Collier County Community Redevelopment Agency

IMMOKALEE CRA

¡ The Place to Call Home !

THE IMMOKALEE COMMUNITY REDEVELOPMENT ADVISORY (CRA) BOARD MEETING

September 16, 2026

9:00 A.M.

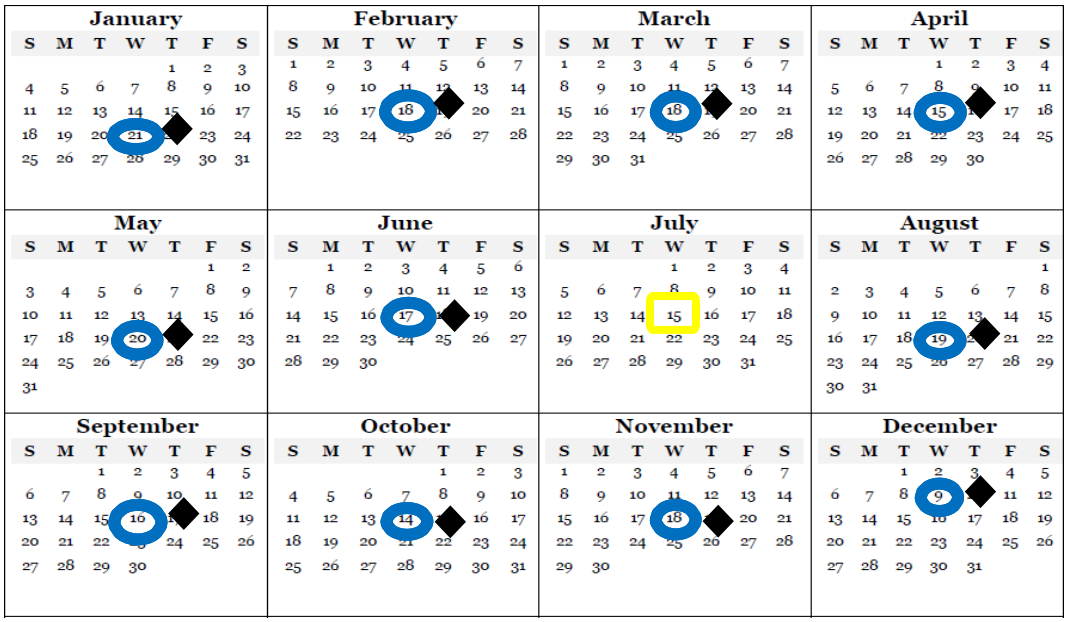
Immokalee
Florida in the 21st century

IMMOKALEE CRA Collier County Community Redevelopment Agency

Florida's 21st century

2026

CRA Meetings held every third Wednesday of the month.



CRA Meeting

Special Meeting

BCC Joint Workshop

Cancelled

No Meeting

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

◆ 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.

Collier County Community Redevelopment Agency
IMMOKALEE CRA
The Place to Call Home!

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)

September 16, 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 August 19, 2026 (Enclosure 1) (Pages 5-10)
   2. Budget Reports (Enclosure 2) (Pages 11-20)
   3. Code Enforcement Report (Enclosure 3) (Pages 21-24)
   4. Staff Reports
      i. Assistant Director Report (Enclosure 4) (Pages 25-30)
      ii. Project Manager Report (Enclosure 5) (Pages 31-50)
      iii. Project Manager Field Observation Report (Enclosure 6) (Pages 51-54)
      iv. Community Meetings (Enclosure 7) (Pages 55-58)
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. Collier County Code Enforcement
      ii. Collier County Sheriff's Department
      iii. Collier County Parks and Recreation
      iv. Immokalee Eastern Chamber of Commerce
      v. Immokalee Regional Airport
J. Community Presentations.
K. Old Business.
   1. Immokalee Community Campus (PUDZ) aka Hope Rising Catholic Charities Diocese of Venice update (Enclosure 8) (Pages 59-64)
   2. Development Report (Enclosure 9) (Pages 65-95)
      i. Housing Development Report Summary (Enclosure 9a) (Page 96)

ii. Collier County Affordable Housing Advisory Committee (AHAC) Meeting (Enclosure 9b) (Pages 97-116)
iii. Casa San Juan Diego flyer (Enclosure 9c) (Pages 117-118)

3. Contractor Maintenance Report
   i. A&M Property Maintenance Report & Schedule (Enclosure 10) (Pages 119-122)
4. Budget update (Enclosure 11) (Pages 123-125)
5. FRA Conference 2026 (Charlotte Harbor) update
6. Brief Staff project update

L. Public New Business
M. Comments
N. Next Meeting Date. The **CRA Board** will meet on ***Wednesday, October 14, 2026,*** at 9:00 A.M. at the **Immokalee Community Park.**
O. Adjournment

*** Hybrid Remote Public Meeting**

Some Advisory Board members and staff may be appearing remotely, with staff present in person. The public may attend either virtually or in person.
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 September 15, at 4:00 P.M.

You may attend the meeting in person on September 16, 2026, at the Immokalee Community Park, 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.

IMMOKALEE CRA Collier County Community Redevelopment Agency
Florida's 21st century

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Community Redevelopment Advisory Board on August 19, 2026. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting
Guadalupe Center – Van Otterloo Campus
3655 Westclox Street
Immokalee, FL 34142

A. Call to Order.
The meeting was called to order by CRA Vice-Chair Bernardo Barnhart at 9:30 A.M.

B. Pledge of Allegiance and Opening Prayer.
Bernardo Barnhart led the Pledge of Allegiance.

Paul Thein 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:
Bernardo Barnhart, Patricia "Anne" Goodnight, Christina Guerrero, Oscar Lugo, Estil Null, Yvar Pierre, and Paul Thein.
CRA Advisory Board Members Present via Webex:
None.
CRA Advisory Board Members Absent/Excused:
Michael "Mike" Facundo, Jimmy Nieves, Natalie Tyler, and Lupita Vazquez Reyes.
Others Present in Person:
Yolanda Flores, Gloria Torres, Isis LaRose, Mike Sweely, Barbara Melvin, Daniel Melvin, Betsy Haesemeyer, Felipe Arcila, Sarah Harrington and Chris Root.
Others Present via Webex:
Edward Conrad, Nigel Smith, Iris Diaz, Jeremie Chastain, Joseph Mucha, Mikhail Scott, and Patty Ortiz.

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

D. Voting Privileges for Board Members via Webex
Staff announced that board members may be present on Webex.

CRA Action: Ms. Patricia "Anne" Goodnight made a motion to allow Board Members on Webex privileges. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 5-0.

E. Approval of Agenda.
Staff presented the Agenda to the board for approval.
Staff announced that a revised Agenda with added enclosures was provided to all board members prior to meeting by email. Added Enclosure 12 is an update on the Immokalee Community Campus aka Hope Rising. Added Enclosure 13 is an update on the Redevelopment Plan.

The Agenda was approved as amended.

CRA Action: ***Ms. Patricia "Anne" Goodnight made a motion to approve the Agenda as amended. Ms. Yvar Pierre seconded the motion, and it passed by unanimous vote. 5-0.***

F. Approval of Consent Agenda
   1. Minutes
      i. Immokalee CRA Board Meeting for June 17, 2026 (Enclosure 1) (Pages 5-14)
   2. Budget Reports (Enclosure 2) (Page 15-32)
   3. Code Enforcement Report (Enclosure 3) (Pages 33-40)
   4. Staff Reports
      i. Assistant Director Report (Enclosure 4) (Pages 41-44)
      ii. Project Manager Report (Enclosure 5) (Pages 45-66)
      iii. Project Manager Field Observation Report (Enclosure 6) (Pages 67-74)
      iv. Community Meetings (Enclosure 7) (Pags 75-76)

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

CRA Action: ***Ms. Patricia "Anne" Goodnight made a motion to approve the Consent Agenda as presented. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 5-0.***

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. No comments.

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 was the Public Notice for the board meeting, the revised Agenda, the 2025 Immokalee CRA Annual Report booklet, an article on the new animal clinic that opened in Immokalee, and the Cherryle Thomas Christmas Around the World Parade and Gala Event.

   The Parade and Gala Event will be held on December 5, 2026. The Gala event will be held at the Immokalee Sports Complex.

   3. Lipman Backpack Event (Enclosure 8) (Pages 77-80)
   CRA staff provided a brief recap of the Lipman Backpack Event.

I. Other Agencies
   1. FDOT Updates
   No update.

2. Other Community Agencies
   i. Collier County Code Enforcement
   Mr. Joseph "Joe" Mucha provided updates on Code Enforcement within the Immokalee Area. The Cleanup event was successful; they served about 40 customers in the area.

   Mr. Mucha announced that Mr. Chris Ambach has been relocated to the Naples Area. He is the new Interim Manager and has started working at the GMD office on Horseshoe Drive. There are 4 full-time employees for the Immokalee Area. They are working to address any code enforcement needs in the community.

   ii. Collier County Sheriff's Department
   Sgt. Mike Sweely briefly commented on accidents that have occurred on S.R. 82 and S.R.29.

   iii. Collier County Parks and Recreation
   No update

   iv. Immokalee Eastern Chamber of Commerce
   No update.

   v. Immokalee Regional Airport
   No update.

J. Community Presentations.
No presentation.

K. Old Business
1. Immokalee Community Campus aka Hope Rising update (added Enclosure 12)
Staff provided a staff report on the background of the Hope Rising (Immokalee) Community Campus and their current progress on the rezoning. Ms. Christie Betancourt provided information on the Purchase and Sale Agreement that the CRA entered into with Catholic Charities regarding the previously CRA-owned property. The agreement included a reverter clause for the development of the property.

An update on this development was provided in March 2026, and on-street parking was not going to be approved, so modifications had to be made to the conceptual plan. Due to the result of the redesign, Catholic Charities is proposing changes to the minimum square footage identified in the original Purchase and Sale Agreement:

Project Component	Original Agreement	Proposed Revision
Community Center	28,000 SF	19,125 SF
Medical Center	25,000 SF	18,446 SF
Retail/Business Incubator	10,000 SF	9,614 SF

CRA Staff wanted to make the board members aware of the proposed changes. Staff plans to work with Real Property on the amendment to the original agreement. All that is being asked is for revisions to the square footage from the original agreement. Catholic Charities will continue with the PUDZ process to meet the September 10, 2026, resubmittal deadline. Staff also provided the Hope Rising Community Center Floor Plan.

Mr. Jeremie Chastain reiterated that they will be resubmitting the PUDZ before the September 10, 2026, deadline. They are also in the process of scheduling a second Neighborhood Information Meeting (NIM), since it's been over a year since the last NIM was held. A NIM will have to be held before proceeding to a public hearing.

2. Development Report by Apex (Enclosure 9) (Pages 81-106)
   Ms. Christie Betancourt commented that the development report is the same report that was provided at the June Meeting. This report will be done on a quarterly basis, the next report will be provided in September. The Contract has been extended to 180-days, CRA Staff plan to have Apex work on the Redevelopment Plan Update.

   i. Housing Development Report Summary (Enclosure 9a) (Pages 107-108)
      CRA Staff provided a report summary to show the locations of potential housing and current housing developments with the Development Map provided by Apex.

   ii. Redevelopment Plan update (added Enclosure 13)
      CRA staff provided an overview of the proposal provided by Apex. Task A is in regard to the Development Activity update reports, which will be done on a quarterly basis.

      Task D is a new task. This involves Apex staff providing mapping and planning assistance to update the ICRA Redevelopment Plan. The overall total is $37,298.

3. IWSD Quarter 2 Development Report (Enclosure 10) (Pages 109-118)
   Staff provided the June 2026 IWSD Quarter 2 Development Report. This report was shared with the staff by IWSD staff. This report shows upcoming developments surrounding the Immokalee Area. The IWSD boundary map exceeds the Immokalee CRA Boundary Map.

   Ms. Patricia "Anne" Goodnight provided a brief history of the expansion of the IWSD Boundary Map.

4. Contractor Maintenance Report
   i. A&M Property Maintenance Report & Schedule (Enclosure 11) (Pages 119-122)
      CRA Staff presented the report for the September look-ahead and the previous August and July schedules. Staff went over the work areas that are serviced by A&M Property Maintenance.

5. Budget update
   CRA Staff announced that there were extra funds that staff do not plan to use this year. They plan to allocate these funds to a capital project.

The funds will be going into the Neighborhood Revitalization capital project. The amount is about $354,000. About $95,000 will go to the Reserve, and about $258,600 will go to the carryforwards.

Ms. Christie Betancourt commented on a previous ideal project regarding the Bus Shelter in the Immokalee area. Ms. Betancourt commented that staff may request that a cost share be done for a project, since funding is separate for CRA and MSTU funds.

6. FRA Conference 2026 (Charlotte Harbor) update
   CRA staff announced that 2 staff members will be attending the 2026 FRA Conference. They currently have 2 hotel rooms booked for board members who are interested in attending. Staff prefer to have the hotel booked, since there is limited hotel availability. If board members are interested, they may contact Ms. Yuridia Zaragoza.

7. Brief Staff Project update
   Ms. Yvonne Blair commented that she is waiting on paperwork to get a Purchase Order for the vendor who will work on the restoration of the Main Street Historic Cemetery. CRA staff are also working to get the Purchase Order for the vendor who will be decorating the Zocalo Plaza.

   Ms. Yvonne Blair provided an update on the Immokalee Sidewalk Phase III project. The contractor provided a notice of substantial completion. A walkthrough is being done by the staff. If all goes well, the staff will be 30 days out for final completion once the walkthrough items are identified and completed. This project was done to make improvements to drainage and sidewalks along Eustis Street (Howard Way) and W. Delaware from South 5th Street to South 1st Street.

   Ms. Yvonne Blair also provided an update on the First Street Project. A Notice to Proceed has been issued for Phase I. A kick-off meeting has been scheduled. Lighting improvements are set to be done from Howard Way to Immokalee School Rd. Staff is working on acquisitions for Phase II of the project. Staff is waiting on a total of 13 easements to be acquired. Staff will then be able to put this out to bid. Phase II will be done from Eustis (KNA Howard Way) to Main Street.

L. New Business.
   No New Business.

M. Public Comments
   Ms. Sarah Harrington provided information on the Live Local Act and eligibility for county land to be considered for the development of affordable housing. She also commented that the County is halting any agreements in regard to Economic Development due to the uncertainty surrounding tax reform. They will continue to monitor and see the outcome of the tax reform.

   Ms. Barbara Melvin commented on a workshop that she plans to do at a Senior Center in Immokalee. She will be presenting on Fraud awareness. Ms. Christie Betancourt commented that the seniors meet up 5 days a week. Staff need a new location for the seniors to meet. Arrangements are being made so that the location they find is in the budget given for the Senior Center.

Ms. Sarah Harrington commented that she is part of the FGCU Alumni Association. She commented that there are opportunities for businesses or organizations to take part and connect with FGCU. Anyone interested in knowing more about this can reach out to Ms. Harrington.

N. Next Meeting Date

The **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **September 16, 2026**, at 9:00 A.M. at the Immokalee Community Park.

O. Adjournment

Meeting adjourned at 10:25 A.M.

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

Fund 1025 Immokalee Community Redevelopment Agency

Enclosure 2

08/27/2026

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1025000000 IMMOKALEE REDEVELOPMENT			**21,700.33**	**317,415.40-**	**295,715.07**
REVENUE Sub Total	**1,729,600.00-**	**1,762,908.25-**		**1,738,596.05-**	**24,312.20-**
REVENUE - OPERATING Sub-Total	**7,200.00-**	**7,200.00-**		**15,796.05-**	**8,596.05**
324102 DEF IMPCT FEE PAY SF				1,236.74-	1,236.74
361170 OVERNIGHT INTEREST				5,338.21-	5,338.21
361180 INVESTMENT INTEREST	7,200.00-	7,200.00-		9,221.10-	2,021.10
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**	**21,700.33**	**1,421,180.65**	**320,027.27**
PERSONAL SERVICE	**363,300.00**	**363,300.00**		**321,204.46**	**51,995.54**
OPERATING EXPENSE	**500,900.00**	**534,208.25**	**21,700.33**	**352,476.19**	**150,131.73**
631400 ENGINEERING FEES	60,000.00	92,408.25	1,185.50	31,222.75	60,000.00
631600 APPRAISAL FEES			950.00		950.00-
634210 IT OFFICE AUTOMATION ALLOCATION	12,300.00	12,300.00		12,300.00	
634211 INFO TECH BILLING HOURS ALLOCATION	1,600.00	1,600.00		1,600.00	
634970 INDIRECT COST REIMBURSEMENT	36,800.00	36,800.00		36,800.00	
634980 INTERDEPT PAYMENT FOR SERV	171,500.00	171,500.00		167,236.00	4,264.00
634990 LANDSCAPE INCIDENTALS	10,000.00	10,900.00	9,087.00	3,010.00	1,197.00-
634999 OTHER CONTRACTUAL SERVICES	45,000.00	45,000.00			35,100.00
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				36.49	36.49-
641230 TELEPHONE ACCESS CHARGES	200.00	200.00		107.92	92.08
641400 TELEPHONE DIRECT LINE	7,500.00	7,500.00	379.61	7,620.39	500.00-
641700 CELLULAR TELEPHONE	1,300.00	1,300.00	1,546.21	1,453.79	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	1,991.01	1,508.99	300.00-
643400 WATER AND SEWER	4,000.00	4,000.00	1,832.98	1,667.02	500.00
644100 RENT BUILDINGS	56,700.00	56,700.00	0.02	52,471.00	4,228.98
644620 LEASE EQUIPMENT	1,900.00	1,900.00	304.50	1,522.50	73.00
645100 INSURANCE GENERAL	2,700.00	2,700.00		2,700.00	
645260 AUTO INSURANCE	500.00	500.00		500.00	
646180 BUILDING R AND M ISF BILLINGS				3,218.42	3,218.42-
646360 MAINTENANCE OF GROUNDS ALLOCATED	25,000.00	25,000.00	1,100.00	10,900.00	13,000.00
646430 FLEET MAINT ISF LABOR AND OVERHEAD	600.00	600.00		510.00	90.00
646440 FLEET MAINT ISF PARTS AND SUBLET	200.00	200.00		297.59	97.59-
647110 PRINTING AND OR BINDING OUTSIDE VENDORS	3,200.00	3,200.00			3,200.00
648160 OTHER ADS	200.00	200.00	200.00		
648170 MARKETING AND PROMOTIONAL	7,000.00	7,000.00		1,824.81	5,175.19
649100 LEGAL ADVERTISING	5,000.00	5,000.00	1,520.50	479.50	3,000.00
649990 OTHER MISCELLANEOUS SERVICES				13.75	13.75-

Fund 1025 Immokalee Community Redevelopment Agency

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651110 OFFICE SUPPLIES GENERAL	3,500.00	3,500.00	81.00	730.77	2,688.23

C.C. 1025-138324

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
651210 COPYING CHARGES	3,500.00	3,500.00	1,522.00	3,068.00	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		1,000.82	999.18
652490 FUEL AND LUBRICANTS ISF BILLINGS	1,300.00	1,300.00		623.68	676.32
652920 COMPUTER SOFTWARE	1,200.00	1,200.00			1,200.00
652990 OTHER OPERATING SUPPLIES	1,000.00	1,000.00		120.29	879.71
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		3,608.25	1,391.75
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		195.00	605.00
CAPITAL OUTLAY	**22,500.00**	**22,500.00**			**22,500.00**
763100 IMPROVEMENTS GENERAL	22,500.00	22,500.00			22,500.00
TRANSFERS	**747,500.00**	**747,500.00**		**747,500.00**	
911026 TRANSFER TO 1026 IMM CRA CAPITAL	747,500.00	747,500.00		747,500.00	
RESERVES	**95,400.00**	**95,400.00**			**95,400.00**
991000 RESERVE FOR CONTINGENCIES	21,500.00	21,500.00			21,500.00
998000 RESERVE FOR CASH BALANCE (CH129.01 F.S.)	73,900.00	73,900.00			73,900.00

C.C. 1629-162524

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1629000000 IMMOKALEE BEAUTIFICATION			**92,613.81**	**462,456.99-**	**369,843.18**
REVENUE Sub Total	**2,210,700.00-**	**2,431,222.12-**		**803,705.94-**	**1,627,516.18-**
REVENUE - OPERATING Sub-Total	**694,000.00-**	**694,000.00-**		**803,705.94-**	**109,705.94**
311100 CURRENT AD VALOREM TAXES	687,000.00-	687,000.00-		637,232.51-	49,767.49-
311200 DELINQUENT AD VALOREM TAXES				47,791.79-	47,791.79
361170 OVERNIGHT INTEREST				25,987.75-	25,987.75
361180 INVESTMENT INTEREST	7,000.00-	7,000.00-		46,794.43-	39,794.43
361320 INTEREST TAX COLLECTOR				448.48-	448.48
369130 INS CO REFUNDS				45,450.98-	45,450.98
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**	**92,613.81**	**341,248.95**	**1,997,359.36**
OPERATING EXPENSE	**658,700.00**	**879,222.12**	**92,613.81**	**322,523.54**	**464,084.77**
631400 ENGINEERING FEES	50,000.00	188,518.40	1,942.75	4,024.25	182,551.40
634970 INDIRECT COST REIMBURSEMENT	3,500.00	3,500.00		3,500.00	
634980 INTERDEPT PAYMENT FOR SERV	110,000.00	110,000.00		92,800.00	17,200.00
634990 LANDSCAPE INCIDENTALS	30,000.00	30,000.00	6,387.00	2,260.00	21,353.00
634999 OTHER CONTRACTUAL SERVICES	180,000.00	262,003.72	18,163.37	14,720.00	229,120.35
639961 PAINTING CONTRACTORS	20,000.00	20,000.00			20,000.00
641951 POSTAGE	100.00	100.00		11.26	88.74
643100 ELECTRICITY	120,000.00	120,000.00	58,116.47	117,583.78	55,700.25-
645100 INSURANCE GENERAL	1,200.00	1,200.00		1,200.00	
646311 SPRINKLER SYSTEM MAINTENANCE			882.46	117.54	1,000.00-
646318 MULCH					
646360 MAINTENANCE OF GROUNDS ALLOCATED	90,000.00	90,000.00	1,100.00	85,900.00	3,000.00
646451 LIGHTING MAINTENANCE	46,000.00	46,000.00	6,021.76		39,978.24
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		362.53	237.47
652990 OTHER OPERATING SUPPLIES	600.00	600.00		44.18	555.82
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**		**18,725.41**	**6,074.59**
930600 BUDGET TRANSFERS PROPERTY APPRAISER	5,000.00	5,000.00		4,846.30	153.70
930700 BUDGET TRANSFERS TAX COLLECTOR	19,800.00	19,800.00		13,879.11	5,920.89
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**	**87,574.48**	**150,686.12**	**6,439.40**
EXPENSE Sub Total	**244,700.00**	**244,700.00**	**87,574.48**	**150,686.12**	**6,439.40**
OPERATING EXPENSE	**244,700.00**	**244,700.00**	**87,574.48**	**150,686.12**	**6,439.40**
634990 LANDSCAPE INCIDENTALS	23,700.00	23,700.00	6,699.55	20,300.45	3,300.00-
643100 ELECTRICITY	13,000.00	13,000.00	4,431.67	7,118.33	1,450.00
643300 TRASH AND GARBAGE DISPOSAL	3,000.00	3,000.00	278.31	3,121.69	400.00-
643400 WATER AND SEWER	13,000.00	13,000.00	4,856.95	12,943.05	4,800.00-
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	71,308.00	103,692.00	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		-	**535,657.64**	**677,525.07-**	**141,867.43**
REVENUE Sub Total	**753,700.00-**	**5,528,449.20-**		**911,182.51-**	**5,021,866.69-**
REVENUE - OPERATING Sub-Total	**6,500.00-**	**6,500.00-**		**163,682.51-**	**157,182.51**
361170 OVERNIGHT INTEREST				57,935.70-	57,935.70
361180 INVESTMENT INTEREST	6,500.00-	6,500.00-		105,746.81-	99,246.81
CONTRIBUTION AND TRANSFERS Sub-Total	**747,200.00-**	**5,521,949.20-**		**747,500.00-**	**5,179,049.20-**
411025 TRANSFER FROM 1025 IMMOKALEE REDEVELOPMENT	747,500.00-	747,500.00-		747,500.00-	
489201 CARRY FORWARD OF ENCUMB AMT BY ADC CODE		4,774,749.20-			5,179,349.20-
489900 NEGATIVE 5% ESTIMATED REVENUES	300.00	300.00			300.00
EXPENSE Sub Total	**753,700.00**	**5,528,449.20**	**535,657.64**	**233,657.44**	**5,163,734.12**
OPERATING EXPENSE	**100,000.00**	**360,994.70**	**93,641.00**	**76,804.50**	**190,549.20**
631400 ENGINEERING FEES			61,941.00	**14,440.50**	76,381.50-
631600 APPRAISAL FEES			22,900.00	**25,600.00**	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**	**442,016.64**	**156,852.94**	**4,788,184.92**
763100 IMPROVEMENTS GENERAL	653,700.00	4,982,454.50	442,016.64	156,852.94	4,788,184.92
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**	**217,299.89**	**84,595.21**	**216,904.90**
EXPENSE Sub Total		**518,800.00**	**217,299.89**	**84,595.21**	**216,904.90**
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**	**217,299.89**	**84,595.21**	**166,904.90**
763100 IMPROVEMENTS GENERAL		468,800.00	217,299.89	84,595.21	**166,904.90**

Fund 1026 Project 50245 Imm CRA-Park & Rec

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

C.C. 1026-138346

Fund 1026 Project 50246 Imm CRA-Neigh R

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

Fund 1026 Project 50248 Imm CRA-Main St C.

