

Collier County Community Redevelopment Agency

IMMOKALEE CRA

i The Place to Call Home!

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

May 20, 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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CRA Meeting



Special Meeting



BCC Joint
Workshop



Cancelled



No Meeting

◆ Hybrid Remote Public Meeting

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

CRA Board

Commissioner
William McDaniel Jr.
Co-Chair
District 5

Commissioner
Dan Kowal
Co-Chair
District 4

Commissioner
Burt L. Saunders
District 3

Commissioner
Chris Hall
District 2

Commissioner
Rick LoCastro
District 1

CRA Advisory Board

Mike Facundo
Chairman

Bernardo Barnhart
Vice-Chair

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

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

AGENDA

Hybrid Remote Public Meeting

(*Please see details below)

Immokalee Community Park
321 N 1st Street
Immokalee, FL 34142
239.252.4449 (Park Office)
239.867.0025 (CRA Office)

May 20, 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 April 15, 2026 (Enclosure 1) (Pages 5-14)
 - 2. Budget Reports (Enclosure 2) (Pages 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)
- G. Public Comments on General Topics not on the Current or Future Agenda.
- H. Announcements.
 - 1. Public Comment speaker slips
 - 2. Communications Folder
- I. Other Agencies.
 - 1. FDOT updates
 - 2. Other Community Agencies
 - i. Immokalee Water and Sewer District (IWSD) (Enclosure 8) (Pages 57-66)
 - ii. Collier County Code Enforcement
 - iii. Collier County Sheriff's Department
 - iv. Collier County Parks and Recreation
 - v. Immokalee Eastern Chamber of Commerce
- J. Community Presentations.
 - 1. Immokalee Fire Control District
- K. Old Business.
 - 1. Development Report by Johnson Engineering (Enclosure 9) (Pages 67-94)
 - 2. Contractor Maintenance Report
 - i. A&M Property Maintenance Report & Schedule (Enclosure 10) (Pages 95-98)
 - 3. Budget update (Enclosure 11) (Pages 99-100)

- 4. Brief Staff project update Presentation
 - i. Main Street Maintenance Plan (Enclosure 12) (Pages 101-114)
 - ii. 523 Howard Way Property Plan (Enclosure 13) (Pages 115-124)
- L. New Business
- M. Public Comments
- N. Next Meeting Date. The **CRA Board** will meet on *Wednesday, June 17, 2026*, at 9:00 A.M. at the **Guadalupe Center – Van Otterloo Campus.**
- O. Adjournment

*** Hybrid Remote Public Meeting**

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

<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 May 19, at 4:00 P.M.

You may attend the meeting in person on May 20, 2026, at the Immokalee Community Park meeting room, 321 N 1st 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 April 15, 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 9:01 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” Facundo, Bernardo Barnhart (9:02 A.M.), Patricia “Anne” Goodnight, Yvar Pierre, Paul Thein, and Oscar Lugo.

CRA Advisory Board Members Present via Webex:

None.

CRA Advisory Board Members Absent/Excused:

Lupita Vazquez Reyes, Jimmy Nieves, and Estil Null.

Others Present in Person:

Christopher “Chris” Ambach, Josh Rincon, Andrea Halman, Natalie Tyler, Yolanda Flores, Kaitlyn Zindle, Bryan Reyes, Armando Yzaguirre, Sarah Harrington, & Michael “Mike” Sweely.

Others Present via Webex:

Edward Conrad and Yvrose Merat.

Staff Present in Person: Michael McNees, 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. Paul Thein made a motion to allow Board Members on Webex privileges. Mr. Lupita Vazquez Reyes seconded the motion, and it passed by unanimous vote. 6-0.

E. Approval of Agenda.

Staff presented the Agenda to the board for approval. Mr. Bernardo Barnahrt requested Agenda Item K.4. Budget Update to be moved up as Agenda Item K.1. The Agenda was approved as amended.

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

F. Approval of Consent Agenda

1. Minutes
 - i. Immokalee CRA Board Meeting for March 18, 2026 (Enclosure 1)(Pages 5-14)
2. Budget Reports (Enclosure 2) (Page 15-24)
3. Code Enforcement Report (Enclosure 3) (Pages 25-28)
4. Staff Reports
 - i. Assistant Director Report (Enclosure 4) (Pages 29-32)
 - ii. Project Manager Report (Enclosure 5) (Pages 33-48)
 - iii. Project Manager Field Observation Report (Enclosure 6) (Pages 49-52)
 - iv. Community Meetings (Enclosure 7)(Pags 53-54)

Staff presented the Consent Agenda to the boards for approval. Enclosures 1 through 7 are under the Consent Agenda. The Consent Agenda was approved as presented.

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

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

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

Ms. Andrea Halman commented that she is glad to see new community members be part of the Immokalee Community Redevelopment Advisory Board. She hopes that other members attend and be part of the growth of the Immokalee community.

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.
2. Communications Folder
Staff reviewed the communication folder with the board and members of the public. Included in the folder are the Public Notice of the meeting, Press release of the Groundbreaking of Casa San Juan Diego, Press release of the Groundbreaking of Onda Housing Group on Wave at Rose community, and other new articles regarding the groundbreaking.

3. FHERO Redesignation (Enclosure 8) (Pages 55-56)

Ms. Christie Betancourt informed all in attendance that the Immokalee CRA has been a part of the Rural Economic Development Initiative (REDI) region for a couple of years. This is the third five-year renewal. Enclosure 8 is a letter that has been sent in to redesignate the Immokalee Area for another 5-years for this initiative. An annual fee is paid to participate in this initiative.

Ms. Patricia “Anne” Goodnight commented on sessions that are held in Tallahassee with individuals who are a part of the Florida Heartland Economic Region Opportunity, and they are able to discuss with legislators about the rural regions, such as Immokalee. Ms. Christie Betancourt commented that there are individuals who are representing Immokalee. A brief discussion was held on the importance of having a local individual represent the Immokalee area at these sessions. Staff will look into attending a future session.

Ms. Christie Betancourt commented that staff is looking to update the retail-demand analysis study and will be applying for a grant to assist with funding this study.

I. Other Agencies

1. FDOT Updates

No update.

2. Other Community Agencies

i. Immokalee Water and Sewer District (IWSD)

No Update.

ii. Collier County Code Enforcement

Mr. Christopher “Chris” Ambach introduced himself. He has been with Code Enforcement for about 23 years. He has requested to return to Immokalee and is now the supervisor for the Immokalee area. He commented that Mr. Joseph “Joe” Mucha will continue to be in Immokalee. Mr. Ambach provided information on Immokalee becoming its own district with Code Enforcement. They are hoping to have about 4-5 investigators in the Immokalee Area. Mr. Ambach will evaluate the community and see what needs to be done in regard to Code Enforcement.

iii. Collier County Sheriff’s Department

No Update.

iv. Collier County Parks and Recreation

Mr. Bryan Reyes provided updates on the Immokalee parks.

Immokalee South Park has about 30 spots for Summer Camp. About 21 spots have been filled.

The Immokalee Community Park has about 60 spots for Summer Camp; however, the spots have been filled. There is currently a wait list. The Immokalee Community Park also recently had an Easter event; there were up to 125 participants at this event.

A healthcare Network Health Fair was recently held at the Immokalee Sports Complex. There were about 25 to 30 information booths. There were about 300 guests who attended this event. On May 2, 2026, the Immokalee Sports Complex will be hosting a pool fiesta from 1 P.M. to 4 P.M.

The Immokalee Sports Complex will also be hosting a Beyond Athlete Football Camp at the Immokalee High School Football field and will be partnering up with Ave Maria Football. The camp will be from 10 A.M. to 1 P.M.

Mr. Bryan Reyes provided information on the swim lessons at the Immokalee Sports Complex. He also provided a couple of updates regarding local programs, such as Mr. Manny Touron's Program and Pop-Warner. The Lighting Project for the Immokalee Sports Complex is set to start after the fields are closed in April.

Mr. Bryan Reyes commented on the sign of the Ann Olesky Park. It recently broke in half. He said Mr. Said Gomez is working with a Project Manager to replace the sign and install the new sign that will be listed as Ski and Ann Olesky Park.

Mr. Reyes also commented on Mr. Gomez's absence at the meeting. He has been at the shelter in the Golden Gate Community Center due to recent brush fires

Mr. Bryan Reyes further provided information on the Beyond Athlete Football camp. Kids aged 6-14 can participate.

v. Immokalee Eastern Chamber of Commerce

Mr. Bernardo Barnhart provided information on the Annual Member Recognition Award Ceremony hosted by the Chamber. The event will be held at the Seminole Casino Hotel from 6:00 P.M. to 8:00 P.M.

J. Community Presentations.

No presentation.

K. Old Business

1. Budget Update (Enclosure 11) (Pages 87-102)

Ms. Christie Betancourt reviewed the Immokalee CRA Capital Project Fund. The projects included are:

- Economic Development Education Program
- Immokalee Commercial Grant
- Immokalee First Street Corridor
- Immokalee Lighting
- Immokalee Main Street Corridor
- Immokalee Neighborhood Revitalization
- Immokalee Parks & Recreation

- Immokalee South Sidewalk
- Immokalee Stormwater Improvements

CRA Staff are currently budgeting \$791,000. Staff proposed having any remaining amount in the Main Street Corridor Capital Fund. Below are the proposed funding for a couple of capital Projects:

- Economic Development Education Program - \$100,000
Staff commented that this capital project funding could go towards a project on the Howard Way Property or Neighborhood Revitalization.
- Immokalee First Street Corridor - \$150,000
Staff are adding \$150,000 for First Street Corridor in case of any unforeseen expenses.
- Immokalee Main Street Corridor - \$296,200
- Immokalee Neighborhood Revitalization - \$194,800
- Immokalee Parks and Recreation - \$50,000

Overall, the CRA has allocated about \$5,528,449, so the \$791,000 is extra funding. Ms. Christie Betancourt commented that \$996,000 could be the higher end of what is carried forward. Staff will know more once the budget moves forward. She clarified that the CRA Fund has no reserve, but the MSTU Fund does.

A brief discussion was held on the process that is used to recommend projects to the CRA Board. Staff and board members also discussed what was previously done to fund 1.2 million for Parks & Recreation – Immokalee Sports Complex renovation.

Staff recommended that the remaining funds of the higher-end amount be allocated to the Main Street Corridor. Although it may take time, CRA staff would like to continue to progress of redesigning the area since it's possible that Main Street may be owned by the County.

A discussion was held on the maintenance of Main Street. The CRA maintains the landscaping and also the pressure washing of some of the sidewalk areas. If any replacement is needed, then FDOT is responsible for making the replacement. Mr. Michael "Mike" Facundo questioned the Main Street Corridor fund and whether funding for maintenance is being pulled from this fund. Staff confirmed that A&M Property Maintenance is funded by MSTU funds and said the Main Street Corridor fund is for the design and construction of the redesign of Main Street. The overall funding is currently \$1,400,000.

Board members asked if the CRA Capital funding could be moved to the regular operational CRA funding. A discussion was held on the current condition and maintenance of the sidewalks on Main Street. Mr. Armando Yzaguirre commented that there is high walking traffic and homeless individuals in this area. He and his crew pressure wash this area quarterly. Previously, he had recommended that pressure washing be done more frequently.

Board members, CRA staff, and Mr. Armando Yzaguirre further discussed other options for better results in pressure washing the areas, which included consideration of sandblasting the areas. The overall goal for the board is to remind others of the need to keep Main Street as well-maintained as possible until there is approval for a redesign. Staff commented on the importance of preventative maintenance.

Mr. Armando Yzaguirre commented that he could provide a recommendation at the next meeting regarding how frequently he and his crew could pressure wash certain areas of the sidewalks on Main Street. Mr. Yzaguirre also commented about donating some plants for the front corner near the Cemetery on Main Street. He would like to put bulbine and other plants that do not require a lot of water and is low maintenance. Staff could see the progress and figure out if they would like to continue this planting near the Cemetery on Main Street. Ms. Andrea Halman commented on the past efforts of CRA staff and board members to redesign Main Street; however, staff were advised to put this project on hold due to other projects that are to occur in the surrounding area.

Ms. Christie Betancourt commented that CRA staff have a Main Street Maintenance Plan. Staff will present this plan at a future meeting.

Ms. Patricia “Anne” Goodnight commented on other chemicals that could be of use to the pressure washing of the sidewalks. Mr. Armando Yzaguirre commented that he could use chemicals that are eco-friendly and are FDOT approved.

Ms. Christie Betancourt provided an overview of the MSTU Reserve for Capital Expenditures for FY27, which is currently \$1.9 million. She also commented that there is \$180,000 for other contractual services, and it’s part of the maintenance for Main Street. After much discussion, the board made a motion.

CRA Action: Ms. Patricia “Anne” Goodnight made a motion to approve the Fiscal Year 2027 Recommended Budget, Immokalee CRA Capital Project, and for the MSTU millage rate to remain neutral at 1.000 . Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 6-0.

2. Development Report by Johnson Engineering (Enclosure 9) (Pages 59-84)

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

- Beraca Baptist Church (CU): Staff issued the first comment letter on 04.02.26 with Planning, Transportation, Zoning, County Attorney, and Survey comments.
- 502 New Market Road (Firehouse Doggie Daycare): A response to review commenter letter to Collier County was submitted on 03.13.26. Staff issued the first comment letter with Zoning comments and general comments on 03.10.26.
- 3206 Lake Trafford Rd (CUD): A Hearing Examiner Hearing was held on 03/26/2026.

- Immokalee Community Campus (PUDZ)(Catholic Charities): The applicant filed for a 6 month extension on 03/10/2026 to redesign the site to account for the increase in on-street parking after removing the request for on-street parking.

Under the Development Review:

- Family Dollar – PRCS20251149587: A second applicant submittal was made on 03/05/2026.
- Pathways Early Learning Center, Immokalee (SDPA): Staff issued the first comment letter on 03/12/2026.
- Immokalee Government Center (SDPA): Additional documents were submitted on 03/05/2026.
- Sainvilus Subdivision (PPL): The applicant submitted landscape documents on 03/09/2026, and it is now under staff review.
- National Guard Readiness Center – Immokalee (EX): Fees were paid on 03/20/2026.

Ms. Zindle highlighted the Final Actions/Letters issued. The developments included are the 830 N 15th Street, Immokalee Sports Complex (SDPA), 7 Eleven #41287 Immokalee (SDPI) and Onda Rose Multi-Family (SDP).

CRA Staff announced that they will be extending Johnson Engineering’s current contract to the end of this year. Staff will work on a Change Order. Johnson has asked for an increase of \$4,000 for the Johnson Engineering staff’s participation and overview of the reports at the meeting. Staff commented that Ms. Zindle may be able to present quarterly instead.

The board members briefly provided discussion and said they would like staff to move forward with extending the time for the current contract.

CRA Action: Mr. Paul Thein made a motion for CRA Staff to move forward with extending Johnson Engineering Contract # 18-7432-CE to the end of this year. Ms. Patricia “Anne” Goodnight seconded the motion, and it passed by unanimous vote. 5-0.

3. Contractor Maintenance Report

- i. A&M Property Maintenance Report & Schedule (Enclosure 10) (Pages 83-86)
A&M Property Maintenance staff provided reports for March, April look-ahead, and May look ahead schedule.

Staff commented on the areas that are observed during the Immokalee MSTU Walking Tour and the solutions they have come up with to address dumping, homelessness, and crime around Main Street. Staff also discussed a list that needs to be taken into consideration before the County thinks about taking ownership of Main Street.

Mr. Armando Yzaguirre said he plans to pressure wash on schedule for April and will test out pressure washing 2 months later to see if that helps with keeping the areas on Main Street clean.

He will also look into an eco-friendly degreaser for the sidewalks near the high-traffic areas. Mr. Yzaguirre will also move forward with the minor improvements near the Historic Cemetery on Main Street.

4. CRA Application update

There are 2 applications going forward to the Board of Collier County Commissioners. Staff hopes that the Board of Collier County Commissioners approve both board members by the April 28th meeting, so that a full Immokalee CRA Board is present on the May 20th meeting.

5. Brief Staff Project update

Staff plan to bring back the priority task list and present all the active projects.

Staff also plan to present a few options for the Howard Way Property and see if a collaboration can be done with a Housing developer. Staff commented that funds are being spent on mowing. Staff would like this property to be well maintained. Staff is working to add this property under the A&M Property Maintenance contract. Staff and board members briefly discussed the opportunities for the Howard Way Property.

Staff will present the preventative maintenance on the Main Street Improvements. There is currently \$60,000 in the budget; however, if more funds need to be allocated, staff can move forward with making sure it's added. Staff and board members discussed the transition of the community and the improvements needed to be inviting to community members and provided a good image for the community.

L. New Business.

M. Public Comments

Staff announced that the speed bumps on Immokalee Drive and Roberts Avenue will be removed. The crosswalks will remain. This will be done after school is out.

Mr. Michael "Mike" Facundo asked if a presentation could be done by an FDOT representative regarding the intersection of S.R. 82 and Corkscrew Rd. Board members commented on the need to know the progress of this project and to ensure that all are made aware of the hazardous factors for those who drive in this area.

Ms. Sarah Harrington provided a few housing updates. She commented that a groundbreaking was held for the Casa San Juan Diego and Wave at Rose housing developments. She commented that she is open to discussing with interested individuals regarding parcels available for housing. There is new legislation being proposed regarding the Live Local Act. There is opportunities with Collier County-owned properties; however, there are some parameters. Ms. Harrington further provided information on staff's discussions with manufacturers who are interested in coming into the community and their need to find a space. Ms. Harrington and staff will continue to see the updates on the legislation with the Live Local Act.

Ms. Patricia “Anne” Goodnight asked if an update could also be provided on the 4-laning and roundabout for Immokalee Rd.

Ms. Andrea Halman commented on the importance of having board members speak out about the concerns for the community.

Staff commented that they will send in a request for the Immokalee Fire Department and see if they can present an update at the May or June Meeting. Staff reiterated that they will present a plan for the Howard Way property and provide a Budget update.

Ms. Sarah Harrington provided information on a meeting that is held quarterly regarding the Florida Heartland Regions and the initiatives to find opportunities in the areas included in the Florida Heartland Region. She also provided information on upcoming community events.

N. Next Meeting Date

The **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **May 20, 2026**, at 9:00 A.M. at the Immokalee Community Park.

