

Rural Lands Study

Stage 2-Existing Land Use, Population and Transportation Data Overview

April 23, 2001

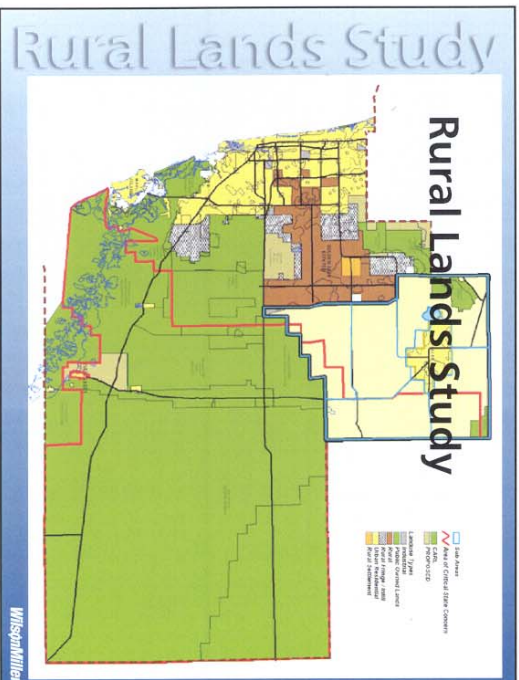
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Stage 2-Existing Land Use, Population and Transportation Data Overview

April 23, 2001

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Land Cover Acreage Data

- Total: 195,080 acres
- Agriculture*: 112,996 ac.
- Wetlands: 55,752 ac.
- Uplands: 20,289 ac.
- Other: 4,028 ac.
- Water: 2,105 ac.

*Includes 19,155 acres of agricultural water retention areas



Source: Rural Lands Study Stage 1 Report

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Comprehensive Plan Agricultural/ Rural Land Use Designation

- "The Agricultural/Rural Land Use Designation is for those areas that are remote from the existing development pattern, lack public facilities and services, are environmentally sensitive or are in agricultural production." The District permits such uses as
 - Agriculture
 - Residential
 - Habitat preservation
 - Essential services
 - Community facilities
 - Commercial
 - Industrial
 - Others

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Source: Collier County Growth Management Plan

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Land Development Code Permitted and Conditional Uses in Agricultural District (A)

- Agricultural activities
- Single Family Residential (1 unit/5 acres)
- Conservation uses
- Oil and gas exploration
- Earth mining
- Schools
- Golf courses
- Sporting and recreational camps
- Others

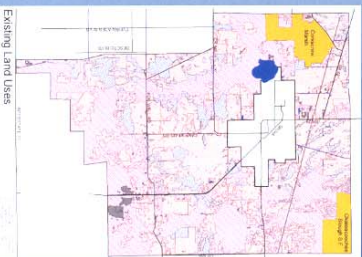
Source: Collier County Land Development Code

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Land Use Acreage Data

- Total Acreage: 195,080
- Agriculture: 112,996 ac.
- Grazing Leases: 63,616 ac.
- Public Lands: 12,933 ac.
- Other: 3,582 ac.
- Water: 1,953 ac.



Source: Rural Lands Study Stage 1 Report

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Agricultural Land Use

- Acreage
 - Citrus 39,034 acres
 - Row Crops 36,037 acres
 - Water Retention Areas 19,155 acres
 - Pasture 16,273 acres
 - Grazing Leases 63,616 acres
 - Specialty farms/other 2,497 acres
 - **TOTAL 176,612 acres***

*This number equals 91% of the Rural Lands Area.

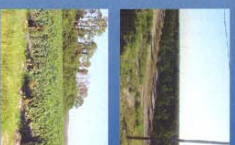
Source: Rural Lands Study Stage 1 Report, GIS Data

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Agriculture Statistics

- Collier Co. Agri-business
 - Primarily citrus, vegetables, beef cattle
 - Collier is 9th among FL counties for citrus production; FL is 2nd largest citrus producer in the world (Sao Paulo state, Brazil is 1st)
 - Collier County produced 11.7 million boxes of citrus in 1999-2000 (3.95% of all FL citrus)



Source: Dr. Thomas Spreen, University of Florida, presentation dated 3/26/01

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Agriculture Statistics

- Collier Co. Agri-business
 - In 1999, 7000 beef cattle in Collier County (ranked 32nd out of 67 FL counties)
 - Cattle production in Collier County is low-input and low-return.
 - Even small increases in fees, taxes, etc. for cattle producers could make beef cattle unprofitable.