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50248 IMMOKALEE CRA PROJECT FUND	**426,000.00**	**1,400,000.00**			**1,400,000.00**
EXPENSE Sub Total	**426,000.00**	**1,400,000.00**			**1,400,000.00**
OPERATING EXPENSE		**100,000.00**			**100,000.00**
634999 OTHER CONTRACTUAL SERVICES		100,000.00			100,000.00
CAPITAL OUTLAY	**426,000.00**	**1,300,000.00**			**1,300,000.00**
763100 IMPROVEMENTS GENERAL	426,000.00	1,300,000.00			1,300,000.00

C.C. 1026-138346

Fund 1026 Project 50250 Imm CRA-First St

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
50250 IMMOKALEE CRA PROJECT FUND	**227,700.00**	**1,519,779.50**	**318,357.75**	**62,342.50**	**1,139,079.25**
EXPENSE Sub Total	**227,700.00**	**1,519,779.50**	**318,357.75**	**62,342.50**	**1,139,079.25**
OPERATING EXPENSE			**93,641.00**	**40,040.50**	**133,681.50-**
631400 ENGINEERING FEES			61,941.00	14,440.50	76,381.50-
631600 APPRAISAL FEES			22,900.00	25,600.00	48,500-
631650 ABSTRACT FEES			8,800.00		8,800-
CAPITAL OUTLAY	**227,700.00**	**1,519,779.50**	**224,716.75**	**22,302.00**	**1,272,760.75**
763100 IMPROVEMENTS GENERAL	227,700.00	1,519,779.50	224,716.75	22,302.00	1,272,760.75

Fund 1026 Project 50252 Imm CRA-Com Gra

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

Fund 1026 Project 50264 Imm CRA-Economic Dev

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

Fund 1026 Project 50269 Imm CRA-Lighting

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

Fund 1026 Project 80320 Imm Sports Complex Renovations

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

C.C. 1027-138315

Fund 1027 Immokalee CRA Grant

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
1027000000 IMM CRA GRANT		**-**	**213,718.25**	**987,000.00**	**1,200,718.25-**
REVENUE Sub Total		**1,388,371.00-**			**1,212,310.00-**
REVENUE - OPERATING Sub-Total		**987,000.00-**			**987,000.00-**
331555 HUD GRANTS		987,000.00-			987,000.00-
CONTRIBUTION AND TRANSFERS Sub-Total		**401,371.00-**			**225,310.00-**
487999 REIMBURSEMENT INTERDEPARTMENTAL		401,371.00-			225,310.00-
EXPENSE Sub Total		**1,388,371.00**	**213,718.25**	**987,000.00**	**11,591.75**
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		**1,388,371.00**	**213,718.25**	**987,000.00**	**11,591.75**
763100 IMPROVEMENTS GENERAL		1,388,371.00	213,718.25	987,000.00	11,591.75

Fund 1027 Project 33831 First Street Pedestrian Safety Improvements

Fund / Comm Item	BCC Adopt Budget	Tot Amend Budget	Commitment	Actual	Available
33831 IMM CRA GRANT			**213,718.25**		**213,718.25-**
REVENUE Sub Total		**225,310.00-**			**225,310.00-**
CONTRIBUTION AND TRANSFERS Sub-Total		**225,310.00-**			**225,310.00-**
487999 REIMBURSEMENT INTERDEPARTMENTAL		225,310.00-			225,310.00-
EXPENSE Sub Total		**225,310.00**	**213,718.25**		11,591.75
OPERATING EXPENSE					
631400 ENGINEERING FEES					
CAPITAL OUTLAY		**225,310.00**	**213,718.25**		**11,591.75**
763100 IMPROVEMENTS GENERAL		225,310.00	213,718.25		11,591.75

Fund 1027 Project 33873 EDI/CPF

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

Immokalee CRA

August 2026

Case Number	Case Type	Date Entered	Location Description	Detailed Description
CENA20260008998	NA	08/03/2026	1301 N 18TH TER	High weeds/grass over 18 in on the property.
CENA20260009012	NA	08/03/2026	Corner of Adams Ave W & Immokalee Dr.	Litter such as Plastic and Cardboard
CENA20260009013	NA	08/03/2026	204 IMMOKALEE DR	High Grass and Weeds exceeding 18'
CENA20260009017	NA	08/04/2026	302 WASHINGTON AVE	Grass and weeds that exceed 18'
CEPM20260009020	PM	08/04/2026	423 TAYLOR ST	Downed power line from fallen tree in the middle of the road
CENA20260009054	NA	08/05/2026	527 New Market Road E	Weeds in excess of 18".
CEAC20260009092	AC	08/05/2026	1011 N 15th St.	Unconfined stray cat mother with two kittens need pick up
CEAC20260009152	AC	08/06/2026	1511 Gross Ave	Two aggressive bulldogs have been running at large in the neighborhood
CEAC20260009163	AC	08/07/2026	599 Glades St	7–8 stray cats on their property
CENA20260009177	NA	08/07/2026	3507 CARSON RD	High Weeds/Grass over 18in on the ROW of the property
CENA20260009182	NA	08/07/2026	3401 CARSON RD	High Weeds/grass over 18in on the ROW of the property.
CEAC20260009183	AC	08/07/2026	599 Glades St	Stray cat appears to be sick and has returned to property
CEV20260009184	V	08/07/2026	404 ADAMS AVE W	Unlicensed Vehicle parked on the property
CEAC20260009198	AC	08/08/2026	1475 N 15th st	Advertisement for pitbull puppies on Facebook marketplace
CENA20260009226	NA	08/10/2026	425 N 10th St	Tall grass & weeds.
CENA20260009239	NA	08/10/2026	Folio 60182880007	High grass and weeds in the ROW
CENA20260009240	NA	08/10/2026	Folio 60182840005	High grass and weeds in the ROW
CELU20260009241	LU	08/10/2026	Folio 60182800003	Food truck/trailer parked on vacant lot
CEV20260009283	V	08/11/2026	616 Maple Dr	Unlicensed/inoperable vehicle parked on the property.
CENA20260009284	NA	08/11/2026	613 PALMETTO AVE	High weeds/grass over 18in
CENA20260009285	NA	08/11/2026	516 PALMETTO AVE	High weeds/grass over 18in on the property.
CEV20260009288	V	08/11/2026	Folio 125240101	Unlicensed/inoperable commercial and regular vehicle located on a vacant lot.
CEV20260009293	V	08/11/2026	1529 Durso Ct	Unlicensed/inoperable vehicle parked in the driveway.
CEV20260009294	V	08/11/2026	1884 N 18th St	Unlicensed/inoperable vehicle parked in the driveway.
CEV20260009295	V	08/11/2026	1406 Avocado St	Commercial vehicle parked on the property.
CEV20260009307	V	08/11/2026	453 Rose Ave	Inoperable red sedan
CES20260009309	S	08/11/2026	706 JEFFERSON AVE W	Snipe Signs/ Flutter Flags on property
CEV20260009310	V	08/11/2026	450 Rose Ave	Multiple inoperable and unlicensed vehicles
CENA20260009312	NA	08/11/2026	450 Rose Ave	Prohibited outside storage.
CEV20260009313	V	08/11/2026	112 DIXIE AVE W	No valid tag affixed to the vehicle.
CEV20260009322	V	08/11/2026	404 ADAMS AVE W	No valid tag affixed to the vehicle.
CEPE20260009336	PE	08/12/2026	418 Habitat Ct	2 Tomato trucks parked in the road interfering with the garbage and mail trucks

CEAC20260009356	AC	08/12/2026	1208 Madison Ct	This house has been reported before the dog barks excessively into the night and all afternoon
CELU20260009369	LU	08/12/2026	217 Adams Ave W	Vehicle stored on a vacant lot
CENA20260009373	NA	08/12/2026	217 Adams Ave W	Dead vegetative debris
CENA20260009374	NA	08/12/2026	453 ROSE AVE	Outside storage/ Litter
CEV20260009376	V	08/12/2026	503 Palm Ridge Dr	Unlicensed/Inoperable vehicle parked in the driveway.
CEV20260009377	V	08/12/2026	600 Palm Ridge Dr	Unlicensed/Inoperable vehicle parked in the driveway.
CEV20260009378	V	08/12/2026	702 Palm Ridge Dr	Unlicensed/Inoperable vehicle parked in the driveway.
CEPE20260009383	PE	08/12/2026	349 Rose Ave	Vehicles parked on the sidewalk
CEV20260009385	V	08/12/2026	349 Rose Ave	Unlicensed Vehicle
CEV20260009386	V	08/12/2026	305 Rose Ave	Inoperable unlicensed vehicle
CEV20260009387	V	08/12/2026	314 Price Ave	Inoperable vehicle
CENA20260009388	NA	08/12/2026	512 PALMETTO AVE	High weeds/grass over 18in on the property
CENA20260009389	NA	08/12/2026	314 Price Ave	Large pile of vegetative debris, trash and litter in the ROW
CELU20260009390	LU	08/12/2026	Folio 56400400005	Multiple vehicles parked in the ROW of vacant parcel
CELU20260009391	LU	08/12/2026	311 Price Ave	Multiple unlicensed vehicles, bikes, trash and litter being stored on vacant parcel
CENA20260009395	NA	08/12/2026	Folio 51215000051	High Weeds/Grass over 18in on the property
CEAU20260009419	AU	08/13/2026	800 E Main st	Damaged fence
CEV20260009420	V	08/13/2026	1202 JEFFERSON AVE W	Multiple Vehicles with no valid tag affixed to the vehicle.
CEV20260009421	V	08/13/2026	508 N 19TH ST	Inoperable Vehicle
CELU20260009430	LU	08/14/2026	Corner of Tangerine st and Eden Ave.	Roadside stands- vendor selling goods on county right-of-way.
CEA20260009437	A	08/14/2026	1373 America Way	Roosters on the property.
CEV20260009443	V	08/14/2026	1421 Tangerine St	No valid license plate on vehicle
CEV20260009445	V	08/14/2026	1423 Orange St.	No valid license plate on vehicle
CEAC20260009454	AC	08/14/2026	1420 N Pear St	Neighbor is constantly letting her dog run at large in the neighborhood
CEAC20260009456	AC	08/14/2026	1412 Carson Rd. Unit 1	Selling puppies; also underneath the steps there are two dogs in a crate covered with a carpet.
CENA20260009466	NA	08/15/2026	1097 W MAIN ST,	High weeds/grass over 18in on the property.
CEV20260009478	V	08/17/2026	1401 Orange st	Parking on the ROW/parked on the grass /unstabilized surface in residential area. With expired license plate.
CEV20260009509	V	08/17/2026	On Carson just outside Arrowhead / Ashley Apartments	Semi & box truck parked on side of the road
CEAC20260009516	AC	08/17/2026	Close to 918 Miraham Ter	Deceased black dog on road
CEOCC20260009524	OCC	08/17/2026	1139 Little League Rd	Running a mechanic shop from the property.
CESS20260009527	SS	08/17/2026	Immokalee Rd & Camp Keais Rd.	Multiple Snipe Signs
CESS20260009529	SS	08/17/2026	Colorado Ave and South 1st Street	Multiple Snipe Signs
CEV20260009578	V	08/19/2026	210 S 3rd ST	Unlicensed/Inoperable vehicle parked in the driveway.
CENA20260009580	NA	08/19/2026	203 Colorado AVE	Grass and weeds exceeding 18 inches.

CENA20260009581	NA	08/19/2026	304 S 3rd St	Tent located in the rear of the property that appears to be occupied.
CEV20260009582	V	08/19/2026	510 Doak AVE	Unlicensed/Inoperable vehicle parked on the property.
CENA20260009583	NA	08/19/2026	510 Doak AVE	Grass and weeds that exceeded 18 inches throughout the property.
CEPM20260009584	PM	08/19/2026	510 Doak AVE	Dilapidated fence.
CENA20260009594	NA	08/19/2026	305 S. 3rd St	Reviewing for possible criminal nuisance property
CESD20260009603	SD	08/19/2026	403 NEW MARKET RD W	Unpermitted Commercial Remodel consisting of but not limited to : Demo of drywall , electrical, pumbling, flooring and ceiling.
CENA20260009606	NA	08/19/2026	109 Jefferson AVE E	Grass and weeds in excess of 18" and Litter.
CENA20260009613	NA	08/19/2026	105 Jefferson Ave	High grass and weeds in excess of 18"
CEAC20260009626	AC	08/20/2026	SR 29 South before New Market Road	Two loose dogs spotted on the road
CESS20260009638	SS	08/20/2026	Broward St. and N 1st Street	Multiple Snipe Signs
CEV20260009645	V	08/20/2026	1421 Orange St.	Commercial vehicle parking or storage in residential area.
CEAC20260009663	AC	08/20/2026	1602 Lake Trafford Rd	Unconfined abandoned dog in a dollar tree parking lot
CESD20260009670	SD	08/21/2026	925 New Harvest Road	Unpermitted diesel generator with an under-belly tank
CENA20260009672	NA	08/21/2026	1412 Carson RD	High grass and weeds in excess of 18" on the ROW
CENA20260009683	NA	08/21/2026	1423 Orange st	Litter
CEAC20260009765	AC	08/24/2026	302 S 2nd St	Dumped brown pit mix
CEAC20260009816	AC	08/24/2026	1412 Carson Rd	Stray injured cat
CEPM20260009832	PM	08/25/2026	106 S 1st St	Large pothole in the parking lot of the DMV/Tax Collector.
CEAC20260009833	AC	08/25/2026	1014 Jefferson AVE W	Neighbor's two dogs attempted to attack complainants chickens on her property.
CELU20260009848	LU	08/25/2026	Folio 63865960005	Unlicensed pick up truck parked on unimproved parcel
CENA20260009854	NA	08/25/2026	302 Rose Ave	High grass and weeds in excess of 18 inches on unimproved parcel
CENA20260009855	NA	08/25/2026	56401280004 - Parcel to the West of 302 Rose Ave	High grass and weeds in excess of 18 inches on unimproved parcel
CEAC20260009898	AC	08/27/2026	Peace Way	Unknown dog wandering around the street, very skinny
CEAC20260009921	AC	08/28/2026	S 1st street	Black deceased canine
CEAC20260009923	AC	08/28/2026	536 W Eustis Ave	Two gray cats, need confinement
CEPE20260009955	PE	08/28/2026	303 Calle Amistad	Semi parking on the street blocking traffic.
CEAC20260009971	AC	08/28/2026	302 S 2nd St.	Two stray confined dogs need pick up.
CEAC20260009983	AC	08/29/2026	106 W Dixie Ave	Confine stray injured cat needs pick up
CEAC20260009985	AC	08/29/2026	Pinellas St and New Market Rd.	Dead cat needs pickup.
CENA20260010004	NA	08/31/2026	1155 Little League Rd	Overgrown grass in the cemetery
CENA20260010010	NA	08/31/2026	324 W. Main St	Overgrown weeds on a vacant lot
CENA20260010011	NA	08/31/2026	1275 Carson Rd	Overgrown weeds on an unimproved lot
CENA20260010012	NA	08/31/2026	1265 Carson Rd	Overgrown weeds on an unimproved lot
CENA20260010021	NA	08/31/2026	421 Habitat Ct	High Grass and weeds in excess of 18" on the ROW.

Assistant Director Report
September 9, 2026

1. Community Outreach

- On August 24, 2026, CRA staff presented to students participating in the Immokalee High School–Florida Gulf Coast University (FGCU) Dual Enrollment Program**.** The presentation provided students with an overview of the Collier County Community Redevelopment Agency (CRA) and its role in supporting the revitalization, economic development, and overall improvement of the Immokalee community.



CRA staff discussed the role of local government in fostering community and economic development, including how the CRA supports local businesses, encourages investment, improves public infrastructure, and creates opportunities within the community. Students also learned about the CRA's programs and services available to residents, businesses, and property owners, including business assistance, commercial façade improvements, redevelopment initiatives, and other community-focused programs.

Following the presentation, several students expressed interest in learning more about internship opportunities with Collier County. CRA staff shared information about the Collier County High School Internship Program, a six-week summer program that provides local high school students with hands-on work experience and exposure to different career fields within County government.

For the 2027 program, the Immokalee CRA anticipates having the opportunity to host two high school interns**.** This will provide students with firsthand experience learning about community redevelopment, economic development, public projects, business assistance, community outreach, and the role of local government in addressing the needs of the Immokalee community. Students interested in other career fields may also have opportunities to intern with various departments throughout Collier County.

CRA staff encouraged the students to monitor Collier County's employment and career opportunities webpage when applications open and to consider applying during the February/March 2027 application period. The opportunity was particularly relevant to the dual enrollment students as they begin exploring potential career paths and gaining experience that can complement their college coursework.

- On September 2, 2026, the Immokalee Eastern Chamber of Commerce Celebrated the September Honorary Business of the Month! The Chamber said that the Immokalee Fair Housing Alliance is making a meaningful, lasting difference in our community by providing safe, affordable housing and creating opportunities for families to thrive. Their work goes far beyond housing it is about dignity, stability, opportunity, and investing in the future of Immokalee.





2. 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.

3. 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.

4. 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.



5. 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 hired Johnson Engineering (Apex) to start the process of updating the Redevelopment Plan by 2027.

6. 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 Facade 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 Facade 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.

7. FHERO – Florida Heartland Economic Region of Opportunity
Staff attend monthly FHERO board meetings via Zoom or in person. The next meeting is scheduled for Tuesday, September 15, 2026 @ 2:00 PM via Zoom.

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

8. 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 October 9, 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
09/08/2026

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

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



09.02.26

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. A Limited Notice to Proceed together with the Purchase Order was issued to the Contractor on May 11, 2026 while waiting for the materials to be manufactured and delivered. The Right-of-Way Permit was issued on August 10, 2026. The Notice to Proceed was issued on August 17, 2026. Six (6) new streetlight poles were installed on the east side of S First Street at night on August 23 – 27, 2026. Five (5) streetlight poles on the west side of S First Street are owned and maintained by LCEC. LCEC made the final determination that no retrofit luminaires are to be installed on their poles by the County or the contractor. This triggered the project to be non-compliant with the grant agreement. Staff sent a request to terminate the CD24-02 grant agreement to CHS on September 1, 2026. A Waiver of Fund in the amount of $225,310 was issued. The project will be funded with local funds.

Phase 2: Phase 2 is on South First Street from Main Street to Eustis Avenue. Draft 100% Plans and Legal Descriptions & Sketches for the Easements were reviewed and approved by TMSD. On April 3, 2026, a Purchase Order was submitted for RKL Appraisals in the amount of $48,800 for the preparation of 15 appraisal reports. An Offer Resolution authorizing Staff to provide written offers to purchase the easements from the property owners was approved by the BCC on July 14, 2026.

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 $450,000 funded by the CRA if negotiations go smoothly. The URA (Uniform Relocation Act) is applicable, and compliance will be monitored by CHS throughout the easement acquisition process.



08.26.26



08.27.26







08.27.26

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.



08.31.26





08.31.26

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). On May 29, 2026 Procurement Services advised Staff to obtain quotes from the five (5) vendors on Parks & Recreactions Contract 25-8345 as a temporary service because the parcel is to be sold. Four bids were received and one vendor declined to bid. The bids were due on June 26, 2026.

On June 29, 2026 Procurement confirmed to proceed with the lowest bidder, R&N Lawn Maintenance, $225/mo, $2,700 annually. The Purchase Order was provided to the vendor on Augsut 21, 2026. Carroll & Carroll are preparing the appraisal report for the sell of the lot.





09.02.26

5. South Park Shade Structure – Permit #PTAC20260206609

On August 20, 2025 the CRA Board passed a Motion 7-0 to fund the Parks and Recreation Immokalee South Park with the allocated $50,000 under Fund 1026 – Immokalee CRA – Parks & Recreation allocation for a shade over the playground at South Park. The best option was a 50' X 30' X 14' hip shade from GameTime at a price of $49,955.73 installed. The Purchase Order was received on February 4, 2026. The footers were dug on June 4, 2026. The project was completed in June 2026. Invoice received July 1. 2026. The vendor provided a Spot Survey so the permit could be closed. Fiscal Management is requiring a detailed itemized invoice to verify pricing before making the payment. On July 17, 2026, Parks & Rec emailed the CRA that maintenance will be performed by Parks & Rec. Additional documentation was requested by Fiscal. Once the Vendor is paid and proof of payment has cleared, staff will transfer the ownership of the asset to Parks and Recrecreation.



08.11.26

7. Immokalee Sidewalk PH3 Project

The Notice to Proceed was issued to Marquee Development on January 26, 2026 and a Kick-Off Meeting was conducted on-site on January 29, 2026. Bi-monthly progress meetings are held on-site. The Substantial Completion Walk Thru was on August 24, 2026 to create the Punch List. The Final Completion Date is scheduled for September 23, 2026. The Contractor provided on August 7, 2026 a Change Order Directive of ($14,588.50) net total for field adjustments and the guardrail that is not tied to an existing contract pay item. Said guardrail was required by Collier County Road Maintenance for pedestrian safety. Staff was directed by Procurement Services to process an After-The-Fact Change Order for the installation of a guardrail at Howard Way and 2nd Street by the BCC. Contractor to submit As-Buits to EOR for approval before uploading them in the permit portal and scheduling the the Final Walk Through Inspection.



07.26.26



08.04.26



08.04.26



08.04.26



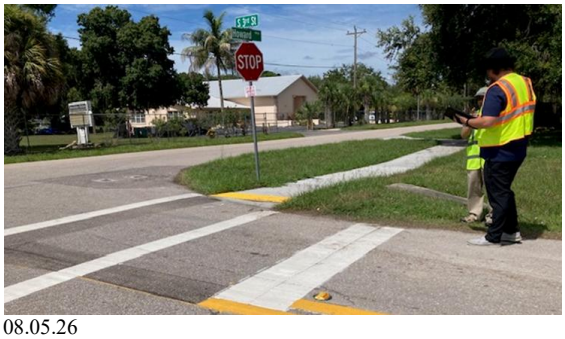
08.07.26



08.07.26



08.11.26



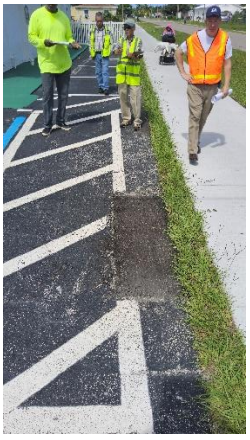
08.05.26

Substantial Completion Walk Through Inspection 08.24.26:







8. Historic Cemetry – 815 W Main St

A request for quotes was posted in OpenGov for a Stone Conservationist for the stability and cleaning of the markers on June 4, 2026. Old River Cemetery Resotration LLC was the lowest bidder and was established as a new vendor #132938 with Collier County. Awaiting the issuance of a Purchase Order in the amount of $7,800. Tenatively, the work will be scheduled in October weather permitting.





