Collier County

Growth Management Community Development Department

Development Services Advisory Committee Meeting

Wednesday, September 03, 2025
3:00 pm

2800 N. Horseshoe Dr.
Naples, FL 34104
Growth Management Community Development Department
Conference Room 609/610

Please contact Heather Cartwright-Yilmaz at (239) 252-8389 if you have any questions or wish to meet with staff.

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Development Services Advisory Committee

Agenda

Wednesday, September 03, 2025

3:00 pm

2800 N. Horseshoe Dr., Naples, FL 34104

Growth Management Community Development, Conference Rooms 609/610

NOTICE:

Persons wishing to speak on any Agenda item will receive up to three (3) minutes unless the Chairman adjusts the time. Speakers are required to fill out a "Speaker Registration Form", list the topic they wish to address, and hand it to the Staff member before the meeting begins. Please wait to be recognized by the Chairman and speak into a microphone. State your name and affiliation before commenting. During the discussion, Committee Members may direct questions to the speaker.

Please silence cell phones and digital devices. There may not be a break in this meeting. Please leave the room to conduct any personal business. All parties participating in the public meeting are to observe Roberts Rules of Order and wait to be recognized by the Chairman. Please speak one at a time and into the microphone so the Hearing Reporter can record all statements being made.

1. Call to order – Chairman
2. Approval of Agenda
3. Approval of Minutes:
    a. DSAC-IFR: 07.16.2025 (Page: 04)
    b. DSAC: 08.06.2025 (Page: 09)
4. Public Speakers

For more information, please contact Heather Cartwright-Yilmaz at (239) 252-8389
or at Heather.Yilmaz@colliercountyfl.gov

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

5. Staff Announcements/Updates
    a. Zoning Division – [**Mike Bosi**]
    b. Community Planning & Resiliency Division – [**Christopher Mason**]
    c. Housing Policy & Economic Development Division – [**Cormac Giblin**]
    d. Development Review Division – [**Jaime Cook**]
    e. Operations & Regulatory Mgmt. Division – [**Michael Stark**]
    f. Building Review & Permitting Division – [**Building Division**]
    g. Collier County Fire Review – [**Michael Cruz, Captain**]
    h. North Collier Fire Review – [**Chief Sean Lintz or designee**]
    i. Code Enforcement Division – [**Thomas Iandimarino**]
    j. Public Utilities Department – [**Matt McLean or designee**]
    k. Transportation Management Services

       Transportation Engineering Division – [**Jay Ahmad or designee**]
6. New Business
    a. PL20250009062 - Reasonable Accommodation for Certified Recovery Residencies LDCA
    b. PL20250005385 - Scrivener's Errors and Cross-Reference Corrections LDCA
    c. PL20250006145 - Removal of Prohibited Exotic Vegetation LDCA
    d. PL20250007882 - Administrative Plat Approval LDCA
    e. PL20250008677 - Plat, Replat and Construction Documents, Code of Law Amendment (Informational Item Only)
    f. Fee Schedule Status
7. Old Business
    a. Review Impact Fee Recommendations – Corporate Financial & Management Services [Gino Santabarbara]
8. Committee Member Comments
9. Adjourn

FUTURE MEETING DATES:

October 01, 2025 – 3:00 PM
November 05, 2025 – 3:00 PM
December 03, 2025 – 3:00 PM

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
IMPACT FEE REVIEW SUBCOMMITTEE MEETING
Naples, Florida
July 16, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Meeting and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at Growth Management Community Development Department Room 609/610 2800 N. Horseshoe DR with the following members present.

Chairman:	Nick Kouloheras (Interim)
	Mario Valle (Excused)
	Clay Brooker
	Robert Mulhere
	Bill Varian (Excused)

The following County Staff were in attendance:
Gino Santabarbara, Manager, Impact Fees – Corporate Financial & Management Services
Heather Cartwright-Yilmaz, Management Analyst / Staff Liaison, GMCD

Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, Neither Collier County nor This Board shall be responsible for providing this record.

1. **CALL TO ORDER – Chairman**
   Chairman - Nick Kouloheras
   Development Service Advisory Committee – Impact Fee Review Subcommittee, Wednesday, 16th July 2025 was called to order at 3:00 PM

   a. Selection of Committee Chairman and Vice Chairman

      - Nick Kouloheras- Interim Chairman
      - Bill Varian- Vice Chairman

2. **APPROVAL OF AGENDA**
   Nick Kouloheras - Interim Chair made the motion.
   Robert Mulhere - Seconded

3. **Old Business**
   a. Collier School Impact Fee Update Study – DRAFT Report 04-25-2025
      - *Did not discuss at this meeting*.

   b. Collier County Correctional Facilities Impact Fee Study – DRAFT Report 10-31-2024
      - Level of Service is 2.7 Beds per 1000 residents
      - New mental health facility being built on Golden Gate Parkway will help with housing some individuals vs Jail that will help with capacity issues
      - Single family home increase is 16% based on the study
      - Board referenced price of land and stated majority of growth will be East of 951 Lower land cost needs to be considered in study
      - Board questioned methodology for study. Benesch will clarify during presentation

   c. Collier County Emergency Medical Services Impact Fee Update Study – DRAFT Report 10-31-2024
      - *Did not discuss at this meeting*.

   d. Collier County General Government Buildings Impact Fee Update Study – DRAFT Report 10-31-2024
      - Single family homes increased 60% but hit the CAP at 50%
      - Multifamily increase of 61%
      - Cost of Government buildings is significantly higher in Collier County than any other county in the state. Based on Land Cost, construction costs, Land value being the highest contributor.

- Impact fees are highest in the state, but Collier County still has the lowest millage rate in the state.
- Board again referenced majority of growth will be East of 951. Lower land cost needs to be considered in study.
- Impact fees are very restricted. Can only be used to add not repair. No O&M on existing buildings.
- Anticipated over the next 5 years- 8-10 Villages and 3 towns out East of 951. Will need to consider additional government buildings for level of service. Villages are required to provide 15sqft and Towns need to provide 53sqft of civic space.

e. Collier County Law Enforcement Impact Fee Update Study – DRAFT Report 10-31-2024
   - Both single family and multifamily rates decreased.
   - 30% Below level of service, board questioned why fees decreased if we are deficient in Level of Service.
   - *Board is holding on vote until Bill Varian returns*.

f. Collier County Library Facilities Impact Fee Update Study – DRAFT Report 10-31-2024
   - Libraries are being used more for community centers with current generation
   - Discussed combining Library with Parks and Recreation in the future.
   - Calculated fees in the study are going down.

g. Collier County Parks and Recreation Impact Fee Update Study – DRAFT Report 10-31-2024
   - Regional Parks had significant decreases.
   - Land costs east of 951 need to be considered for this study.

h. Collier County Road Impact Fee Update Study – DRAFT Report 10-31-2024
   - *Did not discuss at this meeting*.

4. New Business

i. Zoom Presentation by Benesch for open questions with board.
   - Unavailable for this meeting. Will reschedule for next meeting.

5. PUBLIC SPEAKERS

None

6. UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:

a. Wednesday, August 27th, 2025 - TBD
b. Wednesday, September 17, 2025
c. Wednesday, October 22, 2025

Nick Kouloheras – Interim Chair

- Made a motion to adjourn the meeting.

7. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 4:08 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE

Nick Kouloheras, Chairman

These minutes were approved by the Committee/Chairman on _____,
(check one) as submitted ___X___ or as amended _____.

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
August 6, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at the Collier County Growth Management Community Department Building, Conference Room #609/610, 2800 N. Horseshoe Dr., Naples, Florida, 34102 with the following members present:

Chairman:	William J. Varian
Vice Chairman:	Blair Foley
	James Boughton
	Clay Brooker
	Jeffrey Curl
	Laura Spurgeon DeJohn
	John English
	Marco Espinar
	Norm Gentry
	Nicholas Kouloheras
	Mark McLean
	Chris Mitchell
	Robert Mulhere
	Hannah Roberts–AHAC–Non-Voting
	Jeremy Sterk
	Mario Valle

The following County staff were in attendance:

Mike Bosi – Director, Zoning Division, GMCD
Christopher Mason – Director, Community Planning & Resiliency Division, GMCD (Not in Attendance)
Jaime Cook – Director, Development Review Division, GMCD
Michael Stark – Director, Operations & Regulatory Management Division, GMCD
John McCormick – Director, Building Review & Permitting Division, GMCD
Thomas Iandimarino – Director, Code Enforcement, GMCD
Claudia Vargas – Project Manager I, Engineering & Project Management, PUD
Cormac Giblin – Director, Housing Policy & Economic Development Division, GMCD
Jay Ahmed – Director, Transportation Management Services, Transportation Engineering Division
James French – Department Head, GMCD (Not in Attendance)
Heather Cartwright-Yilmaz – Management Analyst/Staff Liaison, GMCD
Captain Michael Cruz – Collier County Fire Review
Captain Bryan Horbal – North Collier Fire Review

Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, neither Collier County nor This Board shall be responsible for providing this record.

1. **CALL TO ORDER– Chairman**
   Chairman Varian
   Development Service Advisory Committee, Wednesday, August 6, 2025, was called to order at 3:00 PM.

2. **APPROVAL OF AGENDA**
   Blair Foley motioned to approve the agenda as presented.
   Mario Valle seconded.
   Motion passed unanimously.

3. **APPROVAL OF MINUTES**
   a. **DSAC-LDR Subcommittee Meeting: 05.20.2025**
      Clay Brooker motioned to approve the minutes with corrections (replace "Mr. Brooker" with correct names and "sees" with "wants" on page 5).
      Robert Mulhere seconded.
      Motion passed unanimously.
   b. **DSAC Meeting: 06.04.2025**
      Nicholas Kouloheras motioned to approve the minutes.
      Norm Gentry seconded.
      Motion passed unanimously.
   c. **DSAC-IFR Subcommittee Meeting: 06.19.2025**
      Mario Valle motioned to approve the minutes.
      Chris Mitchell seconded.
      Motion passed unanimously.
   d. **DSAC-ROW Subcommittee Meeting: 07.23.2025**
      Motion passed unanimously.

4. **PUBLIC SPEAKERS**
   None

5. **STAFF ANNOUNCEMENTS**
   a. **Zoning Division – [Mike Bosi, Director]**
      - **Staffing Shortages:** Down two staff members, with efforts to fill positions ongoing.
      - **Land Use Petitions:** 27 petitions scheduled for September and October Board of County Commissioners (BCC) meetings, including Costco ASW PDI (September 18 and October 14). Some petitions may be delayed due to agenda constraints.
      - **Planning Commission:** 25 petitions between August and October, following a summer hiatus. Fall meetings expected to be intensive.

- **Legislation:** County must adopt a certified recovery residents reasonable accommodation ordinance by January 1, 2026. A draft is being prepared for DSAC review in September, with a 60-day decision-making process for applications.

  Robert Mulhere: Clarified Costco ASW PDI dates (September 18 for market study, October 14 for full hearing).

b. Community Planning & Resiliency Division – [Christopher Mason, Director]

- No updates provided (Mason absent).

c. Housing Policy & Economic Development – [Cormac Giblin, Director]

- **Affordable Housing:** Board approved 640 units. LDC amendments for housing plan flexibility rescheduled to September 28 due to cancellation of September 12 BCC meeting.
- **Economic Development:** Contract executed with Phelan Family Brands for Texas Tony's at North Collier Regional Park. Invitations to negotiate for concessionaires at Barefoot Beach and Tigertail in progress.

d. Development Review Division – [Jaime Cook, Director]

- **Plat Approvals:** Effective July 1, 2025, subdivision plats can be administratively approved, signed by Cook, eliminating BCC review. Construction maintenance agreements and bonds still required for pre-recording permits.

e. Operations & Regulatory Management Division – [Michael Stark, Director]

- **Permit Applications:** July saw 4,338 applications (24 Hurricane Ian, 39 Hurricane Milton).
- **Zoning Front Desk:** Resolved 1,012 survey conditions, processed 28 short-term vacation rentals, hosted 33 pre-application meetings, and welcomed 1,035 customers at the business center and 128 at satellite offices.
- **Call Volume:** 7,791 calls answered, up significantly. IT team analyzing call drivers to improve website navigation and reduce volume.
- **Staffing:** 623.5 department-wide positions, 59 in hiring pipeline, many due to promotions. Recruitment event on May 28 targeted reviewers/inspectors, with plans for broader events.
- **Fee Study:** Progressing, with solutions to be presented at next DSAC meeting. Focus on aligning fees with operational costs.
- **HR Challenges:** Two dedicated HR staff (Stephanie Abreu, Sandra Delgado) addressing bottlenecks in application processing. Previously, only 8 of 52 code enforcement applications were forwarded due to cursory downtown HR reviews. Now receiving all applications.
- **Initiatives:** Exploring pay raises, incentives (e.g., $5,000–$10,000 for certifications), remote work, and internship programs. Partnerships with FGCU and Lorenzo Walker for recruitment, including paid internships.

Chairman Varian: Expressed concern over high call volume, suggesting website improvements. Criticized prolonged review times (e.g., structural reviews), staffing

shortages, and HR inefficiencies. Noted $500 early work authorizations as an additional taxpayer cost due to delays.
Blair Foley: Highlighted competitive labor market and HR structural issues, questioning reliance on downtown HR for specialized roles.
Robert Mulhere: Suggested a sit-down with HR to discuss incentives (e.g., sign-on bonuses) and enterprise fund considerations.
Mario Valle: Emphasized frustration with lack of progress on staffing and review delays, impacting business operations.

f. Building Review & Permitting Division – [John McCormick, Director]

- **Staffing Crisis:** Structural plan review team at 50% capacity after losing another reviewer. Overtime authorized, but shortages drive delays. No PEs or architects remain (previously had four PEs and one architect).
- **Fee Study:** Critical for funding competitive wages. Current rates unchanged for 10 years, leading to reserve depletion.
- **Review Process:** Batch review system causes delays as plans move between trades. Exploring continuous flow model and AI for intake checklists to improve efficiency.
- **Pay Disparity:** Regulatory staff earn 30% less than general fund staff (e.g., facilities PMs). Equity pay rules limit hiring at competitive rates.
- **Training:** Supports internship and mentoring programs but stresses need for competitive wages to attract/retain talent. Last reviewer left for a $20,000 higher salary elsewhere.

Chairman Varian: Criticized inconsistent reviews (e.g., missed items leading to additional submittals) and requested trade-specific review time data.
Mario Valle: Noted non-compliant competitors bypassing permits due to delays, harming compliant businesses.
Blair Foley: Suggested professionalizing staff through training and certifications, questioning current training scope.

g. Collier County Fire Review – [Michael Cruz, Captain]
No report.

h. North Collier Fire Review – [Bryan Horbal, Captain]

- **Plan Reviews:** 200 additional reviews this month, totaling 820 permits. Two-day turnaround maintained.
- **Inspections:** 1,400 new construction inspections in May. Nine projects on TCO awaiting CO paperwork.
- **Staffing:** Three new hires planned to address upcoming retirements. Existing building inspections up to date.

i. Code Enforcement Division – [Thomas Iandimarino, Director]

- Hosting FACE fundamentals class in July at Heritage Bay for 35 staff (11 from Collier), saving $8,000–$12,000 in travel costs.

j. Public Utilities Department – [Claudia Vargas]
No updates.

k. Transportation Management Services – [Jay Ahmed, Director]

- **Access Management:** Presented to BCC on July 8.
- **FDOT Projects:** Public hearing for I-75 PD&E (Golden Gate Parkway to Corkscrew Road) and DDI at I-75/Immokalee (August 14).
- **Golden Gate Parkway:** Congestion study public meeting on August 21.
- **Tiger Complete Street:** 20 miles of sidewalks completed.

6. NEW BUSINESS

None

7. OLD BUSINESS

None

8. COMMITTEE MEMBER COMMENTS

- **Chairman Varian:** Urged faster permit processing to avoid economic impacts (e.g., delayed Publix, EMS stations). Criticized CAPTCHA on City View portal for signed-in users.
- **Mario Valle:** Highlighted competitive disadvantage for compliant businesses due to permit delays.
- **Blair Foley:** Suggested HR overhaul and targeted recruitment (e.g., headhunters) for specialized roles.

9. ADJOURN

There being no further business for the good of the County, the meeting was adjourned at 4:41 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE



William Varian, Chairman

These minutes were approved by the Committee/Chairman on 9/3/25,
(check one) as submitted ✓ or as amended ____.

Collier County

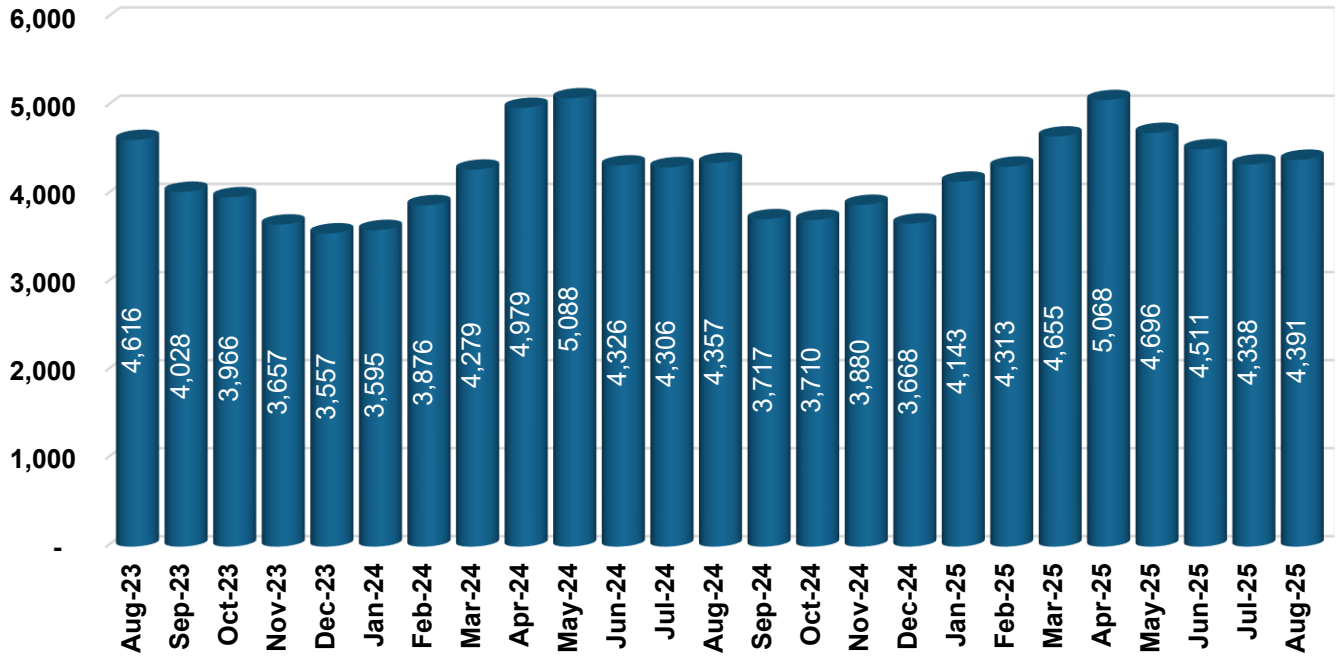
August 2025

Monthly Statistics

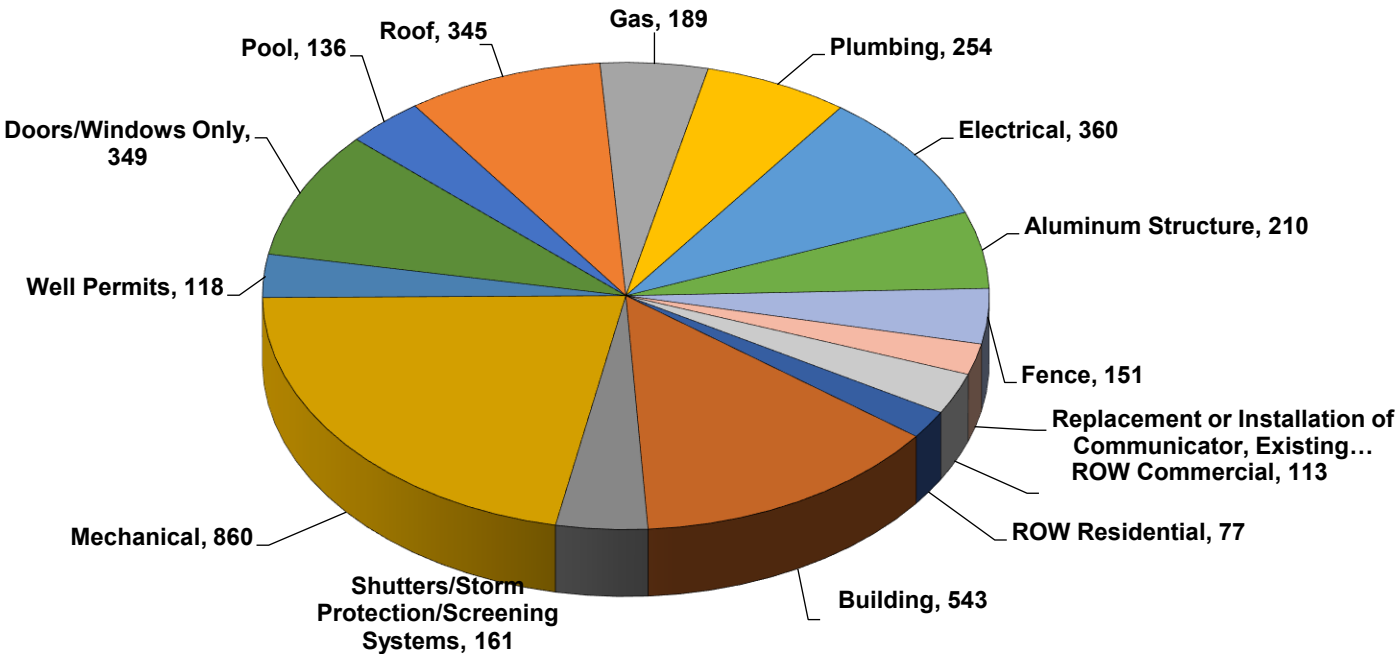


Building Plan Review Statistics

All Permits Applied by Month

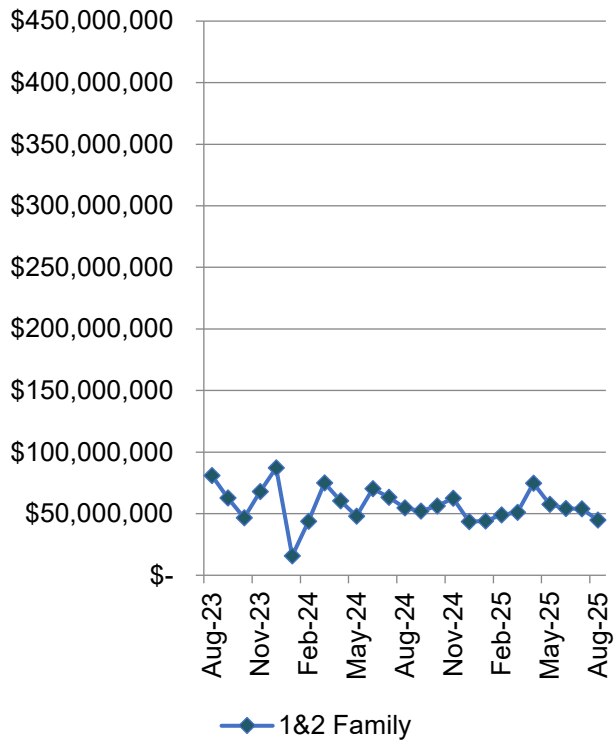


Top 15 of 35 Building Permit Types Applied

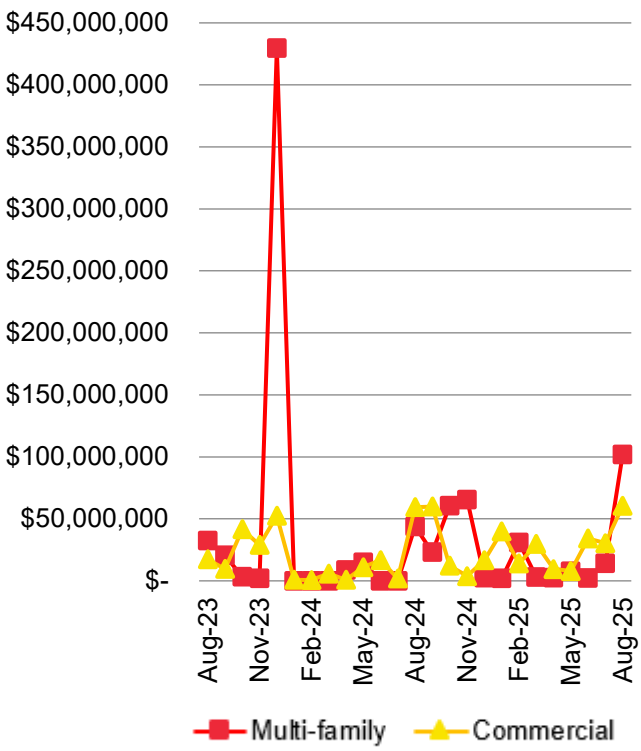


Building Plan Review Statistics

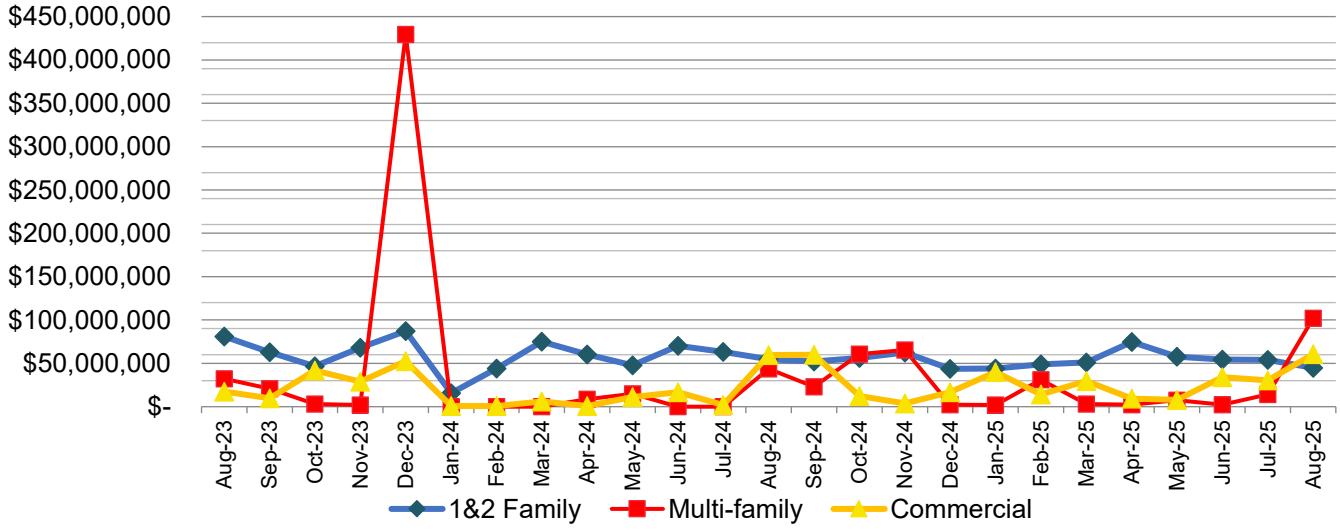
Monthly 1 & 2 Family Total Construction Value by Applied Date



Monthly Multi-family & Commercial Total Construction Value by Applied Date

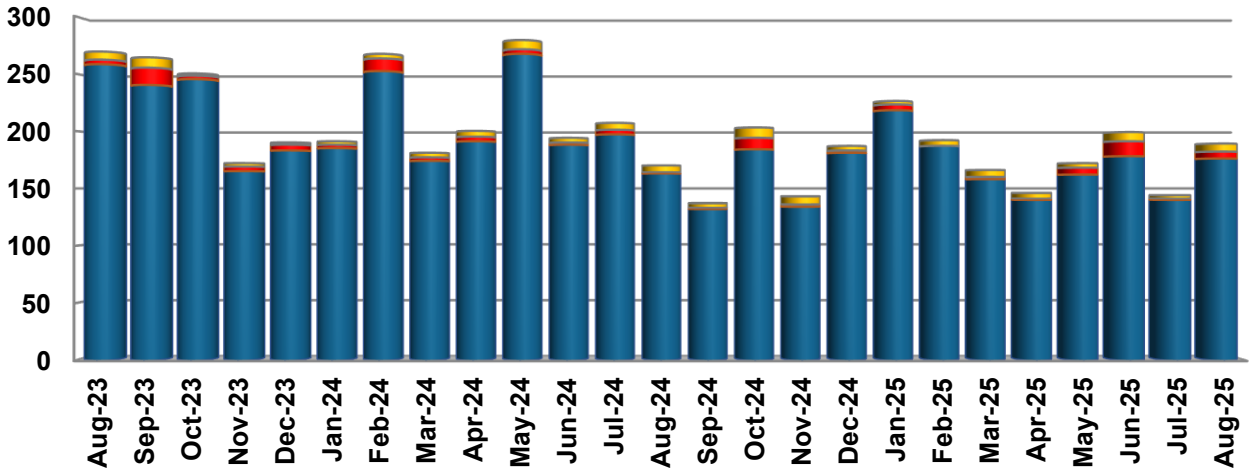


Monthly Total Construction Value by Applied Date



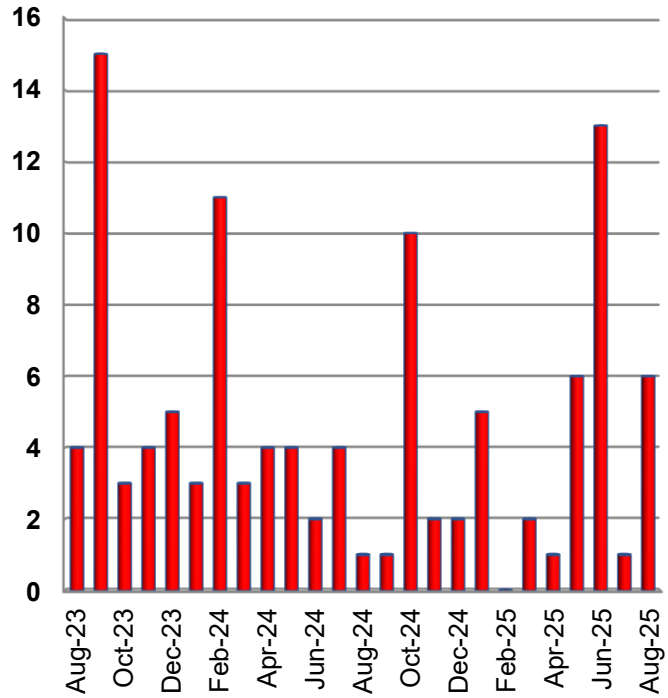
Building Plan Review Statistics

New Construction Building Permits Issued by Month

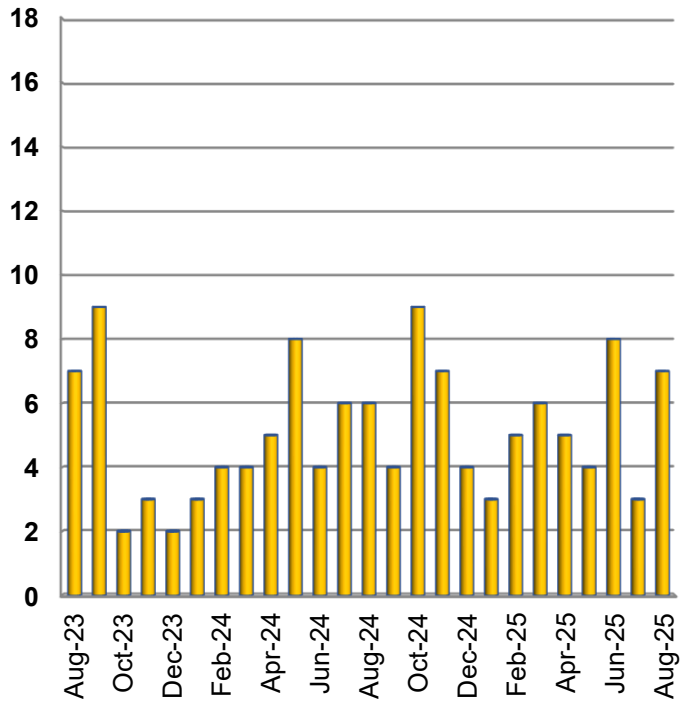


	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Commercial	7	9	2	3	2	3	4	4	5	8	4	6	6	4	9	7	4	3	5	6	5	4	8	3	7
Multi-family	4	15	3	4	5	3	11	3	4	4	2	4	1	1	10	2	2	5	0	2	1	6	13	1	6
1&2 Family	258	240	245	165	183	185	252	174	191	267	188	197	163	132	184	134	181	218	187	158	140	162	178	140	176

