Location: Immokalee Pioneer Museum
1215 Roberts Avenue West., Immokalee, FL 34142
For more information call: 239.252.2611

Self-Documented Exhibit Opening Reception *Free Event*

Date: 07/11/2026 from 10:00 a.m. to 12:00 p.m.

Location: Immokalee Pioneer Museum
1215 Roberts Avenue West., Immokalee, FL 34142
For more information call: 239.252.2611

Collier County Board of County Commissioners (BCC) Meeting

Date: 07/14/2026 at 9:00 a.m.

Location: Board of County Collier Commissioners Chambers, 3rd floor, Collier County Government Center
3299 Tamiami Trail East, Naples, FL 34112
Watch Live On: <http://tv.colliergov.net/internetchannel/watch-now>

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

Date: 07/15/2026 at 3:30 p.m.

Location: Immokalee Water and Sewer District

1020 Sanitation Road., Immokalee, FL 34142

For more information call : 239.658.3630

Immokalee Fire Control District – Board of Fire Commissioners Meeting

Date: 07/16/2026 at 3:00 p.m.

Location: IFCD Headquarters (Fire Station 32) / Live Online

5368 Useppa Drive, Ave Maria, FL 34142

For more information call: 239.657.2111

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

Collier County Board of County Commissioners (BCC) Meeting

Date: 07/28/2026 at 9:00 a.m.

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

Watch Live On: <http://tv.colliergov.net/internetchannel/watch-now>

Collier County Public School (CCPS) Board Meeting

Date: 07/30/2026 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>

Collier County Public School (CCPS) Tentative Budget Hearing

Date: 07/30/2026 at 5:00 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>

Lipman Family Farms Backpack Giveaway & Back to School Event

Date: 08/08/2026 from 9:00 a.m. to 12:00 p.m.

Location: Immokalee High School Football Field

701 Immokalee Drive., Immokalee, FL 34142

For more information Email: Maria.Munguia@lipmanfamilyfarms.com

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@collier.gov or call at 239-867-0025

June 2026 Development Update

Item K.1

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. 1070 Alachua St (ZLTR): PL20260006364*

Location: 1070 Alachua St
 Current Zoning: Industrial with ST/W-3 & 4 Wellfield Protection and Airport Overlays
 Owner: U Dump We Pump Inc.
 Status: Staff issued an incomplete submittal letter on 5/11/2026.

Applicant is requesting a zoning verification letter on the property.



2. 140 Tradeport Pkwy (ZLTR): PL20260006376*

Location: 140 Tradeport Pkwy
 Current Zoning: Industrial with Airport Overlay
 Owner: Kids Real Property LLC
 Status: Initial applicant submittal on 5/7/2026.

Applicant is requesting a zoning verification letter to inquire about setting up and operating a ballroom/entertainment center use and inquiring about maximum occupant capacity.



3. Immokalee Nursery Inc (ZLTR): PL20260005961

Location: 107 N 15th St.
 Current Zoning: RMF-6 with ST/W-4 Wellfield Protection and Airport Overlays
 Owner: Martin Tomas
 Status: Initial applicant submittal on 4/29/2026.

Applicant indicates the property was historically designated as agricultural and is requesting a zoning verification letter for rezoning of the property from residential to agricultural, or alternatively approval for nursery business use.



4. Immokalee Community Park (LS): PL20260005441*

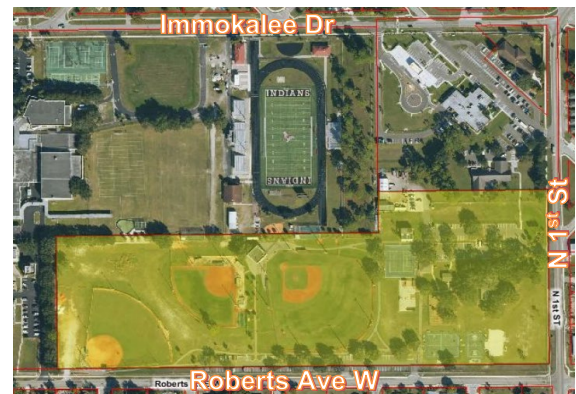
Location: 321 N 1st St.

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

Owner: Collier County

Status: Initial applicant submittal on 4/20/2026. Staff issued first comment letter on 5/19/2026 with GIS, Engineering, and Zoning comments. Additional documents submitted on 5/21/2026 and 5/26/2026 and now under staff review.

Collier County requests a lot split to separate the ball fields from the remainder of the park.



5. 200 S 3rd St (CU): PL20240010631

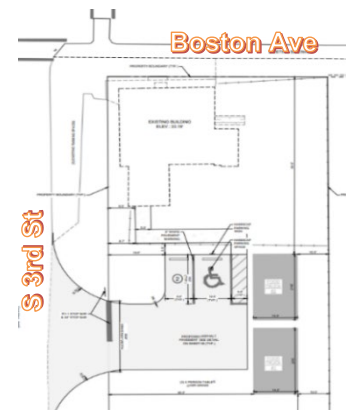
Location: 200 S 3rd St. (parking lot behind Esquivel Cuts)

Current Zoning: C-4-MSOSD and Airport Overlay

Owner: Bedolla Rentals LLC

Status: First applicant submittal on 2/24/2026 with TIS and signed forms submitted on 3/5/2026 and payment submitted on 3/20/2026. Staff issued first comment letter on 4/21/2026 with Comprehensive Planning, Stormwater, ADA, Environmental, Landscape, Public Utilities, Transportation, Zoning and County Attorney comments.

Request for conditional use approval for two food trucks on the commercial C-4 premises. A Neighborhood Information Meeting will be required, with final decision by the Hearing Examiner.



3rd Avenue Food Truck Park (SDP): PL20260005327

Status: Pre-app meeting held on 5/19/2026.

Request for Site Development Plan to pave, grade, and add stormwater infrastructure to serve two food trucks at 200 S 3rd Street.

6. 120 Hancock St (ZLTR): PL20260000647

Location: 120 Hancock St.

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

Owner: Matias, Isabel Jeronimo

Status: First applicant submittal on 1/19/2026, pending fee payment.

Request to verify if a mobile home can be placed on the property and if not, what can be built on it.



7. 114 Immokalee Dr (ZLTR): PL20260000955

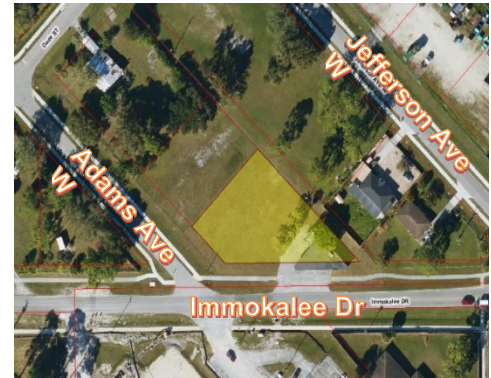
Location: 114 Immokalee Dr

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

Owner: Munoz Estates LLC

Status: First applicant submittal on 1/23/2026, pending fee payment.

Zoning verification letter request to verify the property's Future Land Use is Medium Residential (MR) per the Immokalee Area Master Plan, and to confirm the MR Subdistrict allows a base density of 6 dwelling units per gross acre and eligible for the Residential Infill Bonus (3 additional units per acre) under IAMP Policy 2.3.2. Applicant states the parcel was created prior to 1989 and is under 20 acres and per historical building permits dated 12/6/1965, residential use is vested, allowing for a 3-unit remodel despite the C-4 zoning.



8. Beraca Baptist Church (CU): PL20250014576

Location: 905 Roberts Ave W (formerly the Roberts Center Community Center)

Current Zoning: RSF-3 with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Beraca Baptist Church, Inc.

Status: Pre app meeting held on 1/20/2026. First applicant submittal on 2/19/2026. Staff issued an incomplete submittal letter on 2/26/2026 citing missing Listed Species Survey.

Applicant provided notice on 3/2/2026 that during the pre-app meeting it was discussed that a Listed Species Survey would be determined at the first site review inspection; first round of staff reviews are due 4/1/2026. Staff issued first comment letter on 4/2/2026 with Planning, Transportation, Zoning, County Attorney and Survey comments.

Request for conditional use approval for a proposed church in an RSF-3 zoning district. This will require a Neighborhood Information Meeting with final decision by the Hearing Examiner.



9. Keith Heckman Jr (VAC): PL20250013807

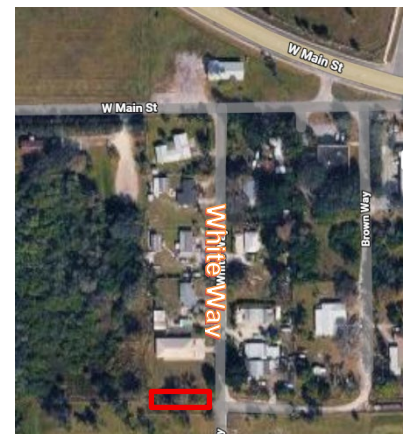
Location: 129 White Way

Current Zoning: RMF-6-ST/W-3 and Airport Overlay

Owner: Keith Heckman, Jr.

Status: First applicant submittal on 11/24/2025. Applicant submitted additional documents on 12/11/2025 in response to incomplete submittal notice. Staff issued first comment on 1/7/2026 with County Attorney, Survey, Transportation, Stormwater, and Addressing comments.

Request to vacate right-of-way west of intersection of White Way & Avenue B. There are no utilities located within this end of Avenue B ROW. The area to be vacated is shown in red on the aerial.



10. Iglesia Herederos De Dios Inc. (CU): PL20250012195

Location: Parcel ID #00057480000 (south side of Lake Trafford Rd)

Current Zoning: A-MHO

Owner: Iglesia Herederos De Dios Inc

Status: Pre app meeting held on 11/19/2025.

Request for conditional use approval to allow a 123-seat church in the Agricultural Zoning district. Building is proposed to be 7,500 square feet. This will require a Neighborhood Information Meeting with final decision by the Hearing Examiner.