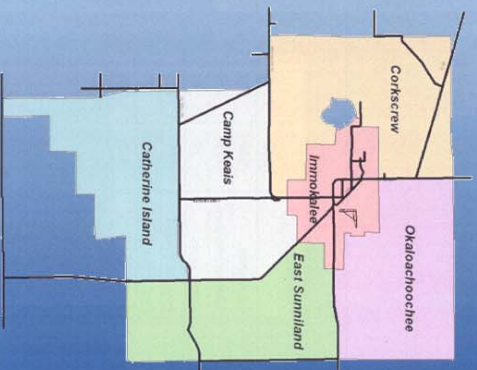


Source: Dr. Thomas Spren, University of Florida, Presentation dated 3-26-01

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Sub-Areas



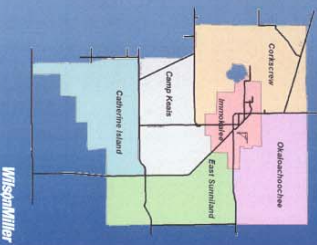
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Parcel Information

- Corkscrew - 145 parcels
 - 115 are less than 40 acres
- Okalochoochee - 12 parcels
 - 2 are less than 40 acres
- Immokalee - 28 parcels
 - 8 are less than 40 acres
- Camp Keais - 8 parcels
 - None are less than 40 acres
- Catherine Island - 4 parcels
 - None are less than 40 acres
- East Sunniland - 27 parcels
 - 13 are less than 40 acres
- Total Parcels - 224
 - 138 parcels under 40 acres

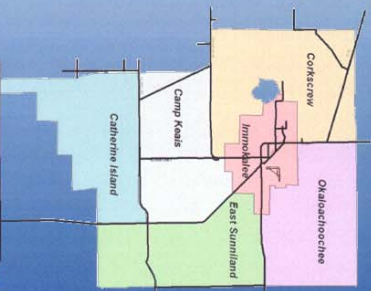
Source: Collier County Tax Records



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Population

Population	1990	2000
Corkscrew	586	622
Okalochoochee	173	178
Camp Keais	39	39
East Sunniland	175	225
Catherine Island	12	27
Total	985	1,091



Source: Collier County Planning Department and US Census

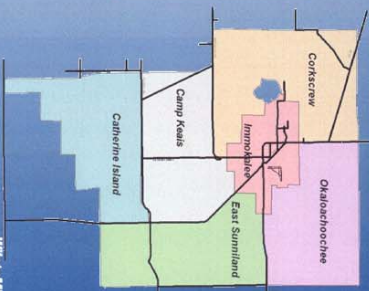
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Dwelling Units

Dwelling Units	1990	2000
Corkscrew	189	201
Okaloachoochee	59	61
Camp Keais	11	11
East Sunniland	67	86
Catherine Island	4	9
Total	330	368



Source: Calhoun County Planning Department and US Census

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Immokalee Demographic Statistics

IMMOKALEE	1990	2000
Median Age	24.4	26.9
Age Distribution		
0 to 17	6,351	7,320
18 to 44	7,370	8,214
45 to 64	2,345	3,424
65+	739	1,118
Race Distribution		
White	21.1%	10.7%
Black	15.7%	10.8%
Other	0.7%	0.3%
Hispanic	62.4%	78.3%
Average Family Income	\$23,021	\$38,628
Median Family Income	\$17,476	\$26,682
Per Capita Income	\$6,097	\$10,153
Median Home Value	\$48,479	\$71,762

Source: Quantis, Inc., 2000

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Public Facilities in the Rural Lands Vicinity

