



2022 FRA Awards: Planning Studies

2022 Immokalee Redevelopment Area Plan

Submitted by:

Collier County CRA Director

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SECTION 4
Immokalee Redevelopment Area Plan
Second Amendment

April 2022



Immokalee
means
"my home"
in the
Mikasuki
language.



Public Engagement

Public outreach included online surveys in English, Creole, and Spanish.

* KILTI * REKREYASYON * LOJMAN * IMMOKALEE * TRANSPÒ * DEVLOPMAN *

EDE NOU KONSEVWA AVNI IMMOKALEE
MIZAJOU PLAN REYAMENAJMAN KOMINOTÈ



KONTRIBISYON OU NESESÈ

Antre sou entènèt nan www.Immokalee.com oswa
Eskane Kòd QR ki anba a pou pran ankèt ou a.



Li fasil tankou 1-2-3

- Ouvri kamera a oswa aplikasyon eskane a nan telefòn entèlijans lan.
- Kenbe telefòn ou anilè kare a nan pati agòch la.
- Klike sou lye an pou ouvri ak pran ankèt la.

NOUVO ANKÈT CHAK SEMÈN:

| | |
|------------|------------------------------|
| 19 fevriye | Ankèt sou Kilti |
| 26 fevriye | Ankèt sou Rekreyasyon |
| 5 mas | Ankèt sou Lojman |
| 12 mas | Ankèt sou Devlopman Ekonomik |
| 19 mas | Ankèt sou Transpò |

Vizite bibliyotèk Immokalee a pou jwenn aksè gratis ak òdinatè

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

* KILTI * REKREYASYON * LOJMAN * IMMOKALEE * TRANSPÒ * DEVLOPMAN *

Kesyon Ankèt pou Validasyon Objektif ak Pwoblèm Reyamenajman

1ye fevriye 2021

Sijè semèn sa a konsantre sou transpò

SIJÈ: TRANSPÒ (LARI, TWOTWA, OTOBIS)

- Èske gen yon katye, lari oswa destinasyon ki bezwen amelyorasyon nan **lari** oswa reparasyon nan lari?
 - Wi. Dekri katye, lari oswa destinasyon an ak amelyorasyon oswa reparasyon ki nesèsè a: _____
 - Mwen pa okouran de okenn amelyorasyon nan wout oswa wout ki bezwen reparasyon
- Èske gen yon katye, lari oswa destinasyon kote **twotwa** a bezwen amelyorasyon oswa mizanivo?
 - Wi. Dekri katye, lari oswa destinasyon an ak twotwa ki bezwen amelyorasyon an(yo): _____
 - Mwen pa okouran de okenn nesèsite pou twotwa.
- Èske gen yon katye, lari oswa destinasyon ki bezwen yon nouvo trajektwa pou otobis?
 - Wi. Dekri katye, lari oswa destinasyon an ak sa ki nesèsè a: _____
 - Mwen pa okouran de okenn nesèsite pou sèvis otobis.
- Èske gen yon katye, lari oswa destinasyon ki bezwen yon nouvo arè oswa abri pou otobis?
 - Wi. Dekri katye, lari oswa destinasyon an ak sa ki nesèsè a: _____
 - Mwen pa okouran de okenn nesèsite pou arè oswa abri pou otobis.
- Ki amelyorasyon nan depasman ou t ap prefere wè? (Chwazi nenpòt sa ki aplike)
 - Rezo transpò piblik ki amelyore – sèvis eksprès
 - Lè sèvis pou bis ki elaji – sèvis pi bonè oswa pi ta
 - Sèvis otobis ki gen gwo frekans – otobis vin pi souvan

Public Engagement

Validation of goals were translated and shared in both written format and through small focus groups held in the native language of the residents.