11. Firehouse Doggie Daycare & Boarding (CUD): PL20250012003*

Location: 502 New Market Rd. E

Current Zoning: Industrial with ST/W-1 & W-2 Wellfield Protection and Airport Overlays

Owner: GRAFIAS USA INC

Status: Pre application meeting held on 11/12/2025. First applicant submittal on 12/4/2025 with additional documents submitted on 12/16/2025. Staff issued first comment letter on 1/22/2026 with Zoning, Transportation, and General Comments. Second applicant submittal on 2/4/2026. Response to review comment letter to Collier County submitted on 3/13/2026. Hearing Examiner hearing on 5/14/2026. **HEX recommended approval with conditions on 6/9/26.**

Comparable Use Determination request for open range and caged Dog Daycare and Boarding with certified pet care specialists, and a 300 sq.ft. specialty pet store providing specialty dog supplies in the Industrial (I) zoning district.



502 New Market RD (APR): PL20260001685*

Status: First applicant submittal on 2/13/2026. Staff issued first comment letter with Zoning comments and general comments on 3/10/2026. Second applicant submittal on 4/23/2026. **Staff issued second comment on 5/15/2026 with Zoning and General Comments. Applicant submitted response on 6/8/2026.**

Per advice from County staff, the applicant seeks an Administrative Parking Reduction. The property owner declares that due to the uses of the building, the existing parking on site is more than sufficient to support both the Firehouse Doggie Daycare & Boarding, LLC and G&G Auto Mechanic Services LLC.

502 New Market RD E (ZLTR): PL20250008900

Status: Applicant submitted request on 8/7/2025. Zoning Verification letter issued on 9/22/2025.

Request to verify if a Doggie Day Care & Boarding Facility is a permitted use. Staff advised the proposed animal specialty services are not explicitly permitted in the Industrial (I) district. Staff added that the Board of County Commissioners may consider allowing the Comparable Use Determination (CUD) process to apply to (I) zoned property in Nov or Dec; this would be a path forward to request the use as comparable to other permitted uses in the (I) district.

12. Immokalee Fair Housing Alliance II (PUDZ): PL20250006894

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: First applicant submittal on 12/15/2025. Additional documents submitted on 1/8/2026. First staff review letter issued on 2/6/2026.

Rezone to Residential PUD for 112 rental units affordable for households earning 51-80% of Area Median Income. Seven 2-story buildings are proposed with a community center and two playgrounds on 8.08 acres (13.9 units per acre).

Immokalee Fair Housing Alliance Phase 2 (SAP): PL20250012633

Status: First applicant submittal on 10/29/2025. Acceptance letter issued on 11/24/2025. Under construction.

Site Acceptance for completion of second phase of developing low income multi-family residential development for migrant workers on Lake Trafford Road. Three buildings are complete. Final project will include 8 buildings (128 units) and community educational / laundry building and associated drainage, utility, pavement and landscape improvements. 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). Link to [IFHA Wink News story](https://www.ifha.info/) For more information, please visit <http://www.ifha.info/>.

13. 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. Applicant filed 6 month extension on 3/10/2026 to redesign the site to account for the increased on-site parking after removing the request for on-street parking.

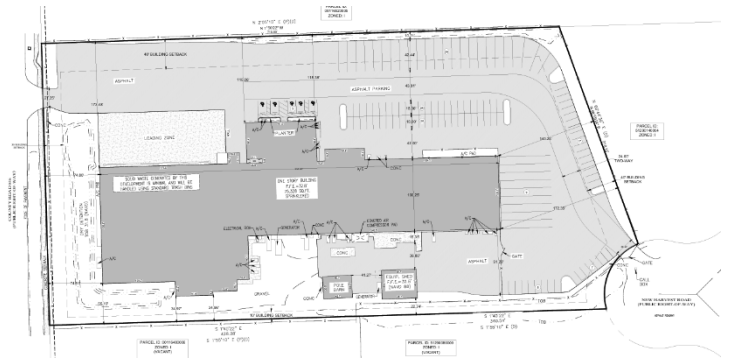


Rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily dwelling units (± 14 dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial 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

14. South Florida Produce (SIP): PL20260006625*

Location: 925 New Harvest Rd
Current Zoning: Industrial and Airport Overlay.
Owner: Oakes Farm Inc.
Status: First applicant submittal on 5/19/2026.
Staff issued an incomplete submittal letter on 5/26/2026 citing missing Property Ownership Disclosure Form, additional documents submitted on under staff review. Second applicant submittal on 5/26/2026.

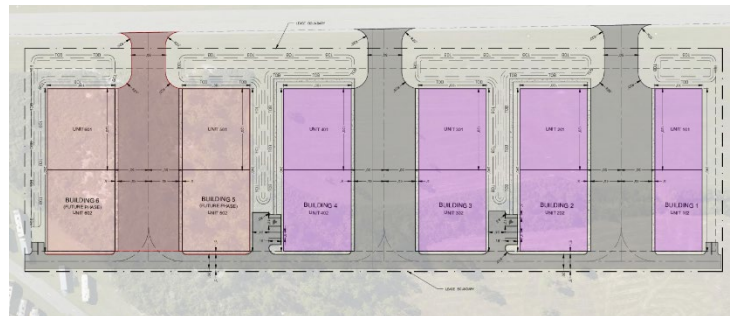


Initial SIP application under PL20260006299 but was cancelled. SIP submittal to resolve Code Enforcement Complaint CESD20250014272 of unpermitted building additions, equipment and project sitework.

15. Immokalee Airport Hangar (SDPA): PL20260006583*

Location: 165 Airpark Blvd.
Current Zoning: AOPUD with ST/W-3 and Airport Overlays
Owner: Collier County
Status: Pre-app meeting held on 6/9/2026.

Proposing a phased SDP for new airport hangar buildings along with associates site and utility infrastructure.



Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPI): PL20260007223*

Status: Initial applicant submittal on 5/27/2026.

Modification for the addition of a 360 SF mezzanine to an existing hangar.

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

Status: SDPA approved on 4/29/2024. Under construction. Final Site Acceptance documentation filed by applicant on 11/21/2025.

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

16. Culvers Immokalee (SDP): PL20260006017*

Location: W Main St and Jump St.
Current Zoning: C-4-MSOSD with ST/W-3 and Airport
Overlays
Owner: 41287 Immokalee FL LLC
Status: Pre-app meeting held on 5/27/2026.

Proposed Culver's Restaurant and associated
infrastructure.



17. Boys and Girls Club of Collier County (SDPI): PL20260005619*

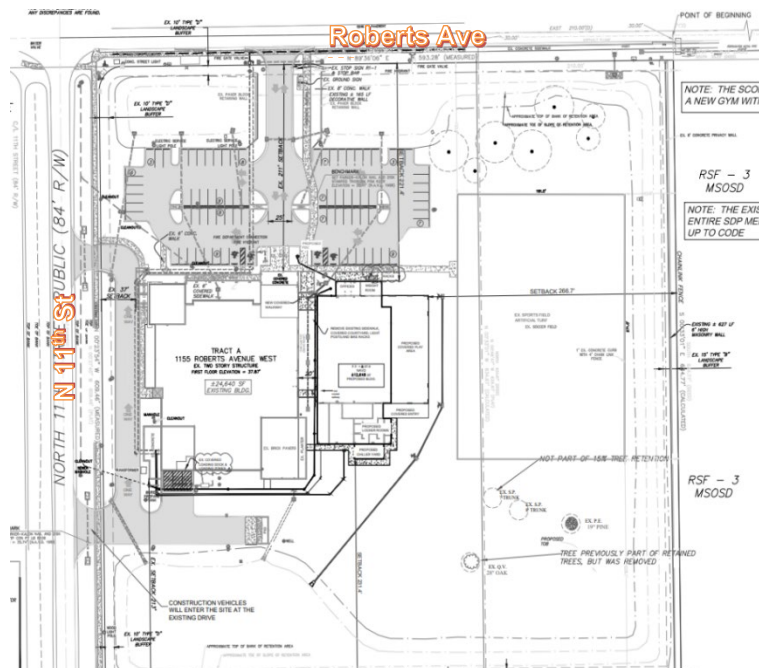
Location: 1155 Roberts Ave. W
Current Zoning: R. Roberts Estates
MPUD (Ord. 14-01) with ST/W-4
Wellfield Protection and Airport
Overlays
Owner: Boys & Girls Club of Collier
County Florida Inc.
Status: Initial applicant submittal on
4/22/2026. Staff issued an
incomplete submittal letter citing
missing email from planner,
Opinion of Probable Cost, Site
Plan, Cover Letter and Application.

Request for an insubstantial
change to connect a sewer lateral
into existing manhole.

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

Status: Pre app meeting held on 5/27/2025. First applicant submittal on 6/20/2025. SDP
Approval letter issued on 10/9/2025.

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



18. DeLaRosa Site Improvement Plan (SIP): PL20260005512*

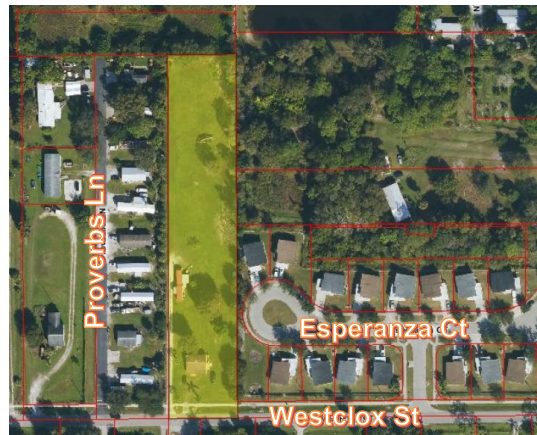
Location: 3200 Westclox St.

Current Zoning: Village Residential (VR) with ST/W-3 & 4 Wellfield Protection Overlay

Owner: Milton Ortiz

Status: Initial applicant submittal on 4/21/2026. Staff issued an incomplete submittal letter on 4/24/2026 citing missing Application Form, Site Plan, and Email from Planner. Applicant submitted additional documents on 5/8/2026. Staff issued first comment letter on 6/3/2026 with Addressing, and Zoning comments.

