

2.29 Industrial/Commercial Locational Criteria

A. Introduction and Background

The demand projections conducted for the 1996 Evaluation and Appraisal Report showed that county-wide there was sufficient industrial land until the year 2020; however, when the demand projections were separated by area (Coastal Area and Immokalee Area) the results showed that there may be a demand for additional industrial by 2010 in the Coastal Area.

In May of 2001, the Economic Development Council (EDC) of Collier County began meeting with Community Development Environmental Services staff to discuss issues related to the adequate provision of lands for the EDC's high tech target industries. As a result, Collier County conducted an Industrial Inventory and found there were a limited number of parcels remaining in the Coastal Urban Area that meet the location criteria for Business Park Subdistrict.

In response, the Comprehensive Department drafted preliminary language for a new land use provision to address incentives from a land use perspective and provide additional incentives and opportunities for the development of industrial uses and workforce housing within the County's Coastal Urban Area.

In 2002 the County adopted an amendment to the Future Land Use Element of the Growth Management Plan to add the "Research and Technology Park Subdistrict". The intent of this subdistrict is not to replace the existing "Industrial" District and "Business Park" Subdistrict, but to provide an additional alternative and incentive to land owners seeking to develop limited available land within the Coastal Urban Area. The Research and Technology Park Subdistrict also includes locational criteria that provides incentives for the provision of work force housing by allowing the Park to be located adjacent to residential uses or zoning.

B. Identification of specific "language" from the Future Land Use Element:

Research and Technology Park Subdistrict:

The Research and Technology Park Subdistrict is intended to provide for a mix of targeted industry uses - aviation/aerospace industry, health technology industry, information technology industry, and light, low environmental impact manufacturing industry and non-industrial uses, designed in an attractive park-like environment where landscaped areas, outdoor spaces and internal interconnectivity provide for buffering, usable open space, and a network of pathways for the enjoyment of the employees, residents and patrons of the park. Research and Technology Parks shall be allowed as a Subdistrict in the Urban-Mixed Use District, Urban Commercial District and Urban Industrial District, and may include the general uses allowed within each District, the specific uses set forth below, and shall comply with the following general conditions:

- a. Research and Technology Parks shall be permitted to include up to 20% of the total acreage for non-target industry uses of the type identified in paragraph “d” below; and, up to 20% of the total acreage for workforce housing, except as provided in paragraph j below. Similarly, up to 20% of the total building square footage, exclusive of square footage for residential development, may contain non-target industry uses of the type identified in Paragraph d below. At a minimum, 60% of the total park acreage must be devoted to target industry uses identified in paragraph c below. Similarly, a minimum of 60% of the total building square footage, exclusive of square footage for residential development, shall be devoted to target industry uses identified in Paragraph c below. The specific percentage and mix of each category of use shall be determined at the time of rezoning in accordance with the criteria specified in the Land Development Code. The acreage and building square footage figures and percentages shall be included in the PUD ordinance so as to demonstrate compliance with this requirement.
- b. Access to arterial and collector road systems shall be in accordance with the Collier County Access Control Policy and consistent with Objective 7 and Policy 7.1 of the Transportation Element.
- c. The target industries identified by the Economic Development Council of Collier County are aviation/aerospace industry, health technology industry, and information technology industry, and include the following uses: software development and programming; internet technologies and electronic commerce; multimedia activities and CD-ROM development; data and information processing; call center and customer support activities; professional services that are export based such as laboratory research or testing activities; light manufacturing in the high tech target sectors of aviation/aerospace and health and information technologies; office uses in connection with on-site research; development testing and related manufacturing; general administrative offices of a research and development firm; educational, scientific and research organizations; production facilities and operations.
- d. Non-target industry uses may include hotels at a density consistent with the Land Development Code, and those uses in the C-1 through C-3 Zoning Districts that provide support services to the target industries such as general office, banks, fitness centers, personal and professional services, medical, financial and convenience sales and services, computer related businesses and services, employee training, technical conferencing, day care center, restaurants and corporate and government offices.
- e. When the Research and Technology Park is located within the Urban Industrial District or includes industrially zoned land, those uses allowed in the Industrial Zoning District shall be permitted provided that the total industrial acreage is not greater than the amount previously zoned or designated industrial. When a Research and Technology Park is located in the Urban Commercial District or