O. Adjournment

Meeting adjourned at 10:34 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency Enclosure 2

04/28/2026

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1025000000 IMMOKALEE REDEVELOPMENT			110,981.34	518,813.64-	407,832.30
REVENUE Sub Total	1,729,600.00-	1,762,908.25-		1,731,779.52-	31,128.73-
REVENUE - OPERATING Sub-Total	7,200.00-	7,200.00-		8,979.52-	1,779.52
324102 DEF IMPCT FEE PAY SF				1,236.74-	1,236.74
361170 OVERNIGHT INTEREST				3,273.60-	3,273.60
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		4,469.18-	2,730.82-
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	110,981.34	1,212,965.88	438,961.03
PERSONAL SERVICE	363,300.00	363,300.00	25,843.00	182,830.75	154,626.25
OPERATING EXPENSE	500,900.00	534,208.25	85,138.34	282,635.13	166,434.78
631400 ENGINEERING FEES	60,000.00	92,408.25	13,049.50	19,358.75	60,000.00
634210 IT OFFICE AUTOMATION ALLOCATION	12,300.00	12,300.00	6,150.00	6,150.00	
634211 INFO TECH BILLING HOURS ALLOCATION	1,600.00	1,600.00	1,200.00	400.00	
634970 INDIRECT COST REIMBURSEMENT	36,800.00	36,800.00	18,400.00	18,400.00	
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	6,687.00	2,860.00	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		57.44	142.56
641400 TELEPHONE DIRECT LINE	7,500.00	7,500.00	3,163.19	4,836.81	500.00-
641700 CELLULAR TELEPHONE	1,300.00	1,300.00	1,845.73	1,154.27	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	2,449.38	1,050.62	500.00
644100 RENT BUILDINGS	56,700.00	56,700.00	17,664.38	34,806.64	4,228.98
644620 LEASE EQUIPMENT	1,900.00	1,900.00	761.25	1,065.75	73.00
645100 INSURANCE GENERAL	2,700.00	2,700.00	1,350.00	1,350.00	
645260 AUTO INSURANCE	500.00	500.00	250.00	250.00	
646180 BUILDING R AND M ISF BILLINGS				3,218.42	3,218.42-
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	5,460.00	6,540.00	13,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		306.00	294.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		255.23	55.23-
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		320.26	6,679.74
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	108.50	557.73	2,833.77

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	2,463.59	2,126.41	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		412.54	887.46
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		80.00	720.00
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

Fund 1629 Immokalee Beautification MSTU

Enclosure 2

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1629000000 IMMOKALEE BEAUTIFICATION			315,756.74	415,421.46-	99,664.72
REVENUE Sub Total	2,210,700.00-	2,431,222.12-		687,557.05-	1,743,665.07-
REVENUE - OPERATING Sub-Total	694,000.00-	694,000.00-		687,557.05-	6,442.95-
311100 CURRENT AD VALOREM TAXES	687,000.00-	687,000.00-		614,169.84-	72,830.16-
311200 DELINQUENT AD VALOREM TAXES				691.59-	691.59
361170 OVERNIGHT INTEREST				16,227.54-	16,227.54
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		27,190.08-	20,190.08
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	315,756.74	272,135.59	1,843,329.79
OPERATING EXPENSE	658,700.00	879,222.12	315,756.74	255,987.51	307,477.87
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	1,750.00	1,750.00	
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	86,751.26	88,948.99	55,700.25-
645100 INSURANCE GENERAL	1,200.00	1,200.00	600.00	600.00	
646311 SPRINKLER SYSTEM MAINTENANCE			882.46	117.54	1,000.00-
646318 MULCH					
646360 MAINTENANCE OF GROUNDS ALLOCATED	90,000.00	90,000.00	36,029.50	50,970.50	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		196.34	403.66
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		16,148.08	8,651.92
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		12,529.73	7,270.27
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	129,591.50	91,769.10	23,339.40
EXPENSE Sub Total	244,700.00	244,700.00	129,591.50	91,769.10	23,339.40
OPERATING EXPENSE	244,700.00	244,700.00	129,591.50	91,769.10	23,339.40
634990 LANDSCAPE INCIDENTALS	23,700.00	23,700.00	1,992.20	13,007.80	8,700.00
643100 ELECTRICITY	13,000.00	13,000.00	7,374.50	4,175.50	1,450.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	1,413.47	1,986.53	400.00-
643400 WATER AND SEWER	13,000.00	13,000.00	5,444.83	7,455.17	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	113,366.50	61,633.50	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		-	776,627.28	756,335.29-	20,291.99-
REVENUE Sub Total	753,700.00-	5,528,449.20-		846,523.09-	4,681,926.11-
REVENUE - OPERATING Sub-Total	6,500.00-	6,500.00-		99,023.09-	92,523.09
361170 OVERNIGHT INTEREST				37,229.14-	37,229.14
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		61,793.95-	55,293.95
CONTRIBUTION AND TRANSFERS Sub-Total	747,200.00-	5,521,949.20-		747,500.00-	4,774,449.20-
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-			4,774,749.20-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	753,700.00	5,528,449.20	776,627.28	90,187.80	4,661,634.12
OPERATING EXPENSE	100,000.00	360,994.70	97,690.00	51,204.50	212,100.20
631400 ENGINEERING FEES			40,390.00	14,440.50	54,830.50-
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	678,937.28	38,983.30	4,264,533.92
763100 IMPROVEMENTS GENERAL	653,700.00	4,982,454.50	678,937.28	38,983.30	4,264,533.92
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	282,713.80	18,681.30	217,404.90
EXPENSE Sub Total		518,800.00	282,713.80	18,681.30	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	282,713.80	18,681.30	167,404.90
763100 IMPROVEMENTS GENERAL		468,800.00	282,713.80	18,681.30	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	207,994.70	100,000.00		107,994.70
EXPENSE Sub Total	50,000.00	207,994.70	100,000.00		107,994.70
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		165,000.00	100,000.00		65,000.00
763100 IMPROVEMENTS GENERAL		165,000.00	100,000.00		65,000.00

Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50248 IMMOKALEE CRA PROJECT FUND	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			97,690.00	14,440.50	112,130.50-
631400 ENGINEERING FEES			40,390.00	14,440.50	54,830.50-
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	246,267.75	20,302.00	1,253,209.75
763100 IMPROVEMENTS GENERAL	227,700.00	1,519,779.50	246,267.75	20,302.00	1,253,209.75

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		-	1,005,743.21	194,975.04	1,200,718.25-
REVENUE Sub Total		1,388,371.00-			1,388,371.00-
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-			401,371.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			401,371.00-
EXPENSE Sub Total		1,388,371.00	1,005,743.21	194,975.04	187,652.75
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		1,388,371.00	1,005,743.21	194,975.04	187,652.75
763100 IMPROVEMENTS GENERAL		1,388,371.00	1,005,743.21	194,975.04	187,652.75

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		401,371.00-			401,371.00-
CONTRIBUTION AND TRANSFERS Sub-Total		401,371.00-			401,371.00-
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			401,371.00-
EXPENSE Sub Total		401,371.00	213,718.25		187,652.75
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		401,371.00	213,718.25		187,652.75
763100 IMPROVEMENTS GENERAL		401,371.00	213,718.25		187,652.75

Fund 1027 Project 33873 EDI/CPF

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33873 IMM CRA GRANT			792,024.96	194,975.04	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	792,024.96	194,975.04	
CAPITAL OUTLAY		987,000.00	792,024.96	194,975.04	
763100 IMPROVEMENTS GENERAL		987,000.00	792,024.96	194,975.04	

Immokalee CRA

April 2026

Case Number	Case Type	Date Entered	Location Description	Detailed Description
CEAC20260003854	AC	04/01/2026	420 Habitat Ct	Stray confined cats
CEAC20260003901	AC	04/01/2026	Cat is along median on RT 29 in between 2nd st and 1st st	Deceased cat
CEV20260003964	V	04/02/2026	424 S 9th ST	Inoperable truck and commercial bus
CEPM20260003967	PM	04/02/2026	424 S 9th ST	Dilapidated front porch
CEV20260003968	V	04/02/2026	406 S. 1st St,	Unlicensed vehicles
CENA20260003969	NA	04/02/2026	424 S 9th ST	Weeds and litter
CENA20260003970	NA	04/02/2026	406 S 1st St	Weeds and litter
CESS20260003977	SS	04/02/2026	Throughout Immokalee	Removal of flutter flag and multiple snipe signs
CEAC20260003985	AC	04/02/2026	1410 Apple St	Dogs running at large
CEAC20260003991	AC	04/03/2026	436 Carver St	Aggressive dog running at large
CELU20260003993	LU	04/03/2026	306 Colorado AVE	Vehicles being stored on vacant lot
CENA20260004008	NA	04/03/2026	439 N 15th ST	Outside storage and litter
CEAC20260004024	AC	04/04/2026	405 Sgt Joe Jones RD	Stray confined dog
CEAC20260004049	AC	04/06/2026	700 N 18th St	Dog bite to human
CEAC20260004059	AC	04/06/2026	intersection of New Market Rd W and Flagler St	Deceased dog
CEAC20260004061	AC	04/06/2026	202 Washington Ave	Dogs running at large
CELU20260004099	LU	04/07/2026	2404 Lake Trafford Rd	Vacant lot with tent and food trailer being stored on it
CESD20260004124	SD	04/07/2026	969 Hamilton Street	Chickens and unpermitted chicken coop
CEAC20260004221	AC	04/08/2026	1009 Ringo LN	Manner of keeping
CEPM20260004271	PM	04/09/2026	1009 Ringo Lane	Occupied structure in dilapidated condition. The water service is currently shut off.
CENA20260004278	NA	04/09/2026	1009 Ringo Lane	Litter and outside storage
CELU20260004279	LU	04/09/2026	1009 Ringo Lane	Additional dwellings on the property that are occupied
CESD20260004281	SD	04/09/2026	1409 PEACH ST	Unpermitted structures
CESD20260004293	SD	04/10/2026	614 El Paso TRL	Piles of dirt that is impacting the operation of the existing lift station
CENA20260004387	NA	04/13/2026	516 El Paso Trl	Dumping of fish guts and fish parts in a ditch by the driveway.
CEAC20260004396	AC	04/13/2026	508 Clifton St	Dog bite to human
CENA20260004418	NA	04/14/2026	403 New Market Rd	Weeds and litter
CELU20260004433	LU	04/14/2026	3536 Liberty Way	Resident selling food and other items from a residential property
CEV20260004434	V	04/14/2026	3660 Justice Circle	Parking Semi in a residential area
CEAC20260004437	AC	04/14/2026	Carson Rd. near Westclox St.	Deceased dog
CELU20260004444	LU	04/14/2026	3401 Lake Carson Rd	Abandoned mobile home
CENA20260004445	NA	04/14/2026	3401 Lake Carson Rd	Overgrown weeds
CEAC20260004456	AC	04/14/2026	4766 Gemmer Lane	Tethering
CEAC20260004510	AC	04/16/2026	405 Sgt Joe Jones Rd	Stray confined dog
CEPF20260004513	PF	04/16/2026	1707 ROBERTS AVE W	Expired permits
CELU20260004525	LU	04/16/2026	1900 8th Ave N #51	Mobile home selling food Sundays from 7am to 3pm

CELU20260004534	LU	04/16/2026	63862680003	Vacant parcel being used for storage and operation of business activities.
CEAC20260004550	AC	04/16/2026	903 New Market Rd	Dog running at large
CEAC20260004552	AC	04/17/2026	313 S 9th St	Aggressive dog running at large
CELU20260004555	LU	04/17/2026	602 New Market Rd	Storage of appliances on residential property
CEV20260004556	V	04/17/2026	817 New Market Rd.	Unlicensed and inoperable vehicle
CELU20260004565	LU	04/17/2026	Behind 420 Alachua St	Property being used for prohibited outside storage without an approved Site Development Plan.
CELU20260004567	LU	04/17/2026	Parcel at the corner of Jefferson Ave and Nixon Dr	Property being used for prohibited storage without an approved Site Development Plan.
CEPM20260004578	PM	04/17/2026	715 N 9TH ST	Missing house numbers
CEAC20260004607	AC	04/17/2026	101 S 7th St	Dog running at large
CESD20260004684	SD	04/20/2026	307 S 2nd St	Possible interior fire damage from 2021.
CEAC20260004799	AC	04/22/2026	1831 Custer Ave	Dog bite to human
CEAC20260004803	AC	04/22/2026	1013 New Market Rd	Dog bite to human
CEV20260004816	V	04/22/2026	West end of Carson Rd	Semi and trailer parking
CEAC20260004825	AC	04/22/2026	1805 Sherman Ave	Aggressive dog running at large
CEAC20260004844	AC	04/23/2026	Carson Rd and Ashley Ln	Dog bite to human
CENA20260004856	NA	04/23/2026	3 parcels same owner New Market Rd between Dade and Charlotte	Overgrown weeds
CENA20260004859	NA	04/23/2026	Vacant parcel off New Market Rd near Dade St.	Overgrown weeds
CELU20260004885	LU	04/23/2026	817 New Market Rd.	Outside storage and litter
CEV20260004891	V	04/23/2026	1409 PEACH ST	Unlicensed and inoperable vehicles
CEPE20260004898	PE	04/23/2026	1409 PEACH ST	Parking in the ROW
CEAC20260004921	AC	04/24/2026	701 W. Immokalee Dr	Stray confined dog
CEV20260004965	V	04/24/2026	1407 AVOCADO ST,	Bus parked in the ROW
CEAC20260005019	AC	04/27/2026	1393 America Way	Dog bite to human
CENA20260005021	NA	04/27/2026	24370160009 - S 1st St	Overgrown weeds
CENA20260005023	NA	04/27/2026	24370120007 - S 1st St	Overgrown weeds
CEAC20260005062	AC	04/28/2026	1303 Christian Terrace Ext	Injured stray cat
CEV20260005063	V	04/28/2026	810 Jackson St	Inoperable vehicle
CEAC20260005178	AC	04/29/2026	1500 Peace Way	Dog bite to animal
CENA20260005183	NA	04/30/2026	3536 Liberty Way	Litter and outside storage
CENA20260005185	NA	04/30/2026	55649000225	Litter on a vacant lot
CELU20260005215	LU	04/30/2026	1005 Titus Ln	Selling food from the front yard on Sundays

67 Cases

Code Enforcement Monthly Code Case April 1 thru April 30, 2026



**Assistant Director Report
May 13, 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. The last FHERO board meeting was held 5/20/2026.

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 June 12, 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
05/11/2026

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.



05.06.26



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 in May 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 March 17, 2026, a Request for Purchase Order was submitted for RKL Appraisals in the amount of \$48,800 for the preparation of 17 appraisal reports. Upon receipt of the reviewed and approved appraisal reports, fiscal impact will be calculated and an Offer Resolution authorizing Staff to provide written offers to purchase the easements from the property owners will be provided to the BCC. 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. 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.



05.06.26



05.06.26





05.06.26



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 is 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 Amendment is under review by the County Attorney’s Office and Procurement Services. Since the contract amendment is taking more time than expected, it appears we may utilize the A&M Property Maintenance MSTU Landscape Contract to provide temporary service to the property at the hourly rate.



03.06.25



05.06.26

5. Eden Park Elementary School Sidewalks

Marquee Development is the contractor of this sidewalk project Contract # CC 23-8155. The Notice to Proceed was issued on April 28, 2025. The Substantial Completion Walk Through was conducted on April 21, 2026 and the Final Completion Date is scheduled to be in May 2026. Bi-weekly progress meetings are held on-site and virtually. The next meeting to be scheduled will be the Final Walk Through.

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. P&R Staff advised the permit application was submitted on February 18, 2026. On May 6, 2026, Parks & Recreation advised the permit is still under review.

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. Bi-monthly progress meetings are held on-site with the next meeting scheduled for May 14, 2026.



04.23.26



04.30.26



04.30.26



04.30.26



Report by: Yvonne Blair, Project Manager Dated: May 11, 2026



Immokalee Community Redevelopment Area (ICRA)

Projects Updates

May 11, 2026

Table of Content

ICRA Projects (Funded by CRA and MSTU)

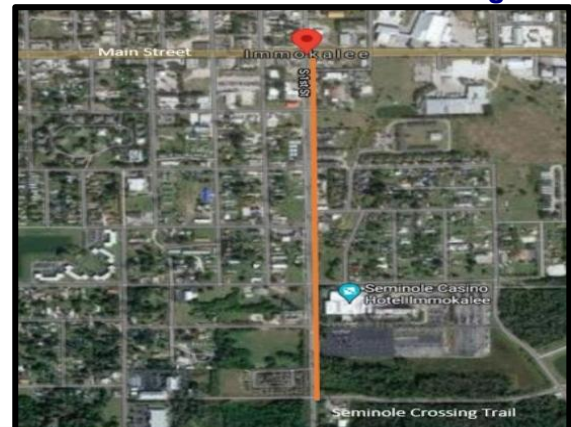
- **First Street Corridor Pedestrian Safety Improvements**
 - South 1st Street From Main Street to School Road/Seminole Crossing Trail
- **Immokalee Sidewalk Phase III**
 - Eustis Avenue & West Delaware Avenue
- **Historic Cemetery Preservation**
 - 815 West Main Street
- **Lake Trafford Road Corridor 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.