New Multi-family Building Permits Issued by Month

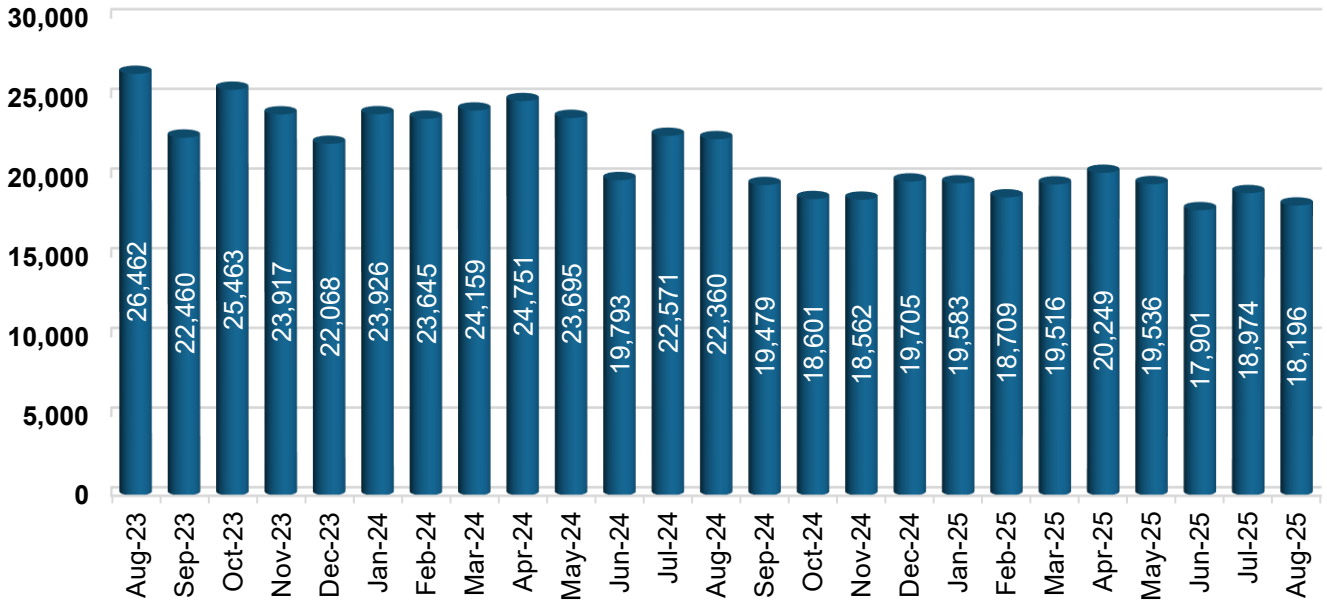


New Commercial Building Permits Issued by Month

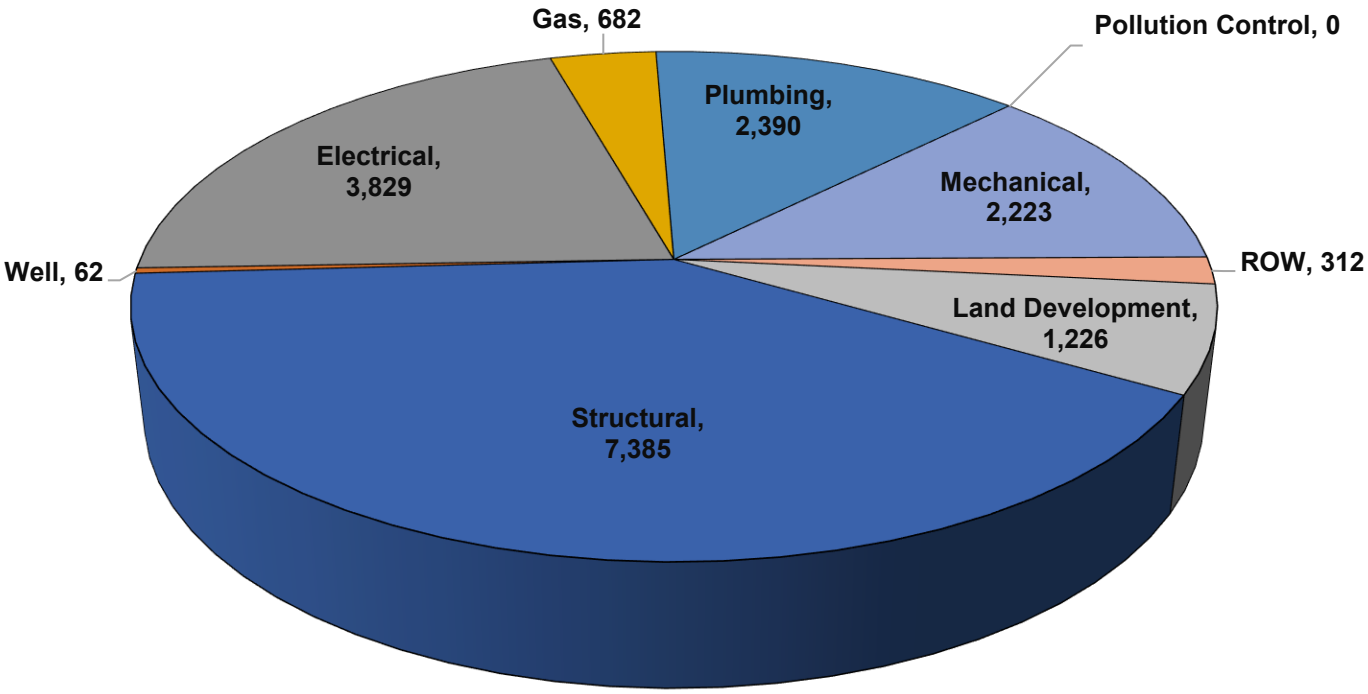


Building Inspections Statistics

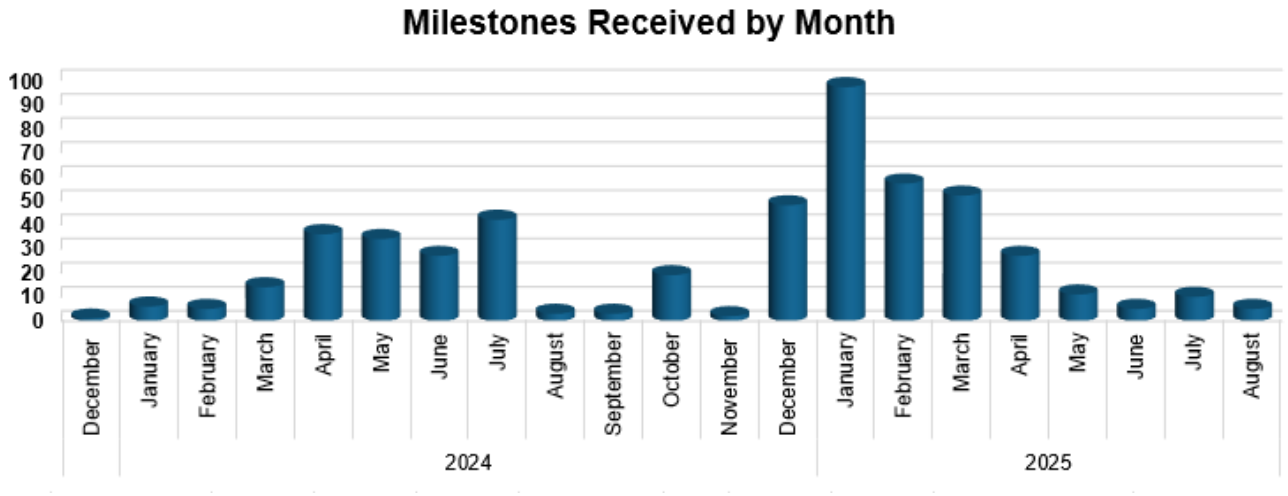
Building Inspections

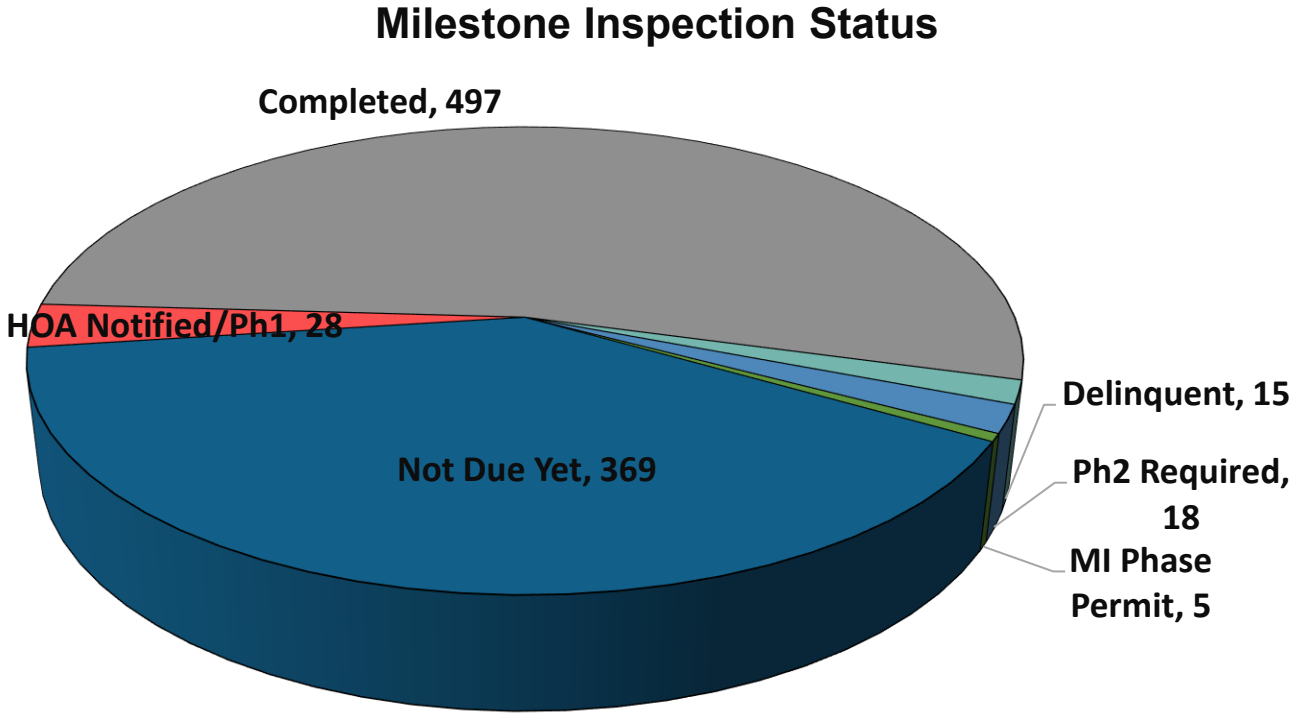


Types of Building Inspections

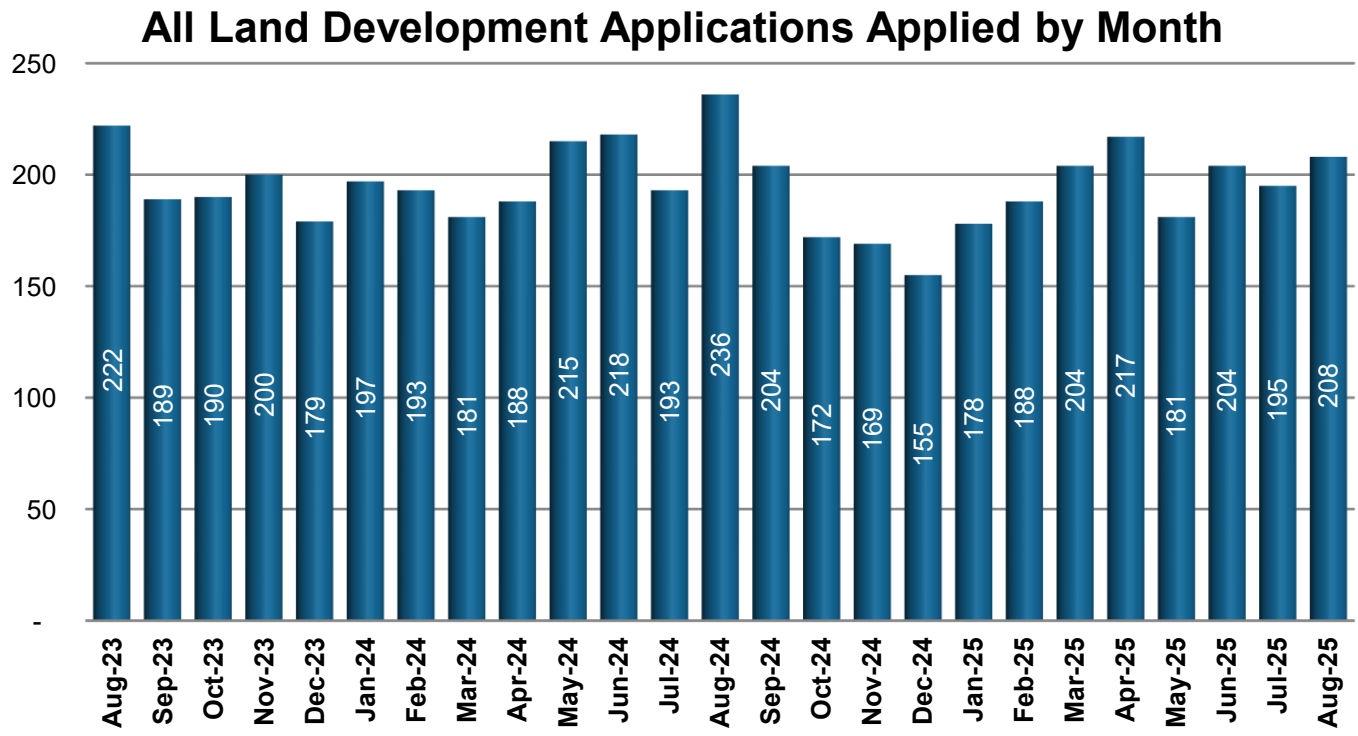


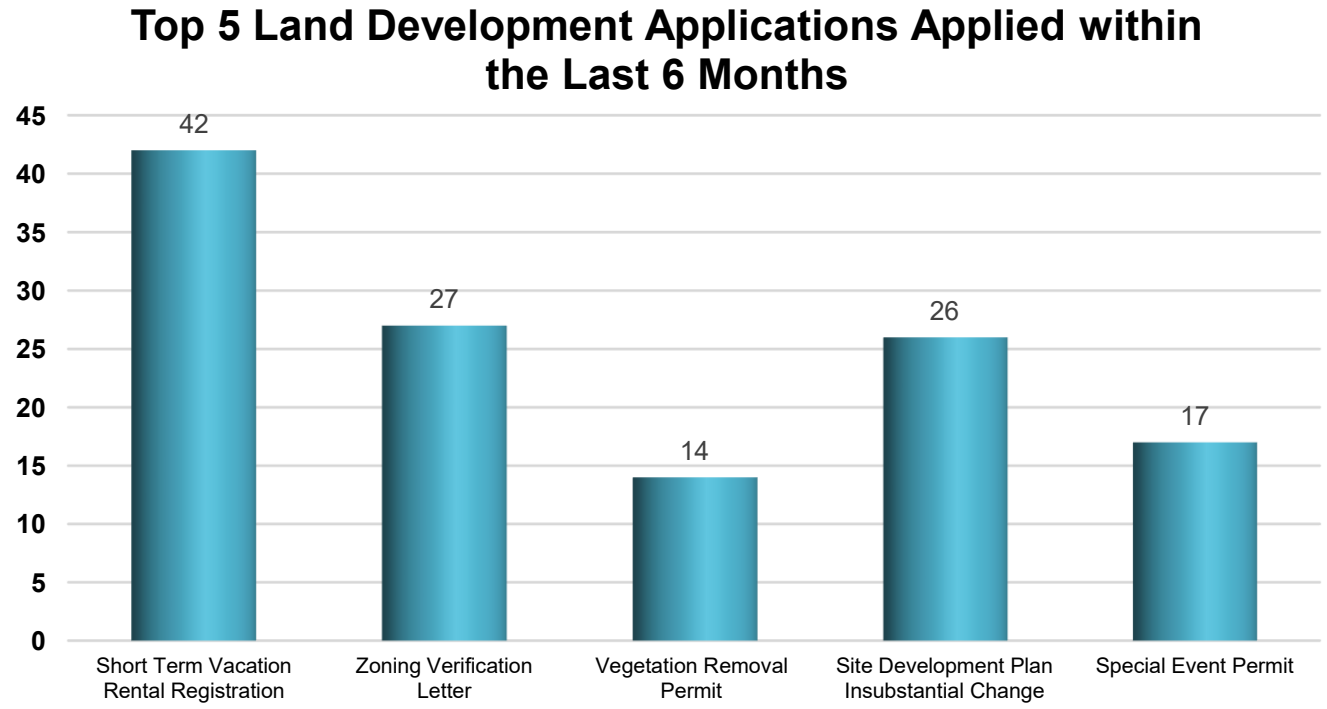
Building Inspections Statistics





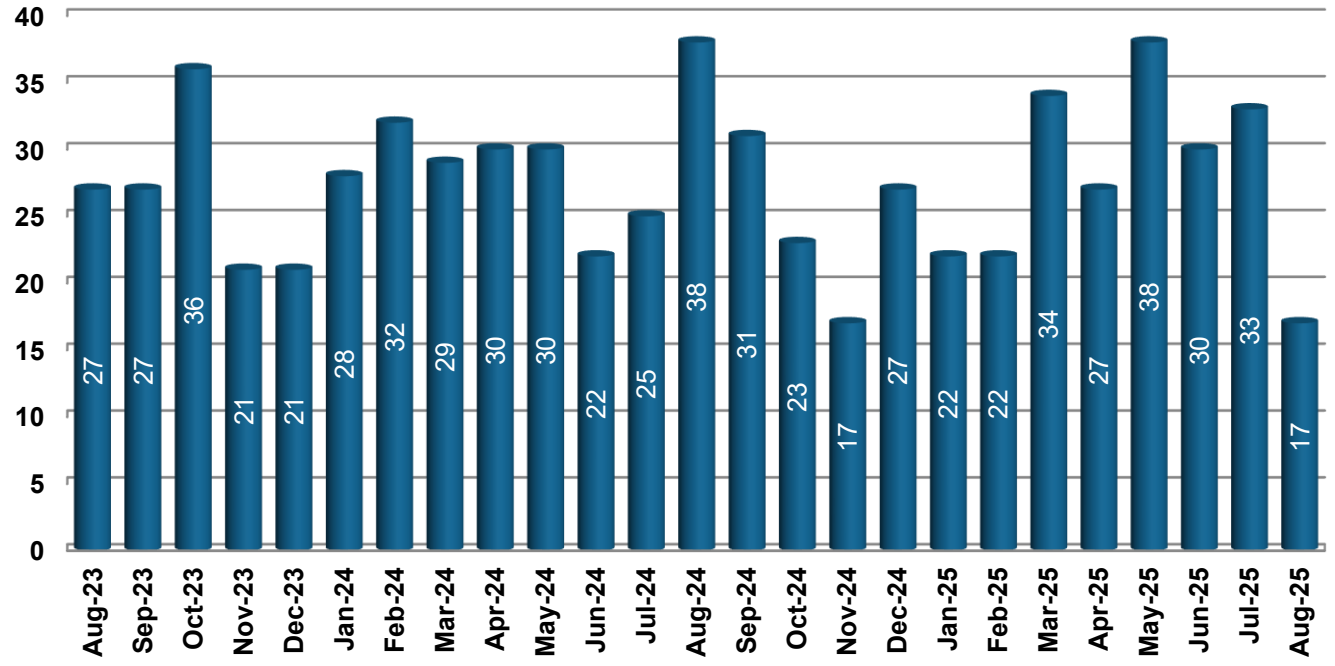
Land Development Services Statistics



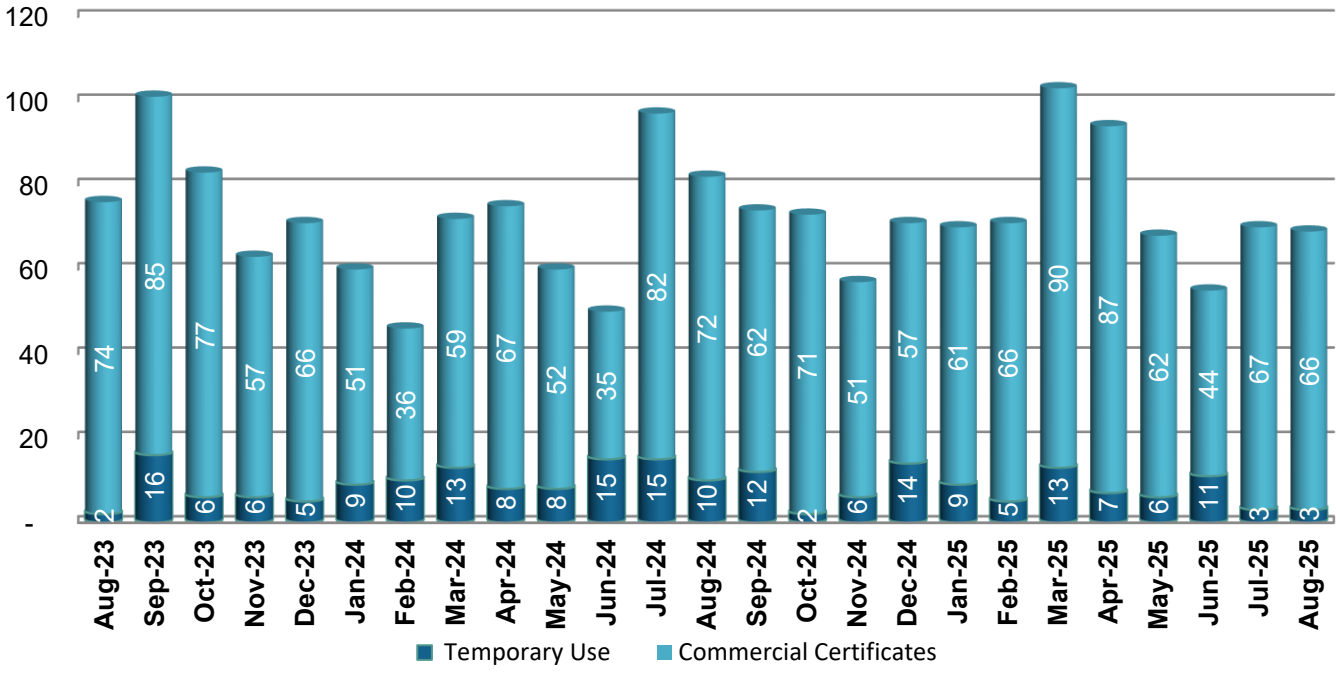


Land Development Services Statistics

Pre-application Meetings by Month

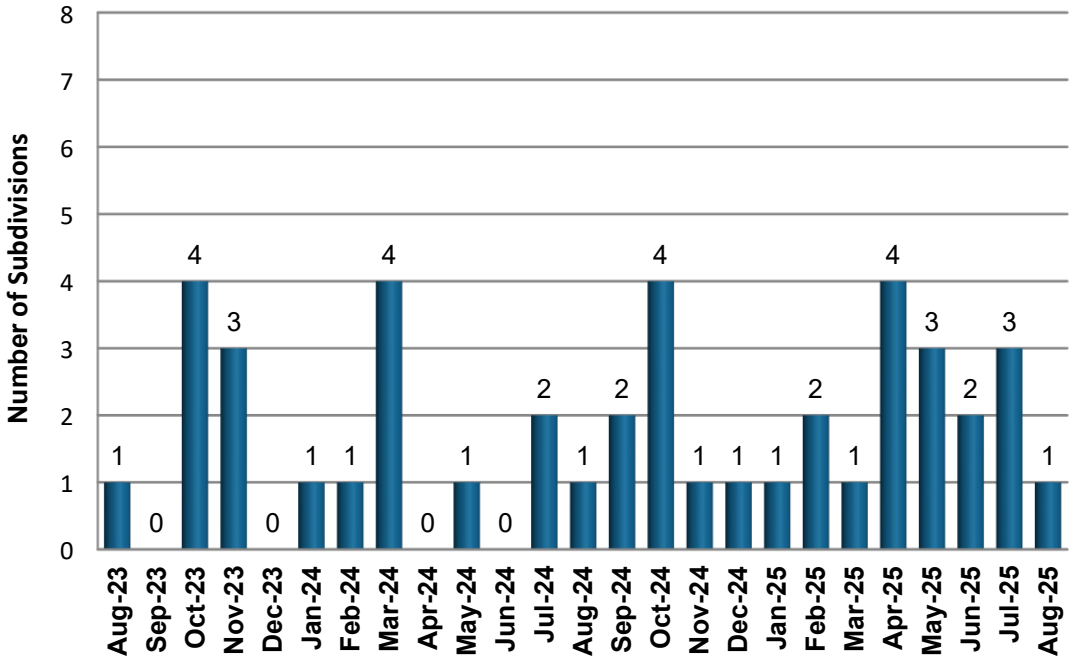


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

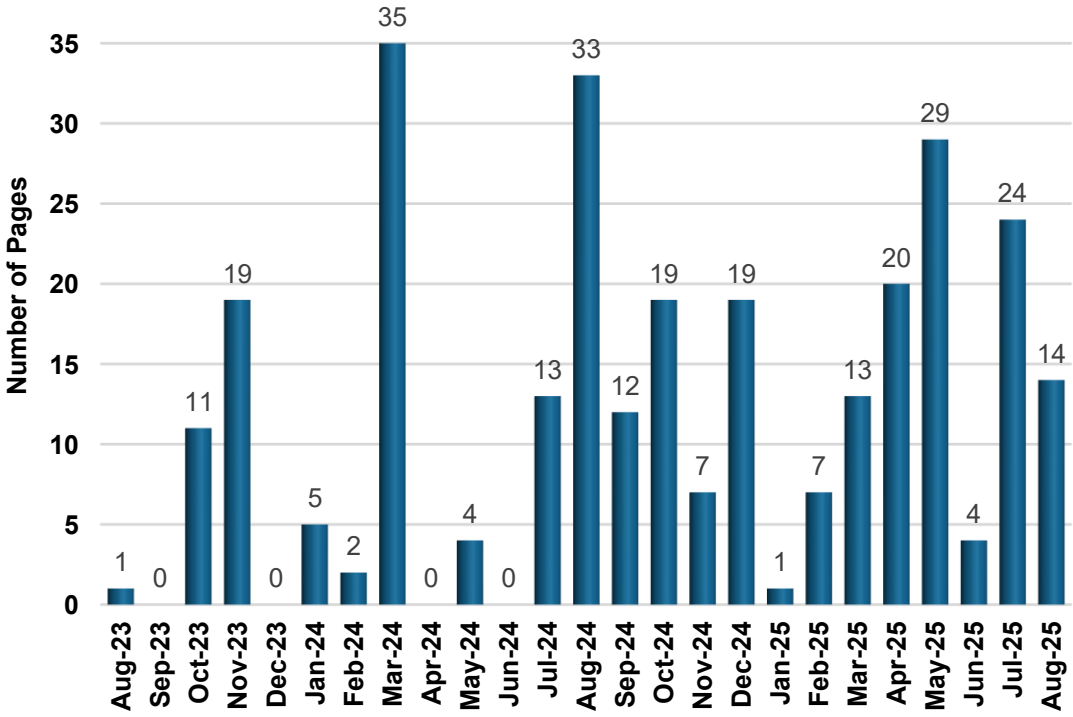
Number of New Subdivisions Recorded per Month



Yearly Totals Subdivisions
2020 – 25
2021 – 33
2022 – 29
2023 – 21
2024 – 18
2025 – 18

Yearly Totals Lots
2021 – 1353
2022 – 3100
2023 – 1212
2024 – 1559
2025 – 1535

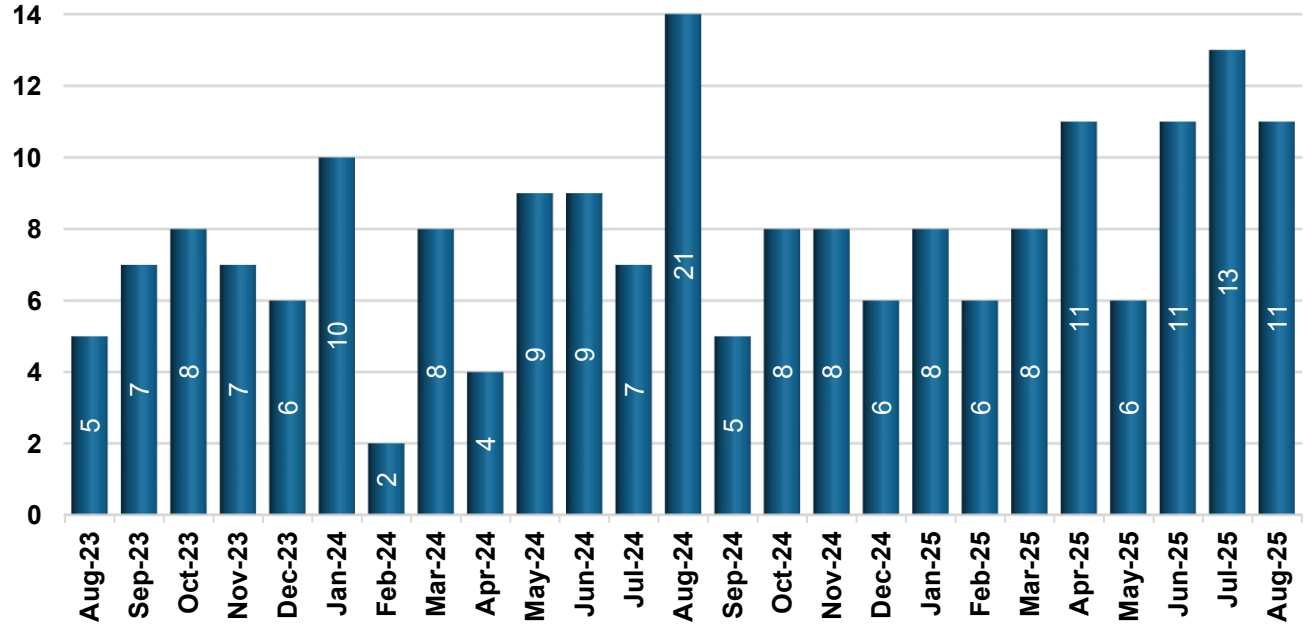
Plat Pages Recorded per Month



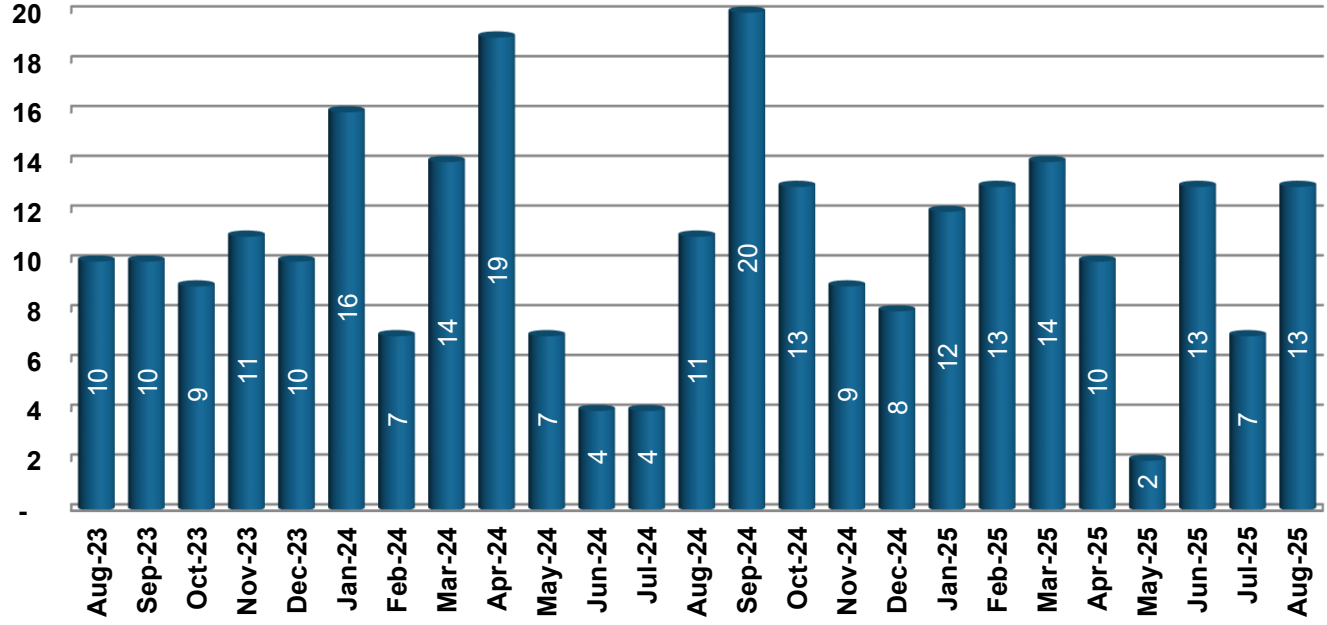
Yearly Totals Pages
2020 – 152
2021 – 188
2022 – 175
2023 – 100
2024 – 154
2025 – 116

Land Development Services Statistics

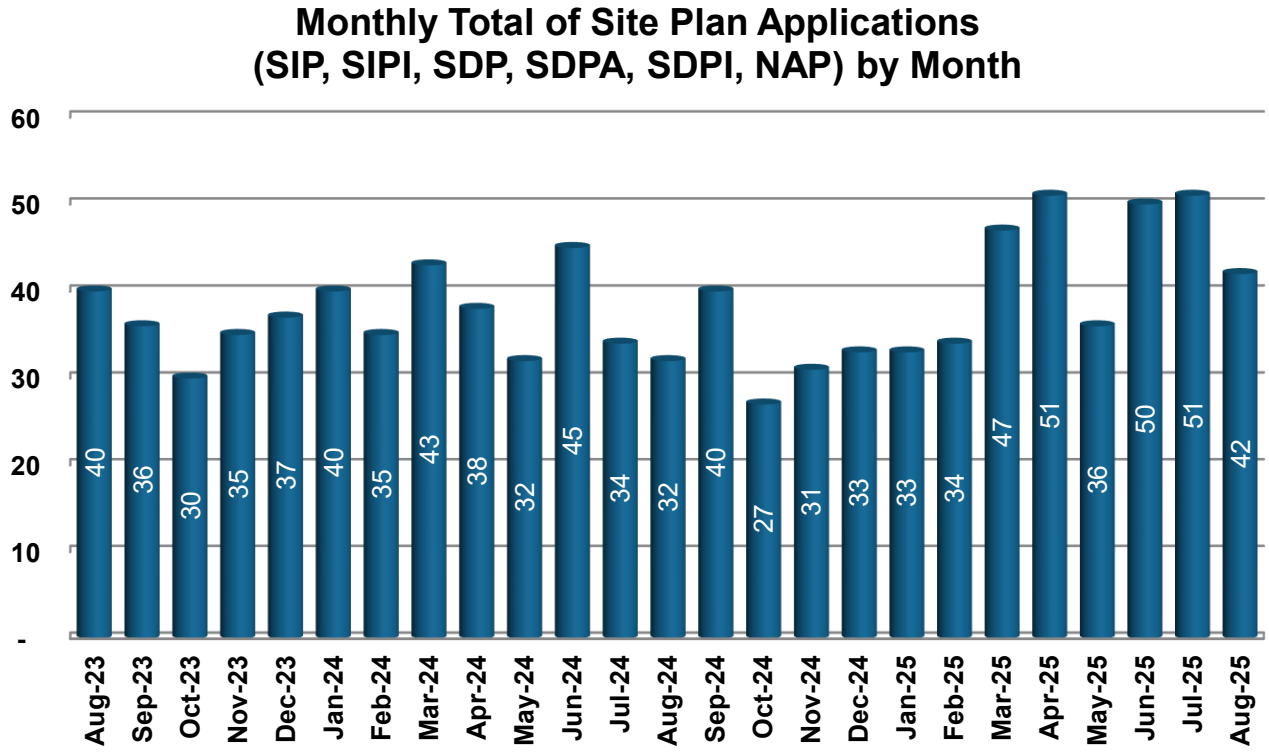
Monthly Total of Subdivision Applications (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

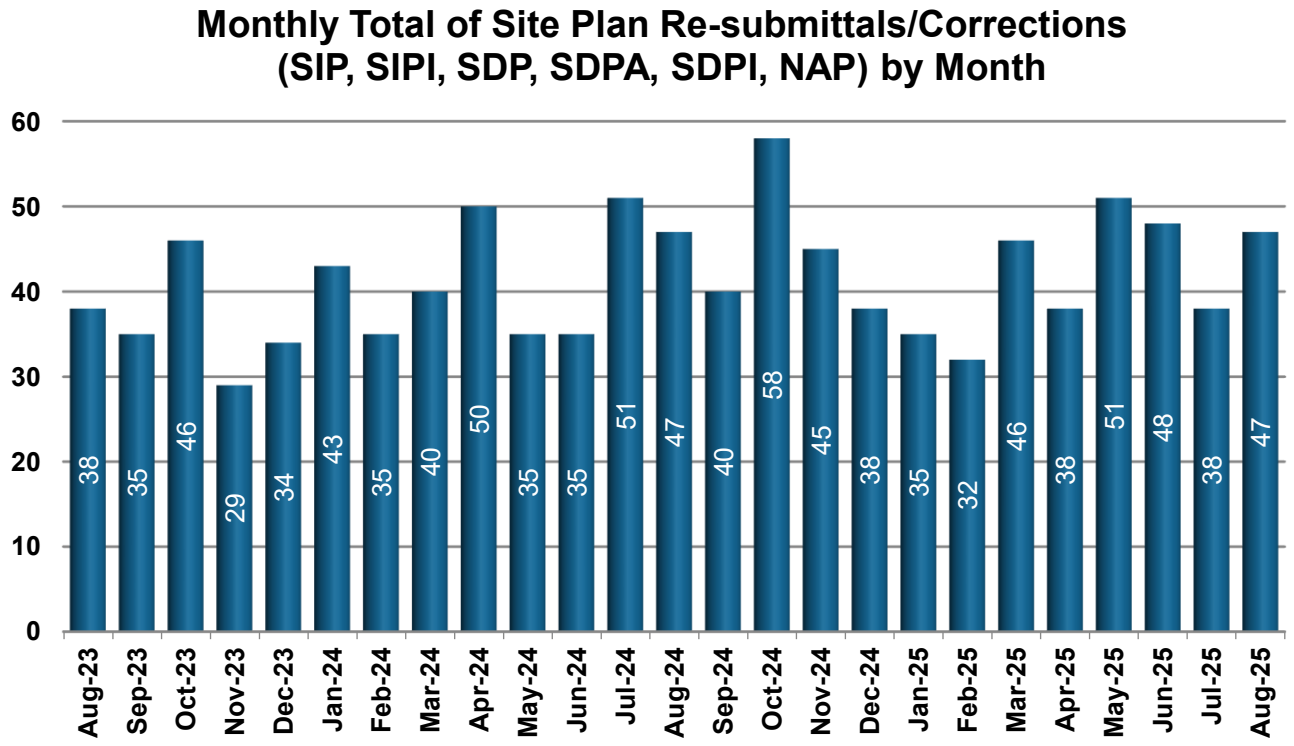


Monthly Total of Subdivision Re-submittals/Corrections (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month



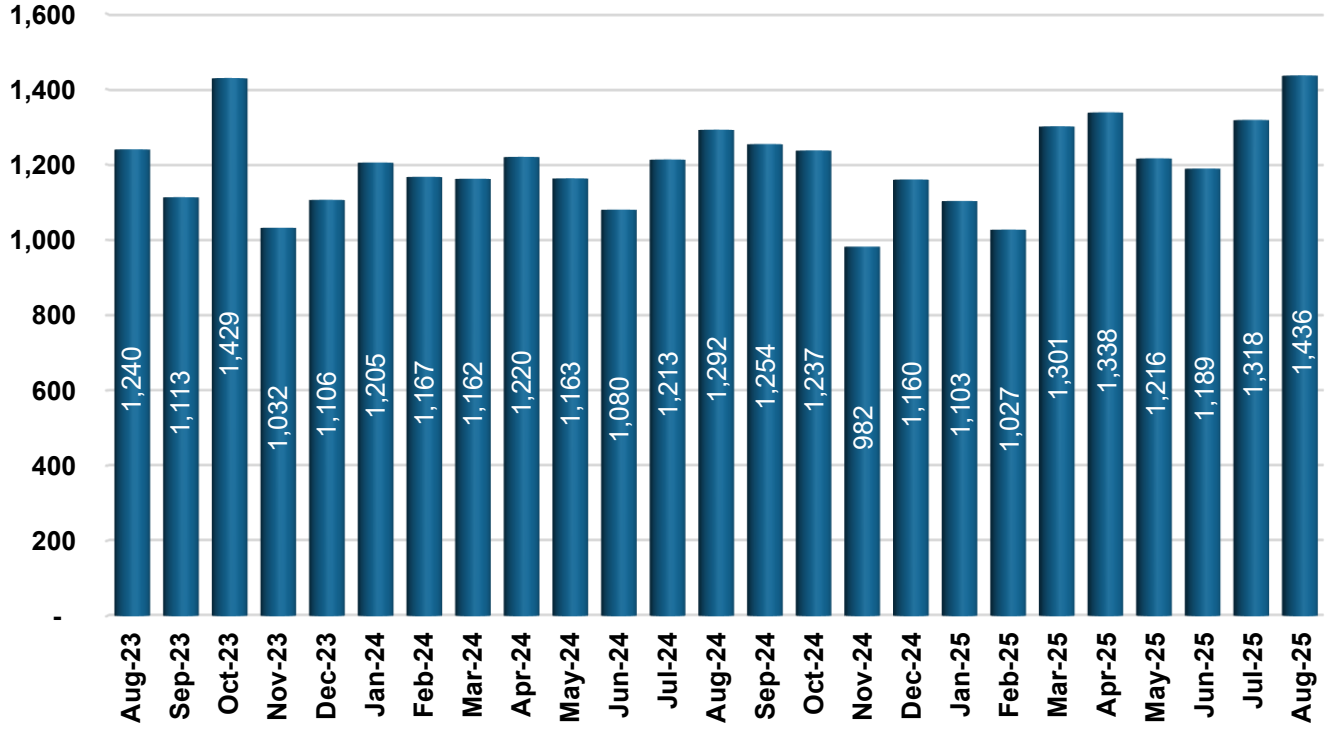
Land Development Services Statistics



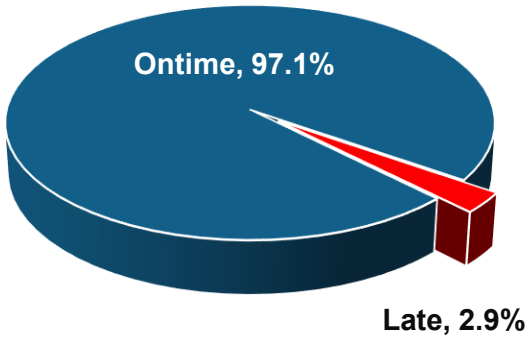


Reviews for Land Development Services

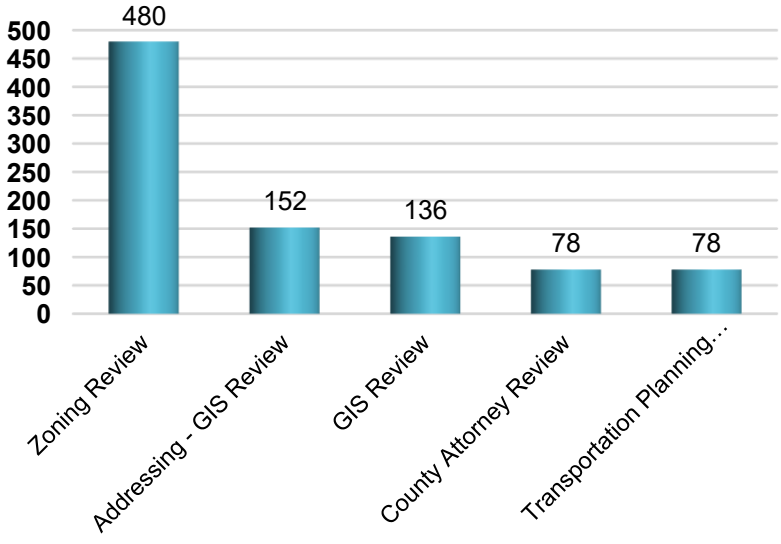
Number of Land Development Reviews



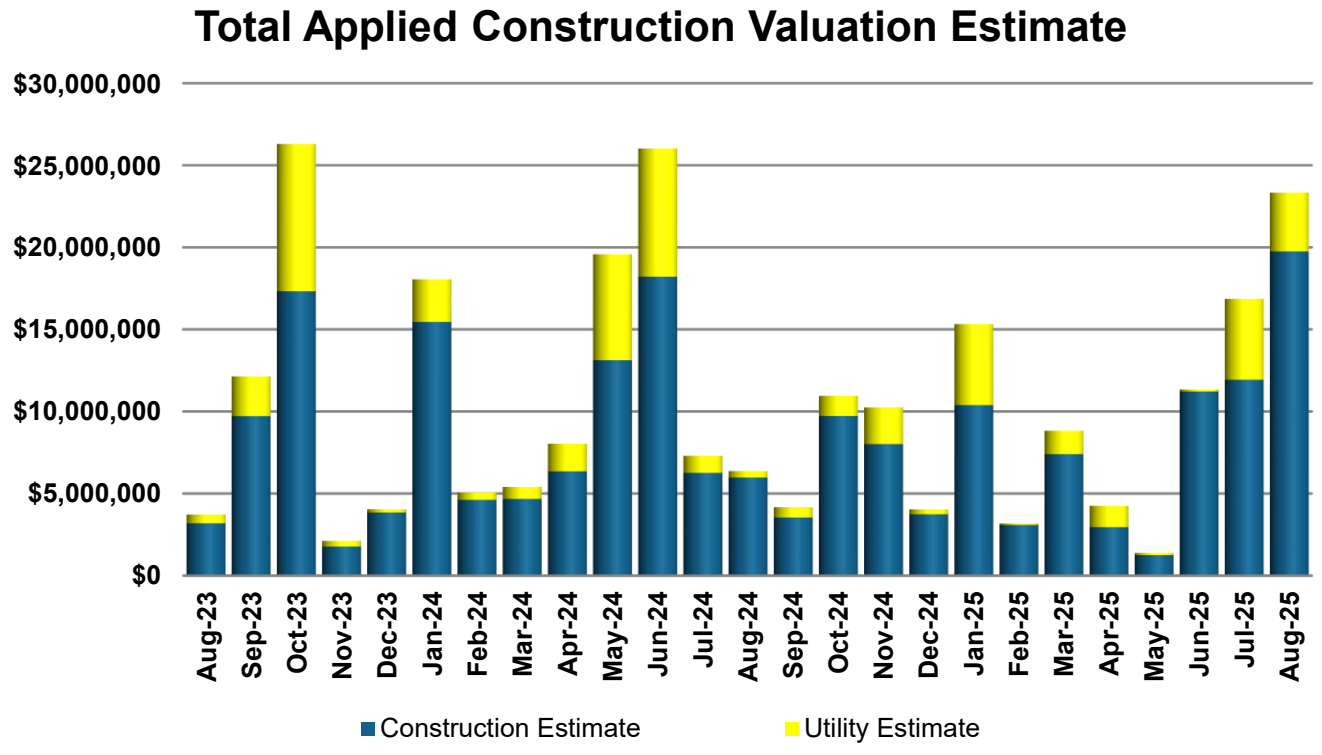
Percent Ontime for the Month

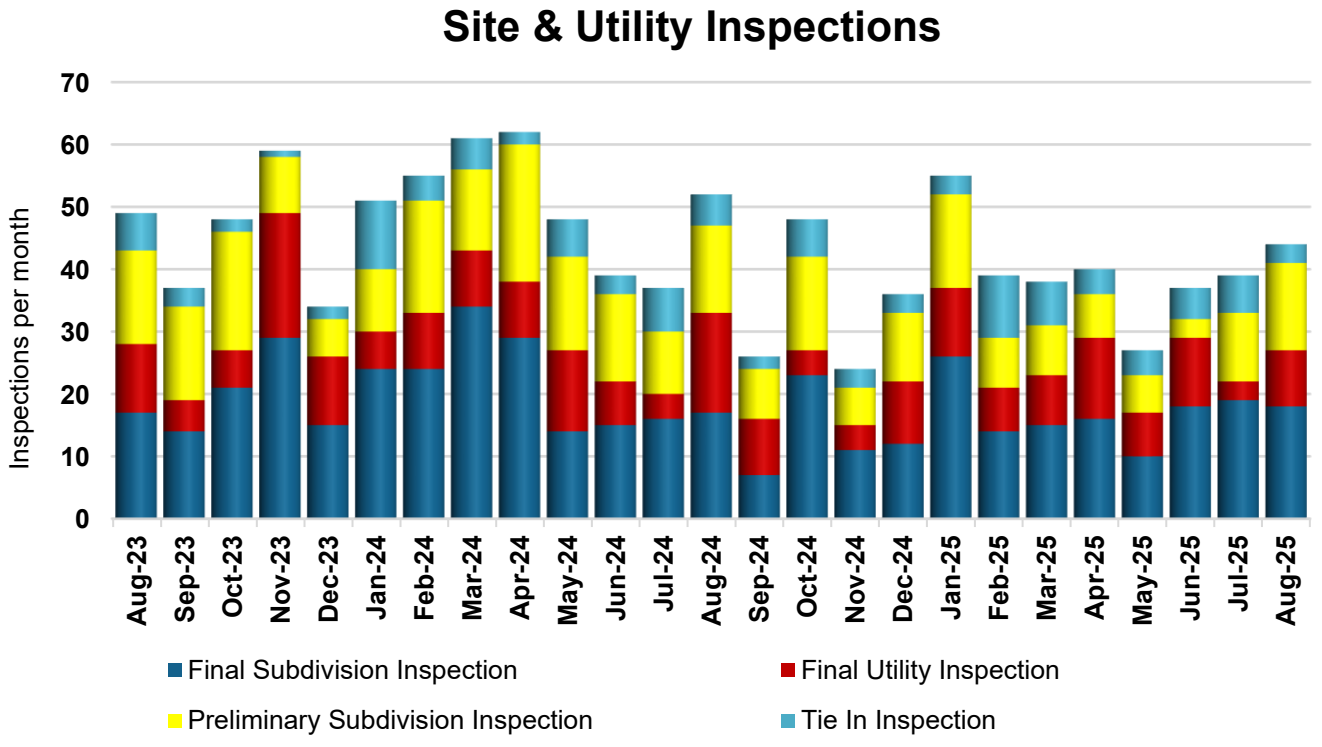


Top 5 Land Development Reviews



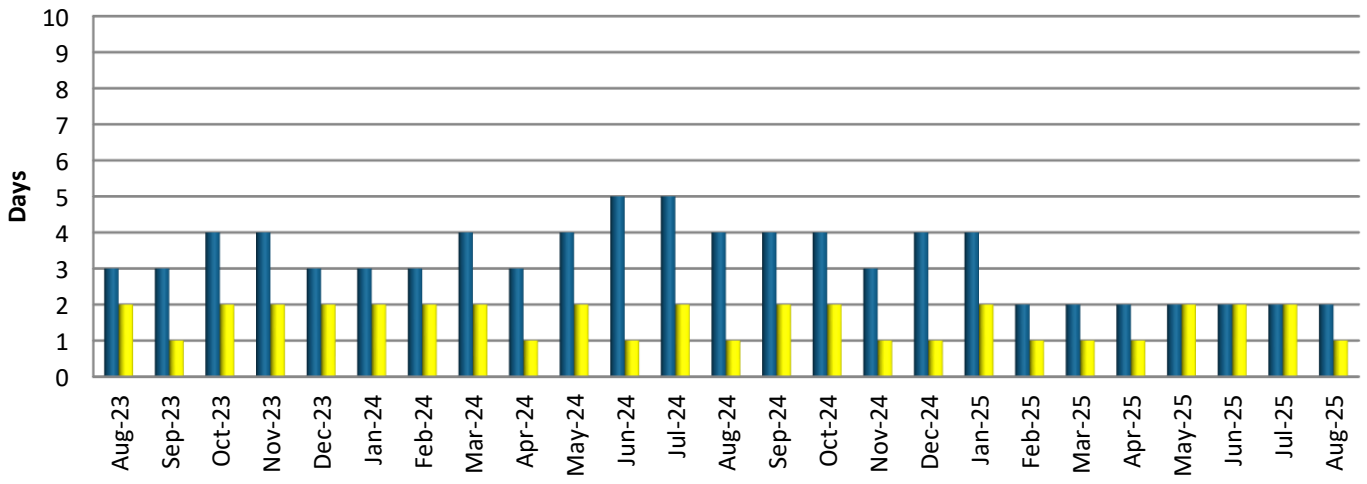
Land Development Services Statistics





Fire Review Statistics

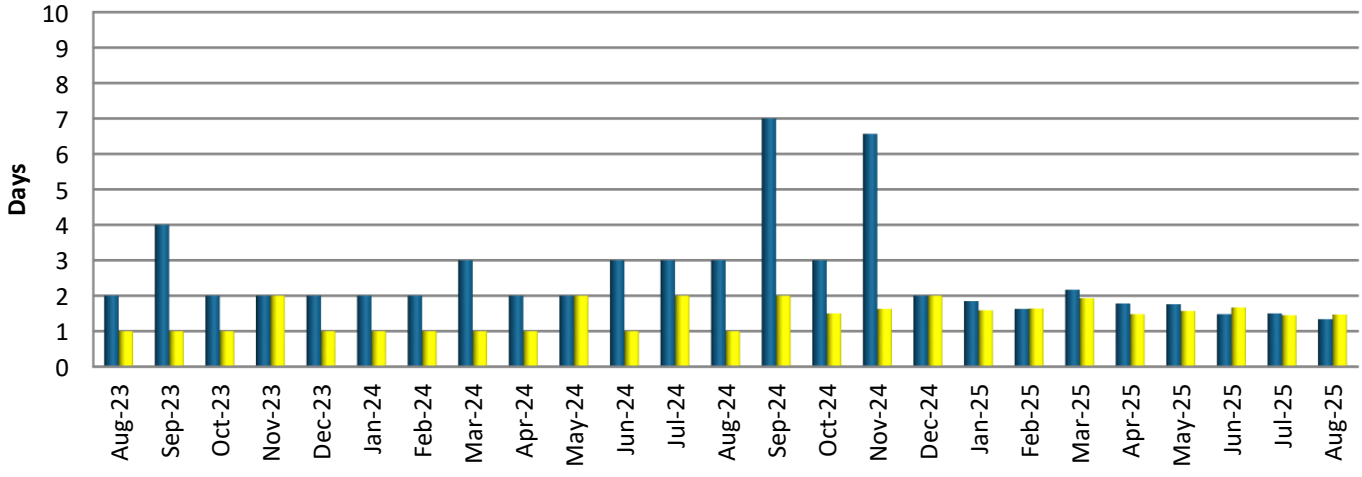
Building Fire Review Average Number of Days



Total Number of Building Fire Reviews by Month

Fire District	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
North Collier	636	525	616	543	411	459	406	508	581	684	634	647	646	733	655	459	481	588	491	621	818	820	771	750	613
Collier County (Greater Naples)	428	397	442	395	403	382	429	425	552	517	511	482	407	464	447	390	432	459	436	484	622	537	547	431	408

Planning Fire Review Average Number of Days



Total Number of Planning Fire Reviews by Month

Fire District	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
North Collier	50	37	52	48	57	60	57	37	44	40	43	51	51	62	63	47	46	55	65	47	49	79	48	60	44
Collier County(Greater Naples)	43	60	62	50	39	56	53	60	75	61	55	68	67	64	48	64	58	44	95	75	58	116	87	49	70

