

1.2 - The location of existing development in relation to the location of development as anticipated in the Comprehensive Plan.

In 2003, in order to assess the Character and Magnitude of Land Uses in Collier County a study of the four major land uses (Developed, Undeveloped, Conservation/Preservation and Agricultural) was conducted for each of the 12 Planning Communities (although the Marco Planning Community incorporated into the City of Marco Island in 1997, a comparison is not warranted for comparison with the 1997 EAR.) The analysis (see Table 1.2-1) demonstrates that development in unincorporated Collier County continues to be concentrated within the Urban Planning Communities, whereas the Royal Fakapalm, Big Cypress, and Corkscrew Planning Communities remain largely undeveloped.

Also, in 2003, in order to assess developed land uses in Collier County a study of Residential, Commercial, Industrial and Institutional uses was conducted for each of the County's 12 Planning Communities. The data utilized for the 1996 EAR was a generalized inventory. The inventory included lands that were zoned and/or platted but which may not have been developed with structures and, therefore, the 1996 analysis was not suitable for the purposes of the current assessment. In order to make an 'apples to apples' comparison, 1986 data was utilized to demonstrate a more accurate depiction of changes to the acreage of developed lands within each of the 12 Planning Communities. This analysis (see Table 1.2-2) demonstrates results similar to those discussed for Table 1.2-1.

Table 1.2-1 Land Characteristics by Planning Community (1995 versus 2003)

Character and Magnitude of Land 1995						
Planning Community	Developed Land	Undeveloped Land	Conservation Preservation	Agricultural Lands	Total Acres	% of land developed
North Naples	10,421	5,207	1,794	1,901	19,323	53%
Central Naples	5,573	1,592	100	388	7,653	72%
East Naples	4,013	2,045	229	124	6,412	63%
South Naples	5,141	4,700	917	2,834	13,591	38%
Golden Gate	7,171	1,616	97	143	9,027	79%
Marco	6,030	6,123	17,904	113	30,170	N/A
Urban Estates	10,323	5,165	424	6,006	21,918	47%
Immokalee	3,755	3,440	67	5,921	13,183	28%
Rural Estates	49,543	12,161	132	19,415	81,252	60%
Corkscrew	811	18,957	21,733	139,766	181,267	.03%
Royal Fakapalm	6,077	109,136	172,070	59,045	346,328	.017%
Big Cypress	52	15,347	571,536	9,961	596,896	.00008
Total	108,910	185,489	787,003	245,617	1,327,020	

Source: AutoCAD

Character and Magnitude of Land 2003						
Planning Community	Developed Land	Undeveloped Land (less Ag)	Conservation Preservation	Agricultural Lands	Total Acres	% of land developed
North Naples	13,108	3,547	477	2,372	19,505	67%
Central Naples	5,382	803	67	411	6,662	81%
East Naples	3,660	874	16	1,315	5,865	62%
South Naples	6,706	1,782	1,100	2,992	12,579	53%
Golden Gate	6,032	1,949	16	303	8,300	73%
Marco	1,340	4,069	12,425	2,374	20,209	N/A
Urban Estates	12,758	4,001	232	4,052	21,042	60%
Immokalee	4,775	1,037	1,326	10,617	17,755	27%
Rural Estates	21,816	37,073	125	16,237	75,124	29%
Corkscrew	6,892	11,091	20,519	142,665	181,166	.03%
Royal Fakapalm	9,924	39,547	226,621	76,866	352,958	.028%
Big Cypress	758	6,385	574,638	14,524	596,306	.001%
Total	93,151	112,158	837,562	274,728	1,317,471	

Source: 2003 Property Appraiser Records & Collier County GIS

Note: The undeveloped totals do not include lands classified as vacant agricultural which may have the ability to be developed with residential uses in the future. For purposes of this study Agricultural Lands are defined by Department of Revenue Land Use Codes 50-69 (lands being utilized for agricultural purposes) and land use code 99 (lands zoned Agricultural but not utilized for Agricultural purposes). Marco Planning Community was incorporated into the City of Marco Island in 1997 and therefore the 2003 data cannot be compared with the 1995 data. The 1995 data was arrived from AutoCAD measurements, the data source differences utilized in 1995 and 2003 do not allow for exact comparisons.

Table 1.2-2 Developed Lands By Planning Community (1986 versus 2003)

Land Use Developed Lands (Prepared in 1986)					
Planning Community	Residential Acres	Commercial Acres	Industrial Acres	Institutional Acres	Total Acres
North Naples	4,630	197	451	152	5,430
Central Naples	2,452	248	563	72	3,335
East Naples	2,388	359	0	87	2,834
South Naples	2,450	51	74	70	2,645
Golden Gate	3,712	61	0	0	3,773
Marco	4,135	250	7	0	4,392
Urban Estates	1,309	12	50	17	1,388
Immokalee	1,693	140	222	158	2,213
Rural Estates	4,587	0	0	0	4,587
Corkscrew	849	10	29	16	904
Royal Fakapalm	2,874	57	165	36	3,132
Big Cypress	1,658	71	32	60	1,821
Total	32,737	1,456	1,593	668	36,454

1986 data based on developed lands with structures.

Land Use Developed Lands (Prepared in 2003)					
Planning Community	Residential Acres	Commercial Acres	Industrial Acres	Institutional Acres	Total Acres
North Naples	6,338	1,148	390	495	8,371
Central Naples	2,397	468	429	84	3,378
East Naples	2,190	433	53	121	2,797
South Naples	2,883	431	7	135	3,456
Golden Gate	4,908	175	8	152	5,243
Marco	376	21	9	86	492
Urban Estates	7,875	190	33	165	8,263
Immokalee	1,628	251	133	150	2,162
Rural Estates	16,843	32	558	5	17,438
Corkscrew	1,414	572	52	886	2,924
Royal Fakapalm	3,582	879	310	86	4,857
Big Cypress	635	49	0	34	718
Total	51,069	4,649	1,982	2,399	60,099

Source: 2003 Property Appraiser Records & Collier County GIS