

1.3 - 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, (April 9, 2004). 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 1.3-1 and 1.3-2.

Table 1.3-1: Developed Land

USECODE	Description	COUNT	ACRES	USECODE	Description	COUNT	ACRES
1	Single Family	63,002	43,206	26	Service Stations	61	42
2	Mobile Homes	3,448	2,871	27	Automotive Repair, Service, and Sales	160	225
3	Multi-family	109	1,101	28	Parking Lots, Mobile Home Sales	177	874
4	Condominia	8,225	6,261	29	Wholesale, Manufacturing, and Produce Outlets	52	75
5	Cooperatives	44	279	30	Florist, Greenhouses	14	44
6	Retirement Homes	16	334	31	Drive-in Theaters, Open Stadiums	1	23
7	Boarding Homes (Institutional)	669	2,445	32	Enclosed Theaters, Auditoriums	3	12
8	Multi-family less than 10 units	1,974	611	33	Night Clubs, Bars, and Cocktail Lounges	12	8
11	Stores One-Story	460	366	34	Bowling Alleys, Skating Rings, Enclosed Arenas	9	18
12	Mixed Use, i.e., Store and Office	343	822	35	Tourist Attractions	163	1,338
14	Supermarket	11	14	36	Camps	1	1
15	Regional Shopping Malls	4	70	37	Race Horse, Auto, and Dog Tracks	1	1
16	Community Shopping Centers	147	806	38	Golf Courses	490	14,039
17	One-Story Non-Professional Offices	103	91	39	Hotels, Motels	93	262
18	Multi-Story Non-Professional Offices	107	164	41	Light Manufacturing	276	327
19	Professional Service Buildings	48	40	42	Heavy Manufacturing	5	41
20	Airports, Marinas, Bus Terminals & Piers	53	88	43	Lumber Yards, Sawmills, Planning Mills	12	19
21	Restaurants, Cafeterias	102	87	44	Fruit, Vegetables, and Meat Packing	29	96
22	Drive-in Restaurants	39	32	46	Other Food Processing	2	1
23	Financial Institutions	72	75	47	Mineral Processing	11	789
25	Repair Service Shops	32	26	48	Warehouses, and Distribution Centers	413	535

Table 1.3-1: Developed Land, continued

USECODE	DESCRIPTION	COUNT	ACRES
49	Industrial Storage (Fuel, Equip, and Material)	146	198
71	Churches	170	706
72	Private Schools	19	199
73	Private Hospitals	14	126
74	Homes for Aged	8	33
75	Orphanages	149	1,202
76	Mortuaries, Cemeteries	18	87
77	Clubs, Lodges, and Union Halls	25	91
78	Sanitariums, Convalescent, and Best Homes	4	28
79	Cultural Organizations	16	73
TOTAL			81,300