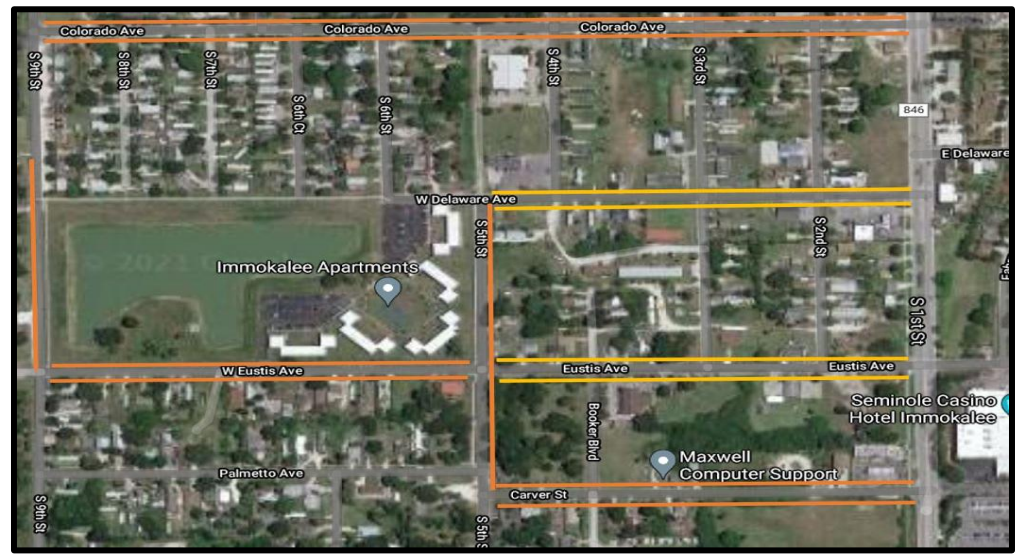
CHS CDBG Grant #CD22-03-IMM (Design Only PH1)
Design Budget: \$201,945 CDBG Funds (including CO#1)
Design Proposal: Kisinger, Campos & Associates (KCA)
CDBG Design Funds End: 1/6/25. 100% PH1 plans rec'd 1/3/25. 100% PH2 plans November 7, 2025.
Construction CD24-02 Budget: \$1.2M construction with total 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: 05/11/2026**
- 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. TSMC 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).
 - A Pre-Con Mtg was conducted on 3/23/26 w/outstanding issues. Awaiting authorization by the Grants Coordinator to proceed with PO for the Contractor. Approval received 5/8/26 for LNTP w/PO.

DESCRIPTION OF WORK	% COMPLETE
Procurement PH1	100%
Design PH2	100%
Construction PH1	0%

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: 05/11/2026

- 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 1 anticipated BCC approval on 5/12/26. Contractor working with EOR & IWSD on field concerns for resolutions.

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DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	46%

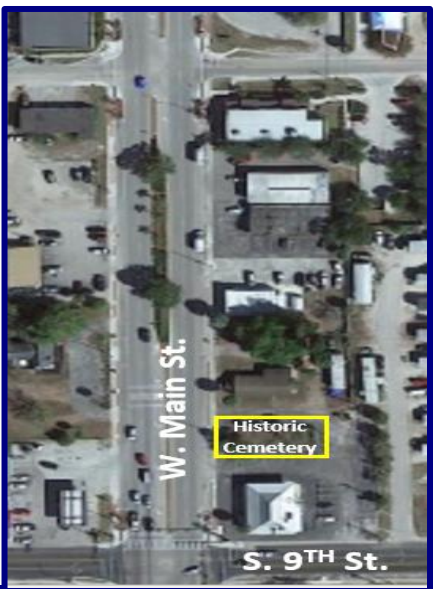
815 West Main Street, PID 00127320003, 0.06 Ac +/-

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: 05/11/2026**
- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, Seminoles, BCC Liaison, and Museum, (3) price all tasks, and (4) do exterior tasks in Year 1.
 - A&M completed the repair for the alignment/secure signage in concrete, repaired fence and gate on 1/19/24. 6/9/25 Discovered fence damaged with gate not closing properly. On 7/10/25 approved Estimate of \$600 to repair fence. Ongoing issues with gate repairs.
 - 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.

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

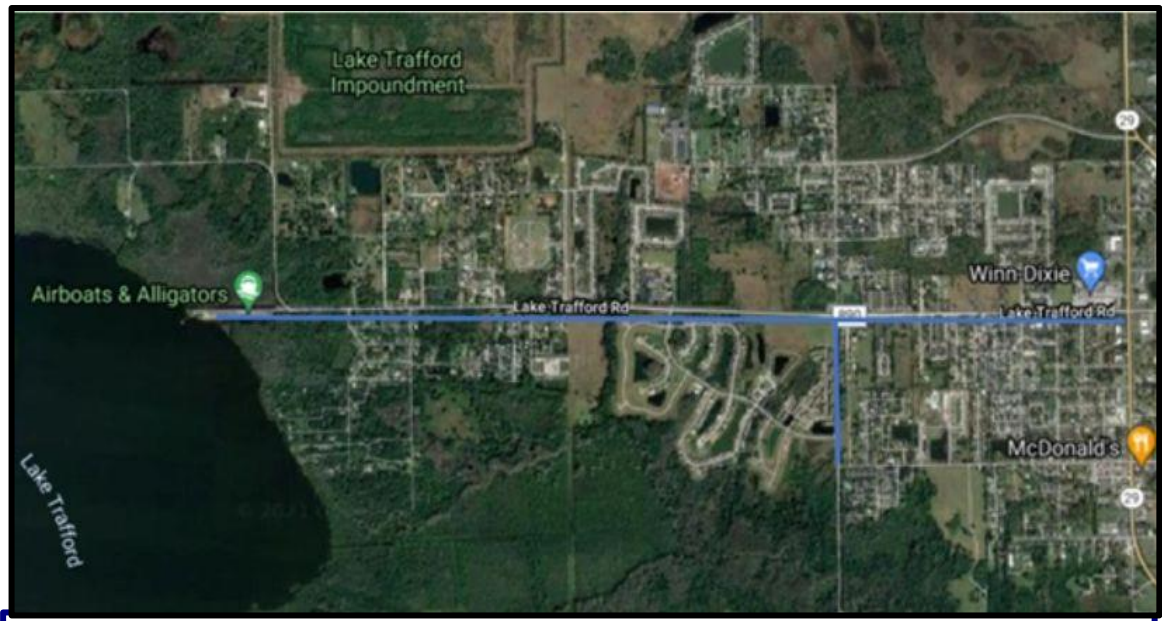
Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

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: 05/11/2026 – 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: 05/11/26 – 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.

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

Formally CRA owned property located at 107 S 9th St

District #: 5

Project #: Immokalee Community Campus (PUDZ)

PL20240000390

Ninth Street Parcel – (formally owned by CRA)

Project Sponsor: Immokalee CRA

Project Manager: Christie Betancourt

Monitoring Project for Community's Awareness

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

Property closed on 8/29/23.

Architect/Engineer: Bowman Consulting Group

Construction Manager: TBD

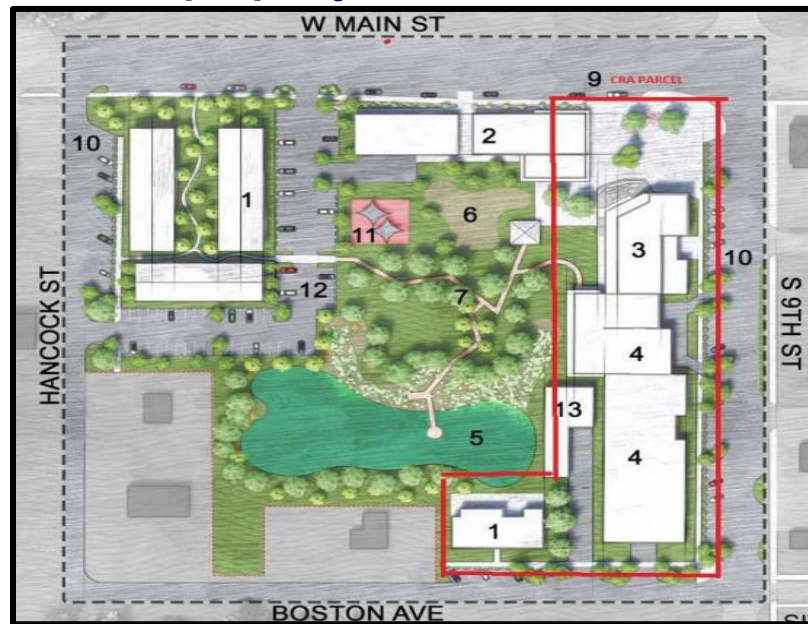
Buyer: Catholic Charities Diocese of Venice, Inc. (Catholic Charities)

Buyer's Representative: Chancellor Volodymyr Smerlyk Interim CEO

BCC Approval Date: 04/11/23

Estimated Substantial Completion Date: TBD

Final Completion Date: TBD



Milestones/Challenges To Date: 05/11/2026

- 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

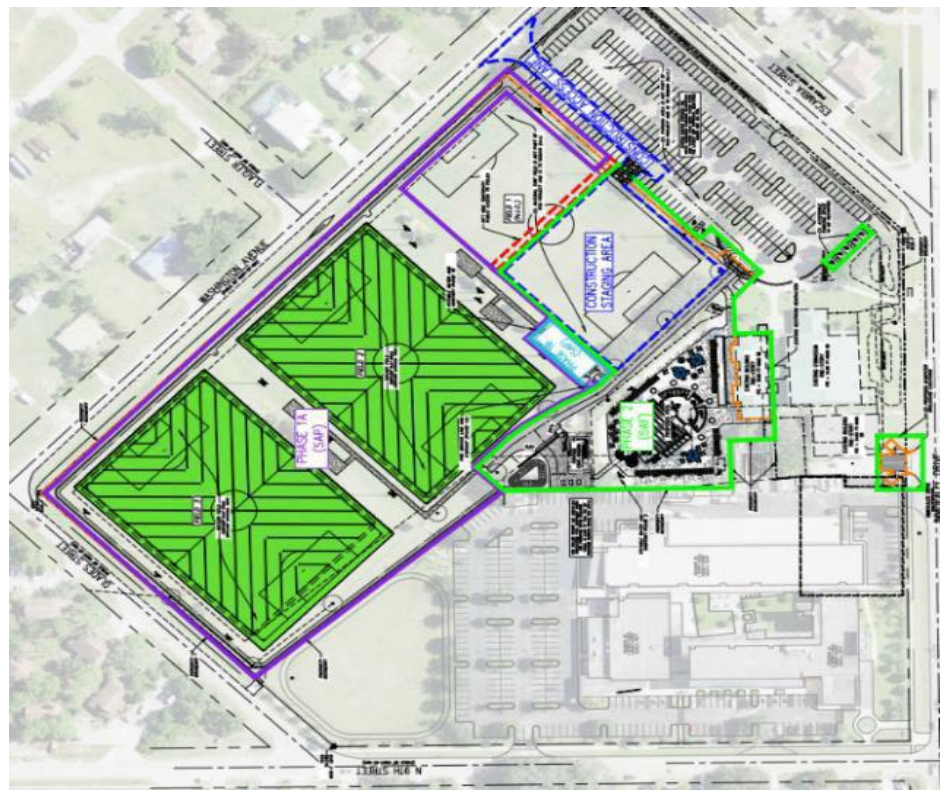
Project Scope: This project includes soccer fields, providing for the conversion of two (2) existing grass fields to artificial turf, construction of an additional restroom facility, addressing stormwater management issues. Renovations will include repairs of the pools and pool decks, the equipment/pump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

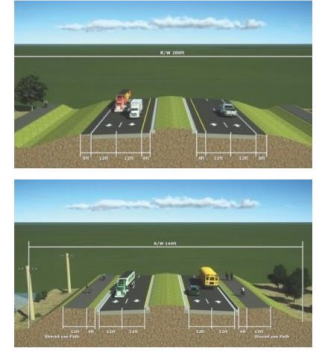
DESCRIPTION OF WORK	% COMPLETE
Procurement	0%
Design	100%
Construction	0%



- Milestones/Challenges To Date: 05/11/2026**
- “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: 05/11/2026

- 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.

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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: 05/11/2026

- The BCC Approved the Construction Agreement (LAP) #23-8155 on 02/27/24, 16E4.
- Construction Progress Meetings are held bi-weekly. The Substantial Completion Walk Through was completed on 4/21/26. The Final Completion will be scheduled in May 2026.

Procurement	100%
Design	100%
Construction	98%

Project Manager Field Observations May 11, 2026

A recap of the MSTU Walking Tour on May 11, 2026, with attendees: Christie Betancourt, Armando Yzaguirre, Mike Sanders, and Yvonne Blair. A Walking Tour is scheduled for Monday, June 8, 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.





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.

A&M pressured washed with a special solvent to improve the appearance of concrete and pavers at Zocalo Plaza and the sidewalk to 2nd Street N as a test to consider doing the whole Main Street Corridor.



5.11.26 Sidewalk pressure washed with solvent



5.11.26 Sidewalk area without the solvent pressure wash

Main Street: The corridor on W. Main Street between 1st Street and 9th Street was satisfactory. There was litter and and homeless were observed.





4.22.26 Cemetery Headstone cleaning



05.11.26 Post Cemetery Headstone cleaning



05.11.26 A&M donated and installed plants in the median across from the historical cemetery



05.11.26 Careless actions creating the need for maintenance. Blowing parking lot into Main Street and chewing gum on the sidewalk.

Project Manager Field Observations April 13, 2026

A recap of the MSTU Walking Tour on April 13, 2026, with attendees: Ryan Kitts, Christie Betancourt, Armando Yzaguirre, Cris Labra (Collaboratory Community Foundation, Partnership Manager, Community Infrastructure Coalition), Betsy Haesemeyer (Collaboratory SWFL & Healthy Start SWFL), and Yvonne Blair. A Walking Tour is scheduled for Monday, May 11, 2026, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.



Beautification Area Improvements:

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



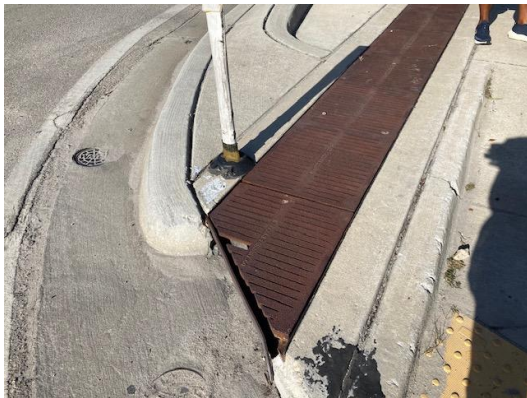


A&M: A&M Property Maintenance (A&M) provides services. A&M is cleaning and maintaining the landscaping according to their schedule and their work continues to be satisfactory.

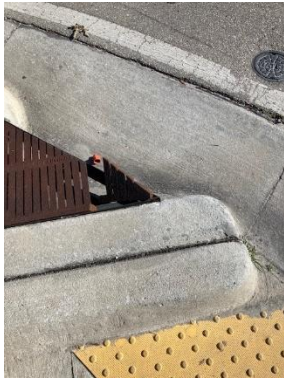
2) Improvements on Main Street (between 1st and 9th)

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. A little trash and homeless were observed.









Upcoming Community Events
Updated 05/11/2026

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

Date: 05/20/2026 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: 05/21/2026 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>

Primary Prevention Community Training – Hosted by the Shelter for Abused Women & Children

Date: 05/22/2026 from 10:00 a.m. to 11:30 a.m.
RSVP: adauer@naplesshelter.org
Address & Virtual link will be provided after RSVP

Collier County Board of County Commissioners (BCC) Meeting

Date: 05/26/2026 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: 06/03/2026 at 9:00 a.m.
Location: Dr. Martin Luther King Jr. Administrative Center/ Live Online
5775 Osceola Trail., Naples, FL 34109
Watch Live Online: <https://www.collierschools.com/educationlive>

Collier County Board of County Commissioners (BCC) Meeting

Date: 06/09/2026 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 Interagency Council Meeting

Date: 06/12/2026 at 3:30 p.m.

Location: Guadalupe Center – Van Otterloo Campus *TENTATIVELY*

3655 Westclox Street, Immokalee, FL 34142

Website: <https://immokaleeinteragency.org/>

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

March 2026 Development Update

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. Immokalee Sand Mine (CU): PL20240012171

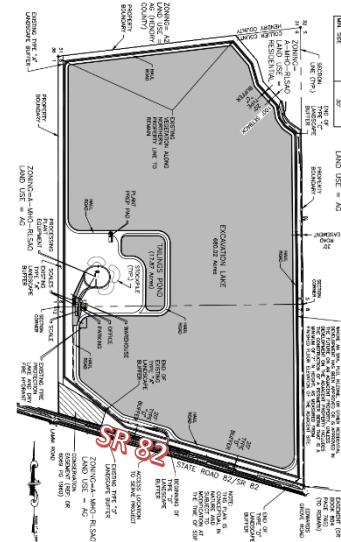
Location: 3535 SR 82
 Current Zoning: A-MHO-RLSAO
 Owner: Barron Collier Partnership
 Status: Approved by Board of County Commissioners on 1/15/2026;
Resolution 2026-51.

90-acre expansion to the existing Immokalee Sand Mine previously approved by Resolution 2010-224.

Immokalee Sand Mine (VA): PL20240012172

Status: Approved by Board of County Commissioners on 1/15/2026;
Resolution 2026-52.

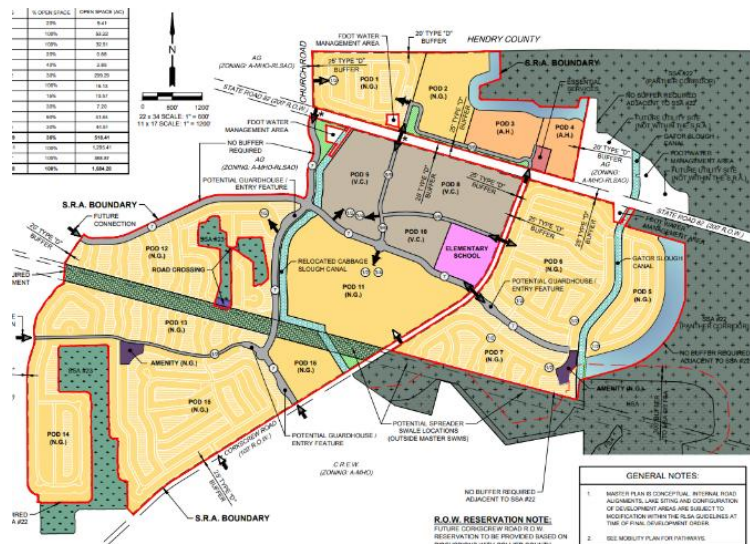
Variations are sought to eliminate or reduce perimeter landscape buffer requirements, and eliminate the perimeter fence and berm required around the stockpile/processing plant equipment.



2. Corkscrew Grove East Village (SRA): PL20240010212

Location: 4571 Corkscrew Rd
 Current Zoning: A-MHO-RLSAO
 Owner: Alico Land Dev Co.
 Status: Scheduled for Collier County Planning Commission Hearing on March 19, 2026.