Request for Site Improvement Plan approval to change location of Unit #3 on the original site plan. New setback from front property line 240 feet; 52 feet from east property line, 321 feet from rear property line and 31 feet from east property line.



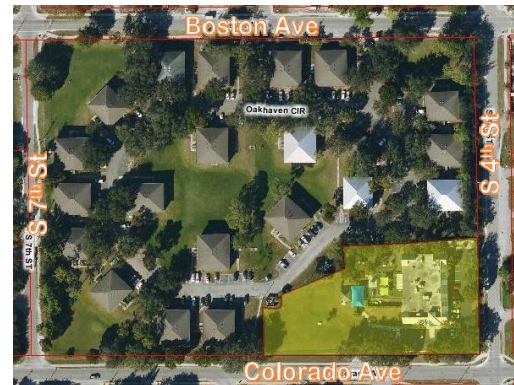
19. Pathways Early Learning Center, Immokalee (SDPA): PL20250013852*

Location: 415 Colorado Ave

Current Zoning: VR – CU “2” with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Immokalee Child Care Center Inc

Status: Pre-app meeting held on 1/6/2026. First applicant submittal on 2/5/2026. Staff issued first comment letter on 3/12/2026. Second applicant submittal on 4/26/2026. Staff issued second comment letter on 5/22/2026 with Transportation, Zoning and Landscape comments.



Request to amend the approved Site Development Plan to add 2 temporary modular classrooms.

Pathways Early Learning Center, Immokalee (PE): PL20260003558*

Status: Initial applicant submittal on 3/11/2026. Staff issued first comment letter on 4/2/2026 with Zoning, Landscape and County Attorney comments. Second applicant submittal on 4/24/2026. Staff issued second comment letter on 5/15/2026 with Landscape and general comments.

A parking exemption is requested to accommodate additional students and staff temporarily with the interim use of the modular classrooms.

Pathways Early Learning Center, Immokalee (SDPI): PL20250009765

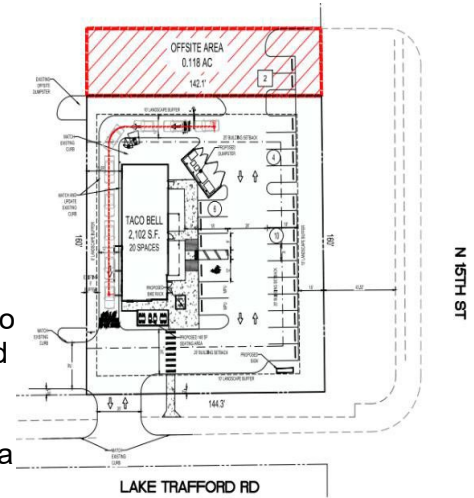
Status: First applicant submittal on 8/29/2025. Staff issued first comment letter on 9/22/2025. Second applicant submittal on 9/22/2025. SDPI Approval letter issued on 10/3/2025.

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

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

Location: 1101 N 15th St./SR 29 (existing Wendy's at northwest corner SR 29 and Lake Trafford Road)
Current Zoning: C-4-SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Royal Consolidated Props Inc.
Status: Pre-app meeting held on 5/27/2025.

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



21. Mendoza Housing (SDP): PL20250010328

Location: North Side of Curry Rd (00072480108)
Current Zoning: VR with ST/W-2 Wellfield Protection Overlay
Owner: Florentino Mendoza
Status: Pre-application meeting held on 9/25/2025.

Request for the construction of a two-story multifamily residential building. The proposed project will be developed in two phases and will include a total of 40 units, along with supporting infrastructure such as a parking lot, drainage system, landscaping, and lighting on 10 acres.



22. Immokalee Recycle Drop-Off Center, Scale House, and Control Center (SDPA): PL20250010841

Location: 700 Stockade Rd
Current Zoning: A-MHO and Airport Overlay
Owner: Collier County
Status: Pre-app meeting held on 10/8/2025.

Collier County Solid Waste Department is applying to develop a new 15,000 sq. ft. public recycle drop-off facility, scale house, and control center at the Immokalee Transfer Station.



23. Silver Strand Mine (SDP): PL20250006127

Location: 1990 Camp Keais Rd Current Zoning: A-MHO-Rural Lands Stewardship Area Overlay (RLSAO)

Owner: Silver Strand III Partnership

Status: Pre app meeting held on 6/24/2025.

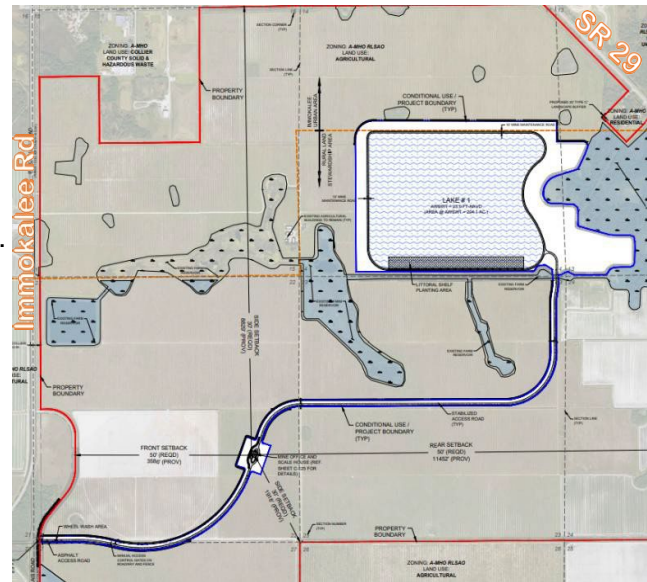
Request for a Site Development Plan for a new mine located between Immokalee Rd and SR 29.

Silver Strand Mine Variance (VA): PL20230001067

Status: Planning Commission recommended approval at its 10/2/2025 meeting. Variance approved by Resolution 2025-281 at the 12/9/2025 BCC meeting.

The applicant is requesting a variance for the proposed mine's landscape design, specifically to:

- Eliminate landscape buffers except where the site borders residential properties.
- Allow no paving beyond the tire wash area.
- Waive the requirement for foundation plantings around the scale house/office.
- Remove the requirement for a 7-foot-tall fence or equivalent landscaping around outdoor storage areas.



Silver Strand III (CU): PL20220001634 *companion to Silver Strand Mine Variance (above)* and Excavation Permit (EX): PL20230018067

Status: Planning Commission recommended approval at its 10/2/2025 meeting. Conditional Use Resolution 2025-280 approved at the 12/9/2025 BCC meeting.

Applicant seeks conditional use approval for a commercial excavation operation on 3,938 acres.

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

Location: N 1st St and Broward St.(63866000003 & 63865960005) Current Zoning: C-5-FMOSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Results Care LLC

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

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



25. Iglesia Cristiana Mana (SDP): PL20250007264

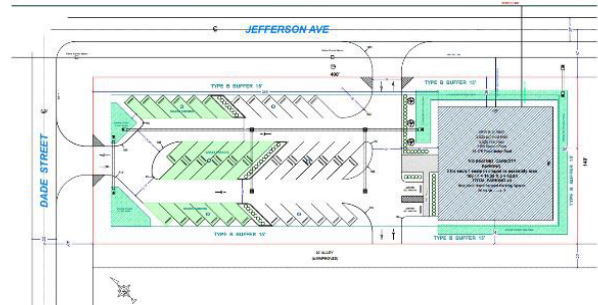
Location: Jefferson Ave. and Dade St.

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

Owner: IGLESIA CRISTIANA MANA CORP

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

Request for Site Development Plan for a new 12,175-square foot church on 2 floors with seating for 100.



Iglesia Cristiana Mana (CU):

PL20250008966*

Status: Pre-app meeting held on 9/3/2025. **First applicant submittal on 5/28/2026.**

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

26. Immokalee Government Center (SDPA): PL20250007757*

Location: 112 S 1st Street

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. First applicant submittal on 2/1/2026. Staff issued an incomplete submittal letter on 2/4/2026 citing missing signatures on the Boundary and Topo survey and the Geotechnical report. Additional documents submitted on 3/5/2026. Staff issued first comment letter on 4/7/2026 with GIS, Stormwater, ADA, Transportation, Zoning, and Landscape comments. **Second applicant submittal on 5/29/2026. Staff issued an incomplete submittal letter on 6/3/2026 citing missing Landscape and Irrigation plans. Applicant submitted additional documents on 6/04/2026.**

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



27. National Guard Readiness Center – Immokalee (EWA): PL20250014843

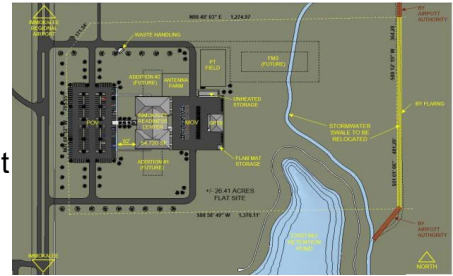
Location: 165 Airpark Blvd.

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

Owner: Collier County

Status: First applicant submittal on 12/17/2025. Staff issued an incomplete submittal letter on 12/22/2025 noting missing affidavit of authorization and cover letter/narrative statement.

Request for Early Work Authorization for the new construction of the readiness center, including sitework, utilities, structural, mechanical, and exterior improvements.



National Guard Readiness Center – Immokalee (EX): PL20250012906*

Status: First applicant submittal on 11/5/2025. Fees paid on 3/20/2026. Staff issued first comment letter on 4/16/2026 with stormwater, and Environmental comments. Second applicant submittal on 5/5/2026. Excavation Permit Issued on 6/1/2026.

This excavation permit is for the excavation that will occur onsite for the creation of the 100-year flood plain compensation pond for the construction a 2 story 55,000 sq ft readiness center facility to include sitework, utilities, structural MEP and exterior improvements.

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

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. Second applicant submittal on 9/23/2025. Staff issued second comment letter on 10/10/2025 with comments requesting a recent survey and transportation. Third applicant submittal on 11/4/2025. Staff issued third comment on 12/5/2025 with fire, zoning and landscape comments. Fourth applicant submittal on 12/9/2025. SDP Letter approval issued on 1/23/2026.

