



**2022 FRA  
Awards:  
Planning  
Studies**

**2022 Immokalee  
Redevelopment  
Area Plan**

Submitted by:

Collier County CRA Director

Debrah Forester, AICP



**SECTION 4**  
Immokalee Redevelopment Area Plan  
Second Amendment

April 2022





Immokalee  
means  
"my home"  
in the  
Mikasuki  
language.







# CRA Redevelopment Planning Process

DA

Family & Living Arrangements	
Households	5,985
Persons per Household	4.32
Living in same house 1 year ago	80.8%
Language other than English Spoken at Home	80.0%

Source: US Census Bureau 2019 data (Census Designated Place QuickFacts)

Through a 16-month process of community engagement and consensus building, the **2022 Immokalee Redevelopment Plan** reflects the community's vision.

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**VISION:**

Immokalee is a rural community that provides:

- safe and affordable multigenerational living opportunities,
- interconnected pedestrian and transportation connections,
- a pristine environment, and
- a thriving economy that celebrates a diverse culture.



# Extensive Outreach

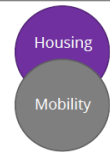
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- Online surveys were available in English, Spanish and Creole
- QR Code was created to allow for easy access via cell phones
- Focus Group Meetings on topics of: Culture/Recreation; Housing/Mobility; Economic Development/Community Facilities; Ecotourism & Agrotourism/ Drainage & Lake Trafford
- Focus Groups met in hybrid format, allowing participants to participate in-person or virtually.
- Nine small group meetings held in the community (places of work and worship) covering all topics. These small group meetings allowed for discussion in Spanish, Creole, or English in a comfortable setting for community members.

## Next Steps – Focus Groups



April 13, 2021  
@ 6:00 p.m.



April 20, 2021  
@ 6:00 p.m.



April 27, 2021  
@ 6:00 p.m.



May 6, 2021  
@ 6:00 p.m.





# The Goals of the community are the Goals of the Redevelopment Plan

## Culture

Preserve and enhance the rich mix of cultures and heritage in Immokalee and embrace new ones as they are identified.

## Economic Development

Strengthen the economic health of Immokalee.

## Housing

Provide a mix of housing types and price points to allow for safe, high-quality dwelling unit options in Immokalee.

## Infra-structure

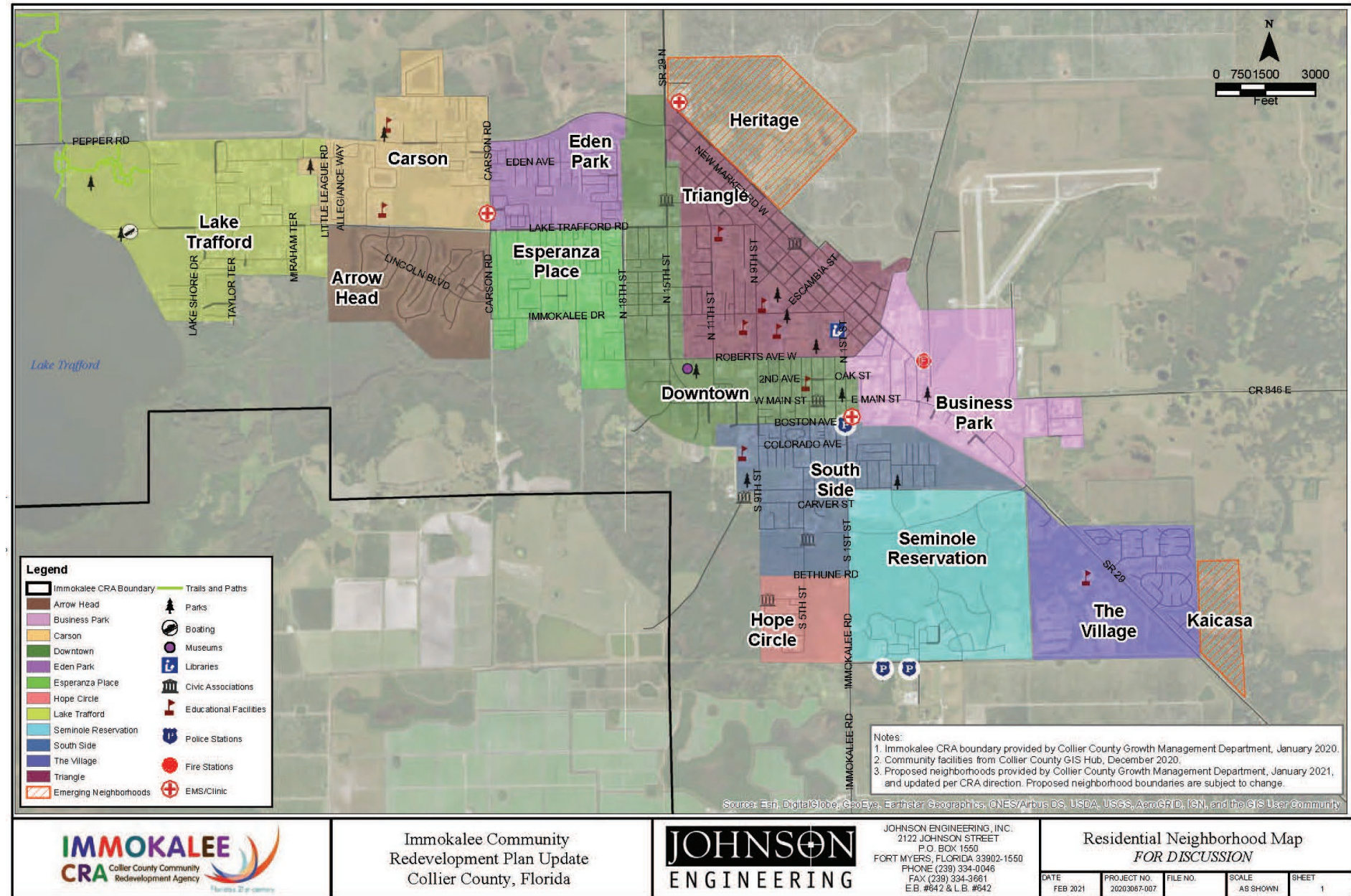
Maintain a high quality of life for all residents and visitors of Immokalee.