Alico, Inc. proposes a Stewardship Receiving Area (SRA) known as Corkscrew Grove East Village SRA. The property is located at the intersection of Corkscrew Road and SR 82, on both the west and east side of Corkscrew Road, and north and south of SR 82. The SRA is proposed to consist of 1,447 acres, a maximum of 4,502 Dwelling Units (3.0 per gross acre), 238,606± square feet of Commercial use, 100,000 square feet of indoor storage use, and a minimum of 45,020± square feet of Civic uses.



3. Companion Stewardship Sending Areas (SSA) for Corkscrew Grove East Village SRA:

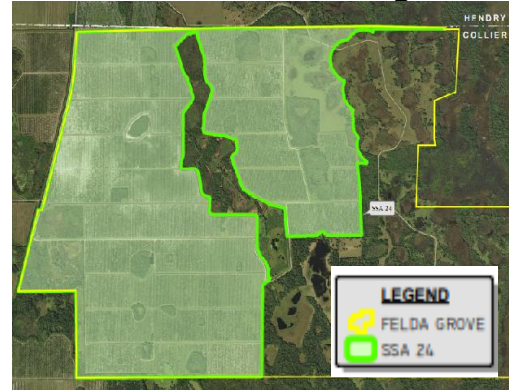
Alico SSA 24 (SSA): PL20240010216

Location: generally located east of SR 29, northeast of the Immokalee Urban Area, adjacent to the Hendry County line.

Owner: Alico Land Dev Corp.

Status: Pre-app meeting held on 10/1/2024.

Alico, Inc. proposes a +/- 2,119.9-acre Stewardship Sending Area.



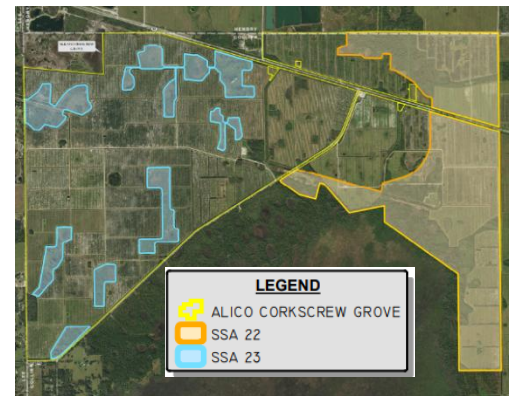
Alico SSA 23 (SSA): PL20240010214

Location: generally located west of Corkscrew Road, south of SR 82.

Owner: Alico Land Dev Co.

Status: First Applicant submittal on 3/11/2025. Staff issued first comment letter on 7/31/2025. Second applicant submittal on 3/11/2026.

Alico, Inc. proposes a +/- 388.9-acre Stewardship Sending Area.



Alico SSA 22 (SSA): PL20240010213

Location: generally located east of Corkscrew Road, north and south of SR 82.

Owner: Alico Land Dev Co.

Status: First Applicant submittal on 3/11/2025. Staff issued first comment letter on 7/31/2025. Second applicant submittal on 2/18/2026.

Alico, Inc. proposes a +/- 1,285.3-acre Stewardship Sending Area.

4. State Road 82 CPUD (PUDZ) f.k.a. Julian Grove CPUD: PL20240002945

Location: 8909 SR 82

Current Zoning: A-MHO-RLSAO

Owner: CCGP LLC

Status: First applicant submittal on 2/17/2025. Staff issued first comment letter on 4/24/2025. Second applicant submittal on 7/3/2025. Staff issued second comment letter on 8/11/2025. Third applicant submittal on 11/10/2025. Staff issued third comment letter on 12/23/2025. Fourth applicant submittal on 1/21/2026. Staff issued fourth comment letter on 2/24/2026. Fifth applicant submittal on 2/26/2026.

Rezoning to allow commercial development on 5 acres that extends into Collier County from the larger SW Hendry Sector Plan & Detailed Specific Area Plan. Proposing a maximum of 100,000 sq. ft. of self-storage and 30,000 sq. ft. of retail uses, or up to 60,000 sq. ft. retail with no self-storage.

State Road 82 Commercial Subdistrict (GMPA): PL20240002941

Status: First Applicant submittal on 2/17/2025. Staff issued first comment letter on 4/17/2025. Second applicant submittal on 7/3/2025. Staff issued second comment letter on 8/15/2025. Third applicant submittal on 11/10/2025. Staff issued third comment letter on 12/29/2025. Fourth applicant submittal on 1/21/2026.

Request for a site specific Future Land Use designation to allow commercial development on 5 acres.

5. Summerland (SRA): PL20250013198

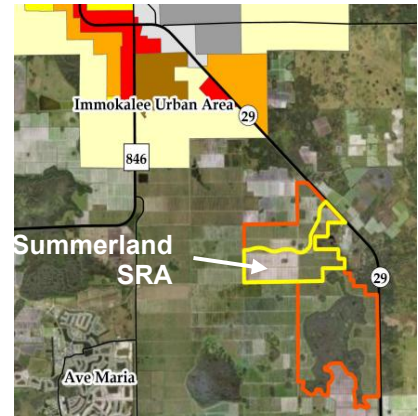
Location: along State Road 29 - Parcel #s: 00138280006, 00139720002, 00140340002 (*immediately south/outside the IWSD service boundary*)

Current Zoning: A-MHO-RLSAO

Owner: Turner Groves Citrus Ltd Prtnr

Status: Pre-App meeting held on 12/16/2025.

Request for a Stewardship Receiving Area for a rural village on 700 acres with residential and non-residential development and 18 acres for affordable housing; overall SRA density is proposed not to exceed 3.25 units/acre or approximately 2,000 units.



**6. Companion Stewardship Sending Areas (SSA) for Summerland SRA:
Stewardship Sending Area 28 (SSA): PL20250013276**

Location: north of SR 82 along the Collier/Hendry County line, accessed via Gator Slough Lane

Owner: Turner Groves Citrus Ltd Prtnr

Status: Pre-App meeting held on 12/16/2025.

Request to designate stewardship sending area #28.



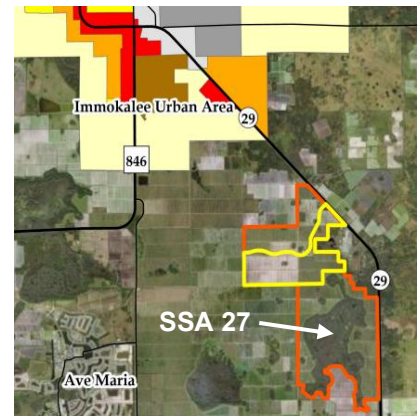
**Stewardship Sending Area 27 (SSA):
PL20250014063**

Location: along State Road 29 (*south/outside the IWSD service boundary*)

Owner: Collier Groves LTD

Status: Pre-App meeting held on 12/16/2025.

Request to designate stewardship sending area #27.



Development Review Petitions

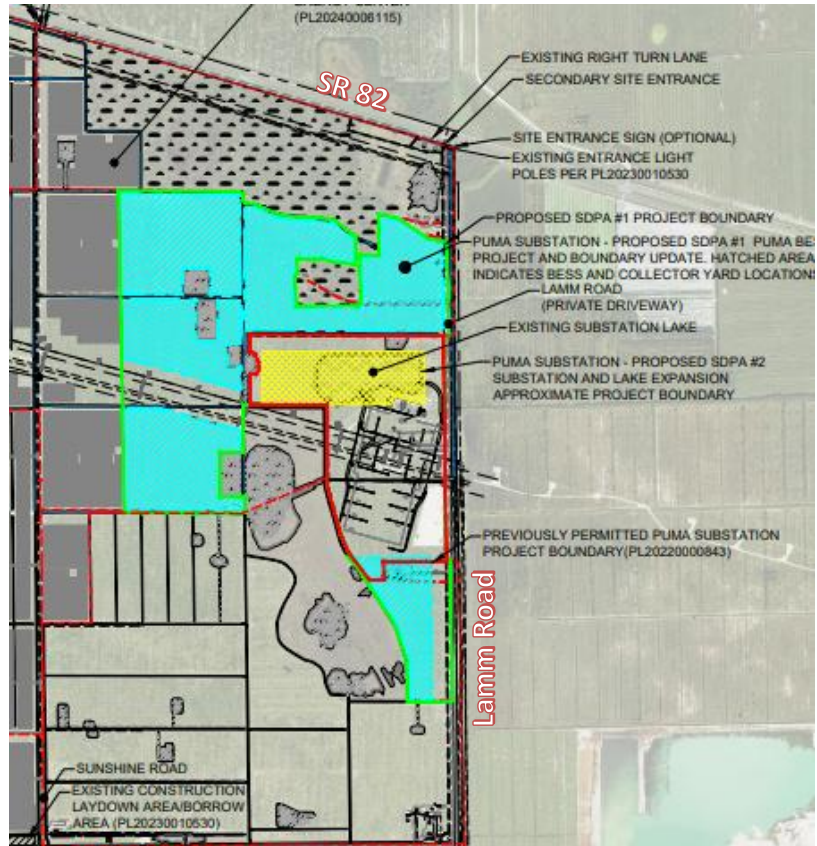
7. FPL Puma Substation Expansion (SDPA): PL20250014058

Location: 4647 Lamm Rd.
 Current Zoning: A-MHO-RLSAO
 Owner: Florida Power & Light
 Status: Pre-App meeting held on 1/29/2026. First applicant submittal on 2/23/2026 & 3/2/2026.

Request for Amendment #2 to the existing FPL Puma Substation Site Development Plan. This is a 1.13- acre expansion of the existing electrical transmission substation and expansion of the wet pond by 10.2 acres.

FPL – Puma Substation (SDPA): PL20250012715

Status: First applicant submittal on 11/21/2025. Staff issued first comment letter on 12/29/2025. Second applicant submittal on 1/09/2026. SDPA approval issued on 1/19/2026.

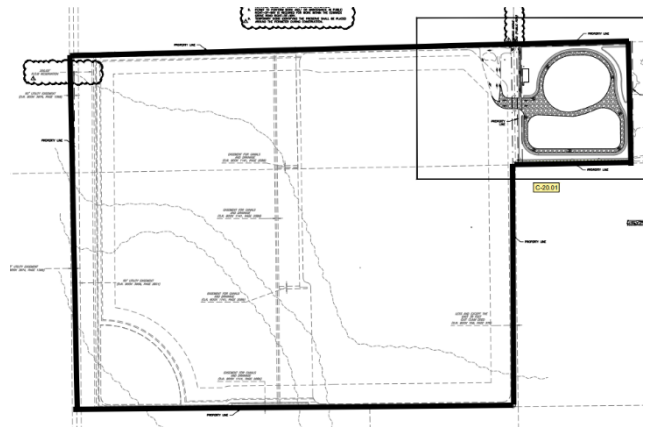


Amendment #1 to existing FPL Puma Substation Site Development Plan to allow Battery Energy Storage System (BESS) to be collocated with the Puma Substation.

8. Stewart Materials (CU): PL20240003054

Location: 3000 Edwards Grove Rd.
 Current Zoning: A-MHO-RLSAO (with Conditional Use approval)
 Owner: Southern Reserves LLC
 Status: Approved by Board of County Commissioners on 12/9/2025; Resolution 2025-284.

Request to expand existing Conditional Use for commercial excavation on approximately 40 acres of land.



Stewart Materials (EX): PL20240007652

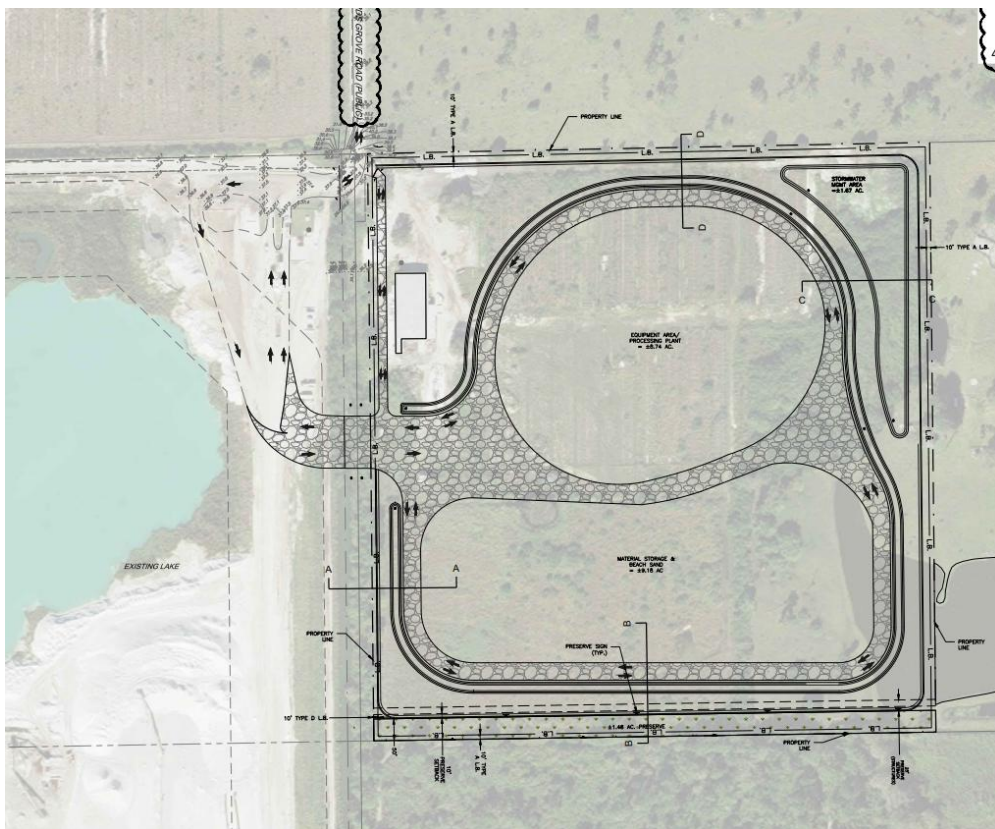
Status: First applicant submittal on 6/24/2024. Staff issued first comment letter on 8/1/2024.

Request for a Commercial Excavation Permit to allow 40-acre expansion of an existing commercial excavation operation.

Stewart Materials (SIP): PL20250007148

Status: Approval Letter issued on 2/5/2026.

Site Improvement Plan to relocate the existing grading machine onto the subject property along with material (sand/ excavated fill) storage, a gravel access road, and a stormwater management area/berm. No Structures or Utilities are proposed.

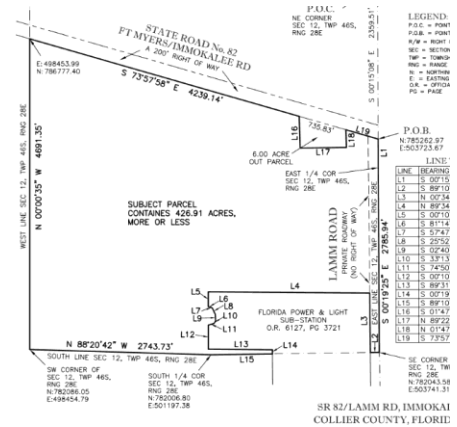


Final Actions/Letters Issued

9. FPL - LCEC (LS): PL20260000424

Location: 4315 Wombles Rd.
 Current Zoning: A-MHO-RLSAO
 Owner: Florida Power & Light
 Status: First applicant submittal on 1/3/2026. Staff issued first comment letter on 2/9/2026. Second applicant submittal on 2/12/2026. Lot Split Approval letter issued on 2/17/2026.

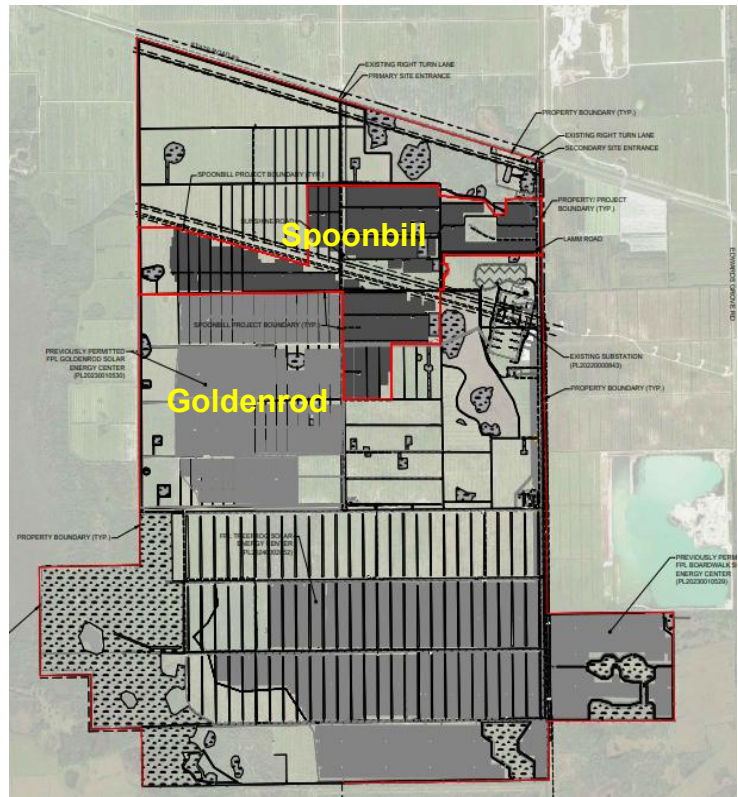
Request for a lot split to create a 6-acre parcel from the existing 410-acre parcel.



FPL – Spoonbill Solar Energy Field (SDP): PL20240006115

Location: a quarter mile south of the intersection of S.R. 82 and Lamm Road.
 Status: SDP approval letter issued on 4/25/2025.

Request by Florida Power & Light Company (FPL) for a Site Development Plan (SDP) for the Spoonbill Solar Energy Field, a 74.5 MW solar panel plant, accessory structures, water management, and infrastructure needed to support the development.



Goldenrod Solar Energy Field (SDP): PL20230010530

Location: one mile southeast of the intersection of S.R. 82 and Lamm Road.
 Current Zoning:
 Owner: TURNER GROVES CITRUS LTD PRTNR
 Status: Site Development Plan approval letter issued on 04/09/2024.

Request by Florida Power & Light Company (FPL) for a Site Development Plan (SDP) for the Goldenrod Solar Energy Field, a 74.5 MW solar panel plant, accessory structures, water management, and infrastructure needed to support the development.

**10. Mitchell Cypress – 1700 O Quinn Rd (ZLTR):
PL20250009817**

Location: 1700 O Quinn Rd
 Current Zoning: A-MHO-RLSAO with ST/W-4 Overlay
 Owner: Mitchell Cypress
 Status: Zoning Verification Letter issued on 10/7/2025.