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.



Final Actions/Letters Issued

28. 1097 W Main St (ZLTR): PL20260006779*

Location: 1097 W Main St

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

Owner: SO Immokalee LLC

Status: Initial applicant submittal on 5/15/2026. Staff issued the Zoning Verification Letter on 6/4/2026 stating indoor golf cart sales is not permitted by right nor allowed through a conditional use permit application.

Applicant is requesting a zoning verification letter to inquire if golf cart sales are allowed before purchasing the property.



29. 405 11th St SE (LS): PL20260004920

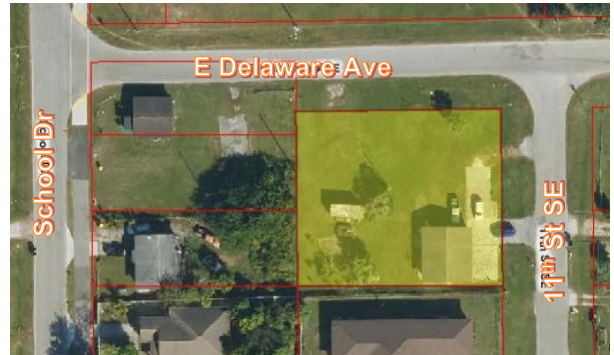
Location: 405 11th St SE

Current Zoning: MH with ST/W-3 Wellfield Protection and Airport Overlays

Owner: William Trevino III

Status: Initial applicant submittal on 4/7/2026. Staff issued incomplete letter on 4/13/2026 noting missing survey. Survey submitted on 4/16/2026. Lot Split Approval letter issued on 4/29/2026.

Applicant is requesting a Lot Split to create a second 0.18-acre lot facing East Delaware Ave. to place a modular home.



30. Family Dollar: PRCS20251149587

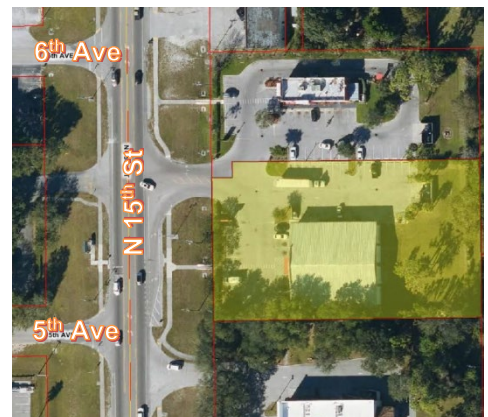
Location: 610 N 15th Street (SR 29)

Current Zoning: C-4-SR29COSD *Immokalee Urban Overlay District State Road 29 Commercial Overlay Subdistrict* with ST/W-4 Wellfield Protection and Airport Overlays

Owner: 610 N 15th Street LLC

Status: First applicant submittal on 11/26/2025. Staff issued an incomplete letter on 12/2/2025, 12/4/2025, 12/18/2025, 12/22/2025 and 1/16/2026 citing missing documents. Applicant submitted additional documents on 12/2/2025, 12/16/2025, 12/19/2025 and 1/16/2026. Applicant paid permitting fees on 1/27/2026. Staff issued first comment letter on 2/25/2026 with Electrical, Fire and Mechanical comments. Second applicant submittal on 3/5/2026. Staff issued second comment letter on 4/3/2026 with structural comments. Third applicant submittal on 4/10/2026. Commercial Building Renovation permit issued on 4/15/2026.

Application for Commercial Building Renovation to rebuild the existing Family Dollar store after fire damage. The renovation is to match the existing structure, and includes Structural, Architectural, Mechanical, Electrical and Plumbing work.



31. 3206 Lake Trafford Rd (CUD): PL20250011804

Location: 3206 Lake Trafford Road

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

Owner: Redlands Christian Migrant Association, Inc.

Status: Initial applicant submittal on 10/9/2025. Applicant submitted additional information on 10/20/2025. Staff issued first comment letter on 12/3/2025. Second applicant submittal on 12/19/2025. Additional documents submitted on 12/22/2025.

Staff issued second comment letter on 1/26/2026 with Zoning, County Attorney and General comments. Hearing Examiner Hearing held on 3/26/2026. Hearing Examiner Decision No. 2026-23 granting approval issued on 4/22/2026.

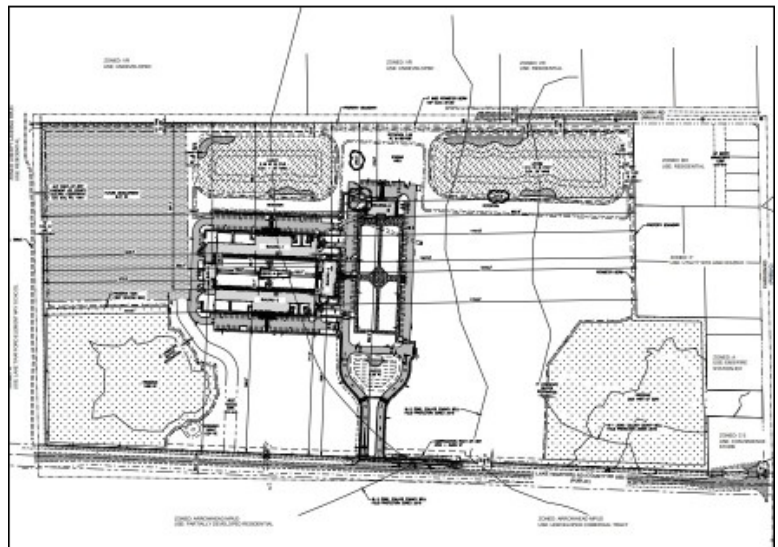


The Immokalee Fire District seeks a comparable use determination to allow a public safety facility.

Parcel 3 of 3206 Lake Trafford Rd (LS): PL20250014312

Status: First applicant submittal on 12/5/2025. Staff issued first comment letter on 12/29/2025 stating a new sketch and description is needed for the remaining parcel, less the 4.23-acre parcel being split. Second applicant submittal on 12/30/2025. Lot Split Approval letter issued on 12/30/2025.

Request for a Lot Split to create a 4.23 acre parcel along Lake Trafford Road for the Fire Station.



RCMA Immokalee MPUD (SDPI): PL20250007305

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

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

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

Status: SDP approved 12/20/2022.

The proposed RCMA childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees.

Approximately 8 acres are designated for housing. Q. Grady Minor presented updated plans for the RCMA Immokalee MPUD (PL20200001827) at the CRA June 16, 2021, Board Meeting. The PUD rezoning was approved for the 62-acre project on 10/26/2021 by Ord. 2021-38. RCMA is reviewing partnership options for the development of the recreational fields with Collier County. Construction started in March 2023 and Lipman Family Farms, a long-time supporter of RCMA, made a \$3 million donation to the organization; the largest donation Lipman has ever made to any one organization. The ground-breaking for the new campus was held on May 25, 2023. When

completed, the \$16.4 million campus will feature two new child development centers, a community center, two soccer fields and a new charter school.

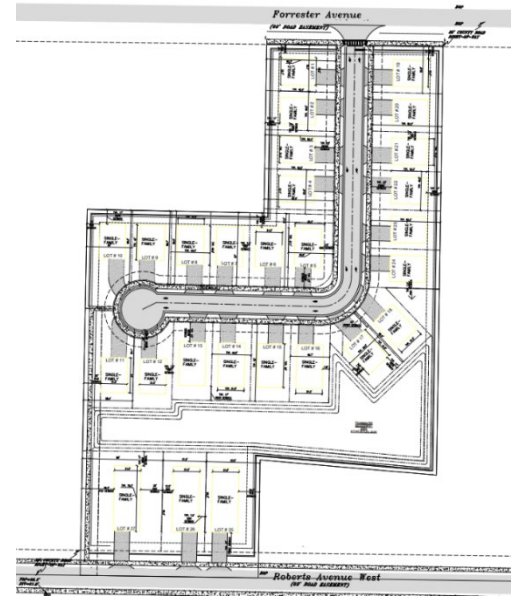
32. Sainvilus Subdivision (PPL): PL20250005829

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

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

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

Status: Pre-app meeting held on 6/17/2025. First applicant submittal on 7/15/2025. Additional documents submitted on 8/14/2025. Staff issued first comment letter on 9/19/2025 with comments requesting corrections to the plat and ensuring proper access to easements, who is responsible for maintenance, changes to notes and adding a legend, revisions to drives and roadways, and others. Second applicant submittal on 11/5/2025. Staff issued second comment letter on 12/8/2025 with addressing, county attorney, stormwater, engineering and environmental comments. Third applicant submittal on 2/5/2026. Staff issued third comment letter on 3/6/2026 with landscape comments. Applicant submitted landscape documents on 3/09/2026 and now under staff review. PPL Approval letter issued on 4/14/2026.



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

Sainvilus Subdivision (PUDZ): PL20230016622

Status: First applicant submittal on 6/21/2024.

Staff issued an incomplete letter on

6/28/2024. Second applicant submittal on

9/3/2024. Staff issued second comment letter

on 10/3/2024. Third applicant submittal on 10/22/2024. Staff issued third comment letter on

11/27/2024. Canon Sandora Civil Engineering, Inc. presented to the CRA Board and held NIM

on 12/11/2024. Fourth applicant submittal on 1/22/2024. Ordinance 2025-26 approved by BCC on 5/13/2025.



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

One deviation requested from Land Development Code (LDC) Section 6.06.01.N, which typically requires a minimum 60-foot-wide local street right-of-way. The approved deviation allows a 45-foot-wide right-of-way with 10-foot public utility easements on both sides for the internal subdivision street. There was no public opposition to the project during the planning commission process. Although a letter of support was initially discussed at a joint CRA/MSTU

meeting in March 2025, the CRA Board chose not to act due to a lack of representation from the applicant and the need for clarification on the support requested. Nevertheless, the County determined the project was consistent with criteria for rezoning and deemed the deviation request reasonable for the proposed development.