- Urban-Mixed Use District, the industrial uses shall be limited to those target industry uses. The Planned Unit Development Ordinance or Rezoning Ordinance for a Research and Technology Park project shall list specifically all permitted uses and development standards consistent with the criteria identified in this provision.
- f. Research and Technology Parks must be a minimum of 19 acres in size.
 - g. Research and Technology Parks located within Interchange Activity Center quadrants that permit Industrial Uses shall also be required to meet the standards as stated under the Interchange Activity Center Subdistrict for commercial and industrial land uses.
 - h. Standards for Research and Technology Parks shall be adopted for the development of individual building parcels and general standards shall be adopted for pedestrian and vehicular interconnections, buffering, landscaping, open spaces, signage, lighting, screening of outdoor storage, parking and access management.
 - i. When located in a District other than the Urban Industrial District, the Research and Technology Park must be adjacent to, and have direct principal access to a road classified as an arterial or collector in the Transportation Element. Direct principal access is defined as a local roadway connection to the arterial or collector road, provided the portion of the local roadway intended to provide access to the Research and Technology Park is not within a residential neighborhood and does not service a predominately residential area.
 - j. Research and Technology Parks shall not be located on land abutting residentially zoned property, unless the Park provides workforce housing. When abutting residentially zoned land, up to 40% of the Park's total acreage may be devoted to workforce housing and all or a portion of the workforce housing is encouraged to abut such adjacent land where feasible.
 - k. Whenever workforce housing is provided, it shall be fully integrated with other compatible uses in the park through mixed use buildings and/or through pedestrian and vehicular interconnections.
 - l. Whenever workforce housing (affordable housing) is provided, it is allowed at a density consistent with the Density Rating System.
 - m. Building permits for non-target industry uses identified in paragraph "d" above shall not be issued for more than 10,000 square feet of building area prior to issuance of the first building permit for a target industry use.
 - n. Research and Technology Parks must be compatible with surrounding land uses.
 - o. Research and Technology Parks must utilize PUD zoning.

The maximum additional acreage eligible to be utilized for a Research and Technology Park Subdistrict within the Urban-Mixed Use District is 1000 acres, exclusive of open space and conservation areas.

C. Data Assessment:

The Urban Industrial District is reserved primarily for industrial type uses and comprises approximately 2,200 acres. In addition, there are two Subdistricts within Urban-Industrial District 1). Business Park Subdistrict and, 2). Research and Technology Park Subdistrict.

1. Business Park Subdistrict: Allows a maximum of 500 acres to rezone via the Business Park Subdistrict, to date, there have been two request for rezones under this subdistrict comprising of 78.38 acres.
2. Research and Technology Park Subdistrict: Allows maximum of 1,000 acres to rezone via the Research and Technology Park Subdistrict, to date, there has been one rezone request under this subdistrict comprising of 19.3 acres.

A detailed Industrial Land Use Study was conducted by the Comprehensive Planning Department, which displays data on industrial development within each of Collier County's Planning Communities. As part of the Industrial Study, a list was developed of vacant properties along arterials and collectors, 35 acres or more, with existing zoning, size and location noted. These properties, all over 35 acres may, provide opportunity for development as "Research and Technology Parks. Currently there are a limited number of parcels within the Coastal Urban Area that the acreage and locational criteria for a Business Park, allowing Research and Technology Parks to locate along roadways classified as collectors as well as arterials, the number of potential locations expanded to a total of 54 parcels.

Attached and incorporated herewith you will find the following Tables:

Table 2.29-1 2003 Collier County Commercial Inventory

Table 2.29-2 Collier County Industrial Inventory

Table 2.29-3 Industrial Study -Vacant Acreage in Urban Boundary 35 acres or less

Table 2.29-4 Industrial Inventory Planning Community Summary

D. Objective Achievement Analysis:

The provision of additional incentives and opportunities for the development of industrial uses and workforce housing within the County's Coastal Urban Area has been achieved through the implementation of a new subdistrict ("Research and Technology Park Subdistrict") and will only assist to further realize Collier County's mixed-use planning strategies. At this time, it is too early in the industrial development process to determine if the additional incentives and opportunities for the development of industrial uses and workforce housing will have the desired effect.

E. Conclusion:

Collier County will continue to monitor industrial development within Collier County to ensure the industrial inventory meets the demands of its growing population.

Table 2.29-1

2003

COLLIER COUNTY

COMMERCIAL INVENTORY

Table 2.29-2

COLLIER COUNTY
INDUSTRIAL INVENTORY

Table 2.29-3

2003

INDUSTRIAL STUDY

(Vacant Acreage in Urban Boundary 35 acres or less)

Table 2.29-4

2003

INDUSTRIAL INVENTORY

PLANNING COMMUNITY SUMMARY