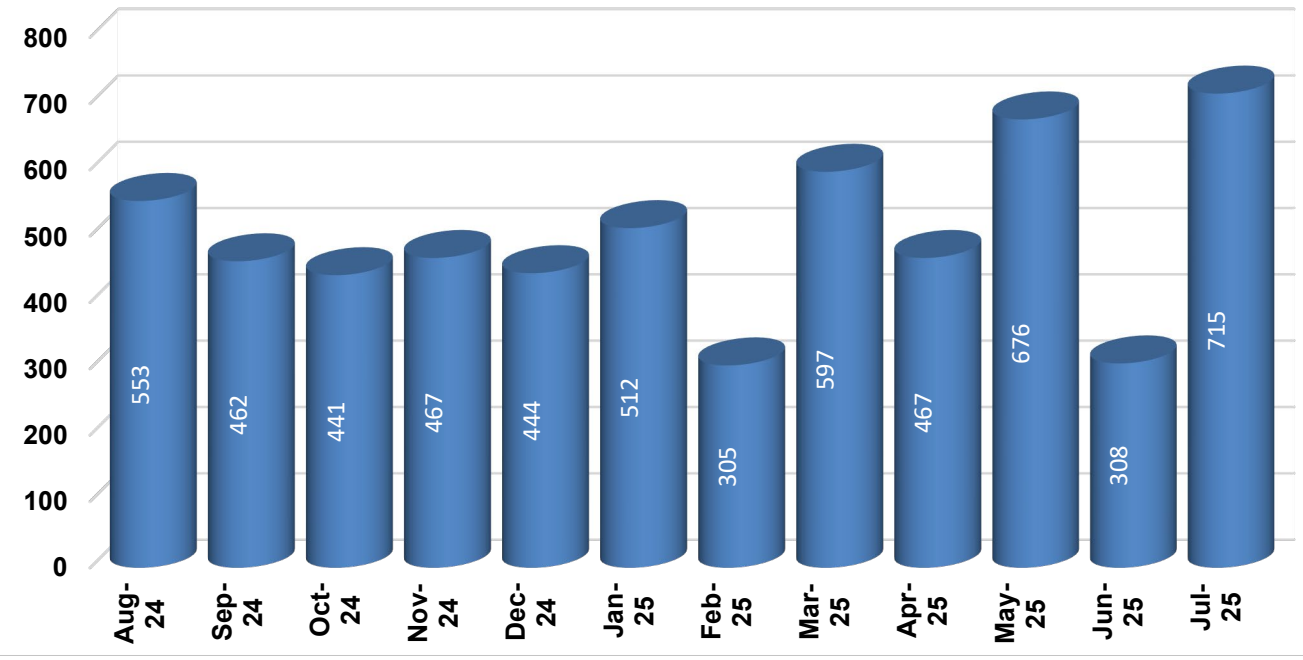
Collier County

August 2025 Code Enforcement Monthly Statistics

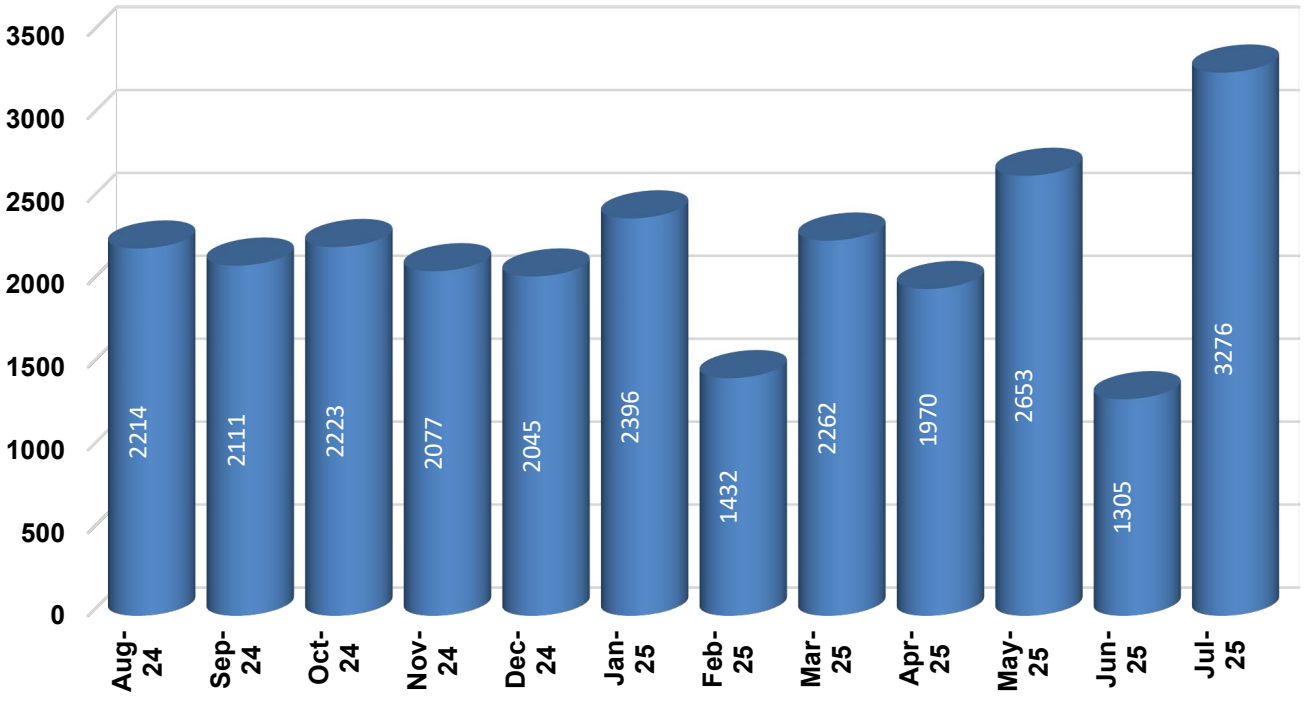


Code Enforcement Reports

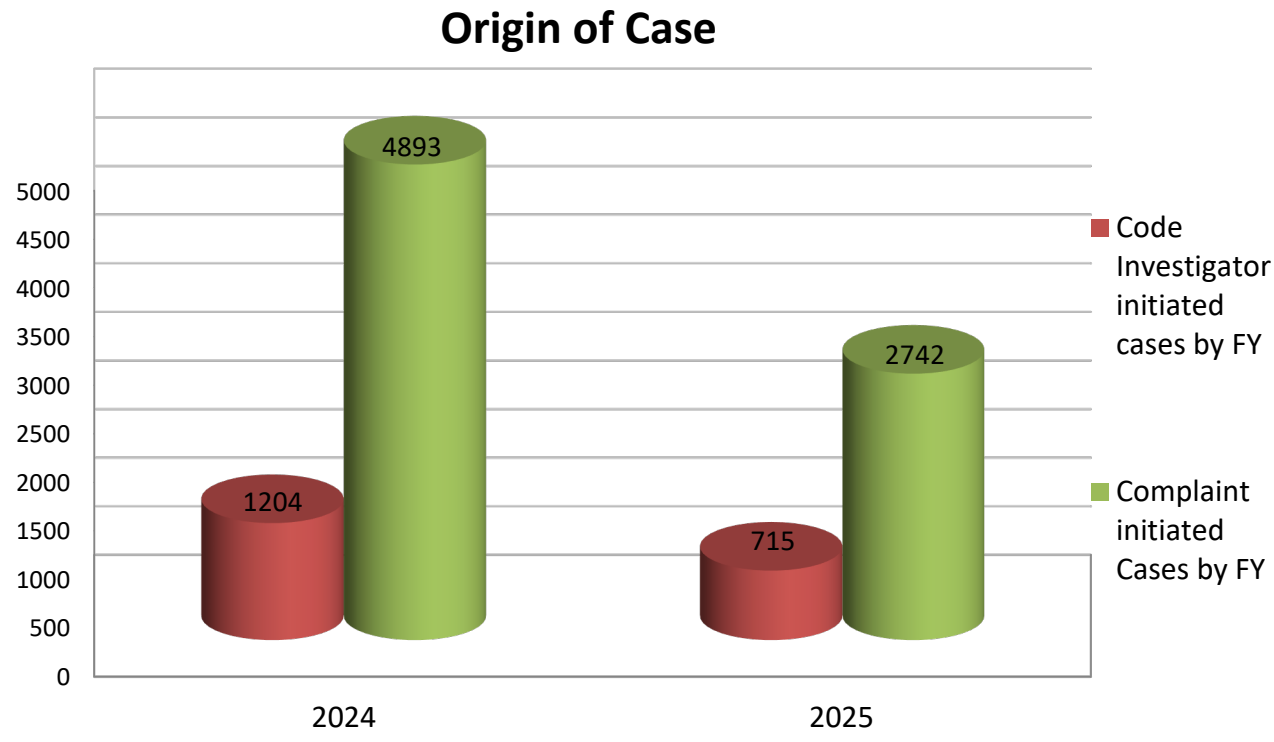
Cases Opened Per Month

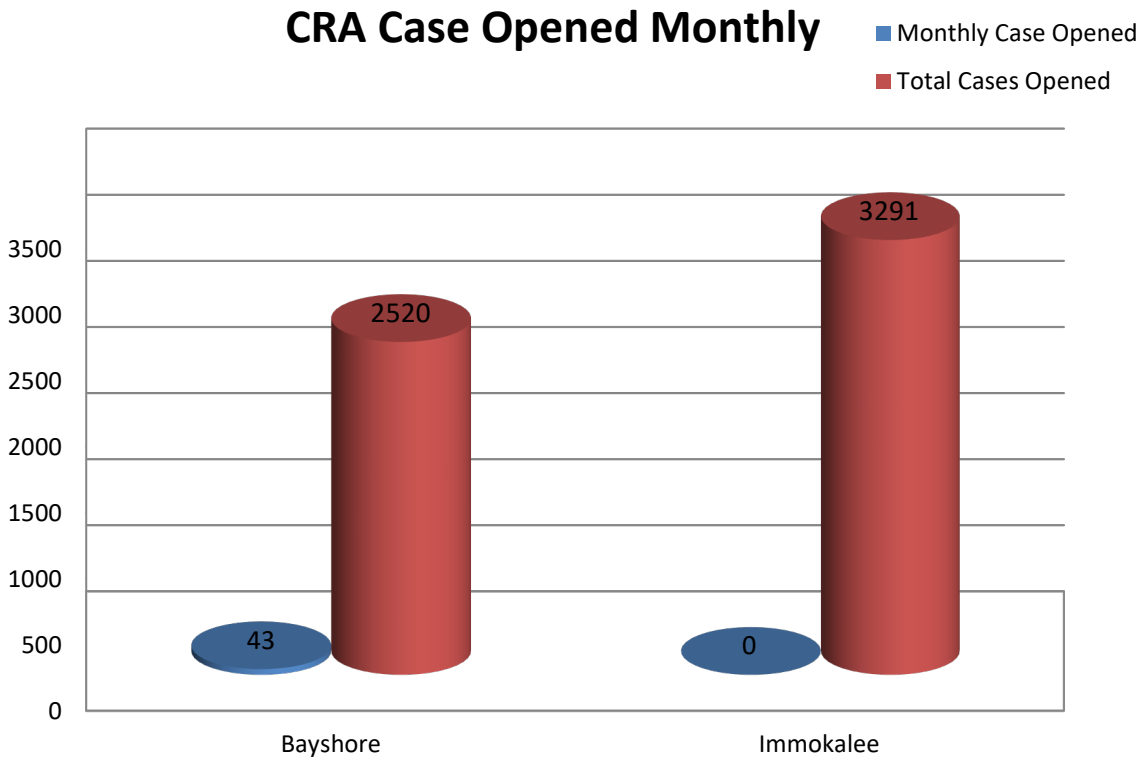


Code Inspections Per Month



Code Enforcement Reports



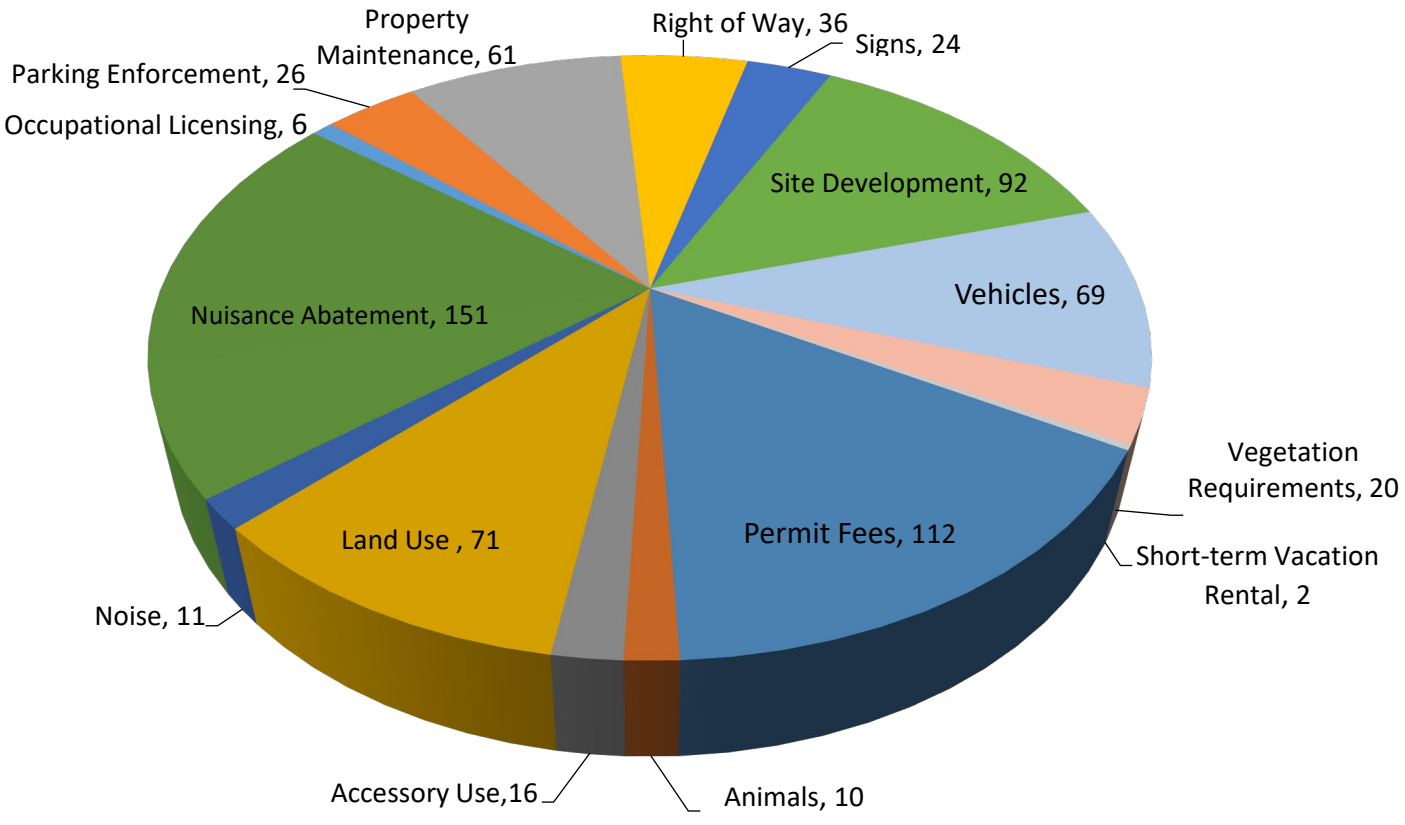


Code Enforcement Reports

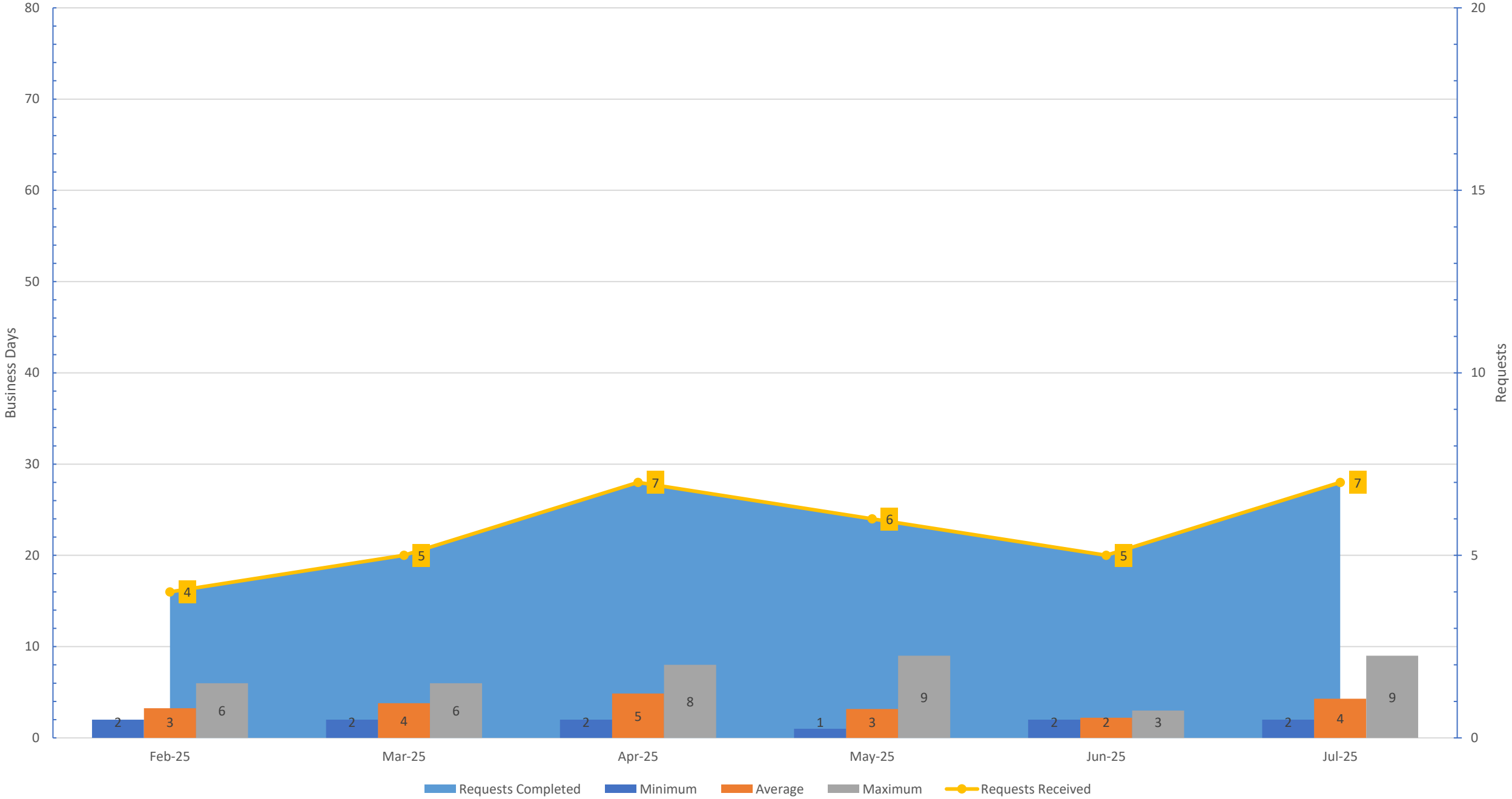
July 22, 2025 – August 21, 2025 Highlights

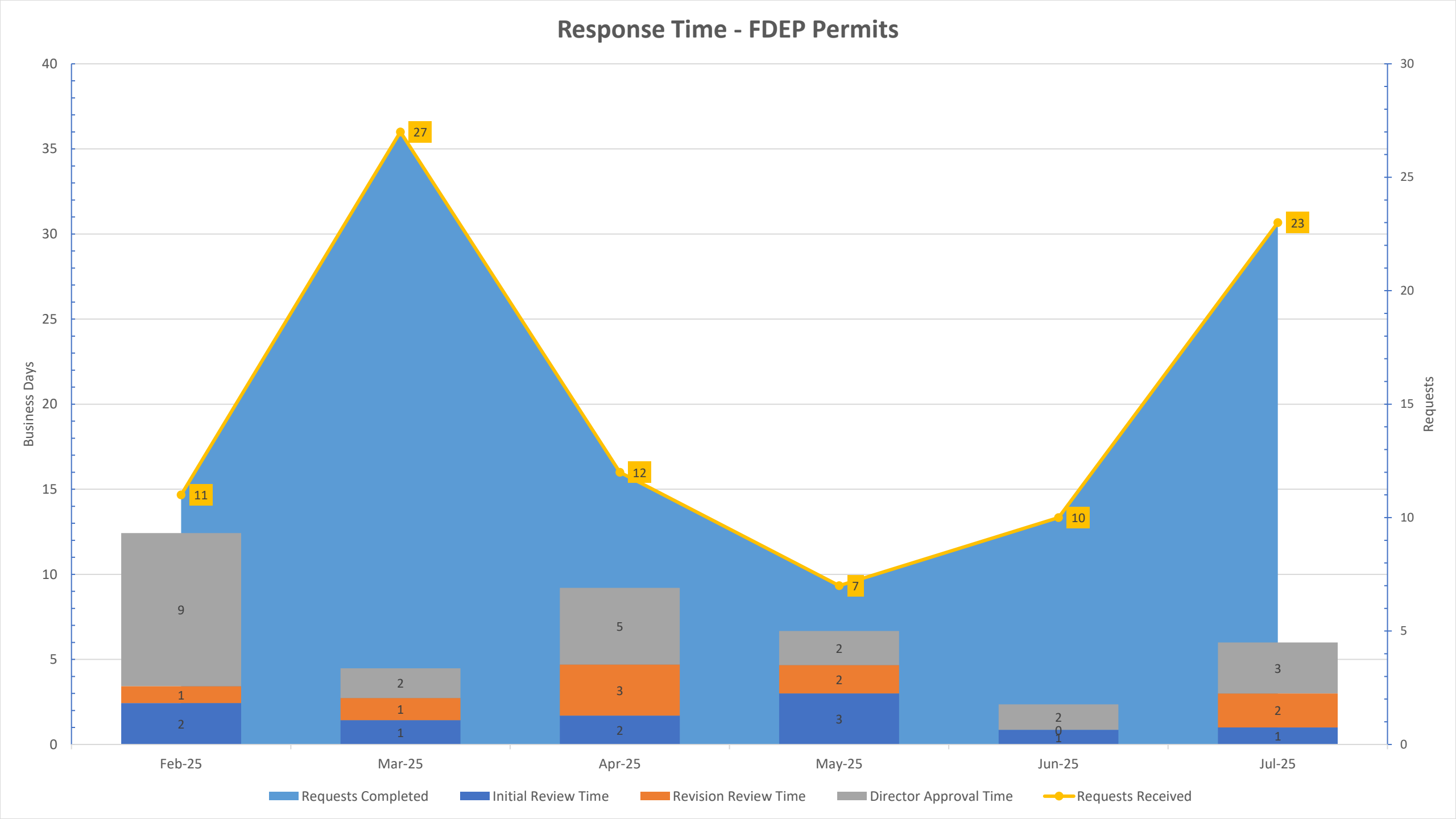
- Cases opened: 715
- Cases closed due to voluntary compliance: 419
- Property inspections: 3276
- Lien searches requested: 681

Top 15 Code Cases by Category



Response Time - Letters of Availability




Response Time - FDEP Permits
Business Days
Requests
40
35
30
25
20
15
10
5
0
30
25
20
15
10
5
0
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
11
27
12
7
10
23
9
1
2
2
1
1
5
3
2
2
2
3
2
0
1
3
2
1
Requests Completed
Initial Review Time
Revision Review Time
Director Approval Time
Requests Received

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LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250009062

ORIGIN
Growth Management Community Department (GMCD)

SUMMARY OF AMENDMENT
To establish formal procedures and standards for reasonable accommodation requests submitted by certified recovery residences, in accordance with Florida Statutes 397.487. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	09/03/2025
DSAC-LDR	N/A

LDC SECTION TO BE AMENDED
9.05.00 Reasonable Accommodation for Certified Recovery Residences (New Section)

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
N/A	TBD	TBD

BACKGROUND

Chapter 2025-182, Laws of Florida, which was formerly known as Senate Bill 954, establishes new regulatory requirements for certified recovery residences in Florida, effective July 1, 2025. Pursuant to Section 397.487, Florida Statutes, "By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodation from any local land use regulation that serves to prohibit the establishment of a certified recovery residence." These facilities, commonly known as sober homes, offer structured, supportive living environments for individuals recovering from substance use disorders. Typically operated as group living arrangements, recovery residences can present zoning and land use challenges related to occupancy limits, neighborhood compatibility, and use classifications.

In the 2025 legislative session, the Florida Legislature passed Senate Bill 954, which requires local governments to adopt an ordinance to establish a process for applicants seeking reasonable accommodations from land use regulations that serve to prohibit the establishment of a certified recovery residence. On June 25, 2025, Governor DeSantis approved Senate Bill 954, and Senate Bill 954 was codified into law as Chapter 2025-182. The proposed LDC amendment complies with the statutory requirements of Section 397.487, Florida Statutes.

FISCAL & OPERATIONAL IMPACTS
No fiscal impacts are anticipated.

GMP CONSISTENCY
To be provided by Comprehensive Planning Staff after first review.

EXHIBITS: A) Chapter 2025-182

Amend the LDC as follows:

9.05.00 – Reasonable Accommodation for Certified Recovery Residences

A. *Requests for reasonable accommodation by certified recovery residences.* This section implements the policy of the Board of County Commissioners of Collier County for processing and considering requests for reasonable accommodation to its zoning and land use ordinances, rules, policies, practices and/or procedures for certified recovery residences in compliance with Section 397.487, Florida Statutes. For purposes of this section, "Certified recovery residence" means a recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator. A certified recovery residence may request a reasonable accommodation with respect to the county's land use or zoning laws, rules, policies, practices and/or procedures pursuant to the procedures and standards set out in this section.

B. *Submission of request for reasonable accommodation.* A request for reasonable accommodation under this section shall be made in writing by completion of a reasonable accommodation request form, which form is maintained by (and shall be submitted to) the County Manager, or designee. The reasonable accommodation form shall contain such questions and requests for information as are necessary for processing the reasonable accommodation request. The reasonable accommodation request form shall be substantially in the form set forth in LDC subsection 9.05.00 K.

C. *Confidentiality of medical information or records.* Should information provided to the county by the certified recovery residence include any medical information or records, including records indicating the medical condition, diagnosis or medical history of a resident, such certified recovery center may, at the time of submitting such medical information, request that the county, to the extent allowed by law, treat such medical information as confidential information of the resident. The county shall thereafter endeavor to provide written notice to the certified recovery residence (and/or their representative) of any request received by the county for disclosure of the medical information or records which the certified recovery center has previously requested be treated as confidential by the county. The county will defer to the certified recovery residence, to the extent allowed by law, in actions initiated by such certified recovery residence (and/or their representative) to oppose the disclosure of such medical information or records, but the county shall have no obligation to initiate, prosecute or pursue any such action, or to incur any legal or other expenses (whether by retention of outside counsel or allocation of internal resources) in connection therewith, and may comply with any judicial order without prior notice to the certified recovery residence. Notwithstanding, the foregoing shall not limit the county's ability to request and review information and documentation relevant to a certified recovery residence's eligibility for a reasonable accommodation as set forth in LDC subsection 9.05.00 E.

D. *Processing of request for reasonable accommodation; request by county for additional information.*

1. When a reasonable accommodation request form has been completed and submitted to the County Manager, or designee, it will be referred to the County Manager, or designee, for review. The reasonable accommodation request form

will be date-stamped upon receipt. The County Manager, or designee, shall render a recommendation to the Board of County Commissioners within thirty (30) days of receipt of the request for reasonable accommodation. The Board of County Commissioners has the authority to consider and render the final determination on requests for reasonable accommodation at a duly noticed public meeting. The Board of County Commissioners, in their sole discretion, may also elect to have the Hearing Examiner render the final determination on the request for reasonable accommodation at a duly noticed public hearing. The county shall inform the applicant in writing of the date and time of the meeting at least ten (10) days prior to said meeting. In addition, mailed notice shall be sent to property owners at least 10 days prior to the hearing in accordance with LDC section 10.03.06 F.2.a. Notwithstanding LDC section 9.05.00 D.2, the county shall issue the written determination of the Board of County Commissioners, or the Hearing Examiner, within sixty (60) days of the date of receipt of a completed application in accordance with LDC section 9.05.00 F.

2. If reasonably necessary to reach a determination on the request for reasonable accommodation, the County Manager, or designee, may request additional information from the certified recovery residence, specifying in sufficient detail what information is required. If additional information is required, the County Manager, or designee, shall notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond. If the applicant fails to provide the requested additional information within said 30-day period, the County Manager, or designee, shall issue a written notice advising that the applicant failed to timely submit the additional information, and therefore the request for reasonable accommodation shall be deemed abandoned and/or withdrawn and no further action by the county with regard to said reasonable accommodation request shall be required. In the event additional information is requested by the County Manager, or designee, the 60-day time frame for issuing a written determination shall be extended by 30 days.

3. If a written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time or the time period is extended under LDC section 9.05.00 D.2. The time periods specified herein may be extended by the mutual agreement of the county and certified recovery residence, with such extension confirmed in writing.

E. *Consideration of request for reasonable accommodation.* In connection with a request for reasonable accommodation, the County Manager, or designee, shall consider, among other relevant factors, the following:

1. *Eligibility of certified recovery residence.* The applicant shall be required to establish that the operator and/or administrator of the certified recovery residence is qualified to provide such services and/or housing to qualifying individuals. An operator and/or administrator may establish its qualification by demonstrating that they are certified by the Florida Association of Recovery Residences, National Alliance for Recovery Residences, or other similar nationally recognized accrediting agency for recovery residences.

2. *Demonstration that requested accommodation is both reasonable and necessary.* The applicant shall demonstrate that the requested accommodation is both reasonable and necessary (as interpreted by the courts) and, if the request is with regard to housing, reasonable and necessary to afford the qualifying residents with an equal opportunity to use and enjoy the certified recovery residence that is the subject of the request, including the following factors:

a. *Therapeutic necessity.* The applicant shall demonstrate that the proposed accommodation is therapeutically necessary for sobriety. If the accommodation does not directly aid in sobriety (or if the request exceeds the demonstrated need), then the accommodation shall not be deemed therapeutically necessary. Further, the applicant shall demonstrate that the specific accommodation request constitutes the minimum necessary accommodation to achieve the stated therapeutic purposes. Lastly, if the request for reasonable accommodation is with regard to housing, the applicant shall provide a site-specific assessment with regard to the particular property for which the accommodation is requested. General statements of therapeutic necessity shall not be sufficient to satisfy the requirements of this subsection.

b. *Fundamental alteration.* The applicant shall demonstrate that the proposed accommodation does not constitute a fundamental alteration of the county's zoning scheme and/or other county programs/policies. An accommodation amounts to a fundamental alteration if it would eliminate an essential aspect of the relevant Code provision or policy. Factors to be considered in determining whether the proposed accommodation would result in a fundamental alteration of the county's zoning scheme include, but are not limited to, whether the accommodation is:

i. Compatible with surrounding uses and structures in the zoning district; and

ii. Substantially similar to surrounding uses and structures expressly permitted in the zoning district.

An applicant shall not be entitled to a reasonable accommodation if the requested accommodation is incompatible with surrounding uses and structures in the zoning district, is not substantially similar to surrounding uses and structures expressly permitted in the zoning district, and the county has not otherwise routinely waived the applicable ordinance, rule, policy, practice or procedure. A requested increase in density shall not be considered a reasonable accommodation.

c. *Undue financial or administrative burden.* The applicant shall demonstrate that the proposed accommodation does not impose an undue financial or administrative burden on the county.

d. *Over-concentration of recovery residences.* If the request for reasonable accommodation is with regard to housing described in LDC subsection

9.05.00 E.2.b, the applicant shall demonstrate that the proposed accommodation will not result in an over-concentration of such housing located in close proximity.

e. *Economic viability.* There is a limited alternative to the establishment of therapeutic necessity in accordance with LDC subsection 9.05.00 E.2.a based upon economic viability. Although difficult to establish, to qualify under this limited alternative the applicant shall present documentation, reports, data, statistics and/or other objective evidence specifically demonstrating that the requested accommodation is necessary for the continued economic viability of the facility, residence or operator, as applicable. Underscoring the limited nature of this alternative, the following shall not be sufficient to establish that the proposed accommodation is necessary for continued economic viability:

i. A decrease in the share of expenses and costs allocated per individual;

ii. An increase in income or economic advantage to the certified recovery residence; or

iii. A generalized statement regarding economic viability that is not supported by objective evidence in accordance with this subsection.

Further, the applicant shall be required to demonstrate that it could not continue to operate with a smaller facility or residence serving fewer qualifying residents.

F. *Rendition of written determination on request for reasonable accommodation.* The written determination on a request for reasonable accommodation shall be sent to the certified recovery residence by certified mail. In the written determination, the Board of County Commissioners, or the Hearing Examiner, may:

1. Grant the request for reasonable accommodation;

2. Grant a portion of the request and deny a portion of the request, and/or impose conditions upon the grant of the request; or

3. Deny the request for accommodation stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

G. *Appeal of written determination.* Within 30 days of a written determination, any aggrieved person may appeal the decision to the circuit court having jurisdiction in the county for judicial relief.

H. *Waiver of fees and costs.* There shall be no fee imposed by the county upon a certified recovery residence in connection with a request for reasonable accommodation under this

section, and the county shall have no obligation to pay any aggrieved person's attorneys' fees or costs (or any other fees or costs) in connection with the request, or appeal, as applicable.

I. *Code enforcement.* No certified recovery residence shall violate any ordinance, rule, policy, practice and/or procedure of the county until the certified recovery residence has requested and obtained a reasonable accommodation. The county shall not be prohibited from enforcing its ordinances, rules, policies, practices and/or procedures in the event of a violation by a certified recovery residence; provided, however, if a certified recovery residence requests a reasonable accommodation, then any order of the special magistrate imposing a fine and/or costs, pursuant to section 2-2030 of the Code of Laws, shall only become effective if such request for accommodation has been denied or withdrawn.

J. *General provisions.* The following general provisions shall be applicable:

1. A certified recovery residence may apply for a reasonable accommodation on its own behalf or may be represented at all stages of the reasonable accommodation process by a person designated by the certified recovery residence.

2. The contents of the county's official records regarding a request for reasonable accommodation (and other official records containing information regarding the request), including any documents presented and/or received at a public hearing, shall be deemed part of the record before the county without any action.

3. The County Manager, or designee, shall reject an application for a reasonable accommodation if a similar request by the certified recovery residence has been considered by the County Manager, or designee, and denied at any time within twelve (12) calendar months immediately prior to the date the application is submitted.

4. The county may revoke the granted reasonable accommodation for cause, including but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

5. In the event the certified recovery residence's certification or licensure is lapsed or revoked, the certified recovery residence must notify the County Manager, or designee, within three (3) days of said lapse or revocation.

K. *Reasonable accommodation request form.* A request for a reasonable accommodation shall be on a form prescribed by the county and shall contain, at a minimum, the following information:

1. Name of applicant:

2. Telephone number:

3. Address:

4. Address of housing or other location at which accommodation is requested if applicable:

5. Describe the accommodation and the specific regulation(s) and or procedure(s) from which accommodation is sought:

6. Describe the reasons the requested accommodation is reasonable and necessary:

7. Name address and telephone number of applicant's representative, if applicable:

8. Signature of the operator and/or administrator of the certified recovery residence, as applicable:

# # # # # # # # # # # # #

Exhibit A – Chapter 2025-182

CHAPTER 2025-182

Committee Substitute for Committee Substitute for
Committee Substitute for Senate Bill No. 954

An act relating to certified recovery residences; amending s. 397.487, F.S.; requiring, by a specified date, the governing body of each county or municipality to adopt an ordinance to establish procedures for the review and approval of certified recovery residences; requiring that such ordinance include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; specifying criteria for the ordinance; providing that the ordinance may establish additional requirements for the review and approval of reasonable accommodation requests; requiring that such additional requirements be consistent with federal law and not conflict with the act; prohibiting the ordinance from requiring public hearings beyond the minimum required by law; providing that the ordinance may include provisions for revocation of a granted accommodation for cause, if the accommodation is not reinstated within a specified timeframe; providing construction; amending s. 397.4871, F.S.; providing that the personnel-to-resident ratio for a certified recovery residence must be met only when the residents are at the residence; providing that a certified recovery residence administrator for Level IV certified recovery residences which maintains a specified personnel-to-patient ratio has a limitation on the number of residents it may manage; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (15) and (16) are added to section 397.487, Florida Statutes, to read:

397.487 Voluntary certification of recovery residences.—

(15)(a) By January 1, 2026, the governing body of each county or municipality shall adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdiction. The ordinance must include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

(b) At a minimum, the ordinance must:

1. Be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

2. Establish a written application process for requesting a reasonable accommodation for the establishment of a certified recovery residence, which application must be submitted to the appropriate local government office.

3. Require the local government to date-stamp each application upon receipt. If additional information is required, the local government must notify the applicant in writing within the first 30 days after receipt of the application and allow the applicant at least 30 days to respond.

4. Require the local government to issue a final written determination on the application within 60 days after receipt of a completed application. The determination must:

a. Approve the request in whole or in part, with or without conditions; or

b. Deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions necessary for reconsideration.

5. Provide that if a final written determination is not issued within 60 days after receipt of a completed application, the request is deemed approved unless the parties agree in writing to a reasonable extension of time.

6. Require that the application include, at a minimum:

a. The name and contact information of the applicant or the applicant's authorized representative;

b. The property address and parcel identification number; and

c. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

(c) The ordinance may establish additional requirements for the review or approval of reasonable accommodation requests for establishing a certified recovery residence, provided such requirements are consistent with federal law and do not conflict with this subsection.

(d) The ordinance may not require public hearings beyond the minimum required by law to grant the requested accommodation.

(e) The ordinance may include provisions for the revocation of a granted accommodation of a certified recovery residence for cause, including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification or licensure required under this section, if not reinstated within 180 days.

(f) The ordinance and establishment of a reasonable accommodation process does not relieve the local government from its obligations under the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq. The

regulation for which the applicant is seeking a reasonable accommodation must not facially discriminate against or otherwise disparately impact the applicant.

(16) The application of this section does not supersede any current or future declaration or declaration of condominium adopted pursuant to chapter 718; any cooperative document adopted pursuant to chapter 719; or any declaration or declaration of covenant adopted pursuant to chapter 720.

Section 2. Paragraph (c) of subsection (8) of section 397.4871, Florida Statutes, is amended to read:

397.4871 Recovery residence administrator certification.—

(8)

(c) Notwithstanding paragraph (b), a Level IV certified recovery residence operating as community housing as defined in s. 397.311(9), which residence is actively managed by a certified recovery residence administrator approved for 100 residents under this section and is wholly owned or controlled by a licensed service provider, may:

1. Actively manage up to 150 residents so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence ~~24 hours a day, 7 days a week,~~ with a personnel-to-resident ratio of 1 to 10.

2. Actively manage up to 300 residents, so long as the licensed service provider maintains a service provider personnel-to-patient ratio of 1 to 8 and maintains onsite supervision at the residence during times when residents are at the residence with a personnel-to-resident ratio of 1 to 6.

A certified recovery residence administrator who has been removed by a certified recovery residence due to termination, resignation, or any other reason may not continue to actively manage more than 50 residents for another service provider or certified recovery residence without being approved by the credentialing entity.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 25, 2025.

Filed in Office Secretary of State June 25, 2025.

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LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250005385

ORIGIN
Growth Management Community Development Department (GMCDD)

HEARING DATES

BCC	TBD
CCPC	TBD
DSAC	09/03/2025
DSAC-LDR	08/19/2025

SUMMARY OF AMENDMENT
This amendment corrects the scrivener's errors and updates cross-references related to various Land Development Code (LDC). LDC amendments are reviewed by the Board of County Commissioners (BCC), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

LDC SECTION TO BE AMENDED

1.08.01	Abbreviations
1.08.02	Definitions
2.01.03	Essential Services
2.03.07	Overlay Zoning Districts
2.03.08	Rural Fringe Zoning Districts
3.05.07	Preservation Standards
3.05.10	Littoral Shelf Planting Area (LSPA)
4.02.14	Design Standards for Development in the ST and ACSC-ST Districts
4.02.16	Design Standards for Development in the Bayshore Gateway Triangle Community Redevelopment Area
4.03.03	Subdivisions Exemptions
4.03.04	Lot Line Adjustment and Lot Split
4.06.05	General Landscaping Requirements
4.08.05	Baseline Standards
5.04.05	Temporary Events
5.05.04	Group Housing
5.05.08	Architectural and Site Design Standards
5.05.12	Specific Standards for Public Utility Ancillary Systems in Collier County
5.06.04	Development Standards for Signs in Nonresidential Districts
6.06.03	Streetlights
10.02.03	Requirements for Site Development, Site Improvement Plans and Amendments thereof
10.02.08	Requirements for Amendments to the Official Zoning Atlas
APPENDIX A	STANDARD PERFORMANCE SECURITY DOCUMENTS FOR REQUIRED IMPROVEMENTS
APPENDIX C	FINAL SUBDIVISION PLAT REQUIRED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval	TBD	TBD

BACKGROUND
This LDC amendment corrects scrivener's errors and updates various citations/references throughout the LDC. This staff-led effort required collaboration between the GMCDD Zoning and Development Review divisions. These changes are necessary to keep citations current and text appropriate. Research into relevant codes was applied for validity. This amendment proposes corrections in the following LDC sections:

Agency Name Updates: Department of Community Affairs "DCA" to Department of Commerce "DOC" (aka FloridaCommerce)"

- LDC sections 1.08.01: 2.01.03 B.f.: and 4.02.14 D.

Invasive Species Council Agency Name Updates (FLEPPC to FISC)

- LDC section 1.08.01.: Addition of "Florida Invasive Species Council (FISC)".
- LDC section 1.08.02.: Removal of 2003 Florida Exotic Pest Plant Council's List.
- LDC section 3.05.07.F.3.f.vi.
- LDC section 3.05.07.F.3.g.i.d.
- LDC section 4.02.16.E.3.6.
- LDC section 4.06.05.F1.a.: (3 updates: name, website, acronym)
- LDC section 4.08.05.M.8.c.

Department Name Update: Growth Management to Growth Management Community Development Department

- LDC section 2.03.08.A.1.a.
- LDC section 4.03.04.B.
- LDC section 4.03.04.C.4.
- LDC section 5.04.05.A.5.c.i.

Zoning District Name Update: GTMUD to GTZO

- LDC section 4.02.016.C.13.b.i

Section Reference Corrections

- LDC section 2.01.03.B.1.: 4.08.08 C to 4.08.01
- LDC section 3.05.10: 3.05.07 F.4.b to 3.05.07 F.3.g.ii
- LDC section 4.06.05.B.4. to 4.06.05.C
- LDC section 5.05.08.B.4.d.ii: to 4.06.05.C
- LDC section 5.05.12.G: to 4.06.05.C
- LDC sections 2.03.07.P.3.a,: 2.04.03 to 2.03.02.F.1 & 4.02.14
- LDC sections 10.02.03: 10.02.03.A.3.a to 10.02.03.A.5
- LDC section Appendix A: update Development Services to "Development Review"

Spelling/Typographical Corrections

- LDC section 2.03.07.G5.c.11.: Correct the word "forgoing" to "foregoing"
- LDC section 5.04.05.A.5.c.ii: Correct the word "Sherriff's" to "Sheriff's"
- LDC section 5.05.04.D: Correct the phrase "aging-in-pace" to "aging-in-place"
- LDC section 5.06.04.F.2.a: Correct the word "by" to "be"
- LDC section 10.02.08.I.2.a.: Correct the word "dependant" to "dependent"
- LDC section Appendix A: Correct the word "assure" to "ensure"
- LDC section Appendix C: Correct the word "RESPONSIBILTY" to "RESPONSIBILITY"

Technical Standard Updates

- LDC section 6.06.03.A and 6.06.03.C: the lighting design guide "IESNA RP 8.00 and IESNA RP-8.00." to "ANSI/IES RP-8-22"

DSAC-LDR Subcommittee Recommendation: On August 19, 2025, the DSAC-LDR Subcommittee unanimously recommended approval of the LDC amendment without conditions.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	The proposed LDC amendment has been reviewed by the Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: None

Amend the LDC as follows:

1.08.01 – Abbreviations

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~~DCA~~	~~Department of Community Affairs~~
DEP	Department of Environmental Protection
DO	Development Order
DOC	Department of Commerce

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FISC	Florida Invasive Species Council

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1.08.02 – Definitions

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Vegetation, Category I Invasive Exotic: Invasive exotic vegetation that alters native vegetation communities by: displacing native plant species, changing the structure or ecological functions of native plant communities, or hybridizing with native species; which includes all species of vegetation listed on the ~~2003~~ latest ~~Florida Exotic Pest Plant Council's List of Invasive Species~~ FISC List of Invasive Plant Species, under Category I.

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2.01.03 Essential Services

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B. Permitted essential services in CON districts, RFMU sending lands, NRPAs, HSAs, and FSAs.

1. Within CON districts, Sending Lands in the RFMU district, NRPAs, and within designated Habitat Stewardship Areas (HSA) and Flow way Stewardship Areas (FSA) within the RLSA overlay district subject to the limitations set forth in LDC section ~~4.08.08 C~~ 4.08.00, the following essential services are permitted:

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f. Aviation related uses as approved in the September 11, 2001 Memorandum of Understanding between Collier County Airport Authority and the Intervenor Signatories to the Deltona Settlement Agreement (July 20, 1982), including The Conservancy of Southwest Florida, The National Audubon Society, The Florida Audubon Society, The Environmental Defense Fund, Izaak Walton League, Florida Division, The Florida Department of Environmental Protection, The South Florida Water Management District, The Florida Department of Commerce ~~Community Affairs~~, The Deltona Corporation, and Collier County.

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2.03.07 - Overlay Zoning Districts

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G. Immokalee Urban Overlay District. To create the Immokalee Urban Overlay District with distinct subdistricts for the purpose of establishing development criteria suitable for the unique land use needs of the Immokalee Community. The boundaries of the Immokalee Urban Overlay District are delineated on the maps below.

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5. *Main Street Overlay Subdistrict.* Special conditions for the properties identified in the Immokalee Area Master Plan; referenced on Map 7; and further identified by the designation "MSOSD" on the applicable official Collier County Zoning Atlas Maps. The purpose of this designation is to encourage development and redevelopment by enhancing and beautifying the downtown Main Street area through flexible design and development standards.

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c. Prohibited uses. All uses prohibited within the underlying residential and commercial zoning districts contained within this Subdistrict, and the following uses, shall be prohibited on properties with frontage on Main Street in between First Street and Ninth Street in the Main Street Overlay Subdistrict:

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11. Any other heavy commercial use which is comparable in nature with the foregoing uses and is deemed inconsistent with the intent of this Subdistrict shall be prohibited.

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P. Copeland Zoning Overlay (CZO).

1. *Purpose.* To create development standards which address the unique community characteristics of the Copeland community.

2. *Applicability.* The Copeland Zoning Overlay (CZO) boundary is delineated on the map below, and these standards apply to those portions of the Copeland Community, which are in private ownership and located within the urban designated lands on the Collier County Future Land Use Map.

3. *Permitted uses.*

   a. All principal and accessory uses permitted by right in the VR-ACSC/ST zoning district as identified in LDC sections ~~2.04.03~~ 2.03.02.F.1 and 4.02.14 of the LDC ~~as of December 26, 2006~~. In the event any conflicts arise between the underlying zoning district requirements and those contained in the Copeland Zoning Overlay, the requirements of the Copeland Zoning Overlay shall supersede the underlying zoning requirements.

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2.03.08 - Rural Fringe Zoning Districts

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A. Rural Fringe Mixed-Use District (RFMU District).

1. Purpose and scope. The purpose and intent of the RFMU District is to provide a transition between the Urban and Estates Designated lands and between the Urban and Agricultural/Rural and Conservation designated lands farther to the east. The RFMU District employs a balanced approach, including both regulations and incentives, to protect natural resources and private property rights, providing for large areas of open space, and allowing, in designated areas, appropriate types, density and intensity of development. The RFMU District allows for a mixture of urban and rural levels of service, including limited extension of central water and sewer, schools, recreational facilities, commercial uses, and essential services deemed necessary to serve the residents of the RFMU District. The innovative planning and development techniques which are required and/or encouraged within the RFMU District were developed to preserve existing natural resources, including habitat for listed species, to retain a rural, pastoral, or park-like appearance from the major public rights-of-way, and to protect private property rights.

   a. Establishment of RFMU Zoning Overlay District. In order to implement the Rural Fringe Mixed Use District (RFMUD) designation in the Future Land Use Element (FLUE) of the GMP, the RFMU District shall be designated as "RFMUO" on the Official Zoning Atlas and is hereby established. The RFMU District replaces the underlying zoning district where that underlying zoning district is A, Rural Agricultural, except where development

standards are omitted in the RFMU District. The County-wide Future Land Use Map is located in the Future Land Use Element of the GMP or can be obtained from the Growth Management Community Development Department, located at 2800 N. Horseshoe Drive, Naples, FL 34104. The lands included in the RFMU District and to which LDC section 2.03.08 apply are depicted by the following map:

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3.05.07 - Preservation Standards

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F. Wetland preservation and conservation.