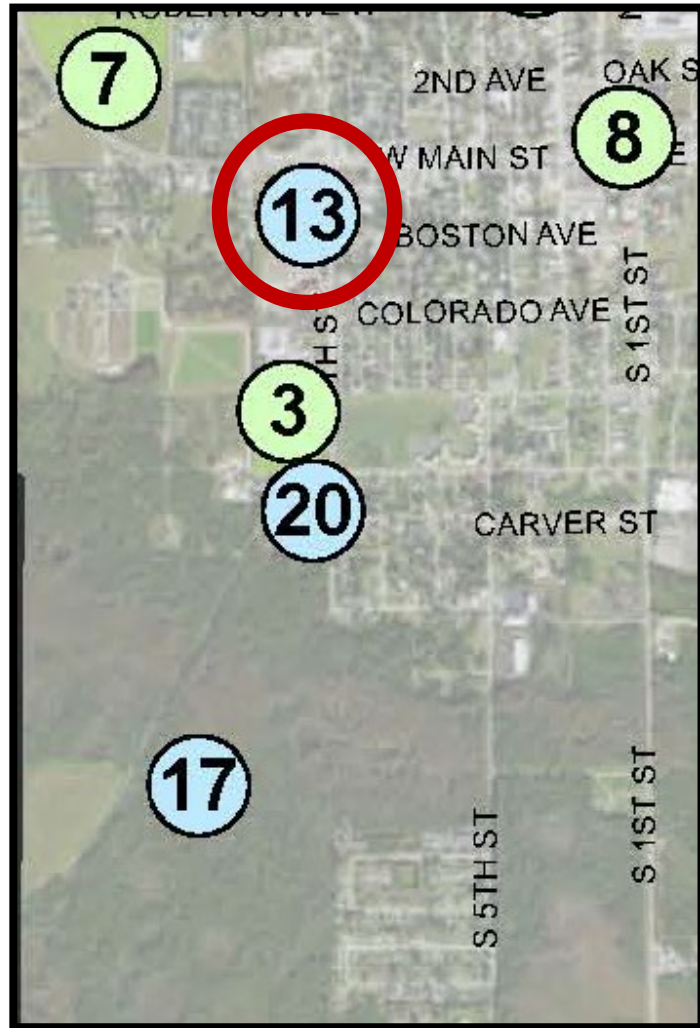
# Social Assets

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.