2022 Immokalee Redevelopment Plan Update: Goal Validation

| Draft Themes & Goals | | |
|---|---|---|
| Theme | Current Redevelopment Plan Goal | Proposed Goal |
| Celebrate Culture | N/a | Highlight the diverse cultures of Immokalee by promoting community events and adding unique cultural identifiers in public open spaces and streetscapes. |
| Prioritize Recreation Facilities | N/a | Provide adequate levels of service for all age groups through increased public investment to maintain existing facilities and to plan and fund new facilities. |
| Promote Economic Development | Improve both the landside and airside facilities at the Immokalee Regional Airport and Industrial Park to meet the future demands for all forms of aviation and business development activities. Create adaptive development standards in each of the subdistricts identified in the Immokalee Overlay District to permit flexibility and incentives for redevelopment and development. Diversify the economy by encouraging the recruitment of businesses to the Immokalee Regional Airport and Industrial Park. | Direct public investment to promote business development, strengthen opportunities for job training and post-secondary education, and continue developing Immokalee Airport's role as a center for aviation and business development. |
| Provide Community Facilities | Encourage neighborhood stability through the implementation of additional streetlights, sidewalks, and landscaping throughout the community. Enhance the physical appearance of properties within the Main Street area. | Encourage public investment in public realm improvements and implement regulatory standards for private development to enhance community character. |
| Improve Housing Conditions and Expand Housing Options | Provide opportunities for adequate, safe, and affordable housing. Encourage the development of both affordable rental and home ownership through rehabilitation and new construction. Develop a program to address the replacement of existing old mobile homes with newer mobile home units or modular homes. | Expand housing affordability and home ownership opportunities through increased housing choices and through assistance programs to rehabilitate dilapidated residential units. |
| Provide Safe and Convenient Mobility Options | Develop a circulation pattern for the community, which will provide safe and efficient access throughout the community. This network would include a loop road to provide the separation of commercial truck traffic from tourist designated places and residential developments. | Provide road improvements for connectivity to accommodate pedestrians, bicyclists, vehicles and transit with focus on enhancing safety and filling gaps in the existing networks. |
| Promote Ecotourism and Agrotourism | Provide opportunities for capturing the tourist trade by creating eco-tourism opportunities at Lake Trafford, Peppers Ranch, and Roberts Ranch. | Provide opportunities for capturing the tourist trade by creating eco-tourism opportunities at Lake Trafford, Peppers Ranch, and Roberts Ranch as well as agritourism opportunities. |
| Improve Drainage and Lake Trafford Water Quality | Improve the drainage system throughout the community and improve the appearance and function of the open drainage swales throughout the community. | Direct investment in public infrastructure to address drainage issues and to support water quality initiatives so Lake Trafford endures as a sustainable natural and recreational amenity. |

13/751/751

Actualización del Plan de Reurbanización de Immokalee 2022:

Validación de objetivos
Borrador de temas y metas

| Tema | Objetivo actual del Plan de Reurbanización | Objetivo propuesto |
|---|--|---|
| Celebrar cultura | N/A | Resalte las culturas diversas de Immokalee promoviendo eventos comunitarios y añadiendo identificadores culturales únicos en espacios públicos abiertos y paisajes urbanos. |
| Priorizar las instalaciones recreativas | N/A | Proporcionar niveles adecuados de servicio para todos los grupos de edad a través de una mayor inversión pública para mantener las instalaciones existentes y planificar y financiar nuevas instalaciones. |
| Promover el desarrollo económico | Mejorar las instalaciones terrestres y aéreas del Aeropuerto Regional de Immokalee y el Parque Industrial para satisfacer las demandas futuras de todas las formas de actividades de aviación y desarrollo de negocios. Cree estándares de desarrollo adaptativos en cada uno de los subdistritos identificados en el Distrito de Superposición de Immokalee para permitir flexibilidad e incentivos para la reurbanización y el desarrollo. Diversificar la economía fomentando la contratación de empresas hasta el Aeropuerto Regional de Immokalee y el Parque Industrial. | Dirigir la inversión pública para promover el desarrollo empresarial, fortalecer las oportunidades de capacitación laboral y educación postsecundaria, y continuar desarrollando el papel del aeropuerto de Immokalee como centro para la aviación y el desarrollo empresarial. |
| Proporcionar instalaciones comunitarias | Fomente la estabilidad del vecindario a través de la implementación de farolas adicionales, aceras y paisajes en toda la comunidad. Mejorar el aspecto físico de las propiedades dentro del área de main street. | Fomentar la inversión pública en mejoras del ámbito público e implementar normas regulatorias para el desarrollo privado para mejorar el carácter comunitario. |
| Mejorar las condiciones de la vivienda y ampliar las opciones de vivienda | Brinque oportunidades para una vivienda adecuada, segura y asequible. Fomentar el desarrollo tanto del alquiler asequible como de la propiedad de la vivienda a través de la rehabilitación y la nueva construcción. Desarrollar un programa para abordar la sustitución de las casas móviles antiguas existentes por unidades de hogar móviles más nuevas o hogares modulares. | Ampliar la asequibilidad de la vivienda y las oportunidades de propiedad de la vivienda a través del aumento de las opciones de vivienda y a través de programas de asistencia para rehabilitar unidades residenciales en ruinas. |
| Proporcionar opciones de movilidad seguras y convenientes | Desarrollar un patrón de circulación para la comunidad, que proporcionará un acceso seguro y eficiente en toda la comunidad. Esta red incluiría una carretera de bucle para proporcionar la separación del tráfico comercial de camiones de lugares designados por turistas y desarrollos residenciales. | Proporcionar mejoras en las carreteras para la conectividad para dar cabida a peatones, ciclistas, vehículos y tránsito con el enfoque en mejorar la seguridad y llenar los huecos en las redes existentes. |
| Promueven ecoturismo y agroturismo | Ofrezca oportunidades para capturar el comercio turístico mediante la creación de oportunidades de ecoturismo en Lake Trafford, Pepper Ranch y Roberts Ranch. | Proporcionar oportunidades para capturar el comercio turístico mediante la creación de oportunidades de ecoturismo en Lake Trafford, Pepper Ranch y Roberts Ranch y oportunidades de agroturismo. |
| Mejorar el drenaje y la calidad del agua en Lake Trafford | Mejorar el sistema de drenaje en toda la comunidad y mejorar el aspecto y la función de las franjas de drenaje abiertas en toda la comunidad. | Inversión directa en infraestructura pública para abordar los problemas de drenaje y apoyar la iniciativa de calidad del agua para que Lake Trafford perdura como una amenidad natural y recreativa sustentable. |