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3. RFMU district. Direct impacts of development within wetlands shall be limited by directing such impacts away from high quality wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM. This shall be accomplished by adherence to the vegetation retention requirements of LDC section 3.05.07 C above and the following standards:

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f. Preserved wetlands shall be buffered from other land uses as follows:

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vi. The buffer shall be maintained free of Category I invasive exotic plants, as defined by the ~~Florida Exotic Pest Plant Council~~ Florida Invasive Species Council.

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g. Mitigation. Mitigation shall be required for direct impacts to wetlands in order to result in no net loss of wetland functions, in adherence with the following requirements and conditions:

i. Mitigation Requirements:

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d) Preserved or created wetland or upland vegetative communities offered as mitigation shall be placed in a conservation easement in accordance with LDC section 3.05.07 H.1.d, provide for initial removal of Category I Invasive Exotic Vegetation as defined by the ~~Florida Exotic~~

~~Pest Plant Council~~ Florida Invasive Species Council and provide for continual removal of exotic vegetation.

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3.05.10 – Littoral Shelf Planting Area (LSPA)

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A. Design requirements.

1. *Area requirements.* The total area of the LSPA shall be calculated as a percentage of the total area of the lake at control elevation. Area requirements vary within the County and are as follows:

   a. Rural Fringe Mixed Use District - 30 percent. This requirement may be reduced subject to the Mitigation ~~I~~incentives identified in section ~~3.05.07 F.~~4.b.; 3.05.07 F.3.g.ii.;

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4.02.14 – Design Standards for Development in the ST and ACSC-ST Districts

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D. Port of the Islands, Copeland, and Plantation Island. Port of the Islands, Copeland, and Plantation Island are developments located within the Urban Designated Area, but are also located within the Big Cypress Area of Critical State Concern. A portion of the Port of the Islands development was determined "vested" by the State of Florida, thus exempting it from the requirements of Ch. 380, F.S. There is an existing development agreement between Port of the Islands, Inc., and the State of Florida, Department of ~~Community Affairs~~ Commerce, dated July 2, 1985, which regulates land uses at Port of the Islands. Development within Port of the Islands shall be regulated by the development agreement and the residential density and commercial intensities shall not exceed that permitted under zoning at time of adoption of the GMP. Development within the Urban Designated Areas of Copeland and Plantation Island shall be reviewed and approved administratively by the County Manager or designee for compliance with Area of Critical State Concern regulations. Development within the Urban Designated Areas of Copeland and Plantation Island shall not be required to go through the process of filing a petition for site alteration or site development plan approval, pursuant to LDC section 4.02.14 G, and not be required to follow the procedures for site alteration plan or site development plan approval pursuant to LDC sections 4.02.14 E, 4.02.14 F.2 and 4.02.14 F.3. This does not exempt development orders required pursuant to Chapter 10 of the Code. There is also an agreement for Plantation Island, between the Board of County Commissioners and the Florida Department of ~~Community Affairs~~ Commerce, to allow site alteration, including dredging and filling of up to 2,500 square feet, regardless of the predevelopment vegetation. This Agreement is recorded in the Official Records, Book 3788, Page 3788, in the public records of Collier County.

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4.02.16 - Design Standards for Development in the Bayshore Gateway Triangle Community Redevelopment Area

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C. Additional Standards for Specific Uses. Certain uses may be established, constructed, continued, and/or expanded provided they meet certain mitigating standards specific to their design and/or operation. These conditions ensure compatibility between land uses and building types and minimize adverse impacts to surrounding properties.

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13. Limited Density Bonus Pool Allocation (LDBPA) for multi-family or mixed use developments on two contiguous acres or less.

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b. Eligibility. Up to two additional dwelling units per acre are allowed to be allocated to a multi-family or mixed use development through an LDBPA, subject to the following requirements and procedures:

i. The project must comply with the dimensional and design standards of the BZO or ~~GTMUD~~ GTZO as applicable.

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E. Landscaping and Buffer Requirements

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6. Plant Materials: Landscaping in the BZO and GTZO shall utilize tree and shrub plants that are identified in the Collier County Native Plant List in order to minimize maintenance and water demands after establishment. Ornamental plantings should be drought-tolerant in nature, consistent with Florida Yards & Neighborhoods Program, and cross-referenced with the latest ~~Florida Exotic Pest Plant Council (FLEPPC)~~ Florida Invasive Species Council listing of invasive species (Categories I and II).

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4.03.03 -Subdivision Exemptions

G. *Rural area subdivision requirements.*

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3. Access agreement. The owner of property applying for a building permit shall execute a release and waiver agreement which shall be executed and recorded at the applicant's expense in the official records of Collier County. The release and waiver agreement shall be in a form approved by the county attorney or designee, and shall include, at a minimum, the following provisions and a copy of the recorded agreement submitted with the property owner's building permit application:

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k. An acknowledgment that the Department of ~~Economic Opportunity~~ Commerce ~~(DEO)~~ may review and appeal any development order issued by Collier County within the Big Cypress Area of Critical State Concern. Also, confirmation that the applicant will execute, prior to issuance of any development order by Collier County, a statement of understanding of the ~~DEO~~ Department of Commerce review requirements in the form approved by the ~~DEO~~ Department of Commerce; and

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4.03.04 - Lot Line Adjustment and Lot Split

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B. *Lot Line Adjustment.* An adjustment of a lot line between contiguous lots or parcels which may be platted or unplatted and which are under separate ownership, or the same ownership shall be exempt from this section if all of the following conditions are met. The lot line adjustment shall be recorded with the Clerk of Courts within 12 months of approval by the County Manager or designee, and a copy of the recorded document shall be provided to the Growth Management Community Development Department.

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C. *Lot Split.* All lots must have frontage on a public or private right-of-way, with the exception of one division of a single platted lot or otherwise established lot of record into two lots. Any such lot split may utilize an access easement to satisfy access, and frontage requirements for the lot which would not otherwise have street frontage.

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4. The further split or division of a lot, parcel, or any lot of record into two proposed parcels must be reviewed and approved by the County prior to any subsequent development orders or development permits issued or approved. Evidence of the County approved lot split shall be provided to the Property Appraiser or Clerk of Courts for their consideration and record-keeping. The lot split shall be recorded with the Clerk of Courts within 12 months of approval by the County Manager or designee, and a copy of the recorded document shall be provided to the Growth Management Community Development Department.

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4.06.05 - General Landscaping Requirements

A. Landscaping requirements for residential development.

Landscaping for all new development, including single-family, two-family, multifamily and mobile home dwelling unit, shall include, at a minimum, the number of trees set forth below. Areas dedicated as preserves and conservation areas shall not be counted to meet the requirements of this section. Existing trees and other minimum code required landscaping may be credited to meet these requirements pursuant to LDC section 4.06.05 ~~E~~ F.1. Trees shall meet the requirements of LDC section 4.06.05 ~~C~~ D.2. Existing residential development that does not meet the minimum landscaping requirements of this Code shall be required to install the required landscaping before a certificate of occupancy is granted for any improvements to the property.

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B. Landscaping requirements for industrial and commercial development. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

1. Industrial and commercial developments. One canopy tree per 3,000 square feet of pervious site area, or one canopy tree per lot, whichever is greater.

2. Wireless communication facilities. See LDC section 5.05.09 for landscape requirements that are specific to wireless communication facilities.

3. Littoral shelf planting area (LSPA). All developments that create lake areas shall provide a littoral shelf planting area in accordance with LDC section 3.05.10.

~~4.~~ C. Public utility ancillary system landscaping requirements. Screening and buffering requirements are to be limited to the area surrounding the public utility ancillary system. Ancillary systems that are physically located on a water or wastewater treatment property are not required to be individually fenced and landscaped. Existing, previously permitted public utility ancillary systems are not required to meet the landscaping requirements of this section if an SDPI application is required for modifications. A public utility ancillary system requiring an SDPA will need to meet the landscaping requirements of LDC ~~S~~ section 4.06.00. Canopy trees as described in LDC section 4.06.05 B.1., will not be required. Projections visible above the fence or wall shall be screened from view by sabal palms with a minimum clear trunk height of 8 to 12 feet. Palms may be replaced or supplemented with native trees to enhance screening. Each palm shall be planted 10 feet on center around the perimeter of the fence or wall. Surrounding fences or walls must have at a minimum, ten-gallon shrubs, 5 feet tall at the time of planting, placed 4 feet on center along the exterior perimeter of the surrounding fence or wall. Public utility ancillary systems enclosed in buildings without perimeter fences or walls must have, at a minimum, 2 rows of three-gallon shrubs, 2 feet tall at the time of planting, placed 3 feet on center and offset between rows. In all cases, mature vegetation must provide

an 80 percent sight-obscuring screen equal to 75 percent of the height of the fence or wall, as applicable.

~~a.~~1. Native plant materials shall be used, to the maximum extent practicable, to meet the screening and buffering requirements of this sub-section and the chosen plant materials shall be consistent with the existing native vegetation found on or near the public utility ancillary system site, with the following exceptions:

~~i.~~ a. for any disturbed area required to construct a public utility ancillary system that is equal to or greater than 15 feet from the edge of a building or other structure, the disturbed area may be planted with a drought resistant sod such as Bahia; or

~~ii.~~ b for any disturbed area required to construct a public utility ancillary system that is less than 15 feet from the edge of a well house or other structure, the disturbed area may be covered with a sufficient depth of ground cover such as organic mulch, shell, or similar pervious material.

Table 4.06.05 ~~C~~D. Building Foundation Planting Requirements

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~~C~~D. Building foundation plantings. All commercial buildings, residential buildings with 3 or more units, and retail and office uses in industrial buildings shall provide building foundation plantings in the amount set forth in table 4.06.05.~~C~~D. and illustration 4.06.05 ~~C~~D. These planting areas shall be located adjacent to building entrance(s), primary façades, and/or along façades facing a street. For projects subject to architectural design standards, see LDC sections 5.05.08 E.—F. for related provisions.

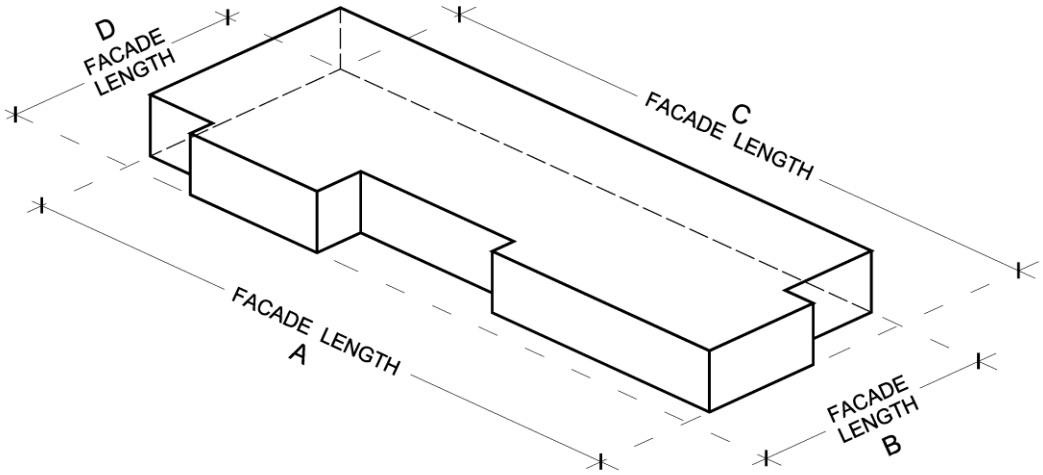
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9. All projects may use the following alternatives to meet the requirements of table 4.06.05 D~~C~~.:

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c. Vine planted arbors, wall planters, and trellis structures may be used to meet up to 15 percent of the required building foundation planting area.

Illustration 4.06.05~~.~~D~~C~~.



Building Foundation Planting Area

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~~D~~E. Plant Material Standards.

1. *Quality.* Plant materials used to meet the requirements of this section shall meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, part I and part II, Department of Agricultural, State of Florida (as amended). Root ball sizes on all transplanted plant materials shall also meet state standards.

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c. Where xeric plants are to be utilized, use the South Florida Water Management District, Xeriscape Plant Guide (as amended) as a reference.

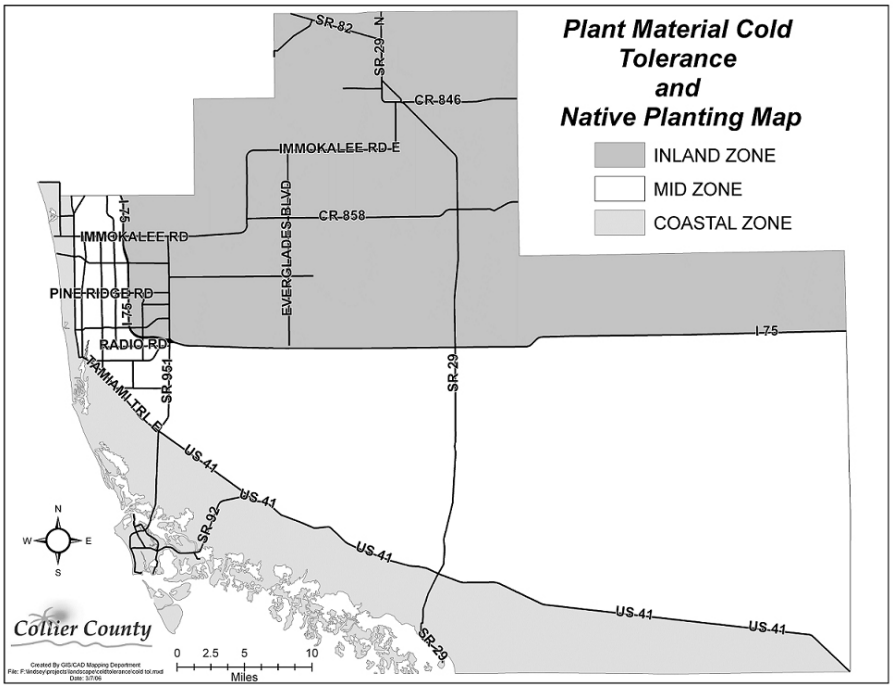


Figure 4.06.05 E~~D~~.

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~~E~~F. Existing Plant Communities. Existing plant communities and ecosystems shall be maintained in a natural state and shall not be required to be irrigated. Native plant areas that are supplements to an existing plant community or newly installed by the applicant shall be irrigated on a temporary basis only during the period of establishment from a temporary irrigation system, water truck, or by hand watering with a hose.

1. Existing plant material. In meeting the requirements of landscaping, the planning services director may permit the use of healthy native plant material existing on-site. In so doing, the planning services director may adjust the application of the standards of these regulations to allow credit for such existing plant material, provided, he may not permit the reduction of required percentages of a landscaped area or reduction in numbers of trees or shrubs required, unless otherwise allowed pursuant to LDC section 4.06.05 F~~E~~. Removal of vegetation is subject to the vegetation removal, protection, and preservation section (contained in this section).

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~~F~~G. Prohibited Plant Materials.

1. *Prohibited species.* The following plant species shall not be planted:

   a. All Category I Invasive Exotics as listed on the ~~Florida Exotic Pest Plant Council's~~ Florida Invasive Species Council website: [~~www.fleppc.org~~

www.floridainvasives.org] This list is routinely monitored and updated by the ~~FLEPPC~~ FISC. Plus the following species:

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2. *Prohibited exotic species.* In addition to the prohibitions outlined in LDC section 4.06.05 ~~E~~F. above, the species enumerated in LDC section 3.05.08 or seeds thereof shall not be grown, offered for sale, or transported inter-county or intra-county.

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~~G~~H. Requirements to remove prohibited plant materials. For these requirements, see LDC section 3.05.08 ~~of this Code~~.

~~H~~I. Installation and selection requirements for plant materials.

1. Prior to the issuance of any certificate of occupancy for a use required to provide landscaping and irrigation in accordance with this section, all required landscaping and irrigation shall be installed and in place as set out in the plans approved under Chapter 10 of the Code. All plant materials must be installed in accordance with accepted landscape practices in the area and meet the plant material standards contained in LDC ~~S~~section 4.06.05 D~~C~~. Plant materials shall be installed in soil conditions that are conducive to the proper growth of the plant material.

2. Limerock located within planting areas shall be removed and replaced with native or growing quality soil before planting. A plant's growth habit shall be considered in advance of conflicts which might arise (i.e. views, signage, overhead power lines, lighting, sidewalks, buildings, circulation, etc.). Trees shall not be placed where they interfere with site drainage, subsurface utilities, or where they shall require frequent pruning in order to avoid interferences with overhead power lines and buildings.

   a. An approved root barrier system shall be installed when the following occurs:

      i. Large canopy trees are planted closer than 15~~;~~ft.~~;~~ to a building~~.~~; or

      ii. Large canopy trees are planted closer than 10~~;~~ft.~~;~~ to a sidewalk, underground utility, or paved area with no curbing or curbing which extends less than 18~~;~~inches; below grade (see Figure 4.06.05 I~~H~~.A. below).

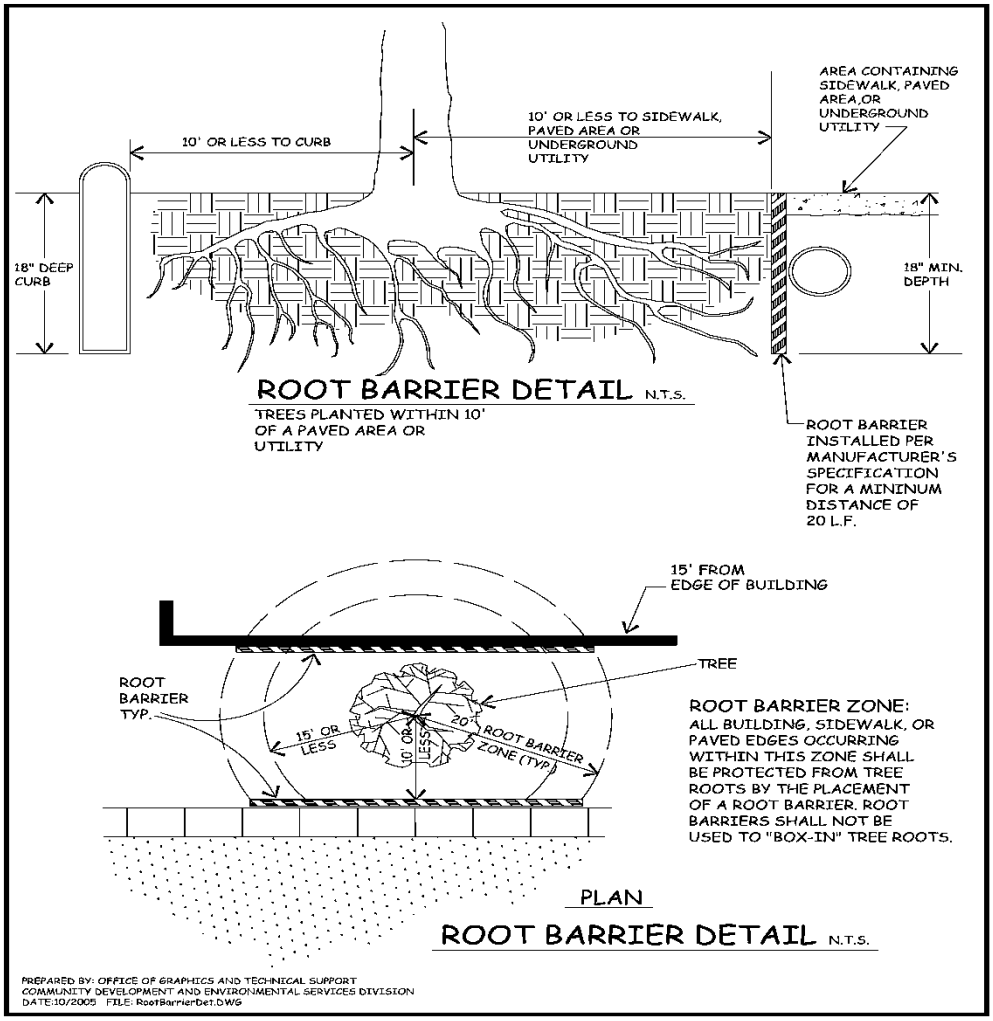


Figure 4.06.05 ~~H~~ I.A.

b. Tree and parking lot/pole lighting locations shall be designed so as not to conflict with one another.

i. Parking lot/pole lighting shall not be located in landscape islands with trees.

ii. Parking lot/pole lighting shall be located a minimum of 12.5 feet from the trunk of a tree (see Figure 4.06.05 ~~H~~ I.B. below)

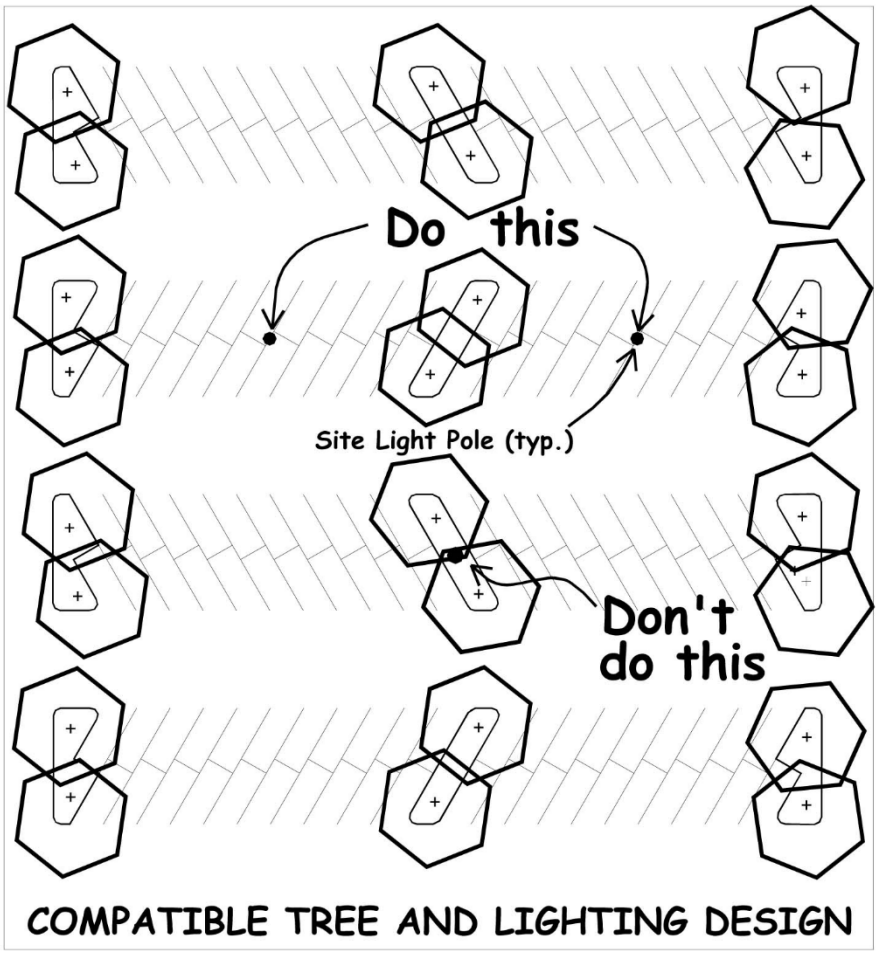


Figure 4.06.05 ~~I~~ ~~H~~.B.

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~~I~~J. Location requirements for signage adjacent to landscape buffer.

1. Signage located within/adjacent to landscape buffer area. All trees and shrubs located within the landscape buffer shall be located so as not to block the view of signage as shown in Figure 4.06.05 ~~I~~ J.1. below, Signage adjacent to landscape buffer. Sign locations shall be shown on the landscape plan and 100 square feet of landscaping shall be provided as required by LDC section 5.06.04 F.

Figure 4.06.05 ~~I~~ J.1. - Signage adjacent to landscape buffer

~~J~~K. Treatment of slopes. The landscape and engineering standards in Slope Table 4.06.05 ~~J~~K and Slope Cross Sections 4.06.05 ~~J~~K. shall apply to all landscape areas, except the following:

1. Single family lots, however, this exception shall not apply to berms or swales within platted easements;

* * * * * * * * * * * * *

Slope Table 4.06.05 K~~J~~.

Slope Ratio	Slope Treatment. See a. below.
No Steeper Than 4:1 (4 horizontal to 1 vertical)	Grass. See Figure 3 below.
	Trees, Ground Covers, Ornamental Grasses, and Shrubs.
No Steeper Than 3:1 (3 horizontal to 1 vertical)	Trees, Ground Covers, Grass, Ornamental Grasses, and Shrubs. See Figure 2 below.
	Requires 50 percent surface coverage at time of installation and 80 percent coverage within 1 year and avoid soil erosion
	Toe of slope shall be set back a minimum of 2 feet from sidewalks and paved surfaces.
No Steeper Than 2:1 (2 horizontal to 1 vertical)	Rip-rap or other forms of erosion and scour protection. See Figure 1 below.
	When used for water management systems within a required buffer pursuant to LDC section 4.06.02 D, rip-rap or other forms of erosion and scour protection are permitted only in concentrated, rapid flow water management areas or sloped areas less than 200 square feet with a maximum height of 30 inches.
	Slopes requiring stabilization with ground covers or vines shall provide 80 percent coverage within 1 year.
No Steeper Than 1:1 (1 horizontal to 1 vertical)	Permanent slope stabilization systems are required on all slopes steeper than 2:1 and no steeper than 1:1.
	Stabilization systems shall require engineered plans signed and sealed by a Professional Engineer, Architect, or Landscape Architect registered in the State of Florida.
	Stabilization systems if visible from any road, access, or residence shall be set back from property line a minimum of 2 feet and be landscaped to provide 80 percent opacity within 1 year. In addition when a system is located within a landscape buffer all buffer plantings shall be located on the high or elevated side in a minimum 5 foot wide planting area with a slope no greater than 10:1.
	Stabilization systems shall not exceed 3 feet in height and shall not be located on lake banks or in lake maintenance easements.
	Set back requirements from sidewalks or paved surfaces shall be a minimum of 2 feet.
Steeper Than 1:1	Vertical Retaining Walls. See b, c, and d. below, See Also Alternative A & B below.
	Walls over 30 inches in height shall require engineered plans signed and sealed by a Professional Engineer, Architect, or Landscape Architect registered in the State of Florida.
	Wall shall be architecturally finished or provide a natural appearance. See e. below.
	Walls if visible from any road, access, or residence shall be set back from property line a minimum of 2 feet and be landscaped to provide 80 percent opacity within 1 year. In addition when a wall is located within a landscape buffer all buffer plantings shall be located on the

	high or elevated side of the wall in a minimum 5 foot wide planting area with a slope no greater than 10:1.

Slope Table 4.06.05 ~~J~~K. Notes:

a. Slopes adjacent to required preserve areas shall be planted with 100% Florida native species, shall provide swales to direct water flow away from preserves, and meet setbacks as required by LDC section 3.05.07~~.~~H.3.

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e. Architectural finish requires color, texture, and materials that are in common with those used on surrounding structures. Exposed concrete walls are prohibited. Natural appearance requires color, texture, and materials that mimic or occur in nature.

Slope Cross Sections 4.06.05~~.~~ K~~J~~.

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~~K~~L. Maintenance of landscaping.

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~~L~~M. Irrigation system requirements.

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~~M~~N. Post-installation landscape certificate of compliance.

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~~N~~O. Water management areas.

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4.08.05 - Baseline Standards

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M. Standards applicable to wetlands outside of FSAs, HSAs, WRAs, and the ACSC. Wetlands located outside of FSAs, HSAs, WRAs, and the ACSC shall be preserved in accord with the following criteria:

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8. Mitigation Requirements. Mitigation shall be required for direct impacts to wetlands, such that the wetland functional score of the mitigation equals or exceeds the wetland functional score of the impacted wetlands.

* * * * * * * * * * * * *

c. Protection shall be provided for preserved or created wetland or upland vegetative communities offered as mitigation by placing a conservation easement over the land in perpetuity, providing for initial exotic plant removal (Class I invasive exotic plants defined by the ~~Florida Exotic Plant Council~~ Florida Invasive Species Council) and continuing exotic plant maintenance, or by appropriate ownership transfer to a state or federal agency along with sufficient funding for perpetual management activities.

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5.04.05 - Temporary Events

A. Special Events. This section establishes the location and development standards for special events, including temporary market events, sales and promotional events, and sports, religious, community events, and events in County right-of-way.

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5. Events in County Right-of-Way.

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c. At a minimum, temporary use permit applications for events shall be reviewed by the following Collier County departments, divisions, and outside agencies:

i. Collier County Growth Management Community Development Department shall determine compliance with all applicable requirements.

ii. Collier County Sher~~r~~iff's Office shall determine whether any additional security or police service is necessary.

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5.05.04 - Group Housing

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D. All other care housing environments as defined in this Code, including, but not limited to, care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-place living environment, shall adhere to the following standards in addition to those established by the underlying zoning district.

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5.05.08 - Architectural and Site Design Standards

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B. Applicability. The provisions of LDC section 5.05.08 shall apply to the zoning districts, locations, and to existing buildings as established below.

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4. Exceptions

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d. The following shall be exempt from the standards of LDC section 5.05.08, but shall comply with the exterior building color standards identified in LDC section 5.05.08 D.13.b.

i. Routine repairs and maintenance of an existing building.

ii. Public utility ancillary systems provided that a building shall not have any wall planes exceeding 35 feet in length, excluding storage tanks, or have an actual building height greater than eighteen (18) feet, excluding storage tanks and communications equipment. See LDC section 4.06.05 C~~B~~.4 for screening requirements of fences and walls surrounding public utility ancillary systems.

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5.05.12 - Specific Standards for Public Utility Ancillary Systems in Collier County.

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G. Landscaping and buffering shall conform to the requirements of LDC section 4.06.05 C~~B.4~~.

5.06.04 - Development Standards for Signs in Nonresidential Districts.

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F. On-premise signs. On-premises pole signs, ground signs, projecting signs, wall signs, and mansard signs shall be allowed in all nonresidential zoning districts subject to the restrictions below:

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2. Outparcels. In addition to the above requirements, signs for outparcels, regardless of the size of an outparcel, shall be limited to the following:

a. In addition to any wall signs permitted by this Code, outparcels may ~~by~~ be allowed 1 additional 60 square foot wall sign facing the shopping center if the additional sign is not oriented towards any public right-of-way. In no case shall the number of wall signs for an outparcel exceed 2 signs; and,

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6.06.03 – Streetlights

A. Streetlights shall be designed and installed utilizing the IES standards for each street, intersection at required intervals along each street and at the end of each cul-de-sac. The IES standards for this street lighting are per ANSI/IES RP-8-22 ~~IESNA RP-8-00~~, except as below:

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C. All sidewalks not directly lighted by street lighting that interconnect developments must be lighted to pedestrian level standards per ANSI/IES RP-8-22 ~~IESNA RP-8-00~~.

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10.02.03 Requirements for Site Development, Site Improvement Plans and Amendments Thereof

A. *Generally.*

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5. ***School Board Review Exemption.***

a. *School board review("SBR") application contents.* The SBR application submittal will be in accordance with LDC section 10.02.03 of the Code, but will be accorded an expedited process as outlined in the Manual for County Consistency and Site Plan Reviews of educational facilities and ancillary plants, as may be amended by agreement between the Board of County Commissioners and the Collier County School Board. ~~This document is available in the Records Room of the Community Development and Environmental Services Building.~~

b. The expedited site plan for school board review, as referenced in LDC section 10.02.03 A.~~3~~ 5.a. of the Land Development Code, will consist of the following areas of review:

i. Collier County Utilities Standards and Procedures, Ordinance No. 04-~~3~~41, as may be amended. In accordance with this Ordinance, the following requirements must be met:

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ii. *Compatibility review.* The County will conduct a compatibility review that will take into account the Architectural and Site Design Standards contained within Section 5.05.08 of the LDC in effect at the time a SBR Letter of Compliance is requested and that pertain to issues of compatibility with surrounding uses, complementary patterns of development and mitigation of negative impacts, limited to compatibility issues, external sidewalks and pathway connections, lighting, dumpster location and screening and orientation of buildings and ancillary facilities. In addition, The Utility Billing and Customer Service ("UBCS") Department shall ascertain that there is ample space for the trash dumpster(s) or compactor(s) and for the trash collection franchisee to maneuver trucks in and out of the space allowed for the dumpster(s) or compactor(s). With the exception of high school facilities, this compatibility review will be a courtesy review. For high school facilities, this will be a formal review process and is subject to the appeal process set forth in this section 10.02.03(A)(~~3~~5)(c) of the Code in the event that the County denies the application based on non-compliance with the items listed in this paragraph.

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c. School board review ("SBR") process. The SBR for School Board projects shall be reviewed under the following expedited process:

i. The SBR application will be reviewed only as to the criteria set forth in LDC section 10.02.03 A.~~3~~5.a.

ii. The SBR application submittal must be in accordance with section 10.02.03 of the Code, but only as to those submittal requirements which are consistent with the review criteria set out in LDC section 10.02.03 A.~~3~~5.

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d. Consistency review. The following process will be followed with respect to future educational plant and ancillary plant sites, prior to acquisition, for both the determination of consistency with the Collier County GMP locational criteria and whether the Plant is a permitted use, conditional use, or prohibited use in the zoning district on the site. Consistency with all other Elements of the GMP will be reviewed during the aforementioned SBR process.

i. The consistency review will be conducted as follows:

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(d) Within 45 days of the submission of the information outlined in LDC Section 10.02.03 A.~~3~~ 5.d.i.(c) of this Code, the County will provide written comments and recommendations to the School District along with a determination of the site's consistency with the GMP locational criteria and LDC zoning districts. Necessary on-site and off-site improvements will be identified for these sites and the parties responsible for these improvements to the extent this can be determined during this locational consistency review.

(e) Letter of Consistency. After the County review, the County Manager or his designee, or his designee, shall issue a Letter of Consistency for the GMP locational criteria and whether the Plant is a permitted use, conditional use or prohibited use in the zoning district on the site, which shall evidence the County's determination of consistency as required by Section 1013.33(~~11~~6) Florida Statutes.

(f) After the County has determined that the site is consistent with the GMP locational criteria and LDC zoning districts, the School District shall have up to 1 year to acquire the site. Once the site is acquired, the site shall be deemed to remain consistent regardless of later changes to either the GMP or LDC.

(g) After the School District acquires the site and provides the necessary documentation for the County to initiate an amendment to the GMP, the County and School District will enter into a written agreement as part of the pre-application process detailed in section 10.02.03 A. ~~3~~ 5.c.iv.(6) of the code, as to the timing and location, and the entity or entities responsible for construction, operation and maintenance of the required improvements.

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10.02.08 – Requirements for Amendments to the Official Zoning Atlas

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I. Restrictions, stipulations and safeguards. The Planning Commission may recommend that a petition to amend, supplement or establish a zoning district be approved subject to stipulations, including, but not limited to limiting the use of the property to certain uses provided for in the requested zoning district. The governing body, after receiving the recommendation from the Planning Commission on a request to amend, supplement or establish a zoning district, may grant or deny such amendment or supplement and may make the granting conditional upon such restrictions, stipulations and safeguards as it may deem necessary to ensure compliance with the intent and purposes of the Growth Management Plan.

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2. Dedication of public facilities and development of prescribed amenities.

a. Public facility dedication. The Board of County Commissioners may, as a condition of approval and adoption of the rezoning required that suitable areas for streets, public rights-of-way, schools, parks, and other public facilities be set aside, improved, and/or dedicated for public use. Where impact fees are levied for 1 or more such public facilities, the market value of the land set aside for the public purpose shall be credited towards impact fees to the extent authorized by the County's Consolidated Impact Fee Ordinance. Said credit shall be based on a negotiated amount not greater than the market value of the set aside land prior to the rezoning action, as determined by an accredited appraiser from a list approved by Collier County. Said appraisal shall be submitted to the County Attorney's office and the real property office within 90 days of the date of approval of the rezone, or as otherwise extended in writing by Collier County, so as to establish the amount of any impact fee credits resulting from said dedication. Failure to provide said appraisal within this 90-day time frame shall automatically authorize the county to determine the market value of the property. Impact fee credits shall only be effective after recordation of the conveyance document conveying the dedicated property to Collier County. Where the term Collier County is used in this section, it shall be construed to include the Collier County Water and Sewer District or other agency or dependent ~~dependant~~ district of Collier County Government.

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APPENDIX A - STANDARD PERFORMANCE SECURITY DOCUMENTS FOR REQUIRED IMPROVEMENTS

The following specimen forms are to be used as a guide for preparation of bonding instruments which will be submitted to the Collier County Board of County Commissioners for guaranteeing the completion of required improvements with respect to this Code. Adherence to the forms will ensure ~~assure~~ an expeditious review by the Development Review ~~Services~~ Division and the Collier County Attorney's Office. Deviation in substance or form from the suggested specimen

forms may result in a substantial delay or disapproval of the bonding provisions for Required Improvements by the Development Review ~~Services~~ Division or the County Attorney's Office. These specimen forms may be revised from time to time by resolution of the Board of County Commissioners.

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APPENDIX C – FINAL SUBDIVISION PLAT, REQUIRED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

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B. DEDICATE TO COLLIER COUNTY:

1. The public rights-of-way (insert name) or depicted streets, roads, or access, as follows:

   TRACT "A" AS A PUBLIC ROAD RIGHT-OF-WAY (R.O.W.) SUBJECT TO THE EASEMENTS DEDICATED AND DEPICTED HEREON (list all ROW easements) WHICH EASEMENTS ARE SUBORDINATE TO, AND MAY NOT BE USED INCONSISTENT WITH, THE USE OF THE RIGHTS-OF-WAY BY COLLIER COUNTY FOR ROADWAY PURPOSES INCLUDING, BUT NOT LIMITED TO, PAVEMENT, ROADWAY DRAINAGE, BIKE LANES, SIDEWALKS, AND PATHWAYS. ALL (CONSERVATION or PRESERVE) (TRACTS or EASEMENTS) WITHOUT RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE CONDITIONS OF THE DEDICATION IN PARAGRAPH A. 7. (name of appropriate paragraph) ABOVE.

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Collier County

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250006145

ORIGIN
Growth Management Community Development Department (GMCDD)

SUMMARY OF AMENDMENT
This amendment updates the provisions related to the removal of prohibited exotic vegetation in the Land Development Code (LDC) by identifying additional site improvements that may occur without initiating the removal requirements. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	09/03/2025
DSAC-LDR	08/19/2025

LDC SECTION TO BE AMENDED
03.05.08 Requirement for Removal of Prohibited Exotic Vegetation

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Denial	TBD	TBD

BACKGROUND The first tree protection ordinance was adopted by the County as Ord. No. 1973-23. It included provisions for a tree removal permit process, and it identified a short list of tree species that were exempted from protection. The ordinance was amended in 1974 and then repealed/replaced twice; once in 1975 and again in 1976, the latter of which represents the time when the County adopted comprehensive zoning regulations for the Coastal Area Planning District (i.e., Ord. No. 1976-30).

When Ord. No. 1979-73 was adopted, the County started requiring the removal of exotic plants on properties where improvements were proposed, except on land used for agricultural purposes or on properties zoned and platted for single-family residential homes. In January 1982, the County adopted a new zoning ordinance (Ord. No. 1982-2); however, this new ordinance inadvertently omitted the Exotic Vegetation Section and was corrected in May 1982 with the adoption of Ord. No. 1982-37, reinstituting the requirement that exotics be removed on all lands, except for single-family residential use or agriculturally zoned lands.

Additional changes to the code would be made over the years, notably with the adoption of Ord. No. 2004-08, which introduced the requirement for preserve management plans and the removal of exotic vegetation within the first 75 feet of the outer edge of every preserve; however, single family residences were specifically exempted. When the code was comprehensively updated again with the passage of Ord. No. 2004-41, the requirement for removing exotic vegetation prior to the issuance of a certificate of occupancy was extended to include new principal and accessory structures on single- and two-family lots. However, tents, awnings, cabanas, utility storage sheds, and screen enclosures were not exempted until the adoption of Ord. No. 2005-27.

Subsequent amendments to LDC section 3.05.08 occurred in 2008 and 2015. At the Board hearing on December 12, 2023, under Staff and Commission General Communications, Commissioner Hall requested that staff update the LDC as it pertains to the removal of exotic vegetation. LDC amendments are reviewed by the Board, Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee). To address the Board's concern, an LDC amendment was drafted (i.e., PL20230018350), which proposed to exempt new structures and additions

on Estate (E)-zoned lots from being required to remove exotics within the cleared areas of the lot, plus 7.5 feet around the perimeter of the property. This amendment was presented to the DSAC-LDR Subcommittee, who recommended approval but with changes. On February 7, 2024, the DSAC reviewed PL20230018350 but recommended denial. On March 7, 2024, the CCPC also reviewed the earlier iteration of this amendment and unanimously voted to deny it. On March 12, 2024, staff requested direction from the Board to advertise the draft Ordinance; however, the Board voted to continue the item. This earlier iteration, including the relevant minutes from the Board hearing, is provided in Exhibit A.

After PL20230018350 was continued by the Board, staff drafted a newer version to emphasize that that a certificate of occupancy must have been previously issued on E-zoned lots, and that applicants involving permits submitted on or after December 12, 2023, for additions or modifications of structures, shall only be responsible for removing exotics within 30 feet of the improved area described on such permit. Unlike the previous version, a permit application will no longer initiate the removal of exotics along the perimeter of the property. The new version also exempts permit applications involving fences and small sheds (under 60 square feet) but makes it necessary to remove exotics when constructing a cabana.

DSAC-LDR Subcommittee Recommendation:
On August 19, 2025, the DSAC-LDR Subcommittee reviewed PL20250006145 and voted (3-2) to deny the amendment, citing concerns for the continued propagation of exotics as well as the role exotics play in acting as fuel for wildfires in the Estates area. Before the vote was taken, the discussion included an acknowledgement from the prevailing view that it is customary for owners to bear the financial burden when developing property in the County, including the removal of exotics. A suggestion was made to increase the size of a proposed shed that would be exempted from the removal of exotics, but the Subcommittee could not come to full agreement.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: Exhibit A – PL20230018350 Previous Iteration and Board Minutes 03/12/2024

Amend the LDC as follows:

3.05.08 – Requirements for Removal of Prohibited Exotic Vegetation

Prohibited exotic vegetation specifically includes the following:

Earleaf acacia (Acacia auriculiformis)

Australian pine (Casuarina spp.)

Melaleuca (Melaleuca spp.)

Catclaw mimose (Minosa pigra)

Downy rosemyrtle (Rhodomyrtus tomentosa)

Brazilian pepper (Schinus terebinthifolius)

Java plum (Syzygium cumini)

Women's tongue (Albizia lebbeck)

Climbing fern (Lygodium spp.)

Air potato (Dioscorea bulbifera)

Lather leaf (Colubrina asiatica)

Carrotwood (Cupaniopsis anacardioides)

A. General.

1. Prohibited exotic vegetation removal and methods of removal shall be conducted in accordance with the specific provisions of each local development order.

2. Native vegetation shall be protected during the process of removing prohibited exotic vegetation, in accord with the provisions of LDC section 3.05.04.

3. Prohibited exotic vegetation shall be removed from the following locations, and within the following timeframes:

   a. From all rights-of-way, common area tracts not proposed for development, and easements prior to preliminary acceptance of each phase of the required subdivision improvements.

   b. From each phase of a site development plan prior to the issuance of the certificate of occupancy for that phase.

c. From all golf course fairways, roughs, and adjacent open space/natural preserve areas prior to the issuance of a certificate of occupancy for the first permitted structure associated with the golf course facility.

d. From property proposing any enlargement of existing interior floor space, paved parking area, or substantial site improvement prior to the issuance of a certificate of occupancy.

4. In the case of the discontinuance of use or occupation of land or water or structure for a period of 90 consecutive days or more, property owners shall, prior to subsequent use of such land or water or structure, conform to the regulations specified by this section.

5. Verification of prohibited exotic vegetation removal shall be performed by the County Manager or designee.6.Herbicides utilized in the removal of prohibited exotic vegetation shall have been approved by the U.S. Environmental Protection Agency. Any person who supervises up to eight (8) people in the application of pesticides and herbicides in the chemical maintenance of exotic vegetation in preserves, required retained native vegetation areas, wetlands, or LSPA shall maintain the Florida Dept. of Agriculture and Consumer Services certifications for Natural Areas Pesticide Applicators or Aquatic Herbicide Applicators dependent upon the specific area to be treated. When prohibited exotic vegetation is removed, but the base of the vegetation remains, the base shall be treated with an U.S. Environmental Protection Agency approved herbicide and a visual tracer dye shall be applied.

B. Exotic vegetation maintenance plan. A maintenance plan shall be submitted to the County Manager or designee for review on sites which require prohibited exotic vegetation removal prior to the issuance of the local development order. This maintenance plan shall describe specific techniques to prevent reinvasion by prohibited exotic vegetation of the site in perpetuity. This maintenance plan shall be implemented on a yearly basis at a minimum. Issuance of the local development order shall be contingent upon approval of the maintenance plan. Noncompliance with this plan shall constitute violation of this section. The County Manager or designee shall inspect sites periodically after issuance of the certificate of occupancy, or other final acceptance, for compliance with this section.

C. Applicability to new structures and to additions on single-family and two-family lots.

1. In addition to the other requirements of this section, the applicant shall be required to remove all prohibited exotic vegetation before a certificate of occupancy is granted on any new principal or accessory structure ~~and any additions to the square footage of the principal or accessory structures~~ on single-family or two-family lots. For lots zoned Estate District (E) that have been issued a certificate of occupancy, the applicant shall only be responsible for removing prohibited exotic vegetation within 30 feet of the addition or modification of structure(s) described in any permit application submitted for principal or accessory structures on or after December 12, 2023.

2. The requirement to remove prohibited exotic vegetation ~~This~~ shall not apply to tents, awnings, fences, ~~cabanas,~~ utility storage sheds under 60 square feet, or

screened enclosures not having a roof impervious to weather. This shall not apply to interior remodeling of any existing structure.