33. 830 N 15th St (AVA): PL20260003055

Location: 830 N 15th St (SR 29)

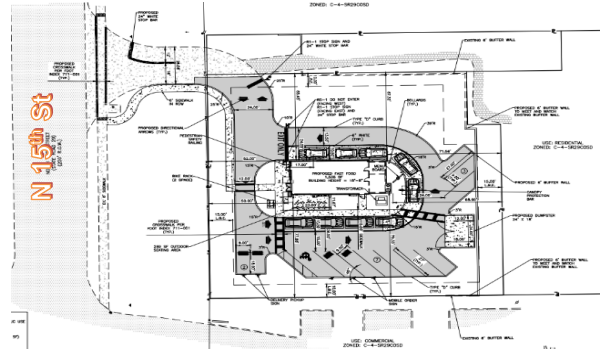
Current Zoning: C-4-SR29COSD ST/W-4 Wellfield Protection and Airport Overlays

Owner: CNL Immokalee 15th Street LLC

Status: Initial applicant submittal on 3/4/2026.

Administrative Fence waiver issued on 3/31/2026.

Applicant requested an Administrative Fence Waiver to allow a 6 foot high white vinyl fence in lieu of a concrete masonry wall to provide a buffer between residential and the non-residential development (Wendy's).

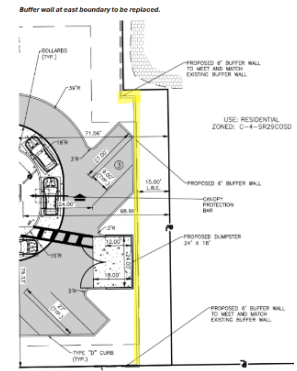


830 N 15th St (SDP): PL20240003652

Status: Initial submittal on 7/31/2024. Second 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. Construction started on 9/2/2025.

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



34. Immokalee Sports Complex (SDPA): PL20230003411

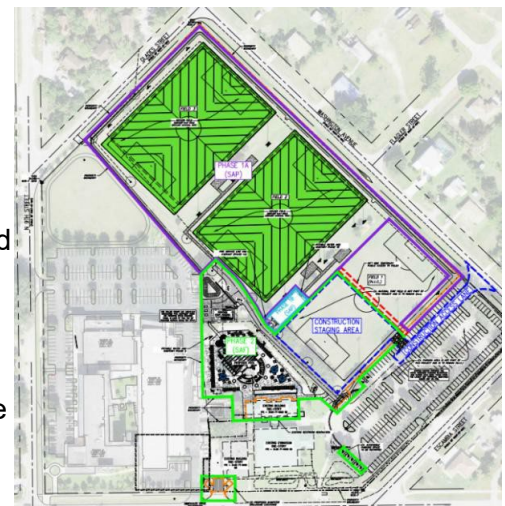
Location: 505 Escambia St.

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. SDPA approval letter issued on 3/10/2026.

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 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.

35. 7 Eleven #41287 Immokalee (SDPI): PL20250012050

Location: 920 W Main St.

Current Zoning: CPUD- MSOSD with ST/W-3 Wellfield

Protection and Airport Overlays

Owner: CJC RESPONSIVE, LLC

Status: Initial applicant submittal on 10/16/2025. SDPI approval letter issued on 3/20/2026.

The PUD for the 7 Eleven gas station was approved under Ordinance 2021-22 (PL20200000756) and included 2 commitments related to stormwater. It was determined in PUD monitoring that Commitment B: All stormwater inlets must include the installation and maintenance of a hooded outfall to prevent petroleum hydrocarbons from entering the stormwater management system, was not addressed during site development permitting. Applicant is proposing filter inserts to be inserted to existing inlets in order to meet the intent of Commitment B.



36. 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. SDP approval letter issued on 2/17/2026.



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.



37. Healthcare Network of Southwest Florida Immokalee-Building Expansion (SDPI): PL20250014359

Location: 1454 Madison Ave W
Current Zoning: Heritage PUD with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Collier Health Services Inc.
Status: First applicant submittal on 12/8/2025. SDPI Approval Letter issued on 3/3/2026.

Request for an Insubstantial Change to SDP 91-78 to add a trench drain and yard drains to the existing covered entrance along with replacing the asphalt. The project will also add two double electric vehicle charging stations.



38. ALDI - #0751 Renovation: PRCS20251046104

Location: 1602 Lake Trafford Rd

Current Zoning: C-3 & C-4 SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Royal Consolidated Props, Inc.

Status: Initial applicant submittal on 10/31/2025 . Permit issued on 2/23/2026.

Commercial Building Permit for tenant improvement of the existing Winn Dixie, includes updated façade.



39. 119 Jefferson Ave E (NUA): PL20250001009

Location: 119 Jefferson Ave.

Current Zoning: C-5-AOSD *Immokalee Urban Overlay District Agribusiness Overlay Subdistrict* with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Gerry & Laura Gonzalez

Status: Hearing Examiner hearing held on 2/13/2026. HEX Decision No. 2026-07 issued on 3/5/2026 granting approval.

Request for a nonconforming use alteration to allow the renovation of an existing patio for a single family home with a side setback of 7.2 feet where 7.5 feet is required and to add a storage shed that will meet current setbacks.



40. Lilly Bass Church of God - 626 Maple Dr (AVA): PL20250012152

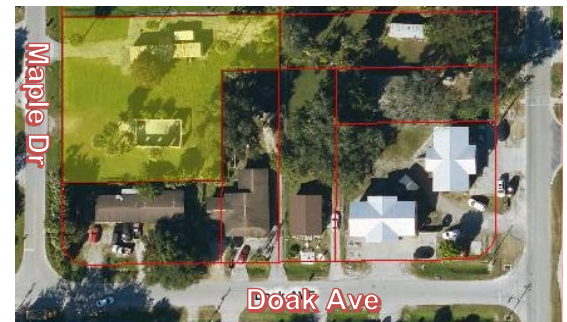
Location: 626 Maple Drive

Current Zoning: VR with ST/W-1 Wellfield Protection and Airport Overlays

Owner: Lilly Bass Church of God in Unity Inc.

Status: Initial applicant submittal on 10/17/2025. Staff issued letter approving Administrative Variance on 1/8/2026.

This project has a conditional use approved under PL20230004316 to allow a church in the RMF-6 zoning district. An administrative fence/wall waiver is requested for relief from the requirement to build a 6-foot tall masonry wall along with the required landscape buffer where the site borders residences. They would like to build a church that is integrated and welcoming to the neighborhood rather than being closed off with a perimeter wall. Staff's approval letter states: The requested administrative variance to not construct a 6-8 foot masonry fence/wall between adjacent residential uses and to instead provide landscape plantings as a buffer between residential and commercial uses is hereby approved.



41. A&H Invest Multi-Tenant Commercial Building (SDP): PL20250007607

Location: 104 N 1st St. (northeast corner of 1st & Main)

Current Zoning: C-5-MSOSD with ST/W-4

Wellfield Protection and Airport Overlays

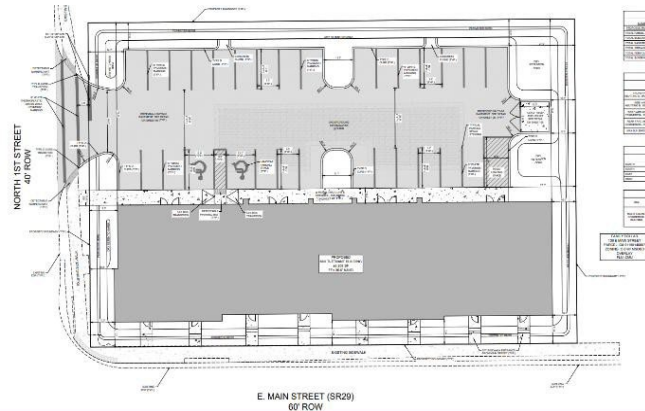
Owner: A&H Invest of Immokalee Inc.

Status: Pre-app meeting held on 7/23/2025.

First applicant submittal on 7/23/2025. SDP

approval letter issued on 12/19/2025.

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



42. Pepper Ranch Preserve (SDPA): PL20250003776

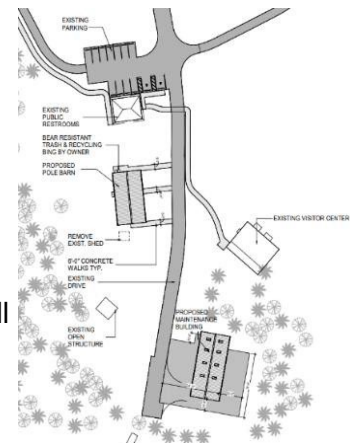
Location: 6315 Pepper Ranch Rd.

Current Zoning: A-MHO

Owner: Collier County Facility Management

Status: Pre app meeting held on 4/29/2025. First applicant submittal on 6/13/2025. SDPA approval issued on 12/11/2025.

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



43. El Gran Taco Loco (SDP): PL20230008826

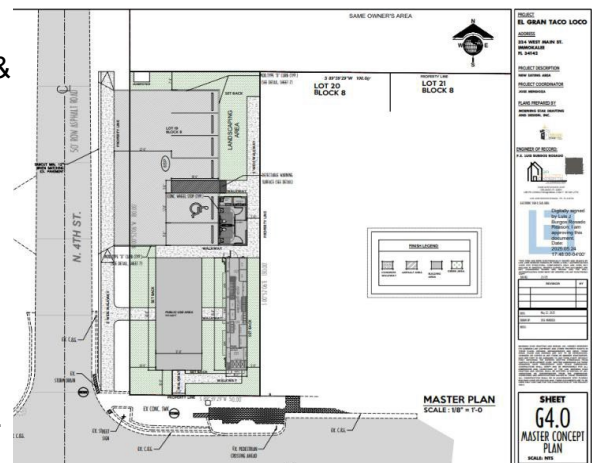
Location: 324 W Main St. (northeast corner of Main St & North 4th Street)

Current Zoning: C-4-MSOSD and Airport Overlay

Owner: Mauricio Martinez

Status: Pre-app held on 6/1/2023. Initial applicant submittal on 9/13/2024. Staff issued an incomplete letter on 9/19/2024. Applicant submitted additional documents through 7/08/2025. Staff issued first comment letter on 8/7/2025.