Applicant requested confirmation of setbacks and flood zone.



11. 1660 O Quinn Rd (ZLTR): PL20220001038

Location: 1660 O Quinn Rd
 Current Zoning: A-MHO-RLSAO with ST/W-4 Overlay
 Owner: Alberto Gaarza Jr.
 Status: Zoning Verification letter issued on 3/10/2022.

Applicant requested a zoning verification letter asking if the parcel is a buildable lot. Staff verified the parcel does not meet the minimum size requirement of five (5) acres in the Agricultural (A) Zoning District and is a legal nonconforming lot that is buildable provided the building setbacks are met.



12. Immokalee Solar (SDP): PL20200001999

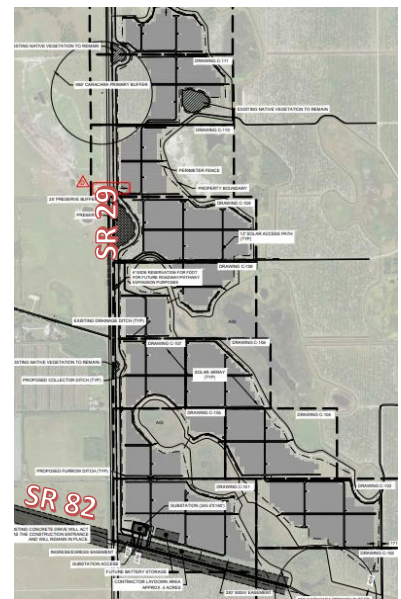
Location: 4300 SR 29
 Current Zoning: A-MHO-RLSAO
 Owner: Barron Collier Partnership
 Status: First applicant submittal on 1/26/2021. Staff issued first comment letter on 2/1/2021. Second applicant submittal on 6/2/2021. Staff issued second comment letter on 4/28/2021. Third applicant submittal on 6/2/2021. Staff issued third comment letter on 6/30/2021. Fourth applicant submittal on 7/1/2021. SDP approval letter issued on 7/8/2021.

Site Development Plan for FPL Immokalee Solar Energy Center to develop a photovoltaic solar facility on 580 acres.

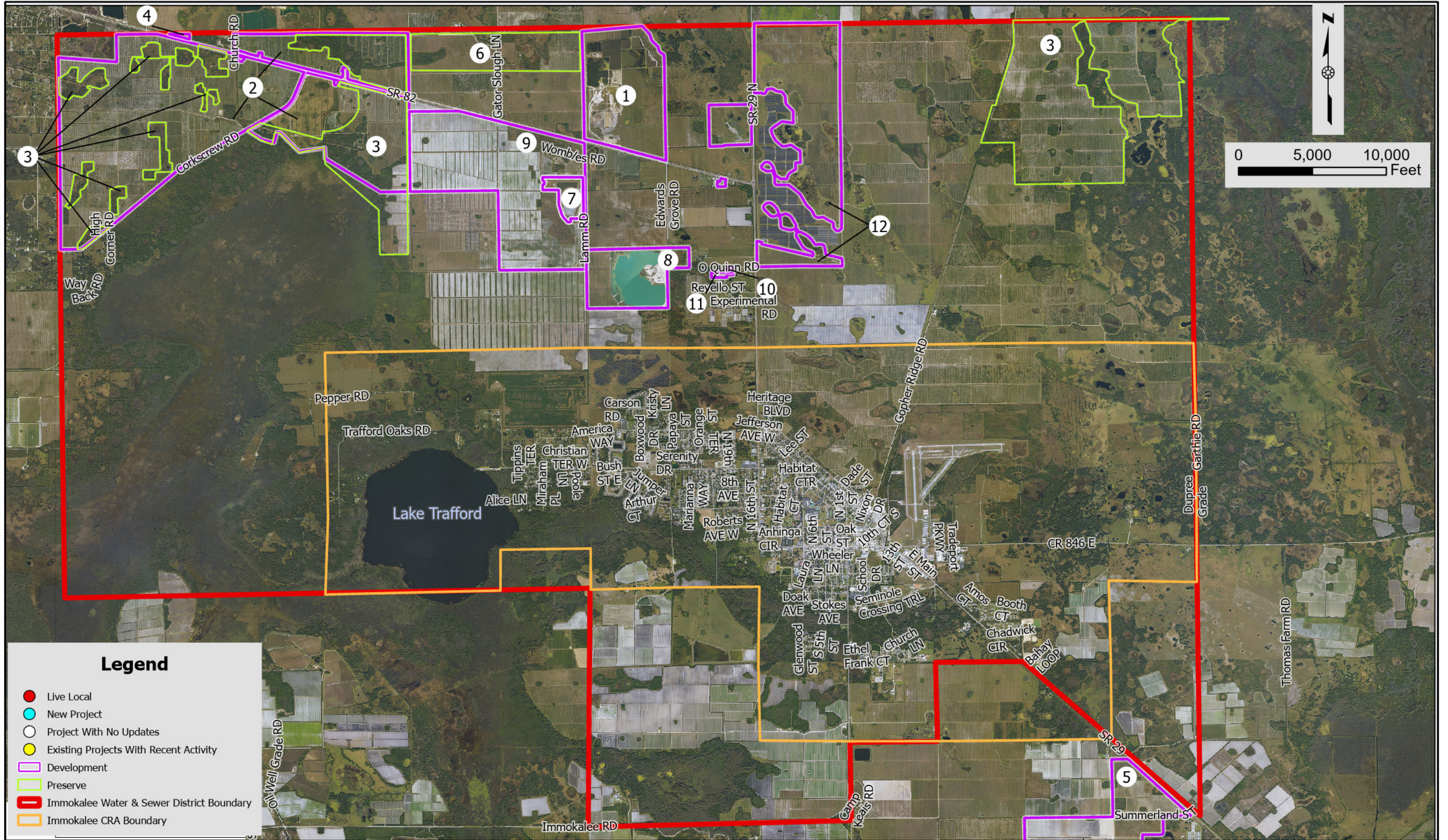
Immokalee Solar (CU): PL20200001865

Status: Approved by Board of County Commissioners on 6/22/2021; Resolution 2021-138.

Conditional Use to allow a solar field (photovoltaic solar facility)/essential service on 580 acres.



\\naps01\proj-naal\26000000\260004016 - IWS Development Policy Tracker and Report\Development Update Map V2.aprx Date: 3/13/2026 Time: 4:21 PM User: Kaithyn.Zindle



Legend

- Live Local
- New Project
- Project With No Updates
- Existing Projects With Recent Activity
- Development
- Preserve
- Immokalee Water & Sewer District Boundary
- Immokalee CRA Boundary

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Immokalee Water & Sewer District
Collier County, Florida



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33902-1550
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2026 Q1
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
March 2026	26004016	-	As Shown	8 of 8

Immokalee Water Sewer District Policy Tracker

Growth Management Plan Amendments					
County Application #	Ordinance #	Applicant	Status	County Description	Summary
PL20240004018	2025-08	Ave Maria Development LLLP	Adopted by BCC 2/11/2025; effective 3/15/2025	Growth Management Plan Amendment (GMPA) to make text changes to the Rural Lands Stewardship Area Overlay (RLSAO) Overlay provisions in the Future Land Use Element	Eliminate the maximum 5,000 acre size for a Town Stewardship Receiving Area (SRA) and clarify that required "Goods and Services" in Towns and Villages include business and industry uses, including Florida Qualified Target Industries.
PL20230017521	2025-015	Collier County	Adopted by BCC 3/25/2025; effective 4/29/2025	Growth Management Plan Amendment (GMPA) to amend the Immokalee area master plan element and Immokalee Future Land Use Map.	Adds these uses as allowable in the Commercial - Mixed Use Subdistrict in addition to all C-1 through C-4 commercial uses: home-based businesses, parks, recreation and open space uses, churches, libraries, cemeteries, community centers, public and private schools, daycare centers, group housing uses, utility and communication facilities , essential services, as defined in the Land Development Code
	2025-016	Collier County	Adopted by BCC 3/25/2025; effective 4/29/2025	Growth Management Plan Amendment (GMPA) for County staff clerical revisions, including RLSA Overlay Map update.	Replace July 2021 RLSA Overlay Map with 2025 Map - expand Ave Maria boundary, update the Town of Big Cypress (formerly Longwater Village) and Collier Rod & Gun Club at the Preserve Compact Rural Development (CRD)
	2025-017	Collier County	Adopted by BCC 3/25/2025; effective 4/29/2025	Growth Management Plan Amendment (GMPA) to amend the Potable Water sub-element and Wastewater treatment sub-element of the Public Facilities Element.	Deletes this statement: "presently, the County (Utilities) has no plans to serve any portion of the Rural Lands Stewardship Area Overlay."
PL20240000400	2024-043 & 43 A	Collier County	Adopted by BCC 10/22/2024; effective 11/28/2024	Growth Management Plan Amendment (GMPA) to amend the public facilities element to reference the updated 10 Year Water Supply Facilities Work Plan.	Adopt the Collier Co. 10 Year Water Supply Facilities Work Plan (revised June 2024). Reduce County water LOS from 150 to 130 gallons per capita per day (gpcd); reduce County wastewater LOS from 100 to 90 gpcd.
PL20240002941	tbd	CCGP LLC	Staff Review	State Road 82 Commercial Subdistrict (GMPA) - request to allow commercial uses on 5 acres at 8909 SR 82 at the Hendry County line.	Site specific Future Land Use designation to allow 100,000 sq. ft. of self-storage and 30,000 sq. ft. of retail uses, or up to 60,000 sq. ft. retail with no self-storage. Connected to the larger SW Hendry Sector Plan. Companion request to rezone from A-MHO-RLSAO to State Road 82 CPUD.
Land Development Code Amendments					
County Application #	Ordinance #	Applicant	Status	County Description	Summary
PL20250007882	25-063	Collier County	Adopted by BCC 12/9/2025; effective 12/12/2025	Administrative Plat and Replat submittals are now administratively approved pursuant to F.S. Chapter 2025-164 (Senate Bill 784), signed by the Governor on June 20, 2025, specifically the requirements of F.S. 177.091.	Update Chapter 10 in the LDC to change from Board approval to Administrative approval for plats or replats, and change from Board signature to Administrative Official signature for plat/replat and construction and maintenance agreements.
PL20250010243	tbd	Collier County	Continued from 3/10/2026 BCC meeting to 4/28/2026 BCC meeting	Amend the LDC to set the timeframes for processing development permits pursuant to F.S. 125.022 (Senate Bill 1080), signed by the Governor on June 25, 2025 effective 10/1/2025	New timeframes for development permits: County must acknowledge receipt within five business days of an application. Review for completeness within 30 days. Non-quasi-judicial hearing applications must be approved or denied within 120 days from when the application is deemed complete; quasi-judicial hearing applications within 180 days. During a public meeting or hearing, the applicant and county may agree, in writing, to an extension of time. If there is a "substantial change" (defined in the statute as 15 percent or more in proposed density, intensity, or square footage of a parcel) to the application, the timeframes restart. The County has implemented a waiver form for applicants to waive the state mandated timeframes.
PL20240008157	24-035	Collier County	Adopted by BCC 9/24/2024; effective 9/30/2024	Amend the LDC pursuant to F.S. 177.073, "Expedited approval of residential building permits before plats" (Senate Bill 812) which became effective 5/29/2024.	Allow issuance of building permits after Final Subdivision Plat approval and before recordation; rename optional Preliminary Plats to Conceptual Plat with Deviations. For residential subdivisions or planned communities an applicant may request up to 50 percent of planned homes or number of building permits when associated with a master building permit process. Companion amendment to the Administrative Code for Land Development (Resolution 2024-173).
PL20220006373	25-007	Collier County	Adopted by BCC 2/11/2025; effective 2/21/2025	Per board direction on October 12, 2021, amend the LDC to establish Mobile Food Trucks as a conditional use in non-residential zoning districts, provide for the accessory use of Mobile Food Dispensing Vehicles and set forth related development standards.	This LDC amendment allows permanent mobile food dispensing vehicles as permitted by right when listed as a permitted use in a PUD, and as a conditional use in C-3, C-4, C-5, Business Park District (BP), industrial district (I) and Public Use District (P), and as an accessory to a regional park as well as establishing regulations for permanent mobile food dispensing vehicles. New LDC Sec. 5.05.16 establishes standards for permanent food trucks, maximum of 5 per acre; requires access to on-site non-portable restrooms.
PL20220003445	25-055	Collier County	Adopted by BCC 11/10/2025; effective 11/13/2025	Amend the LDC to update standards for the Rural Land Stewardship Area Overlay (RLSAO) zoning district	Amends Chapter 4 of the LDC to revise site design and development standards for the RSLA district related to stewardship credits, baseline standards, removes "hamlets" as a type of Stewardship Receiving Area (now Compact Rural Developments or CRDs). Eliminates requirement for centralized or decentralized utilities in CRDs exceeding 100 acres, requirement only applies to Towns & Villages. Updates outdoor lighting standards.
PL20240004278	25-056	Collier County	Adopted by BCC 11/10/2025; effective 11/13/2025	Amend the LDC to update the Immokalee Urban Area Overlay Zoning District (IUAD), subdistricts, uses, boundaries and design standards.	New provisions of LDC Section 4.02.27 establish architectural standards. Public utility ancillary systems are exempt, provided that a building shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual building height greater than 18 feet, excluding storage tanks and communications equipment. See LDC section 4.06.05 B. 4 for screening requirements of fences and walls surrounding public utility ancillary systems. Barbed wire is only authorized within agricultural districts and on fences surrounding public utility ancillary systems in all districts. Razor or concertina wire is not permitted except in the case of an institution whose purpose is to incarcerate individuals, i. e., a jail or penitentiary, or by application and decision by the County Manager or designee.
PL20250005043	25-059	Collier County	Adopted by BCC 11/10/2025; effective 11/13/2025	Amend LDC Section 5.05.04 to increase maximum floor area ratio (FAR) for group housing facilities from 0.45 to 0.6.	Allows a 33% increase in building size for group housing and assisted living facilities.
N/A	26-006	Collier County	Adopted by BCC 2/10/2026; effective 4/1/2026	Amend the Code of Laws of Ordinances related to Excavation in ROW, including requiring a bond prior to issuance of a permit for excavation within County ROW	New requirements in Code Sections 11-026 through 110-35, Construction in Public Rights-of-Way, to protect the public against hazards resulting from private construction in the public ROW, and to protect the structural and physical integrity of Collier County owned or controlled public ROW facilities and materials including roads, soils, bridges, sidewalks, signs, wellheads, water, sewer and drainage facilities, and to protect the public from the interruption of services resulting from damage to an underground facility caused by excavation operations in the public ROW.
PL20250009062	25-060	Collier County	Adopted by BCC 11/10/2025; effective 11/17/2025	Amend the LDC pursuant to F.S. 397.487 (Senate Bill 954) which became effective 7/1/2025 requiring procedures for review and approval of certified recovery residences including a process for requesting reasonable accommodations from regulations that prohibit a certified recovery residence.	New LDC Section 9.05.00 establishes procedure for the request of reasonable accommodation of certified recovery residence, including therapeutic necessity; compatibility with surrounding uses and structures in the zoning district; min. separation of 1,000 feet from another certified recovery residence; and substantially similarity to surrounding uses and structures expressly permitted in the zoning district.
PL20250014625	tbd	Collier County	DSAC 2/4/2026	Amend the LDC to allow a request for a Comparable Use Determination in Industrial Zoning District	Amend LDC Section 2.03.04 to allow for Comparable Use Determination (decided by the Hearing Examiner or Planning Commission) in the Industrial Zoning District, one example is the pending request for a Doggy Daycare in the Industrial Zoning District.
PL20260001775	tbd	Collier County	Staff Review	To comply with F.S. 163.3205 and encourage renewable energy, this amendment shall allow the siting of ground mounted utility-scale solar facilities as an appropriate use in the Rural Agricultural District	This LDC amendment will encourage renewable solar electrical generation by establishing development standards for the siting, use, and process of ground mounted utility-scale solar facilities including associated electric infrastructure

May 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. 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.

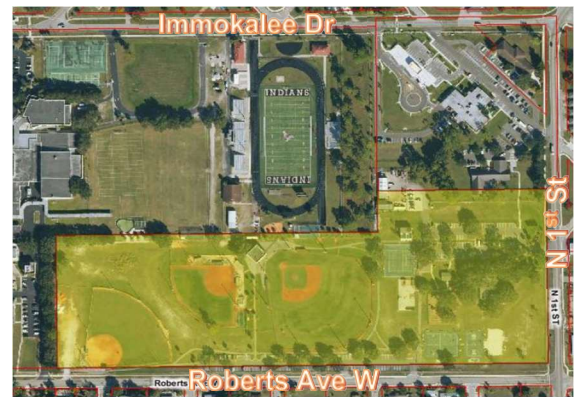
Applicant indicates the property was historically designated as agricultural and is requesting a zoning verification letter for rezoning of the property from residential to agricultural, or alternatively approval for nursery business use.



2. 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.

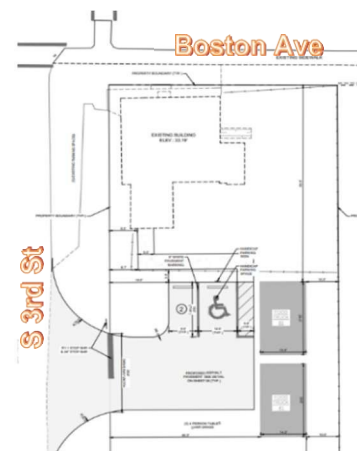
Collier County requests a lot split to separate the ball fields from the remainder of the park.



3. 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 scheduled for 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.

4. 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.



5. 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.



6. 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.

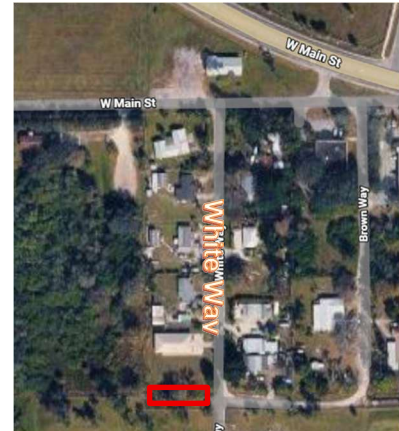
Request for conditional use approval for a proposed church in an RSF-3 zoning district. This will require a Neighborhood Information Meeting with final decision by the Hearing Examiner.