3. The removal of prohibited exotic vegetation shall be required in perpetuity. Upon issuance of a vegetation removal permit, subject to the provisions in LDC section 3.05.02 F. and G., prohibited exotic vegetation may be removed prior to issuance of a building permit.

D. Exceptions. Prohibited exotic vegetation may remain on property when the County Manager or designee receives a request from the property owner to retain the vegetation. The County Manager or designee shall approve such a request upon finding that at least one of the following criteria has been met.

1. The prohibited exotic vegetation has been previously approved through the County development review process and planted in accordance with the landscape requirements at the time of final local development order approval.

2. The subject lot is developed with, or proposed to be developed with, a single family dwelling unit, and:

   a. is not within the RFMU Sending Lands overlay district; and

   b. is not within a NRPA overlay district; and

   c. is not located on a undeveloped coastal barrier island; and

   d. the vegetation requested to be retained is an existing Java plum tree(s) that has attained a single-trunk diameter at breast height (DBH) of 18 inches or more.

3. The prohibited exotic vegetation contains a nest of a bald eagle. Where such vegetation occurs within a bald eagle nest protection zone, removal shall be in accordance with the FWC Bald Eagle Management Plan and FWC Bald Eagle Management Guidelines, or as otherwise permitted by the FWC and/or USFWS. Where a bald eagle nest is determined to be "lost" as defined by the FWC, such vegetation shall be removed as required by LDC section 3.05.08.

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Exhibit A

Proposed Agenda Changes
Board of County Commissioners Meeting
March 12, 2024

Add-on Item 16H4: Proclamation designating March 21 – 31, 2024, as the 48th Anniversary of the Collier Fair. The proclamation will be mailed to Rhonda Ward, Collier Fair Manager. *(Commissioner McDaniel's Request)*

Move Item 3C1 to the March 26, 2024, BCC Meeting: Recognizing Nolan Sapp for his 46 years of dedicated public safety service upon retirement. *(Staff Request)*

Move Item 17A to 9A: This item requires the Commission members to provide ex-parte disclosure. Should a hearing be held on this item, all participants are required to be sworn in. Recommendation to approve a rezoning ordinance for the NBC RV Mixed-Use Planned Unit Development, a portion of which remains in the Rural Fringe Mixed Use District-Receiving Lands Zoning Overlay, to allow up to 356,000 square feet of commercial and industrial uses and 75 Travel-Trailer-Recreational Vehicle campground units on property located 450± feet northeast of the intersection of Basik Drive and Tamiami Trail East, 5 miles east of Collier Boulevard in Section 18, Township 51 South, Range 27 East, Collier County, Florida, consisting of 34± acres; and by providing an effective date. (Companion to Item 17B) *(Commissioner LoCastro's Request)*

Move Item 17B to 9B: Recommendation to approve an ordinance amending the Future Land Use Element and Future Land Use Map and map series of the Growth Management Plan to create the East Tamiami Trail Mixed Use Subdistrict, to allow up to 356,000 square feet of gross floor area of heavy commercial and industrial uses, and up to 75 travel trailer-recreational vehicle campground units. The subject property is located 450± feet northeast of the intersection of Basik Drive and Tamiami Trail East, 5 miles east of Collier Boulevard, in section 18, township 51 south, range 27 east, Collier County, Florida, consisting of 33.523± acres. (Companion to Item 17A) *(Commissioner LoCastro's Request)*

Move Item 16A14 to 11F: Recommendation to direct staff to advertise and bring back an Ordinance amending the Land Development Code to update the regulations relating to the removal of prohibited exotic vegetation. *(By separate requests of Commissioners LoCastro, Kowal, and Hall)*

Move Item 16F7 to 11G: Recommendation to award Construction Invitation to Bid ("ITB") No. 23-8182, the "Caxambas Park and Boat Rehabilitation Project" to Kelly Brothers, Inc., in the amount of $2,735,926.67, authorize the Chairman to sign the attached Agreement, and approve the necessary Budget Amendment. (Project No. 50280). *(By separate requests of Commissioners LoCastro and Kowal)*

Notes:

Item 16B7 should be corrected to read as follows: Recommendation to authorize electronic submission by ~~staff~~ the County Manager or designee of a Small County Outreach Program for Rural Areas of Opportunities application with the Florida Department of Transportation to fund the construction of a paved shoulder to improve safety on a segment of Immokalee Road (CR 846E) in the amount of $999,855.21.

Item 17A, Attachment A – Revised Ordinance, Exhibit F, under "VI. HOURS OF OPERATION" the following language should be added:

> "B. Every 5 years from the date of adoption of the Ordinance, staff will provide a report to the Collier County Board of County Commissioners on the hours of operation for loading and crushing of concrete, the impacts to owners and whether any complaints have been made to the County. Upon a finding of public purpose, the Board reserves the right to modify the hours of operation to 8 a.m. to 6 p.m. at such meeting without an advertised hearing."

TIME CERTAIN ITEMS:

Item 10A to be heard 9:30 AM: Recommendation to submit a Community Project Funding application to Congressman Mario Diaz-Balart for $6 million to construct a Collier County Veterans Services Center and Museum.

Exhibit A

Item 11A to be heard at 10:30 AM: Recommendation to review a proposed amendment to Ordinance 2002-63, which established the Conservation Collier Program, which will be advertised for a future Board meeting.

Item 11B to be heard at 1 PM: After-action report for the 2024 Florida legislative session.

Item 11C to be heard no sooner than 1:30 PM: Recommendation to accept a project update on the Collier County Behavioral Health Center and proceed with the design for 87 total beds.

EXECUTIVE SUMMARY

Recommendation to direct staff to advertise and bring back an Ordinance amending the Land Development Code to update the regulations relating to the removal of prohibited exotic vegetation.

OBJECTIVE: To direct staff to advertise and bring back an Ordinance amending the Land Development Code (LDC) to direct staff to advertise and bring back an Ordinance amending the Land Development Code to update the regulations relating to the removal of prohibited exotic vegetation.

CONSIDERATIONS: The first tree protection ordinance was adopted by the County as Ord. No. 1973-23. It included provisions for a tree removal permit process and identified a short list of tree species that were exempted from protection. The ordinance was amended in 1974 and then repealed/replaced twice, once in 1975 and again in 1976, the latter of which represents the time when the County adopted comprehensive zoning regulations for the Coastal Area Planning District (Ord. No. 1976-30).

When Ord. No. 1979-73 was adopted, and the County started requiring the removal of exotic plants on properties where improvements were proposed, except on lands used for agricultural purposes or on properties zoned and platted for single-family residential homes. In January 1982, the County adopted a new zoning ordinance (Ord. No. 1982-2); however, this new ordinance inadvertently omitted the Exotic Vegetation Section and was corrected in May 1982 with the adoption of Ord. No. 1982-37, reinstituting the requirement that exotics be removed on all lands, except for single-family residential use or agriculturally zoned lands.

Additional changes to the code would be made over the years, notably with the adoption of Ord. No. 2004-08 introduced the requirement for preserve management plans and the removal of exotic vegetation within the first 75 feet of the outer edge of every preserve; however, single family residences were specifically exempted. When the code was comprehensively updated again with the passage of Ord. No. 2004-41, the requirement for removing exotic vegetation prior to the issuance of a certificate of occupancy was extended to include new principal and accessory structures on single and two family lots. However, tents, awnings, cabanas, utility storage sheds, and screen enclosures were not exempted until the adoption of Ord. No. 2005-27.

Subsequent amendments to LDC section 3.05.08 occurred in 2008 and 2015. At the Board hearing on December 12, 2023, under Staff and Commission General Communications, Commissioner Hall requested that staff update the LDC as it pertains to the removal of exotic vegetation.

COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMMENDATION: The CCPC will review this Land Development Code amendment on March 7, 2024.

DEVELOPMENT SERVICES ADVISORY COMMITTEE (DSAC) RECOMMENDATION: On February 7, 2024, the DSAC recommended denial of the proposed LDC amendment. Prior to voting, some members of the DSAC expressed the following concerns:

1. The LDC amendment is unfair, because developers will incur the cost of removing exotics on their own property when the seed-source (of prohibited exotic plant material) will be from neighboring properties, and that a cleared area of 7.5 feet is insufficient. Most of the damage from hurricanes occurs from the exotic vegetation flying around during high winds.

2. Understands the removal of exotic plants is for the betterment of the whole community. The requirement to remove exotics is a good requirement.

3. The LDC amendment would perpetuate the spreading of exotics, as noted by observing the presence of pepper hedge on vacant lots along the rights-of-way.

4. The LDC amendment is unfair in that it exempts residential but not commercial.

5. Will create confusion with respect to the lots in Golden Gate (Estates), as many have wetlands and are required to remove exotics for their DEP and federal permitting (County species vs. State and Federal species).

On January 16, 2024, the DSAC- Land Development Review Subcommittee (DSAC-LDR Subcommittee) recommended approval of the LDC amendment, contingent upon eliminating the proposed text on page 4, lines 39-40 ("within the approved cleared area and within seven and one-half (7.5) feet from all property lines") and the similar text on page 4, lines 48-49.

FISCAL IMPACT: There are no anticipated fiscal impacts to the County, except for the cost of advertising an ordinance amending the LDC. The cost associated with advertising the Ordinance is estimated at $1,008.00. Funds are available within the Unincorporated Area General Fund (1011) and Zoning & Land Development Cost Center (138319).

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires a majority vote. -DDP

GROWTH MANAGEMENT IMPACT: No growth management impact is associated with this action.

RECOMMENDATION: To direct staff to advertise and bring back an Ordinance amending the LDC for a public hearing.

Prepared by: Eric L. Johnson, AICP, CFM, LDC Planning Manager, Zoning Division

ATTACHMENT(S)

1. PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (PDF)

COLLIER COUNTY
Board of County Commissioners

Item Number: 16.A.14
Doc ID: 27826
Item Summary: Recommendation to direct staff to advertise and bring back an Ordinance amending the Land Development Code to update the regulations relating to the removal of prohibited exotic vegetation.

Meeting Date: 03/12/2024

Prepared by:
Title: Planner, Principal – Zoning
Name: Eric Johnson
02/09/2024 3:21 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
02/09/2024 3:21 PM

Approved By:

Review:

Building Plan Review & Inspections	Diane Lynch	GMCDD Reviewer	Skipped	02/12/2024 1:20 PM
Zoning	Mike Bosi	Division Director	Completed	02/13/2024 10:59 AM
Operations & Regulatory Management	Michael Stark	Additional Reviewer	Completed	02/21/2024 5:15 PM
Transportation Management Operations	Support	Evelyn Trimino	Additional Reviewer	Completed 02/26/2024 9:09 AM
Growth Management Community Development Department		Diane Lynch	Department review	Completed 02/27/2024 4:36 PM
Unknown	Jaime Cook	Additional Reviewer	Completed	03/04/2024 1:22 PM
Growth Management Community Development Department		James C French	Growth Management	Completed 03/04/2024 2:35 PM
County Attorney's Office	Derek D. Perry	CAO Reviewer	Completed	03/06/2024 8:30 AM
Office of Management and Budget	Laura Zautcke	Additional Reviewer	Completed	03/06/2024 8:44 AM
Office of Management and Budget	Debra Windsor	Level 3 OMB Gatekeeper Review	Completed	03/06/2024 9:22 AM
County Attorney's Office	Jeffrey A. Klatzkow	Level 3 County Attorney's Office Review	Completed	03/06/2024 11:16 AM
County Manager's Office	Amy Patterson	Level 4 County Manager Review	Completed	03/06/2024 12:33 PM
Board of County Commissioners	Geoffrey Willig	Meeting Pending	03/12/2024 9:00 AM	

Collier County
Growth Management
Community Development Department
Zoning Division

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20230018350

ORIGIN
Board of County Commissioners (Board)

SUMMARY OF AMENDMENT
This amendment updates the provisions related to the removal of prohibited exotic vegetation in the Land Development Code (LDC) by identifying additional site improvements that may occur without initiating the removal requirements. LDC amendments are reviewed by the Board, Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR Subcommittee).

HEARING DATES

BCC	03/12/2024
CCPC	03/07/2024
	02/15/2024
DSAC	02/07/2024
DSAC-LDR	01/16/2024

LDC SECTION TO BE AMENDED
03.05.08 Requirement for Removal of Prohibited Exotic Vegetation

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval with Recommendations	Denial	TBD

BACKGROUND

The first tree protection ordinance was adopted by the County as Ord. No. 1973-23. It included provisions for a tree removal permit process, and it identified a short list of tree species that were exempted from protection. The ordinance was amended in 1974 and then repealed/replaced twice; once in 1975 and again in 1976, the latter of which representing the time when the County adopted comprehensive zoning regulations for the Coastal Area Planning District (i.e., Ord. No. 1976-30).

When Ord. No. 1979-73 was adopted, the County started requiring the removal of exotic plants on properties where improvements were proposed, except on lands used for agricultural purposes or on properties zoned and platted for single-family residential homes. In January 1982, the County adopted a new zoning ordinance (Ord. No. 1982-2); however, this new ordinance inadvertently omitted the Exotic Vegetation Section and was corrected in May 1982 with the adoption of Ord. No. 1982-37, reinstituting the requirement that exotics be removed on all lands, except for single-family residential use or agriculturally zoned lands.

Additional changes to the code would be made over the years, notably with the adoption of Ord. No. 2004-08, which introduced the requirement for preserve management plans and the removal of exotic vegetation within the first 75 feet of the outer edge of every preserve; however, single family residences were specifically exempted. When the code was comprehensively updated again with the passage of Ord. No. 2004-41, the requirement for removing exotic vegetation prior to the issuance of a certificate of occupancy was extended to include new principal and accessory structures on single and two family lots. However, tents, awnings, cabanas, utility storage sheds, and screen enclosures were not exempted until the adoption of Ord. No. 2005-27.

Subsequent amendments to LDC section 3.05.08 occurred in 2008 and 2015. At the Board hearing on December

Attachment: PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (27826 : Direction to Advertise LDC Amendment - Updates to

12, 2023, under Staff and Commission General Communications, Commissioner Hall requested that staff update the LDC as it pertains to the removal of exotic vegetation.

DSAC-LDR Subcommittee Recommendation:
On January 16, 2024, the DSAC-LDR Subcommittee recommended approval of the LDC amendment, contingent upon eliminating the proposed text on page 4, lines 39-40 ("within the approved cleared area and within seven and one-half (7.5) feet from all property lines") and the similar text on page 4, lines 48-49. Staff did not incorporate any of the changes recommended by the DSAC-LDR Subcommittee.

DSAC-Recommendation:
On February 7, 2024, the DSAC recommended denial of the proposed LDC amendment. Prior to voting, some members of the DSAC expressed the following concerns:

1. The LDC amendment is unfair, because developers will incur the cost of removing exotics on their own property when the seed-source (of prohibited exotic plant material) will be from neighboring properties, and that a cleared area of 7.5 feet is insufficient. Most of the damage from hurricanes occur from the exotic vegetation flying around during high winds.

2. Understands the removal of exotic plants is for the betterment of the whole community. The requirement to remove exotics is a good requirement.

3. The LDC amendment would perpetuate the spreading of exotics, as noted by observing the presence of pepper hedge on vacant lots along the rights-of-way.

4. The LDC amendment is unfair in that it exempts residential but not commercial.

5. Will create confusion with respect to the lots in Golden Gate (Estates), as many have wetlands and are required to remove exotics for their DEP and federal permitting (County species vs. State and Federal species).

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	The proposed LDC amendment has been reveiwed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: None

Attachment: PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (27826 : Direction to Advertise LDC Amendment - Updates to

Amend the LDC as follows:

3.05.08 – Requirements for Removal of Prohibited Exotic Vegetation

Prohibited exotic vegetation specifically includes the following:

Earleaf acacia (Acacia auriculiformis)

Australian pine (Casuarina spp.)

Melaleuca (Melaleuca spp.)

Catclaw mimose (Minosa pigra)

Downy rosemyrtle (Rhodomyrtus tomentosa)

Brazilian pepper (Schinus terebinthifolius)

Java plum (Syzygium cumini)

Women's tongue (Albizia lebbeck)

Climbing fern (Lygodium spp.)

Air potato (Dioscorea bulbifera)

Lather leaf (Colubrina asiatica)

Carrotwood (Cupaniopsis anacardioides)

A. General.

1. Prohibited exotic vegetation removal and methods of removal shall be conducted in accordance with the specific provisions of each local development order.

2. Native vegetation shall be protected during the process of removing prohibited exotic vegetation, in accord with the provisions of LDC section 3.05.04.

3. Except for Estates (E) zoned lots as described in LDC section 3.05.08 C., pProhibited exotic vegetation shall be removed from the following locations, and within the following timeframes:

   a. From all rights-of-way, common area tracts not proposed for development, and easements prior to preliminary acceptance of each phase of the required subdivision improvements.

   b. From each phase of a site development plan prior to the issuance of the certificate of occupancy for that phase.

Attachment: PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (27826 : Direction to Advertise LDC Amendment - Updates to

c. From all golf course fairways, roughs, and adjacent open space/natural preserve areas prior to the issuance of a certificate of occupancy for the first permitted structure associated with the golf course facility.

d. From property proposing any enlargement of existing interior floor space, paved parking area, or substantial site improvement prior to the issuance of a certificate of occupancy.

4. In the case of the discontinuance of use or occupation of land or water or structure for a period of 90 consecutive days or more, property owners shall, prior to subsequent use of such land or water or structure, conform to the regulations specified by this section.

5. Verification of prohibited exotic vegetation removal shall be performed by the County Manager or designee.6.Herbicides utilized in the removal of prohibited exotic vegetation shall have been approved by the U.S. Environmental Protection Agency. Any person who supervises up to eight (8) people in the application of pesticides and herbicides in the chemical maintenance of exotic vegetation in preserves, required retained native vegetation areas, wetlands, or LSPA shall maintain the Florida Dept. of Agriculture and Consumer Services certifications for Natural Areas Pesticide Applicators or Aquatic Herbicide Applicators dependent upon the specific area to be treated. When prohibited exotic vegetation is removed, but the base of the vegetation remains, the base shall be treated with an U.S. Environmental Protection Agency approved herbicide and a visual tracer dye shall be applied.

B. Exotic vegetation maintenance plan. A maintenance plan shall be submitted to the County Manager or designee for review on sites which require prohibited exotic vegetation removal prior to the issuance of the local development order. This maintenance plan shall describe specific techniques to prevent reinvasion by prohibited exotic vegetation of the site in perpetuity. This maintenance plan shall be implemented on a yearly basis at a minimum. Issuance of the local development order shall be contingent upon approval of the maintenance plan. Noncompliance with this plan shall constitute violation of this section. The County Manager or designee shall inspect sites periodically after issuance of the certificate of occupancy, or other final acceptance, for compliance with this section.

C. Applicability to new structures and to additions on single-family and two-family lots. In addition to the other requirements of this section, the applicant shall be required to remove all prohibited exotic vegetation before a certificate of occupancy is granted on any new principal or accessory structure and any additions to the square footage of the principal or accessory structures on single-family or two-family lots. For new structures and additions on Estates (E) zoned lots after *[effective date of Ordinance]*, prohibited exotic vegetation shall be removed only from County approved cleared areas and also within seven and one-half (7.5) feet from all property lines, excluding rear yard electric service utility easements. This subsection C shall not apply to tents, awnings, cabanas, utility storage sheds, or screened enclosures not having a roof impervious to weather. This shall not apply to interior remodeling of any existing structure.

Attachment: PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (27826 : Direction to Advertise LDC Amendment - Updates to

The removal of prohibited exotic vegetation shall be required in perpetuity. Upon issuance of a vegetation removal permit, subject to the provisions in LDC section 3.05.02 F. and G., prohibited exotic vegetation may be removed prior to issuance of a building permit.

D. Exceptions. Prohibited exotic vegetation may remain on property when the County Manager or designee receives a request from the property owner to retain the vegetation. The County Manager or designee shall approve such a request upon finding that at least one of the following criteria has been met.

1. The prohibited exotic vegetation has been previously approved through the County development review process and planted in accordance with the landscape requirements at the time of final local development order approval.

2. The subject lot is developed with, or proposed to be developed with, a single family dwelling unit, and:

   a. is not within the RFMU Sending Lands overlay district; and

   b. is not within a NRPA overlay district; and

   c. is not located on a undeveloped coastal barrier island; and

   d. the vegetation requested to be retained is an existing Java plum tree(s) that has attained a single-trunk diameter at breast height (DBH) of 18 inches or more.

3. The prohibited exotic vegetation contains a nest of a bald eagle. Where such vegetation occurs within a bald eagle nest protection zone, removal shall be in accordance with the FWC Bald Eagle Management Plan and FWC Bald Eagle Management Guidelines, or as otherwise permitted by the FWC and/or USFWS. Where a bald eagle nest is determined to be "lost" as defined by the FWC, such vegetation shall be removed as required by LDC section 3.05.08.

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Attachment: PL20230018350 - Updates to Removal of Exotics LDCA (03-05-2024) (27826 : Direction to Advertise LDC Amendment - Updates to

MS. PATTERSON: Commissioners, with your indulgence, we have two items that were pulled off of the consent agenda by Commissioner LoCastro and a couple of others, probably quick items that we could take before we got -- we're going to spend a little time on the budget policy, if you would be okay with that.

Item #11F

DIRECT STAFF TO ADVERTISE AND BRING BACK AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE TO UPDATE THE REGULATIONS RELATING TO THE REMOVAL OF PROHIBITED EXOTIC VEGETATION. (ALL DISTRICTS) - MOTION TO CONTINUE TO A FUTURE MEETING BY COMMISSIONER LOCASTRO; SECONDED BY COMMISSIONER MCDANIEL – APPROVED

MS. PATTERSON: The first item is now Item 11F, formerly -- hold on. I've got to get organized. Ha -- formerly 16A14. This is a recommendation to direct staff to advertise and bring back an ordinance amending the Land Development Code to update the regulations relating to the removal of prohibited exotic vegetation.

Ms. Jaime Cook is back again to answer questions or present.

COMMISSIONER LoCASTRO: Mr. Chairman, I'll just say these two items are -- they're good-news things. So this is another example of where let's not let it get buried in the consent or summary agenda. You know, these are things we had previously talked about and, you know, you leave it in the consent or summary agenda and it gets passed, and maybe it doesn't get the spotlight it deserves, especially from the hard work from the staff here.

So give us some good-news stories on 11F, and then also we'll

get a good update on what's actually going on at Caxambas. You know, a lot of misinformation out there as well, so...

MS. COOK: Jaime Cook, your director of Development Review.

So in 1979 the first exotic vegetation removal ordinances were passed in Collier County except for lots that are platted single-family and ag-zoned properties. Between 1979 and 2004, there were various iterations. Sometimes those requirements were removed; sometimes they were put back in. But, ultimately, in 2004 the requirement for exotic removal for new principal and accessory structures was required prior to a certificate of occupancy.

In 2005, an exemption was added specifically for certain accessory structures, including screen enclosures, tents, awning, and other similar smaller structures.

Back in December during your board meeting, during the commissioner comments toward the end of the meeting, I believe, Commissioner Hall, you raised this issue, and all of you had various circumstances that you brought forward of homeowners with this situation where they were being required to remove exotics, mostly for accessory structures, and directed us to take a look at the language and provide you with some potential updates.

We've worked through that process and presented our proposed changes to the DSAC subcommittee in January, the full DSAC in February, and the Planning Commission last week. DCA recommended approval as long as we approved the proposed language, and both DCA and the Planning Commission recommended denial mostly because they felt that removal of exotics was for betterment of the community as well as that it created confusion in the instances where the homeowners may have to get state or federal permits for impacts to wetlands or other things where they're being required to remove exotics.

So the proposed language that we were presenting to you today is in Section 3.05.08 of the Land Development Code. And in Section A, staff is proposing to add that "except for Estates-zoned lots as described further below," which I'll get to in a minute, "prohibited exotic vegetation is required to be removed." And this section of code specifically refers to subdivisions or commercial developments. So we were making it clear so that there was no confusion that these requirements would not apply to Estates-zoned properties.

But the meat of the change is that in 3.05.08.C -- and the new additional language is highlighted in blue for you -- that for new structures and additions on Estates-zoned lots, after the effective date of this ordinance, which we're proposing to bring back to you the next meeting, prohibited exotic vegetation shall be removed only from the county-approved cleared areas and also within seven and a half feet from all property lines excluding rear yard electric service utility easements. And, again, it would not apply to some of those structures that were exempted back from 2005.

So what staff is trying to envision, if you look on this aerial, the property on the top is one that has a house. It's been permitted. They've cleared about a half an acre. They haven't cleared a full acre, but they've requested to clear about a half an acre. So staff would recommend that exotics within that half acre, that shaded red area, would remain clear of exotic vegetation as well as the highlighted blue, which is about seven and a half feet around that property line.

The property below has not been developed yet, but if it were to move forward with a building permit of some kind, that purple area is about one acre of clearing that they could do under their building permit as well as the seven and a half feet around the property, which is highlighted in yellow.

And the reason staff is recommending this seven and a half feet is because smaller zoned Estates lots, which are a little over an acre in size, their minimum setback from their property lines is seven and a half feet for all of their structures. This seven and a half feet on all property lines would give Fire the ability to get through in the event of a fire. For example, if there was a fire in the rear of the property, you can see that to the left of the screen, those properties are also vegetated in the rear, so that would make it difficult for Fire to get through.

Additionally, it provides a fire break, that if there is a fire, there is some sort of break -- break line that fire would not necessarily be able to jump and impact any existing structures.

Additionally, staff considered that these homeowners are able to put fences on their property lines. Most put it right at their property line. And if their neighbor isn't required to remove their exotics from their property line as well, it could impact their fence, potentially damaging it and costing that homeowner money to replace or repair their own fence.

So with that, staff is recommending that you direct us to advertise the ordinance amending the Land Development Code with these changes, but I will turn it over to you for any questions or comments.

CHAIRMAN HALL: Thank you, Ms. Cook.

When I brought this up, I felt like this ordinance was onerous and cumbersome for the landowners, especially if they just wanted to add something. And my intention was if you want to build a new house, you've got to clear your exotics, clear them out in the beginning.

We've had this -- we've had this ordinance 30 years, and it has not helped the exotics at all. They're still out there growing like wildfire.

But to require someone -- when would the seven-and-a-half-foot buffer -- that would come -- if we pass this like it is, people would be required to remove their exotics seven and a half feet on their property all the way around?

MS. COOK: With the -- with this effective date, yes. But for -- but this -- the way the language was written, it would apply to -- for new structures and additions.

CHAIRMAN HALL: And additions would be an addition to their home and not --

MS. COOK: So accessory structures; a garage or pool or something like that.

CHAIRMAN HALL: So if somebody wanted to put a tool shed, they'd have to clear their exotics?

MS. COOK: Only in the approved cleared area as well as the seven and a half feet, yes.

CHAIRMAN HALL: Okay. I don't like it. I don't like it because I think it's not -- it's not doing what we want to do. We want to get out of the way for people.

This is only the Estates. And if we approve this, I want to add Pine Ridge Estates in there as well. I don't want -- I mean, I take care of my exotics, and it's a lot of work, and I don't want to put that on people that don't want to do that.

My neighbors, they don't take care of anything, and that's their business.

COMMISSIONER LoCASTRO: They're listening.

COMMISSIONER McDANIEL: You've got to move to a new hood.

CHAIRMAN HALL: They're not listening. Trust me, they're not listening.

COMMISSIONER LoCASTRO: I love my neighbors, by the way. I just want to go on the record.

CHAIRMAN HALL: Commissioner LoCastro.

COMMISSIONER LoCASTRO: I agree with Commissioner Hall. You know, when this came to us, he brought up an example that I had cross my path a couple times, too. And I don't want to oversummarize, but someone's trying to build a shed, the shed's -- and I'm just making up numbers. The shed's $2,000. Removing all the exotics is 10,000 or -- there was some crazy example. And I was hopeful that we would update a dated, dusty ordinance and have the legal authority -- you know, I realize that there are some standards when it comes to exotics and things, but I remember the open conversation was, let's do a deep dive. Let's blow the dust off this. Let's have, you know, government get out of the way. Let's let somebody buy a shed and not have the greatest expense be the removal of the exotics, and it's four times the price of the cost of the shed.

You know, there was a couple of weird examples out there, and I can't remember if it was you, Ms. Cook, or somebody from the podium that said, yeah, that example pops up more often than you think.

And our direction was, do we have the ability to fix it? Come back to us with something that fixes it. I don't think this does.

It's got some new verbiage in it now. If the answer is, Commissioner, you really can't do -- you can't just make stuff go away, okay, well, then that's what I was expecting to hear, that, you know, we had a great idea, but it wasn't doable due to state statute something that governs exotics.

But I was looking for something much more robust that would, you know, help the average citizen who wanted to put a shed in their backyard and not have to overly pay, you know, to remove exotics.

I didn't know what the answer was, but I was hoping the answer would come to us and it would be aggressively different and more

supportive of the average citizen who was trying to do something and didn't have to go above and beyond and excessively pay for something. I don't think this does it either. So I concur with, you know, Commissioner Hall.

CHAIRMAN HALL: Commissioner McDaniel.

COMMISSIONER McDANIEL: Is there a statute that requires us to impose exotic removal on the private sector?

MS. COOK: Wetlands. Properties that have wetlands on them.

COMMISSIONER McDANIEL: Only on wetlands. This isn't -- this doesn't have to do with that, because that's a separate permit for exotic removal in a wetland area. So this has to do with new construction.

MS. COOK: Correct.

COMMISSIONER McDANIEL: Well, I agree, this doesn't help. I have struggled with exotic removal on the private sector all my life -- in the private sector. I actually shared with you, and I'll say it out loud, it would be my -- it would be my wish to stop this imposition at all on the private sector until the government actually takes care of its own. I can drive up and down any right-of-way that's managed by the Florida Department of Transportation, the federal highway systems, even so far as our park system at the federal and state level that are fraught with exotics.

And so this -- I consider this an imposition on the private sector far and above. I mean, I'll say it as well. We've just come off of this last legislative session, but one of my hopes is to convene a study to actually have a look at the environmental impacts that the existence of exotics have contributed to habitat, because we all know that the birds and the bears and panthers live in these pepper hedges. I use pepper as the primary example.

CHAIRMAN HALL: That's the primary.

COMMISSIONER McDANIEL: But I don't think this gets us to where we want to go. I mean, it's -- even though there's consideration given for a firebreak, exotic removal is not a clearing of the entire seven and a half foot so that a truck could get down that fence line to be able to fight a fire in the back. There's still going to be natural vegetation that's still in that seven and a half feet, even if the -- even if the exotics are removed.

My thought would be -- if you go back to where you had the picture up here -- if we eliminated the seven-and-a-half-foot perimeter and just asked for the clearing of the exotics out of the area where the home was going to be, I'm just -- I'm just throwing that out as something.

CHAIRMAN HALL: I guess my point was, just to make it simple, that if you're going to build a new home, if you're going to tear down a house and rebuild another one, you've got to clear your exotics. That's a one-time deal. You've got equipment out there. It's a no-brainer.

But if you're existing and you've lived there for 30 years and you want to put -- you've got your mom that you want to move in and you're going to add a bedroom on, leave the shade. You know, just -- that's cumbersome and onerous to add a bedroom and have to remove all exotics again.

So it's just -- for new construction or a new lot, I can see it's beneficial, and it's known, it's known what's expected, and there's no surprises in the end if you want to do something -- if you want to put a tool shed on it. So that would just be my plain and simple.

I understand the rationale, I really do, and the rationale's worthy. But for what I want to accomplish, it's just getting us out of the way and it not being ownersome [sic]. And I understand DSAC, and I understand the Planning Commission, because for new construction that's going to be on the builders, and that's going to be an expense

that they're going to have to -- but that's what they get paid the big bucks for.

Commissioner Saunders.

COMMISSIONER SAUNDERS: Thank you.

I live in the Urban Estates, and I go around cutting some of the pepper plants and things like that, and two years later they've all grown back. So it doesn't really help to clear the property line and then -- because you've got to keep doing it year after year, and people aren't going to do that. And I would think even for new construction, to clear the whole property line, that would be a -- I think would be a rather expensive proposition.

CHAIRMAN HALL: No, it's just the acre or half acre.

COMMISSIONER SAUNDERS: Yeah. So I would agree that clearing the exotics out of -- either the acre or the half acre, that makes all the sense. But I would eliminate all of the other clearing, and -- because I just don't think it's effective, and even if you do it, it's going to -- they grow back pretty fast.

CHAIRMAN HALL: Yep.

Commissioner Kowal.

COMMISSIONER KOWAL: Thank you, Chairman.

Yeah, I was under the impression that this was going to the drawing board, and you guys were going to come -- something back with us. It was going to be like -- you know, this was more on the lines that, you know, the gentleman that wanted to put the tool shed on his property. He had a $2,000 tool shed and spent $8,000 to clear the exotics before he's allowed to go out there and cut some wood or hammer some nails.

You know, I was assuming you were going to come back with something saying, all right, well, if you're going to put a structure like a lanai, a fenced-in or an extra garage on the property, it would be certain buffer around that that would be required to clear the exotics,

because now it's a new structure, and keep a little fire barrier away from it, but not 600 feet down one side, 600 feet down the other side, and 140 feet across the back and a 7-foot swath.

And, you know, it just seemed like a lot more than I thought that we were really looking for or trying to achieve with the whole idea of going to the drawing board with this.

And -- so that's what I was more or less looking for, you guys coming back saying, yeah, it makes sense. You've got a structure, you want to add a structure, we'll figure out a ratio how far out you've got to take the exotics and clear it, and then we're good to go.

You get your occupancy permit. You're not clearing the 600 feet to the back, like it was before. You know, you've got to clear the whole lot every time you apply for the permit.

But how ironic it is that we just spent hours today with Conservation Collier and about the Maintenance Fund and how important it is to have, and the first things we do is we go in and clear the exotics. It's our biggest expense of the Maintenance Fund is clearing exotics on property that we buy with that money, and we maintain it on a yearly basis. We revisit it and cut it out again and cut it out again and cut it out again, but then we're talking about here we don't want to, you know, put that burden on the citizens, but then we don't have the problem putting the burden on the overall taxpayers. So, I mean, sometimes we need to re-think the game here, you know. So...

CHAIRMAN HALL: Commissioner McDaniel.

COMMISSIONER McDANIEL: Which part of the game do you want to re-think?

COMMISSIONER KOWAL: I'm just saying, we just talked how much money we're going to need for maintenance into perpetuity, and the biggest part of that money we talk about is the clearing the exotics. That's the biggest part of the maintenance --

COMMISSIONER McDANIEL: I'm aware.

COMMISSIONER KOWAL: -- is clearing the exotics. But then you're saying they like to hide in the pepper bushes. I don't know.

COMMISSIONER McDANIEL: Well -- and that is a fact.

COMMISSIONER KOWAL: So...

COMMISSIONER McDANIEL: There's no magic wand for this. I mean, if -- you know, I'm sure at the beginning of time when pepper bushes and Melaleucas were first introduced, there was a reason for them to be here, but now they're everywhere, and they've actually become a part of our ecosystem from a habitat standpoint for the wildlife.

I think if we were -- to accomplish what we're looking to do, if we go back to the language portion of the suggestion here, if we make it for new structures, not additions, make it for the whole county, not just the Estates, and eliminate the seven-and-a-half-foot perimeter buffer, we at least get a start on relief on the community from the imposition of the clearing. I see the two gentlemen standing up.

MR. BOSI: Mike Bosi, Planning and Zoning director.

Just a clarification. So you're talking Estates-zoned lots, single-family lots, any residential properties would be exempt from what we were proposing, and PUDs?

COMMISSIONER McDANIEL: Residential and commercial. I don't think it's -- I don't think -- I mean, if you need to have two acres for a commercial building, then you clear the two acres. If you need a half an acre for your house, you clear the half an acre.

If you want to put an addition on a home that's already there, you shouldn't have an additional imposition of a seven-and-a-half-foot perimeter clearing that as -- I shared with Commissioner Saunders, I spent -- I spent four hours on the wrong

end of a chainsaw Sunday taking care of exotics at my house and didn't even touch them, so -- because it's a never -- it's a no -- it's a zero-sum game. There's -- there's no beating them.

Because if I live next to Commissioner Saunders, my cardinals fly over and eat his pepper berries and then come over and go to the bathroom on my property, and I'm propagated because you weren't cleaning your pepper bushes.

CHAIRMAN HALL: You got fresh peppers.

COMMISSIONER McDANIEL: Yeah, I get fresh pepper berries.

So -- and I don't know -- if the goal here for us is to lift the imposition on the private sector with regard to this, then let's minimize the exposure they have for -- to whatever it is that they're looking to actually build and let them be, both residential and commercial.

MR. BOSI: Residential and commercial. Industrial as well? I mean, all --

COMMISSIONER McDANIEL: Yes.

MR. BOSI: All land uses. All land uses, they are only to clear the exotics from their clear area for where their proposed buildings are and not along the perimeter.

CHAIRMAN HALL: On brand-new construction.

COMMISSIONER McDANIEL: And additions.

CHAIRMAN HALL: So if I want to add a bedroom so my mom can move in, now I've got to redo all my exotics?

COMMISSIONER McDANIEL: No. Just on the area that you're going to build on.

CHAIRMAN HALL: So if I have a half acre and lived there for 30 years and I got exotics that are on the side of me now --

COMMISSIONER McDANIEL: On the back 40.

CHAIRMAN HALL: Backyard, front yard, whatever, and now

I want to add a bedroom for my mom to move in, now I've got to turn around and remove all the exotics again?

COMMISSIONER McDANIEL: No, sir. That's what I'm saying is eliminate that provision.

CHAIRMAN HALL: Oh, okay.

COMMISSIONER McDANIEL: The example that I cited last year when we were talking about this was with a young lady that works for me lives in the Estates in a Jim Walters home that was built back in the '80. They put a mother-in-law quarter on the house, on a 75-foot tract, and it cost them $4500 because we required -- Environmental Services required exotic removal on the entire property before they could get a CO and legally occupy that addition that they put on their home. And so my thoughts were, only require the exotic removal on the new structure for the area that they're actually going to use and eliminate the buffer, and include the entire county, and not the perimeter clearing.

CHAIRMAN HALL: Troy, we have a comment?

COMMISSIONER KOWAL: Could I just say one more thing?

CHAIRMAN HALL: Sure. Go ahead.

COMMISSIONER KOWAL: Just for understanding that, you know, if you are going to put this additional structure or this addition onto the home, I think there should be some sort of ratio out so far the exotics need to be cleared, just because you want to have that buffer for your own protection. But I don't want to see the whole lot having to get, you know, redone again, because I think that's senseless. Because you go out, and four, five years down the road, everything's back again.

COMMISSIONER McDANIEL: Right.

COMMISSIONER KOWAL: It's the same exact condition it was when you originally built your house. But if you're adding a structure or you're adding something on the property, I think there

should be some sort of ratio figured out how far out from that new structure, that new footprint you should clear it, you know, but not the whole perimeter around the edges of the lot and all that stuff. So I'm just trying to just -- you know, you don't want to build it right up to, you know, a fire hazard.

COMMISSIONER McDANIEL: If I may, the recommendation is 30 feet from your structure on the perimeter of your home. That should be --

COMMISSIONER KOWAL: Suffice.

COMMISSIONER McDANIEL: That is what the fire departments recommend, that you have that 30-foot buffer on the perimeter of your home. That allows them to safely get in, park a truck between your house and the fire and be able to fight the fire off your home. So that 30-foot perimeter from the home is what the fire department recommends.

And I'm not necess- -- I'm not proposing that today unless we -- unless we can devise some sort of an incentive program to incentivize people to actually partake in that.

COMMISSIONER LoCASTRO: So you assemble a $2,000 shed, and you'd have to go 30 feet? I mean, that's one of the examples, you know -- okay, yeah.

COMMISSIONER McDANIEL: If you don't want it to burn.

CHAIRMAN HALL: I'm going to make the motion here to just have this say, "Exotic removals are required on new construction for the county cleared area," and other than that, we're good to go. Countywide.

MR. BOSI: It's countywide.

CHAIRMAN HALL: Industrial, residential and --

MR. BOSI: The clear area for new construction.

CHAIRMAN HALL: For new construction only, if you need a half acre, you clear your half acre.

MR. BOSI: So if that addition was going on, that addition would not be subject to -- only -- only your -- the principal structure.

CHAIRMAN HALL: Only on new construction on brand-new structures.

MS. COOK: So just for a point of clarification, we have another section of our code, 3.05.07, that deals specifically with preserves and conservation easements that if we do countywide, this may conflict with that if we're not going to require exotic removal in Conservation Collier easements and preserves, which would also conflict with the state.

COMMISSIONER McDANIEL: We do want to do that.

MS. COOK: So I just want to be sure that --

CHAIRMAN HALL: I'm just talking about for homeowners who are building stuff.

MS. COOK: Got it.

COMMISSIONER McDANIEL: We're talking about new construction. We're not talking about another section of the --

CHAIRMAN HALL: Correct.

COMMISSIONER McDANIEL: Excuse me, sir. I can hit my light. I jumped in front of Commissioner LoCastro, so...

CHAIRMAN HALL: He's full of grace this afternoon.

COMMISSIONER McDANIEL: Go ahead, please.

COMMISSIONER LoCASTRO: No. I was just going to say -- and not in the interest of time, but in the interest of getting this right, I think you've heard all of our concerns here.

I'd make the motion that you guys go back to the drawing board, that this does not meet our requirement, because the other thing here is, we're brainstorming a lot of stuff up here, and I was just about to say that I bet this conflicts with something, and then you said it does.

So I think this is the time to take a pause and go, thanks for doing a dive, but it's not a deep enough dive. Keep us out of trouble.

We don't want to put something in writing that then, you know, conflicts with something else.

And we want to make sure also, too, that all the -- all the right examples are covered. You know, the new construction sounds great, but then, you know, it might leave a loophole that, okay, so then if somebody wants to add a mother-in-law bedroom, then they don't have to do anything. But then, Commissioner McDaniel says, yeah, but then there could be a fire hazard, and, you know -- and so it's like I don't want to sit here and dissect this thing in this meeting. It's already not what I want.

And I just think that this is -- you've gotten enough input from us to go back and bring us something that you can explain better that meets our -- the criteria we originally had said, or you tell us why it's impossible and give us something that at least is as aggressive as possible to meet, you know, what our intention is, and it's something that's also enforceable. We could say -- we could pat ourselves on the back here and pass something, and then in the end it is a whole lot of nothing.

So I don't think we're ready to talk -- you know, wordsmithing this thing on the fly isn't something I'm ever hugely supportive of unless it's something, you know, a happy to glad or something really small. But I don't think this is close to what we would like, and there's also other moving parts that you just brought up with other ordinances out there that I think make this whole thing a little bit sloppy.

So my recommendation would be, come back at the next meeting. And it also gives you a chance to talk to us all one-on-one between now and then, too, to make sure that we're all paddling in the same direction. I don't think we are right now.

CHAIRMAN HALL: Commissioner McDaniel.

COMMISSIONER McDANIEL: I'm okay with that.

CHAIRMAN HALL: Me, too.
COMMISSIONER McDANIEL: Let's continue it.
CHAIRMAN HALL: You get the point. You know what we want.
MS. COOK: We got it.
COMMISSIONER LoCASTRO: Do we have to make a motion to continue it?
CHAIRMAN HALL: Yes.
COMMISSIONER LoCASTRO: Yep. I make a motion we continue it to --
MR. MILLER: Mr. Chair, I'm sorry. I don't believe this gentleman's here, but I don't know. Steve Matteau.
(No response.)
MR. MILLER: Just had to do that for the record. Thank you.
CHAIRMAN HALL: Okay.
COMMISSIONER LoCASTRO: Make a motion to continue and bring it back at your earliest convenience. I don't even know if we have to set a date, because we've got kind of a complicated agenda coming up over the next couple, but, you know, this is one that -- sooner than later, but we'll let you figure out the date. So that's my motion. Do I have a second?
COMMISSIONER McDANIEL: Second.
CHAIRMAN HALL: All right. Motion and second to postpone it. All in favor, say aye.
COMMISSIONER McDANIEL: Aye.
COMMISSIONER LoCASTRO: Aye.
CHAIRMAN HALL: Aye.
COMMISSIONER SAUNDERS: Aye.
COMMISSIONER KOWAL: Aye.
CHAIRMAN HALL: All opposed?
(No response.)

MS. COOK: Thank you.

CHAIRMAN HALL: Can we bring it back on the consent?

COMMISSIONER McDANIEL: If we get it right.

COMMISSIONER SAUNDERS: I'd suggest that sometime in 2028 will be a good time to bring it back.

COMMISSIONER LoCASTRO: With the what?

COMMISSIONER SAUNDERS: Sometime in 2028 would be a good time to bring it back.

MS. PATTERSON: Commissioners --

COMMISSIONER LoCASTRO: Could I just say one thing, though? Commissioner Kowal really did bring up a really important point, that we sat here and we dissected this thing for sheds and mother-in-law homes, but we are paying through the nose on property in Conservation Collier. So maybe that's a separate thing, and maybe I'll just let it sit there, but that resonated with me, and I think it's very -- it's a very astute observation that you made.

And, you know, we want to make sure that we're consistent. So here we are, you know, helping the taxpayer with their shed and their mother-in-law home, but then, you know, it's a much bigger number on lots that aren't really infringing on anything that we bought under Conservation Collier. So, you know, maybe that's for another day, another time, but not 2028, so...

CHAIRMAN HALL: Brazilian peppers puts a new perspective on "in perpetuity."

COMMISSIONER LoCASTRO: Yeah, absolutely.

So maybe -- Commissioner Kowal, maybe that's something that, you know, you champion or talk with the County Manager, but I think bringing that back and seeing what we could really do to save -- and anything we save from Conservation Collier allows us to buy more properties, which is -- you know, when I made the motion to say, let's negotiate with some of these property owners, and then

what, the next 10 properties, most of them we bought under the appraised value saving money. This now -- now we're talking really significant dollars if we made some sort of aggressive change.