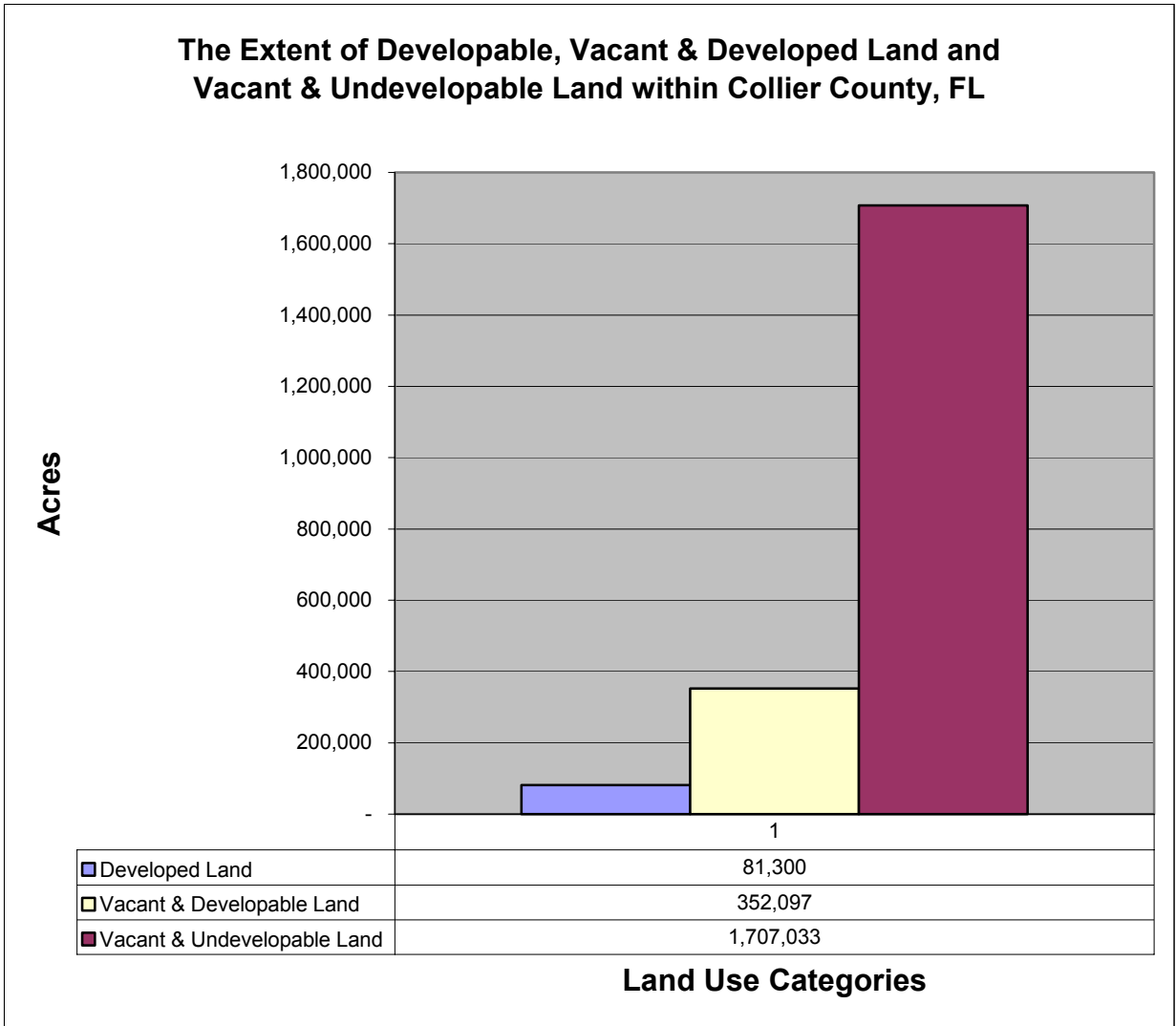
Table 1.3-2: Vacant and Developable Land

USECODE	DESCRIPTION	COUNT	ACRES
0	Vacant Residential	32,471	116,875
10	Vacant Commercial	1,193	1,750
40	Vacant Industrial	271	765
51	Cropland Soil Class 1	96	21,592
52	Cropland Soil Class 2	122	41,950
60	Grazing Land Soil Class 1	936	92,203
61	Grazing Land Soil Class 2	1	68
66	Orchard, Groves, Citrus	272	57,783
67	Poultry, Bees, Tropical Fish, Rabbits, etc.	133	976
69	Ornamentals, Misc. Agriculture	231	3,829
70	Vacant Institutional	392	14,305
TOTAL			352,097

Source: Florida Department of Revenue, 1994: Manual of Instructions for Ad Valorem Tax Administration, http://www.fgdl.org/metadata/fgdl_html/taxc01.htm

Based upon the PAO's records, there are approximately 1,354,936 acres in Collier County. Approximately 81,300 acres or 6% of Collier County consist of developed land. In addition, 352,097 acres or 26% of Collier County consists of vacant and developable land. Please refer to Figure 1.3-1.

Figure 1.3-1



C. Summary:

Based upon the data analysis, Collier County appears to have a sufficient amount of vacant and developable land to accommodate future growth.