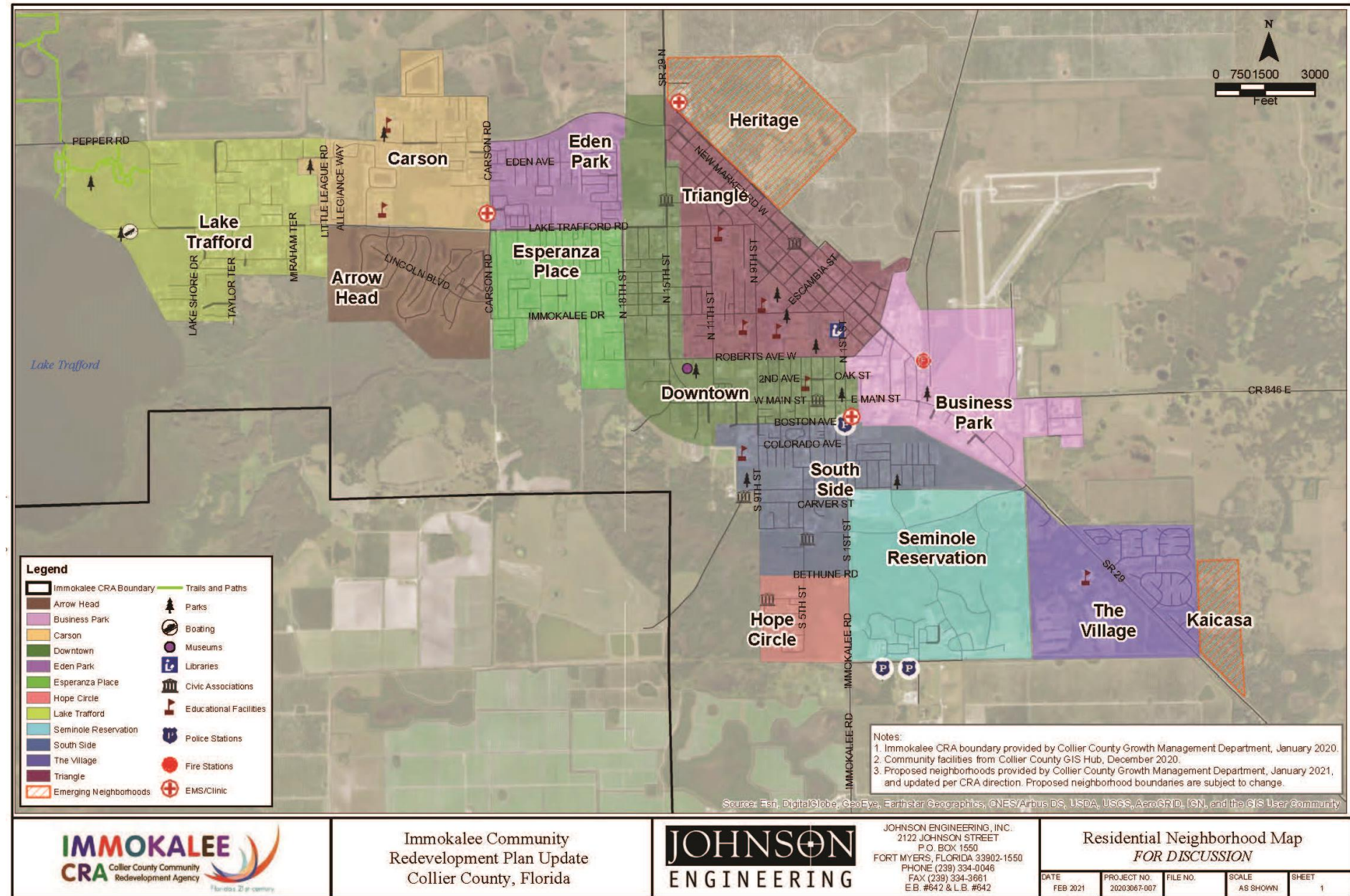
Mizajou Plan Reyamenajman Immokalee 2022: Validasyon Objektif