And, you know, lastly, to Commissioner McDaniel's point, drive down any part of I-75 or anywhere in the county, right, they're everywhere, you know, so --

COMMISSIONER McDANIEL: U.S. 41.

COMMISSIONER LoCASTRO: -- anyway, I'll just end with that, but that was a -- I hadn't really made that connection until he mentioned it, and then I started, you know, adding up the dollar figures, and that's a significant amount.

So maybe we can combine the two, and when it comes back to us, it talks about both. Just a thought.

MS. PATTERSON: Yes, sir.

COMMISSIONER KOWAL: We ain't got kudzu, right?

COMMISSIONER LoCASTRO: What's that, sir?

COMMISSIONER KOWAL: Kudzu.

COMMISSIONER LoCASTRO: Yeah, yeah, kudzu. Yeah. Kudzu, yeah.

CHAIRMAN HALL: We have air potato.

Item #11G

AWARD CONSTRUCTION INVITATION TO BID (“ITB”) NO. 23-8182, THE “CAXAMBAS PARK AND BOAT REHABILITATION PROJECT” TO KELLY BROTHERS, INC., IN THE AMOUNT OF $2,735,926.67, AUTHORIZE THE CHAIRMAN TO SIGN THE ATTACHED AGREEMENT, AND APPROVE THE NECESSARY BUDGET AMENDMENT. (PROJECT NO. 50280). (DISTRICT 1) - MOTION TO APPROVE BY COMMISSIONER LOCASTRO; SECONDED BY

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LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250007882

ORIGIN
Growth Management Community Department (GMCD)

SUMMARY OF AMENDMENT
This amendment updates and allows the administrative review and approval of plat and replat submittals through a designated authority (County Manager or designee) in accordance with F.S. 177.071 Approval of Plat by Governing Bodies. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	8/19/25

LDC SECTION TO BE AMENDED

1.08.02	Definitions
4.03.02	Applicability
10.02.04	Requirements for Subdivision Plats
10.02.05	Construction, Approval, and Acceptance of Required Improvements
Appendix A	STANDARD PERFORMANCE SECURITY DOCUMENTS FOR REQUIRED IMPROVEMENTS
Appendix C	FINAL SUBDIVISON PLAT, REQUIRE CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval	TBD	TBD

BACKGROUND

F.S. 177.071 was amended, approved by the Governor on June 20,2025 and became effective law on July 1, 2025 (See Exhibit B). It requires local governments to review and approve plat and replat submittals administratively through a "designated authority" and provides parameters on the administrative review process. The term "*administrative authority*" is defined as "…a department, division, or other agency of the county or municipality. For the purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, …, a deputy county administrator or manager, …, an assistance county administrator or manager, … or other high ranking county department or, …or, division director with direct or indirect oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs."

On July 8, 2025, the Board of County Commissioners (Board) adopted Resolution No. 2025-131 designating the Development Review Division within the Growth Management Community Development Department as the "Administrative Authority" to review and process plat or replat submittals pursuant to F.S.177.01 (1) (a) (See Exhibit C). On behalf of the Board on or after July 1, 2025, as an "*Administrative Official*", the County Manager, Deputy County Manager, Community Development Department Head, Development Review Director and/or Zoning Division Director are each delegated authority to administratively approve, approve with conditions, or deny subdivision plats or replats and to execute the plat/replat and the Construction and Maintenance Agreement.

The proposed LDC sections, have been identified and submitted by staff to state the "*Administrative Official*" shall be the authorized authority to sign plats and/replats, and Construction and Maintenance Agreements. To comply with F.S. 177, this amendment implements updates to the LDC.

Under the law, the designated authority must provide written notice in response to a submittal within seven days acknowledging receipt, identifying missing documents or information required to process the plat or replat submittal, and provide information regarding the approval process including requirements and timeframes. Unless an applicant requests an extension, the designated authority must approve, approve with conditions, or deny the submittal within the timeframe in the initial written notice. Pursuant to the legislation, the designated authority may not request or require an extension of time. A denial must provide an explanation of why the submittal was denied, specifically citing any unmet requirements.

Plats or replats submittals filed prior to June 30, 2025 will be approved by the Board and, for submittals thereafter, approved by the Administrative Official.

A companion administrative code amendment is required to update Chapter 5-Subdivision Procedures related to the decision maker for plats, replats, construction and maintenance agreements. (See Exhibit A).

DSAC-LDR Subcommittee Recommendation: On August 19, 2025, the DSAC-LDR Subcommittee recommended unanimous approval of the LDC amendment without conditions.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no fiscal impacts to the County associated with this amendment other than the cost of recording fees that are at the expense of an applicant/developer.	The proposed LDC amendment has been reviewed by the Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) Administrative Code Amendments B) F.S.Chapter 2025-164 C) Resolution 2025-131

Amend the LDC as follows:

1.08.02 – Definitions

* * * * * * * * * * * * *

Adjacent: To share a common property line or boundary, or to be separated by a public right-of-way, easement, or water body.

Administrative Official: The person delegated authority to approve, approve with conditions, or deny subdivisions plans or replats on behalf of the Board of County Commissioners, including the County Manager, Deputy County Manager, Growth Management Community Development Department Head, Development Review Director and/or Zoning Director, as authorized in Resolution 2025-131.

Adult day care center: A facility that provides temporary care on a daily basis for adults, whether for compensation or not, and without overnight accommodations.

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4.03.02 - Applicability

It shall be unlawful for any person to transfer, sell, or otherwise convey, to sell any land by reference to, exhibition of, or other use of, a plat of a subdivision of such land without having submitted a final subdivision plat of such land for approval to the ~~BCC~~ Administrative Official required by this section and without having recorded the approved final subdivision plat as required by this section. Any division of land meeting the definition of subdivision which is not otherwise exempt by this section shall require the filing of a subdivision plat in accordance with the requirements of LDC section 10.02.04 ~~of this Code~~.

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10.02.04 - Requirements for Subdivision Plats

This section shall be read in conjunction with subdivision design standards, in particular, LDC Chapters 3, 4, and 6.

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B. *Construction Plans and Final Subdivision Plats (PPLs).* Construction plans and final subdivision plats are commonly referred to as "plans and plat."

1. *Generally.* Final subdivision plat approval by the ~~Board of County Commissioners~~ Administrative Official is required before a final subdivision plat can be recorded.

a. No final subdivision plat shall be approved by the ~~Board~~ Administrative Official until the construction plans have been reviewed and accepted by the County Manager or designee, except for a minor final subdivision plat pursuant to LDC section 10.02.04 D.

b. The review and approval of construction plans does not authorize the construction of required improvements which are inconsistent with existing easement(s) of record.

c. The required improvements shall be completed prior to recordation of the final subdivision plat unless the applicant files a subdivision performance security as identified in LDC section 10.02.04 F with the County.

d. Where approval of construction plans and final subdivision plats will lead to the level of service for any public facility being reduced below the level established by the growth management plan for Collier County, the County shall deny approval to proceed with development until the requirements of LDC section 10.02.07 have been met.

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3. *County Manager review of construction plans and final subdivision plats.*

a. The County Manager or designee shall review and evaluate the construction plans and final subdivision plat in conformance with the LDC, in particular sections 10.02.04 B and 10.02.04 C, and F.S. ch. 177. The County Manager or designee shall review and evaluate the construction plans and final subdivision plat in light of the requirements established in the LDC and Administrative Code and provide written notice to the applicant acknowledging receipt . Based on the review and evaluation, the County Manager or designee shall approve, approve with conditions, or deny the construction plans and final subdivision plat. ~~If the construction plans and final subdivision plat is denied, then the final subdivision plat shall not be submitted to the Board until the construction plans and final subdivision plat have been approved or approved with conditions by the County Manager or designee. The approval of the County Manager or designee is subject to Board approval, noted below~~.

b. ~~If the constructions plans and final subdivision plat are approved or approved with conditions by the County Manager or designee, the County Manager or designee shall recommend that the Board approve, approve with conditions, or deny the final subdivision plat.~~ If the County Manager or designee denies or places conditions on the construction plans or recommends denial or conditions on the final subdivision plat, he shall state reasons and cite the applicable code or regulatory basis for the decision.

c. Once the construction plans and final subdivision plats are submitted by the applicant for review by the County Manager or designee, they will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the applicant. If a response is not received within this time, the application for construction plans and final subdivision plat review will be considered withdrawn and cancelled. Further review of the

project will require a new application and the appropriate fees paid by the applicant.

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4. ~~*Board*~~ *Administrative approval of the final subdivision plat.*

a. Following approval or approval with conditions by the County Manager or designee, ~~the County Manager or designee shall place the final subdivision plat on the consent agenda for its next available regularly scheduled Board hearing. T~~the ~~Board~~ Administrative Official shall consider approval of the final subdivision plat together with the approval of standard form, Construction Maintenance Agreement, and approval of the amount of performance security for the required improvements based on the estimate of probable cost.

~~b. If all members of the Board consent to the recommendation of the County Manager or designee, then the recommendation of the County Manager or designee on the final subdivision plat shall remain on the consent agenda and the final subdivision plat shall be approved. If any member of the Board objects to the recommendation of the County Manager or designee or otherwise requests discussion on the recommendation, then the recommendation shall be taken off the consent agenda and may be discussed or scheduled for a subsequent hearing date. After due notice of the hearing to the applicant, the Board shall hold a hearing on the final subdivision plat. At the hearing, the Board shall consider the County Manager or designee's recommendation and shall take evidence and testimony in regard to the final subdivision plat requirements identified in LDC sections 10.02.04 B and 10.02.04 C, and other provisions of the LDC. The Board shall approve, approve with conditions, or deny the final subdivision plat. If the Board denies or places conditions on the final subdivision plat, it shall state reasons for such denial or conditions.~~

~~c~~b. Approval of the final subdivision plat shall not constitute acceptance of public dedicated facilities. Acceptance of any such dedicated public facilities and responsibility for their maintenance shall be by separate resolution of the Board of County Commissioners. See LDC section 10.02.05 C.3.

c. After ~~Board~~ administrative approval of the final subdivision plat, building permits may be issued for a percentage of planned homes in accordance with the Florida Building Code and pursuant to F.S. 177.073. Subdivision performance security shall be in accordance with LDC section 10.02.04 F 2.b.i., and the construction and maintenance agreement shall be in accordance with LDC section 10.02.04.F.3.e when utilizing F.S. 177.073. Subdivision performance security shall be in accordance with LDC section 10.02.04 F.2.b.i., and the construction and maintenance agreement shall be in accordance with LDC section 10.02.04.F.3.e when utilizing F.S. 177.073.

5. *Insubstantial changes and amendments to construction plans and final subdivision plats.*

a. Insubstantial Changes to Construction Plans (ICP). Following approval by the County Manager or designee of the construction plans, the applicant may request insubstantial changes to the construction plans.

i. Application. The Administrative Code shall establish the process and the submittal requirements for an insubstantial change to the construction plans. Construction plans shall be prepared pursuant to LDC section 10.02.04 B.

b. Following approval by the ~~Board~~ Administrative Official of the final subdivision plat, but prior to recordation, the County Manager or designee may approve minor insubstantial changes to the final subdivision plat. Insubstantial changes are insignificant to the project, such as a correction or change on the cover sheet.

c. Following approval by the ~~Board~~ Administrative Official of the final subdivision plat, but prior to recordation, the ~~Board~~ Administrative Official may approve amendments to the final subdivision plat. This is commonly referred to as a "PPLA".

i. Application. The Administrative Code shall establish the process and the submittal requirements for the final subdivision plat amendment. The final subdivision plat shall be prepared pursuant to LDC section 10.02.04 B.

* * * * * * * * * * * * *

7. Timing *of recording and development.*

a. *Recording.* Within 18 months of the date of approval of the final subdivision plat by the ~~Board~~ Administrative Official, the applicant shall submit the final subdivision plat to the County Manager or designee for recording.

b. *Required improvements to be completed.* The improvements required for the final subdivision plat shall be completed within 18 months from the date of approval by the ~~Board~~ Administrative Official unless a written extension request is approved by the County Manager or designee.

c. *Integrated phased development.* Each subsequent phase of the project shall be submitted within ~~2~~ two years following the date of written approval of the most recently approved final subdivision plat in accordance with LDC section 10.02.04 A.6.

* * * * * * * * * * * * *

F. *Recordation of the Final Subdivision Plat.*

1. Generally. No building permits for habitable structures shall be issued prior to approval by the ~~Board of County Commissioners~~ Administrative Official and recordation of the final subdivision plat, except as provided in LDC section 5.04.04, LDC section 10.02.04 B.6., and LDC section 10.02.04 B.4.d., as applicable.

2. Posting of subdivision performance security at the time of recording or at ~~Board~~ administrative approval when utilizing F.S. 177.073.

a. The final subdivision plat shall not be recorded until a subdivision performance security for the construction of the required improvements, both on-site and off-site, has been posted by the applicant and approved and accepted by the County Manager or designee on behalf of the Board.

b. The applicant's professional engineer shall prepare an opinion of the probable construction cost or the actual contractor's bid price, which includes the cost of all required improvements, to determine the amount of the subdivision performance security.

i. If no construction of the required improvements has begun at the time of posting of the subdivision performance security, the security shall be an amount equal to 110 percent of the sum of construction costs for all on-site and off-site required improvements based on the applicant's professional engineer's opinion of the probable construction costs or contract bid price.

ii. If construction of the required improvements has begun at the time of posting the subdivision performance security, the security shall be in an amount equal to 10 percent of the applicant's professional engineer's opinion of the probable construction cost or contract bid price, plus 100 percent of the required improvements to be completed, such as the final lift of asphalt and uncompleted sidewalks.

iii. If construction of all required improvements has been completed and accepted by the Board at the time of recording, only a performance maintenance guarantee at an amount equal to 10 percent of the applicant's professional engineer's opinion of the probable construction cost or contract bid price shall be provided.

iv. No subdivision performance security shall be required where improvements are to be constructed by a general-purpose government such as a county or municipality, a local school district, or state agency. A subdivision performance security shall be required of an independent special-purpose government such as a community development district (CDD).

* * * * * * * * * * * * *

c. Once the form of a subdivision performance security has been approved and accepted by the Board, alternate securities, in a format approved by

the County Attorney, may be approved by the County Manager or designee, on behalf of the Board.

3. Recordation Procedure. After approval of the final subdivision plat by the ~~Board~~ Administrative Official prior to the recording of the final subdivision plat with the clerk of the circuit court, the following shall occur:

* * * * * * * * * * * * *

e. Construction and Maintenance Agreement. The applicant shall enter into a construction and maintenance agreement with the County, in a form acceptable to the County Attorney, which establishes the terms and conditions for the construction and maintenance of the improvements required during the 18-month construction period or a time frame established in an approved extension request by the County Manager or designee. This agreement shall be submitted with the final subdivision plat for review and approval and shall be executed by all parties at the time of ~~Board~~ administrative approval, if building permits are issued when utilizing F.S. 177.073 or at the time of recording the final plat.

* * * * * * * * * * * * *

g. Supporting "gap" title information. Within 60 days of recordation of the final subdivision plat in the official records of Collier County, Florida, the applicant, at no expense to the County, shall submit to the County Manager or designee final supporting "gap" title information. The final supporting title information must meet all of the requirements of LDC section 10.02.04 F.3.c, except as to the effective date. Receipt and approval of the "gap" title information is a condition precedent to preliminary acceptance of subdivision improvements by the ~~Board~~ Administrative Official.

* * * * * * * * * * * * *

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10.02.05 - Construction, Approval, and Acceptance of Required Improvements

* * * * * * * * * * * * *

C. Final Acceptance of the Required Subdivision Improvements by the Board of County Commissioners.

1. Generally. The Board may provide final acceptance, by resolution, of the improvements subject to the following:

a. Following the ~~1~~ one-year minimum maintenance period as required by preliminary acceptance by the County Engineer or designee; and

b. Following satisfactory completion of the preliminary acceptance inspections by the County Engineer or designee; and

c. At the request of the applicant, after a final inspection by the County Engineer or designee.

2. Timing. All of the required improvements shall receive final acceptance by the Board within 36 months from the date of the original ~~Board~~ administrative approval of the final subdivision plat, unless extended by the County Manager or designee, the Board, or general law.

a. The developer may request two-year extensions for completion and acceptance of the required improvements. A maximum of ~~2~~ two extensions may be granted by the County Manager or designee. Each request should provide written justification for the extension.

* * * * * * * * * * * * *

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APPENDIX A
STANDARD PERFORMANCE SECURITY DOCUMENTS FOR REQUIRED IMPROVEMENTS

* * * * * * * * * * * * *

Appendix A consists of the following specimen forms:

A.1 Subdivision Improvements

* * * * * * * * * * * * *

c. The Construction, Maintenance and Escrow Agreement for Subdivision Improvements shall be substantially as follows:

CONSTRUCTION, MAINTENANCE AND ESCROW AGREEMENT FOR SUBDIVISION IMPROVEMENTS

THIS AGREEMENT entered into this ___ day of _____, 20___ by (description of entity) (hereinafter "Developer"), THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, (hereinafter "The Board") and _____ (hereinafter "Lender").

RECITALS:

A. Developer has, simultaneously with the delivery of this Agreement, applied for the approval by the Board of a certain plat of a subdivision to be known as: _____.

B. The subdivision will include certain improvements which are required by Collier County ordinances, as set forth in a site construction cost estimate ("Estimate") prepared by _____, a copy of which is attached hereto and incorporated herein as Exhibit 1. For purposes of this Agreement, the "Required Improvements" are limited to those described in the Estimate.

C. Sections 10.02.05 C. and 10.02.04 of the Collier County Subdivision Code Division of the Unified Land Development Code requires the Developer to provide

appropriate guarantees for the construction and maintenance of the Required Improvements.

D. Lender has entered into a construction loan agreement with Developer dated _____, Account No._____ (the "Construction Loan") to fund the cost of the Required Improvements.

E. Developer and the Board have acknowledged that the amount Developer is required to guarantee pursuant to this Agreement is $_____, and this amount represents 110% of the Developer's engineer's estimate of the construction costs for the Required Improvements.

NOW, THEREFORE, in consideration of the foregoing premises and mutual covenants hereinafter set forth, Developer, the Board and the Lender do hereby covenant and agree as follows:

1. Developer will cause the water, sewer, roads, drainage and like facilities, the Required Improvements, to be constructed pursuant to specifications that have been approved by the County Manager or his designee within _____ months from the date of approval of said subdivision plat.

2. Developer hereby authorizes Lender to hold $_____ from the Construction Loan, in escrow, pursuant to the terms of this Agreement.

3 Lender agrees to hold in escrow $_____ from the Construction Loan, to be disbursed only pursuant to this Agreement. Lender acknowledges that this Agreement shall not constitute a draw against the Construction Loan fund, but that only such funds as are actually disbursed, whether pursuant to this Agreement or a provision of the Construction Loan, shall accrue interest.

4. The escrowed funds shall be released to the Developer only upon written approval of the County Manager or his designee who shall approve the release of the funds on deposit not more than once a month to the Developer, in amounts due for work done to date based on the percentage completion of the work multiplied by the respective work costs less ten percent (10%); and further, that upon completion of the work, the County Manager or his designee shall approve the release of any remainder of escrowed funds except to the extent of $_____ which shall remain in escrow as a Developer guaranty of maintenance of the Required Improvements for a minimum period of one (1) year pursuant to Paragraph 10 of the Agreement.

However, in the event that Developer shall fail to comply with the requirements of this Agreement, then the Lender agrees to pay to the County immediately upon demand the balance of the funds held in escrow by the Lender, as of the date of the demand, provided that upon payment of such balance to the County, the County will have executed and delivered to the Lender in exchange for such funds a statement to be signed by the County Manager or his designee to the effect that:

(a) Developer for more than sixty (60) days after written notification of such failure has failed to comply with the requirements of this agreement;

(b) The County, or its authorized agent, will complete the work called for under the terms of the above-mentioned contract or will complete such portion of such work as the County, in its sole discretion shall deem necessary in the public interest to the extent of the funds then held in escrow;

(c) The escrow funds drawn down by the County shall be used for construction of the Required Improvements, engineering, legal and contingent costs and expenses, and to offset any damages, either direct or consequential, which the County may sustain on account of the failure of the Developer to carry out and execute the above-mentioned development work; and

(d) The County will promptly repay to the Lender any portion of the funds drawn down and not expended in completion of the said development work.

5. Written notice to the Lender by the County specifying what amounts are to be paid to the Developer shall constitute authorization by the County to the Lender for release of only those specified funds to the Developer. Payment by the Lender to the Developer of the amounts specified in a letter of authorization by the County to the Lender shall constitute a release by the County and Developer of the Lender for the specified funds disbursed in accordance with the letter of authorization from the County.

6. The Required Improvements shall not be considered for preliminary approval until a statement of substantial completion by Developer's engineer along with the final project records have been furnished to be reviewed and approved by the County Manager or his designee for compliance with the Collier County Subdivision Regulations.

7. The County Manager or his designee shall, within sixty (60) days of receipt of the statement of substantial completion, either: a) notify the Developer in writing of his preliminary approval of the improvements; or b) notify the Developer in writing of his refusal to approve the improvements, therewith specifying those conditions which the Developer must fulfill in order to obtain the Director's approval of the Required Improvements. However, in no event shall the County Manager or his designee refuse preliminary approval of the improvements if they are in fact constructed and submitted for approval in accordance with the requirements of this Agreement.

8. Should the funds held in escrow be insufficient to complete the Required Improvements, the Board, after duly considering the public interest, may at its option complete the Required Improvements and resort to any and all legal remedies against the Developer.

9. Nothing in this Agreement shall make the Lender liable for any funds other than those placed in deposit by the Developer in accordance with the foregoing provisions; provided, that the Lender does not release any monies to the Developer or to any other person except as stated in this Escrow Agreement to include closing the account, or disbursing any funds from the account without first requesting and receiving written approval from the County.

10. The Developer shall maintain all Required Improvement for one year after preliminary approval by the County Manager or his designee. After the one year maintenance period by the Developer and upon submission of a written request for inspection, the County Manager or his designee shall inspect the Required Improvements and, if found to be still in compliance with the Code as reflected by final approval by the Board, the Lender's responsibility to the Board under this Agreement is terminated. The Developer's responsibility for maintenance of the Required Improvements shall continue unless or until the Board accepts maintenance responsibility for and by the County.

11. All of the terms, covenants and conditions herein contained are and shall be binding upon the respective successors and assigns of the Developer and the Lender.

IN WITNESS WHEREOF, the Board and the Developer and Lender have caused this Agreement to be executed by their duly authorized representatives this ___ day of _____, 20___.

SIGNED IN THE PRESENCE OF:	(Name of entity) (Developer)
_____	By:_____
Printed Name	Print Name/Title (President, VP, or CEO) (Provide Proper Evidence of Authority)
_____	
Printed Name	

SIGNED IN THE PRESENCE OF:	(Name of entity) (Lender)
_____	By:_____
Printed Name	Print Name/Title (President, VP, or CEO)

	(Provide Proper Evidence of Authority)
_____	
Printed Name	

ATTEST:

~~(Name of Clerk), CLERK~~	BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA
~~By:_____~~	By:_____
~~Deputy Clerk~~	Name of ~~Chairman~~ Administrative Official) ADMINISTRATIVE OFFICIAL PER RESOLUTION 2025-131
~~Approved as to form and legality:~~	
~~_____~~	
~~Assistant County Attorney~~	

(Ord. No. 15-44, § 3.N; Ord. No. 20-16, § 3.M)

d. The Construction and Maintenance Agreement for Subdivision Improvements shall be substantially as follows:

CONSTRUCTION AND MAINTENANCE AGREEMENT FOR SUBDIVISION IMPROVEMENTS

THIS CONSTRUCTION AND MAINTENANCE AGREEMENT FOR SUBDIVISION IMPROVEMENTS entered into this ___ day of _____, 20 ___between _____ hereinafter referred to as "Developer," and the Board of County Commissioners of Collier County, Florida, hereinafter referred to as the "Board".

RECITALS:

A. Developer has, simultaneously with the delivery of this Agreement, applied for the approval by the Board of a certain plat of a subdivision to be known as:

B. Chapters 4 and 10 of the Collier County Land Development Code requires the Developer to post appropriate guarantees for the construction of the improvements required by said subdivision regulations, said guarantees to be incorporated in a bonded agreement for the construction of the required improvements.

NOW, THEREFORE, in consideration of the foregoing premises and mutual covenants hereinafter set forth, Developer and the Board do hereby covenant and agree as follows:

1. Developer will cause to be constructed:
within _____ months from the date of approval of said subdivision plat, said improvements hereinafter referred to as the required improvements.

2. Developer herewith tenders its subdivision performance security (attached hereto as Exhibit "A" and by reference made a part hereof) in the amount of $_____ which amount represents 10% of the total contract cost to complete construction plus 100% of the estimate cost of to complete the required improvements at the date of this Agreement.

3. In the event of default by the Developer or failure of the Developer to complete such improvements within the time required by the Land Development Code, Collier County~~,~~ may call upon the subdivision performance security to insure satisfactory completion of the required improvements.

4. The required improvements shall not be considered complete until a statement of substantial completion by Developer's engineer along with the final project records have been furnished to be reviewed and approved by the County Manager or designee for compliance with the Collier County Land Development Code.

5. The County Manager or designee shall, within sixty (60) days of receipt of the statement of substantial completion, either: a) notify the Developer in writing of his preliminary approval of the improvements; or b) notify the Developer in writing of his refusal to approve improvements, therewith specifying those conditions which the Developer must fulfill in order to obtain the County Manager's approval of the improvements. However, in no event shall the County Manager or designee refuse preliminary approval of the improvements if they are in fact constructed and submitted for approval in accordance with the requirements of this Agreement.

.6. The Developer shall maintain all required improvements for a minimum period of one year after preliminary approval by the County Manager or designee. After the one year maintenance period by the Developer has terminated, the Developer shall petition the County Manager or designee to inspect the required improvements. The County Manager or designee shall inspect the improvements and, if found to be still in compliance with the Collier County Land Development Code as reflected by final approval by the Board, the Board shall release the remaining 10% of the subdivision performance security. The Developer's

responsibility for maintenance of the required improvements shall continue unless or until the Board accepts maintenance responsibility for and by the County.

7. Six (6) months after the execution of this Agreement and once within every six (6) months thereafter the Developer may request the County Manager or designee to reduce the dollar amount of the subdivision performance security on the basis of work complete. Each request for a reduction in the dollar amount of the subdivision performance security shall be accompanied by a statement of substantial completion by the Developer's engineer together with the project records necessary for review by the County Manager or designee. The County Manager or designee may grant the request for a reduction in the amount of the subdivision performance security for the improvements completed as of the date of the request.

8. In the event the Developer shall fail or neglect to fulfill its obligations under this Agreement, upon certification of such failure, the County Manager or designee may call upon the subdivision performance security to secure satisfactory completion, repair and maintenance of the required improvements. The Board shall have the right to construct and maintain, or cause to be constructed or maintained, pursuant to public advertisement and receipt and acceptance of bids, the improvements required herein. The Developer, as principal under the subdivision performance security, shall be liable to pay and to indemnify the Board, upon completion of such construction, the final total cost to the Board thereof, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the Board may sustain on account of the failure of the Developer to fulfill all of the provisions of this Agreement.

9. All of the terms, covenants and conditions herein contained are and shall be binding upon the Developer and the respective successors and assigns of the Developer.

IN WITNESS WHEREOF, the Board and the Developer have caused this Agreement to be executed by their duly authorized representatives this ___ day of _____, 20___.

SIGNED IN THE PRESENCE OF:	(Name of Entity)
_____	By:_____
Printed Name	Print Name/Title (President, VP, or CEO) (Provide Proper Evidence of Authority)
_____	

Printed Name	
ATTEST:	
~~(Name of Clerk), CLERK~~	BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA
~~By:_____~~	By:_____
~~Deputy Clerk~~	(Name of ~~Chairman~~ Administrative Official) ADMINISTRATIVE OFFICIAL PER RESOLUTION 2025-131
~~Approved as to form and legality:~~	
~~_____~~	
~~Assistant County Attorney~~	

(Ord. No. 15-44, § 3.N; Ord. No. 20-16, § 3.M) Ord. No. 25-XXX, § XX)

* * * * * * * * * * * * *

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APPENDIX C
FINAL SUBDIVISION PLAT, REQUIRED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

(SEE LDC section 10.02.04 for applicable, specific provisions)

The following text and format are intended as a guide for preparation of those platting materials required to be submitted to reviewing authorities, including the Project Review Services Department, Utilities Division, County Health Department, County Attorney and the Board of County Commissioners. Adherence to this format and text will substantially expedite review. Substantial deviation in substance or form from the suggested text and format may result in delay or disapproval of the submitted plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

(signature) (TYPED OR PRINTED NAME HERE)	DATE
Include Florida Professional Land Surveyor No.	

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF COLLIER

THIS PLAT APPROVED FOR RECORDING ~~IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA~~, THIS _____ DAY OF _____, 20___, PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

~~(Name of Clerk)~~	(Name of ~~Chairman~~ Administrative Official)~~,~~ ~~CHAIRMAN~~ (Title of Administrative Official) ADMINISTRATIVE OFFICIAL PER RESOLUTION 2025-131
~~CLERK OF CIRCUIT COURT IN AND FOR COLLIER COUNTY~~	BOARD OF COUNTY COMMISSIONERS COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS, OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT _____ (a.m. or p.m.) THIS _____ DAY OF _____, 20 ___, AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

(Name of Clerk)
CLERK OF CIRCUIT COURT
IN AND FOR COLLIER COUNTY

ENGINEERING SERVICES

THIS PLAT APPROVED BY THE ENGINEERING SERVICES DEPARTMENT OF THE COMMUNITY DEVELOPMENT DIVISION OF COLLIER COUNTY, FLORIDA THIS _____ DAY OF _____, 20___.

(TYPED NAME)

ENGINEERING SERVICES DIRECTOR/COUNTY ENGINEER
COLLIER COUNTY, FLORIDA

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS _____ DAY OF _____, 20___.

(TYPED NAME)
ASSISTANT COUNTY ATTORNEY

DEDICATIONS

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT (OWNER(S)), THE OWNER(S) OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THIS PLAT ENTITLED (NAME OF SUBDIVISION) TO BE MADE AND DO HEREBY:

A. DEDICATE TO THE (insert homeowners' association or legal entity):

1. Private road rights-of-way, as follows:

   TRACT "R" AS A PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) (insert street name) SUBJECT TO THE EASEMENTS DEPICTED HEREON (insert easements; i.e., R.O.W., C.U.E., P.U.E., D.E., etc.) WITH RESPONSIBILITY FOR MAINTENANCE.

2. Drainage or stormwater management easements as follows:

   ALL DRAINAGE EASEMENTS (D.E.) FOR STORMWATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

3. Landscape buffer easements as follows:

   ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

4. Lake maintenance easements as follows:

   ALL LAKE MAINTENANCE EASEMENTS WITH RESPONSIBILITY FOR MAINTENANCE.

5. Access easements as follows:

ALL ACCESS EASEMENTS WITH RESPONSIBILITY FOR MAINTENANCE,

6, Or any other similar easement or tract intended to be dedicated for a set purpose, or purposes.

7. All conservation/preserve areas/easements as follows:

ALL (CONSERVATION or PRESERVE) (TRACTS or EASEMENTS) ARE DEDICATED AS COMMON AREAS WITH PERPETUAL RESPONSIBILITY FOR MAINTENANCE. THE (CONSERVATION or PRESERVE) (TRACTS or EASEMENTS) MAY IN NO WAY BE ALTERED FROM THEIR NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE (CONSERVATION or PRESERVE) AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL DIKING OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

Such tracts, or easements must be dedicated to a homeowners' association, or to any other lawfully existing entity which has, or would have at the time of final plat recording, the power or authority to perform the obligation to maintain, along with the responsibility for such maintenance.

* * * * * * * * * * * * *

(Ord. No. 20-16, § 3.N; Ord. No. 24-11, § 3.HH, Ord. No. 25-XXX, § XX)

# # # # # # # # # # # # #

D. Construction Plan and Final Subdivision Plat (PPL)

D.1. Construction Plans and Final Subdivision Plat – Standard

Reference **LDC** sections 10.02.04 B and 10.02.04 C, Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Completeness and Processing of Application ⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat or replat.

Notice ~~No notice is required~~.

Public Hearing ~~The BCC shall hold at least 1 advertised public hearing~~. None.

Decision Maker The ~~BCC.~~ Administrative Official per Resolution 2025-131.

Review Process The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**.

Once submitted for review, the construction plans and final subdivision plat application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees.

The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat.

For **applicants** requesting building permits before plat recording, the county will stamp the final plat as "Preliminary Plat for Building Permit Issuance" after ~~Board~~ administrative approval of the plat and receipt of the fully executed construction and maintenance agreement and performance security after County Attorney approval.

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* * * * * * * * * * * * *

Updated Res. 2025-XXX

# # # # # # # # # # # # #

D.2. Construction Plans and Final Subdivision Plat Amendment (PPLA)

Reference **LDC** sections 10.02.04 B and Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Application Contents and Requirements for Construction Plans and Final Subdivision Plat Amendments

A Construction Plans and Final Subdivision Plat Amendment application must include the following, in addition to the Application Contents and Requirements for Construction Plans and Final Subdivision Plat, as applicable. ⇔*See Chapter 5 D.1 of the Administrative Code.*

The application must include the following:

1. **Applicant contact information.**
2. **Addressing checklist**.
3. Name of development.
4. Amendment to PPL Number (original PPL number).
5. Cover letter describing the proposed changes.

Completeness and Processing of Application

⇔ *See Chapter 1 D.5 for the acceptance and processing of an application*. The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat amendment.

Public Hearing

~~The BCC shall hold at least 1 advertised public hearing~~. None.

Decision Maker

The ~~BCC~~. Administrative Official per Resolution 2025-131.

Review Process

The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**.

Once submitted for review, the construction plans and final subdivision plat amendment application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within~~270~~ 120 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees.

The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat.

* * * * * * * * * * * * *

Updated Res. 2025-XXX

\# \# \# \# \# \# \# \# \# \# \# \# \#

D.3 Final Subdivision Plat – For Townhouse Fee Simple Development

Reference **LDC** sections 10.02.04 B and 10.02.04 C, Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Completeness and Processing of Application	⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat.
Notice	No notice is required.
Public Hearing	~~The BCC shall hold at least 1 advertised public hearing~~. None.
Decision Maker	The ~~BCC~~. Administrative Official per Resolution 2025-131.
Review Process	The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**. Once submitted for review, the townhouse construction plans and final subdivision plat application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat.

* * * * * * * * * * * * *

Updated	Res. 2025-XXXX

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F. Minor Final Subdivision Plat (FP)

Reference	**LDC** section 10.02.04 D and Resolution No. 2025-131.

* * * * * * * * * * * * *

Completeness and Processing of Application	⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for minor final subdivision plat.
Notice	No notice is required.
Public Hearing	~~The BCC shall hold 1 public hearing~~ None.
Decision Maker	~~BCC with an approval from~~ The Administrative Official per Resolution 2025-131 ~~County Manager or designee~~.
Review Process	The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with and shall approve, approve with conditions, or deny the minor final subdivision plat.

Once submitted for review, the minor final subdivision plat application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees.

The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the BCC to~~ approve, approve with conditions, or deny the minor final subdivision plat.

* * * * * * * * * * * * *

Updated Res. 2025-XXX

# # # # # # # # # # # # #

Exhibit B– F.S. Chapter 2025-164

CHAPTER 2025-164

Committee Substitute for Committee Substitute for
Committee Substitute for Senate Bill No. 784

An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect

oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the

Exhibit B– F.S. Chapter 2025-164

State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they will ~~shall~~ not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 20, 2025.

Filed in Office Secretary of State June 20, 2025.

Exhibit C– Resolution 2025-131

RESOLUTION NO. 2025-131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA DESIGNATING THE DEVELOPMENT REVIEW DIVISION WITHIN THE GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT AS THE ADMINISTRATIVE AUTHORITY TO REVIEW AND PROCESS PLAT OR REPLAT SUBMITTALS, AND DESIGNATE THE COUNTY MANAGER, DEPUTY COUNTY MANAGER, COMMUNITY DEVELOPMENT DEPARTMENT HEAD, DEVELOPMENT REVIEW DIRECTOR AND/OR ZONING DIVISION DIRECTOR AS THE ADMINISTRATIVE AUTHORITY TO ADMINISTRATIVELY APPROVE, APPROVE WITH CONDITIONS, OR DENY PROPOSED SUBDIVISION PLATS OR REPLATS AND SIGN THE PLAT/REPLAT AND CONSTRUCTION AND MAINTENANCE AGREEMENT IN ACCORDANCE WITH FLORIDA STATUTE SECTION 177.071(1)(a), ON BEHALF OF THE BOARD OF COUNTY COMMISSIONERS.

WHEREAS, the Development Review Division within the Growth Management Community Development Department as the County Manager's designee under Land Development Code (LDC) Section 10.02.04.B.3 is currently responsible for the review of the subdivision plat and replat process, including, but not limited to, engineering review, planning review, environmental review, and the County Surveyor review; and

WHEREAS, the LDC requires the Board of County Commissioners to consider approval of a subdivision plat, along with the approval of the Construction Maintenance Agreement, and approve the amount of the performance security for the required improvements, based on the estimate of probable cost; and

WHEREAS, during the 2025 Legislative session, Senate Bill 784 was approved, which updated Section 177.071(1)(a) of the Florida Statutes to require administrative approval, approval with conditions, or denial of a proposed plat or replat.

WHEREAS, the Board desires to comply with the statute by designating the reviewing division and those persons authorized to administratively approve, approve with conditions, or deny subdivision plats or replats pursuant to Florida Statutes Section 177.071(1)(a).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

1. The Development Review Division within the Growth Management Community Development Department is designated as the Administrative Authority to review and

Exhibit C– Resolution 2025-131

process the plat or replat submittal pursuant to Florida Statutes Section 177.071(1)(a) after the Client Services team of the Growth Management Community Development Department receives the application and deems the it complete.

2. The County Manager, Deputy County Manager, Community Development Department Head, Development Review Director and/or Zoning Division Director are each delegated authority to administratively approve, approve with conditions, or deny subdivision plats or replats pursuant to Florida Statutes Section 177.071(1)(a), and to execute the plat/replat and the Construction and Maintenance Agreement, on behalf of the Board.

This Resolution adopted after motion, second and majority vote favoring same, this 8th day of July, 2025.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____ Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Burt L. Saunders, Chairman

Approved as to form and legality:

_____ HAC
Heidi Ashton-Cicko 7-1-25
Managing Assistant County Attorney

[25-LDS-00372/1955695/1]4
7/1/25

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CODE OF LAW AMENDMENT

PETITION
PL20250008677

ORIGIN
Growth Management
Community Department

HEARING DATES

BCC	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	08-19-25

SUMMARY OF AMENDMENT

This amendment seeks to allow a County "Administrative Official" to be the designated "administrative authority" to approve, approve with conditions, or deny subdivision plats or replats, and sign the plat or replat and the Construction and Maintenance Agreement on behalf of the Board of County Commissioners. It shall update the excavation review procedure's timeframe for excavation application review.

CODE OF LAW SECTION TO BE AMENDED

134-58 Construction Approval and Document Submissions
22-110 Excavation review procedures.

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND

Prior to July 01, 2025, plat or replat submittals were reviewed and approved by the Board of County Commissioners (Board) as the local governing authority confirmed by F.S. 177.071: "Approvals of plats by governing body". The Governor on June 20,2025 signed into law an amendment to this statue that now require local governments to designate an "*administrative authority*" to review and approve plats and replats administratively, rather than by the local governing body. The amended law became effective on July 01, 2025. (See Exhibit A)

On July 8, 2025, the Board of County Commissioners (Board) adopted Resolution No. 2025-131, Exhibit A, designating the Development Review Division within the Growth Management Community Development Department as the "*administrative authority*" to review and process plat or replat submittals pursuant to F.S.177.01 (1)(a). In accordance with statue, the County Manager, Deputy County Manager, Community Development Department Head, Development Review Director and/or Zoning Division Director are each a delegated authority to administratively approve, approve with conditions, or deny subdivision plats or replats and to execute the plat/replat and the Construction and Maintenance Agreement on or after July 1, 2025 on behalf of the Board.

Staff reviewed the Code of Laws and Ordinances that govern plats, replats and construction approval and document submittals and found in Division 3-Subdivision Regulations, Section 250-73. Approval of plats, are the germeral parameters for plat approval and Chapter 266 Subdivisions, Section 266-1. Replats, for accepting and processing replats of previously platted property. Additionally, the Code of Laws and Ordinances, pursuant to Section 134-58 (d)(2), states that construction approval and document submissions approval of construction documents are not made until the Board has approved the proposed plat.

To comply with statue, this proposed amendment modifies the appropriate Code of Laws and Ordinances sections to specify that an "*Administrative Offical*" rather than the local governing body shall approve a plat or replat including a plat prior to the approval of construction documents.

Pursuant to new Florida law, Chapter 2025-177, that becomes effective October 1, 2025, local governments must revise timeframes for processing applications for development permits or orders. Non-quasi-judicial hearing applications must be approved or denied within 120-days and quasi-judicial hearing applications within 180-days. This amendment updates the timeframe for excavation application reviews.

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FISCAL & OPERATIONAL IMPACTS
This amendment shall reduce staff's time and improve the process for applicants to obtain administratively plat or replat approvals.

GMP CONSISTENCY
This amendment has no impact associated with the Growth Management Plan.

EXHIBITS: A) F.S.Chapter 2025-164 and Resolution 2025-131

Exhibit A – F.S. Chapter 2025-164 and Resolution 2025-131

Amend the Code of Laws as follows:

Chapter 134 – UTILITIES
Article III-UTILITIES STANDARDS AND PROCEDURES
Section 134-58. – Construction approval and document submissions.

* * * * * * * * * * * * *

(d) ***Plats.***

(1) A copy of the proposed plat for new subdivisions that contain potable water, non-potable irrigation water and/or wastewater system(s) or portion(s) thereof shall be submitted with the construction drawings to the county staff for review and approval. All utility easements that will be required for the potable water, non-potable irrigation water and/or wastewater system(s) or portion(s) thereof shall be shown on the plat, if possible. Further, the dedication block on the cover sheet shall contain the following statements:

a. That all utility easements for potable water, non-potable irrigation water and/or wastewater system(s) or portion(s) thereof and Ingress and Egress rights, where appropriate, are provided to the Collier County Water-Sewer District to operate and maintain potable water, non-potable irrigation water and/or wastewater utility systems or portion(s) thereof within the Platted Area after final conveyance to the CCWSD; and, where applicable, to install the CCWSD's connecting utility facilities within such easement(s).

b. Applicable potable water, non-potable irrigation water and/or wastewater system(s) or portion(s) thereof constructed within this platted area in compliance with the requirements set forth herein shall be conveyed to the board as the ex-officio governing board of the water-sewer district upon acceptance of the additions, extensions and/or improvements required by the plat.

(2) Final approval of construction documents for a project will not be made until the ~~board~~ Administrative Official, pursuant to the LDC requirements, has duly approved the proposed plat. Plats submitted and approved by the ~~board~~ Administrative Official, shall be in complete accordance with this ordinance. Any requests for deviations from this ordinance shall be clearly outlined in the executive summary, with a copy sent to the affected division(s). Deviations approved as part of the plat shall not be valid unless clearly outlined in the applicant's submittal letter and a copy of such approval by the public utilities department administrator or designee(s) is provided. If a plat is not required for a specific project, the engineer of record shall provide documentation confirming such so that the county staff may determine the extent of utility easements that must be provided.

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Exhibit A – F.S. Chapter 2025-164 and Resolution 2025-131

Chapter 22- BUILDINGS AND BUILDING REGULATIONS
ARTICLE III. - CONTRACTORS' LICENSING, ZONING INVESTIGATORS
Sec. 22-110. Excavation review procedures.

* * * * * * * * * * * * * *

(h) *Excavation application time limit for review.* Excavation application, once deemed complete and sufficient, will remain under review so long as a resubmittal in response to County reviewers' comments is received within 270 calendar days from the date on which the comments were sent to the applicant, or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and a response is not received within this time, the application for the excavation review will be considered withdrawn and cancelled. If there is no waiver of time limits submitted, and the applicant exceeds the time limits specified in F.S. 125.022, the application will be considered denied. Further review of the project will require a new application and payment of new application fees subject to the ~~then~~ current regulations.

(Ord. No. 04-55, § 2.E.; Ord. No. 2006-04, § 2; Ord. No. 2024-39, § 1 Ord. No. 25-###,§ xxx)

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CHAPTER 2025-164

Committee Substitute for Committee Substitute for
Committee Substitute for Senate Bill No. 784

An act relating to platting; amending s. 177.071, F.S.; requiring that certain plat or replat submittals be administratively approved with no further action by certain entities under certain circumstances; requiring the governing body of such county or municipality to designate an administrative authority to receive, review, and process plat or replat submittals; providing requirements for such designation; defining the term "administrative authority"; requiring the administrative authority to submit a certain notice to an applicant; providing requirements for such notice; requiring the administrative authority to approve, approve with conditions, or deny a plat or replat submittal in accordance with the timeframe in the initial written notice to the applicant; requiring the administrative authority to notify the applicant in writing if it declines to approve a plat or replat submittal; requiring that the written notification contain the reasons for denial and other information; prohibiting the administrative authority or other official, employee, agent, or designee from requesting or requiring that the applicant request an extension of time; amending s. 177.111, F.S.; conforming provisions to changes made by the act; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 177.071, Florida Statutes, is amended to read:

177.071 Administrative approval of plats ~~plat~~ by designated county or municipal official ~~governing bodies~~.—

(1)(a) A plat or replat submitted under this part must be administratively approved and no further action or approval by the governing body of a county or municipality is required if the plat or replat complies with the requirements of s. 177.091. The governing body of the county or municipality shall designate, by ordinance or resolution, an administrative authority to receive, review, and process the plat or replat submittal, including designating an administrative official responsible for approving, approving with conditions, or denying the proposed plat or replat.