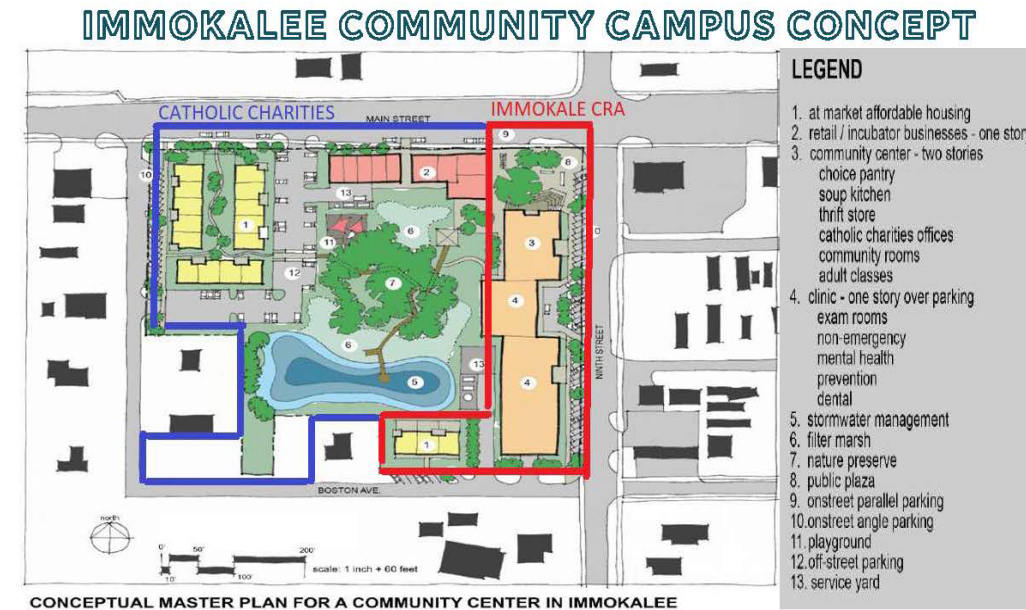
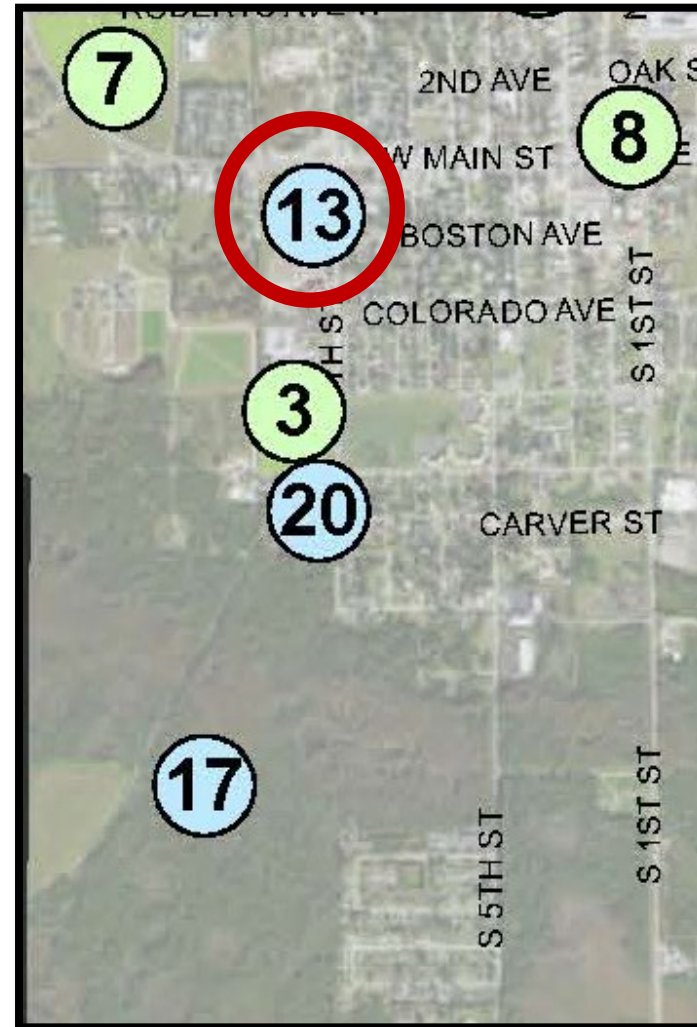
# CRA Parcel Opportunity





# 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.



CONCEPTUAL MASTER PLAN FOR A COMMUNITY CENTER IN IMMOKALEE

## 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



# Contacts

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