| Tèm | Objektif Plan Reyamenajman Aktiyèl | Bouyon Tèm ak Objektif | Objektif Pwopoz |
|---|--|------------------------|---|
| Selebre Kilti | Pa Apikab | | Metè aksan sou kilti divèsifite Immokalee nan ankouraje evènman kominite ak ajoute idantifikatè kiltirèl inik nan espas ouvri ki piblik yo ak peyizaj lari yo. |
| Priorize Enstalasyon Lwazi | Pa Apikab | | Bay nivo sèvis apwopriye pou gwoup tou laj y gras ak plis envestisman piblik pou antreteni enstalasyon ki egziste yo epi planifye ak finanse nouvo enstalasyon yo. |
| Ankouraje Devlopman Ekonomik | Amelyore enstalasyon kote vil ak kote plis nan Ayewopò Rejyonal Immokalee a ak Pak Endistriyèl la pou satisfè demann alavni yo pou tout fòm aktivite avayasyon ak devlopman biznis. Kreye estanda devlopman adapte nan chak nan sou-distri ki idantifye nan Distri Sipèpòze Immokalee pou pèmèt fleksibilite ak ankourajman pou reyamenajman ak devlopman. Divèsifye ekonmi an nan ankouraje rekritman biznis yo pou Ayewopò Rejyonal Immokalee ak Pak Endistriyèl la. | | Envestisman piblik dirèk pou ankouraje devlopman biznis, ranfòse opòtinite pou fòmasyon nan travay ak edikasyon apre segondè epi kontinye devlope wòl Ayewopò Immokalee a kòm yon sant pou avayasyon ak devlopman biznis. |
| Founi Enstalasyon Kominite | Ankouraje estabilite nan katye gras ak enstalasyon lanpade, twotwa ak amenajman peyizaje idyovèl atravè kominite a. Amelyore aparans fizik pwopriyete yo nan zòn Main Street la. | | Ankouraje envestisman piblik nan amelyorasyon domèn piblik epi aplike estanda règlemantè pou devlopman prive pou kapab ranfòse karaktè kominite. |
| Amelyore Kondisyon Lojman ak Agrandi Opsyon Lojman yo | Bay opòtinite pou lojman apwopriye, san danje ak nan pri abòdab. Ankouraje devlopman lwaye nan pri abòdab ak pwopriyete kay atravè renovasyon ak nouvo konstriksyon. Elabore yon pwogram ki abòde ranplasan anseyan kay mobil ki egziste yo avèk inite kay mobil ki pi nouvo oswa kay modèl. | | Agrandi aksesibilite lojman ak opòtinite pou pwopriyete kay gras ak plis chwa lojman epi atravè pwogram asistans pou renove inite rezidansyèl ki delabre yo. |
| Founi Opsyon Mobilite ki Sekirite ak Konvenab | Elabore yon modèl sikilasyon pou kominite a, ki pral bay akèz sekirite ak efikas nan tout kominite a. Rezo sa a ap gen ladan yon wout an bouk pou separe sikilasyon kamyon komèsyal nan plas ki dezinye pou touris ak devlopman rezidansyèl yo. | | Bay amelyorasyon nan wout yo pou konektivite pou kapab resevwa pyeton, siklis, veyikil ak transpò an komen kote konsantrasyon an se amelyorasyon nan sekirite ak konble mank ki gen nan rezo ki egziste yo. |
| Ankouraje Ekotouris ak Agwotouris | Ofri opòtinite pou kapfite komès touris nan kreye opòtinite ekotouris nan Lak Trafford, Peppers Ranch ak Roberts Ranch. | | Bay opòtinite pou kapfite komès touris nan kreye opòtinite pou ekotouris nan Lake Trafford, Peppers Ranch ak Roberts Ranch ansanm ak opòtinite pou agritouris. |
| Amelyore Drenaj ak Kalite Dlo Lak Trafford | Amelyore sistèm drenaj lan atravè kominite a epi amelyore aparans ak fonksyon rigòl drenaj ouvri atravè kominite a. | | Envestisman dirèk nan enfrastruktir piblik pou abòde pwoblèm drenaj yo epi pou sipòte inisyativ sou kalite dlo pou Lak Trafford kapab rete yon resous natirèl ak rekreatif dirab. |