- Schools
- Fire Stations
- EMS Facilities
- Sheriff Sub-Stations
- Water Plants & Lines
- Sewer Plants & Lines
- Airport

Source: Collier County

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Economic Influences

- Agri-business
- Airport
- Industrial Development
- Casino
- Eco Tourism/Recreation
 - Corkscrew Swamp Sanctuary
 - Lake Trafford
- Ford Test Track
- Empowerment Zone

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Immokalee, Florida Business & Employment Profile

INDUSTRY*	EMPLOYEES TOTAL	SHARE OF BUSINESSES	SHARE OF TOTAL
Agriculture Forestry and Fishing	2,478	43%	17%
Services	1,284	22%	32%
Retail Trade	553	9%	22%
Public Administration	547	9%	3%
Wholesale Trade	433	7%	7%
Finance Insurance and Real Estate	262	4%	37
Construction	93	2%	15
Manufacturing	85	1%	7
Transportation and Public Utilities	80	1%	24
Mining	15	0%	4
Total Businesses in Immokalee	5,830	100%	441

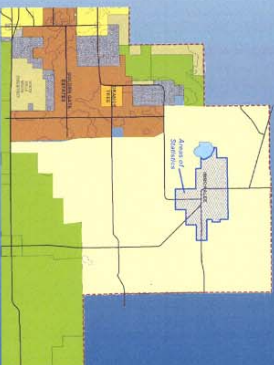
* Industry by SIC code

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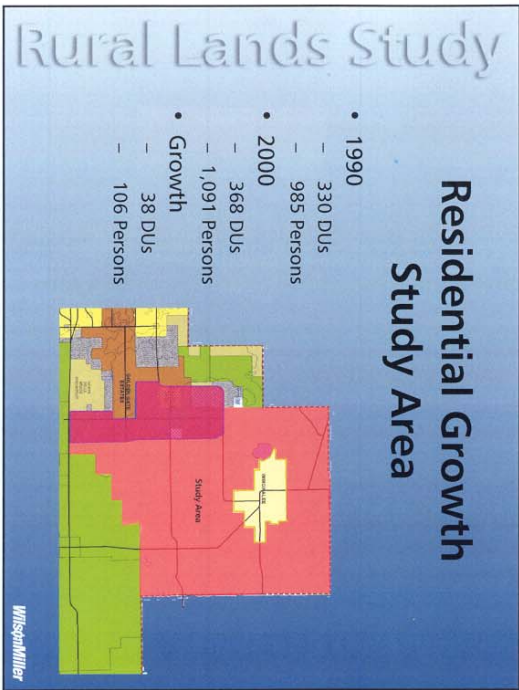
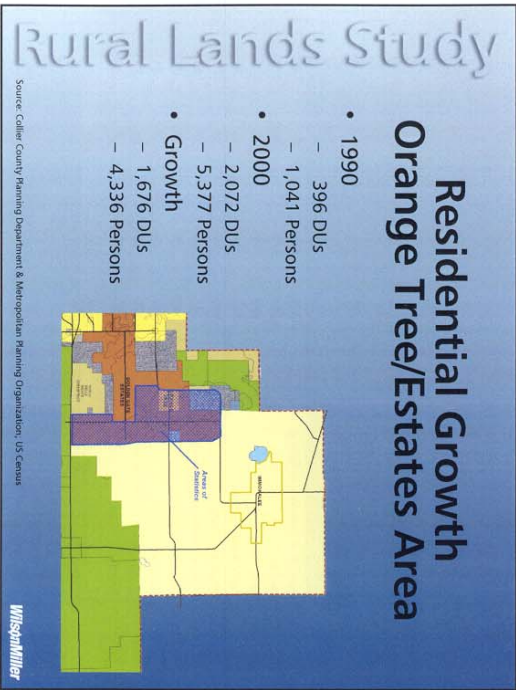
Residential Growth Immokalee

- 1990
 - 4,489 DUS
 - 13,604 Persons
- 2000
 - 5,956 DUS
 - 17,953 Persons
- Growth
 - 1,476 DUS
 - 4,349 Persons