09.02.26

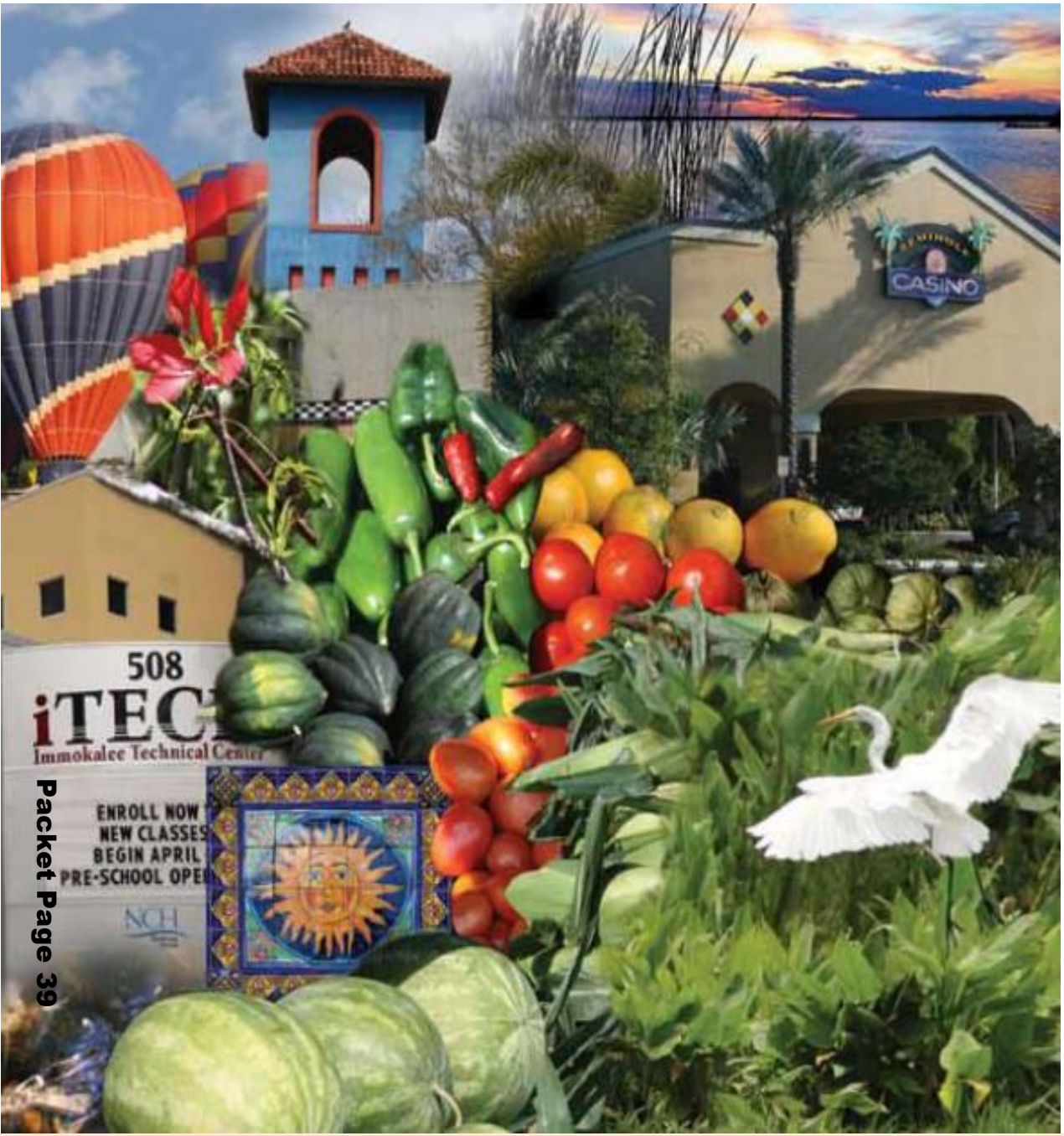




09.02.26

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

IMMOKALEE CRA Collier County Community Redevelopment Agency
Florida's 21st century



Immokalee Community Redevelopment Area (ICRA)

Projects Updates

September 8, 2026

ICRA Project listing

Table of Content

ICRA Projects (Funded by CRA and MSTU)

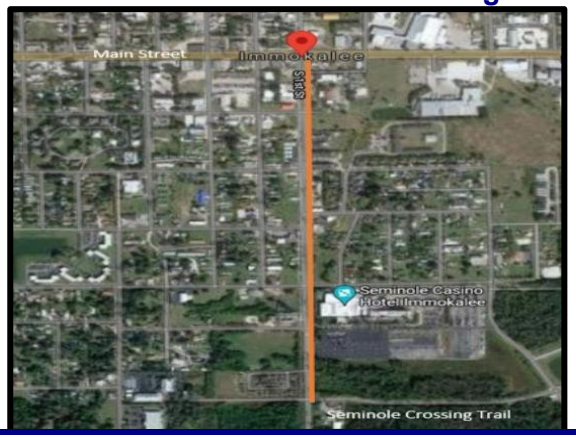
- First Street Corridor Pedestrian Safety Improvements
  - South 1st Street From Main Street to School Road/Seminole Crossing Trail
- Immokalee Sidewalk Phase III
  - Eustis Avenue & West Delaware Avenue
- Historic Cemetery Preservation
  - 815 West Main Street
- Lake Trafford Road Corridor Lighting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

First Street Corridor Pedestrian Safety Improvements

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 and terminated funding by $225,310 Waiver of Funds dated September 3, 2026 & directed by CHS to also repay $126,579.50 on CD22-03 for the design.
Architect/Engineer: KCA
General Contractor: Traffic Control Devices $205,310. Contractor to provide the cost for the LCEC reduced work for a CO and PO Modification. To be paid by local funds.
Limited NTP: 5/11/26 **Notice to Proceed Date:** 8/17/26.
Estimated CD24-02 Completion Date PH1: 4/14/27

DESCRIPTION OF WORK	% COMPLETE
Procurement PH1	100%
Design PH2	100%
Construction PH1	46%

Milestones/Challenges To Date: 09/08/2026

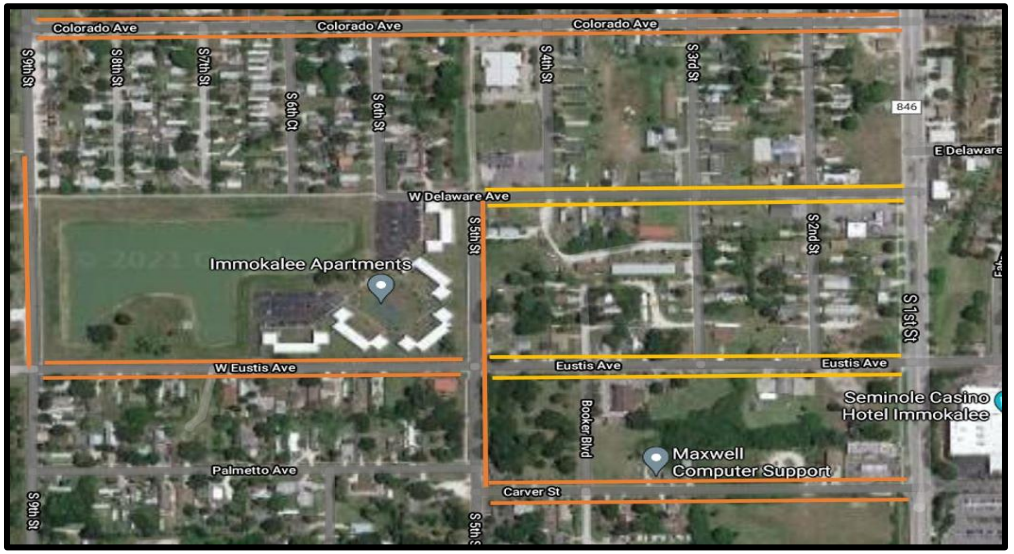
- Subrecipient Agreement approved by BCC's 9/13/22 for CD22-03 $250,000 the design project.
- BCC approved 1.2M construction Grant Application on 2/27/24 #16L1. The Subrecipient Agreement for $1,001,371 was approved on 9/10/24 16.L.1 BCC Agenda.
- 8/2/24 Traffic Ops authorized alternative fixtures. On 8/12/24 KCA requested an extension for Final Plans. 10/22/24 1st Amendment approved by BCC a 60-day extension to the performance end date (12/26/24). 10/7/24 a Stop Work Notice was issued to KCA. 11/6/24 Start Work with CO2 issued. A 2nd Amendment approved BCC 12/10/24 Agenda for PH1 to reduced to $189,000 & extend to 1/6/25. Received 100% PH1 Plans on 1/3/25.
- CD24-02 1st Amendment approved by BCC on 2/11/25 to reduce to $401,371 & performance end of 10/31/25 extended to 4/29/26. 11/22/24 requested new KCA Proposal for phasing project. CO3 approved 4/15/25. 1/29/25 prepared Solicitation for Contractor. Posted ITB on 7/7/25 with Bid Opening on 8/21/25, 8/26/25 – 9/4/25 & 9/8/25-9/15/25 for PH 1. Estimated PH1 Cost: $169,847.24, lowest bid was $205,310. 10/30/25 Received DELORA & NORA posted 11/3/25 (3-day protest period) and received Construction Agreement from Procurement on 1/21/26.
- KCA sent legal descriptions and sketches for acquisitions for PH2. Est. PH2 Cost: $602,880.72. TSMD to do the easement acquisition activities.
- On 5/13/25 CHS conducted Close-out Audit of CD22-03. 10/27/25 Mitigation Summary & Waiver of Funds approved reducing grant funds to $225,310. KCA's CO4 (Tasks Reallocation) was approved 1/27/26 & KCA's CO5 (Time & Task 1 $21,551 additional funds) was approved on 3/17/26. A PO Modification was processed for KCA specific to CO5. A Second Amendment to extend the period of performance to 6/1/27 and reduce the amount to $225,310 approved by the BCC 4/14/26.
- On July 14, 2026 the BCC approved the Offer Resolution. The estimated acquisition costs with condemnation is $450,000. ROW Permit issued on August 10, 2026 & expires 2/6/27.
- On August 27, 2026 LCEC determined no work on the 5 owned poles on the west side of 1st St that cause the project to be non-compliant with grant. Six new poles installed on east side of 1st St.

Immokalee Sidewalk Phase III

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
Substantial Completion Date: 08/24/26
Scheduled Final Completion Date: 09/23/26

DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	100%
Construction	98%

Eustis Avenue & West Delaware



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

Milestones/Challenges To Date: 09/08/2026

- 9/27/23 CRA & MSTU Advisory Boards authorized a cost share for gap funding estimated expenses of $245,100. 11/14/23 BCC Agenda #16L1 was approved for the Chairman's execution of the Grant Agreement with a Commencement Date of 4/13/24.
- On 7/17/24 the ITB was posted in OpenGov with bids due 9/17/24. $1,101,179.50 Construction Agreement was approved on BCC 4/8/25 Agenda 16L1.
- On 8/6/24 HUD approved Action Plan. Performance Reports with the Federal Financial Report SF-425, Section 3 and Real Property Report SF-429 were timely submitted via DRGR.
- 09/27/24 Staff mailed letters to Property Owners announcing project. 5/30/25 Staff mailed new start construction letters to property owners/occupants.
- 10/28/24 CO1 for LJA Engineering issued for time extension end 7/31/25. CO2 extended to 3/14/26 was approved on 6/23/25. 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. ROW permit extended to 10/18/26. 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.
- Substantial Completion Walk Through on August 24, 2026 to create the Punch List.
- Contractor sent a Change Order Directive on August 7, 2026 for field changes & a guardrail.
- As-builts to be approved by EOR before uploaded in the permit portal and County Inspection before the Final Inspection is conducted on or before September 23, 2026.

Historic Cemetery Preservation

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

District #: 5
Project #:

Project Sponsor: ICRA & IMSTU
Project Manager: TBD

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

Location: 815 W Main St. 28' X 95' (.06 Ac)
Maintenance Budget: TBD
Restoration Budget: TBD
Team/Partners: Stantec Consulting (Survey)
Construction Manager: TBD
Landscape Maintenance: A&M Property Maintenance LLC
BCC Approval Date: TBD
Estimated Substantial Completion Date: TBD (Partial hold for FDOT's conveyance of Main St to County)
Stone Conservationist: Old River Cemetery Restoration LLC





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

Milestones/Challenges To Date: 09/08/2026

- 10/18/23 Advisory Committees reviewed a proposed 5-year plan and approved (1) clean up perimeter, (2) establish Team/partnerships with A&M, 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.
- 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 (shall wait for SR29 turnover to County). 7/2/26 Webber repaired cracked sidewalk.
- Cemetery conservationist, FL Public Archaeology Network, performed a cleaning of the headstones with CRA staff on 4/22/26. Staff reviewed Bosque Bello Master Plan as a guide for preparing a maintenance plan. FPAN suggested repairs to concrete gravesites.
- Staff posted a RFQ for stabilization and cleaning of markers. On 8/22/26 a Request for PO was submitted for Bid of $7,800. Awaiting PO. Work may commence in October 2026.

Lake Trafford Road Corridor Lighting Study

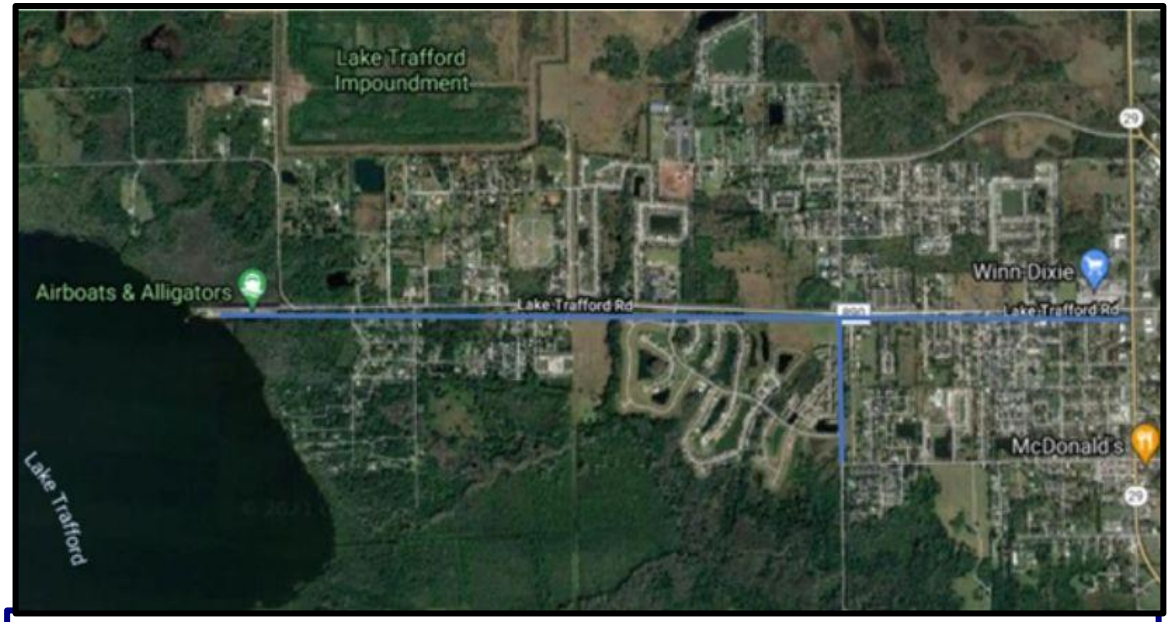
Lake Trafford from SR29 (15th St.) to Ann Olesky Park & a portion of Carson Road

Project #: 1026-138346-50246.2 (CRA)
1629-162524-631400 (MSTU)
Project Sponsor: Immokalee MSTU
Project Manager: Yvonne Blair

Project Scope: Complete a lighting justification study to determine lighting requirements along Lake Trafford Road utilizing LCEC equipment and complete required survey of the corridor. The project will be completed in phases in coordination with the Transportation Division's project consisting of bike lanes and drainage improvements on both sides of Lake Trafford from Little League Road and Laurel Street.
Location: Lk Trafford Rd 4.8 mi & Carson Rd .5 mi
Design Budget: $149,930 MSTU Funds/$100,000 CRA
Construction Budget (Estimate): $3,000,000 – contingent on type of pole and partnership with LCEC.
Funding: CRA & MSTU Funds and Grants
Architect/Engineer (Design): Jacobs Engineering (Jacobs)
Owner's Representative (CEI): TBD
General Contractor: TBD

Notice to Proceed Date: 05/02/23
Estimated Substantial Completion Date: NA
Suspend Work Notice: 04/10/24 w/21 days remaining

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



Milestones/Challenges To Date: 09/08/2026 – Terminated - PO Closed

- 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 extended 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). 8/13/26 Staff closed PO to terminate Contract/Work Order in lieu of CO.

Main Street Corridor Streetscape

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: NA

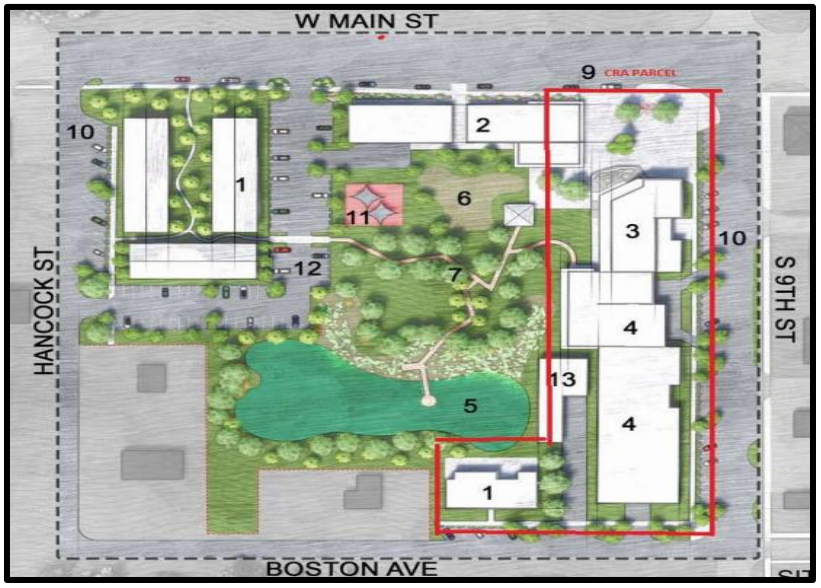
DESCRIPTION OF WORK	% COMPLETE
Procurement	100%
Design	60%
Construction	0%

Milestones/Challenges to date: 09/08/26 – Terminated – PO Closed

- 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, extended to February 2027. 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.
- 08/13/26 Staff closed PO to terminate Contract/Work Order in lieu of CO1.

Immokalee Community Campus (PUDZ)

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 Smeryk Interim CEO
BCC Approval Date: 04/11/23
Estimated Substantial Completion Date: TBD
Final Completion Date: TBD

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

Milestones/Challenges To Date: 09/08/2026

- On 4/11/23 BCC/CRA 16B1 approved Purchase Agreement with a Sales Price of $600,000 plus closing costs. Transaction closed on 8/29/23. Deed recorded at OR Book 6282, Page 2959. Post-closing milestones:
- 2/15/24 Catholic Charities requested a 90-day extension to the full rezoning application deadline. 2/20/24 Deputy County Manager extended to 5/20/24. Rezone application includes a Catholic Community Center, Catholic Clinic with related medical offices, and/or retail/commercial space on the property in accordance with the Conceptual Plan (Exhibit B of the Purchase Agreement). HMA, CRA & LCEC's design engineer met on 5/29-30 on relocating power line.
- Within 6 years of approval of rezone application & adoption of the rezone ordinance, Catholic Charities must have substantial completion of project. If Purchaser fails to meet the timelines including extensions, a reverter clause may be applied with written notice.
- NIM was conducted on 11/18/24, 5PM, at Catholic Charities Guadalupe.
- On 2/21/25 Meeting with Bowman & Casa San Juan's Consultant regarding configuration of Boston Ave suitable for both projects. County denied on-street parking. County extended Rezone application resubmittal to 9/10/26.
- On 8/12/26 Staff meeting to discuss Hope Rising Immokalee project (AKA Immokalee Community Campus). Seek CRA's approval of the planned square footage. 9/1/26 Amendment in review with Real Property Mgmt and CAO.

Immokalee "Field of Dreams" Park Initiative

Immokalee Sports Complex

505 Escambia Street

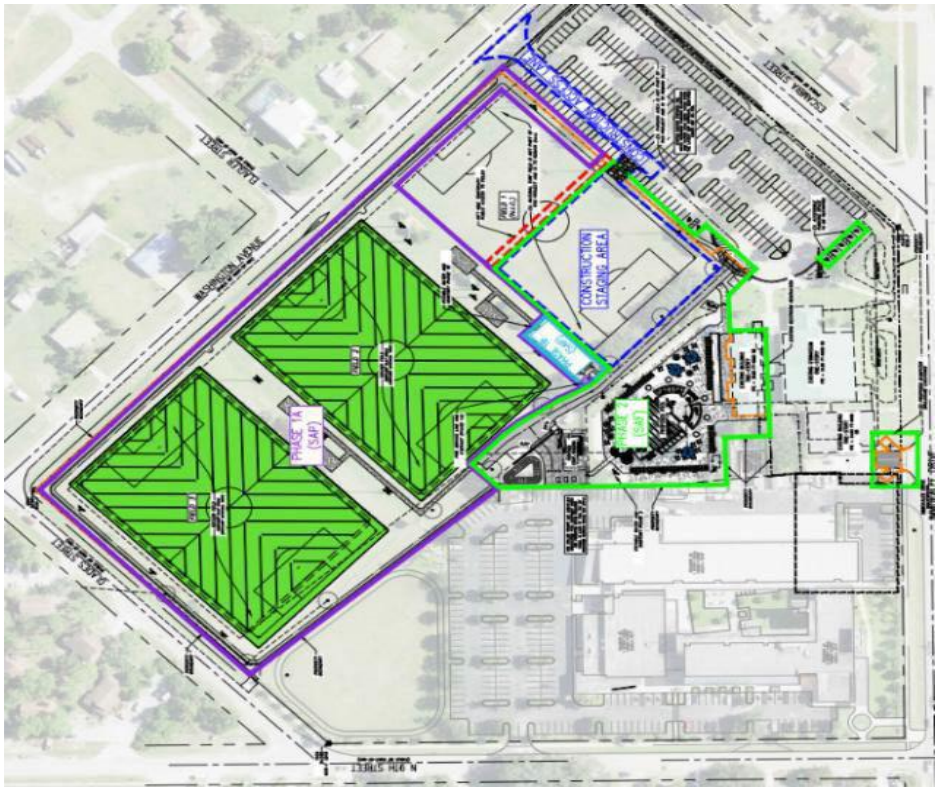
District #: 5
Project #: 80320 (CRA)
Project Sponsor: Collier County Parks & Recreation
Project Manager:
Monitoring Project for Community's Awareness

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%



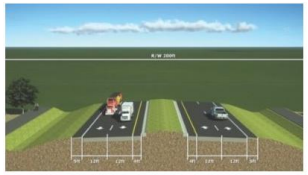
Milestones/Challenges To Date: 09/08/2026

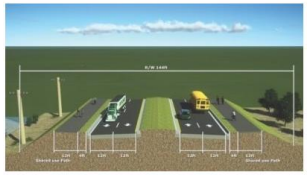
- "Fields of Dreams" Park Initiative identified as part of the Strategic Planning Project Prioritization list at the 01/17/24, CRA Advisory Board Meeting.
- On 02/21/24, the CRA Advisory Board approved allocating $1,200,000 of CRA Capital Funds (1026) for the Park Initiative.
- On 06/11/24, the BCC approved a $4,000,000 capital project budget for the renovation of the Immokalee Sports Complex. CRA's contribution of 1.2M for Sports Complex improvements were discussed at the CRA Workshop with BCC on 7/23/24.
- On 11/12/24, BCC awarded Stantec Consulting Services Inc., $804,263.65 for professional services for the Immokalee Sports Complex Turf Field Conversion and Pool Renovation Project.
- Fields received upgraded lighting systems.
- Request for rebid is underway for fields, restrooms, and stormwater improvements
- Fields opened 9/8/26.

SR 29 Loop Road

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

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

Milestones/Challenges To Date: 09/08/2026

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

Eden Park Elementary School Sidewalks

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
Final Completion Date: 08/20/26



Procurement	100%
Design	100%
Construction	100%

Milestones/Challenges To Date: 09/08/2026

- The BCC Approved the Construction Agreement (LAP) #23-8155 on 02/27/24, 16E4.
- Construction Progress Meetings were held bi-weekly. The Substantial Completion Walk Through was completed on 4/21/26. The Final Completion Walk Through After Repairs Inspection was on 8/20/26.

Project Manager Field Observations
September 2, 2026

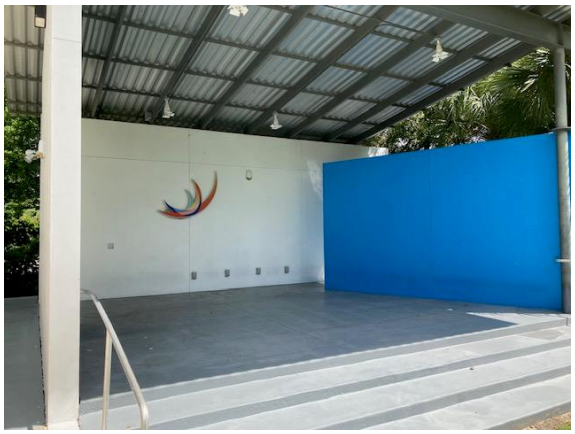
A Walking Tour is scheduled for Monday, October 12, 2026, 9:00 a.m. – 10:00 a.m. at Zocalo Plaza.

