

2.3 - The Extent Of Vacant & Developable Land

A. Background:

Section 163.3191 (2) (b), Florida Statutes, requires Evaluation & Appraisal Reports to assess the extent of vacant and developable land within the relevant jurisdiction. In Collier County, non-residential development is restricted by the nature of the County's Future Land Use Designation provisions. Therefore, it is safe, at least under current conditions, to assume that most vacant and developable land will ultimately be developed either as residential property or as some type of agricultural use.

B. Analysis:

Staff's analysis of the acreage and percentage of developed land, as well as that of the vacant and developable land, in Collier County was generated utilizing the most current Collier County Property Appraiser's Office (PAO) tax parcel data, (December 1, 2009). Staff summarized the number of acres per Land Use Code from the Florida Department of Revenue's (FDOR) official land use designations. Please refer to Tables 2.3-1 and 2.3-2.

Table.2.3.1

DEVELOPED LAND			
USE_CODE	DESCRIPTION	COUNT	ACRES
1	Single Family	76,507	94,925
2	Mobile Homes	3,489	2,722
3	Multi-Family	91	888
4	Condominia	10,165	10,165
5	cooperatives	51	325
6	Retirement Homes	16	336
7	Boarding Homes (Institutional)	828	2,554
8	Multi-family less than 10 units	1,986	607
11	Stores One-Story	474	443
12	Mixed Use, i.e., Store and Office	330	292
14	Supermarket	10	13
15	Regional Shopping Malls	4	70
16	Community Shopping Centers	174	933
17	One-Story Non-Professional Offices	120	112
18	Multi-Story Non-Professional Offices	127	191
19	Professional Service Buildings	46	43
20	Airports, Marinas, Bus Terminals & Piers	47	84
21	Restaurants, Cafeterias	101	92
22	Drive-in Restaurants	42	35
23	Financial Institutions	85	92
25	Repair Service Shops	27	23
26	Service Stations	55	37
27	Automotive Repair, Service, and Sales	181	226
28	Parking Lots, Mobile Home Sales	211	787
29	Wholesale, Manufacturing, and Produce Outlets	51	73
30	Florist, Greenhouses	11	39
32	Enclosed Theaters, Auditoriums	2	11
33	Night Clubs, Bars, and Cocktail Lounges	10	6
34	Bowling Alleys, Skating Rings, Enclosed Arenas	8	16
35	Tourist Attractions	220	1,651
36	Camps	2	22
37	Race Horse, Auto, and Dog Tracks	4	555
38	Golf Courses	633	15,034
39	Hotels, Motels	79	213
41	Light Manufacturing	275	336
42	Heavy Manufacturing	5	41
43	Lumber Yards, Sawmills, Planning Mills	15	26
44	Fruit, Vegetables, and Meat Packing	30	97
46	Other Food Processing	4	2
47	Mineral Processing	11	309
48	Warehouses, and Distribution Centers	442	556
49	Industrial Storage (Fuel, Equip, and Material)	126	145
71	Churches	175	808
72	Private Schools	32	403
73	Private Hospitals	15	180
74	Homes for Aged	9	33
75	Orphanages	195	1,262
76	Mortuaries, Cemeteries	15	86
77	Clubs, Lodges, and Union Halls	22	111
78	Sanitariums, Convalescent, and Best Homes	4	28
79	Cultural Organizations	23	59
TOTAL			138,100

Source: 2009 Property Appraiser Records & Collier County GIS data.

Table 2.3.2

VACANT AND DEVELOPABLE LAND			
USE_CODE	DESCRIPTION	COUNT	ACRES
0	Vacant Residential	29,658	105,199
10	Vacant Commercial	1,115	1,657
40	Vacant Industrial	204	584
SUBTOTAL	RESIDENTIAL, COMMERCIAL & INDUSTRIAL	30,977	107,439
51	Cropland Soil Class 1	128	18,959
52	Cropland Soil Class 2	121	41,883
60	Grazing Land Soil Class 1	845	85,106
61	Grazing Land Soil Class 2	2	1,258
66	Orchard, Groves, Citrus	268	57,660
67	Poultry, Bees, Tropical Fish, Rabbits, etc.	455	2,659
69	Ornamentals, Misc. Agriculture	309	3,386
SUBTOTAL	AGRICULTURAL (Code 51-69)	2,128	210,912
70	Vacant Institutional	558	15,996
SUBTOTAL	INSTITUTIONAL	558	15,996
TOTAL			334,347

Source: 2009 Property Appraiser Records & Collier County GIS data.

Based upon the PAO's records, there are approximately 1,354,936 acres in Collier County. Approximately 138,100 acres or 10 percent of Collier County consist of developed land. In addition, 334,347 acres or 24 percent of Collier County consists of vacant and developable land. Please refer to the map on page 2.3.4. The Collier Inter-Active Growth Model (CIGM) approved by the BCC in January, 2009, as a supplemental planning tool projected that the build-out population for the County would be approximately 950,223. The most recent University of Florida Bureau of Economic and Business Research estimate for the County's current population is 333,032 for April, 2009. The current population estimates (333,032) compared against the amount developed land (138,100) equates to .415 acres of developed land per capita. Utilizing this ratio against the projected build out population of 950,223 would yield a total of 394,343 acres of developed land to satisfy the projected population. The total acres of land developed (138,100), plus the vacant and developable land (334,347) results in approximately 472,447 of land either developed or developable or expressed another way 20 percent more developable land than the population projections would require. It should also be pointed out that the current, .415 acres of developed land per capita is derived in part from antedated large lot zoning practices such as the estates. Based upon the regulatory allowances of the GMP the future rate of acres of developed land per capita is expected to diminish.

C. Summary:

Based upon the data analysis, Collier County appears to have a sufficient amount of vacant and developable land to accommodate future growth. It should be noted that for the 2025 suggested Horizon Year, the most recent University of Florida Bureau of Economic and Business Research projections for the County at year 2025 is 446,400, an increase of 113,368. Based upon the existing ratio of developed to developable land, the County can accommodate the population projected for the Horizon Year. Below is the BEBR projection to the Horizon Year.

YEAR	PROJECTION
2010	333,600
2011	339,786
2012	346,087
2013	352,505
2014	359,042
2015	365,700
2016	373,518
2017	381,504
2018	389,660
2019	397,990
2020	406,500
2021	414,184
2022	422,013
2023	429,991
2024	438,119
2025	446,400