Source: Collier County Planning Department & Metropolitan Planning Organization; US Census

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Agricultural Lands Conversion

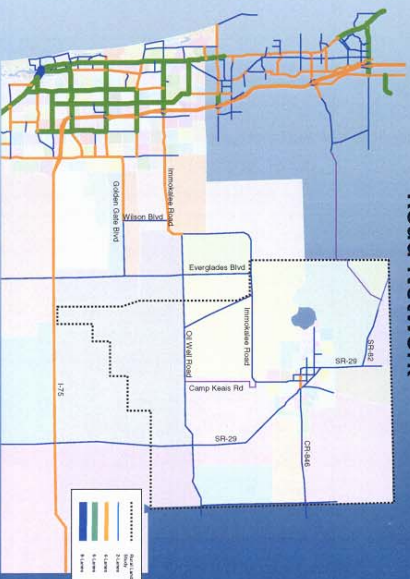
- An estimated 5,000 natural acres converted to agricultural acres from 1985 to 2000
- Citrus acreage increased from 10,063 acres in 1986 to 35,302 acres in 2000
- Land in lease status for row crops varies each year
- Total acreage in agriculture has increased approximately 5,000 acres from 1985 to 2000
- No new subdivisions approved, no conversion of base zoning since 1985

Sources: Landowner and County records and permits; Florida Agricultural Statistical Service; Commercial Citrus Inventory

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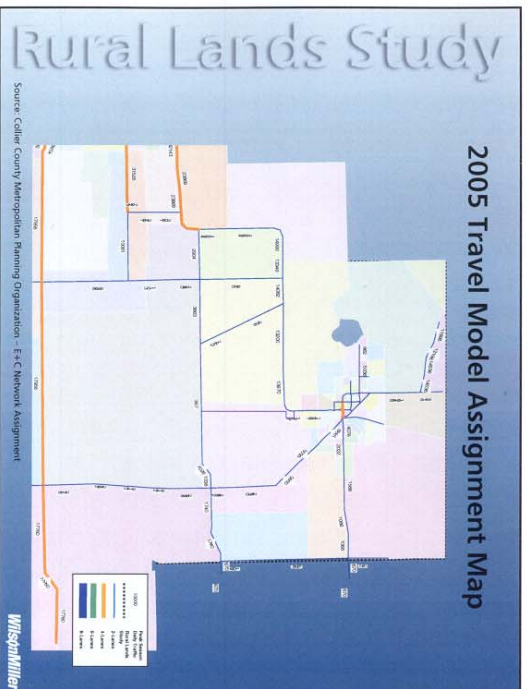
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2005 Existing Plus Committed Road Network



Source: Collier County Metropolitan Planning Organization

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Collier County 2025 Long Range Transportation Plan Land Use Projections Forecast Methodology

- Collier County Build-Out Study established maximum number of dwelling units for each Traffic Analysis Zone (TAZ)
- Collier County forecasts dwelling unit growth for any given "horizon year" based upon a land use allocation model that adds dwellings to each TAZ to achieve a horizon year control total for the entire County. (Control totals are based upon official population forecasts for Collier County)
- Dwelling unit estimates are converted to population estimates by Collier County using persons per household and vacancy rate factors derived for each TAZ from US Census data

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Collier County 2025 Long Range Transportation Plan Land Use Projections for Rural Lands Study Area

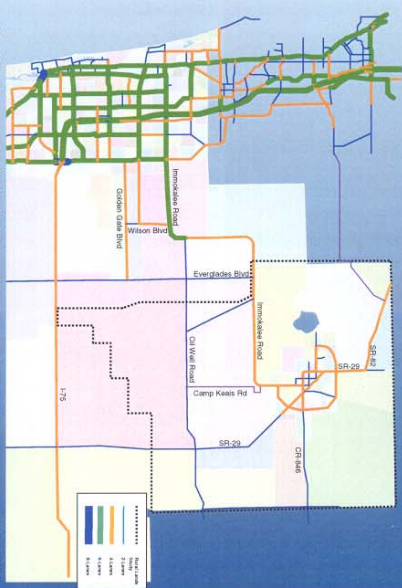
- 2025 Population & Dwelling Units in Rural Lands Study Area Based Upon County Projections
- County Projections Assumed 1 DU per 5 Acres for Ag-Zoned Lands
- 2025 Dwelling Units – 14,720
- 2025 Population – 39,850
- Collier County Projections Used in 2025 Long-Range Transportation Plan Update