Request to develop a food truck/container with 795-square foot building, bathrooms, and 6 parking spaces.



44. Jiron Market (SIPI): PL20250008975

Location: 180 Boston Ave. (El Lucero Bar)
 Current Zoning: C-4-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays
 Owner: Jiron, Magguiel Hevert Sebastian Jiron Status: First applicant submittal on 8/08/2025. Staff issued incomplete submittal letter on 8/20/2025.

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



45. 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. Applicant requested withdrawal of SDP application on 11/20/2025.

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.



46. 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. First application submittal on 5/28/2025. SDP Approval letter issued on 11/19/2025



Site Development Plan for proposed affordable housing development on 11.5± acres, proposed to include: **Buildings:** Three 4-story buildings with a total of 230 build-to-rent multi-family units (46, 92, and 92 units per building) per the Live Local Act. **Amenities:** A playground, clubhouse, pool, lake (pond), and two access points (one at the Rose Ave/ School Drive intersection and one at 13th Street SE). **Infrastructure Improvements:** Parking, sidewalks, utilities, and

stormwater management.

Staff stipulated that a Right-of-Way (ROW) must be reserved and conveyed to the County for connecting Weeks Terrace to 12 Street future roadway. A 60-foot wide ROW Reservation is shown on Civil Plans.

293 Rose Ave (ZLTR): PL20250012065

Status: Initial applicant submittal on 10/16/2025. Zoning Verification letter issued on 10/28/2025.

Applicant (Zion Zoning) requested to confirm current zoning, permitted uses, approvals, and violations. Staff verified the site is eligible for multifamily affordable housing through the Live Local Act, and there are no open code enforcement violations.

Wave at Rose - Affordable Housing (APR): PL20250011207

Status: Initial applicant submittal on 10/01/2025. Application approved as of 10/29/2025.

Applicant is requesting a reduction in parking requirements due to two transit stops within ¼-mile radius of the site accessible by existing pedestrian infrastructure. Approval granted for reducing the parking by 66 spaces, or 15% pursuant to Florida Statute Section 125.01055.

47. Little Ceasars Immokalee (SDPA): PL20220006843

Location: 525 N 15th St. (SR 29)

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. SDPA Approval letter issued on 10/8/2025.

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



48. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPI): PL20250009794

Location: 110 Airpark Blvd

Current Zoning: AOPUD (Ord. 10-07) with ST/W-4 Wellfield Protection and Airport Overlays

Owner: Collier County

Status: First applicant submittal on 8/28/2025. SDPI approval letter issued on 9/23/2025.

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



**49. Heckman Commercial Center – Rear Setback Yard Encroachment (AVA):
PL20250007473**

Location: 308 N 1st St.

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

Owner: Keith Heckman

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



The applicant is requesting a 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.

**50. 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.

51. 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, visit <https://www.habitatcollier.org/communities/kaicasa/>



52. 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. Construction started on 9/22/2025.



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.

53. Williams Farm RPUD (PUDZ): PL20210001434

Location: south side of Lake Trafford Road (Property ID# 00113600106 & 0011360009) Current Zoning: Williams Farm RPUD (Ord. 2023-23)

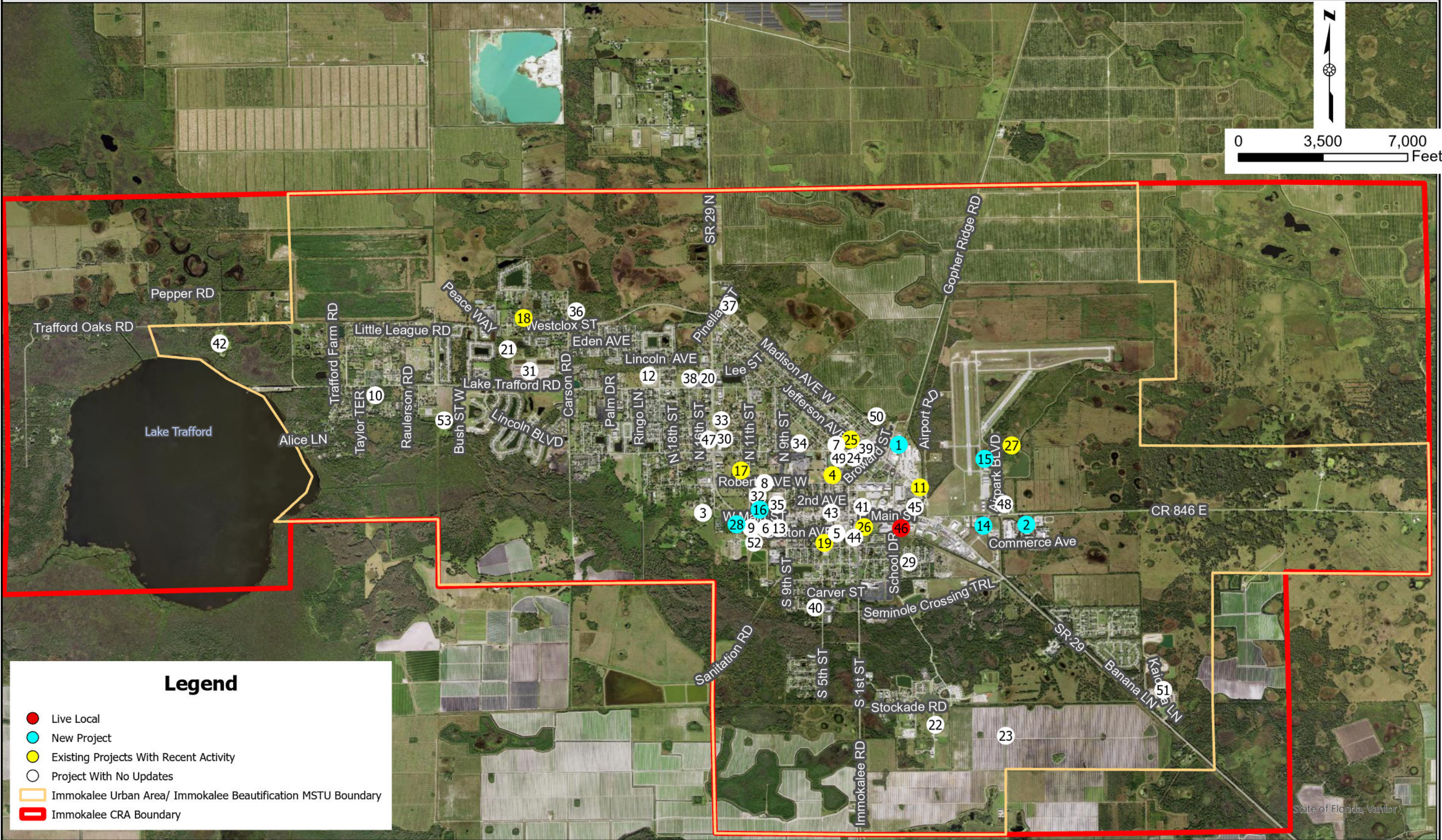
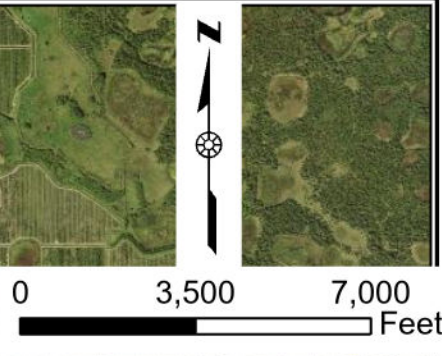
Owner: James E Williams Jr Trust

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.



Approved for 336 single family homes.

On 9/18/2025 Collier County purchased the 2,247-acre property for \$20.77 million with plans to use the land for parks and affordable housing.



Legend

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



Immokalee CRA
Collier County, Florida



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

June 2026
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June 2026	25007811	-	As Shown	26 of 26

Housing Development - Development Report Summary

Name	Map #	Brief Description
Immokalee Fair Housing Alliance (IFHA)	#12	8 Buildings (128 Units), community center, multi-use fields, and playgrounds.
Catholic Charities: Immokalee Community Campus	#13	100 Multifamily dwelling units (+/- 14 dwellings units per acre) Identified on map as area 1.
Mendoza Housing	#21	Two-Story Multi-family Residential Building. A total of +/- 40 Units.
Redlands Chrisitan Migrant Association (RCMA)	#31	3206 Lake Trafford Rd. Land Opportunity - 8 Acres designated for housing.
Sainvilus Subdivision	#32	A residential development of 27 single family attached (two-family) homes.
Pulte Foundation - Monarca	#36	250 Single-Family homes for rent and an early education center for 250 students. Phase 1: 64 Units (community center, playground, lake and pathway)
Onda Rose Multi-Family Development: Wave at Rose	#46	Affordable Housing Development on 11.5 +/- Acres. Proposed to include: Buildings: Three 4-story building with 230 build-to-rent multi-family units (46, 92, 92 units per building) per Live Local Act . Amenities include a playground, clubhouse, pool, lake, and two access points.
Immokalee Foundation Learning Lab 18-home subdivision	#50	18 Homes - 8.3 Acres of Land for Home Ownership. Hands-on learning for students in the foundations Career Pathways program.
Habitat for Humanity of Collier County: Kaicasa Development	#51	Phase One: 280 Affordable Homes at the southeast corner of Immokalee, on State Road 29. Home Ownership.
Casa San Juan Diego Multi-Family	#52	Partnership with National Development of America & the Diocese of Venice - 80 Affordable Rental Units on 9.6 Acres. The project consists of two buildings, a club house, a multi-family play field, and multi-use court
Williams Farm (now known as Williams Preserve)	53	Collier County purchased the 2,247-acres with plans to use the land for parks and affordable housing. Approved for 336 Single-Family homes.