(b) As used in this section, the term "administrative authority" means a department, division, or other agency of the county or municipality. For purposes of issuing a final administrative approval of a plat or replat submittal, the term also includes an administrative officer or employee designated by the governing body of a county or municipality, including but not limited to, a county administrator or manager, a city manager, a deputy county administrator or manager, a deputy city manager, an assistant county administrator or manager, an assistant city manager, or other high-ranking county or city department or division director with direct or indirect

oversight responsibility for the county's or municipality's land development, housing, utilities, or public works programs.

(2) Within 7 business days after receipt of a plat or replat submittal, the administrative authority shall provide written notice to the applicant acknowledging receipt of the plat or replat submittal and identifying any missing documents or information necessary to process the plat or replat submittal for compliance with s. 177.091. The written notice must also provide information regarding the plat or replat approval process, including requirements regarding the completeness of the process and applicable timeframes for reviewing, approving, and otherwise processing the plat or replat submittal.

(3) Unless the applicant requests an extension of time, the administrative authority shall approve, approve with conditions, or deny the plat or replat submittal within the timeframe identified in the written notice provided to the applicant under subsection (2). If the administrative authority does not approve the plat or replat, it must notify the applicant in writing of the reasons for declining to approve the submittal. The written notice must identify all areas of noncompliance and include specific citations to each requirement the plat or replat submittal fails to meet. The administrative authority, or an official, an employee, an agent, or a designee of the governing body, may not request or require the applicant to file a written extension of time.

(4)~~(1)~~ Before a plat or replat is offered for recording, it must be administratively approved as required by this section ~~by the appropriate governing body~~, and evidence of such approval must be placed on the plat or replat. If not approved, the governing body must return the plat or replat to the professional surveyor and mapper or the legal entity offering the plat or replat for recordation. For the purposes of this part:

(a) When the plat or replat to be submitted for approval is located wholly within the boundaries of a municipality, the ~~governing body of the~~ municipality has exclusive jurisdiction to approve the plat or replat.

(b) When a plat or replat lies wholly within the unincorporated areas of a county, the ~~governing body of the~~ county has exclusive jurisdiction to approve the plat or replat.

(c) When a plat or replat lies within the boundaries of more than one county, municipality, or both ~~governing body~~, two plats or replats must be prepared and each county or municipality ~~governing body~~ has exclusive jurisdiction to approve the plat or replat within its boundaries, unless each county or municipality with jurisdiction over the plat or replat agrees ~~the governing bodies having said jurisdiction agree~~ that one plat is mutually acceptable.

(5)~~(2)~~ Any provision in a county charter, or in an ordinance of any charter county or consolidated government chartered under s. 6(e), Art. VIII of the

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State Constitution, which provision is inconsistent with anything contained in this section shall prevail in such charter county or consolidated government to the extent of any such inconsistency.

Section 2. Section 177.111, Florida Statutes, is amended to read:

177.111 Instructions for filing plats ~~plat~~.—After the approval by the appropriate administrative authority ~~governing body~~ required by s. 177.071, the plat or replat must ~~shall~~ be recorded by the circuit court clerk or other recording officer upon submission thereto of such approved plat or replat. The circuit court clerk or other recording officer shall maintain in his or her office a book of the proper size for such papers so that they will ~~shall~~ not be folded, to be kept in the vault. A print or photographic copy must be filed in a similar book and kept in his or her office for the use of the public. The clerk shall make available to the public a full size copy of the record plat or replat at a reasonable fee.

Section 3. This act shall take effect July 1, 2025.

Approved by the Governor June 20, 2025.

Filed in Office Secretary of State June 20, 2025.

Exhibit A – F.S. Chapter 2025-164 and Resolution 2025-131

RESOLUTION NO. 2025- 131

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA DESIGNATING THE DEVELOPMENT REVIEW DIVISION WITHIN THE GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT AS THE ADMINISTRATIVE AUTHORITY TO REVIEW AND PROCESS PLAT OR REPLAT SUBMITTALS, AND DESIGNATE THE COUNTY MANAGER, DEPUTY COUNTY MANAGER, COMMUNITY DEVELOPMENT DEPARTMENT HEAD, DEVELOPMENT REVIEW DIRECTOR AND/OR ZONING DIVISION DIRECTOR AS THE ADMINISTRATIVE AUTHORITY TO ADMINISTRATIVELY APPROVE, APPROVE WITH CONDITIONS, OR DENY PROPOSED SUBDIVISION PLATS OR REPLATS AND SIGN THE PLAT/REPLAT AND CONSTRUCTION AND MAINTENANCE AGREEMENT IN ACCORDANCE WITH FLORIDA STATUTE SECTION 177.071(1)(a), ON BEHALF OF THE BOARD OF COUNTY COMMISSIONERS.

WHEREAS, the Development Review Division within the Growth Management Community Development Department as the County Manager's designee under Land Development Code (LDC) Section 10.02.04.B.3 is currently responsible for the review of the subdivision plat and replat process, including, but not limited to, engineering review, planning review, environmental review, and the County Surveyor review; and

WHEREAS, the LDC requires the Board of County Commissioners to consider approval of a subdivision plat, along with the approval of the Construction Maintenance Agreement, and approve the amount of the performance security for the required improvements, based on the estimate of probable cost; and

WHEREAS, during the 2025 Legislative session, Senate Bill 784 was approved, which updated Section 177.071(1)(a) of the Florida Statutes to require administrative approval, approval with conditions, or denial of a proposed plat or replat.

WHEREAS, the Board desires to comply with the statute by designating the reviewing division and those persons authorized to administratively approve, approve with conditions, or deny subdivision plats or replats pursuant to Florida Statutes Section 177.071(1)(a).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

1. The Development Review Division within the Growth Management Community Development Department is designated as the Administrative Authority to review and

process the plat or replat submittal pursuant to Florida Statutes Section 177.071(1)(a) after the Client Services team of the Growth Management Community Development Department receives the application and deems the it complete.

2. The County Manager, Deputy County Manager, Community Development Department Head, Development Review Director and/or Zoning Division Director are each delegated authority to administratively approve, approve with conditions, or deny subdivision plats or replats pursuant to Florida Statutes Section 177.071(1)(a), and to execute the plat/replat and the Construction and Maintenance Agreement, on behalf of the Board.

This Resolution adopted after motion, second and majority vote favoring same, this 8th day of July, 2025.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____ Deputy Clerk
Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Burt L. Saunders, Chairman

Approved as to form and legality:

_____ HFAC
Heidi Ashton-Cicko 7-1-25
Managing Assistant County Attorney

[25-LDS-00372/1955695/1]4
7/1/25

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Collier County School Impact Fee Update Study

DRAFT Report

April 25, 2025

Prepared for:

Collier County Capital Projects Planning, Impact Fees and Program Management Division
2685 Horseshoe Drive South
Naples, Florida 34104
ph (239) 252-2925

Prepared by:

Benesch
1000 N. Ashley Dr., #400
Tampa, Florida 33602
ph (813) 224-8862
E-mail: nkamp@benesch.com

DRAFT

Collier County
School Impact Fee Update Study

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DRAFT

Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years.

To address additional facilities needed due to growth, Collier County implemented a school impact fee, which was last updated in 2015. To comply with the technical study update requirements of the impact fee ordinance and given the recent changes in variables affecting the impact fee, Collier County retained Benesch to update the school impact fee schedule.

This report serves as the technical study to support the calculation of the updated school impact fee. Data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fee as a policy decision.

Methodology

The methodology used to update the school impact fee is a consumption-based impact fee methodology, which is also the County's adopted methodology and has been used to calculate several school impact fees throughout Florida, including, but not limited to fees in Broward, Miami-Dade, Orange, Osceola, Palm Beach, and Lake Counties. A consumption-based impact fee is intended to charge new growth the proportionate share of the cost of providing a new student station available for use by new growth, based upon the student generation rate (demand), or the number of students a dwelling unit is expected to generate over the life of the home.

A consumption-based methodology has been used for this study.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through a list of capacity-adding projects included in the School District's Work Plan, Capital Improvement Plan, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in:** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Five-Year Work Plan, District Educational Facilities Plan and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the school impact fee calculations, including an evaluation of the inventory, service area and enrollment, facility service delivery, cost, credit, and demand components. Information supporting this analysis was obtained from Collier County Public Schools ("the District") and other sources, as indicated.

Inventory

Collier County Public Schools provides public education facilities that are available to all school-age residents of Collier County. As such, this analysis considers all traditional elementary, middle, and high school level facilities and the students attending these facilities located throughout and living within Collier County.

Collier County Public Schools operates 51 traditional schools as well as other types of schools.

The District currently operates 51 traditional public schools that serve the students of Collier County and its municipalities, including 31 elementary schools, 10 middle schools, 9 high schools, and 1 multi-level school. The District also operates a number of other programs, including alternative learning programs, technical schools, and adult learning centers in the county. To ensure that the impact fee reflects only classroom space for traditional schools, adult, technical, and alternative learning schools are not included in the inventory and impact fee calculations. Examples of these include Immokalee Technical College and Leila B. Canant Professional Development Center.

The District's current school inventory that is included in the impact fee calculations is provided in Appendix A, Table A-1.

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Service Area and Enrollment

Collier County Public Schools provides public education facilities that are available to all pre-kindergarten through 12th grade (PK-12) students throughout the entire county. Attendance boundaries can be redrawn to balance school enrollment with available school capacity and therefore can serve different geographic areas over time. In addition, the Florida Department of Education (FDOE) has been increasing its support of Choice programs where students can attend schools outside of their designated boundaries. As such, the appropriate impact fee benefit district for public schools is countywide.

Table 1 presents the historical student enrollment since 2000-2001 for pre-kindergarten through 12th grade students, as well as projected enrollment through 2028-2029. Historical enrollment figures are based on the 5th Month Membership Counts and projections for future years are based on information provided by Collier County Public Schools.

In order to be consistent with the inventory used in the impact fee analysis, the enrollment figures presented in this table only include those students attending (or projected to attend) the schools listed in Appendix A, Table A-1. The annual percent change for the enrollment is presented, as well as a three-year average to account for random fluctuations.

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Table 1
Enrollment Summary

School Year	Enrollment[1]	Annual Percent Change[2]	Three-Year Average[3]
2000-01	34,157	N/A	N/A
2001-02	36,240	6.1%	N/A
2002-03	37,635	3.8%	N/A
2003-04	39,441	4.8%	4.9%
2004-05	40,942	3.8%	4.1%
2005-06	41,870	2.3%	3.6%
2006-07	41,612	-0.6%	1.8%
2007-08	41,056	-1.3%	0.1%
2008-09	41,178	0.3%	-0.5%
2009-10	41,672	1.2%	0.1%
2010-11	41,820	0.4%	0.6%
2011-12	42,020	0.5%	0.7%
2012-13	42,566	1.3%	0.7%
2013-14	42,934	0.9%	0.9%
2014-15	42,878	-0.1%	0.7%
2015-16	43,387	1.2%	0.7%
2016-17	43,891	1.2%	0.8%
2017-18	43,761	-0.3%	0.7%
2018-19	43,843	0.2%	0.4%
2019-20	43,981	0.3%	0.1%
2020-21	42,015	-4.5%	-1.3%
2021-22	42,196	0.4%	-1.3%
2022-23	42,787	1.4%	-0.9%
2023-24	**43,005**	**0.5%**	**0.8%**
2024-25	43,548	1.3%	1.1%
2025-26	43,418	-0.3%	0.5%
2026-27	43,607	0.4%	0.5%
2027-28	44,055	1.0%	0.4%
2028-29	44,250	0.4%	0.6%

1) Source: Collier County Public Schools, includes only the students attending traditional schools. Years 2000-2001 through 2023-2024 are based on 5th month count. Future years are based on information provided by Collier County Public Schools.
2) Percent change from one year to the next
3) Average percent change over the past three years

Facility Service Delivery

Schools that were recently constructed or planned to be constructed by the District over the next 20 years are similarly designed in terms of square footage and student stations. These "prototype" schools have been or will be constructed to different standards than the older existing schools and are used to measure service delivery levels.

The prototype facility service delivery in Collier County is 139.1 Florida Inventory of School Houses (FISH) net square feet per permanent student station for elementary schools, 144.9 FISH net square feet per permanent student station for middle schools, and 150.2 FISH net square feet per permanent student station for high schools.

The District's prototype facilities are used to measure the service delivery levels.

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Cost Component

The capital costs of providing school facilities includes several components, such as the school building and land cost, transportation cost, and ancillary facility costs. This section addresses each of these components.

The cost of a school includes various components, such as facility cost (buildings and land), transportation costs, and ancillary facility costs.

Facility Cost per Student Station

The first step in determining the cost of providing public schools to Collier County residents is to calculate the facility cost per student station. Several cost components must be considered when calculating the total cost of constructing a school, including architect/site improvement costs, construction costs, and the cost to purchase land. Each component of the school facility cost is described in more detail in the following subsections.

Architect/Site Improvement and Construction Costs

To determine the architectural/design, site improvement, and construction costs associated with building a new school in Collier County, the following information was evaluated:

- Construction cost associated with the recently built high school;
- Construction cost trends documented by the Engineering News Records since the last technical study;
- Insurance values of existing schools, which provide a conservative estimate since more permanent parts of the structures, such as the foundation, etc. are typically not insured;
- Information obtained from other jurisdictions regarding recently built schools;
- Discussions with architects/contractors that are active in school construction; and
- Discussions with the District.

Detailed information on cost estimates is included in Appendix B.

Table 2 presents the estimated cost per net square foot for facility planning, construction, and land cost components for each school type. For illustration purposes, Table 2 also presents the weighted average figure for each cost component, based on all schools that are planned to be built over the next 20 years.

Land Cost

For each school type, the land cost per square foot is based on a value of $75,000 per acre. This cost per acre accounts for future land purchases over the next few years are likely to be in the eastern parts of the county, where land cost is relatively low. Additional information on the land value analysis is included in Appendix B.

The land cost per square foot of building by school level was developed based on the acres per 1,000 permanent net building square feet for the existing schools. The resulting land value figures used for each school level are presented in Table 2.

Total Facilities Cost

Overall, the total school facility cost estimates range from $48,100 per permanent station for elementary schools to $62,800 per permanent station for high schools.

Table 2
Facility Cost per Student Station

Cost Component	Elementary School	Middle School	High School	Total / Weighted Average
Net Square Feet per Student Station (LOS)[1]	139.1	144.9	150.2	N/A
Additional Planned Stations for the Next 20 Years[2]	1,651	1,333	4,092	7,076
School Facility Cost Components:				
Facility Planning Cost per Net Square Foot[3]	$43.50	$48.00	$52.50	$49.67
Construction Cost per Net Square Foot[4]	$290.00	$320.00	$350.00	$331.13
Land Cost per Net Square Foot[5]	$12.53	$17.40	$15.75	$15.34
Total Facility Cost per Net Square Foot[6]	$346.03	$385.40	$418.25	$396.14
Facility Cost per Student Station[7]	**$48,133**	**$55,844**	**$62,821**	**$58,080**

1) Source: Based on the District's prototype schools which will be utilized for future construction of school facilities
2) Source: Collier County Public Schools 2023-2024 Work Plan
3) Estimated at 15% of construction cost based on estimates obtained from Collier County Public Schools and recent costs obtained from other Florida School Districts. See Appendix B for further detail.
4) Source: Appendix B
5) The land cost per square foot for each school type is based on the acreage per 1,000 permanent square feet for the existing schools at a cost of $75,000 per acre. Further information on land value estimate is included in Appendix B.
6) Sum of school facility cost per net square foot (Items 3 through 5)
7) The net square feet per permanent student station (Item 1) multiplied by the total school facility cost per net square foot (Item 6) for each respective school type. Weighted average is based on the number of stations that are plannned for each school type (Item 2).

Total Facility Cost per Student by School Type

The total facility impact cost per student by school level is based on the facility cost per student station figures derived in Table 2 and is typically calculated by dividing the cost per student station by the ratio of current student enrollment to available capacity. The adjustment of dividing the cost per student station by the ratio of current student enrollment to available capacity converts the cost per student station to a cost per student. In addition, this calculation accounts for the current availability or shortage in permanent capacity and adjusts the costs accordingly. If there is available capacity (e.g., currently more permanent student stations than enrolled students), then the total facility cost per student increases because the achieved level of service suggests more than one station per student to accommodate functional or program capacity needs. Similarly, if there are currently more students enrolled than available capacity, the cost per student is adjusted downward.

In the case of Collier County Public Schools, there is currently 20 percent permanent capacity available in elementary schools, 19 percent permanent capacity available in middle schools, and 13 percent permanent capacity available in high schools. Although there is available capacity, the District's adopted level of service standard calls for an enrollment-to-FISH capacity ratio of 95 percent for elementary and middle schools, and a ratio of 100 percent for high schools.

The weighted average cost per student is calculated under achieved LOS and adopted LOS standards, and the lower cost is used for impact fee calculation purposes. This is because while inventory availability represents the community's investment in public school facilities, adopted level of service standards represent the future LOS the School District intends to provide. As presented in **Table 3**, the resulting weighted average cost per student based on the adopted LOS standards is approximately $62,200 per student. Using the total facility impact cost per student based on achieved LOS (total available capacity), this figure would increase to approximately $68,700 per student.

Table 3

Total Facility Impact Cost per Student by School Type

Calculation Step	Elementary School	Middle School	High School	Weighted Average/Total
Facility Impact Cost per Student				
Facility Cost per Permanent Student Station[(1)]	$48,133	$55,844	$62,821	$58,080
Existing (2023/24) Student Enrollment[(2)]	19,368	9,471	14,166	43,005
Existing (2023/24) Permanent Capacity[(3)]	24,199	11,745	16,246	52,190
Ratio of Existing Enrollment to Permanent Capacity[(4)]	80%	81%	87%	82%
FISH Capacity Adjustment[(5)]	100%	90%	95%	N/A
Adopted LOS Standard[(6)]	95%	95%	100%	N/A
Additional Planned Capacity for the Next 20 Years[(7)]	1,651	1,200	3,887	6,738
Facility Impact Cost per Student - Achieved LOS[(8)]	$60,166	$68,943	$72,208	$68,676
Facility Impact Cost per Student - Adopted LOS Standard[(9)]	**$50,666**	**$65,315**	**$66,127**	**$62,194**

1) Source: Table 2
2) Source: Collier County Public Schools, based on 5th month count, excludes alternative schools
3) Source: Appendix A, Table A-1
4) Student enrollment (Item 2) divided by existing permanent capacity (Item 3)
5) Source: Florida Department of Education
6) Source: Collier County Public Schools
7) Source: Collier County Public Schools
8) Facility cost per student station (Item 1) divided by the ratio of existing enrollment to existing permanent capacity (Item 4)
9) Facility cost per student station (Item 1) divided by the FISH capacity adjustment (Item 5) and adopted level of service standard (Item 6)

Total Cost per Student

In addition to the facility cost per student calculated in Table 3, the total facility cost per student includes two additional components: the capital costs associated with providing transportation services and ancillary facilities. Both cost components are calculated on a per-student basis and are not dependent on school type. These additional cost components are discussed in further detail below.

Transportation Costs

The first additional capital cost component is the cost of providing transportation services to students. The District currently owns 378 buses used for student transportation at an average cost of approximately $148,400 per bus. In addition to its bus fleet, the District owns 291 support vehicles. The cost of the support vehicles varies depending on the type of vehicle, with an average cost of approximately $41,800 per vehicle. The result is a total value of approximately $68 million for transportation services. The total value of the transportation fleet is divided by

the District's enrollment for schools which results in a cost of $1,587 per student for transportation services, as presented in **Table 4**.

Ancillary Facility Costs

The other capital cost component is for the ancillary facilities that are necessary for the District to provide support services for students, schools, transportation services, and administrative personnel. The District currently has approximately 247,700 square feet of ancillary facilities for maintenance, warehouse, and administrative functions. Current values of each existing ancillary facility depend on the type of facility and were based on the insurance values, with the weighted average value equaling approximately $200 per square foot.

The cost of land for ancillary facilities is also included in the ancillary facility values. The land value for ancillary facilities is the same as that used for schools ($75,000 per acre). The ancillary facility cost per student is based on the existing inventory, which is valued at $57.2 million, including $49.5 million for buildings and $7.7 million for land. Based on the current enrollment, ancillary facility cost is estimated at $1,332 per student, as presented in Table 4.

Table 4
Transportation and Ancillary Facility Cost per Student

Description	Figure
Transportation Services Cost per Student	
Total Value of Transportation Services[(1)]	$68,252,000
Enrollment for 2023-24 School Year[(2)]	43,005
Total Transportation Services Cost per Student[(3)]	**$1,587**
Ancillary Cost per Student	
Building Value for Ancillary Facilities[(4)]	$49,545,000
Land Value for Ancillary Facilities[(5)]	$7,717,500
Total Ancillary Facility Value[(6)]	$57,262,500
Total Ancillary Facility Value per Student[(7)]	**$1,332**

1) Source: Collier County Public Schools
2) Source: Table 1
3) Total value of transportation services (Item 1) divided by the enrollment for the 2023-24 school year (Item 2)
4) Square footage obtained from Collier County Public Schools multiplied by $200 per square foot.
5) Acres obtained from Collier County Public Schools multiplied by $75,000 per acre
6) Sum of the building value and land value for ancillary facilities (Items 4 and 5)
7) Total ancillary facility value (Item 6) divided by the enrollment for the 2023-24 school year (Item 2)

Credit Component

To ensure that new development is not being overcharged for construction of future student stations, any non-impact fee revenue that will be generated by new development and that will be used towards the capital expansion of school facilities must be included as a credit to reduce the total cost per student. It is important to note that a credit for school impact fees is not given for revenue that is used for capital renovation of existing school facilities or for maintenance or operational costs.

Based on a review of the District's funding of capacity addition projects over the past five years and planned projects over the next five years, it has been determined that the District uses Capital Improvement Tax revenues for expansion projects paid with cash. In addition, capacity projects were funded with Certification of Participation (COPs), and therefore, a credit for remaining debt service payments is given.

Capital Expansion "Cash" Credit

The Collier County School Board has the authority to levy ad valorem tax to generate revenue for capital, up to 1.5 mills. Referred to as Capital Improvement Tax (CIT), this revenue is used for both capital renovation and expansion projects, as well as technology, vehicles, buses, and maintenance.

The capital improvement tax revenue credit per student is calculated by dividing the annual amount of capital revenue allocated to capacity projects between FY 2019 and FY 2028 by the average enrollment during the same period. As presented in **Table 5,** the resulting capital expansion "cash" credit is $205 per student per year.

Once the capital expansion "cash" credit per student is calculated, a credit adjustment is made to account for the fact that new homes tend to pay higher property taxes per dwelling unit. This adjustment factor was estimated based on a comparison of the average taxable value of recently built homes built to that of all homes. As shown in Table 5, this adjusted credit amounts to $257 per student per year.

Finally, the total credit over a 25-year period, which is considered to be the time frame when major repairs or replacement is needed for structures built, is estimated at $3,769 per student.

Table 5

Capital Expansion "Cash" Credit

Description	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total
Capital Improvement Tax [1]											
Immokalee High School Addition/Renovations	-	$132,863	$1,507,168	$12,093,592	$2,567,865	-	-	-	-	-	**$16,301,488**
Bear Creek Elementary	-	-	-	-	-	-	$24,042,983	-	-	-	**$24,042,983**
Site Acquisition	-	-	$395,463	$38,322	$395,355	-	$840,000	-	-	-	**$1,669,140**
Site Development	-	-	$395,463	-	-	-	-	-	-	-	**$395,463**
Site Preparation	$1,400,526	$8,986	$11,269	-	-	$1,428,862	-	-	-	-	**$2,849,643**
Project Management	$107,931	$5,350	$19,819	$80	-	-	$21,000	$21,000	$22,050	$22,050	**$219,280**
Transportation Facilities	$97,428	$325,432	$769,895	$617,555	$617,910	$937,987	-	$2,000,000	$38,000,000	-	**$43,366,207**
Total Capital Expansion "Cash" Expenditures	**$1,605,885**	**$472,631**	**$3,099,077**	**$12,749,549**	**$3,581,130**	**$2,366,849**	**$24,903,983**	**$2,021,000**	**$38,022,050**	**$22,050**	**$88,844,204**
Average Annual Capital Expansion "Cash" Expenditures [2]											**$8,884,420**
Average Annual Student Enrollment (FY 2019-FY 2028) [3]											43,246
Annual Capital Expansion "Cash" Credit per Student [4]											**$205.44**
Credit Adjustment Factor [5]											1.25
Adjusted Annual Capital Expansion "Cash" Credit per Student [6]											**$256.80**
Capitalization Rate [7]											4.60%
Capitalization Period, Years [8]											25
Capital Expansion "Cash" Credit per Student [9]											**$3,769**

1) Source: Collier County Public Schools
2) Total capital expansion "cash" expenditures divided by 10 years
3) Source: Collier County Public Schools
4) Average annual capital expansion "cash" expenditures (Item 2) divided by the average student enrollment (Item 3) for the same period
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Annual capital expansion "cash" credit per student (Item 4) multiplied by the credit adjustment factor (Item 5)
7) Source: Collier County Public Schools. Represents the interest rate the District is likely to pay for future bonds.
8) Time period after which major repairs are needed.
9) Present value of adjusted annual capital expansion "cash" credit per student (Item 6) at 4.6% interest rate (Item 7) over a 25-year capitalization period (Item 8)

Capital Expansion "Debt Service" Credit

Any bond/COPs issues with outstanding debt service payments related to the school capacity expansion projects will result in a credit to the impact fee. **Table 6** summarizes the outstanding debt service related to school capital expansion projects. The debt service payments are divided by the student enrollment during the same period to determine the debt service credit per student. As shown in Table 6, the resulting debt service credit is approximately $593 per student.

Similar to the capital expansion "cash" credit per student, because the debt service is being retired using ad valorem tax revenues, an adjustment of the credit per student is incorporated to account for higher level of property taxes paid by new homes. As shown, the adjusted debt service credit amounts to $741 per student.

Table 6

Capital Expansion "Debt Service" Credit

Description	Number of Years of Remaining Payments[1]	Payments Remaining (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Enrollment During Remaining Bond Issue Period[4]	Debt Service Credit per Student[5]
Certificates of Participation					
2014A COPS Issue	1	$26,536,344	$25,750,940	43,418	$593
Total Debt Service Credit Per Student					**$593**
Credit Adjustment Factor[6]					1.25
Adjusted Debt Service Credit Per Student[7]					**$741**

1) Source: Collier County Public Schools
2) Source: Collier County Public Schools
3) Present value of the total remaining payments due, based on the interest rate of each payment and the number of years of remaining payments
4) Source: Collier County Public Schools, represents the estimated average annual enrollment over the life of remaining payments
5) Present value of total remaining payments (Item 3) divided by the average annual enrollment over the life of remaining payments (Item 4)
6) Adjustment factor to reflect higher ad valorem taxes paid by new homes
7) Total debt service credit per student (Item 5) multiplied by the credit adjustment factor (Item 6)

Net Impact Cost per Student

The net impact cost per student is the difference between the cost component and the credit component. **Table 7** summarizes the three-step process used to calculate the net impact cost per student for public schools in Collier County by residential land use.

First, the total impact cost per student is determined, which is the sum of the weighted average facility impact cost per student from Table 3 and the transportation and ancillary facility cost components per student from Table 4. As previously mentioned, the transportation and ancillary cost components are calculated on a per-student basis and do not differ by type of school or by type of residential land use. Total cost per student increased by 40 percent since the 2015 study.

Second, the total capital expansion credit per student is determined. This is the sum of the capital expansion "cash" credit per student and the capital expansion "debt service" credit per student presented in Tables 5 and 6. Total credit per student decreased by 59 percent compared to the last study since the School District has been paying off debt on COPs, which reduced the debt service credit.

Third, the net impact cost per student is determined, which is the difference between the total impact cost per student and total revenue credit per student and is calculated at $60,500 per student. Compared to the 2015 study, the net cost per student increased by 85 percent.

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Table 7

Net Impact Cost per Student

Variable	Per Student
Impact Cost	
Facility Cost[(1)]	$62,194
Transportation Cost[(2)]	$1,587
Ancillary Facility Cost[(3)]	$1,332
Total Impact Cost[(4)]	**$65,113**
Revenue Credit	
Capital Expansion "Cash" Credit[(5)]	$3,769
Capital Expansion "Debt Service" Credit[(6)]	$741
Total Capital Expansion Credit[(7)]	**$4,510**
Net Impact Cost	
Net Impact Cost per Student[(8)]	**$60,603**

1) Source: Table 3
2) Source: Table 4
3) Source: Table 4
4) Sum of facility, transportation, and ancillary facility cost per student (Items 1 through 3)
5) Source: Table 5
6) Source: Table 6
7) Sum of capital expansion "cash" credit per student (Item 5) and the capital expansion "debt service" credit per student (Item 6)
8) Total impact cost per student (Item 4) less the total capital expansion credit per student (Item 7)

Student Generation Rates

The number of students living in a household typically varies depending on the type of residential housing. Therefore, school impact fees are typically assessed based on the specific student generation rates for different types of residential land uses.

This impact fee study employs a methodology using Collier County Property Appraiser (CCPA) information and Geographic Information Systems (GIS) to develop the student generation rate for Collier County. Specifically, an address lookup and GIS were used to link student addresses to parcels in the CCPA parcel database to generate the number of students per unit by school type and residential category based on the latest tax roll. This process is described in more detail in the following sections.

Determination of Total Housing Units by Type of Land Use

The CCPA database is used to identify the number of housing units for student generation rate calculations for the single family, multi-family, and mobile home units. For all land uses, the total number of units countywide through early 2023 year were extracted from the parcel database based on the appropriate use code.

Determination of Students by School Type and Land Use Code

The determination of the number of students per land use by type of school (e.g., elementary, middle, and high school) for traditional schools was completed using the following process.

First, Collier County Public Schools provided a GIS shapefile containing geocoded student addresses. Then, the student addresses were linked to their respective parcel in the Property Appraiser database using address point data.

The student generation rates used as the demand component for the impact fee only include those students for which the impact fee is based on, or students attending those schools listed in Appendix A, Table A-1. Therefore, the school code associated with each student record was used to exclude students attending charter schools or other facilities not included in the impact fee inventory.

As previously mentioned, once the GIS shapefile with the geocoded student addresses was provided, the second step in the analysis was to link each student address to data from the parcel database. This allows for determining the residential category that is assigned to a given parcel (or address) where a student lives. This was accomplished by spatially joining the student address to the respective parcel in the database using GIS.

Approximately 98 percent of the students were successfully linked to a residential parcel in Collier County. The remaining two percent were linked to parcels out of the county, a non-residential or vacant property, land uses that are not included in the impact fee schedule. The following assumptions were used to identify the appropriate land use for these records:

- Students at mobile home parks were added to the student counts for mobile homes
- Residential structures on agricultural land uses were added to the corresponding residential category
- Students located at parcels with a vacant residential classification were added to the single family residential category

This approach resulted in just over one percent of student addresses being linked to a non-residential land use (such as orphanage, offices, hotel/motel, etc.) or residing outside of the county. Students residing at non-residential land uses and those residing outside of Collier County are excluded from the calculations to provide a more conservative estimate.

The results of this analysis are presented in **Table 8**, which includes the student generation rates calculated for each residential category, based on the methodology described above. Table 8 also provides a comparison to the student generation rate estimates used in the 2015 study. As shown, student generation rates for single family and mobile home units decreased 24 percent to 25 percent, which reduces the impact fee amount.

Table 8

Student Generation Rates

Residential Category	Number of Students[1]	Number of Units[2]	Students per Unit - 2024[3]	Students per Unit - 2015[4]	Percent Difference[5]
Single Family	27,293	106,917	**0.26**	0.34	-24%
Multi Family	12,424	112,726	**0.11**	0.11	0%
Mobile Home	2,664	12,765	**0.21**	0.28	-25%
Total	**42,381**	**232,408**	**0.18**	**0.21**	**-14%**

1) Source: Collier County Public Schools (adjusted)
2) Source: Collier County Property Appraiser database
3) Number of students (Item 1) divided by the number of units (item 2)
4) Source: Collier County School Impact Fee Update Study Final Report, June 23, 2015
5) Percent change from students per unit – 2015 (Item 4) to students per unit -2024 (Item 3)

Calculated School Impact Fee Schedule

To determine the calculated school impact fee for each residential category, the net impact cost per student is multiplied by the student generation rate. The resulting net impact fees are presented in **Table 9**. The table also presents a comparison to the current adopted impact fee levels, which were adopted at reduced rate and phased. The current fee levels are at 79 percent of the calculated rates in the 2015 impact fee study. Lastly, the table presents the maximum allowable impact fees per Florida Statue 163.31801.

As mentioned previously, compared to the 2015 study, net impact cost per student increased by 85 percent. All other fluctuations compared to the calculated rates in the 2015 study are due to the changes in student generation rates by residential category and adoption of the fee at a reduced rate.

Table 9

Calculated School Impact Fee Schedule

Residential Category	Impact Unit	Net Impact Cost per Student(1)	Students per Unit(2)	Calculated Impact Fee(3)	Current Adopted Impact Fee(4)	Percent Change(5)	F.S. 163.31801 Maximum Impact Fee(6)	Percent Change(7)
Single Family Detached	du	$60,603	0.26	**$15,757**	$8,789.54	79%	$13,184	50%
Multi Family	du	$60,603	0.11	**$6,666**	$2,844.19	134%	$4,266	50%
Mobile Home/RV Park (Tied Down)	du	$60,603	0.21	**$12,727**	$7,238.45	76%	$10,857	50%

1) Source: Table 7
2) Source: Table 8
3) Net impact cost per student (Item 1) multiplied by the students per unit (Item 2)
4) Source: Collier County Capital Projects Planning, Impact Fees and Program Management Division
5) Percent change between the calculated impact fee (Item 3) and the current adopted impact fee (Item 4)
6) Maximum impact fee in compliance with the 50 percent increase per F.S. 163.31801. The fee increase is to be phased over four installments.
7) Percent change from the current adopted impact fee (Item 4) to the F.S. 163.31801 maximum impact fee (Item 6)

School Impact Fee Comparison

As part of the work effort in updating Collier County's school impact fee program, a comparison of the calculated single family school impact fees for Collier County to the school impact fees adopted by other counties throughout Florida has been prepared. **Table 10** presents this comparison. The impact fee study date, adoption percentage and the full rate are also shown.

Approximately 40 percent of Florida counties implemented a school impact fee.

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Table 10

School Impact Fee Schedule Comparison, Single Family (2,000 Square Feet)

County	Date of Last Update[1]	Adoption Percent[1]	Single Family (per du)	
			Adopted Fee[1]	Fee @ 100%[2]
Miami-Dade County	1995	100%	$2,448	$2,448
Citrus County	2021	50%	$2,059	$4,117
Indian River County	2020	28%	$1,310	$4,680
St. Johns County	2018	100%	$5,940	$4,725
Baker County	2005	52%	$2,592	$5,000
Nassau County	2017	100%	$5,431	$5,431
St. Lucie County	2005	100%	$6,786	$5,447
Lee County	2018	53%	$2,879	$5,484
Martin County	2007	100%	$5,567	$5,567
Sarasota County[3]	2022	Varies-SF @48%	$3,048	$6,306
Flagler County[4]	2021	Varies-SF @83%	$5,950	$7,175
Hillsborough County	2020	100%	$8,227	$8,227
Volusia County	2022	85%	$7,023	$8,262
Palm Beach County[5]	2022	Varies-SF 2,000 sf @95%	$7,906	$8,322
Hernando County[6]	2022	70%	$6,135	$8,764
Broward County[7]	2019	Varies-SF @97%	$8,809	$9,049
Manatee County[8]	2023	Varies-2,000 sf @96%	$9,190	$9,524
Orange County	2020	Varies-SF @100%	$9,513	$9,560
Brevard County	2015	50%	$5,097	$10,193
Marion County	2023	40%	$4,307	$10,768
Collier County -- Adopted[9]	**2015**	**79%**	**$8,790**	**$11,164**
Hendry County[10]	2023	40%	$4,531	$11,328
Lake County[11]	2023	100%	$12,021	$12,021
Seminole County	2017	73%	$9,000	$12,322
Clay County[12]	2022	Varies-SF @83%	$10,551	$12,680
Osceola County	2021	100%	$12,923	$12,923
Pasco County[13]	2024	Varies-SF @94%	$12,328	$13,163
Collier County -- Maximum Calculated[14]	**2024**	**N/A**	**N/A**	**$13,184**
Polk County[15]	2024	85%	$12,187	$14,338
Collier County -- Calculated[16]	**2024**	**N/A**	**N/A**	**$15,757**

Note: Counties adjacent to Collier County are highlighted.

1) Source: Published impact fee schedules and discussions with the jurisdictions
2) Represents the full calculated fee from each respective technical study
3) Fees shown effective January 1, 2026.
4) The impact fee shown shall be increased ($500 for single family, $125 for multi-family and $850 for mobile home) – on July 1, 2023, and annually on July 1 each year thereafter, each time the total number of students enrolled in Flagler County Public Schools, grades kindergarten through twelfth (excluding charter school students), increases by five hundred students as of the preceding year's October FTE reporting date.
5) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown effective January 1, 2026.
6) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801; fees shown reflect fully phased-in fees effective July 30, 2025.
7) School impact fee reflects single family homes with three or fewer bedrooms.

8) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees effective September 9, 2027.
9) Source: Collier County Growth Management Division, Project Planning, Impact Fees, and Program Management Division
10) Fees shown effective February 10, 2025
11) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. School impact fee shown effective October 1, 2026.
12) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective June 1, 2026.
13) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
14) Source: Table 9
15) Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully-phased impact fees. School impact fee shown effective January 1, 2027.
16) Source: Table 9

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Appendix A -
School District Inventory

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Appendix A - School District Inventory

Table A-1 provides an inventory of traditional schools included in the impact fee calculations. Non-traditional schools, such as charter schools, adult education schools, etc. are excluded.

Table A-1

Collier County Public Schools Existing School Inventory[(1)]

Count	School	Grade Level	Year Acquired	Acres	Net Square Feet	Permanent Stations	Permanent Capacity
Elementary Schools							
1	Avalon Elementary	PK 05	1966	15.0	85,795	481	481
2	Big Cypress Elementary	PK 05	1985	20.0	138,487	940	940
3	Calusa Park Elementary	PK 05	2000	24.6	153,988	900	900
4	Corkscrew Elementary	PK 05	1992	22.0	161,053	836	836
5	Eden Park Elementary	PK 05	2006	25.0	119,564	824	824
6	Estates Elementary	PK 05	2001	35.0	156,316	719	719
7	Golden Gate Elementary	PK 05	1973	16.0	103,898	802	802
8	Golden Terrace Elementary	PK 05	1987	15.0	95,943	735	735
9	Herbert Cambridge Elementary	PK 05	2003	4.0	70,309	389	389
10	Highlands Elementary	PK 05	1964	13.0	132,702	812	812
11	Lake Park Elementary	PK 05	1955	11.0	89,197	570	570
12	Lake Trafford Elementary	PK 05	1967	15.0	136,719	881	881
13	Laurel Oak Elementary	PK 05	1992	30.0	110,602	700	700
14	Lavern Gaynor Elementary	PK 05	2003	8.0	84,139	523	523
15	Lely Elementary	PK 05	1987	22.0	131,577	821	821
16	Manatee Elementary	PK 05	1972	46.0	110,049	706	706
17	Mike Davis Elementary	PK 05	2002	17.0	126,345	919	919
18	Naples Park Elementary	PK 05	1973	21.0	110,082	750	750
19	Osceola Elementary	PK 05	1970	16.0	152,129	784	784
20	Palmetto Elementary	PK 05	2002	39.0	123,954	971	971
21	Parkside Elementary	PK 05	2002	28.0	132,679	919	919
22	Pelican Marsh Elementary	PK 05	1994	20.0	162,968	854	854
23	Pinecrest Elementary	PK 05	1959	20.0	125,430	854	854
24	Poinciana Elementary	PK 05	1973	19.0	112,795	781	781
25	Sabal Palm Elementary	PK 05	2002	31.0	159,796	761	761
26	Sea Gate Elementary	PK 05	1963	15.0	125,263	854	854
27	Shadowlawn Elementary	PK 05	1958	12.0	92,527	660	660
28	Tommie Barfield Elementary	PK 05	1956	11.0	111,921	600	600
29	Veterans Memorial Elementary	PK 05	2004	30.0	169,076	929	929
30	Village Oaks Elementary	PK 05	1986	20.0	116,347	839	839
31	Vineyards Elementary	PK 05	1989	18.0	132,532	883	883
Subtotal - Elementary				**638.6**	**3,834,182**	**23,997**	**23,997**

Table A-1 (Continued)

Collier County Public Schools Existing School Inventory[1]

Count	School	Grade Level	Year Acquired	Acres	Net Square Feet	Permanent Stations	Permanent Capacity
Middle Schools							
1	Corkscrew Middle	06 08	1992	32.0	175,407	1,118	1,006
2	Cypress Palm Middle	06 08	2003	87.0	174,947	1,325	1,193
3	East Naples Middle	06 08	1966	19.8	146,274	1,139	1,025
4	Golden Gate Middle	06 08	1974	27.0	163,361	1,375	1,238
5	Gulfview Middle	06 08	1937	10.0	96,792	759	683
6	Immokalee Middle	06 08	1990	24.0	178,174	1,906	1,715
7	Manatee Middle	06 08	1972	46.0	160,939	1,451	1,306
8	North Naples Middle	06 08	1990	43.0	153,270	1,116	1,004
9	Oakridge Middle	06 08	1990	39.0	178,681	1,461	1,315
10	Pine Ridge Middle	06 08	1973	37.0	143,766	1,261	1,135
Subtotal - Middle				**364.8**	**1,571,611**	**12,911**	**11,620**
Multi-level Schools							
1	Everglades City School	PK 12	1954	4.0	96,761	537	483
Subtotal - Multi-level Schools				**4.0**	**96,761**	**537**	**483**
High Schools							
1	Aubrey Rogers High School	09 12	2001	60.0	298,797	1,908	1,813
2	Barron Collier High	09 12	1970	98.0	306,391	1,943	1,846
3	Golden Gate High	09 12	2002	65.9	334,049	2,086	1,982
4	Gulf Coast High	09 12	1992	42.0	345,609	1,891	1,796
5	Immokalee High	09 12	1973	43.0	295,243	2,338	2,221
6	Lely High	09 12	1973	50.0	264,930	2,103	1,998
7	Lorenzo Walker Technical[2]	09 12	1972	6.0	59,142	609	579
8	Naples High	09 12	1958	33.0	302,880	2,019	1,918
9	Palmetto Ridge High	09 12	2001	135.0	356,874	2,039	1,937
Subtotal - High				**532.9**	**2,563,915**	**16,936**	**16,090**
Grand Total				**1,540.3**	**8,066,469**	**54,381**	**52,190**

1) Source: Collier County Public Schools; Florida Inventory of School Houses (FISH) Report
2) Includes the Technical High portion of the school only. Acreage adjusted to reflect the portion of the square footage added.

Appendix B -
Building and Land Cost Estimates - Supplemental Information

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Appendix B - Supplemental Unit Cost Information

This Appendix provides additional information on the data and methodology used to estimate building and land values for the school impact fee.

Building Costs

To determine the administration, architect/site improvement, and construction cost associated with building a new school in Collier County, the following information was evaluated:

- Recently built or planned/programmed schools in Collier County;
- Insurance values of the existing schools;
- School cost information from other Florida counties;
- Construction cost increases observed by industry sources; and
- Discussions with the District.

The following paragraphs provide further detail on this research and analysis.

Construction Cost

Collier County Public Schools recently completed the construction of a new high school. Construction cost for this school was approximately $346 per net square foot.

A review of construction cost index suggests that costs increased by 50 percent since 2015. Applying this percentage to the estimated unit costs during the previous study resulted in construction cost estimates of $270 per net square foot for elementary schools to $330 per net square foot for high schools.

The insurance values of the existing schools average approximately $180 per net square foot for buildings only and $210 per square foot for buildings and contents. It is important to note insurance values do not include the full cost of constructing a school since certain components of a building, such as the foundation, are excluded from these values. As such, insurance values are considered to be conservative estimates.

Table B-2 provides a summary of data obtained from the Florida Department of Education for schools built in 2015 through 2023. As shown, during 2020 through 2023, the construction costs ranged from $122 per net square foot to $437 per net square foot.

Finally, the discussions with industry architects suggested a range of $233 per square foot to $526 per square foot for construction costs. The low end of this range reflects prices in 2021/2022 while the high end reflects 2023 estimates.

Table B-1 provides a summary of this information. Given this data and information, average construction costs of $290 per net square foot for elementary schools, $320 per net square foot for middle schools, and $350 per net square foot for high schools are used in this study for impact fee calculation purposes and reflect the local cost factors of Collier County schools.