Source: Collier County Metropolitan Planning Organization

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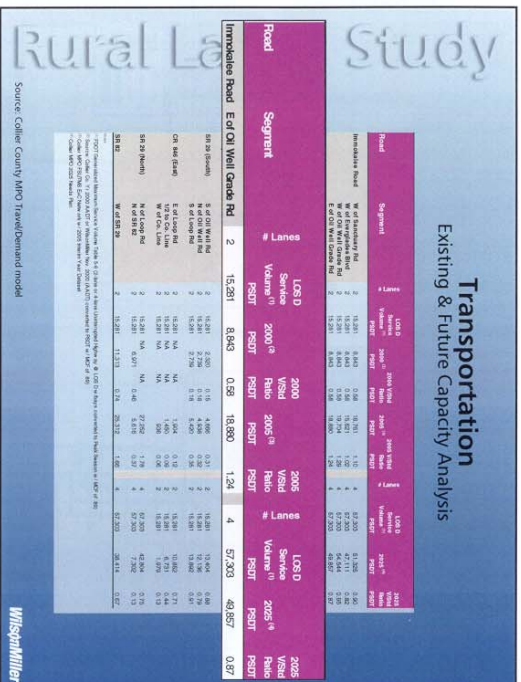
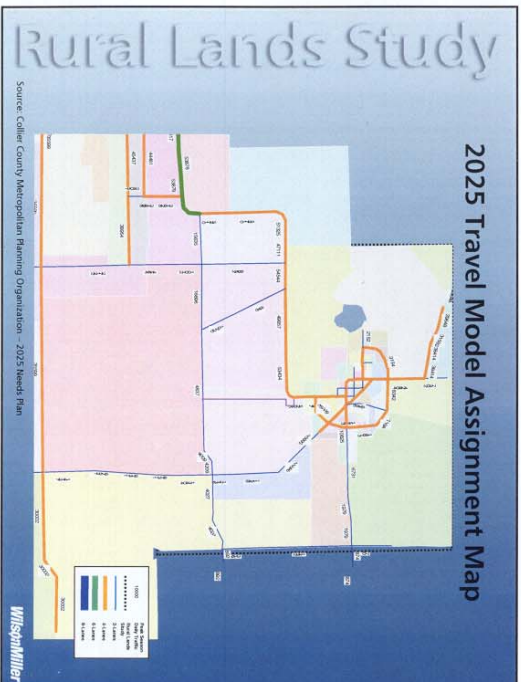
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2025 Needs Plan Road Network



Source: Collier County Metropolitan Planning Organization

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Summary

- Rural Lands Study Area has experienced minimal change since 1985
- Growth is occurring in Orange Tree and Golden Gate Estates
- Immokalee Urban area experienced modest growth in last decade
- Of the total Rural Lands Study Area of 195,000 acres, there are 138 parcels that are 40 acres or smaller in size
- To date, there is no significant agricultural land converted to non-agricultural uses in Rural Lands Study Area

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Aerial Flyby of the Rural Lands Study Region



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Rural Lands Area Study Existing & Future Transportation Capacity Analysis