Overview of Project Manager's September 2, 2026 Observation:

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 damaged grate were observed.










Staff contacted Webber, FDOT's subcontractor for repairs to grate.










County crews were cleaning out the swale on 951 near the Farm Worker's Village. Staff inspected the South Park site for potential staging area for the Contractor doing the First Street Corridor PH1 Project.

The welcome sign at Farm Worker's Village is well maintained by A&M Property Maintenance.





Upcoming Community Events

Updated 09/09/2026

Affordable Housing Advisory Committee

Date: 09/15/2026 at 9:00 a.m.
Location: Growth Management Department – Conference 609/610
2800 North Horseshoe Dr, Naples, FL 34104
For more information: https://www.collier.gov/Resident-Resources/Community-and-Human-Services-Division/Housing-Programs/Advisory-Boards

Collier County Public School (CCPS) Board Work Session (Policies)

Date: 09/16/2026 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 Parks & Recreation Advisory Board

Date: 09/16/2026 at 2:00 p.m.
Location: North Collier Regional Park, Conference Room A
15000 Livingston Road, Naples, FL 34109
For more information call: 239.252.4000

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

Date: 09/16/2026 at 3:30 p.m.
Location: Immokalee Water and Sewer District
1020 Sanitation Road., Immokalee, FL 34142
For more information call : 239.658.3630

Collier County Board of County Commissioners (BCC) Final Budget Hearing

Date: 09/17/2026 at 5:05 p.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

Candle Dipping Workshop

Date: 09/19/2026 from 10:00 a.m. to 12:00 p.m.
Location: Immokalee Pioneer Museum at Roberts Ranch
1215 Roberts Ave W, Immokalee, FL 34142
Register: https://www.colliermuseums.com/Events-directory/919-Candle-Dipping-Workshop
For more information call: 239.252.2611

Collier County Board of County Commissioners (BCC) Meeting
Date: 09/22/2026 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 Fire Control District – Board of Fire Commissioners Meeting - Final Budget Hearing
Date: 09/22/2026 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

Pumpkin Painting Night
Date: 09/25/2026 from 6:00 p.m. to 7:00 p.m.
Location: Immokalee Community Park
321 N 1st Street, Immokalee, FL 34142
Event Fee: $5
For more information: 239.252.4449 / www.collierparks.com (Activity Code: 36505)

Mindful Archaeology
Date: 10/03/2026 from 9:00 a.m. to 2:00 p.m.
Location: Immokalee Pioneer Museum at Roberts Ranch
1215 Roberts Ave W, Immokalee, FL 34142
Register: https://www.colliermuseums.com/Events-directory/103-Mindful-Archeology
For more information call: 239.252.2611

Collier County Public School (CCPS) Board Meeting
Date: 10/06/2026 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

Fall Craft Class
Date: 10/06/2026 from 6:00 p.m. to 8:30 p.m.
Location: Immokalee Community Park
321 N 1st Street, Immokalee, FL 34142
Pre-Register by Monday, September 28, 2026
For more information: 239.252.4449 / www.collierparks.com (Activity Code: 36769)

Pioneer Pumpkin Palooza
Date: 10/10/2026 from 10:00 a.m. to 1:00 p.m.
Location: Immokalee Pioneer Museum at Roberts Ranch
1215 Roberts Ave W, Immokalee, FL 34142
For more information call: 239.252.2611

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

STAFF REPORT

To: Immokalee Community Redevelopment Advisory Board

From: Christie Betancourt, CRA Assistant Director

Subject: Immokalee Community Campus (PUDZ) – Hope Rising
Catholic Charities Diocese of Venice
Monitoring Project for Community's Awareness

Date: September 10, 2026

BACKGROUND & ANALYSIS:

Catholic Charities Diocese of Venice is proposing the Hope Rising (Immokalee Community Campus), located at 107 S. 9th Street, 909 W. Main Street, and 917 W. Main Street in Immokalee. The project is currently under review through the County's Planned Unit Development zoning process under PUDZ PL20240000390.

The project has been under discussion with the Immokalee Community Redevelopment Agency (CRA) for several years. Catholic Charities initially approached the CRA regarding the purchase and development of CRA-owned property at 107 S. 9th Street. Following the required public process and negotiations, the CRA entered into a Purchase and Sale Agreement with Catholic Charities. The transaction subsequently closed in Summer 2023. The agreement included development milestones and a reverter provision tied to the development of the property.

The proposed Immokalee Community Campus has continued to evolve as the applicant has progressed through the rezoning process. At the March 18, 2026, CRA Board meeting, Catholic Charities, through its project consultant Bowman, provided an update regarding the Immokalee Community Campus MPUD. At that time, the proposed development included up to 100 multifamily dwelling units, up to 91,300 square feet of limited C-4 commercial uses, a community center of at least 28,000 square feet, a medical clinic and associated medical uses of at least 25,000 square feet, and retail/commercial uses of at least 10,300 square feet.

Since the March 2026 presentation, the project team has removed approximately 86 proposed on-street parking spaces from the conceptual plan. County Transportation staff advised that retaining the on-street parking would require the applicant to retain ownership of the right-of-way and assume associated maintenance and liability responsibilities, as well as provide a public access easement. The removal of the on-street parking required the project team to redesign the conceptual site plan to accommodate the parking within the development site. As a result, the applicant is no longer proposing to retain ownership of the right-of-way.

As a result of the redesign, Catholic Charities is proposing revisions to the minimum square footage identified in the original Purchase and Sale Agreement:

Project Component	**Original Agreement**	**Proposed Revision**
Community Center	28,000 SF	**19,679 SF**
Medical Center	25,000 SF	**18,446 SF**
Retail/Business Incubator	10,300 SF	**9,614 SF**

The **19,679-square-foot Community Center** figure reflects the current architectural site plan provided by the project architect. The previously referenced 19,125-square-foot figure was included in the draft amendment; however, CRA staff subsequently confirmed with Real Property that 19,679 square feet is the correct figure reflected on the current architectural site plan. The discrepancy appears to have resulted from the architectural site plan being provided after the original agreement was drafted by Catholic Charities.

The project team has also reduced the number of requested deviations from five to three. The deviations currently identified are:

1. Reduction of the required buffer between commercial outparcels from 15 feet to a shared 10-foot buffer.
2. Reduction of the buffer between multifamily residential and commercial uses from a 15-foot Type B buffer to 10 feet.
3. Increase in the maximum building height within the Main Street Overlay Subdistrict, with a proposed 45-foot zoned height and 52-foot actual height.

The requested deviations were discussed with CRA staff. Staff indicated that, if the County ultimately approves the requested deviations through the applicable review process, CRA staff is comfortable moving forward with the proposed amendment to the Purchase and Sale Agreement.

The applicant received an extension from County staff to resubmit the revised rezoning application. **The application was resubmitted prior to the September 10, 2026, deadline**. County staff is reviewing the application for sufficiency. Because approximately one year has passed since the previous review, a Neighborhood Information Meeting (NIM) will also be required before the project can proceed to a public hearing.

The project team has also coordinated with the Immokalee Water & Sewer District regarding estimated wastewater usage and potential utility easements. Additional utility details will be addressed during the subsequent site development process.

On August 17, 2026, CRA staff provided the Immokalee CRA Advisory Board with an update regarding the Hope Rising project. The meeting was attended by CRA Advisory Board members, community members, CRA staff, representatives of Catholic Charities Diocese of Venice, and the project's consultant, Bowman.

Following the August 17 update, CRA staff continued coordination with County Real Property regarding the proposed amendment. On August 25, 2026, CRA staff submitted the project information and supporting documentation to Jennifer Belpedio, Real Property, for review. Based on Real Property's preliminary review, the proposed changes can be addressed through an amendment to the existing Purchase and Sale Agreement, subject to confirmation by the County Attorney's Office (CAO).

Real Property identified several items for further review, including clarification of the specific provisions and exhibits of the existing agreement that require amendment; reconciliation of the Community Center square footage; confirmation that the amendment is consistent with the recorded deed and surviving obligations from the original transaction; and coordination with CAO regarding the final form of the amendment and applicable approval process.

CRA staff have entered the project information and supporting documentation into the County's Jira work request system so the request can be formally assigned and reviewed. The submitted documentation includes the project history, existing agreement, proposed amended agreement, current project information, and supporting materials to assist with identifying the provisions and exhibits that may require modification.

The current target date for consideration by the Board of County Commissioners **(BCC) is October 13, 2026**. This date has been identified in the Jira request to allow the necessary County reviews and approval process to be coordinated. At this time, CRA staff does not anticipate the October 13 BCC date creating an issue with the PUDZ resubmittal timeline; however, timing and requirements for the amendment will continue to be coordinated with Real Property and CAO. Any proposed amendment to the Purchase and Sale Agreement will remain subject to the appropriate County review, legal review, and approval process.

FISCAL IMPACT:
The proposed revisions are related to the development concept and minimum square footage requirements contained in the Purchase and Sale Agreement. No direct fiscal impact to the CRA is identified as a result of the proposed revisions at this time.

The CRA previously sold approximately 1.96 acres of CRA-owned property located at 107 S. 9th Street to Catholic Charities for $600,000, with Catholic Charities responsible for closing costs. The transaction closed in Summer 2023, and approximately $594,000 was subsequently identified as available in CRA cash carryforwards for future projects.

The proposed amendment does not involve a new sale of CRA property or a request for additional CRA funding. Any amendment to the Purchase and Sale Agreement will be subject to the appropriate County review and approval process.

PROJECT AREA:
Hope Rising (Immokalee Community Campus) is located in the vicinity of S. 9th Street and W. Main Street in Immokalee and includes the following properties:

- 107 S. 9th Street, Immokalee
- 909 W. Main Street, Immokalee
- 917 W. Main Street, Immokalee

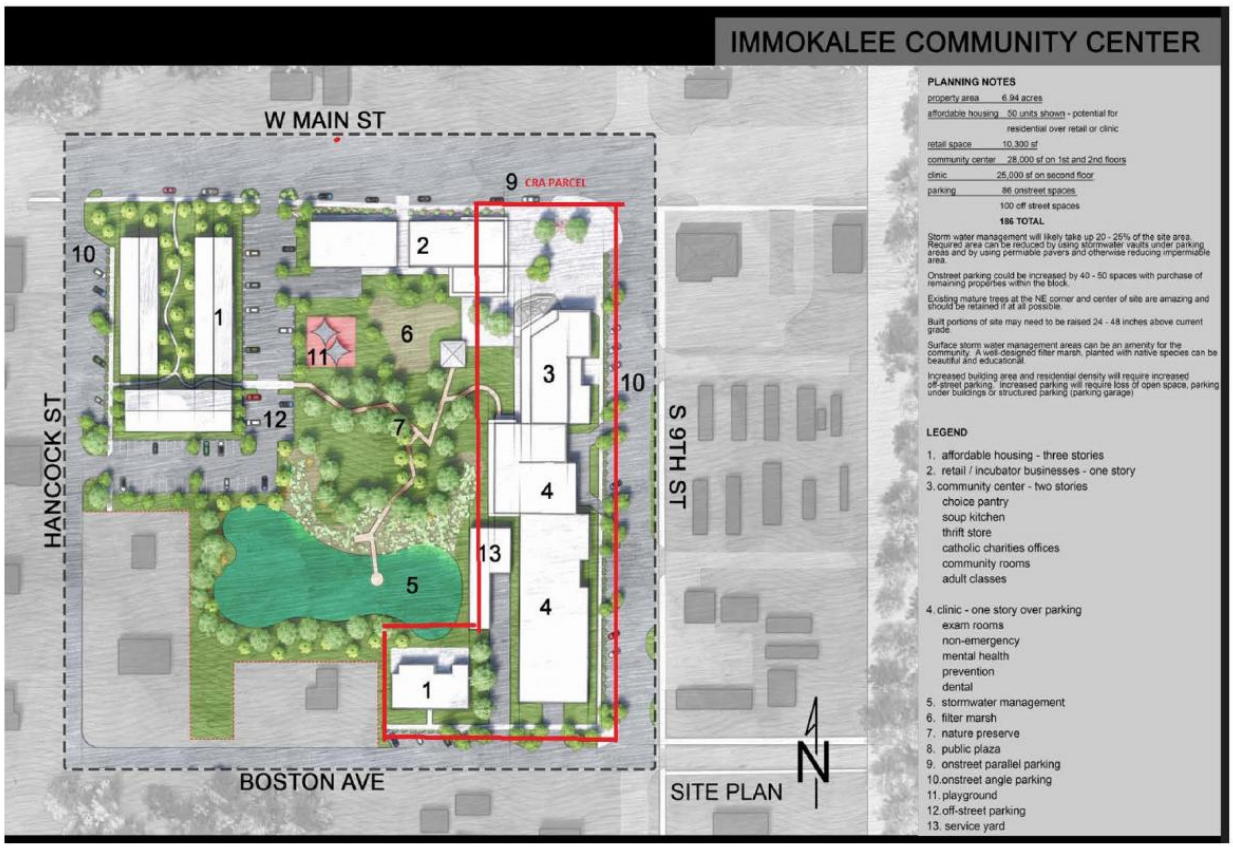
Parcel IDs: 00122960002, 00122920000, 00122840009, 00123000000

The project is identified in the County's CityView portal as **Immokalee Community Campus – PUDZ PL20240000390**.

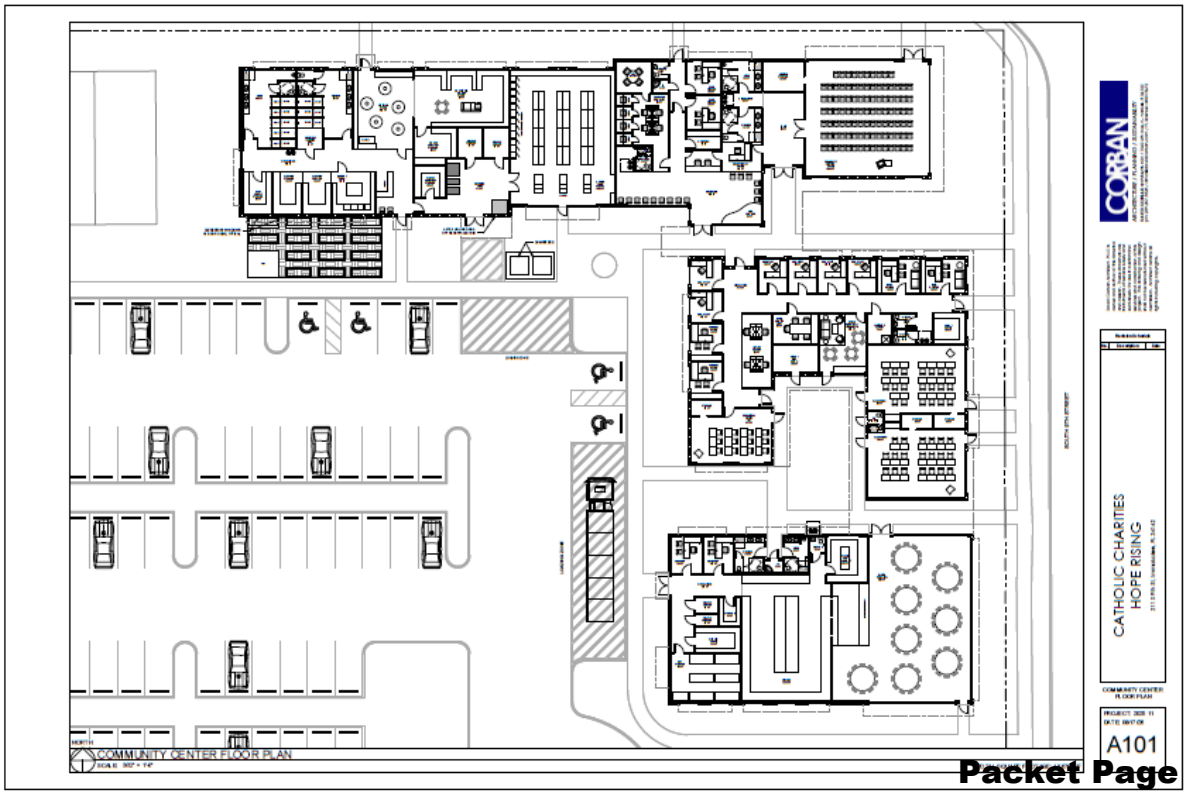
The project area is part of the larger development concept for the Immokalee Community Campus, which is intended to provide a combination of community, medical, commercial, residential, and social service uses

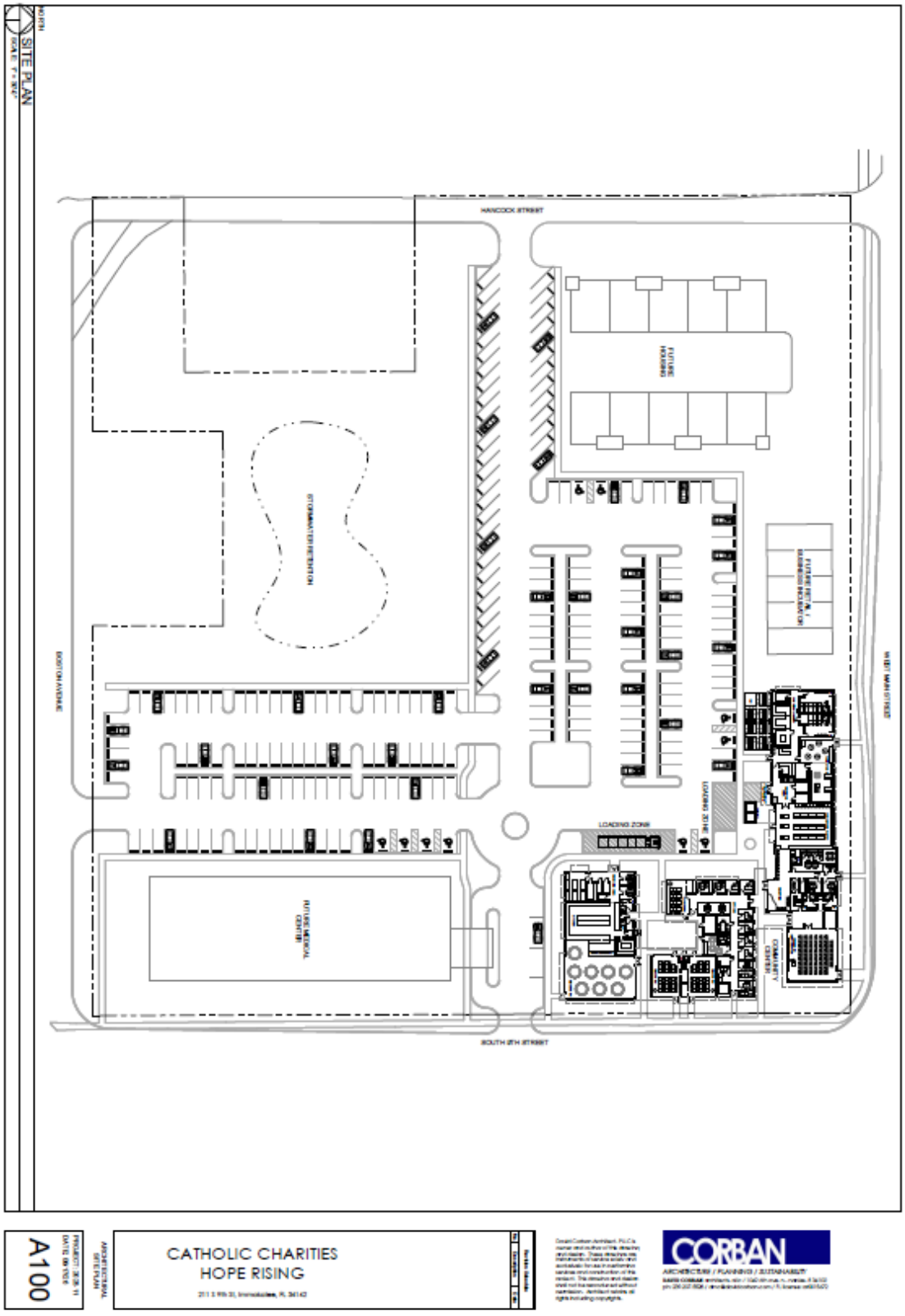
CURRENT APPROVED CONCEPT PLAN

CATHOLIC CHARITIES DIOCESE OF VENICE
IMMOKALEE CONCEPT PLAN (PHASE I OUTLINED IN RED)



PROPOSED CONCEPT PLAN:





ACTION:
No board action is needed at this time.

NEXT STEPS:

1. Catholic Charities will continue moving forward with the PUDZ process and respond to County staff if additional information is required.

2. CRA staff will continue coordinating with Jennifer Belpedio, Manager of the Real Property Management Section, Property Acquisition, Facilities Management**,** regarding the proposed amendment to the original Purchase and Sale Agreement.

3. The project information and supporting documentation have been entered into the County's Jira work request system for formal assignment and review by the appropriate County departments.

4. Real Property and the County Attorney's Office (CAO) will review the proposed amendment, including the applicable provisions and exhibits of the existing Purchase and Sale Agreement, the corrected Community Center square footage, the recorded deed and surviving obligations, and the appropriate form and approval process for the amendment.

5. Following resubmittal, the revised PUDZ application will be reviewed by County staff for sufficiency. Because approximately one year has passed since the previous review, the applicant will also be required to conduct a Neighborhood Information Meeting (NIM) before proceeding to a public hearing.

6. CRA staff will continue coordinating with Catholic Charities, Real Property, and CAO regarding the proposed amendment, with a current target of October 13, 2026, for consideration by the Board of County Commissioners (BCC)**,** subject to completion of the required review and approval process.

7. CRA staff will continue monitoring the project and provide updates to the Immokalee Community Redevelopment Advisory Board as additional information becomes available.

IMMOKALEE CRA Collier County Community Redevelopment Agency
Florida's 21st century

Quarter 3
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. 3702 Lake Trafford Rd (RZ) PL20260010934*

Location: 3702 Lake Trafford Rd
Current Zoning: Ag and CU
Owner: Beraca Baptist Church, Inc.
Status: Pre-application meeting scheduled for 9/29/2026.

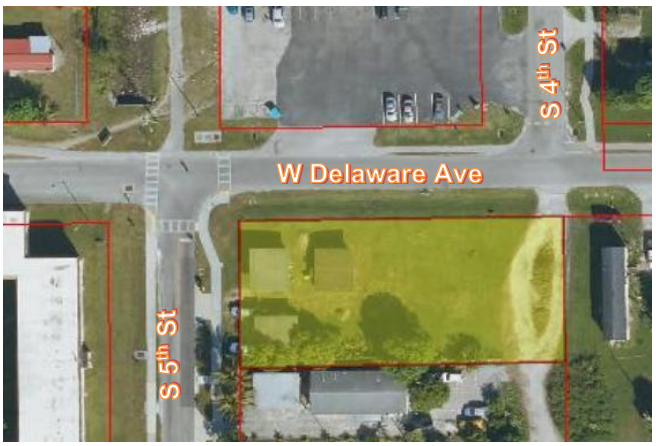
Parcel ID 00071840008 – 3702 Lake Trafford Road, Immokalee, FL 34142 & Parcel ID 00072800005 – Adjacent Parcel. Applicant seeks to confirm current zoning, Future Land Use designation, and allowable residential density for the combined properties, with a particular focus on the feasibility of developing a multifamily affordable housing community. Site was previously approved for a 75-seat church (SDP-PL20190001429).



2. AURELIEN (LS): PL20260010841*

Location: 402 W Delaware Ave
Current Zoning: VR & ST/W-3 Wellfield Protection and Airport Overlays
Owner: Pierre Aurelien
Status: First applicant submittal on 8/25/2026.

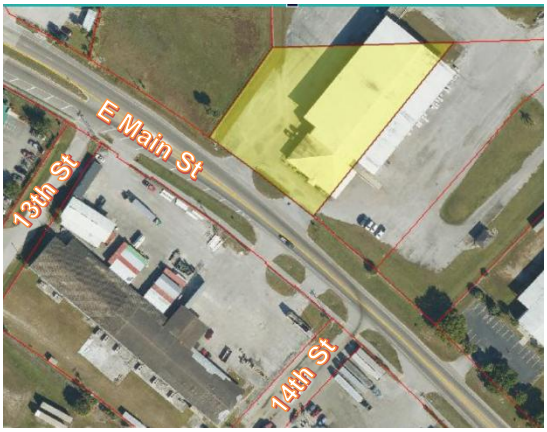
Request to split parcel (00125360007) into 3 parcels.