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

Month of: July 2026

Week Ending

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		7/4/2026	7/11/2026	7/18/2026	7/25/2026	8/1/2026
Item	Description					
1	Pre-Service Cleaning	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
2	Mowing & Edging - Multiple Medians	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
4	Weeding - Medians - Hand & Chemical	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
5	General Site Trimming & Pruning - Medians	7/4/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	7/2/2026	7/9/2026	7/16/2026	7/23/2026	7/30/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	7/9/2026	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	7/15/2026	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
13	Irrigation System Inspection & Wet-Check	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
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).		7/4/2026	7/11/2026	7/18/2026	7/25/2026	8/1/2026
Item	Description					
14	Pre-Service Cleaning	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
15	Mowing & Edging - Multiple Medians	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
17	Weeding - Medians - Hand & Chemical	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
18	General Site Trimming & Pruning -	7/4/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
25	Irrigation System Inspection & Wet-Check	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.		7/4/2026	7/11/2026	7/18/2026	7/25/2026	8/1/2026
Item	Description					
26	Pre-Service Cleaning	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
27	Mowing & Edging - (No Medians)	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
29	Weeding - Hand & Chemical	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
30	General Site Trimming & Pruning	7/4/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	7/15/2026	n/a	n/a
37	Irrigation System Inspection & Wet-Check	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		7/4/2026	7/11/2026	7/18/2026	7/25/2026	8/1/2026
Item	Description					
38	Pre-Service Cleaning	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
39	Mowing & Edging - (No Medians)	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
40	Weeding - Hand & Chemical	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
41	General Site Trimming & Pruning	7/4/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	7/1/2026	7/8/2026	7/15/2026	7/22/2026	7/29/2026
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 2026

Week Ending

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		6/6/2026	6/13/2026	6/20/2026	6/27/2026	7/4/2026
Item	Description					
1	Pre-Service Cleaning	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
2	Mowing & Edging - Multiple Medians	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
4	Weeding - Medians - Hand & Chemical	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
5	General Site Trimming & Pruning - Medians	6/6/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	6/4/2026	6/11/2026	6/18/2026	6/25/2026	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	6/11/2026	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	6/15/2026	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
13	Irrigation System Inspection & Wet-Check	6/3/2026	6/10/2026	6/17/2026	6/24/2026	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).		6/6/2026	6/13/2026	6/20/2026	6/27/2026	7/4/2026
Item	Description					
14	Pre-Service Cleaning	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
15	Mowing & Edging - Multiple Medians	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
17	Weeding - Medians - Hand & Chemical	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
18	General Site Trimming & Pruning -	6/6/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
25	Irrigation System Inspection & Wet-Check	6/3/2026	6/10/2026	6/17/2026	6/24/2026	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.		6/6/2026	6/13/2026	6/20/2026	6/27/2026	7/4/2026
Item	Description					
26	Pre-Service Cleaning	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
27	Mowing & Edging - (No Medians)	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
29	Weeding - Hand & Chemical	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
30	General Site Trimming & Pruning	6/6/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	6/15/2026	n/a	n/a
37	Irrigation System Inspection & Wet-Check	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		6/6/2026	6/13/2026	6/20/2026	6/27/2026	7/4/2026
Item	Description					
38	Pre-Service Cleaning	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
39	Mowing & Edging - (No Medians)	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
40	Weeding - Hand & Chemical	6/3/2026	6/10/2026	6/17/2026	6/24/2026	n/a
41	General Site Trimming & Pruning	6/6/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	6/3/2026	6/10/2026	6/17/2026	6/24/2026	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		6/6/2026	6/13/2026	6/20/2026	6/27/2026	7/4/2026
Item	Description					
79	Sidewalks	n/a	n/a	n/a	6/27/2026	n/a
80	Sign Faces ***	n/a	n/a	n/a	6/27/2026	n/a

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

Month of: May 2026

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	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
2	Mowing & Edging - Multiple Medians	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
4	Weeding - Medians - Hand & Chemical	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
5	General Site Trimming & Pruning - Medians	5/2/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	n/a	5/7/2026	5/14/2026	5/21/2026	5/28/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	n/a	5/14/2026	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	5/19/2026	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
13	Irrigation System Inspection & Wet-Check	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
WORK AREA 2: County Road 846 (S 1st Street) between State Highway 29 and Carver Street, including the Welcome Sign area (S 1st Street/Eustis Avenue) and the "Triangle Area" (median and ROW sides at the intersection of State Highway 29, New Market Road and Westclox Road; including the Welcome Sign area).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
15	Mowing & Edging - Multiple Medians	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
17	Weeding - Medians - Hand & Chemical	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
18	General Site Trimming & Pruning	5/2/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
25	Irrigation System Inspection & Wet-Check	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
27	Mowing & Edging - (No Medians)	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
29	Weeding - Hand & Chemical	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
30	General Site Trimming & Pruning (Biweekly)	5/2/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	5/19/2026	n/a
37	Irrigation System Inspection & Wet-Check	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
38	Pre-Service Cleaning	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
39	Mowing & Edging - (No Medians)	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
40	Weeding - Hand & Chemical	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
41	General Site Trimming & Pruning	5/2/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	5/6/2026	5/13/2026	5/20/2026	5/27/2026
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a
INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS				
		ESTIMATES PENDING APPROVAL				
		EST# 1790 - 523 Howard Way - Mowing and Debris Removal EST# 1794 - Panther Pass - Repair Broken Pipe				

Executive Summary

Recommendation that the Board of County Commissioners (BCC), acting as the Community Redevelopment Agency (CRA), authorize four members of the Bayshore Gateway Triangle Local Redevelopment Advisory Board, one member of the Bayshore Beautification Municipal Service Taxing Unit Advisory Committee, and five members of the Immokalee Community Redevelopment Advisory Board to attend the Florida Redevelopment Association 2026 Annual Conference and allow the other Board members to attend the Awards Dinner; authorize payment of the associated registration, lodging, travel and per diem costs from the CRA Trust Funds (Funds 1020/1025); and declare the training received by the Board members as serving a valid public purpose.

OBJECTIVE: To provide training for members of the Bayshore Gateway Triangle Local Redevelopment Advisory Board, the Bayshore Beautification Municipal Service Taxing Unit Advisory Committee, and the Immokalee Community Redevelopment Advisory Board.

CONSIDERATIONS: On March 14, 2000, the Board of County Commissioners of Collier County (the "BCC") adopted Resolution No. 2000-82, finding conditions of blight in two separate areas of the County, one commonly known as the "Bayshore Gateway Triangle" and the other known as "Immokalee," finding the redevelopment of these areas necessary in the interest of public health, safety, morals or welfare of the residents of Collier County, and finding that these areas constitute community redevelopment areas under Florida Statutes.

On March 14, 2000, after the adoption of Resolution No. 2000-82, the BCC adopted Resolution No. 2000-83, declaring the Board of County Commissioners to be the Collier County Community Redevelopment Agency and resolving that the members constitute the head of a legal entity, separate, distinct, and independent from the BCC.

On June 13, 2000, the BCC adopted Resolution No. 2000-181, adopting the Community Redevelopment Plan and authorizing and directing the Agency to proceed with implementation of the Plan.

On June 13, 2000, after the adoption of Resolution No. 2000-181, the BCC adopted Ordinance No. 2000-42, establishing a Redevelopment Trust Fund, providing for the funding of the Redevelopment Trust Fund for community redevelopment within the community redevelopment areas, and determining the tax increment to be deposited into the Redevelopment Trust Fund.

On March 27, 2001, the CRA Board approved CRA Resolution No. 2001-98, adopting the Bylaws of the CRA, creating the "Bayshore/Gateway Triangle Local Redevelopment Advisory Board" and the "Immokalee Local Redevelopment Advisory Board."

The Bylaws of the Local Redevelopment Advisory Boards have been subsequently amended, as more particularly set forth by CRA Resolution No. 2016-198 (Immokalee) and CRA Resolution No. 2009-148 (Bayshore).

On May 27, 2025, the CRA Board approved CRA Resolution No. 2025-113, adopting the Creation and Bylaws of the Immokalee Community Redevelopment (CRA) Advisory Board, partially repealing CRA Resolution No. 2001-98, to replace the Immokalee Local Redevelopment Advisory Board and the Immokalee Beautification Advisory Committee; and approve the creation of the Immokalee Community Redevelopment Advisory Board by the BCC.

The Florida Redevelopment Association is to community redevelopment agencies as the Florida Association of Counties is to counties. As set forth in FRA's own words:

Founded in 1974, FRA is a not-for-profit organization dedicated to assisting Florida professionals and volunteers in community revitalization efforts. With its mission of transforming spaces, revitalizing places," FRA is committed to providing a forum for its more than 300 members to share knowledge and common experiences regarding revitalization opportunities and issues throughout Florida. FRA encourages adoption of legal and financial tools and programs favorable to community growth and serves as a statewide clearinghouse for redevelopment information.

The FRA Annual Conference is FRA's biggest annual event and also the biggest and best statewide redevelopment-related event of the year, providing attendees with opportunities to enhance leadership skills, learn from experts, share ideas with peers, tour notable projects, and network with industry professionals and service providers.

As more particularly set forth by the Bylaws of the CRA and the Local Redevelopment Advisory Boards, the purpose of the Advisory Boards is "to be the primary vehicle for community input... to the CRA relating to the Redevelopment Area..." and the Advisory Boards will make recommendations to the CRA concerning the Redevelopment Plan, the Redevelopment Area work program, and any redevelopment or other public projects proposed for the Redevelopment Area. Providing the members of the Advisory Boards with relevant training serves this purpose and supports our collective efforts to bring the Community Redevelopment Plans to life.

Last year, the CRA authorized four CRA members from each Area to attend and one member from the Bayshore MSTU to attend, allowing them to further develop the CRA best practices.

This request is also consistent with Florida Statutes. Please note that Section 163.356(3)(e), Florida Statutes, authorizes the appropriation of funds for the administrative expenses and overhead of the CRA, and Section 163.387(6), Florida Statutes, authorizes the use of redevelopment trust fund revenue for same.