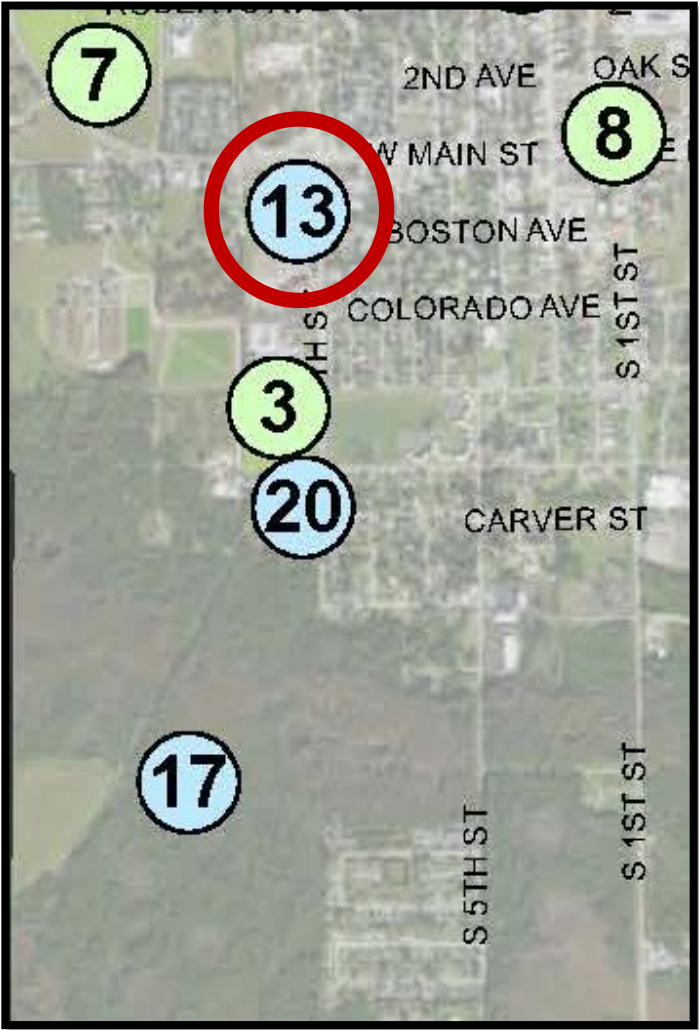
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Social Assets

Social equity and improved sense of belonging for all community members was a successful outcome of the Neighborhood Mapping exercise completed during the planning process.