7. 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.



8. 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.



9. 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.**



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.**

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.

10. 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](http://www.ifha.info/) For more information, please visit <http://www.ifha.info/>.

11. 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

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

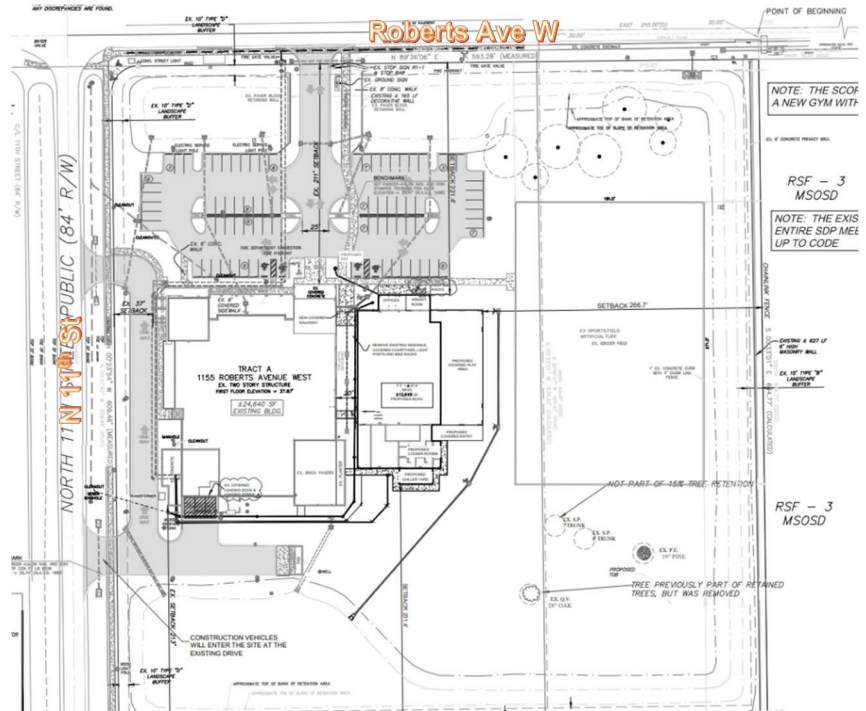
Location: 1155 Roberts Ave. W
 Current Zoning: R. Roberts Estates MPUD (Ord. 14-01) with ST/W-4 Wellfield Protection and Airport Overlays
 Owner: Boys & Girls Club of Collier County Florida Inc.
 Status: Initial applicant submittal on 4/22/2026.

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.



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

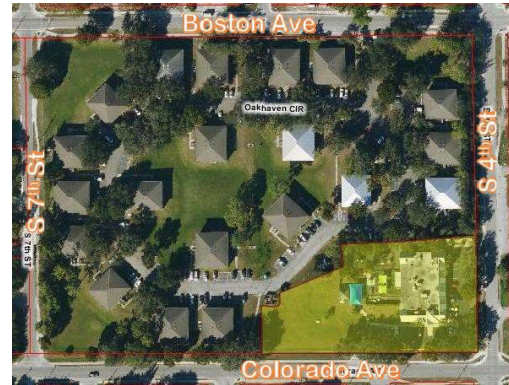
Location: 3200 Westclox St.
 Current Zoning: Village Residential (VR) with ST/W-3 & 4 Wellfield Protection Overlay
 Owner: Milton Ortiz
 Status: Initial applicant submittal on 4/21/2026.

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.



14. 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.**



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.

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

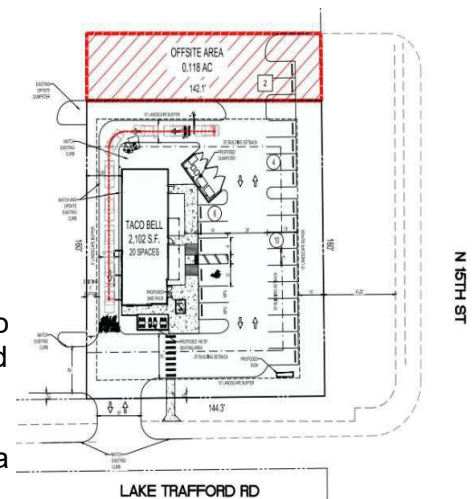
Pathways Early Learning Center, Immokalee (SDPI): PL20250009765

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.

15. 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.

16. 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.



17. 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.



18. 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.

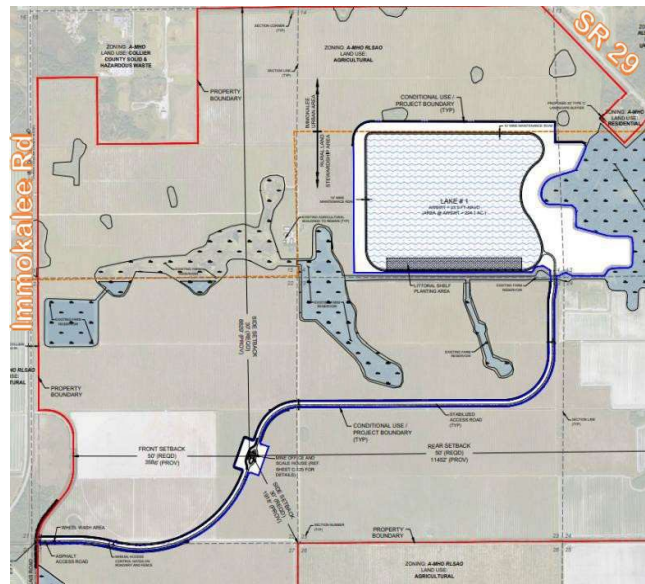
Request for a Site Development Plan for a new mine located between Immokalee Rd and SR 29.

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.

19. 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.

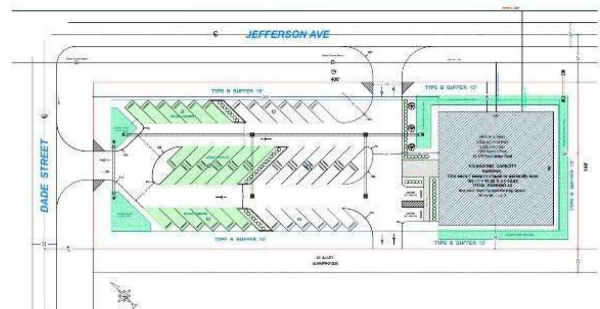


Site Development Plan for a new commercial medical facility titled Parkview Commercial Center, which will serve as the future home of Results Care Physical Therapy, Pain and Wellness Center. Our organization is a long-standing community healthcare provider in Immokalee, Florida, offering critical outpatient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

20. 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.

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.

21. 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.

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.



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

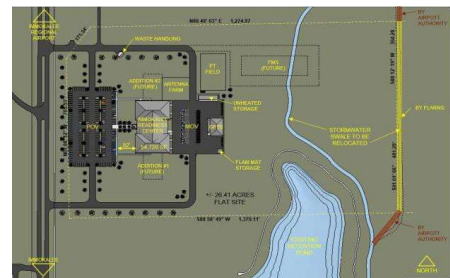
Location: 165 Airpark Blvd.

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

Owner: Collier County

Status: First applicant submittal on 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.

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.



National Guard Readiness Center – Immokalee (EWA): PL20250014843

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.

**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

23. 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.

24. 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.

25. 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.

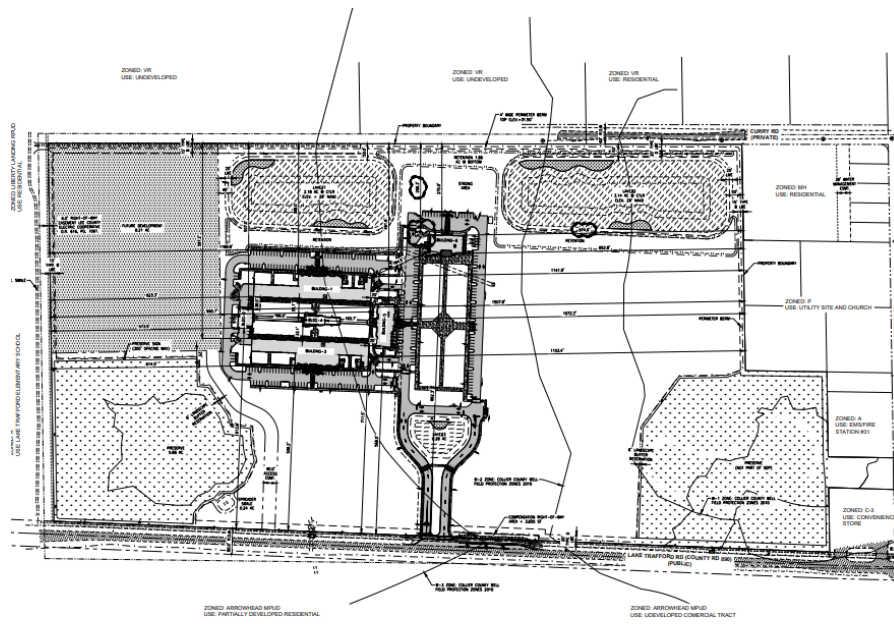
Insubstantial change to revise playground fencing for the pre-school and landscape modifications.

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

Status: SDP approved 12/20/2022.

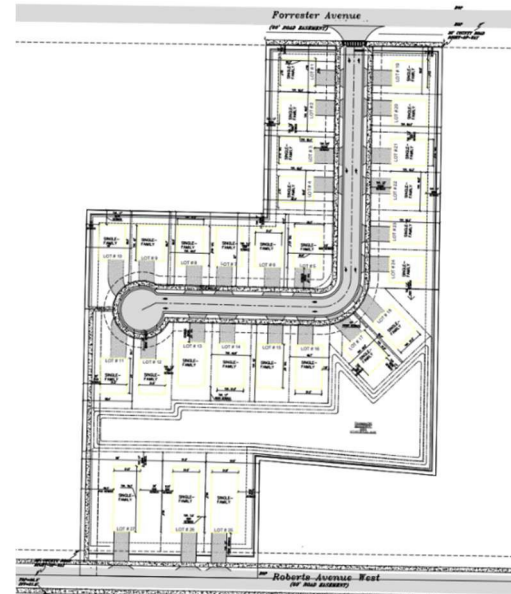
The proposed RCMA childcare center and community hub consists of childcare classrooms, area office, and playground. The development will accommodate 234 children and 30 employees.

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.



26. 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

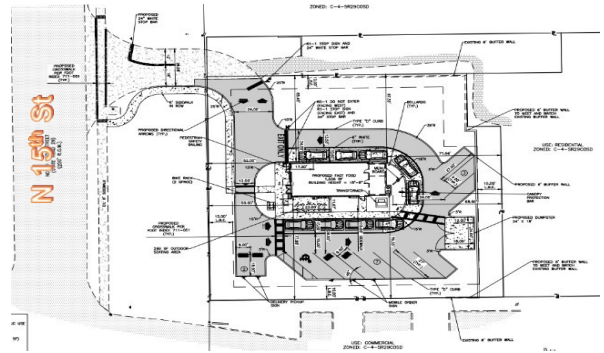
Status: First applicant submittal on 6/21/2024. Staff issued an incomplete letter on 6/28/2024. Second applicant submittal on 9/3/2024. Staff issued second comment letter on 10/3/2024. Third applicant submittal on 10/22/2024. Staff issued third comment letter on 11/27/2024. Canon Sandora Civil Engineering, 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.

27. 830 N 15th St (AVA): PL20260003055

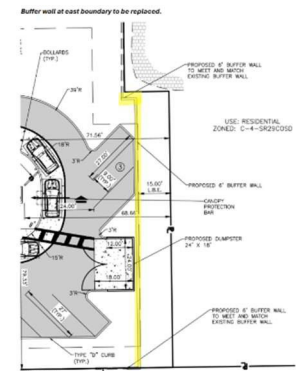
Location: 830 N 15th St (SR 29)
 Current Zoning: C-4-SR29COSD ST/W-4 Wellfield Protection and Airport Overlays
 Owner: CNL Immokalee 15th Street LLC
 Status: Initial applicant submittal on 3/4/2026.
Administrative Fence waiver issued on 3/31/2026.



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

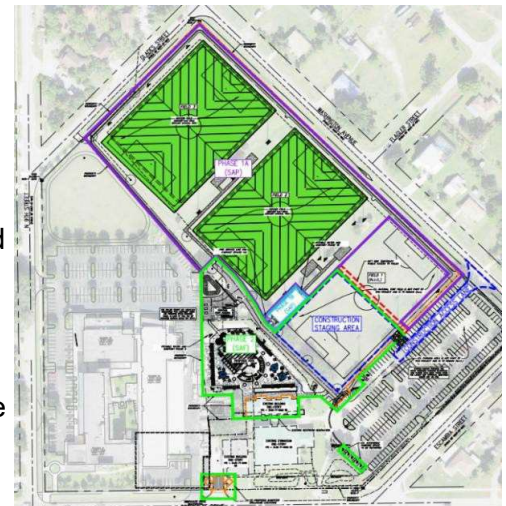
Status: Initial submittal on 7/31/2024. Second submittal on 10/31/2024. Staff issued an incomplete submittal letter on 11/6/2024. Third applicant submittal on 1/21/2025. Staff issued comment letter on 2/27/2025. Fourth applicant submittal on 3/18/2024.
SDP approval letter issued on 4/4/2025. Pre-construction 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.



33. 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.



34. 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.



35. 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

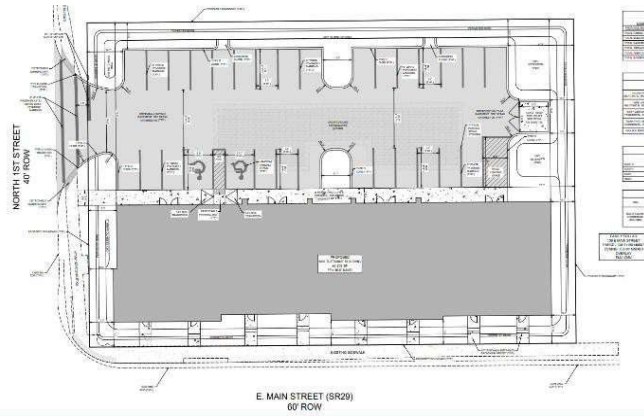
Owner: A&H Invest of Immokalee Inc.

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.



36. Pepper Ranch Preserve (SDPA): PL20250003776

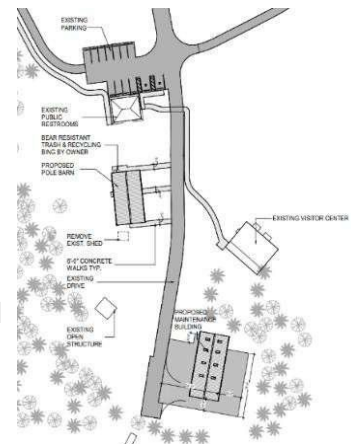
Location: 6315 Pepper Ranch Rd.

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.



*******ITEMS 37 – 57 below to be removed from next Report*******

- Zoning petitions are considered closed when withdrawn, or if applicant is inactive for 6 months without requesting an extension.
- Development petitions are considered closed when withdrawn, or if applicant is inactive for 270 days (9 months) without requesting an extension.
- Pre-application meetings expire if applicant is inactive for 1 year without requesting an extension.

37.1300 N 15th St (CUD): PL20260001783

Location: 1300 N 15th St.
 Current Zoning: C-1-SR29COSD and Airport Overlay
 Owner: Williams Farm of Immokalee Inc.
 Status: Pre-app meeting scheduled for 3/4/2026 had been cancelled.

Request for comparable use determination to allow a quick service restaurant with 10 or 12 tables.



38. Commercial Plaza (SIP): PL20250014409

Location: 507 W Main St.
 Current Zoning: C-4-MSOSD and Airport Overlay
 Owner: 507 W Main Investments LLC
 Status: Pre-app meeting waived, first applicant submittal on 12/12/2025. Staff issued first comment letter on 1/15/2026 with Stormwater, ADA, Transportation, Zoning, and Landscape comments. Application cancelled on 2/23/2026.

Site Improvement Plan to remove and replace +/- 11,900 square feet of asphalt. Strip, rock, and pave the existing parking lot plus an additional grass area to be excavated, restriping 26 single stalls, and adding 2 ADA stalls. No change proposed to existing drainage or water flow, as current site elevations will be maintained.



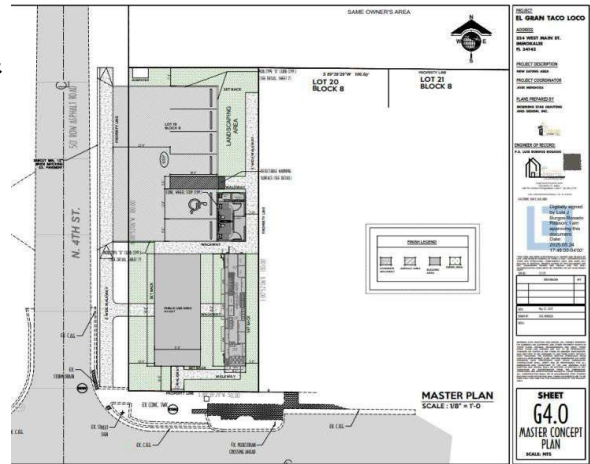
39. El Gran Taco Loco (SDP): PL20230008826

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.



40. 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.



41. 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.



42. 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.

43. 1244 ARDEN AVE (LS): PL20250008106

Location: 1244 Arden Ave.
 Current Zoning: RSF-4 and Airport Overlay
 Owner: Araceli Garcia and Erika Pacheco Franco
 Status: Initial applicant submittal on 7/16/2025.
Staff issued approval letter on 11/25/2025.

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



44. 418 Jefferson Ave W (AVA): PL20250010332

Location: 418 Jefferson Ave W
 Current Zoning: RMF-6 and Airport Overlays
 Owner: Isabel Ramirez Rios
 Status: Initial applicant submittal on 9/10/2025 and 9/18/2025. Administrative Variance approval letter issued on 10/17/2025.



Administrative variance for a duplex that encroaches approximately 2.5 feet into the required 25-foot yard setback.

45. 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.

46. 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.