The Florida Redevelopment Association 2026 Annual Conference will be held October 20-23, 2026, in Charlotte Harbor, Florida, at the Sunseeker Resort. After conferring with the Advisory Boards, staff recommends 5 members from Bayshore Area and 5 members from Immokalee Area to attend (for a total of 10 Board members). The cost per person is approximately \$1,267.80 plus per diem, which consists of: registration (\$595/person); mobile tour or board training (\$50); \$450 for lodging (\$225/night/room); and \$86.40 for daily parking/resort fee. Remainder board members would have option to attend the FRA Conference Awards Dinner (\$75 per person) approximately \$450 for each area.

The Collier County CRA Bayshore and Immokalee Area have each submitted an entry for the Awards Dinner, if awarded the board members would have the option to attend the dinner. The FRA Redevelopment Awards is a statewide program that honors the hard work and dedication of individuals, communities and professionals striving to make our state a better place. From annual reports and planning studies to new building projects and beautification, the awards program has a variety of categories that a CRA can enter and win.

To better implement the Community Redevelopment Plans by further developing the talents, abilities, and knowledge of our Advisory Board members through education, training, lectures, tours, and networking made available at the FRA Annual Conference.

FISCAL IMPACT: Funding for the request is available within the Bayshore Gateway Triangle CRA Fund (Fund 1020) and Immokalee CRA Fund (Fund 1025). The estimated expense is \$6,789 for the Bayshore fund and \$6,789 for the Immokalee fund, plus per diem.

GROWTH MANAGEMENT IMPACT: None.

LEGAL CONSIDERATIONS: This item has been reviewed by the County Attorney, is approved as to form and legality and requires a majority vote for approval. -JAK

RECOMMENDATION(S): Recommendation that the Board of County Commissioners (BCC), acting as the Community Redevelopment Agency (CRA), authorize four members of the Bayshore Gateway Triangle Local Redevelopment Advisory Board, one member of the Bayshore Beautification Municipal Service Taxing Unit Advisory Committee, and five members of the Immokalee Community Redevelopment Advisory Board to attend the Florida Redevelopment Association 2026 Annual Conference and allow the other Board members to attend the Awards Dinner ; authorize payment of the associated registration, lodging, travel and per diem costs from the CRA Trust Funds (Funds 1020/1025); and declare the training received by the Board members as serving a valid public purpose.

PREPARED BY: Christie Betancourt, CRA Assistant Director

ATTACHMENTS:

1. 2026 FRA Annual Conference Annoucement
2. 2026 FRA Expense Breakdown Estimate 06.05.26

Save the
DATE!

OCTOBER 20-23, 2026

Sunseeker Resort
Charlotte Harbor, FL



THE FLORIDA
REDEVELOPMENT
ASSOCIATION

ANNUAL CONFERENCE

2026 FRA ANNUAL CONFERENCE

OCTOBER 20-23, 2026

LOCATION: SUNSEEKER RESORT, CHARLOTTE HARBOR, FL

Save the date for the Florida Redevelopment Association for the 2026 Annual FRA Conference in Charlotte Harbor, Florida from October 20-23 at the Sunseeker Resort. The conference will feature invited redevelopment speakers and panelists sharing best practices, reviewing legislation impacting CRAs in Florida, and networking opportunities to meet other redevelopment professionals. The FRA Annual Conference is the perfect event for elected officials, agency or government staff, redevelopment consultants, and vendors. We look forward to seeing you in beautiful Charlotte Harbor in October 2026!

Conference registration coming soon!

[CLICK HERE FOR INFORMATION ABOUT 2026 FRA AWARDS](#)

From: Merrily Bennett <mbennett@flcities.com>
Sent: Thursday, June 4, 2026 4:05 PM
To: Christie Betancourt <Christie.Betancourt@collier.gov>
Subject: FRA Hotel Rate - Annual Conference Travel

Hi Christie,

I am responding to your voice message asking about the hotel rate for the FRA annual conference at the Sunseeker Resort. You are correct, our guaranteed rate will be \$225 and registration fee is \$595 per person.

Let me know if you need anything else.

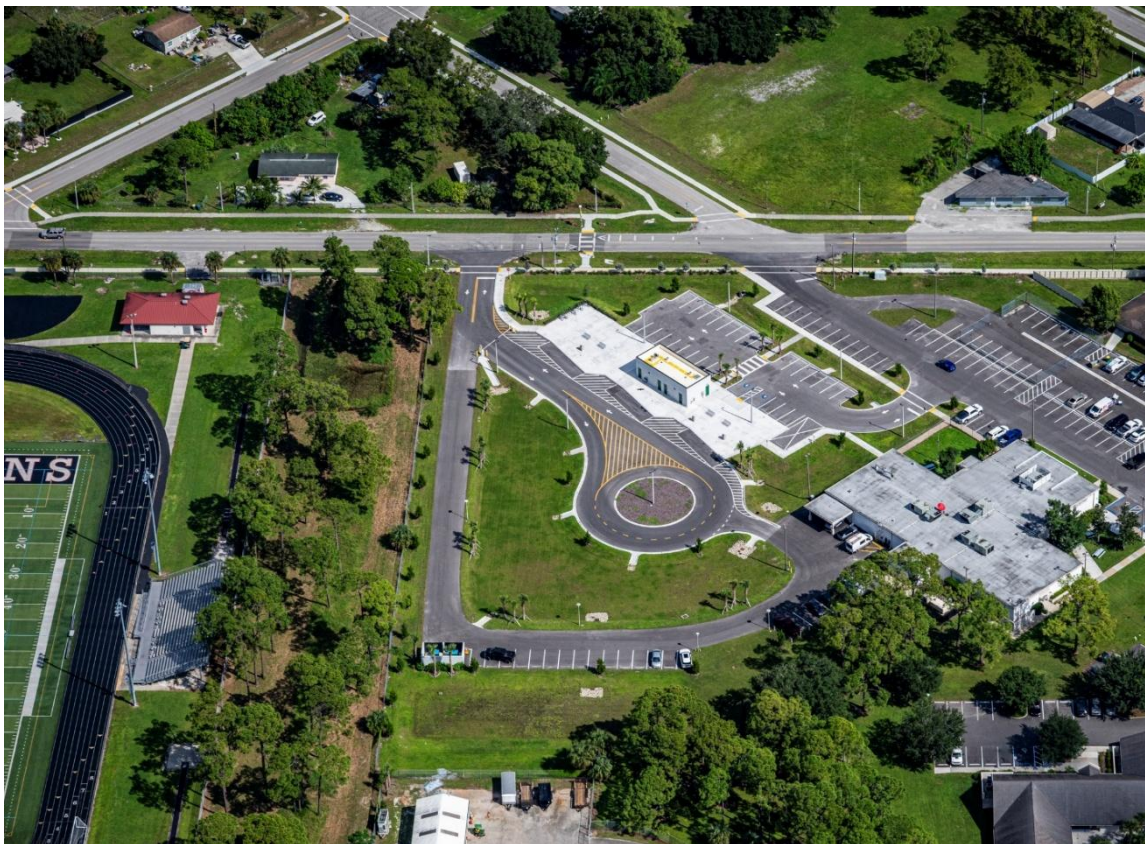
Thank you,

Merrily Bennett
Affiliate Services Coordinator
850.701.3677
www.redevelopment.net



2026 FRA AWARD APPLICATION:

**AWARD CATEGORY Capital Project/Infrastructure – Small ProjectPROJECT
TITLE*IMMOKALEE AREA IMPROVEMENTS TIGER GRANT PROJECT**



The Immokalee Area Improvements TIGER Grant Project was delivered through a collaborative partnership between public, private, and professional service entities, supported by strong federal, local, and technical coordination. Congressional Support: Congressman Mario Díaz-Balart (FL-26), Vice Chair of the House Appropriations Committee, played a pivotal advocacy role in advancing the project and securing \$13 million in federal TIGER funding. As former Chairman of the Transportation, Housing and Urban Development Subcommittee and now Vice Chair of the House Appropriations Committee, he has been instrumental in delivering federal investments for critical infrastructure priorities in South Florida. Key Project Partners: Quality Enterprises USA, Inc. (QE USA) – Served as the design-build contractor, responsible for delivering the full scope of construction and associated professional services under the negotiated contract. Pape-Dawson Engineers, Inc. – Provided engineering design and technical expertise, supporting roadway design, drainage improvements, and complete streets implementation. Kisinger Campo & Associates (KCA) – Served as the Construction Engineering and Inspection (CEI) consultant, ensuring construction quality, compliance, and project oversight throughout implementation.

In addition, the project was supported through coordination with local stakeholders and community partners in Immokalee to ensure the improvements aligned with community needs and long-term mobility, safety, and resilience goals.

2026 FRA AWARD APPLICATION:

The Immokalee Complete Streets Project, led by the Collier County Transportation Department with support from the Collier County CRA, transformed a key corridor in a historically underserved rural community through a federally funded TIGER/RAISE grant. Completed in 2025, this \$22.87 million design-build project delivered 20 miles of sidewalks, bike networks, shared-use paths, lighting, transit facilities, and drainage improvements. Guided by extensive community input and strong interagency partnerships, the project prioritized safety, accessibility, and connectivity for nearly 25,000 residents. Ongoing CRA investment supports long-term sustainability, enhancing quality of life while advancing economic growth and future revitalization efforts.

The Immokalee Complete Streets Project demonstrates a highly effective funding strategy that leveraged federal investment with strong local commitment. The \$22.87 million design-build project was funded through a federal TIGER (now RAISE) grant covering 80% of costs, with the remaining 20% provided by Collier County.

This competitive federal award was secured through a compelling, community-focused application that aligned with national priorities including safety, sustainability, and economic opportunity. The CRA played a key leadership role in advancing the project from concept to implementation, ensuring readiness for federal funding.

Beyond construction, the CRA has committed to long-term sustainability through Municipal Service Taxing Unit (MSTU) funding, which supports ongoing operational costs such as utilities for the 361 streetlights. This continued financial investment ensures that safety and infrastructure benefits are maintained well into the future.

The project exemplifies how strategic alignment of federal, local, and ongoing funding sources can deliver transformative results in underserved communities.