3. 800 E Main (ZLTR): PL20260009750*

Location: 800 E Main St
Current Zoning: Industrial & Airport Overlay
Owner: 800 IMMOKALEE PROP OWNER LLC
Status: First applicant submittal on 7/29/2026.

Request to confirm the zoning district of the property.



4. Project HELP – Mobile Forensic Unit (ZLTR): PL20260009244*

Location: 419 N 1st St
Current Zoning: RSF-3, CU & ST/W-4 Wellfield Protection and Airport Overlays
Owner: COLLIER CNTY C/O REAL PROPERTY MANAGEMENT
Status: Initial applicant submittal on 7/20/2026. **Applicant withdrew on 7/21/2026.**

On May 26, 2026, the BCC approved Resolution 2026-102 authorizing Project Help, Inc. to use space at the County's Florida Dept of Health property for the placement of a mobile service unit to provide counseling, forensic and advocacy services to victims of various crimes. This mobile unit will be parked in the rear parking lot and provide services on an as-needed or appointment basis and will be in place for less than one year.



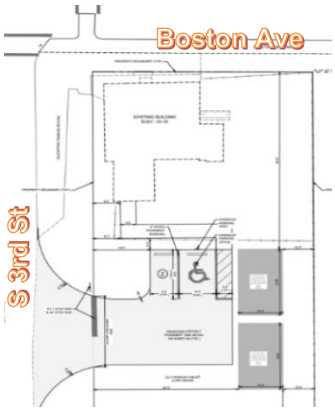
5. 1070 Alachua St (ZLTR): PL20260006364

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

Request for a zoning verification letter.



6. 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. Second applicant submittal on 7/7/2026. Staff issued second comment letter on 8/7/2026 with Planning, Landscape, Utilities, Zoning and County Attorney comments.

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

3rd Avenue Food Truck Park (SDP): PL20260005327*

Status: Pre-app meeting held on 5/19/2026. First applicant submittal on 8/13/2026.

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

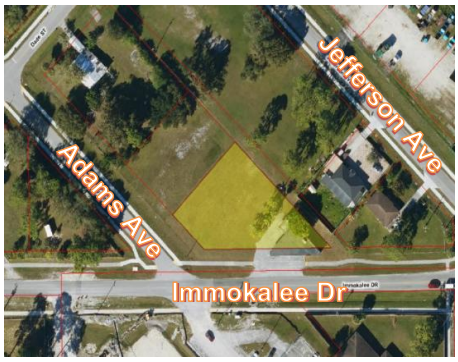
7. 120 Hancock St (ZLTR): PL20260000647



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.

8. 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.

9. 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. Second applicant submittal on 8/11/2026.

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.

10. 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.

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



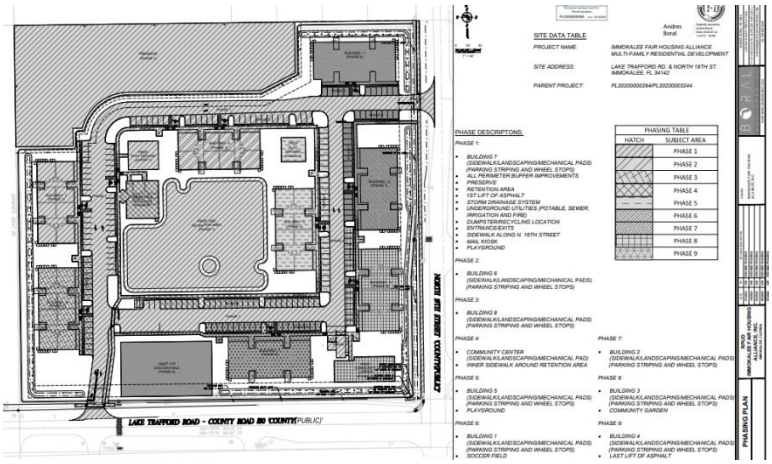
Location: Parcel ID #00057480000 (south side of Lake Trafford Rd)
Current Zoning: A-MHO
Owner: Iglesia Herederos De Dios Inc
Status: Pre app meeting held on 11/19/2025.

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.

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

Location: 2070 Corazon De La Comunidad Cir
Current Zoning: Immokalee Fair Housing Alliance Inc. RPUD (Ord. 2020-23) with Airport Overlay
Owner: Immokalee Fair Housing Alliance Inc.
Status: First applicant submittal on 12/15/2025. Additional documents submitted on 1/8/2026. First staff review letter issued on 2/6/2026. Second applicant submittal on 7/10/2026. Staff issued second comment letter on 8/6/2026 with ADA, Environmental, Utilities, Transportation, Zoning, County Attorney, PUD and Housing Services comments. Collier County Historic/Archeological Preservation Board (HAPB) met on 8/21/2026 and approved the Cultural Assessment Report, with no conditions.

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 (CPP): PL20260009365*

Status: First applicant submittal on 7/22/2026. Staff issued approval of Construction Phasing Plans on 8/14/2026.

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.

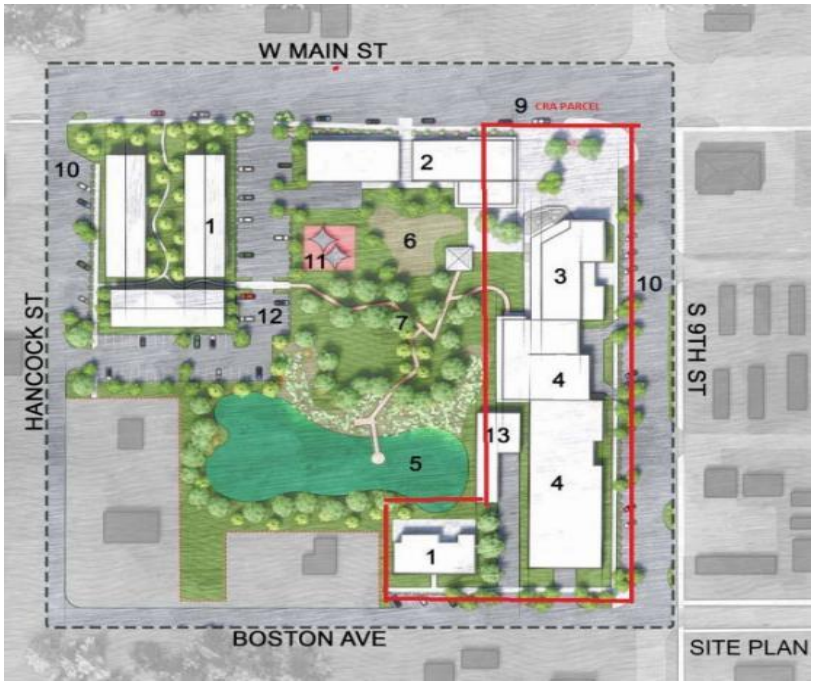


Site Acceptance for completion of second phase of developing low income multi-family residential development for migrant workers on Lake Trafford Road. Three buildings are complete. Final project will include 8 buildings (128 units) and community educational / laundry building and associated drainage, 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 For more information, please visit http://www.ifha.info/.

13. Immokalee Community Campus (PUDZ) (Catholic Charities): PL20240000390

Location: 909 and 917 W. Main Street, and 107 S. 9th Street
Current Zoning: C-4-MSOSD & RMF-6 with ST/W-3 &W-4 Wellfield Protection and Airport Overlays
Owner: Catholic Charities Diocese of Venice Inc.
Status: First applicant submittal on 5/20/2024. Staff issued first comment letter on 6/27/2024. NIM held on 11/18/2024. Second applicant submittal on 12/4/2024. Staff issued second comment letter on 1/10/2025. Consultant Bowman presented at CRA Board meeting on 3/19/2025. Third applicant submittal on 4/28/2025. Staff issued third comment letter on 6/3/2025. Applicant filed 6 month extension on 3/10/2026 to redesign the site to account for the increased on-site parking after removing the request for on-street parking.

Rezone from C-4 – MSOSD Overlay and RMF-6 to a Mixed Use Planned Development (MPUD) to allow 100 multifamily dwelling units (±14 dwelling units per acre); and up to 91,300 square feet of gross floor area of limited C-4 Commercial Intermediate District uses. As part of the 91,300 square feet of commercial uses, the MPUD shall include a community center a minimum of 28,000 square feet in size; a medical clinic and associated medical uses a minimum of 25,000 square feet; and retail/commercial uses a minimum of 10,300 square feet. At the March 19th meeting, the CRA board unanimously voted to support the project, contingent on compliance with all applicable County regulations. This project directly supports a key objective of the Immokalee Community Redevelopment Area Plan—providing decent, safe housing and vital community services. The proposed development will strengthen Immokalee's housing stock while introducing essential services and economic opportunities that enhance quality of life.

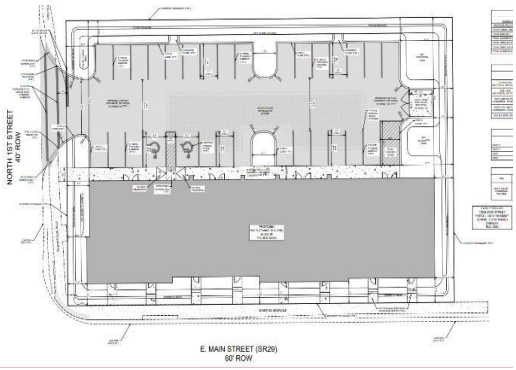


Development Review Petitions

14. A&H Invest Multi-Tenant Commercial Building (SDPI): PL20260010785*

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: First applicant submittal on 8/24/2026, with additional documents submitted on 9/1/2026.

Insubstantial change to revise the Main Street Pedestrian Connection, add one parking space, and add a defined area of pervious pavers per approved landscape plans.



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

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.

15. 2062 Commerce Ave, Southern Corp Packers (SDPA): PL20260007607*

Location: 2062 Commerce Ave.
Current Zoning: Industrial and Airport Overlay
Owner: GTA Properties LLC
Status: Pre app meeting held on 7/2/2026.

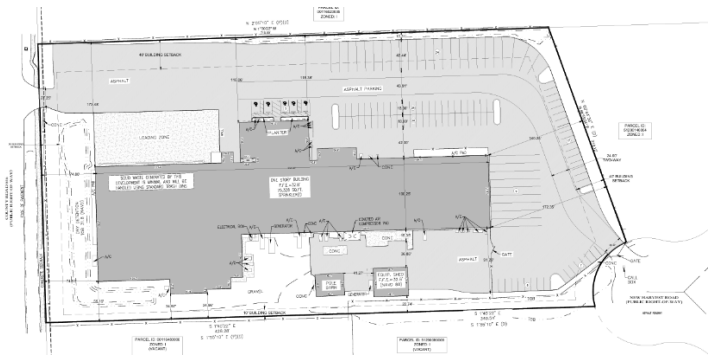
Site Development Plant Amendment for an office addition.



16. South Florida Produce (SIP): PL20260006625*

Location: 925 New Harvest Rd.
Current Zoning: Industrial and Airport Overlay
Owner: Oakes Farms, Inc.
Status: First applicant submittal on 5/19/2026. Staff issued first comment letter on 6/22/2026 with Stormwater, Transportation, Zoning and Landscape comments.

Initial Site Improvement Plan application #PL20260006299 was cancelled. This submittal is to resolve Code Enforcement Complaint CESD20250014272 related to unpermitted building additions, equipment, and sitework.



17. Immokalee Airport Hangar (SDPA): PL20260006583

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

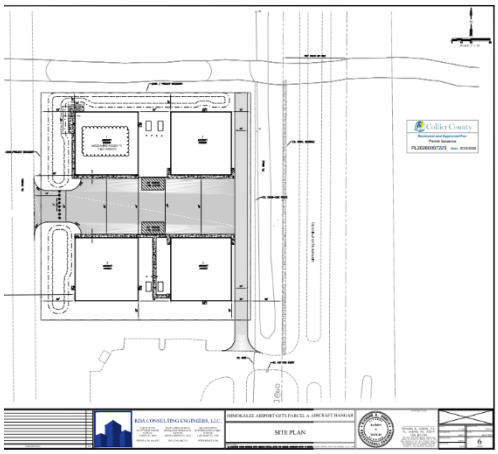
Request for a Site Development Plan Amendment for new airport hangar buildings.



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

Status: Initial applicant submittal on 5/27/2026. Staff issued first comment letter on 6/12/2026 with Addressing and Zoning comments. Second applicant submittal on 6/12/2026. SDPI approval issued on 6/23/2026.

Insubstantial change for the addition of a 360 square-foot mezzanine to an existing hangar.



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

Status: SDPA approved on 4/29/2024. Under construction. Final Site Acceptance documentation filed by applicant on 11/21/2025. Final Site Acceptance issued on 12/12/2025.

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

18. Culvers Immokalee (SDP): PL20260006017

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

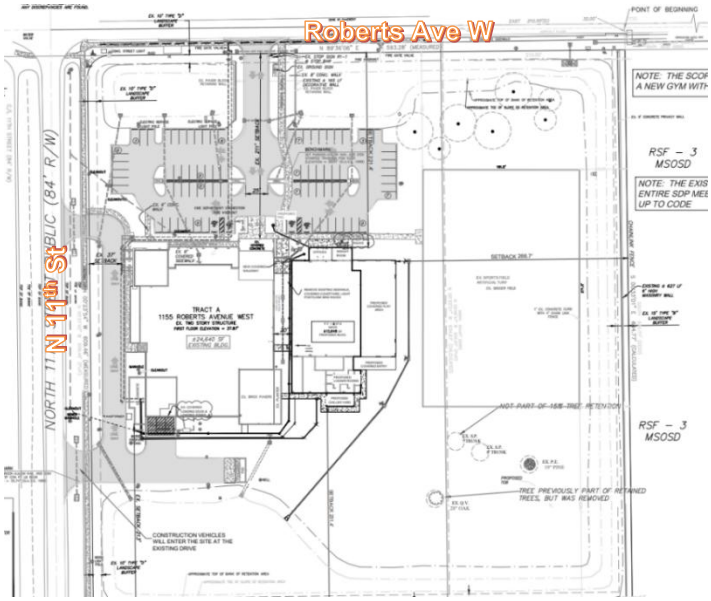
Proposed Culver's Restaurant and associated infrastructure.



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

Location: 1155 Roberts Ave. W
Current Zoning: R. Roberts Estates MPUD (Ord. 14-01) with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Boys & Girls Club of Collier County Florida, Inc.
Status: Initial applicant submittal on 4/22/2026. Staff issued an incomplete submittal letter on 5/6/2026 citing missing email from planner, Opinion of Probable Cost, Site Plan, Cover Letter and Application.

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



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

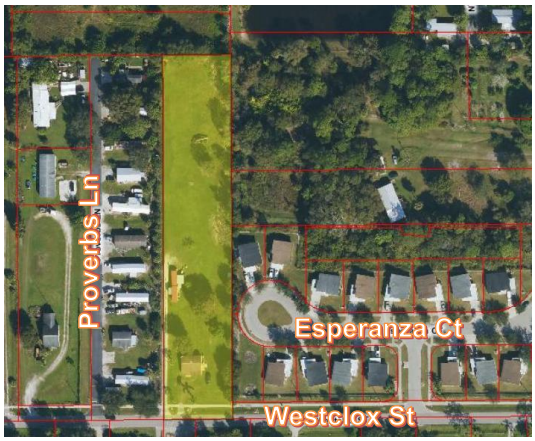
Status: Pre app meeting held on 5/27/2025. First applicant submittal on 6/20/2025. SDP Approval letter issued on 10/9/2025.

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

20. DeLaRosa Site Improvement Plan (SIP): PL20260005512

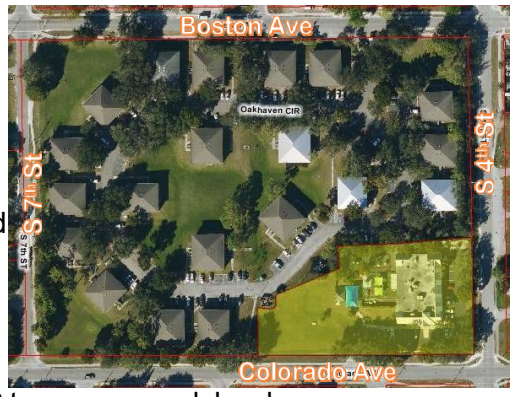
Location: 3200 Westclox St.
Current Zoning: Village Residential (VR) with ST/W-3 & 4 Wellfield Protection Overlay
Owner: Milton Ortiz
Status: Initial applicant submittal on 4/21/2026. Staff issued an incomplete submittal letter on 4/24/2026 citing missing Application Form, Site Plan, and Email from Planner. Applicant submitted additional documents on 5/8/2026. Staff issued first comment letter on 6/3/2026 with Addressing, and Zoning comments.

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



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

Location: 415 Colorado Ave.
Current Zoning: VR – CU "2" with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Immokalee Child Care Center Inc
Status: Pre-app meeting held on 1/6/2026. First applicant submittal on 2/5/2026. Staff issued first comment letter on 3/12/2026. Second applicant submittal on 4/26/2026. Staff issued second comment letter on 5/22/2026. Third applicant submittal 6/23/2026. Staff issued third comment letter on 7/20/2026 with Transportation, Zoning, and Landscape comments. Fourth applicant submittal on 8/13/2026.



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. Second applicant submittal on 4/24/2026. Staff issued second comment letter on 5/15/2026. Third applicant submittal on 6/11/2026. Staff issued third comment letter on 6/24/2026 with Landscape and General comments. Fourth applicant submittal on 7/22/2026. Staff issued Parking Exemption on 8/7/2026.

A parking exemption is requested to allow staff parking on a separate parcel located at 410 Colorado Avenue, directly across the street from the existing daycare facility and under the same ownership.

Pathways Early Learning Center, Immokalee (SDPI): PL20250009765

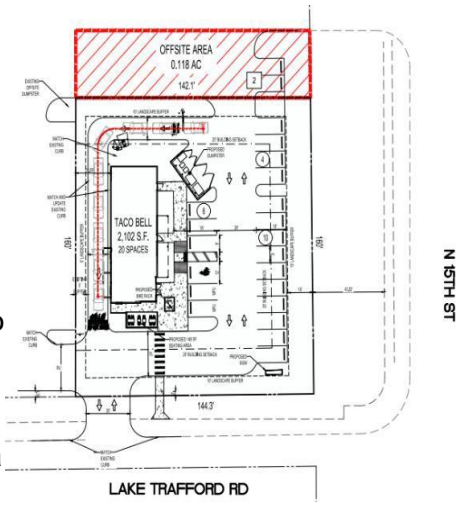
Status: First applicant submittal on 8/29/2025. Staff issued first comment letter on 9/22/2025. Second applicant submittal on 9/22/2025. SDPI Approval letter issued on 10/3/2025.

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.

22. 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-application 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.



23. 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 to construct a two-story multifamily residential building. The 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.



24. 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-application meeting held on 10/8/2025. First applicant submittal on 7/24/2026 with additional documents submitted on 8/27/2026.

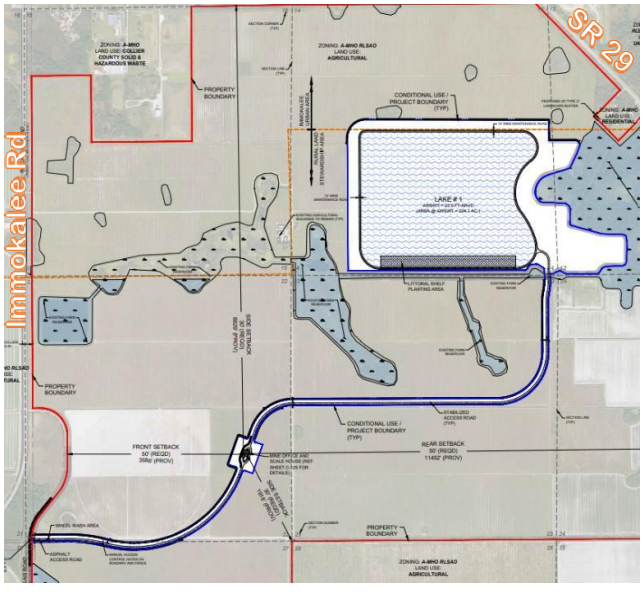
Collier County Solid Waste Department is applying to develop a new 15,000 sq. ft. public recycling drop-off facility, scale house, and control center at the Immokalee Transfer Station.



25. 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:

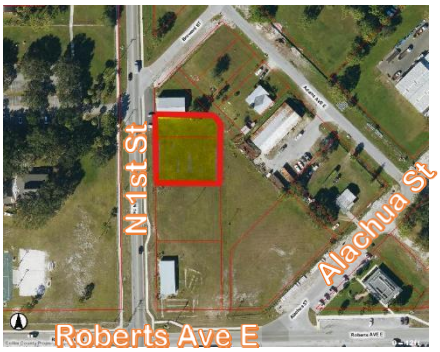
- Eliminate landscape buffers except where the site borders residential properties.
- Allow no paving beyond the tire wash area.
- Waive the requirement for foundation plantings around the scale house/office.
- Remove the requirement for a 7-foot-tall fence or equivalent landscaping around outdoor storage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

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

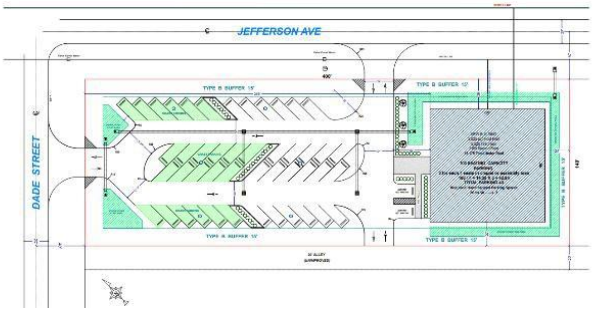


Location: N 1st St and Broward St.(63866000003 & 63865960005)
Current Zoning: C-5-FMOSD with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Results Care LLC
Status: Pre-application meeting held on 7/10/2025.

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.

27. 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-application 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-application meeting held on 9/3/2025.
First applicant submittal on 5/28/2026, with additional documents submitted on 6/22/2026 and 6/25/2026. Staff issued first comment letter on 8/6/2026 with GIS, Environmental, Utilities, Transportation, Zoning, and County Attorney comments. Neighborhood Information Meeting scheduled for Sept. 29, 2026.

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

28. Immokalee Government Center (SDPA): PL20250007757*

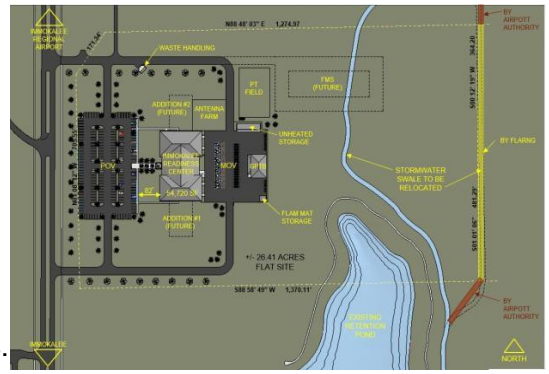
Location: 112 S 1st Street
Current Zoning: C-4-MSOSD with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Collier County
Status: Pre-app meeting held on 7/29/2025. First applicant submittal on 2/1/2026. Additional documents submitted on 3/5/2026. Staff issued first comment letter on 4/7/2026. Second applicant submittal on 5/29/2026. Staff issued second comment letter on 7/10/2026 with Transportation and Landscape comments. Third applicant submittal on 9/2/2026.



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

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

Location: 165 Airpark Blvd.
Current Zoning: Airport Operations PUD (AOPUD) with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Collier County
Status: First applicant submittal on 12/17/2025. Staff issued an incomplete submittal letter on 12/22/2025 noting missing affidavit of authorization and cover letter/narrative statement.



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

National Guard Readiness Center – Immokalee (EX): PL20250012906

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

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

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



Status: Pre app meeting held on 2/15/2023. First applicant submittals on 10/4/2023 & 12/19/2023. First applicant submittal on 4/18/2025 and 5/16/2025, additional documents and plans submitted on 6/6/2025.Staff issued first comment letter on 7/30/2025. Second applicant submittal on 9/23/2025. Staff issued second comment letter on 10/10/2025 with comments requesting a recent survey and transportation. Third applicant submittal on 11/4/2025. Staff issued third comment on 12/5/2025 with fire, zoning and landscape comments. Fourth applicant submittal on 12/9/2025. SDP Letter approval issued on 1/23/2026.