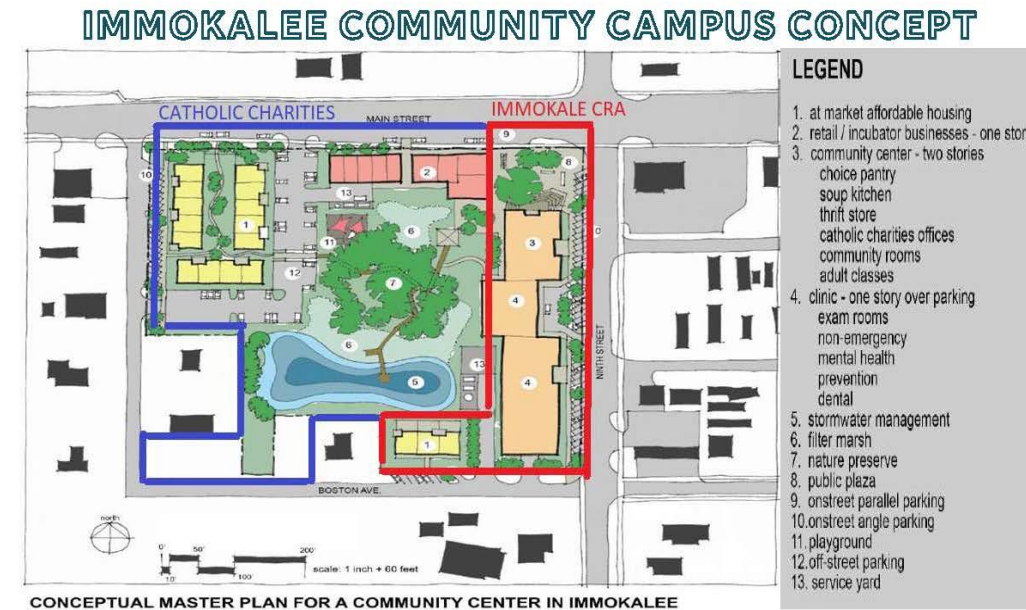
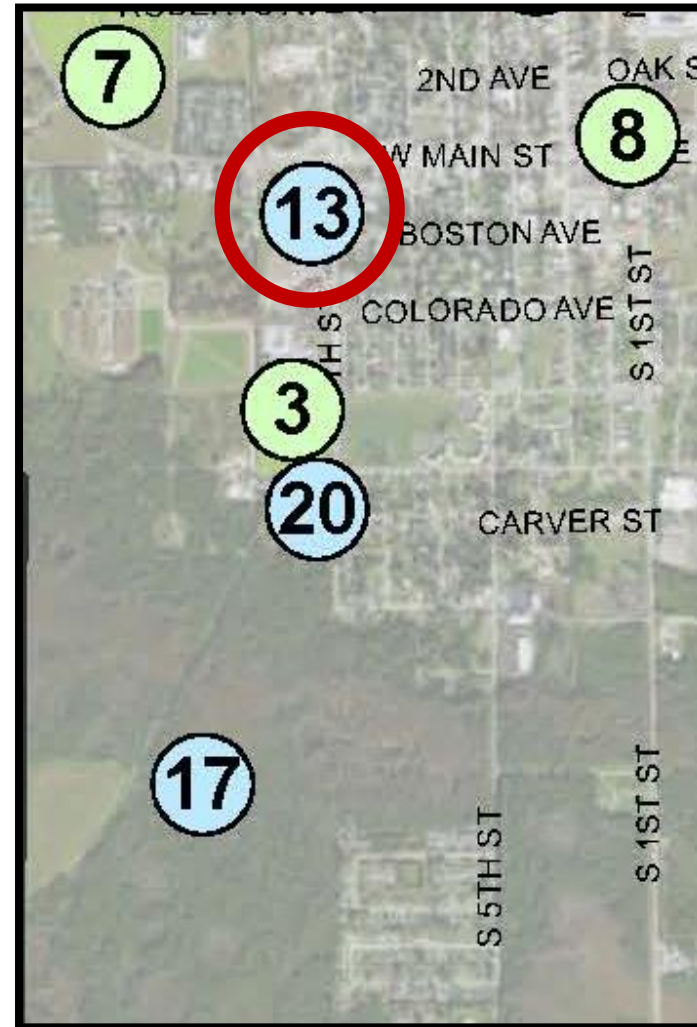


CRA Parcel Opportunity



Economic Development

Identified as a key redevelopment opportunity in the Plan, this CRA owned property is now being negotiated for disposition for development planned to include a clinic that will provide needed health care services, create high paying jobs, and generate secondary economic impact on surrounding businesses along the adjacent Main Street corridor as part of a larger \$25 million project.