Road	Segment	# Lanes	Existing + Committed Network					Future Network			
			LOS D Service Volume ⁽¹⁾	2000 ⁽²⁾	2000 V/Std Ratio	2005 ⁽³⁾	2005 V/Std Ratio	LOS D Service Volume ⁽¹⁾	2025 ⁽⁴⁾	2025 V/Std Ratio	
			PSDT	PSDT	PSDT	PSDT	PSDT	PSDT	PSDT	PSDT	
Immokalee Road	W of Sanctuary Rd	2	15,281	8,843	0.58	16,761	1.10	4	57,303	51,325	0.90
	W of Everglades Blvd	2	15,281	8,843	0.58	15,621	1.02	4	57,303	47,111	0.82
	W of Oil Well Grade Rd	2	15,281	8,843	0.58	19,704	1.29	4	57,303	54,544	0.95
	E of Oil Well Grade Rd	2	15,281	8,843	0.58	18,880	1.24	4	57,303	49,857	0.87
	W of Camp Keals Rd	2	15,281	8,843	0.58	19,690	1.29	4	57,303	53,434	0.93
	N of Camp Keals Rd	2	15,281	8,843	0.58	19,523	1.28	4	57,303	52,055	0.91
	N of Loop Rd	2	15,281	8,843	0.58	20,332	1.33	4	57,303	39,487	0.69
Oil Well Road	E of Everglades Blvd	2	15,281	3,039	0.20	7,319	0.48	2	15,281	15,635	1.02
	W of Desoto Blvd	2	15,281	2,026	0.13	4,465	0.29	2	15,281	16,696	1.09
	E of Oil Well Grade	2	15,281	2,030	0.13	1,845	0.12	2	15,281	4,837	0.32
	W of SR 29	2	15,281	984	0.06	1,737	0.11	2	15,281	4,209	0.28
	E of SR 29	2	15,281	1,502	0.10	1,604	0.10	2	15,281	4,027	0.26
Oil Well Grade	N of Oil Well Rd	2	15,281	265	0.02	1,962	0.13	2	15,281	10,720	0.70
Camp Keals Rd	N of Oil Well Rd	2	15,281	1,305	0.09	NA ⁽⁵⁾	NA ⁽⁵⁾	2	15,281	NA ⁽⁵⁾	NA ⁽⁵⁾
SR 29 (South)	S of Oil Well Rd	2	15,281	2,320	0.15	4,666	0.31	2	15,281	13,404	0.88
	N of Oil Well Rd	2	15,281	2,739	0.18	4,938	0.32	2	15,281	12,136	0.79
	S of Loop Rd	2	15,281	2,739	0.18	5,420	0.35	2	15,281	13,692	0.91
CR 846 (East)	E of Loop Rd	2	15,281	NA ⁽⁶⁾	NA	1,904	0.12	2	15,281	10,852	0.71
	1/2-way to Co. Line	2	15,281	NA ⁽⁶⁾	NA	1,450	0.09	2	15,281	6,731	0.44
	W of Co. Line	2	15,281	NA ⁽⁶⁾	NA	936	0.06	2	15,281	1,979	0.13
SR 29 (North)	N of Loop Rd	2	15,281	NA ⁽⁶⁾	NA	27,252	1.78	4	57,303	42,804	0.75
	N of SR 82	2	15,281	6,971	0.46	5,616	0.37	4	57,303	7,302	0.13
SR 82	W of SR 29	2	15,281	11,313	0.74	25,312	1.66	4	57,303	38,414	0.67

General Notes:

PSDT = Peak season daily traffic volumes generated by the County/MPO travel demand model
V/Std = The ratio of traffic volume to adopted LOS standard; amount of LOS standard capacity consumed
LOS D = Level of Service standard "D", on a scale from "A" to "F"; the adopted standard in Growth Management Plan; an above average level of congestion

Footnotes:

- ⁽¹⁾ FDOT Generalized Maximum Service Volume Table 5-6 (2-lane or 4-lane Uninterrupted Highway @ LOS D w/bays converted to Peak Season w/ MCF of .89)
- ⁽²⁾ Source: Collier Co. Yr 2000 AADT or WilsonMiller Nov. 2000 (AADT) converted to PSDT w/ MCF of .89)
- ⁽³⁾ Collier MPO FSUTMS E+C Network w/ 2005 Interim Year Dataset
- ⁽⁴⁾ Collier MPO 2025 Needs Plan
- ⁽⁵⁾ Camp Keals Road was not included in the Collier MPO 2005 or 2025 travel model networks
- ⁽⁶⁾ No data available at this location