47. Lee County Electrical Co-op Immokalee Warehouse (SDPI): PL20250008531

Location: 2060 Global Dr.
 Current Zoning: Industrial and Airport Overlay
 Owner: Lee County Electric Cooperative Inc.
 Status: First applicant submittal on 7/29/2025. SDPI approval letter issued on 8/18/2025.

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

48. Crestview Park Apartments (ZLTR): PL20250008198

Location: 715 Crestview Dr.
 Current Zoning: Arrowhead MPUD with ST/W-3 & W-4 Wellfield Protection Overlay
 Owner: Tralee Crestview Owner LLC
 Status: First applicant submittal on 7/20/2025. Zoning Verification Letter issued on 8/28/2025.

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



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. 120440003 (ZLTR): PL20250007590

Location: 925 E Delaware Avenue
 Current Zoning: MH and Airport Overlay
 Owner: Keith T Heckman Jr.
 Status: Initial applicant submittal on 7/2/2025. Staff issued Zoning Verification letter on 7/15/2025.

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



51. Immokalee CAT Transfer Facility (SDPI): PL20250007174

Location: 155 Immokalee Drive
 Current Zoning: RSF-3 (CU) with ST/W-4 Wellfield Protection and Airport Overlays
 Owner: Collier County
 Status: First applicant submittal on 6/20/2025. Staff issued SDPI approval letter on 6/27/2025.

Insubstantial change to remove a covered passenger waiting area from the original stamped approved plans for Immokalee CAT Transfer Facility (SDPA), PL20220004362.

52. 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.

53. 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/>



54. 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.

55. LGI Homes (SIP): PL20220001238

Location: 1249 Bush Street W.
 Current Zoning: Arrowhead MPUD (Ord. 2008-36)
 Owner: LGI Homes
 Status: Construction ongoing.

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



56. 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.

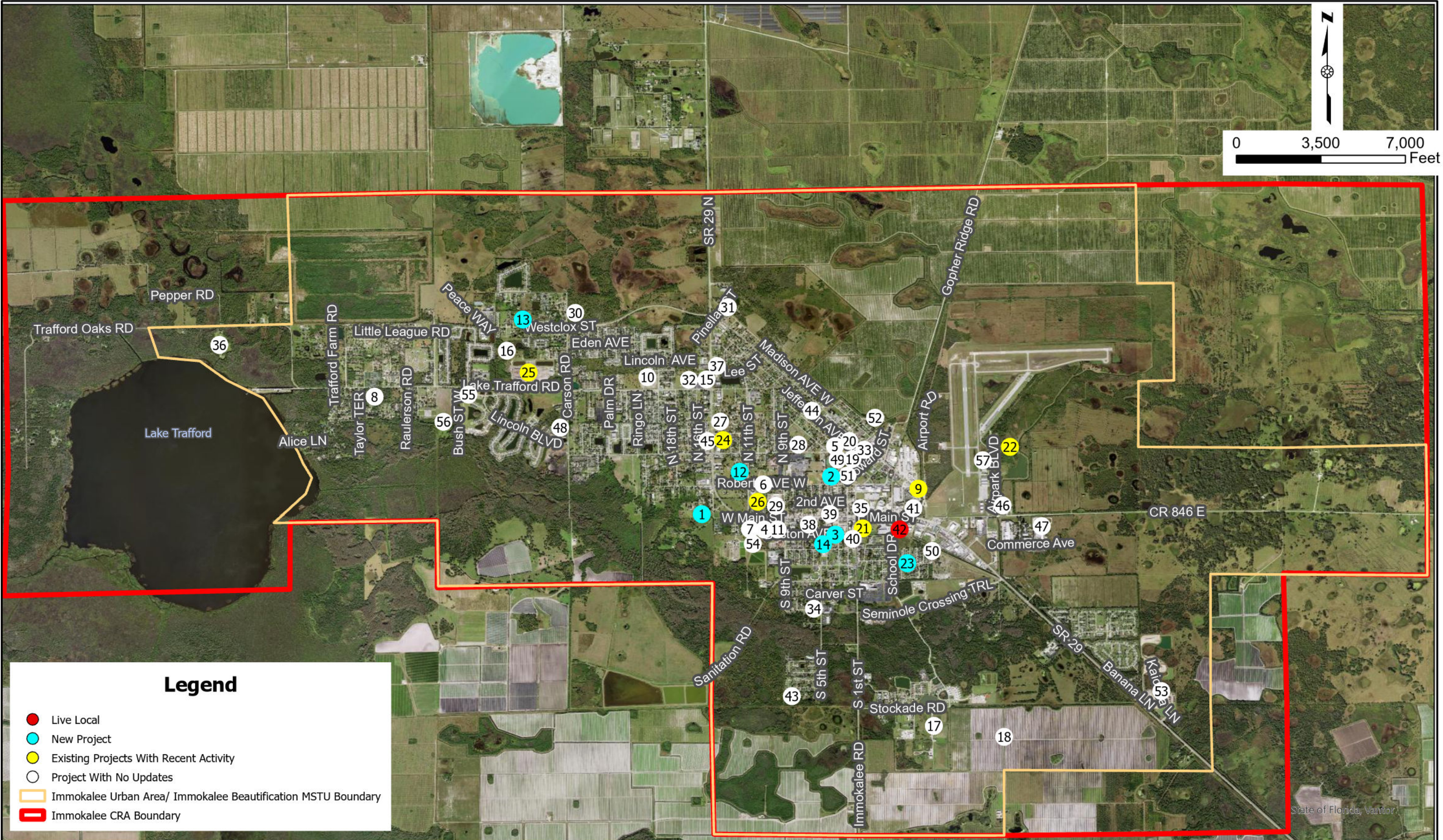
57. Immokalee Airport GFTS Parcel A South Aircraft Hangar (SDPA): PL20230012330

Location: 165 Airpark Blvd.
 Current Zoning: AOPUD with ST/W-3 and Airport Overlays Owner: Collier County
 Status: SDPA approved on 4/29/2024. Under construction. Final Site Acceptance documentation filed by applicant on 11/21/2025.

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



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Legend

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



Immokalee CRA
Collier County, Florida



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

May 2026
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2026	25007811	-	As Shown	27 of 27

Housing Development - Development Report Summary

Name	Map #	Brief Description
Immokalee Fair Housing Alliance (IFHA)	#10	8 Buildings (128 Units), community center, multi-use fields, and playgrounds.
Catholic Charities: Immokalee Community Campus	#11	100 Multifamily dwelling units (+/- 14 dwellings units per acre) Identified on map as area 1.
Mendoza Housing	#16	Two-Story Multi-family Residential Building. A total of +/- 40 Units.
Redlands Christian Migrant Association (RCMA)	#25	3206 Lake Trafford Rd. Land Opportunity - 8 Acres designated for housing.
Sainvilus Subdivision	#26	A residential development of 27 single family attached (two-family) homes.
Pulte Foundation - Monarca	#30	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	#42	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	#52	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	#53	Phase One: 280 Affordable Homes at the southeast corner of Immokalee, on State Road 29. Home Ownership.
Casa San Juan Diego Multi-Family	#54	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
LGI Homes	#55	Homes for sale at Arrowhead Reserve.
Williams Farm (now known as Williams Preserve)	#56	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: 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

Week Ending

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		5/2/2026	5/9/2026	5/16/2026	5/23/2026	5/30/2026
Item	Description					
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	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	n/a	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).		5/2/2026	5/9/2026	5/16/2026	5/23/2026	5/30/2026
Item	Description					
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	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	n/a	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.		5/2/2026	5/9/2026	5/16/2026	5/23/2026	5/30/2026
Item	Description					
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	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	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	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	n/a	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.		5/2/2026	5/9/2026	5/16/2026	5/23/2026	5/30/2026
Item	Description					
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

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			
2	Mowing & Edging - Multiple Medians	n/a	5/6/2026			
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/6/2026			
4	Weeding - Medians - Hand & Chemical	n/a	5/6/2026			
5	General Site Trimming & Pruning - Medians	5/2/2026	n/a			
6	Post-Service Cleaning - All Areas	n/a	5/7/2026			
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	n/a			
8	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a			
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
13	Irrigation System Inspection & Wet-Check	n/a	5/6/2026			
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			
15	Mowing & Edging - Multiple Medians	n/a	5/6/2026			
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	5/6/2026			
17	Weeding - Medians - Hand & Chemical	n/a	5/6/2026			
18	General Site Trimming & Pruning	5/2/2026	n/a			
19	Post-Service Cleaning - All Areas	n/a	5/6/2026			
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a			
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a			
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a			
25	Irrigation System Inspection & Wet-Check	n/a	5/6/2026			
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			
27	Mowing & Edging - (No Medians)	n/a	5/6/2026			
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	5/6/2026			
29	Weeding - Hand & Chemical	n/a	5/6/2026			
30	General Site Trimming & Pruning (Biweekly)	5/2/2026	n/a			
31	Post-Service Cleaning - All Areas	n/a	5/6/2026			
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a			
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a			
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a			
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a			
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a			
37	Irrigation System Inspection & Wet-Check	n/a	5/6/2026			
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			
39	Mowing & Edging - (No Medians)	n/a	5/6/2026			
40	Weeding - Hand & Chemical	n/a	5/6/2026			
41	General Site Trimming & Pruning	5/2/2026	n/a			
42	Post-Service Cleaning - All Areas	n/a	5/6/2026			
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a			
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a			
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a			
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a			
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a			
48	Irrigation System Inspection & Wet-Check	n/a	n/a			
INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS				
		ESTIMATES PENDING APPROVAL				

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

Month of: April 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	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
2	Mowing & Edging - Multiple Medians	n/a	4/8/2026	n/a	4/22/2026	n/a
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	4/8/2026	n/a	4/22/2026	n/a
4	Weeding - Medians - Hand & Chemical	n/a	4/8/2026	n/a	4/22/2026	n/a
5	General Site Trimming & Pruning - Medians	4/4/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	4/3/2026	4/9/2026	4/16/2026	4/23/2026	4/29/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	4/9/2026	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	n/a	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
13	Irrigation System Inspection & Wet-Check	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026

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).						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
14	Pre-Service Cleaning	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
15	Mowing & Edging - Multiple Medians	n/a	4/8/2026	n/a	4/22/2026	n/a
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	4/8/2026	n/a	4/22/2026	n/a
17	Weeding - Medians - Hand & Chemical	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
18	General Site Trimming & Pruning	4/4/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	n/a	n/a	n/a
25	Irrigation System Inspection & Wet-Check	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026

WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.						
Item	Description	Service #1	Service #2	Service #3	Service #4	Service #5
26	Pre-Service Cleaning	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
27	Mowing & Edging - (No Medians)	n/a	4/8/2026	n/a	4/22/2026	n/a
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	4/8/2026	n/a	4/22/2026	n/a
29	Weeding - Hand & Chemical	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
30	General Site Trimming & Pruning (Biweekly)	4/4/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
37	Irrigation System Inspection & Wet-Check	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026

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	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
39	Mowing & Edging - (No Medians)	n/a	4/8/2026	n/a	4/22/2026	n/a
40	Weeding - Hand & Chemical	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
41	General Site Trimming & Pruning	4/4/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	4/1/2026	4/8/2026	4/15/2026	4/22/2026	4/29/2026
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

M. ADDITIONAL SERVICES FOR WORK AREAS						
Item	Description	Service #1	Service #2	Service #3	Service #3	Service #3
79	Sidewalks	n/a	n/a	n/a	4/25/2026	4/30/2026
80	Sign Faces ***	n/a	n/a	n/a	4/25/2026	4/30/2026

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT		APPROVED ESTIMATES- IN PROGRESS				
INV# IMMINC - 209 EST #1768 - 1ST ST EUSTIS AVE. - Replace Poinsettias						
		ESTIMATES PENDING APPROVAL				

Budget Priorities 2026/2027

* First Street Pedestrian Safety Improvement Project #33831 (Grant) #50250 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	CDBG Grants Funds	Other Funds: Notes	
Design (Engineering Services) Phase I			\$ 134,987.75	CD22-03 (\$126,579.50) CD24-02 \$8,408.25)	
Design (Engineering Services) Phase II	\$ 114,685.30			KCA 18-7432-CE	
Construction, Engineering & Inspection (CEI)	\$ 170,452.00			WSP 18-7432-CE	
Construction Phase I (FY24)			\$ 205,310.00	TCD 25-8371	
Construction Phase II (FY27)	\$ 400,000.00		\$ 600,000.00		
Other expenses (acquisitions of easements) FY26	\$ 210,000.00			Angie 25-8379;Stewart 22-7797;RKL 24-8225	
\$ 1,835,435.05	\$ 895,137.30		\$ 940,297.75	CRA Capital fund \$1,285,710.75 available	
* First Street Corridor/Zocalo Improvements					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Notes	
Zocalo Landscape Maintenance	\$ 12,000.00	\$ 12,000.00		QQ 24-8287	
Zocalo Electrical Improvements	\$ 325.53	\$ 3,380.47			
Zocalo Incidental work	\$ 8,647.00	\$ 8,647.00		QQ 24-8287	
Other expenses	\$ 2,500.00	\$ 2,500.00			
\$ 50,000.00	\$ 23,472.53	\$ 26,527.47			
* First Street Zocalo Plaza Holiday Decorations					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Notes	
Holiday Decorations at Zocalo Plaza		\$ 16,500.00		QQ 26-117	
Tree Installation at Zocalo Plaza		\$ 7,500.00		QQ 26-118	
Replacement Decorations (as needed)		\$ 1,000.00			
\$ 25,000.00		\$ 25,000.00			
* Immokalee Sidewalk Phase III Project - Eustis Avenue & West Delaware Avenue Project #33873 (Grant) #50244 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	CPF Grant Funds	Other Funds: Notes	
Design (Engineering Services)		\$ 114,763.00		LJA 18-7432-CE	
Construction, Engineering & Inspection (CEI)	\$ 101,215.60			TMS 18-7432-CE	
Construction	\$ 99,589.75	\$ 99,589.75	\$ 987,000.00	Marquee 24-8233	
Other expenses (Environmental)	\$ 12,400.00				
Other expenses (Permitting, Legal Ads, etc.)	\$ 2,500.00				
\$ 1,417,058.10	\$ 215,705.35	\$ 214,352.75	\$ 987,000.00		
* Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold	
Design (Engineering Services) (Johnson 18-7432-CE)	\$ 132,551.40	\$ 80,046.60		\$ 132,551.40	
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction	\$ 1,400,000.00	\$ 1,151,900.00		\$ 1,581,000.00	
Other expenses				\$ -	
\$ 4,595,498.00	\$ 1,532,551.40	\$ 1,231,946.60		\$ 1,831,000.00	
* Main Street Improvements (Preventative Maintenance)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Preventative Maintenance Improvements (short term improvements)		\$ 30,000.00		\$ 20,000.00	
Irrigation Improvements (Phase I)		\$ 10,000.00		\$ -	
Landscape Improvements		\$ 10,000.00		\$ -	
Banner Arm Improvements		\$ 1,500.00		\$ -	
Trash can/other replacements		\$ 8,500.00		\$ -	
\$ 80,000.00		\$ 60,000.00	\$ -	\$ 20,000.00	
* Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Funds: Notes	
Immokalee MSTU Road		\$ 250,000.00		A&M 24-8287	
Incidental Maintenance MSTU Area		\$ 25,000.00		A&M 24-8287	
\$ 275,000.00		\$ 275,000.00			
* Historic Cemetery on Main Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Funds	
Repairs - Fence, gate, & sign		\$ 1,500.00		A&M 24-8287	
Property survey and ground		\$ 30,000.00		Stantec 18-7432-SM	
Interior improvements	\$ 5,000.00	\$ 5,000.00			
exterior improvements		\$ 8,500.00			
\$ 50,000.00	\$ 5,000.00	\$ 45,000.00			
* Fields of Dreams Parks Initiative (Sports Fields) (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	Park Funds	BCC Approved	
Immokalee Sports Complex Fields (#80320)	\$ 1,200,000.00		\$ 2,800,000.00	16.D.8;06.11.24	
Parks & Recreation Improvements (#50245)	\$ 50,000.00			GameTime 25-8431 PB	
\$ 4,050,000.00	\$ 1,250,000.00		\$ 2,800,000.00		
* Lake Trafford Corridor Improvements Project #50246 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold	
Design (Engineering Services) (Jacobs 18-7432-CE)	\$ 143,476.50	\$ 106,453.50		\$ 143,476.50	
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction				\$ 2,500,000.00	
Other expenses				\$ -	
\$ 2,999,930.00	\$ 143,476.50	\$ 106,453.50		\$ 2,750,000.00	
* Immokalee Complete Streets					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	BCC Approved	
TIGER Grant Area Utility Expenses (388 poles)		\$ 175,000.00		16.L.2;12.10.24	
Immokalee Lighting Program	\$ 25,000.00				
\$ 200,000.00	\$ 25,000.00	\$ 175,000.00			
* Economic Development					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	BCC Approved	
(FHERO) Annual Membership Fees	\$ 2,806.00			16.B.1;12.14.21	
Economic Development Strategy	\$ 3,000.00				
Land Planning Services (Development Activity Support, Zoning, & Mapping)	\$ 45,000.00			Contract 18-7432-CE (WO)	
Capital Improvement (Project #50264)	\$ 50,000.00			16.L.1;11.10.25	
\$ 100,806.00	\$ 100,806.00				
* Grants and Programs					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Notes:	
Commercial Façade Grant Program	\$ 170,000.00			Applicant will go to board for approval	
Sweat Equity Grant Program	\$ 15,000.00			Applicant will go to board for approval	
Economic Development Incentives Program	\$ -				
\$ 185,000.00	\$ 185,000.00				

Total allocated projects amount: \$ 11,262,727.15 Note: 2.8 Million is from park
 Total estimated project amount: \$ 15,863,727.15