IMPORTANT POINTS

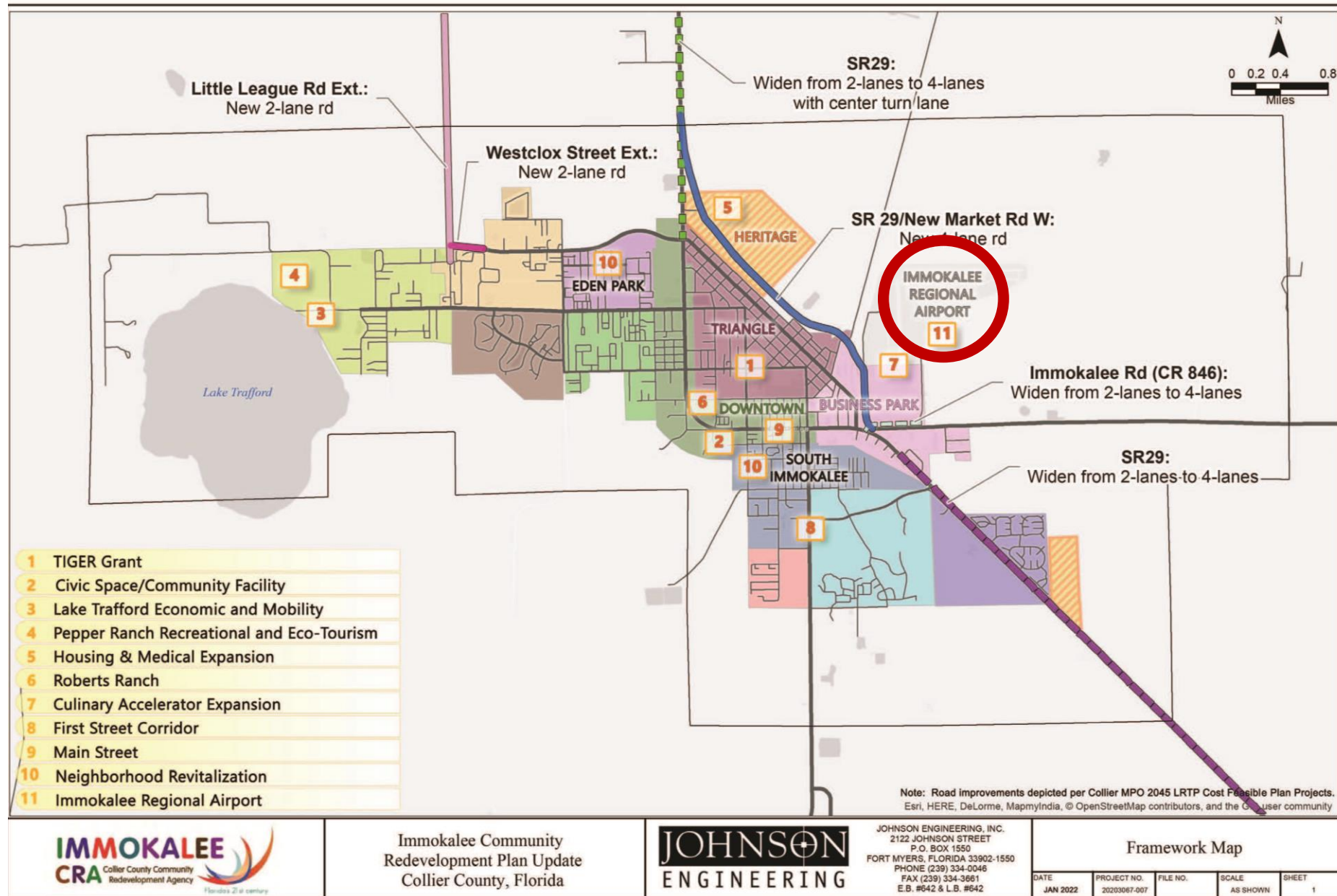
PROPOSAL:

- CATHOLIC CHARITIES (CCDOV) WILL PURCHASE THE CRA PARCEL AT MARKET VALUE
- CCDOV WILL SELL PROPERTY BACK TO CRA IF NO DEVELOPMENT TAKES PLACE IN 3 YEARS.
- CCDOV HAS EXPERIENCE DEVELOPING PROJECTS OF THIS SIZE AND SCALE