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

Final Actions/Letters Issued

30. 217 N 1st St (ZLTR): PL20260009940*

Location: 217 N 1st St.
Current Zoning: VR-MSOSD & ST/W4 Wellfield Protection and Airport Overlays
Owner: REDLANDS CHRISTIAN MIGRANT ASSOCIATION, INC
Status: First applicant submittal on 8/11/2026. Zoning Verification Letter issued on 9/3/2026.



Mision Peniel, Inc. requests to verify if the following uses are allowed: weekly food pantry distribution; preparation of home-delivered meals for homebound individuals, and reception, sorting, and storage of donations.

Staff's letter states the proposed uses align with the Standard Industrial Classification (SIC) Manual category 8322: Individual and Family Services. This is not permissible by right, or by Conditional Use in the Village Residential – Main Street Overlay Subdistrict.

31. 428 Jones ST (ZLTR): PL20260007590*

Location: 428 Jones St.
Current Zoning: RMF-6 & ST/W4 Wellfield Protection and Airport Overlays
Owner: Bobby Calvert
Status: First applicant submittal on 6/9/2026. Zoning Verification Letter issued on 7/9/2026.



Leatha James requests a zoning verification letter to determine if the property can be used as short term transitional housing.

Staff verified the property is zoned RMF-6 and a family care facility is a permitted use on the property.

LDC 5.05.04 states "A family care facility shall be treated as a single-dwelling unit for the purpose of determining applicable development standards and, therefore, shall conform to the standards identified for a single-dwelling unit or mobile home in the zoning district assigned to the property, as well as other applicable standards found in this Code. However, new family care facilities shall not be located within a radius of *1,000 feet* of another existing family care facility." A buffer analysis has been completed and shows there are no family care facilities within 1,000 feet of the subject property.

Per LDC section 1.08.02, the definition of a Family care facility is "A residential facility designed to be occupied by not more than 6 persons under care, plus staff as required by rule 59A-36.010, F.A.C, and constituting a single dwelling unit (i.e., adult congregate living facility for: aged persons; developmentally disable persons; physically disable or handicapped persons; mentally ill persons; and persons recovering from alcohol and/or drug abuse). Foster care facilities are also included, but not the uses listed under group care facility (category II). This use shall be applicable to single-family dwelling units and mobile homes."

32. 189922-1 -1011 N 15th ST (ZLTR): PL20260008146*



Location: 1011 N 15th St. (Dollar General)
Current Zoning: C-4-SR29COSD & ST/W4 Wellfield Protection and Airport Overlays
Owner: 1011 Immokalee LLC
Status: First applicant submittal on 6/25/2026. Zoning Verification Letter issued on 7/22/2026.

Request to verify zoning, variances and special use permits. Staff verified the site is zoned C-4 and State Road 29 Commercial Overlay Subdistrict (SR29COSD). The Dollar General store is a permitted use. The property received an Administrative Parking Reduction (APR) - Petition #PL20100002147.

33. 1013 W Main ST 6B (Unit) (ZLTR): PL20260008363*

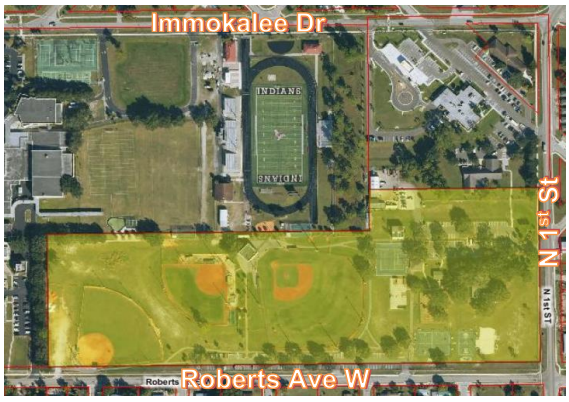


Location: 1013 W Main St. Unit 6B
Current Zoning: C-4-SR29MSOSD & ST/W4 Wellfield Protection and Airport Overlays
Owner: A & H Invest of Immokalee
Status: First applicant submittal on 6/26/2026. Zoning Verification Letter issued on 8/4/2026.

Vanessa De La Rosa of Artisan Alley requests to verify if a café with beer and wine service is permitted.

Staff verified the site is zoned C-4 and Main Street Overlay Subdistrict, and eating and drinking establishments classified under SIC codes 5812 and 5813 are permitted uses. Code Section 5.05.01 restricts the retail sale of alcoholic beverages for on-premises consumption within 500 feet of existing businesses whose primary function is to sell alcohol. Separation of 500 feet is also required from facilities including established elementary, middle, and high schools, childcare centers, public libraries, churches, public parks, and public playgrounds.

34. Immokalee Community Park (LS): PL20260005441*



Location:321 N 1st St.
Current Zoning: Public with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Collier County
Status: Initial applicant submittal on 4/20/2026. Staff issued first comment letter on 5/19/2026. Additional documents submitted on 5/21/2026 and 5/26/2026 and now under staff review. Staff issued second comment letter on 6/16/2026 with Engineering comments. Third applicant submittal on 7/2/2026. Lot Split Approval Issued on 7/22/2026.

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

35. 140 Tradeport Pkwy (ZLTR): PL20260006376*



Location: 140 Tradeport Pkwy. (in Tradeport Technology Park)
Current Zoning: Industrial with Airport Overlay
Owner: Kids Real Property LLC
Status: Initial applicant submittal on 5/7/2026. Zoning Verification letter issued on 6/11/2026.

Genaro Huapilla requests verification that a ballroom/ entertainment event center is allowed, and what is the allowable capacity.

Staff verified SIC 7911: Dance Studios, Schools, and Halls are permitted in the Industrial zoning district. Establishments primarily engaged in renting facilities used as dance halls or ballrooms are classified in Real Estate, Industry 6512, Leasing of Non-residential Buildings, which is not permitted, and could be pursued through a Comparable Use Determination request.

36. 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. Zoning Verification letter issued on 6/23/2026.

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.

Staff verified a nursery business is not a permitted or conditional use in the RMF-6 zoning district.

37. 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 submittals on 2/4/2026 & 3/13/2026. Hearing Examiner hearing on 5/14/2026. HEX Decision 2026-39 approving the use with conditions issued on 6/8/2026.
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. Staff issued second comment on 5/15/2026 with Zoning and General Comments. Applicant submitted response on 6/8/2026. Administrative Parking Reduction approval issued on 6/18/2026.

Staff approved the request to reduce the required parking from 29 to 22 parking spaces, a reduction of 7 parking spaces for both Firehouse Doggie Daycare and G&G Truck Repair Service based on the operational characteristics of these businesses.

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.

38. 1097 W Main St (ZLTR): PL20260006779

Location: 1097 W Main St
Current Zoning: C-4-MSOSD with ST/W-3 & 4 Wellfield Protection and Airport Overlays
Owner: SO Immokalee LLC
Status: Initial applicant submittal on 5/15/2026. Staff issued the Zoning Verification Letter on 6/4/2026.

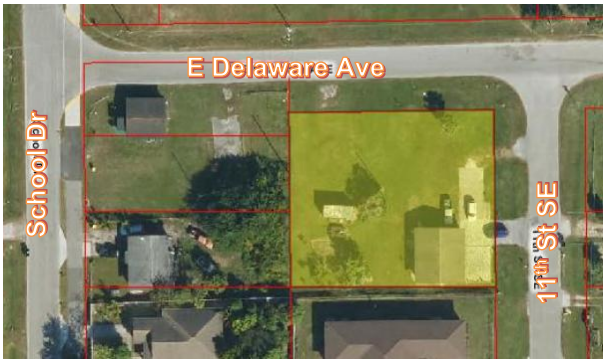


Applicant requests verification if golf cart sales are allowed before purchasing the property.

Staff concluded golf cart sales is not permitted at this location by right nor through a conditional use permit application.

39. 405 11th St SE (LS): PL20260004920

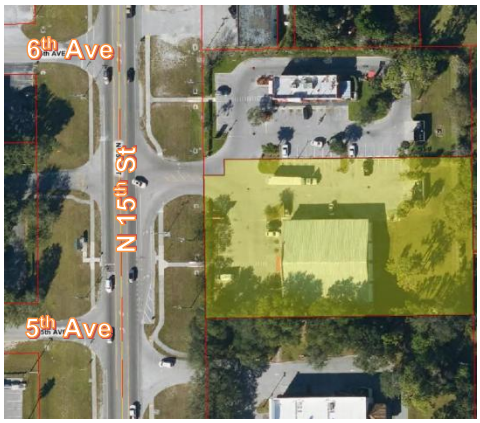
Location: 405 11th St SE
Current Zoning: MH with ST/W-3 Wellfield Protection and Airport Overlays
Owner: William Trevino IIII
Status: Initial applicant submittal on 4/7/2026. Staff issued incomplete letter on 4/13/2026 noting missing survey. Survey submitted on 4/16/2026. Lot Split Approval letter issued on 4/29/2026.



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

40. 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.



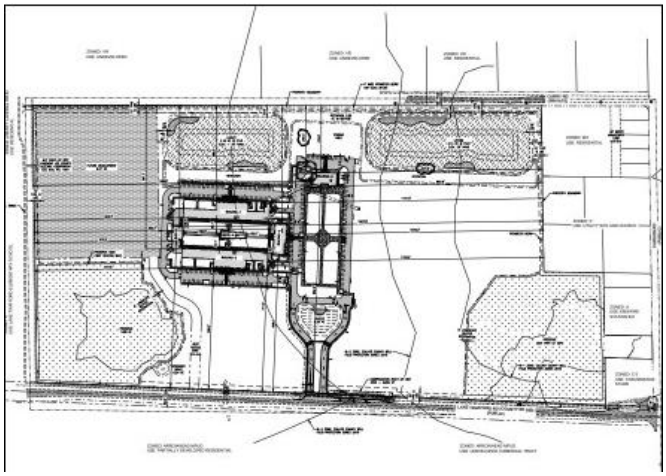
Application for Commercial Building Renovation to rebuild the existing Family Dollar store after fire damage. The renovation is to match the existing structure, and includes Structural, Architectural, Mechanical, Electrical and Plumbing work.

41. 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.

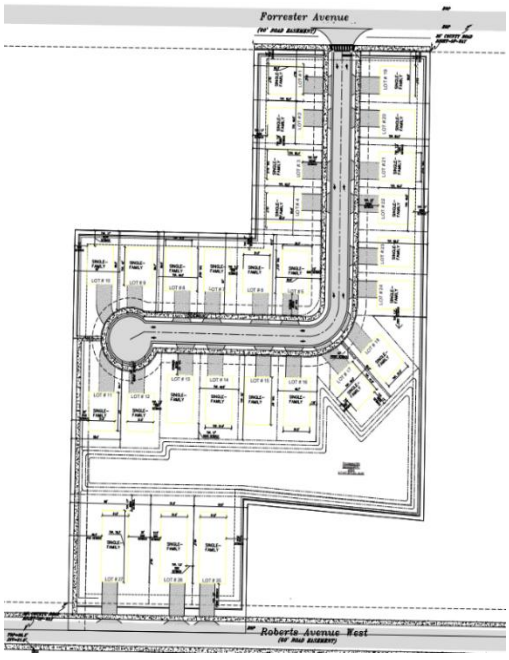
Redlands Christian Migrant Association (RCMA) Childcare Development Center and Community Hub (SDP): PL20210001073

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.

42. 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.

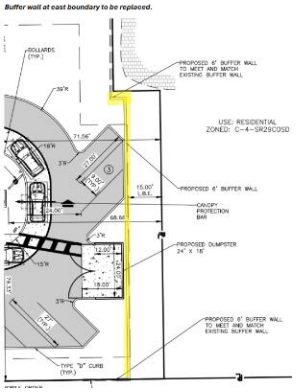
Rezone from RSF-3 to RPUD to allow increase from 13 units allowed per RSF-3 zoning (density of 3 units per acre) to 27 units allowed per the Medium Residential Subdistrict (density of 6 units per acre).



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.

43. 830 N 15th St (AVA): PL20260003055

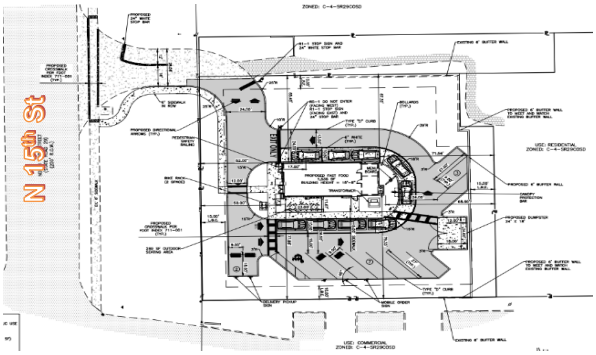
Location: 830 N 15th St (SR 29)
Current Zoning: C-4-SR29COSD ST/W-4 Wellfield Protection and Airport Overlays
Owner: CNL Immokalee 15th Street LLC
Status: Initial applicant submittal on 3/4/2026. Administrative Fence waiver issued on 3/31/2026.



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

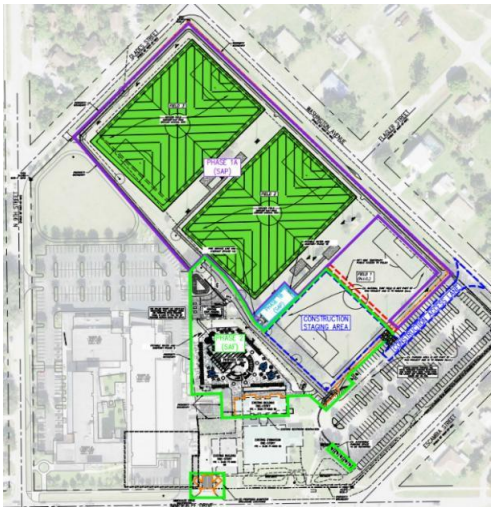
Status: Initial submittal on 7/31/2024. Second submittal on 10/31/2024. Third applicant submittal on 1/21/2025. Staff issued comment letter on 2/27/2025. Fourth applicant submittal on 3/18/2024.
SDP approval letter issued on 4/4/2025. Pre-construction documents submitted on 7/23/2025. Construction started 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.

44. 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.

45. 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.

46. 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 progress and funding.

47. 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.



48. ALDI - #0751 Renovation: PRCS20251046104

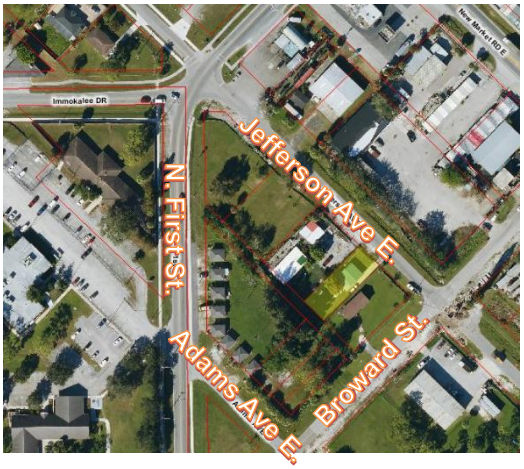
Location: 1602 Lake Trafford Rd
Current Zoning: C-3 & C-4 SR29COSD with ST/W-4 Wellfield Protection and Airport Overlays
Owner: Royal Consolidated Props, Inc.
Status: Initial applicant submittal on 10/31/2025 . Permit issued on 2/23/2026.

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





49. 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.

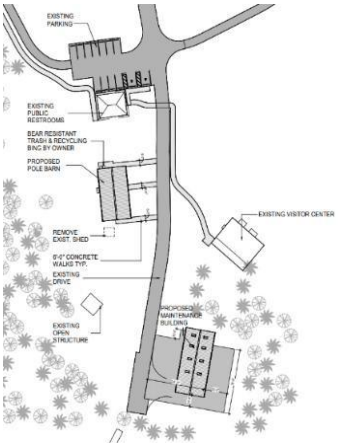
50. Lilly Bass Church of God - 626 Maple Dr (AVA): PL20250012152



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.

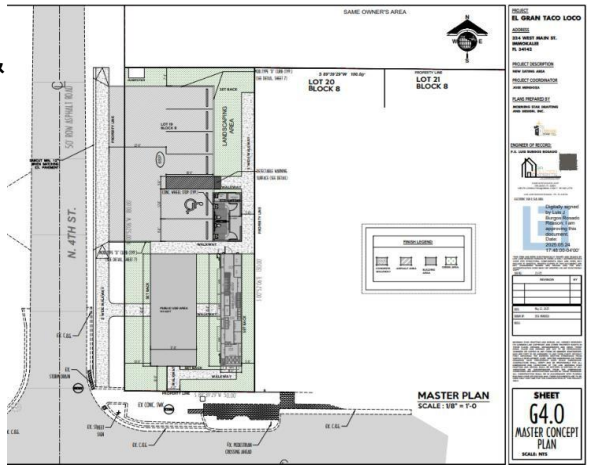
51. Pepper Ranch Preserve (SDPA): PL20250003776



Location: 6315 Pepper Ranch Rd.
Current Zoning: A-MHO
Owner: Coller County Facility Management
Status: Pre app meeting held on 4/29/2025.First applicant submittal on 6/13/2025. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. 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.

59. 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.

60. 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/



61. 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.

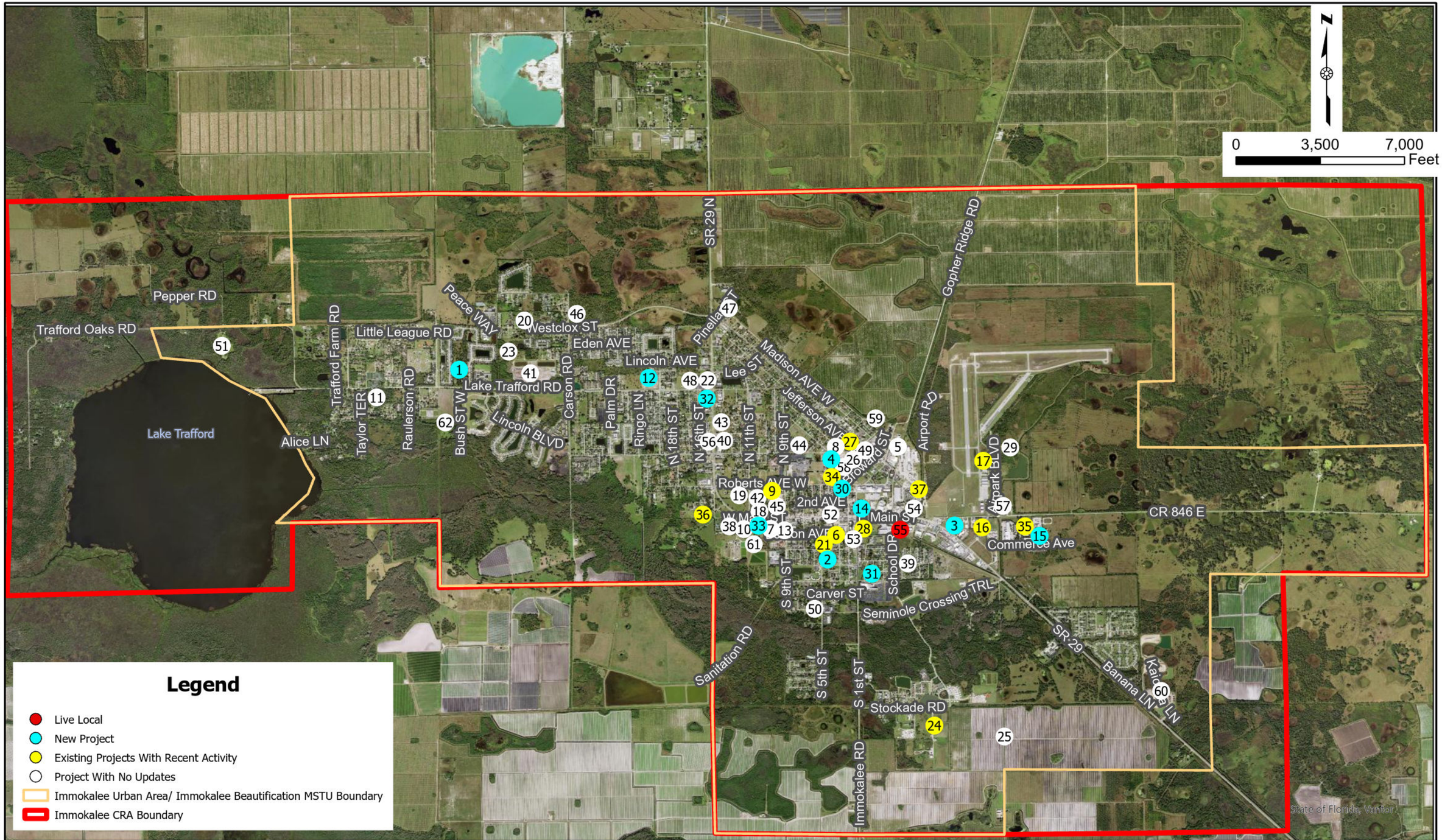
62. Williams Farm RPUD (PUDZ): PL20210001434



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.



IMMOKALEE CRA Collier County Community Redevelopment Agency

Immokalee CRA
Collier County, Florida

JOHNSON ENGINEERING — An Apex Company

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

September 2026
Development Report

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
September 2026	25007811	-	As Shown	31 of 31

Z:\JE\Naples\proj-naa\25000\25007811 - ICRA Planning Support Svcs\ICRA Private Development Report\ARC GIS Map\ICRA Dev Report Map Q3.aprx Date: 9/4/2026 Time: 2:36 PM User: Kaitlyn.Zindle

Housing Development - Development Report Summary

Name	Map #	Brief Description
Lake Trafford Apartment	#1	Potential Multifamily Affordable Housing. Conceptual Plans include a Four-Story Multifamily Residential Building. A total of +/- 80 Units.
Immokalee Fair Housing Alliance (IFHA)	#12	8 Buildings (128 Units), community center, multi-use fields, and playgrounds.
Catholic Charities: Immokalee Community Campus	#13	100 Multifamily dwelling units (+/- 14 dwellings units per acre) Identified on map as area 1.
Mendoza Housing	#23	Two-Story Multi-family Residential Building. A total of +/- 40 Units.
Redlands Chrisitan Migrant Association (RCMA)	#41	3206 Lake Trafford Rd. Land Opportunity - 8 Acres designated for housing.
Sainvilus Subdivision	#42	A residential development of 27 single family attached (two-family) homes.
Pulte Foundation - Monarca	#46	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	#55	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	#59	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	#60	Phase One: 280 Affordable Homes at the southeast corner of Immokalee, on State Road 29. Home Ownership.
Casa San Juan Diego Multi-Family	#61	Partnership with National Development of America & the Diocese of Venice - 80 Affordable Rental Units on 9.6 Acres. The project consists of two buildings, a club house, a multi-family play field, and multi-use court
Williams Farm (now known as Williams Preserve)	#62	Collier County purchased the 2,247-acres with plans to use the land for parks and affordable housing. Approved for 336 Single-Family homes.

Collier County
Affordable Housing Advisory Committee
(AHAC)

AGENDA

Growth Management Community Development Department
Conference Rooms 609/610
2800 N. Horseshoe Dr., Naples, FL 34104

July 21, 2026, 9:00 AM

AHAC MEMBERS

Steve Hruby, Chair
Jennifer Faron, Vice Chair
Mary Waller, Member
Hannah Roberts, Member
Andrew Terhune, Member
Arol Buntzman, Member
Commissioner William McDaniel, BCC Liaison
Gary Hains, Member, DSAC Representative
Todd Lyon, Member
Paul Shea, Member, Planning Commission Member
Catherine Myers, Member
Bob Mulhere, Non-Voting Member

NOTE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. ALL REGISTERED SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN. DURING COMMITTEE DISCUSSION, COMMITTEE MEMBERS MAY ASK DIRECT QUESTIONS TO INDIVIDUALS. PLEASE WAIT TO BE RECOGNIZED BY THE CHAIRMAN AND STATE YOUR NAME AND AFFILIATION FOR THE RECORD BEFORE COMMENTING.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT. ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONER'S OFFICE.

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

2. **ROLL CALL OF COMMITTEE MEMBERS AND STAFF**

   a. Excused Absences: Paul Shea, Robert Mulhere
   b. Approval of remote participation

3. **APPROVAL OF AGENDA AND MINUTES**

   a. Approval of today's agenda
   b. Approval of May 19, 2026, meeting minutes

4. **INFORMATIONAL ITEMS AND PRESENTATIONS**

   a. National Development – update on Casa San Juan Diego (Alex Mahalas)
   b. Live Local Act Legislative Updates (S. Harrington)
   c. Rural Neighborhoods – Move- In & Leasing Progress (Steve Kirk)
   d. July 2026 Apartment Survey
   e. Summary of Historical use of Housing Trust Fund (if received by print deadline)

5. **PUBLIC COMMENT**

   a. Persons wishing to speak must register prior to speaking. All registered speakers will receive up to three (3) minutes unless the time is adjusted by the Chairman.