Budget Priorities 2025/2026

Actual Cost

* First Street Pedestrian Safety Improvement Project #33831 (Grant) #50250 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	CDBG Grants Funds	Other Funds	
Design (Engineering Services) Phase I			\$ 134,987.75	CD22-03 (\$126,579.50) CD24-02 \$8,408.25)	
Design (Engineering Services) Phase II	\$ 114,685.30				
Construction, Engineering & Inspection (CEI)	\$ 170,452.00				
Construction Phase I (FY24)			\$ 205,310.00		
Construction Phase II (FY27)	\$ 400,000.00		\$ 600,000.00		
Other expenses (acquisitions of easements) FY26	\$ 210,000.00				
\$ 1,835,435.05	\$ 895,137.30		\$ 940,297.75	CRA Capital fund \$1,285,710.75 available	
* First Street Corridor/Zocalo Improvements					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Zocalo Landscape Maintenance	\$ 12,000.00	\$ 12,000.00			
Zocalo Electrical Improvements	\$ 325.53	\$ 3,380.47			
Zocalo Incidental work	\$ 8,647.00	\$ 8,647.00			
Other expenses	\$ 2,500.00	\$ 2,500.00			
\$ 50,000.00	\$ 23,472.53	\$ 26,527.47			
* First Street Zocalo Plaza Holiday Decorations					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Holiday Decorations at Zocalo Plaza		\$ 7,000.00			
Tree Installation at Zocalo Plaza		\$ 7,000.00			
Replacement Decorations (as needed)		\$ 910.30			
\$ 14,910.30		\$ 14,910.30			
* Immokalee Sidewalk Phase III Project - Eustis Avenue & West Delaware Avenue Project #33873 (Grant) #50244 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	CPF Grant Funds	Other Funds	
Design (Engineering Services)		\$ 114,763.00			
Construction, Engineering & Inspection (CEI)	\$ 101,215.60				
Construction	\$ 99,589.75	\$ 99,589.75	\$ 987,000.00		
Other expenses (Environmental)	\$ 12,400.00				
Other expenses (Permitting, Legal Ads, etc.)	\$ 2,500.00				
\$ 1,417,058.10	\$ 215,705.35	\$ 214,352.75	\$ 987,000.00		
* Main Street Corridor Streetscape Project SR29 from 9th Street to East 2nd Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold	
Design (Engineering Services)		\$ 80,046.60		\$ 132,551.40	
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction	\$ 1,400,000.00	\$ 1,151,900.00		\$ 1,581,000.00	
Other expenses				\$ -	
\$ 4,595,498.00	\$ 1,400,000.00	\$ 1,231,946.60		\$ 1,963,551.40	
* Main Street Improvements (Preventative Maintenance)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Preventative Maintenance Improvements (short term improvements)		\$ 30,000.00			
Irrigation Improvements (Phase I)		\$ 10,000.00			
Landscape Improvements		\$ 10,000.00			
Banner Arm Improvements		\$ 1,500.00			
Trash can/other replacements		\$ 8,500.00			
\$ 60,000.00		\$ 60,000.00			
* Landscape Maintenance of Immokalee MSTU Road (Main Street SR29, First Street, and Triangle Area)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Immokalee MSTU Road		\$ 250,000.00			
Incidental Maintenance MSTU Area		\$ 25,000.00			
\$ 275,000.00		\$ 275,000.00			
* Historic Cemetery on Main Street					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Other Funds	
Repairs - Fence, gate, & sign		\$ 1,500.00			
Property survey and ground		\$ 30,000.00			
Interior improvements	\$ 5,000.00	\$ 5,000.00			
exterior improvements		\$ 8,500.00			
\$ 50,000.00	\$ 5,000.00	\$ 45,000.00			
* Fields of Dreams Parks Initiative (Sports Fields) Project #80320 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	Park Funds	Not Funded	
Immokalee Sports Complex Fields	\$ 1,200,000.00		\$ 2,800,000.00		
Field Opportunities	\$ 50,000.00				
\$ 4,050,000.00	\$ 1,250,000.00		\$ 2,800,000.00		
* Lake Trafford Corridor Improvements Project #50246 (CRA)					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded/on hold	
Design (Engineering Services)		\$ 106,453.50		\$ 143,476.50	
Construction, Engineering & Inspection (CEI)				\$ 250,000.00	
Construction				\$ 2,500,000.00	
Other expenses				\$ -	
\$ 2,999,930.00		\$ 106,453.50		\$ 2,893,476.50	
* Immokalee Complete Streets					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
TIGER Grant Area Utilitiy Expenses (388 poles)		\$ 175,000.00			
Immokalee Lighting Program	\$ 25,000.00				
\$ 200,000.00	\$ 25,000.00	\$ 175,000.00			
* Economic Development					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
(FHERO) Annual Membership Fees	\$ 2,806.00				
Economic Development Strategy	\$ 3,000.00				
Land Planning Services (Development Activity Support, Zoning, & Mapping	\$ 45,000.00				
Capital Improvement (Project #50264)	\$ 50,000.00				
\$ 100,806.00	\$ 100,806.00				
* Grants and Programs					
Budget Itemization	CRA Funds	MSTU Funds	Grant Funds	Not Funded	
Commercial Façade Grant Program	\$ 170,000.00				
Sweat Equity Grant Program	\$ 15,000.00				
Economic Development Incentives Program	\$ -				
\$ 185,000.00	\$ 185,000.00				

Total allocated projects amount: \$ 10,976,609.55 Note: 2.8 Million is from park
 Total esitimated project amount: \$ 15,833,637.45



MAIN STREET (SR 29) CORRIDOR IMPROVEMENTS

Maintenance & Improvement Plan



VISION

Create a safe, clean, beautiful, and economically active Main Street that signals arrival into Immokalee.



Immokalee in 1967

<https://www.floridamemory.com/items/show/332510>

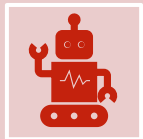
PLAN OVERVIEW



Years 1–2: Immediate Improvements
(2026-2027)



Years 2–3: Planning & Positioning
(2027-2029)



Years 3–5: Reconstruction
Implementation (2029-2031)

YEARS 1–2: FOCUS AREAS

Cleanliness &
Maintenance

Improve
Safety

Temporary
Streetscape
Enhancements

Business
Activation

CLEAN, SAFE, BEAUTIFUL

Increased litter control

Code enforcement

Safety improvements

Community policing coordination

TEMPORARY ENHANCEMENTS

Planters,
banners,
branding, &
other

Outdoor seating
pilots

Façade
improvement
programs

YEARS 2–3: PLANNING PHASE

Coordinate with Loop Road

Plan FDOT transition to Collier County

Infrastructure alignment

Finalize redesign concept

DESIGN VISION

CONVERT TO 2-LANE STREET

ADD PARKING, WIDE SIDEWALKS

STREET TREES & DINING AREAS

TRAFFIC CALMING

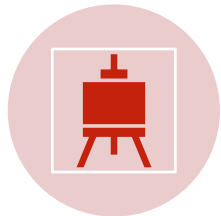
YEARS 3–5: IMPLEMENTATION



Full corridor
reconstruction



First Street
integration



Public spaces &
art



Economic
development
recruitment

ECONOMIC DEVELOPMENT



Restaurants & mixed-use



Farm-to-table concepts



Support local businesses



Increase private investment

PERFORMANCE METRICS

Reduced blight & litter

Increased business
occupancy

More pedestrian activity

Improved safety
perception

KEY DEPENDENCIES



Loop Road completion



FDOT transfer to Collier County



Funding availability



Utility coordination

CURRENT BUDGET ALLOCATION:



Preventative Maintenance - \$60,000



Design (Original) - \$132,567.40

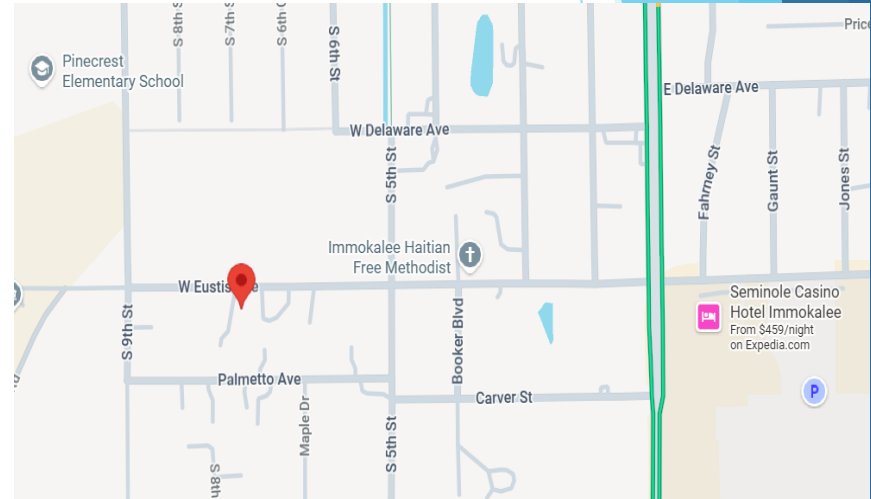


Additional funds \$20,000



QUESTIONS?

CRA Own Property Development Strategy



Packet Page 115

523 Howard Way (formally Eustis Avenue)

Current Financial Snapshot

Actual Costs:

-
- Purchase Price: \$5,590

 - Property Taxes: \$1,306.80

 - Clean & Clear: \$3,500

 - Maintenance: \$1,200

 - Insurance/Fees: \$1,000

Total: \$12,596.80

Current Challenges

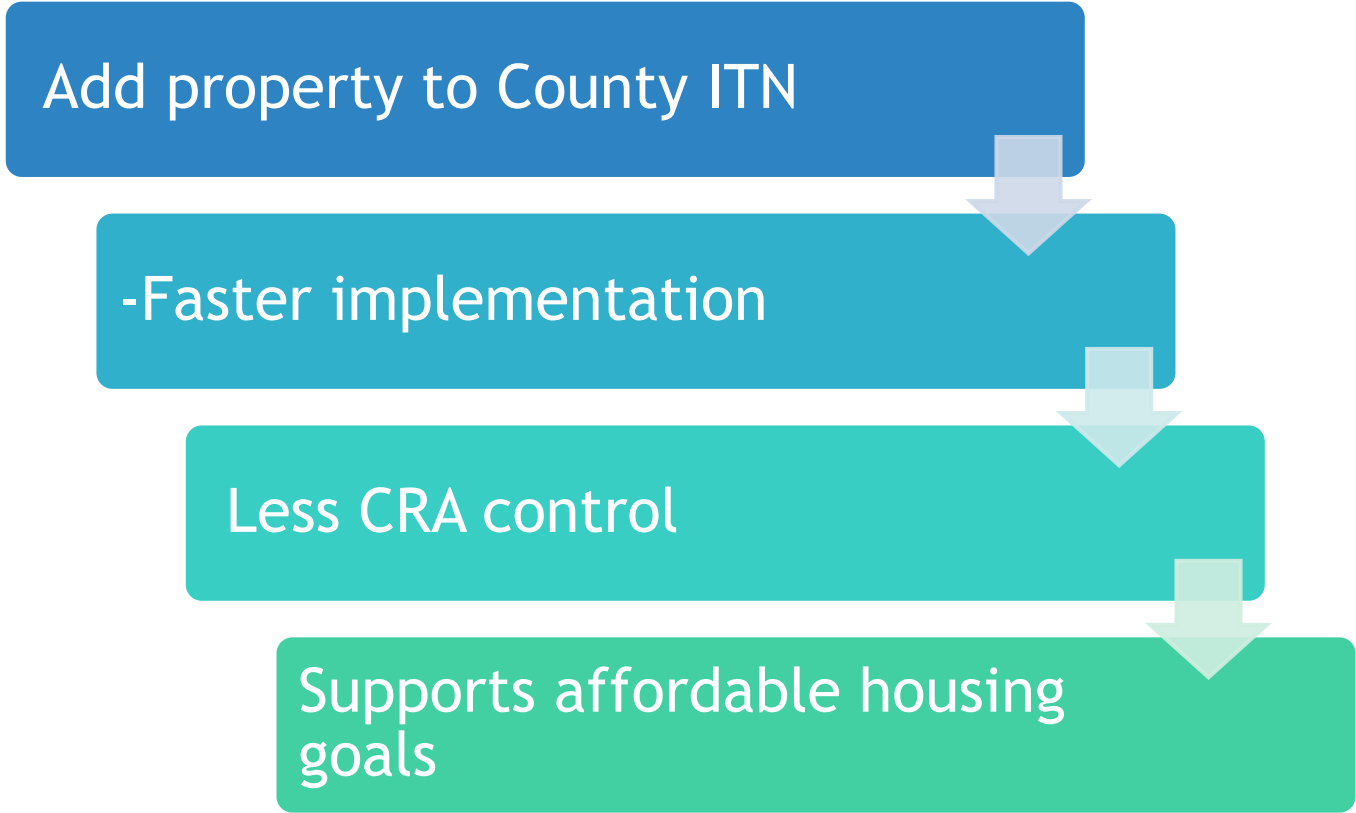
Ongoing mowing/maintenance costs

Underutilized asset

No defined development direction

Carrying costs without return

Option 1: County Affordable Housing Invitation to Negotiate (ITN)



Option 1: County Affordable Housing Invitation to Negotiate (ITN)

EXHIBIT "A"

Inventory List for Affordable Housing					
Folio	Address	Improved Status	Acres	Legal Description Based on Property Appraiser	Zoning
56401280004	Rose Ave, IMMOKALEE 34142	Vacant	0.09	MAINLINE W 40FT OF E 120FT OF N 94.58FT OF TR A OR 580 PG 936	RMF-6
56401320003	302 ROSE AVE, IMMOKALEE 34142	Vacant	0.09	MAINLINE TR A W 40FT OF E 80FT OF N 94.58FT	RMF-6
00117280001	408 SCHOOL DR, IMMOKALEE 34142	Vacant	0.15	3 47 29 N 98.5 FT OF W 165 FT OF SW1/4 OF SE1/4 OF SW1/4 LESS N 48.5FT	RMF-6
00070920000	3571 CARSON RD, IMMOKALEE 34142	Vacant	0.28	30 46 29 BEG NE CNR OF SW1/4 OF SE1/4, W 1056FT, S 236FT TO POB, S 47FT, W 132FT, N 47FT, E 132FT, TO POB OR 1177 PG 1647	Village Residential District (VR)

Housing Policy and Economic Development website:

<https://www.collier.gov/County-Development/Housing-Policy-and-Economic-Development>

Option 2: CRA Issues ITN



CRA controls scope and vision

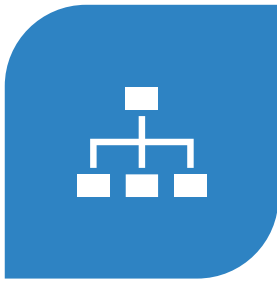


Can target specific development outcomes



Requires staff time and procurement process

Option 3: CRA Self-Development



FULL CONTROL OF
PROJECT



REQUIRES RLS
APPROVAL FROM
COUNTY



HIGHEST EFFORT,
COST, AND RISK

Financial Considerations



Current investment: \$12,596.80



Ongoing maintenance costs

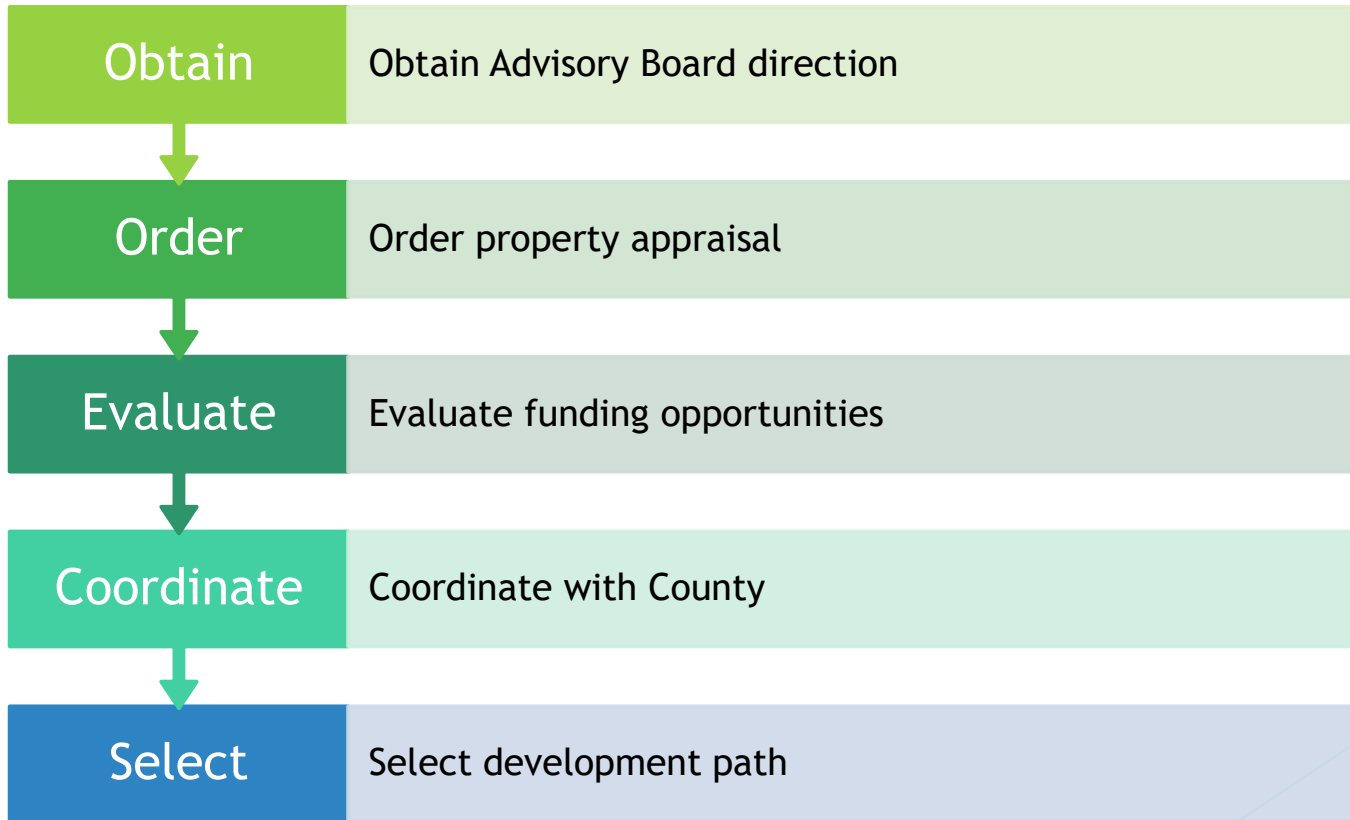


Need formal appraisal



Evaluate Return on Investment (ROI) vs
Community benefit

Recommended Plan of Action



Proposed Timeline

Short-Term (0-3 months):

- Board decision
- Appraisal

Mid-Term (3-6 months):

- ITN or RLS initiation

Long-Term (6-18 months):

- Development execution