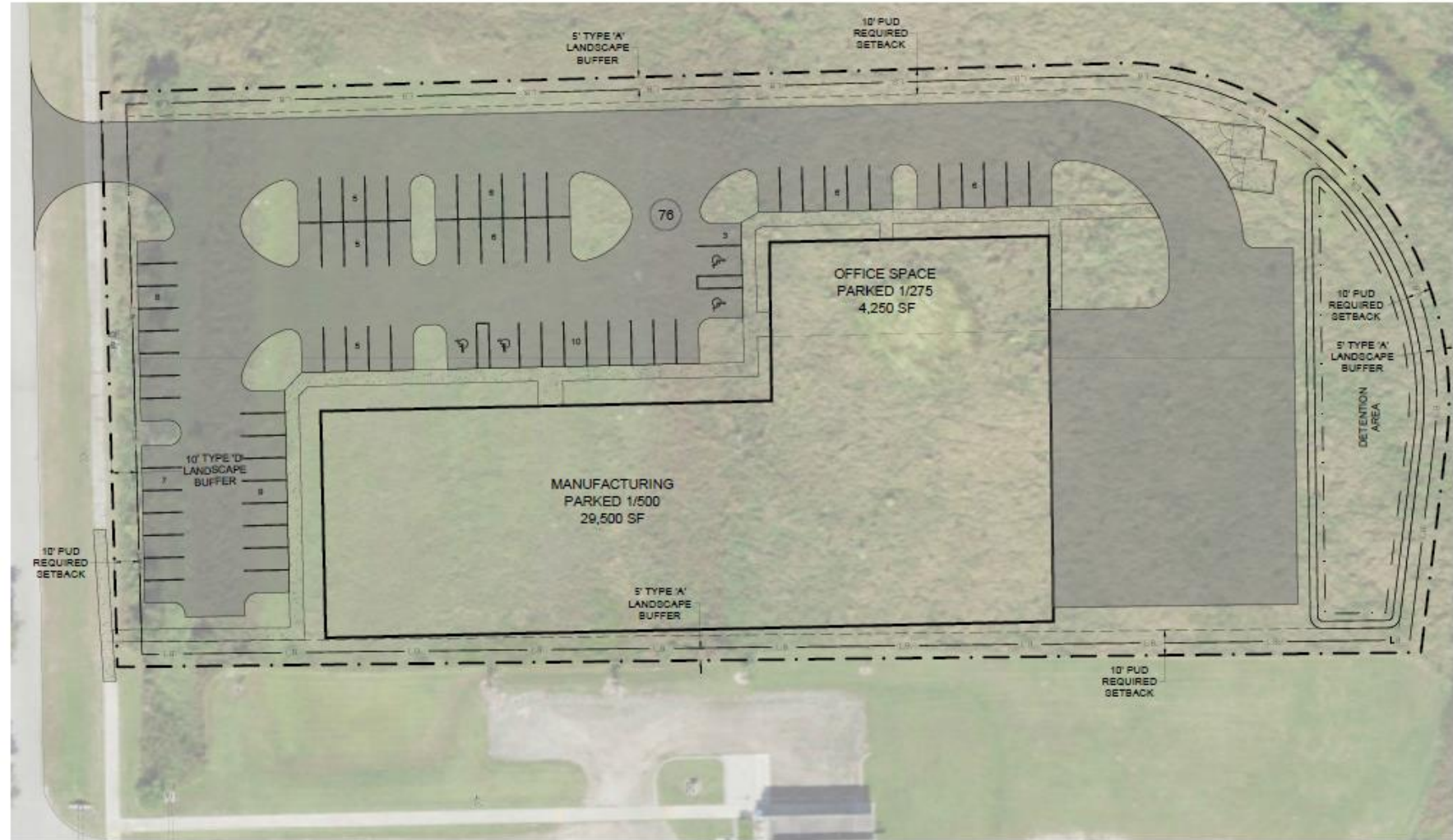
BENEFITS:

- LOW RISK AND HIGH GAIN
 - \$25 MILLION DOLLAR PROJECT TO BENEFIT THE COMMUNITY – WHEN PHASE I AND II COMPLETED.
 - COMMUNITY WIDE NEEDS MET – MEETING SPACE, GREEN SPACE, URGENT CARE, CLASSROOMS
 - SAME TIMELINE OTHER DEVELOPERS WOULD NEED IF CRA PROPERTY CONVEYED FOR OTHER PURPOSES
 - PHASE II WOULD SUPPORT CRA PRIORITIES AS WELL – NEWCOMMERICAL RETAIL SPACE AND BUSINESS INCUBATOR

CRA & Immokalee Airport Opportunity



Shovel Ready Site Opportunity



Contacts



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<https://immokaleecra.com/>