6. **DISCUSSION ITEMS**
   a. 2026 LGAO (S. Harrington)
   b. AHAC Expiring Terms (S. Harrington)
   c. SHIP Incentives Strategies Report (S. Harrington)
   d. Affordable Housing Units Expiring within the Next 5-Years

7. **STAFF AND COMMITTEE GENERAL COMMUNICATIONS**

   a. GIS Map updates to HP&ED webpage https://www.collier.gov/County-Development/Housing-Policy-and-Economic-Development
   b. Board updates

8. **NEW BUSINESS**

9. **ADJOURN**

10. **NEXT AHAC MEETING DATE AND LOCATION: September 15, 2026, at 9:00 AM Conference Room 609/610 - Growth Management Community Development Department**

ITEM 3.B

MEETING MINUTES OF THE COLLIER COUNTY AFFORDABLE HOUSING ADVISORY COMMITTEE

Naples, Florida

May 19, 2026

LET IT BE REMEMBERED, the Collier County Affordable Housing Advisory Committee, in and for the County of Collier, having conducted business herein, met on this date at 9 a.m. in REGULAR SESSION at the Collier County Growth Management Department building, Conference Room #609/610, 2800 North Horseshoe Drive, Naples, Florida, 34104 with the following members present:

Chairman: Stephen Hruby
Vice chairman: Jennifer Faron (Remote)
Mary Waller
Gary Hains, DSAC Representative
Hannah Roberts
Andrew Terhune (Excused Absence)
Arol Buntzman
Todd Lyon
Paul Shea, Planning Commission Member
Catherine Myers
William McDaniel, BCC (Excused Absence)
Bob Mulhere, Non-Voting Member (Excused Absence)

County Staff Members Present:
Cormac Giblin, Director, Housing Policy & Economic Development Division
Sarah Harrington, Manager, Housing Policy & Economic Development Division
Priscilla Doria, Ops Support Specialist II, Housing Policy & Economic Development Division
Kristi Sonntag, Director, Community & Human Services Division
Lisa Carr, Supervisor-Grants, Community & Human Services Division
Maggie Lopez, Assistant Division Director, Corporate Financial & Mgmt. Services Division
Mike Bosi, Director, Planning & Zoning Division
Jaime Cook, Director, Development Review Division
Heidi Ashton, Managing Assistant County Attorney, Office of the County Attorney

Any persons in need of a verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**
   Meeting called to order at 9 a.m.

2. **ROLL CALL OF COMMITTEE MEMBERS AND STAFF**

   [Roll called and a quorum established]

3. **APPROVAL OF AGENDA AND MINUTES**
   - **A. Approval of today's agenda**
     - Chairman Hruby made a motion to approve the agenda.
     - Committee approved agenda with no changes. Motion passed unanimously.

   - **B. Approval of March 17, 2026, meeting minutes**
     Chairman Hruby made a motion to approve the March 17, 2026, meeting minutes. Minutes approved as presented and motion passed unanimously.

4. **INFORMATIONAL ITEMS AND PRESENTATIONS**

   - **A. Changes to the 2025-2028 Local Housing Assistance Plan, Presented by Lisa Carr, Supervisor-Grants, Community & Human Services Division**
     - LHAP revisions include.
       - Residency Requirements: applicants must be lawfully present in the United States; consent required from all household members; verification conducted through the SAVE program (save.uscis.gov)
       - Rental Strategy Allocation: maximum 25% of SHIP funds may be used towards rental development and tenant-based assistance. For-profit developers, funds will be awarded as loan; Non-profit developers, funds will be awarded as a forgivable loan or a grant.
       - Rental Program Funding Changes
       - New Strategies:
         - LGVC Grant
         - LGAO
         - Rental Assistance
         - Security & Utility Deposits
         - Rapid Re-Housing
         - Mobile Home Strategies:
           - Lot Rental Assistance,
           - Displacement Assistance

[Ms. Carr took questions and comments from the committee]

Chairman Hruby made a motion to accept the proposed changes to the 2025-2028 LHAP and for staff to move forward for final Board approval. Motion passed unanimously.

B. 2026 LGAO Timeline

- June 1st – LGAO application released by CHS
- July 6th – Applicants due to CHS from Developers
- July 13th – GMCD staff review & score applications
- July 21st – LGAO applications provided to AHAC for review
- September 15th – AHAC issues recommendation to County Manager

C. 2026 Income Limits & Rent Limits

Newly released 2026 income limits and rent limits from Florida Housing Finance Corporation and HUD were provided and discussed. The 2026 median income for Collier County is $121,000. Discussion highlighted the median household income includes passive income, skewing affordability metrics.

D. The Renaissance Apartments update, presented by Steve Kirk, President, Rural Neighborhoods

- Phase I- The Renaissance (10815 Renaissance circle, Naples, FL 34116)
  - 252 units, 1-2-3-bedroom apartments, serving <50% AMI, <80% AMI, 81%-120% AMI
  - May 2026- Initial Occupancy
  - August 2026- Construction completion
  - Total Development cost – approx. 92 million
  - www.renaissanceapartment.com
- Phase II- Renaissance Hall Senior Living
  - Original strategy was to build 100-120 apartment units, two buildings – one at 5-6 stories and the second at 4 stories.
  - SDP pre-application meeting scheduled for 5/20
  - Request to the BCC to extend their milestone for development and split into phases to increase the total # of units.
  - First strategy is to make the project permit ready

- Second strategy is to reduce the size of the project that fits the funding of the State, which would drop it below 100 units, below the number originally proposed to the County.
- Mr. Kirk intends to submit through the LGAO process when applications open.

5. PUBLIC COMMENT

- **Speaker #1: Michael Puchalla, CEO/Executive Director, The Housing Alliance, Inc./ HELP**
  Provided updates to the committee on the following topics:
  - Built-to-Rent-to-Own (B2R2O) pilot program Gateway Housing development which will go before the Board at the June 23rd meeting. The project consists of 36-unit affordable housing units.
  - Housing Expo, Saturday, June 27th at NABOR 8:30-11:30AM, open to the public.
  - Housing Affordability Compass Portal: progress on developing this software tool and currently working with an IT developer to pattern after national sites. This will be a resource tool for residents to locate income restricted rental units. Currently, over 6,000 units in Collier County have some level of affordability restriction that will be imported into this portal and will include additional information about income and household data. Mr. Puchalla offered to bring an update back to the committee on the progress of the portal at the next AHAC meeting.

  [Mr. Puchalla took questions and comments from the committee]

- **Speaker #2: Steve Kirk, President, Rural Neighborhoods** spoke on item 4.a. Expressed support of the proposed changes to the LHAP; however, raised concerns regarding the SAVE verification and residency requirements as they relate to historically SHIP-funded projects awarded 10, 15, 20 years ago, with corresponding affordability periods. Stated that applying these changes to SHIP agreements executed in prior years could potentially displace households who may have mixed status, including people with authorized work permits under the new residency verification rules. Ms. Sonntag clarified that the changes would not be applied retroactively and apply to LHAP funding years 2025-2028.

- **Speaker #3: Scarlett Perez, McDowell Partners,** highlighted structural issues with Collier County's impact fee deferral program, noting its misalignment with affordable housing financing compliance periods and capital stack requirements. The current ten-year deferral and upfront cash collateral requirements hinder developers' financial feasibility, prompting calls for ordinance revision to extend deferral terms to fifteen years and better support affordable housing projects. Scarlett Perez requested that the County consider modifications to the impact fee deferral program, including extending the deferral period to 15-30 years to better align affordable housing tax credit projects.

- **Speaker #4: Steve Kirk, President, Rural Neighborhoods,** spoke on item 6.a. Mr. Kirk highlighted the significant monitoring costs for affordable housing projects, noting the County's monitoring fees are lower but necessary to cover increased workload.

6. DISCUSSION ITEMS

A. Local Housing Trust Fund (LHTF) Resolution 2026-Presented by Lisa Carr and Maggie Lopez

- Repeals and replaces Resolution 2018-82
- Updates framework, enhances funding, administration, and oversight.
- Revenue and funding changes
  - Establish new revenue sources; Application fees for developer monitoring and application fees added; HOME monitoring fee; Formal fee structure with caps per development; Expands beyond donations and repayments
- Clarifies rehabilitation, rental and homeownership activities
- Program & Policy Enhancements
  - Expanded eligible uses of funds; Includes marketing, outreach, and website maintenance; Supports local government contributions; Clarifies rehabilitation, rental, and homeownership activities; Maintains < 140% AMI targeting and 10% set-aside
- Administration & Oversight Updates.
  - Administrative cap increased from 10% to 25%; Expanded eligible administrative activities; Enhanced monitoring and reporting requirements; Introduces AHAC designee review option; Maintains BCC approval authority

B. Allowance of multi-family zoning

An overview of current legislative trends addressing missing middle housing, including zoning preemption, ADU allowances, and increased density near transit was presented and discussed. Recent bills had mixed success with anticipated stronger legislative efforts in 2026 to facilitate missing middle housing development. Several bills in the current session remain pending with a small number being approved related to missing middle housing.

C. Live Local Act

- Changes in 2026 to the Live Local Act - HB 1389; The bill amends the Live Local Act (Act) to:
  - Authorize multifamily and mixed-use residential as allowable uses on property owned by a county, municipality, school district, or a religious institution, provided certain criteria are satisfied.
  - Prohibit local governments from restricting the height of a proposed development using setbacks.
  - Specify that farms and farm operations are not considered "commercial uses" or "industrial uses" for purposes of the Act, which applies retroactively to January 1, 2024.
  - Allow multifamily and mixed-use developments to consist of an assemblage of certain parcels, which expires July 1, 2030.
  - Exempt certain areas from the requirements of the Act.
  - Make certain changes to the ad valorem tax exemption created by the Act.
  - If not vetoed, the changes will become effective July 1st.

D. 2026 SHIP Incentives Strategies Report

- July 21st – AHAC review first draft report
- August 31st – Public Notice deadline
- September 15th – AHAC final review and approval of report
- November 10th – BCC meeting for approval of report
- December 31st – Report due to the State (FHFC and FHC)

7. STAFF AND COMMITTEE GENERAL COMMUNICATIONS

A. Board updates

Recent Board approvals

- Wave at Rose: a Live Local Project in Immokalee; 230 affordable rental units
- Corkscrew Grove Village SRA: 362 affordable units, rental or owner-occupied

Upcoming Board items

- **June 9th BCC meeting**
  - Amendment to Town of Big Cypress adding acreage and increase to residential units with increase of affordable housing units from 882 to 1109
  - Amendment to Town of Ave Maria SRA, add acreage and expanding residential units, with an increase of affordable units by 511
- **June 23rd BCC meeting**
  - Gateway Housing development, 36 affordable town homes, rent to own

8. NEW BUSINESS

No new business

9. ADJOURN

Meeting adjourned at 10:56 a.m.

10. NEXT MEETING DATE AND LOCATION:

July 21, 2026, at 9:00 A.M in Conference Room 609/610- Growth Management Community Development Department

DRAFT

ITEM 4.A

Casa San Juan Diego

- Project Overview
- Construction Update
- Boston Avenue Improvements
- Project Timeline



Project Overview

982 Boston Ave, Immokalee, FL 34142

80 Units; 40 - 3 BR/2 BA, 40 - 2 BR/2 BA

Timeline: Closed in Q3 2025 with a Target Delivery of Q4 2026 / Q1 2027

Total Project Costs: ~$30 million





Construction Update

- **Site Work**
  - Onsite curbing and sidewalks poured
  - Laying sod and preparing for light pole installation along Boston Ave.
  - LCEC transformers installed
- **Bldg. A & B**
  - Metal roof installation in process
  - Installing drywall & cabinets
  - Exterior painting underway
- **Next major milestones for 60-90 days**
  - Complete cabinets and countertops
  - Paving Boston Avenue
  - Complete HVAC installation
  - Install flooring and finishes
  - Appliance installations



*Image as of June 30, 2026

Boston Avenue Improvements

Prior Condition



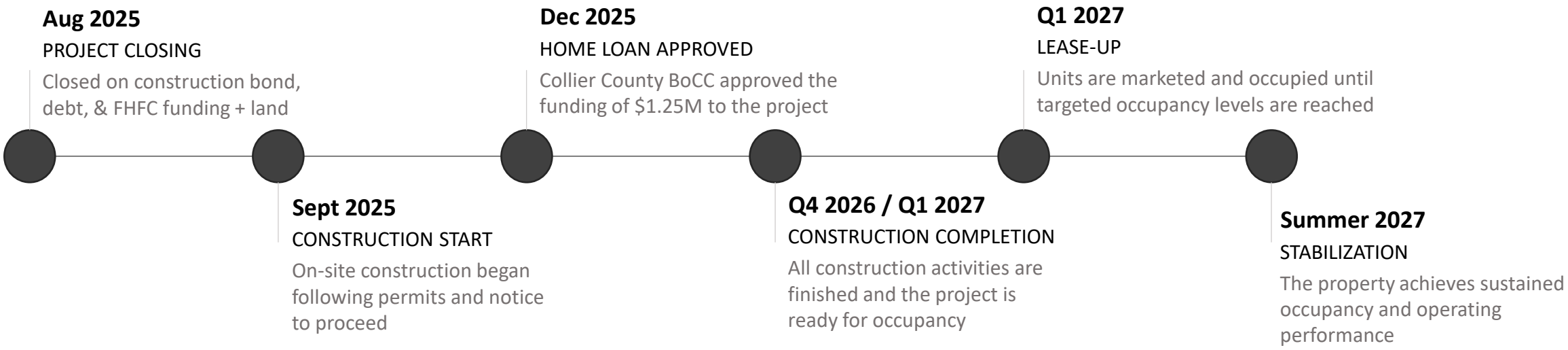
Current Condition



Final Improvements:

- Full roadway paving and infrastructure improvements
- ROW expanded from 30’ to 60’ (dedicated to Collier County)
- Upgraded stormwater drainage system
- Removal/relocation of outdated utility infrastructure
- Sidewalk added to improve pedestrian accessibility

Project Timeline



ITEM 4.D

Collier County Community and Human Services Division
Bi-Annual Rental Apartment Inventory Survey July 2026
Information deemed reliable but should be independently verified

Very Low-Income (VLI): Means a household earning between 30% and 50% of the Area Median Income. Max rent limit: 2 BR $1,361
Low-Income (LI): Means a household earning between 51% and 80% of the Area Median Income. Max rent limit: 2 BR $2,177
Moderate Income (MI): Means a household earning between 81% and 120% of the Area Median Income. Max rent limit: 2 BR $3,267
Market Rate- Unrestricted

Property Name	Property Address	Phone #	1/1 Rental Rate	2/2 Rental Rate	3/2 Rental Rate	Total # of Units in Development	Occupancy Rate	Available Units as of July 2026	Notes/Progresss
Wolfe Apartments	4620 16th Pl SW #303, Naples, FL 34116	(239)-353-8746	$700	$900	N/A	46	100.0%	0	Unavailable/Rates listed are from prior survey.
Bembridge- The Harmony on Santa Barbara (Ekos)	4640 Santa Barbara Blvd, Naples, FL 34104	(239) 686-0050	$1,671	$1,282	$1,636	82	86.6%	11	Unavailable/Rates listed are from prior survey.
Bear Creek **	2367 Bear Creek Dr, Naples, FL 34109	(239) 514-0600	N/A	$1,418	$1,477	108	100.0%	0	Unavailable/Rates listed are from prior survey.
Jasmine Cay	100 Jasmine Circle Naples, FL - 34102	(239) 963-9920	N/A	$1,461	$1,687	73	100.0%	0	Unavailable/Rates listed are from prior survey.
Whistler's Cove*	11400 Whistlers Cove Blvd, Naples, FL 34113	(239) 417-3333	$1,217	$1,462	$1,699	240	96.3%	9	Done Through Website Verification 6/15/2026
College Park	6420 College Park Cir, Naples, FL 34113	(833) 219-9964	N/A	$1,469	$1,703	210	100.0%	0	Unavailable/Rates listed are from prior survey.
Ekos Cadenza	8360 Cadenza Rd, Naples, FL 34113	(239) 396-3426	$1,244	$1,499	N/A	160	100.0%	0	6/18/2026
Brittany Bay	14815 Triangle Bay Dr, Naples, FL 34119	(239) 354-2002	$1,259	$1,510	$1,747	392	100.0%	0	Done Through Website Verification 6/15/2026
Brittany Bay II	14925 Lighthouse Rd, Naples FL 34119	(239) 354-2002	$1,259	$1,510	$1,747	392	100.0%	0	Done Through Website Verification 6/15/2026
Ekos Cadenza II (Allegro)	8455 Rattlesnake Hammock Rd, Naples, FL 34113	(239) 326-2248	$1,260	$1,516	N/A	160	100.0%	0	6/18/2026
Whistler's Green	4700 Whistlers Green Cir, Naples, FL 34116	(239) 352-2999	$1,291	$1,539	$1,772	168	98.8%	2	6/16/2026
Stillwater Cove (Gordon River Aprtments)*	1400 5th Ave N, Naples, FL 34102	(239) 263-7700	N/A	$1,550	$1,700	94	94.7%	5	7/1/2026
Ospreys Landing	100 Ospreys Landing, Naples, FL 34104	(239) 261-5454	$1,298	$1,556	$1,801	176	100.0%	0	6/16/2026
Tuscan Isle - Saddlebrook Village	8650 Weir Dr, Naples, FL 34104	(239) 304-3668	$1,302	$1,562	$1,807	298	100.0%	0	6/17/2026
Villas of Capri	7725 Tara Cir, Naples, FL 34104	(239) 455-4600	$1,289	$1,564	$1,808	230	97.8%	5	6/17/2026
Summer Lakes I - Donovan Center PUD*	5600 Jonquil Ln, Naples, FL 34109	(833) 290-3367	$1,308	$1,573	$1,822	140	92.9%	10	Done Through Website Verification 6/15/2026
Summer Lakes II - Bosley PUD*	5520 Jonquil Ln, Naples, FL 34109	(833) 290-3367	$1,308	$1,573	$1,822	276	96.4%	10	Done Through Website Verification 6/15/2026
Jade at Olde Naples	402 11th St N, Naples, FL 34102	(239)213-5888	$1,599	N/A	N/A	104	91.3%	9	Done Through Website Verification 6/23/2026
The Point	2155 Great Blue Dr, Naples, FL 34112	(239) 417-5500	$1,550	$1,650	$2,074	248	96.4%	9	Done Through Website Verification 6/15/2026
Noah's Landing- Golden Gate Commerce Park PUD	10555 Noah's Cir, Naples, FL 34116	(239) 775-7115	$1,301	$1,653	$1,804	264	100.0%	0	6/18/2026
Waverley Place *	5300 Hemingway Ln, Naples, FL 34116	(239) 353-4300	$1,448	$1,674	$2,499	300	91%	26	Done Through Website Verification 6/25/2026
Belvedere Apartments (Belvedere At Quail Run) *	260 Quail Forest Blvd, Naples, FL 34105	(239) 434-0033	$1,659	$1,689	N/A	162	93.8%	10	Done Through Website Verification 6/15/2026
Meadow Brook Preserve	1130 Turtle Creek Blvd, Naples, fL 34110	(239) 579-9420	$1,595	$1,695	$2,200	268	100.0%	0	Done 6/15/2026
Mer Soleil *	4250 Jefferson Ln, Naples, FL 34116	(239) 354-1155	$1,295	$1,695	$2,095	320	96.9%	10	6/18/2026
Wild Pines of Naples*	2580 Wild Pines Ln, Naples, FL 34112	(239) 241-6421	$1,425	N/A	N/A	200	100.0%	0	6/16/2026
Briar Landings	1385 Wildwood Lakes Blvd, Naples, FL 34104	(239) 455-2400	$1,450	$1,750	N/A	240	89.6%	25	Done 6/15/2026
Naples 701*	3531 Plantation Way, Naples, FL 34112	(239) 775-8000	$1,495	N/A	N/A	188	95.2%	9	6/29/2026
Renaissance Hall (Golden Gate Golf Course)	4100 Golden Gate Pkwy	(239) 422-7558	$1,499	N/A	N/A	252	14.7%	215	7/6/2026
Bermuda Island*	3320 Bermuda isle Cir., Naples, FL 34109	(888) 415-1140	$1,569	$1,775	$2,245	360	100.0%		Done 6/15/2026
Aqua Bay*	4300 Atoll Ct, Naples, FL 34116	(239) 748-2880	$1,550	$1,800	N/A	120	89.2%	13	Done 6/15/2026
10x Living (Alvista at Laguna Bay)	2602 Fountainview Cir, Naples, FL 34109	(239) 254-7889	$1,627	$1,803	N/A	456	91.2%	40	Unavailable/Rates listed are from prior survey.
Atrium Gulfshore (Gulfshore Apartments)	5301 Summerwind Dr, Naples, FL 34109	(239) 597-6605	$1,478	$1,809	N/A	368	96.7%	12	Done Through Website Verification 6/15/2026
Somerset Palms	15985 Arbor View Blvd, Naples, FL 34110	(888) 479-3911	N/A	$1,855	$2,160	169	89.3%	18	6/18/2026
Advenir Aventine	9300 Marino Cir, Naples, FL 34114	(239) 793-4603	$1,714	$1,874	$2,384	350	96.0%	14	Unavailable/Rates listed are from prior survey.
Laurel Ridge (The Terrace @ Naples)	5460 Laurel Ridge Ln, Naples, FL 34116	(239) 776-0196	N/A	N/A	$2,300	78	98.7%	1	6/29/2026
The Coast (Berkshire Lakes) *	3536 Winifred Row Ln, Naples, FL 34116	(239) 455-8174	N/A	N/A	$2,365	146	94.5%	8	Done Through Website Verification 6/25/2026
Malibu Lakes	2115 Malibu Lakes Circle, Naples, FL 34119	(239) 596-0035	$1,674	$1,899	$2,524	356	94.7%	19	6/29/2026
Milano Lakes*	3713 Milano Lakes Cir, Naples, FL 34114	(239) 558-1534	$1,915	$1,919	$2,456	296	94.9%	15	Done 6/15/2026
The Coast Residences*	1600 Wellesley Cir, Naples, FL 34116	(239) 353-1211	$1,702	$1,927	N/A	200	92.5%	15	6/25/2026
Aster at Lely Resort	8120 Acacia St, Naples, FL 34113	(239) 919-8375	$1,761	$1,998	$2,423	308	96.8%	10	7/1/2026
Crest Apartments -Vincentian PUD (The Crest)	11496 Sumter Grove Cir, Naples, FL 34113	(239) 963-1209	$1,775	$2,009	$2,750	200	97.0%	6	6/23/2026
Saxon Manor Isles- (Meadow Lakes) *	105 Manor Blvd, Naples, FL 34104	(239) 403-4130	$1,756	$2,026	$2,334	252	94.0%	15	6/18/2026
Oasis Naples	2277 Arbor Walk Cir, Naples, FL 34109	(239) 598-9944	$1,739	$2,074	N/A	216	88.0%	26	Done Through Website Verification 6/25/2026
George Washington Carver Apt	350 10th St N, Naples, FL 34102	(239) 261-4595	$1,664	$2,086	$2,712	70	100.0%	0	7/2/2026
River Reach	1970 River Reach Dr, Naples, FL 34104	(239) 603-6786	$1,700	$2,100	N/A	556	96.4%	20	6/16/2026
Amberlin *	8630 Amberlin Way	(239) 350-1566	$1,850	$2,115	N/A	188	16.5%	157	7/1/2026
Addison Place (Tree Farm)*	8677 Addison Place Circle, Naples, FL 34119	(239) 232-6109	$2,101	$2,150	$2,876	294	90.5%	28	Done Through Website Verification 6/15/2026
Sierra Grande at Naples	6975 Sierra Club Cir, Naples, FL 34113	(239) 529-5631	$1,761	$2,167	$2,188	300	88.0%	36	7/1/2026
The Springs at Hammock Cove *	4360 Petal Dr, Naples, FL 34112	(239) 216-9605	$1,911	$2,253	$2,888	340	88.8%	38	6/29/2026
Amberton*	8067 Dream Catcher Cir, Naples, FL 34119	(239) 316-3584	N/A	$2,298	$2,382	306	97.4%	8	Done 6/15/2026
Everly*	3250 Magnolia Pond Dr, Naples, FL 34116	(239) 360-4819	$1,899	$2,299	$2,899	324	93.2%	22	Done Through Website Verification 6/23/2026
Atlis - Santa Barbara *	4710 Atlis Drive, Naples Fl 34104	(239)-372-9850	$1,990	$2,345	$2,795	242	73.1%	65	Done Through Website Verification 7/1/2026
Inspira Apartments	7425 Inspira Circle, Naples, FL 34113	(239) 298-5680	$2,066	$2,353	$2,833	304	85.2%	45	6/23/2026
Edge 75 (I-75/Alligator Alley)	120 Bedzel Cir, Naples, FL 34104	(239) 276-7770	$1,899	$2,395	$3,020	320	87.8%	39	Done Through Website Verification 6/23/2026
Lago Apartments (Briarwood)*	10200 Sweetgrass Circle. Naples, FL 34104	(239)384-6881	$1,981	$2,417	$2,942	320	87.8%	39	6/29/2026
Legacy Naples Apartments *	7557 Campania Way, Naples, FL 34104	(239) 354-7417	$2,020	$2,430	$2,730	304	88.8%	34	6/23/2026
Marlowe*	6026 Whitaker Rd, Naples	(239) 999-8414	$2,055	$2,455	$2,365	216	84.7%	33	7/1/2026
Mark Lane Apartments *	15500 Mark Lane, Naples FL 34119	(239) 631-9325	$1,195	$2,475	$2,900	286	92.0%	23	6/29/2026
The Falls of Portofino*	7047 Ambrosia Lane, Naples, FL 34119	(833) 277-1086	N/A	N/A	$2,979	173	74.6%	44	6/18/2026
The Pearl (Founders Square)	8820 Walter Way Naples, FL 34120	(239) 364-4083	$2,199	$2,480	$3,150	400	97.5%	10	6/29/2026
Orchid Run	10991 Lost Lake Drive, Naples, FL 34105	(833) 676-4450	$1,895	$2,524	$2,579	282	92.2%	22	6/29/2026
Allura*	16210 Allura Circle, Naples, FL 34110	(239) 788-2641	$2,063	$2,661	$3,536	304	93.4%	20	Done 6/15/2026
Goodlette Arms	950 Goodlette Rd N, Naples, FL 34102	(239) 262-3229	$2,175	N/A	N/A	242	100.0%	0	6/23/2026
Aspire*	5050 Aspire Way, Naples, FL 34110	(833) 268-1166	$2,685	$2,810	$3,565	233	73.0%	63	Done Through Website Verification 6/15/2026
Amerisite- Latigo Apartments (FIORI)	8710 Collier Blvd	(239) 688-4689	$2,300	$2,950	$5,300	303	22.1%	236	Done 7/6/2026
Magnolia Square *	5934 Premier Way, Suite 2100, Naples FL 34109	(239) 932-6899	$2,382	$2,977	$4,116	290	89.7%	30	7/1/2026
Marea *	3550 Putney Court, Naples FL 34112	(239) 944-7080	$2,400	$3,000	$3,400	300	90.0%	30	7/1/2026
Ascent*	1950 Mayfair St, Naples, FL 34104	(239) 488-5546	$2,775	$3,615	$4,683	270	63.0%	100	7/1/2026
Sub-Total Naples		**Median**	**$1,671**	**$1,887**	**$2,382**	**16,833**	**89.8%**	**1,719**	

IMMOKALEE, FLORIDA BELOW									
Farm Worker Village	2225 Chadwick Cir, Immokalee, FL 34142	(239) 842-0327	$620	$670	$725	276	100%	0	7/2/2026
Garden Lake Apartments	1050 Garden Lake Cir, Immokalee, FL 34142	(239) 657-3204	$708	$800	N/A	65	100.0%	0	7/1/2026
Cypress Run	550 Hope Circle, Immokalee, FL 34142	(239) 657-9032	$831	N/A	N/A	39	94.9%	2	7/2/2026
Heritage Villas	1810 Lake Trafford Rd, Immokalee, FL 34142	(239) 657-3204	$795	$850	N/A	41	100.0%	0	7/1/2026
Willowbrook Place	1836 Ash Ln, Immokalee, FL 34142	(239) 657-3204	$789	$889	N/A	41	100.0%	0	7/1/2026
Summer Glenn	1012 Summer Glen Blvd, Immokalee, FL 34142	(239) 657-3204	$817	$928	N/A	45	97.8%	1	7/1/2026
Esperanza Place	2357 Esperanza Way, Immokalee, FL 34142	(239) 657-2009	$900	$990	$1,050	47	100.0%	0	7/1/2026
Sanders Pines	2449 Sanders Pines Cir, Naples, FL 34142	(239) 657-8333	N/A	$998	$1,000	41	92.7%	3	7/1/2026
Main Street Village	104 Ahinga Cir, Naples, FL 34142	(239) 657-6576	N/A	$1,000	$1,070	79	96.2%	3	7/2/2026
Southern Villas	1802 Custer Ave.,Immokalee, FL 34142	(239) 657-3204	$917	$1,033	$1,178	35	100.0%	0	7/1/2026
Timber Ridge	2711 Wilton Ct, Immokalee, FL 34142	(239) 657-8333	N/A	N/A	$1,100	35	94.3%	2	7/1/2026
Hatchers Preserve	3174 Esperanza Ct, Immokalee, FL 34142	3052422142	N/A		$1,250	18	100.0%	0	7/1/2026
Immokalee Senior Housing (Bromelia Place)	612 N 11th St Immokalee, FL - 34142	(239) 351-3332	$1,134	N/A	N/A	30	93.3%	2	7/2/2026
Eden Gardens 1&2	1375 Boxwood Drive, Immokalee, FL 34142	(239) 657-7900	N/A	$1,210	$1,275	92	100.0%	0	7/1/2026
Casa Amigos	2683 Amigo Way, Immokalee, FL 34142	239-657-2009	N/A	$1,223	N/A	24	100.0%	0	7/1/2026
Immokalee Apartments	601 W Delaware Ave, Immokalee, FL 34142	(239) 657-6185	N/A	$1,306	$1,473	100	100.0%	0	7/2/2026
Crestview Park II (Second Phase)(The Ashley Apartm	722 Crestview Dr, Immokalee, FL 34142	(877) 475-1665	N/A	$1,390	$1,590	96	100.0%	0	7/1/2026
Crestview Park (First Phase)(The Ashley Apartments)	715 Crestview Dr, Immokalee, FL 34142	(877) 475-1665	N/A	$1,391	$1,585	208	100.0%	0	7/1/2026
Oak Haven	580 Oakhaven Cir, Immokalee, FL 34142	(239) 658-5920	N/A	$1,569	$1,814	160	89.4%	17	7/1/2026
Immokalee Fair Housing Alliance	2032 Corazon De La Comunidad Cir Immokalee, FL 34142	(941) 237-7140	$1,815	$2,178	$2,516	128	100.0%	0	7/6/2026
Sub-Total Immokalee		**Median**	**$824**	**$1,017**	**$1,250**	**1,600**	**98.1%**	**30**	
Grand Total		**Median**	**$1,599**	**$1,723**	**$2,223**	**18,433**	**90.5%**	**1749**	

The **Affordable Housing Advisory Committee** will generally hold their regular meetings on the third Tuesday of every other month. All meetings will start at 9:00 a.m. and will be held in Conference Room 609/610 located at 2800 North Horseshoe Dr. Naples, FL 34104.

The following are the upcoming meeting dates and locations:

DATES:

Tuesday, **September 15, 2026** (3rd Tuesday) 2800 N. Horseshoe- Growth Management Department - Conference 609/610

Tuesday, **November 17, 2026** (3rd Tuesday) 2800 N. Horseshoe- Growth Management Department - Conference 609/610

AHAC Meeting Agenda Packet Link:

AHAC Agenda Packet - July 21, 2026

AHAC Agenda Packet - September 15, 2026

For more information visit: **https://www.collier.gov/Resident-Resources/Community-and-Human-Services-Division/Housing-Programs/Advisory-Boards**

Casa San Juan Diego

Ministry of Diocese of Venice

982 Boston Ave, Immokalee, FL 34142



2 & 3 Bedroom Apartments

New Construction - Beautiful - Affordable

Income Limits Apply – Maximum Monthly Rent

AMI	2BR	3BR
22%	$400	$464
33%	$699	$810
60%	$1,434	$1,659

Questions or leasing information?

sanjuandiego@ndcasset.com

APPLY ONLINE

Scan QR code to begin your leasing application

FLOWCODE PRIVACY.FLOWCODE.COM

DIOCESE OF VENICE IN FLORIDA

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

NDC ASSET MANAGEMENT

National Development of America, Inc.

Collier County

EQUAL HOUSING OPPORTUNITY

Casa San Juan Diego

Ministerio de la Diócesis de Venice

982 Boston Ave, Immokalee, FL 34142



Apartamentos de 2 y 3 dormitorios
Construcción nueva - Hermosa - Asequible

Se aplican límites de ingresos – Alquiler mensual máximo

IMP	2 Cuartos	3 Cuartos
22%	$400	$464
33%	$699	$810
60%	$1,434	$1,659

Preguntas o información de arrendamiento?

sanjuandiego@ndcasset.com

SOLICITE EN LÍNEA

Escanee el código QR para iniciar su solicitud de arrendamiento

FLOWCODE
PRIVACY.FLOWCODE.COM

National Development of America, Inc.

Collier County

EQUAL HOUSING OPPORTUNITY

A&M PROPERTY MAINTENANCE, LLC

Immokalee MSTU- Landscape Mainteannce (#23-8084)

Month of: October 2026 *Week Ending*

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		**10/3/2026**	**10/10/2026**	**10/17/2026**	**10/24/2026**	**10/31/2026**
Item	**Description**					
1	Pre-Service Cleaning	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
2	Mowing & Edging - Multiple Medians	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
4	Weeding - Medians - Hand & Chemical	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
5	General Site Trimming & Pruning - Medians	10/3/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	10/1/2026	10/8/2026	10/15/2026	10/22/2026	10/29/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	10/8/2026	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	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
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).		**10/3/2026**	**10/10/2026**	**10/17/2026**	**10/24/2026**	**10/31/2026**
Item	**Description**					
14	Pre-Service Cleaning	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
15	Mowing & Edging - Multiple Medians	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
17	Weeding - Medians - Hand & Chemical	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
18	General Site Trimming & Pruning -	10/3/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
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	10/7/2026	10/14/2026	10/21/2026	10/28/2026
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.		**10/3/2026**	**10/10/2026**	**10/17/2026**	**10/24/2026**	**10/31/2026**
Item	**Description**					
26	Pre-Service Cleaning	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
27	Mowing & Edging - (No Medians)	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
29	Weeding - Hand & Chemical	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
30	General Site Trimming & Pruning	10/3/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
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	10/7/2026	10/14/2026	10/21/2026	10/28/2026
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		**10/3/2026**	**10/10/2026**	**10/17/2026**	**10/24/2026**	**10/31/2026**
Item	**Description**					
38	Pre-Service Cleaning	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
39	Mowing & Edging - (No Medians)	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
40	Weeding - Hand & Chemical	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
41	General Site Trimming & Pruning	10/3/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	10/7/2026	10/14/2026	10/21/2026	10/28/2026
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 Mainteannce (#23-8084)

Month of: Septemeber 2026 *Week Ending*

WORK AREA 1: State Highway 29 (Main Street) between Hancock Street and 13th Street.		**9/5/2026**	**9/12/2026**	**9/19/2026**	**9/26/2026**	**10/3/2026**
Item	**Description**					
1	Pre-Service Cleaning	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
2	Mowing & Edging - Multiple Medians	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
4	Weeding - Medians - Hand & Chemical	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
5	General Site Trimming & Pruning - Medians	9/5/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	9/3/2026	9/10/2026	9/17/2026	9/24/2026	n/a
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	9/10/2026	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	9/16/2026	n/a	n/a
9	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
10	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
11	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
12	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
13	Irrigation System Inspection & Wet-Check	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
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).		**9/5/2026**	**9/12/2026**	**9/19/2026**	**9/26/2026**	**10/3/2026**
Item	**Description**					
14	Pre-Service Cleaning	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
15	Mowing & Edging - Multiple Medians	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
17	Weeding - Medians - Hand & Chemical	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
18	General Site Trimming & Pruning -	9/5/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
25	Irrigation System Inspection & Wet-Check	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
WORK AREA 3: One (1) proposed Welcome Sign on State Highway 29 at the Farm Worker's Village containing approximately 384 square feet.		**9/5/2026**	**9/12/2026**	**9/19/2026**	**9/26/2026**	**10/3/2026**
Item	**Description**					
26	Pre-Service Cleaning	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
27	Mowing & Edging - (No Medians)	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
29	Weeding - Hand & Chemical	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
30	General Site Trimming & Pruning	9/5/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
36	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	9/16/2026	n/a	n/a
37	Irrigation System Inspection & Wet-Check	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
WORK AREA 4: One historical cemetery on State Highway 29 at 815 West Main St.		**9/5/2026**	**9/12/2026**	**9/19/2026**	**9/26/2026**	**10/3/2026**
Item	**Description**					
38	Pre-Service Cleaning	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
39	Mowing & Edging - (No Medians)	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
40	Weeding - Hand & Chemical	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
41	General Site Trimming & Pruning	9/5/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	9/2/2026	9/9/2026	9/16/2026	9/23/2026	9/30/2026
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		**4/5/2025**	**4/12/2025**	**4/19/2025**	**4/26/2025**	**5/3/2025**
Item	**Description**					
78	Brick Pavers & Stamped Concrete	n/a	n/a	n/a	9/26/2026	n/a
79	Sidewalks	n/a	n/a	n/a	9/26/2026	n/a
80	Sign Faces ***	n/a	n/a	n/a	9/26/2026	n/a

A&M PROPERTY MAINTENANCE, LLC

Immokalee MSTU- Landscape Mainteannce (#23-8084)

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

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	9/2/2026				
15	Mowing & Edging - Multiple Medians	9/2/2026				
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	9/2/2026				
17	Weeding - Medians - Hand & Chemical	9/2/2026				
18	General Site Trimming & Pruning	9/5/2026				
19	Post-Service Cleaning - All Areas	9/2/2026				
20	Groundcover, Shrubs, & Trees: Insecticides, applied to total roadway and areas as needed per Month	n/a				
21	Groundcover, Shrubs, & Trees: Fungicides, applied to total roadway and areas as needed per Month	n/a				
22	Groundcover, Shrubs, & Trees: Herbicides, applied to total roadway and areas as needed per Month	n/a				
23	Turf: Insecticides & Fungicides, applied to total roadway and areas as needed per Month	n/a				
24	Turf: Herbicides, applied to total roadway and areas as needed per Month	n/a				
25	Irrigation System Inspection & Wet-Check	9/2/2026				

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	9/2/2026				
27	Mowing & Edging - (No Medians)	9/2/2026				
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	9/2/2026				
29	Weeding - Hand & Chemical	9/2/2026				
30	General Site Trimming & Pruning (Biweekly)	9/5/2026				
31	Post-Service Cleaning - All Areas	9/2/2026				
32	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
33	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
34	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
35	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
36	Turf: Herbicides, applied to total area as needed per Month	n/a				
37	Irrigation System Inspection & Wet-Check	9/2/2026				

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	9/2/2026				
39	Mowing & Edging - (No Medians)	9/2/2026				
40	Weeding - Hand & Chemical	9/2/2026				
41	General Site Trimming & Pruning	9/5/2026				
42	Post-Service Cleaning - All Areas	9/2/2026				
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a				
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a				
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a				
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a				
47	Turf: Herbicides, applied to total area as needed per Month	n/a				
48	Irrigation System Inspection & Wet-Check	n/a				

M. ADDITIONAL SERVICES FOR WORK AREAS

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

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT	APPROVED ESTIMATES- IN PROGRESS
	ESTIMATES PENDING APPROVAL

A&M PROPERTY MAINTENANCE, LLC

Immokalee MSTU- Landscape Mainteannce (#23-8084)

Month of: August 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	8/5/2026	8/12/2026	8/19/2026	8/26/2026
2	Mowing & Edging - Multiple Medians	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
3	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
4	Weeding - Medians - Hand & Chemical	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
5	General Site Trimming & Pruning - Medians	8/1/2026	n/a	n/a	n/a	n/a
6	Post-Service Cleaning - All Areas	n/a	8/6/2026	8/13/2026	8/20/2026	8/27/2026
7	Post-Service Cleaning - Bulbout Gutter Channel Drains Pressured Wash	n/a	n/a	8/13/2026	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	8/5/2026	8/12/2026	8/19/2026	8/26/2026

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	8/5/2026	8/12/2026	8/19/2026	8/26/2026
15	Mowing & Edging - Multiple Medians	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
16	Mowing & Edging - Side ROW's, (1) Commercial Mower Pass	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
17	Weeding - Medians - Hand & Chemical	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
18	General Site Trimming & Pruning	8/1/2026	n/a	n/a	n/a	n/a
19	Post-Service Cleaning - All Areas	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
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	8/5/2026	8/12/2026	8/19/2026	8/26/2026

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	8/5/2026	8/12/2026	8/19/2026	8/26/2026
27	Mowing & Edging - (No Medians)	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
28	Mowing & Edging - North Side ROW, (1) Commercial Mower Pass (Biweekly)	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
29	Weeding - Hand & Chemical	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
30	General Site Trimming & Pruning (Biweekly)	8/1/2026	n/a	n/a	n/a	n/a
31	Post-Service Cleaning - All Areas	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
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	8/5/2026	8/12/2026	8/19/2026	8/26/2026

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	8/5/2026	8/12/2026	8/19/2026	8/26/2026
39	Mowing & Edging - (No Medians)	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
40	Weeding - Hand & Chemical	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
41	General Site Trimming & Pruning	8/1/2026	n/a	n/a	n/a	n/a
42	Post-Service Cleaning - All Areas	n/a	8/5/2026	8/12/2026	8/19/2026	8/26/2026
43	Groundcover, Shrubs, & Trees: Insecticides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
44	Groundcover, Shrubs, & Trees: Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
45	Groundcover, Shrubs, & Trees: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
46	Turf: Insecticides & Fungicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
47	Turf: Herbicides, applied to total area as needed per Month	n/a	n/a	n/a	n/a	n/a
48	Irrigation System Inspection & Wet-Check	n/a	n/a	n/a	n/a	n/a

INCIDENTAL WORK COMPLETED & SUBMITTED FOR PAYMENT	APPROVED ESTIMATES- IN PROGRESS
INV# IMMINC-212 | EST #1807R- Triangle - Install new irrigation clock and rain sensor	
	ESTIMATES PENDING APPROVAL

Collier County

Collier County Government
Fiscal Year 2027 Fund Budget Summary

Immokalee Redevelopment (1025)

Fund Type: **Special Revenue**

Description: **Established in FY 2001 to implement the Immokalee Component Section of the Collier County Community Redevelopment Plan adopted by the Community Redevelopment Agency (CRA).**

Appropriation Unit	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Personal Services	355,443	363,300	345,200	374,000	-	374,000	2.95%
Operating Expense	264,320	464,100	389,200	448,400	-	448,400	(3.38)%
Indirect Cost Reimburs	29,300	36,800	36,800	34,600	-	34,600	(5.98)%
Capital Outlay	-	22,500	214,300	22,500	-	22,500	0.00%
Trans to 1026 Immok CRA Capital	828,500	747,500	747,500	784,800	-	784,800	4.99%
Reserve for Contingencies	-	21,500	-	22,000	-	22,000	2.33%
Reserve for Capital	-	-	-	365,400	-	365,400	N/A
Reserve for Cash Flow	-	73,900	-	-	-	-	(100.00)%
Total Appropriations	**1,477,563**	**1,729,600**	**1,733,000**	**2,051,700**	**-**	**2,051,700**	**18.62%**

Revenue	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Interest	20,042	7,200	7,700	7,200	-	7,200	0.00%
Impact Fees	-	-	2,500	-	-	-	N/A
Reimb From Other Depts	91,304	92,800	92,800	124,200	-	124,200	33.84%
Trans fm 0001 General Fund	1,108,500	1,328,100	1,328,100	1,564,900	-	1,564,900	17.83%
Trans fm 1011 Unincorp GenFd	252,000	301,900	301,900	355,800	-	355,800	17.85%
Carry Forward	(3,600)	-	-	-	-	-	N/A
Less 5% Required By Law	-	(400)	-	(400)	-	(400)	0.00%
Total Funding	**1,468,246**	**1,729,600**	**1,733,000**	**2,051,700**	**-**	**2,051,700**	**18.62%**

Collier County

Collier County Government
Fiscal Year 2027 Fund Budget Summary

Immokalee CRA Capital (1026)

Fund Type: **Special Revenue**

Description: **To account for the Immokalee Community Redevelopment Agency (CRA) capital program.**

Appropriation Unit	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Operating Expense	7,005	100,000	361,000	250,000	-	250,000	150.00%
Capital Outlay	14,321	653,700	5,387,100	541,000	-	541,000	(17.24)%
Grants and Aid	-	-	185,000	-	-	-	N/A
Total Appropriations	**21,326**	**753,700**	**5,933,100**	**791,000**	**-**	**791,000**	**4.95%**

Revenue	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Interest	157,205	6,500	160,400	6,500	-	6,500	0.00%
Trans fm 1025 Immok CRA	828,500	747,500	747,500	784,800	-	784,800	4.99%
Carry Forward	4,060,800	-	5,025,200	-	-	-	N/A
Less 5% Required By Law	-	(300)	-	(300)	-	(300)	0.00%
Total Funding	**5,046,505**	**753,700**	**5,933,100**	**791,000**	**-**	**791,000**	**4.95%**

Immokalee CRA Grant (1027)

Fund Type: **Special Revenue**

Description: **To account for federal and state grants for improvement projects within the Immokalee Community Redevelopment Agency (CRA) Area.**

Appropriation Unit	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Operating Expense	26,371	-	-	-	-	-	N/A
Capital Outlay	-	-	1,212,300	-	-	-	N/A
Total Appropriations	**26,371**	**-**	**1,212,300**	**-**	**-**	**-**	**0.00%**

Revenue	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Intergovernmental Revenues	-	-	987,000	-	-	-	N/A
Interest	(2)	-	-	-	-	-	N/A
Reimb From Other Depts	48,836	-	225,300	-	-	-	N/A
Total Funding	**48,834**	**-**	**1,212,300**	**-**	**-**	**-**	**0.00%**

Immokalee CRA Grant Match (1028)

Fund Type: **Special Revenue**

Description: **To account for the Community Redevelopment Agency (CRA) matching contributions for various related grants.**

Revenue	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Interest	(480)	-	-	-	-	-	N/A
Total Funding	**(480)**	**-**	**-**	**-**	**-**	**-**	**0.00%**

Collier County

Collier County Government
Fiscal Year 2027 Fund Budget Summary

Immokalee Beautification (1629)

Fund Type: **Special Revenue**

Description: **Provides for maintenance of medians. The principal revenue source is ad valorem taxes, which vary by district according to service standards established by separate citizen advisory committees.**

Appropriation Unit	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Operating Expense	278,111	655,200	490,900	684,800	52,900	737,700	12.59%
Indirect Cost Reimburs	5,400	3,500	3,500	4,100	-	4,100	17.14%
Capital Outlay	-	350,000	-	350,000	-	350,000	0.00%
Trans to Property Appraiser	4,466	5,000	5,000	5,700	-	5,700	14.00%
Trans to Tax Collector	12,693	19,800	19,800	21,400	-	21,400	8.08%
Reserve for Contingencies	-	25,300	-	27,300	-	27,300	7.91%
Reserve for Capital	-	1,151,900	-	1,960,700	-	1,960,700	70.21%
Total Appropriations	**300,671**	**2,210,700**	**519,200**	**3,054,000**	**52,900**	**3,106,900**	**40.54%**

Revenue	2025 Actual	FY 2026 Adopted	FY 2026 Forecast	FY 2027 Current	FY 2027 Expanded	FY 2027 Amended Tentative	FY 2027 Change
Ad Valorem Taxes	582,431	687,000	659,500	710,600	52,900	763,500	11.14%
Delinquent Ad Valorem Taxes	43,203	-	500	-	-	-	N/A
Miscellaneous Revenues	19,157	-	57,800	-	-	-	N/A
Interest	73,643	7,000	51,200	7,000	-	7,000	0.00%
Trans frm Property Appraiser	698	-	-	-	-	-	N/A
Trans frm Tax Collector	7,287	-	-	-	-	-	N/A
Carry Forward	1,699,400	1,551,400	2,125,200	2,375,000	-	2,375,000	53.09%
Less 5% Required By Law	-	(34,700)	-	(38,600)	-	(38,600)	11.24%
Total Funding	**2,425,820**	**2,210,700**	**2,894,200**	**3,054,000**	**52,900**	**3,106,900**	**40.54%**