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Table B-1
Construction Cost Analysis - Collier County

Year Built	Facility Name	Construction Cost	Net Permanent Square Feet	Cost per Net Square Foot
New School Construction [1]				
2022-23	Aubrey Rogers High	$97,996,019	283,392	$346

School Level	ENR (2015-2024)[2]	2015 Estimates per Square Foot[3]	Indexed Values per Square Foot[4]
2015 Study Estimated Indexed			
- Elementary Schools	51.23%	$180	$272
- Middle Schools		$200	$302
- High Schools		$220	$333

School Level	Building Value per Square Foot	Building & Contents Value per Square Foot
Insurance Values of Existing School Buildings [5]		
- Elementary Schools	$175	$201
- Middle Schools	$177	$201
- High Schools	$193	$224
- Multi-Level Schools	$178	$203
- All Traditional Schools	**$181**	**$208**
Construction Cost Range Obtained From Other Florida Jurisdictions (2020-2023) [6]		$122 - $437

County	School Level	Year	Cost per Square Foot
Cost of Projects with Similar Construction Specifications [7]			
Dade County	Middle School	2021/2022	$233
Broward County	Middle School	2023	$450
Construction cost percent increase between the two projects			93%
Collier County	High School	2019	$298
Sarasota County	High School	2023	$526
Construction cost percent increase between the two projects			77%
Estimates Used in the Study:			
- Elementary Schools			**$290**
- Middle Schools			**$320**
- High Schools			**$350**

1) Source: Collier County Public Schools
2) Source: Engineering News Record (ENR), Building Cost Index
3) Source: *Collier County School Impact Fee Update, Draft Report, September 25, 2015*
4) Source: Estimates from the 2015 study (Item 3) indexed according to the Engineering News Record (Item 2)
5) Source: Collier County Public Schools, Statement of Property Values, April 21, 2023
6) Source: Table B-2
7) Source: Industry architects

Table B-2
Construction Cost Analysis – Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Construction Cost per NSF
Elementary Schools:				
2015	Orange	Elem	Eagle Creek Elementary	$116
2015	Orange	Elem	Independence Elementary	$116
2015	Orange	Elem	Ocoee ES (Replacement)	$112
2015	Orange	Elem	Clay Springs Elementary	$148
2015	Orange	Elem	Lake Weston Elementary	$117
2015	Orange	Elem	Lovell Elementary	$130
2015	Palm Beach	Elem	Glade View Elementary	$177
2015	Palm Beach	Elem	Rosenwald Elementary	$189
2015	Pasco	Elem	Sanders Memorial Elementary	$160
2016	Orange	Elem	Millennia Gardens Elementary	$126
2016	Orange	Elem	Tangelo Park ES	$139
2016	Pasco	Elem	Wiregrass Elementary School (Elem "W")	$167
2016	Washington	Elem	Kate Smith Elementary School	$140
2017	Orange	Elem	Bay Lake Elementary	$138
2017	Orange	Elem	Engelwood Elementary	$149
2017	Orange	Elem	Ivy Lane Elementary	$159
2017	Orange	Elem	Laureate Park Elementary	$143
2017	Orange	Elem	Meadow Woods Elementary	$148
2017	Orange	Elem	Mollie Ray ES	$153
2017	Orange	Elem	Oak Hill ES	$156
2017	Orange	Elem	Rock Lake ES	$166
2017	Orange	Elem	Ventura ES	$147
2017	Orange	Elem	Westpointe ES	$224
2017	St Johns	Elem	Picolata Crossing Elementary	$176
2017	Pasco	Elem	Bexley Elementary	$164
2017	Nassau	Elem	Wildlight Elementary School	$156
2017	Broward	Elem	Riverglades Elementary	$154
2017	Hamilton	Elem	Hamilton County Elementary School	$119
2018	Escambia	Elem	Kingsfield Elementary School	$226
2018	Hillsborough	Elem	Dawson Elementary School	$172
2018	Orange	Elem	William Frangus Elementary	$167
2018	Orange	Elem	Hidden Oaks Elementary	$164
2018	Orange	Elem	Hungerford Elementary School	$190

Table B-2 (Continued)
Construction Cost Analysis – Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Construction Cost per NSF
Elementary Schools:				
2018	Orange	Elem	Maxey Elementary School	$158
2018	Orange	Elem	Pine Hills Elementary School	$159
2018	Volusia	Elem	Pierson Elementary School	$185
2018	Clay	Elem	Discovery Oaks Elementary School	$178
2019	Manatee	Elem	Barbara Harvey Elementary School	$149
2019	Monroe	Elem	Gerald Adams Elementary School	$290
2019	Orange	Elem	Deerwood Elementary School	$191
2019	Orange	Elem	Water Spring Elementary School	$175
2019	Orange	Elem	Castleview Elementary School	$159
2019	Taylor	Elem	Taylor County Primary School	$146
2019	Volusia	Elem	Chisholm Elementary School	$260
2020	Monroe	Elem	Stanley Switlik Elementary School	$437
2020	Orange	Elem	Summerlake Elementary School	$176
2020	Orange	Elem	Sunshine Elementary School	$177
2020	Orange	Elem	Vista Pointe Elementary School	$196
2020	Pinellas	Elem	Melrose Elementary School	$154
2020	Seminole	Elem	Pine Crest School of Innovation	$130
2020	Walton	Elem	Dune Lakes Elementary School	$194
2021	Alachua	Elem	Metcalf Elementary	$172
2021	Alachua	Elem	New Myra Terwilliger Elementary	$194
2021	Brevard	Elem	Viera Elementary School	$151
2021	Dade	Elem	Andrea Castillo Preparatory	$232
2021	Hillsborough	Elem	Belmont Elementary	$163
2021	Hillsborough	Elem	Tampa Heights Elementary	$434
2021	Orange	Elem	Village Park Elementary	$202
2021	Osceola	Elem	Michigan Avenue Elementary	$122
2021	Palm Beach	Elem	Washington Elementary	$233
2021	Polk	Elem	Bella Citta Elementary	$218
2021	Polk	Elem	Willow Oak School	$240
2022	Bay	Elem	A. Gary Walsingham Academy	$243
2022	Orange	Elem	Hamlin ES	$190
2022	Orange	Elem	Panther Lake ES	$204
2022	Orange	Elem	Stonewyck ES	$198

Table B-2 (Continued)
Construction Cost Analysis – Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Construction Cost per NSF
Elementary Schools:				
2022	Palm Beach	Elem	Blue Lake ES 05-C	$210
2022	St Johns	Elem	Pine Island Academy ("MM")	$173
2022	Volusia	Elem	George Marks Elementary	$260
2023	Bradford	Elem	Bradford Elementary	$355
2023	Lake	Elem	Lake Pointe Academy	$207
2023	Baker	Elem	Legacy Elementary	$262
2023	Osceola	Elem	Celebration Elementary	$297
Total/Weighted Average -- Elementary Schools				**$188**
Total/Weighted Average -- Elementary Schools (2015 - 2023)				**$188**
Total/Weighted Average -- Elementary Schools (2020 - 2023)				**$213**
Middle Schools:				
2015	St Johns	Middle	Patriot Oaks Academy	$143
2015	St Johns	Middle	Valley Ridge Academy	$143
2016	Orange	Middle	Wedgefield K-8 School	$154
2016	Polk	Middle	Citrus Ridge: A Civics Academy	$164
2017	Orange	Middle	OCPS Academic Center for Excellence	$129
2017	Orange	Middle	Innovation	$135
2017	Orange	Middle	Timber Springs Middle	$134
2017	Orange	Middle	Carver Middle	$126
2017	Calhoun	Middle	Atha Public School	$155
2017	Hillsborough	Middle	Sulphur Springs K-8	$293
2017	Holmes	Middle	Bonifay PK-8	$155
2018	Escambia	Middle	Beulah Middle School	$168
2018	Orange	Middle	Audubon Park School K-8	$157
2018	Orange	Middle	Lake Como School K-8	$154
2018	Seminole	Middle	New Millenium Middle School	$191
2018	St Johns	Middle	Freedom Crossing Academy ("LL") K-8	$173
2018	St Johns	Middle	Palm Valley Academy ("KK") K-8	$185
2019	Manatee	Middle	Mona Jain Middle School	$161
2019	Orange	Middle	Horizon West Middle School	$138
2019	Orange	Middle	Pershing School K-8	$159
2019	Osceola	Middle	Harmony Middle School	$178
2020	Jackson	Middle	Marianna K-8 School	$165

Table B-2 (Continued)
Construction Cost Analysis – Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Construction Cost per NSF
Middle Schools:				
2020	Monroe	Middle	Plantation Key School	$363
2020	Palm Beach	Middle	Verde K-8 School	$200
2020	Pasco	Middle	Cypress Middle School "HH"	$184
2021	Alachua	Middle	Howard Bishop Middle School	$196
2021	Lee	Middle	MM Middle School	$207
2021	Osceola	Middle	St. Cloud Middle School	$151
2021	Palm Beach	Middle	Addison Mizner K-8	$192
2022	Orange	Middle	Hamlin MS	$165
2022	Orange	Middle	Kelly Park School	$164
2022	Pasco	Middle	Starkey Ranch K-8	$195
2022	Santa Rosa	Middle	East Bay K-8	$154
2023	Orange	Middle	Water Spring Middle	$196
Total/Weighted Average -- Middle Schools				**$168**
Total/Weighted Average -- Middle Schools (2015-2023)				**$168**
Total/Weighted Average -- Middle Schools (2020-2023)				**$189**
High Schools:				
2016	Charlotte	High	Lemon Bay High School	$154
2017	Dade	High	Miami Carol City Senior High	$182
2017	Levy	High	Williston Middle High School	$175
2017	Pasco	High	Cypress Creek High	$165
2017	Osceola	High	Poinciana High	$182
2017	Pinellas	High	Palm Harbor University High	$206
2017	St Johns	High	Nease High	$173
2017	Orange	High	Windermere HS	$155
2018	Dixie	High	Dixie County High School	$126
2018	Osceola	High	Tohopekaliga High School	$186
2018	Pinellas	High	Largo High School	$153
2019	Dade	High	Maritime & Science Technology Academy	$322
2019	Lee	High	Bonita Springs High School	$209
2019	Manatee	High	Parrish Community High School	$207
2019	Osceola	High	NeoCity Academy	$277
2020	Orange	High	Magnolia School	$259
2021	Lee	High	Gateway High School	$215

Table B-2 (Continued)

Construction Cost Analysis – Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Construction Cost per NSF
High Schools:				
2021	Orange	High	Horizon High School	$214
2021	Orange	High	Lake Buena Vista High School	$237
2021	Orange	High	Silver Pines Academy K-12 Learning Center	$190
2021	Polk	High	Davenport High	$235
2022	Hillsborough	High	Sumner High School	$269
2023	Levy	High	Chiefland Middle High School	$226
2023	Pasco	High	Kirkland Ranch Academy of Innovation	$271
Total/Weighted Average -- High Schools				**$199**
Total/Weighted Average -- High Schools (2015-2023)				**$199**
Total/Weighted Average -- High Schools (2020-2023)				**$235**
Total/Weighted Average -- All Schools				**$185**
Total/Weighted Average -- All Schools (2015-2023)				**$185**
Total/Weighted Average -- All Schools (2020-2023)				**$212**

Source: Florida Department of Education and information from Florida school districts, when available

Architectural, Design, and Site Preparation Costs

The architectural, design, and site preparation costs (including on-site improvement and traffic control costs) are calculated based on the ratio of these costs to the construction costs observed in Collier County and other jurisdictions. The estimated architectural/design cost for the planned new high school is 5 percent of the construction cost, consistent with the estimates used in prior studies. The estimate used in the previous study for site preparation (10 percent) is maintained. Tables B-4 and B-5 summarize the data obtained from other Florida jurisdictions, which is consistent with the study's estimates.

Table B-3

Non-Construction Cost Components - Collier County

Cost Component	Collier County 2015 Estimates[1]	Collier County 2024 Estimates	Other Florida School Districts (2020-2023)[2]
Architectural/Design	5%	**5%**	6%
Site Preparation	10%	**10%**	11%
Total	**15%**	**15%**	**17%**

1) Source: *Collier County School Impact Fee Update Study Final Report, June 23, 2015*
2) Source: Tables B-4 and B-5

Table B-4

Architectural/Civil Design Cost Analysis -Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Architect & Eng. Fees	Ratio of Architect & Eng. Fees to Construction Cost
2015	Hillsborough	Elem	Thompson Elementary	$1,117,623	8%
2015	Orange	Elem	Eagle Creek Elementary	$503,008	5%
2015	Orange	Elem	Independence Elementary	$454,954	5%
2015	Orange	Elem	Ocoee ES (Replacement)	$669,660	7%
2015	Orange	Middle	Clay Springs Elementary	$619,675	5%
2015	Orange	High	Lake Weston Elementary	$557,676	6%
2015	Orange	Elem	Lovell Elementary	$532,470	5%
2015	Palm Beach	Middle	Glade View Elementary	$1,142,611	8%
2015	Palm Beach	High	Rosenwald Elementary	$942,748	8%
2015	Pasco	Elem	Sanders Memorial Elementary	$1,442,401	8%
2015	St Johns	Middle	Patriot Oaks Academy	$1,492,491	7%
2015	St Johns	Middle	Valley Ridge Academy	$856,884	4%
2016	Charlotte	High	Lemon Bay High School	$6,486,215	13%
2016	Hillsborough	Elem	Lamb Elementary	$1,159,221	8%
2016	Orange	Elem	Bay Lake Elementary	$715,680	6%
2016	Orange	Elem	Tangelo Park Elementary	$766,295	7%
2016	Pasco	Elem	Wiregrass Elementary School (Elem "W")	$993,089	7%
2016	Polk	Middle	Citrus Ridge: A Civics Academy	$1,235,864	4%
2016	Washington	Elem	Kate Smith Elementary School	$1,799,321	9%
2017	Orange	Elem	Millenia Gardens Elementary	$660,780	6%
2017	Orange	K8	Wedgefield	$2,153,131	11%
2017	Orange	Elem	Laureate Park Elementary	$636,009	5%
2017	Orange	Elem	Engelwood ES	$659,183	5%
2017	Orange	Elem	Ivey Lane ES	$599,596	5%
2017	Orange	Elem	Meadow Woods ES	$782,369	6%
2017	Orange	Elem	Mollie Ray ES	$693,404	6%
2017	Orange	Elem	Oak Hill ES	$581,863	5%
2017	Orange	Elem	Rock Lake ES	$672,601	5%
2017	Orange	Elem	Ventura ES	$780,745	6%
2017	Orange	K8	OCPS Academic Center for Excellence	$2,342,381	8%
2017	Orange	Middle	Innovation Middle	$1,954,764	9%
2017	Orange	Middle	Timber Springs Middle	$2,460,335	10%
2017	Orange	Middle	Carver Middle	$1,519,638	7%
2017	St Johns	Elem	Picolata Crossing Elementary	$711,881	4%
2017	Pasco	Elem	Bexley Elementary	$1,176,816	7%
2017	Nassau	Elem	Wildlight Elementary School	$1,649,044	10%
2017	Broward	Elem	Riverglades Elementary	$303,332	6%
2017	Hamilton	Elem	Hamilton County Elementary School	$1,677,527	10%
2017	Calhoun	Middle	Atha Public School	$1,436,603	8%
2017	Hillsborough	Middle	Sulphur Springs K-8	$417,315	8%
2017	Holmes	Middle	Bonifay PK-8	$2,870,562	9%

Table B-4 (Continued)

Architectural/Civil Design Cost Analysis -Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Architect & Eng. Fees	Ratio of Architect & Eng. Fees to Construction Cost
2017	Dade	High	Miami Carol City Senior High	$5,273,339	8%
2017	Levy	High	Williston Middle High School	$1,849,055	6%
2017	Pasco	High	Cypress Creek High	$2,712,972	7%
2017	Dade	High	Maritime & Science Technology Academy	$1,052,669	8%
2017	Osceola	High	Poinciana High	$267,393	6%
2017	Pinellas	High	Palm Harbor University High	$1,034,481	10%
2017	St Johns	High	Nease High	$828,000	8%
2017	Orange	High	Windermere HS	$4,993,625	9%
2017	Orange	Elem	Westpointe Elementary	$860,457	9%
2018	Escambia	Elem	Kingsfield Elementary School	$2,421,087	8%
2018	Hillsborough	Elem	Dawson Elementary School	$712,947	4%
2018	Orange	Elem	William Frangus Elementary	$642,656	4%
2018	Orange	Elem	Hidden Oaks Elementary	$640,642	5%
2018	Orange	Elem	Hungerford Elementary School	$650,486	5%
2018	Orange	Elem	Maxey Elementary School	$626,928	5%
2018	Orange	Elem	Pine Hills Elementary School	$693,105	5%
2018	Volusia	Elem	Pierson Elementary School	$1,459,238	12%
2018	Clay	Elem	Discovery Oaks Elementary School	$869,100	4%
2018	Escambia	Middle	Beulah Middle School	$3,394,057	10%
2018	Orange	Middle	Audubon Park School K-8	$2,972,528	11%
2018	Orange	Middle	Lake Como School K-8	$2,050,230	8%
2018	Seminole	Middle	New Millenium Middle School	$2,892,045	7%
2018	St Johns	Middle	Freedom Crossing Academy ("LL") K-8	$1,247,321	4%
2018	St Johns	Middle	Palm Valley Academy ("KK") K-8	$1,342,410	4%
2018	Dixie	High	Dixie County High School	$2,055,000	8%
2018	Osceola	High	Tohopekaliga High School	$3,360,740	5%
2018	Pinellas	High	Largo High School	$3,606,122	9%
2019	Manatee	Elem	Barbara Harvey Elementary School	$1,104,274	7%
2019	Monroe	Elem	Gerald Adams Elementary School	$2,151,000	7%
2019	Orange	Elem	Deerwood Elementary School	$679,669	5%
2019	Orange	Elem	Water Spring Elementary School	$673,077	4%
2019	Orange	Elem	Castleview Elementary School	$781,914	5%
2019	Taylor	Elem	Taylor County Primary School	$1,216,820	8%
2019	Volusia	Elem	Chisholm Elementary School	$206,670	2%
2019	Manatee	Middle	Mona Jain Middle School	$1,580,528	6%
2019	Orange	Middle	Horizon West Middle School	$1,357,152	6%
2019	Orange	Middle	Pershing School K-8	$2,114,313	8%
2019	Osceola	Middle	Harmony Middle School	$1,552,230	5%
2019	Lee	High	Bonita Springs High School	$2,178,000	5%
2019	Manatee	High	Parrish Community High School	$2,436,800	4%
2019	Osceola	High	NeoCity Academy	$1,436,484	12%

Table B-4 (Continued)

Architectural/Civil Design Cost Analysis -Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Architect & Eng. Fees	Ratio of Architect & Eng. Fees to Construction Cost
2020	Jackson	Middle	Marianna K-8 School	$4,686,265	9%
2020	Monroe	Middle	Plantation Key School	$276,122	1%
2020	Monroe	Elem	Stanley Switlik Elementary School	$1,762,172	7%
2020	Orange	High	Magnolia School	$1,468,970	8%
2020	Orange	Elem	Summerlake Elementary School	$717,175	5%
2020	Orange	Elem	Sunshine Elementary School	$748,162	5%
2020	Orange	Elem	Vista Pointe Elementary School	$600,440	4%
2020	Palm Beach	Middle	Verde K-8 School	$2,411,658	9%
2020	Pasco	Middle	Cypress Middle School "HH"	$2,073,215	6%
2020	Pinellas	Elem	Melrose Elementary School	$1,129,923	10%
2020	Seminole	Elem	Pine Crest School of Innovation	$1,718,290	9%
2020	Walton	Elem	Dune Lakes Elementary School	$3,049,104	11%
2021	Alachua	Elem	Metcalf Elementary	$1,240,634	9%
2021	Alachua	Elem	New Myra Terwilliger Elementary	$1,334,132	7%
2021	Brevard	Elem	Viera Elementary School	$331,710	2%
2021	Dade	Elem	Andrea Castillo Preparatory	$599,726	6%
2021	Hillsborough	Elem	Belmont Elementary	$1,335,221	7%
2021	Hillsborough	Elem	Tampa Heights Elementary	$1,550,777	8%
2021	Orange	Elem	Village Park Elementary	$727,857	4%
2021	Osceola	Elem	Michigan Avenue Elementary	$2,068,487	13%
2021	Palm Beach	Elem	Washington Elementary	$765,589	8%
2021	Polk	Elem	Bella Citta Elementary	$1,266,728	5%
2021	Polk	Elem	Willow Oak Scchool	$1,397,894	5%
2021	Alachua	Middle	Howard Bishop Middle School	$2,212,315	9%
2021	Lee	Middle	MM Middle School	$2,300,000	7%
2021	Osceola	Middle	St. Cloud Middle School	$2,255,570	11%
2021	Palm Beach	Middle	Addison Mizner K-8	$1,619,786	7%
2021	Lee	High	Gateway High School	$2,035,500	4%
2021	Orange	High	Horizon High School	$3,140,805	5%
2021	Orange	High	Lake Buena Vista High School	$2,477,598	3%
2021	Orange	High	Silver Pines Academy K-12 Learning Center	$1,056,160	8%
2021	Polk	High	Davenport High	$3,755,737	5%
2022	Bay	Elem	A. Gary Walsingham Academy	$2,255,888	8%
2022	Orange	Elem	Hamlin ES	$861,339	5%
2022	Orange	Elem	Panther Lake ES	$956,540	5%
2022	Orange	Elem	Stonewyck ES	$1,046,001	6%
2022	Palm Beach	Elem	Blue Lake ES 05-C	$1,365,440	7%
2022	St Johns	Elem	Pine Island Academy ("MM")	$1,369,334	4%
2022	Volusia	Elem	George Marks Elementary	$1,907,025	7%
2022	Orange	Middle	Hamlin MS	$1,508,823	5%
2022	Orange	Middle	Kelly Park School	$1,458,184	6%

Table B-4 (Continued)

Architectural/Civil Design Cost Analysis -Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Architect & Eng. Fees	Ratio of Architect & Eng. Fees to Construction Cost
2022	Pasco	Middle	Starkey Ranch K-8	$2,067,542	6%
2022	Santa Rosa	Middle	East Bay K-8	$1,645,878	8%
2022	Hillsborough	High	Sumner High School	$4,017,926	7%
2023	Levy	High	Chiefland Middle High School	$2,467,200	9%
2023	Orange	Middle	Water Spring Midle	$1,479,836	4%
2023	Bradford	Elem	Bradford Elementary	$3,578,849	7%
2023	Pasco	High	Kirkland Ranch Academy of Innovation	$3,334,589	7%
2023	Lake	Elem	Lake Pointe Academy	$1,785,110	6%
2023	Baker	Elem	Leagacy Elementary	$2,611,286	9%
2023	Osceola	Elem	Celebration Elementary	$725,905	3%
Total/Weighted Average				**$210,761,746**	**7%**
Total/Weighted Average (2015-2023)				**$210,761,746**	**7%**
Total/Weighted Average (2020-2023)				**$90,556,417**	**6%**

Source: Florida Department of Education and information from Florida school districts, when available

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Table B-5

Site Development Cost Analysis - Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Site Development	Ratio of Site Development to Construction Cost
2015	Hillsborough	Elem	Thompson Elementary	$1,020,579	8%
2015	Orange	Elem	Clay Springs Elementary	$2,096,813	18%
2015	Orange	High	Lake Weston Elementary	$1,719,879	17%
2015	Orange	Elem	Lovell Elementary	$851,121	8%
2015	Orange	Elem	Eagle Creek Elementary	$1,934,060	21%
2015	Orange	Elem	Independence Elementary	$1,649,461	18%
2015	Orange	Elem	Ocoee ES (Replacement)	$1,470,388	16%
2015	Palm Beach	Middle	Glade View Elementary	$1,652,065	11%
2015	Palm Beach	High	Rosenwald Elementary	$1,853,846	16%
2015	Pasco	Elem	Sanders Memorial Elementary	$1,478,220	9%
2015	St Johns	Middle	Patriot Oaks Academy	$0	0%
2015	St Johns	Middle	Valley Ridge Academy	$0	0%
2016	Charlotte	High	Lemon Bay High School	$7,169,846	14%
2016	Hillsborough	Elem	Lamb Elementary	$3,980	0%
2016	Orange	Elem	Bay Lake Elementary	$2,371,208	19%
2016	Orange	Elem	Tangelo Park Elementary	$1,682,616	15%
2016	Pasco	Elem	Wiregrass Elementary School (Elem "W")	$1,213,282	8%
2016	Polk	Middle	Citrus Ridge: A Civics Academy	$0	0%
2016	Washington	High	Kate Smith Elementary School	$2,568,867	12%
2017	Orange	Elem	Millenia Gardens Elementary	$1,802,063	17%
2017	Orange	K8	Wedgefield School K-8	$3,151,392	16%
2017	Orange	Elem	Laureate Park Elementary	$1,229,287	10%
2017	Orange	Elem	Engelwood ES	$1,389,126	11%
2017	Orange	Elem	Ivey Lane ES	$1,526,111	13%
2017	Orange	Elem	Meadow Woods ES	$1,358,748	10%
2017	Orange	Elem	Mollie Ray ES	$1,525,138	13%
2017	Orange	Elem	Oak Hill ES	$1,629,450	13%
2017	Orange	Elem	Rock Lake ES	$2,685,941	20%
2017	Orange	Elem	Ventura ES	$2,458,354	18%
2017	Orange	K8	OCPS Academic Center for Excellence	$1,503,611	5%
2017	Orange	Middle	Innovation Middle	$1,856,965	8%
2017	Orange	Middle	Timber Springs Middle	$3,047,594	13%
2017	Orange	Middle	Carver Middle	$3,648,736	16%
2017	Orange	High	Windermere HS	$8,003,699	15%
2017	Pasco	Elem	Bexley Elementary	$1,481,772	9%
2017	Nassau	Elem	Wildlight Elementary School	$4,423,526	27%
2017	Broward	Elem	Riverglades Elementary	$671,049	14%
2017	Hamilton	Elem	Hamilton County Elementary School	$1,241,320	7%
2017	Calhoun	Middle	Atha Public School	$1,389,719	7%
2017	Hillsborough	Middle	Sulphur Springs K-8	$0	0%
2017	Holmes	Middle	Bonifay PK-8	$1,489	0%
2017	Dade	High	Miami Carol City Senior High	$7,753,194	12%
2017	Levy	High	Williston Middle High School	$1,773,603	5%
2017	Pasco	High	Cypress Creek High	$8,217,342	20%
2017	Dade	High	Maritime & Science Technology Academy	$335,946	2%
2017	Osceola	High	Poinciana High	$414,907	9%

Table B-5 (Continued)

Site Development Cost Analysis - Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Site Development	Ratio of Site Development to Construction Cost
2017	Pinellas	High	Palm Harbor University High	$2,306,147	23%
2017	St Johns	High	Nease High	$0	0%
2017	Orange	Elem	Westpointe Elementary	$1,422,408	15%
2018	Hillsborough	Elem	Hope Dawson Elementary	$0	0%
2018	Escambia	Elem	Kingsfield Elementary School	$1,835,262	6%
2018	Orange	Elem	William Frangus Elementary	$2,529,474	17%
2018	Orange	Elem	Hidden Oaks Elementary	$1,686,521	14%
2018	Orange	Elem	Hungerford Elementary School	$1,490,730	12%
2018	Orange	Elem	Maxey Elementary School	$1,103,308	9%
2018	Orange	Elem	Pine Hills Elementary School	$1,026,205	7%
2018	Volusia	Elem	Pierson Elementary School	$2,081,652	18%
2018	Clay	Elem	Discovery Oaks Elementary School	$1,668,705	8%
2018	Escambia	Middle	Beulah Middle School	$7,401,440	23%
2018	Orange	Middle	Audubon Park School K-8	$1,787,707	7%
2018	Orange	Middle	Lake Como School K-8	$1,747,202	7%
2018	Seminole	Middle	New Millenium Middle School	$1,714,394	4%
2018	St Johns	Middle	Freedom Crossing Academy ("LL") K-8	$0	0%
2018	St Johns	Middle	Palm Valley Academy ("KK") K-8	$0	0%
2018	Dixie	High	Dixie County High School	$1,500,000	6%
2018	Osceola	High	Tohopekaliga High School	$9,186,709	14%
2018	Pinellas	High	Largo High School	$10,741,728	27%
2019	Manatee	Elem	Barbara Harvey Elementary School	$1,055,565	7%
2019	Monroe	Elem	Gerald Adams Elementary School	$0	0%
2019	Orange	Elem	Deerwood Elementary School	$2,253,796	15%
2019	Orange	Elem	Water Spring Elementary School	$1,844,486	12%
2019	Orange	Elem	Castleview Elementary School	$1,587,126	10%
2019	Taylor	Elem	Taylor County Primary School	$2,266,867	15%
2019	Volusia	Elem	Chisholm Elementary School	$0	0%
2019	Manatee	Middle	Mona Jain Middle School	$3,674,825	15%
2019	Orange	Middle	Horizon West Middle School	$2,924,349	12%
2019	Orange	Middle	Pershing School K-8	$1,866,230	7%
2019	Osceola	Middle	Harmony Middle School	$4,005,510	13%
2019	Lee	High	Bonita Springs High School	$11,339,000	26%
2019	Manatee	High	Parrish Community High School	$8,097,183	15%
2019	Osceola	High	NeoCity Academy	$2,227,396	19%
2020	Jackson	Middle	Marianna K-8 School	$0	0%
2020	Monroe	Middle	Plantation Key School	$208,401	1%
2020	Monroe	Elem	Stanley Switlik Elementary School	$0	0%
2020	Orange	High	Magnolia School	$2,328,178	12%
2020	Orange	Elem	Summerlake Elementary School	$1,713,260	11%
2020	Orange	Elem	Sunshine Elementary School	$3,074,502	20%
2020	Orange	Elem	Vista Pointe Elementary School	$4,458,820	27%
2020	Palm Beach	Middle	Verde K-8 School	$3,336,287	12%
2020	Pasco	Middle	Cypress Middle School "HH"	$6,161,935	18%
2020	Pinellas	Elem	Melrose Elementary School	$1,108,393	10%
2020	Seminole	Elem	Pine Crest School of Innovation	$1,770,059	9%

Table B-5 (Continued)

Site Development Cost Analysis - Other Florida Jurisdictions

Year Opened	District	Type	Facility Name	Site Development	Ratio of Site Development to Construction Cost
2020	Walton	Elem	Dune Lakes Elementary School	$1,914,262	7%
2021	Alachua	Elem	Metcalf Elementary	$917,445	7%
2021	Alachua	Elem	New Myra Terwilliger Elementary	$1,834,051	10%
2021	Brevard	Elem	Viera Elementary School	$2,415,000	13%
2021	Dade	Elem	Andrea Castillo Preparatory	$1,584,975	15%
2021	Hillsborough	Elem	Belmont Elementary	$2,948,482	16%
2021	Hillsborough	Elem	Tampa Heights Elementary	$1,346,184	7%
2021	Orange	Elem	Village Park Elementary	$2,404,612	14%
2021	Osceola	Elem	Michigan Avenue Elementary	$3,610,703	23%
2021	Palm Beach	Elem	Washington Elementary	$2,957,816	29%
2021	Polk	Elem	Bella Citta Elementary	$0	0%
2021	Polk	Elem	Willow Oak Scchool	$0	0%
2021	Alachua	Middle	Howard Bishop Middle School	$1,218,000	5%
2021	Lee	Middle	MM Middle School	$2,208,756	7%
2021	Osceola	Middle	St. Cloud Middle School	$3,661,064	19%
2021	Palm Beach	Middle	Addison Mizner K-8	$4,964,092	22%
2021	Lee	High	Gateway High School	$13,116,809	23%
2021	Orange	High	Horizon High School	$12,948,899	19%
2021	Orange	High	Lake Buena Vista High School	$12,970,995	17%
2021	Orange	High	Silver Pines Academy K-12 Learning Center	$1,760,883	13%
2021	Polk	High	Davenport High	$0	0%
2022	Bay	Elem	A. Gary Walsingham Academy	$2,690,591	9%
2022	Orange	Elem	Hamlin ES	$1,403,033	8%
2022	Orange	Elem	Panther Lake ES	$2,678,792	15%
2022	Orange	Elem	Stonewyck ES	$2,333,282	13%
2022	Palm Beach	Elem	Blue Lake ES 05-C	$3,078,264	17%
2022	St Johns	Elem	Pine Island Academy ("MM")	$2,379,053	8%
2022	Volusia	Elem	George Marks Elementary	$0	0%
2022	Orange	Middle	Hamlin MS	$2,869,169	10%
2022	Orange	Middle	Kelly Park School	$1,622,658	7%
2022	Pasco	Middle	Starkey Ranch K-8	$3,881,006	11%
2022	Santa Rosa	Middle	East Bay K-8	$4,376,460	20%
2022	Hillsborough	High	Sumner High School	$15,765,935	28%
2023	Levy	High	Chiefland Middle High School	$3,405,923	13%
2023	Orange	Middle	Water Spring Midle	$3,083,326	9%
2023	Bradford	Elem	Bradford Elementary	$258,453	0%
2023	Pasco	High	Kirkland Ranch Academy of Innovation	$6,299,962	13%
2023	Lake	Elem	Lake Pointe Academy	$158,060	1%
2023	Baker	Elem	Leagacy Elementary	$2,092,000	8%
2023	Osceola	Elem	Celebration Elementary	$3,415,862	13%
Total/Weighted Average				**$350,362,930**	**11%**
Total/Weighted Average (2015-2023)				**$350,362,930**	**11%**
Total/Weighted Average (2020-2023)				**$160,734,692**	**11%**

Source: Florida Department of Education and information from Florida school districts, when available

Land Value Analysis

To estimate the current land value the following analysis is conducted:

- Recent land purchases;
- Land value increases since the previous study as reported by the Florida Department of Revenue (FDOR), Florida Property Valuations and Tax Databook;
- A review of current market value of land from the Property Appraiser database where the existing schools are located;
- An analysis of vacant land sales in Collier County over the past five years for parcels of necessary size;
- An analysis of market value of all vacant land from the Property Appraiser database for parcels of necessary size and similar location; and
- Discussions with the District.

The District's recent land purchases were smaller parcels for support facilities and one had structures on it. These parcels did not necessarily reflect the cost of purchasing land for school facilities. The cost of the two most recent purchases ranged from $127,500 per acre to $1.5 million per acre.

The value of parcels where the existing schools are located, as estimated by the Property Appraiser, indicates an average land value of $154,000 per acre. Property Appraiser estimates for public entities are not regularly updated and tend to not represent the market value of land.

Vacant land values of similarly sized parcels (20 acres to 70 acres) averaged $123,000 per acre with a median value of $102,000 per acre for all vacant land use types.

Discussions with the District suggested that future land purchases are more likely to occur in the eastern parts of the county. Land values of parcels with 20 acres to 70 acres and located east of CR 951 averaged $115,000 per acre with a median cost of $75,000. Given that generally land values are lower in this area and the cost of agricultural land also being lower, a unit of cost of $75,000 per acre is considered a reasonable, and if not a conservative estimate for impact fee calculation purposes.



Collier County Correctional Facilities Impact Fee Study

DRAFT Report
October 31, 2024

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Collier County
Correctional Facilities Impact Fee Study

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Appendix B: Population Estimates – Supplemental Information

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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for correctional facilities, which was last updated in 2015. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated correctional facility impact fee. Data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fee as a policy decision.

Methodology

In developing the County's correctional facilities impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the correctional facilities impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

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Inventory

The correctional facilities inventory includes the County's jails and other related facilities that are primarily for the provision of correctional services and does not include any of the buildings or portions thereof included in the calculation of other impact fees.

According to information provided by the County, Collier County has a total of 417,200 square feet of correctional facility-related space. This includes the square footage of the Naples Jail (original and new), the square footage of the accompanying parking garage associated with the Naples Jail, and the Immokalee Jail. **Table 1** presents a summary of the correctional facilities building and land inventory, including a total building value of approximately $140.3 million and a total land value of $510,400. As mentioned previously, these values do not include building space or land associated with other County departments.

The building value is estimated based on cost increases observed since 2016, the insurance values of the existing correctional facilities, and estimates provided by Collier County, resulting in $430 per square foot for correctional facilities and $150 per square foot for the parking garage. Appendix A provides further detail on the building cost estimates.

Because the County is likely to purchase future jail sites in the Immokalee/Big Corkscrew area, the land value is based on an analysis of vacant land values and parcels sold in this area over the past five years, resulting in an estimate of $40,000 per acre (see Appendix A).

In addition to building and land value, because correctional facilities typically require large scale investments, and therefore are funded with bond issues, an interest cost is added to the inventory value. Collier County funded both the Immokalee and Naples Jails with bond issues, which are being paid back with impact fee and General Fund revenues. To determine the appropriate cost factor, the interest cost for the expansion-portion of the Naples Jail debt schedule is brought back to present value and divided by the square footage of the jail expansion. This resulted in an interest cost of $106 per square foot. As presented in Table 1, this value is applied to the square footage of existing jail facilities.

Table 1

Building and Land Inventory Summary

Facility Description	Location	Year Acquired/ Built	Number of Beds[1]	Square Feet[2]	Total Square Feet on Site[3]	Total Acres[4]	Allocated Acres[5]	Building Value[6]	Land Value[7]	Total Building and Land Value[8]	Interest Cost[9]
Naples Jail Parking Garage[10]	3301 E. Tamiami Trail	2004	N/A	139,594	707,200	45.28	1.50	$20,939,100	$60,000	$20,999,100	n/a
Naples Jail (2006 Expansion)		2006	1,112	132,412			2.50	$56,937,160	$100,000	$57,037,160	$14,035,672
Building "J" Sheriff 1st Floor (Original Naples Jail)		1986		101,962			2.84	$43,843,660	$113,600	$43,957,260	$10,807,972
Immokalee Jail Center	302 Stockade Road	2003	192	43,237	60,941	41.81	5.92	$18,591,910	$236,800	$18,828,710	$4,583,122
Total			**1,304**	**417,205**			**12.76**	**$140,311,830**	**$510,400**	**$140,822,230**	**$29,426,766**
Building Value per Square Foot[11]								**$336**			
Land Value per Acre[12]									**$40,000**		

1) Source: Collier County
2) Source: Collier County
3) Source: Collier County. Square feet of all buildings on a given parcel.
4) Source: Collier County
5) Source: Allocated acreage for the Naples Jail (2.50 acres) and Immokalee Jail (5.92 acres) were provided by Collier County. The acreage for the Naples Jail parking garage and Building J represent for the portion serving correctional facilities.
6) Jail square feet (Item 2) multiplied by the building value per square foot, which is estimated at $430 per square foot for correctional facilities and $150 per square foot for the parking garage. Appendix A provides further detail.
7) Source: Allocated acres (Item 5) multiplied by the land value per acre (Item 12)
8) Source: Sum of building value (Item 6) and land value (Item 7)
9) Interest cost associated with debt service on the bond issued to fund new jail facilities in Collier County. The interest cost is calculated by multiplying the square footage of each facility (Item 2) by $106, estimated interest cost per square foot.
10) The total square footage of the parking garage (187,730 sf) is adjusted to account for the area used as evidence compound and the 46 out of 432 total parking spaces used by the Health Department, which are unrelated to the jail facilities.
11) Source: Total building value (Item 6) divided by jail square feet (Item 2)
12) Source: Appendix A

In addition to buildings, land, and interest costs, the correctional facility services also require the use of necessary vehicles and equipment. **Table 2** summarizes the vehicle and equipment inventory. Equipment included in this list follows the County's definition of capital assets, which includes items that have a minimum value of $5,000 and five years of useful life. As presented in Table 2, the total vehicle and equipment value is estimated at $3.35 million.

Table 2
Correctional Facilities Vehicle and Equipment Inventory

Description	Total Cost[1]	Units[2]	Cost per Unit[3]
Detection Intox / Breathalizer[4]	$55,080	9	$6,120
Jail Equipment	$56,271	6	$9,379
Maintenance Equipment	$17,119	2	$8,560
Major Computer Equipment	$206,815	3	$68,938
Medical Equipment	$46,835	6	$7,806
Minor Comm Equip	$26,021	2	$13,011
Minor Recording Equipment	$98,454	9	$10,939
Minor Shop Equipment	$22,847	1	$22,847
Misc Security Equipment	$108,828	11	$9,893
Mobile Radio After FY 2010	$10,365	2	$5,183
Other Detection Devices	$340,572	3	$113,524
Servers	$15,797	2	$7,899
Specialty Vehicles	$133,612	6	$22,269
TV With Network	$61,045	10	$6,105
Vehicles	$2,147,417	74	$29,019
Total Value	**$3,347,078**		

1) Source: Collier County
2) Source: Collier County
3) Total value (Item 1) divided by units (Item 2)
4) Total cost is calculated as the number of units (Item 2) multiplied by the cost per unit (Item 3) based on acquisition costs.

Service Area and Demand Component

Correctional facilities and related services are provided by Collier County in all areas of the county. Therefore, the proper benefit district for the correctional facilities impact fee is countywide.

The correctional facilities impact fee program requires the use of population data in calculating current levels of service and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak season population is used in all population estimates and projections. Peak season population projections were provided by Collier County's Comprehensive Planning Division.

To measure effective population that benefits from correctional services, this study also developed functional population figures. Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. Appendix B provides additional details on population estimates.

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Level of Service

Table 3 presents the calculation of the current LOS included in the inventory as well as Collier County's adopted LOS standards according to the most recent AUIR. As presented, Collier County's current level of service is 2.65 beds per 1,000 peak seasonal population.

While the current LOS for is 2.65 beds per 1,000 peak population, in order to calculate the correctional facilities impact fee, the LOS needs to be calculated in terms of beds per 1,000 functional residents. As shown in Table 3, the current achieved LOS is 2.75 beds per 1,000 functional residents.

Table 3 also presents the adopted LOS standard, which is 2.79 beds per 1,000 peak residents and 2.89 beds per 1,000 functional residents. While the achieved LOS indicates the investment made by the community, the adopted LOS standard provides the intended/goal LOS. For impact fee calculations, the lower of the two measures is used to ensure new development is not overcharged.

Table 3

Current Achieved & Adopted Level of Service Standard

Variable	Year 2024	
	Peak Seasonal Population	Functional Population
Population[1]	491,779	475,042
Number of Beds[2]	1,304	1,304
Population per Bed	377	364
Achieved LOS (beds per 1,000 residents)[3]	**2.65**	**2.75**
Adopted LOS Standard (beds per 1,000 residents)[4]	**2.79**	**2.89**

1) Source: Appendix B, Table B-1 and Table B-7
2) Source: Table 1
3) Number of beds (Item 2) divided by the population (Item 1), multiplied by 1,000
4) Source: Collier County 2023 Annual Update and Inventory Report. LOS standard per peak population is converted to LOS standard per functional resident using the ratio of peak to functional population.

Table 4 provides a LOS comparison between Collier County and counties that have implemented correctional facility impact fees throughout the State of Florida. The LOS is displayed in terms of permanent population for 2023 for all entities because functional population data analysis has not been completed for these jurisdictions. As presented, Collier County's LOS is within the range of these counties.

Table 4

Level of Service Comparison

Jurisdiction	Total Available Beds[1]	2023 Permanent Population[2]	LOS (Beds per 1,000 Residents)[3]
Palm Beach County	2,456	1,532,718	1.60
Osceola County	919	439,225	2.09
Lake County	893	414,749	2.15
Sarasota County	1,026	464,223	2.21
Lee County	2,009	800,989	2.51
Escambia County	840	333,452	2.52
Broward County	5,144	1,973,579	2.61
Brevard County	1,849	640,773	2.89
Collier County	**1,304**	**399,480**	**3.26**
St. Lucie County	1,370	368,628	3.72
Indian River County	668	167,781	3.98
Manatee County	1,780	439,566	4.05
Marion County	1,924	403,966	4.76
Highlands County	512	104,385	4.90
Charlotte County	1,074	204,126	5.26
Okeechobee County	232	39,591	5.86
Hendry County	266	40,895	6.50
Monroe County	704	84,511	8.33
Wakulla County	350	36,168	9.68

1) Source: Discussions with each county's Sheriff's/Corrections Office and/or county websites
2) Source: Bureau of Economic and Business Research (BEBR), April 1, 2023
3) Permanent population (Item 2) divided by the total available beds (Item 1)

Cost Component

Table 5 provides a summary of correctional facility related capital assets owned by the County. As shown, total capital asset value associated with correctional facilities amounts to $173.6 million. However, the County is still paying debt service on a portion of these assets. In addition, it is Collier County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for the Naples Jail addition that is to be repaid with impact fee revenues is subtracted from the total asset value in Table 5. The resulting owned capital asset value is approximately $159.3 million or approximately $122,100 per bed.

Table 5 also presents the cost per functional resident for the impact fee analysis. This cost is calculated by multiplying the owned capital asset value per bed by the current LOS of 2.75 beds per 1,000 functional residents and then dividing by 1,000. As shown, these calculations result in $336 per functional resident for all correctional facilities assets considered in the impact fee calculations.

Table 5
Total Impact Cost per Functional Resident

Description	Figure	Percent of Total Cost[12]
Building Value[1]	$140,311,830	80.8%
Land Value[2]	$510,400	0.3%
Interest Cost[3]	$29,426,766	17.0%
Vehicle and Equipment Value[4]	$3,347,078	1.9%
Total Capital Asset Value[5]	**$173,596,074**	**100.0%**
Less: Portion Not Owned[6]	$14,320,697	
Owned Capital Asset Value[7]	**$159,275,377**	
Number of Beds[8]	1,304	
Owned Capital Asset Value per Bed[9]	**$122,144**	
LOS (beds per 1,000 residents)[10]	2.75	
Total Impact Cost per Functional Resident[11]	**$335.90**	

1) Source: Table 1
2) Source: Table 1
3) Source: Table 1
4) Source: Table 2
5) Sum of building value, land value, interest cost, and vehicle and equipment value (Items 1, 2, 3, 4)
6) Source: Collier County Office of Management and Budget
7) Total capital asset value (Item 5) less the portion not owned (Item 6)

8) Source: Table 1
9) Owned capital asset value (Item 7) divided by the number of beds (Item 8)
10) Source: Table 3
11) Owned capital asset value per bed (Item 9) multiplied by the LOS (Item 10) divided by 1,000
12) Distribution of total capital asset value

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Credit Component

To avoid overcharging new development for the correctional facility impact fee, a review of the capital financing program for correctional services was completed. The purpose of this review was to determine any potential revenue credits generated by new development that are being used for expansion of capital facilities, land, and equipment included in the inventory.

Based on a review of the County's funding of capacity addition projects over the past five years, it has been determined that the County uses impact fees and the one-percent local government infrastructure surtax for expansion projects paid with cash. The local government infrastructure surtax was repealed on December 31, 2023, and the County does not intend to renew this funding mechanism. Given this, the surtax is excluded from credit calculations.

Capital Expansion "Debt Service" Credit

Any outstanding bond issues related to the correctional facilities also will result in a credit to the impact fee. As mentioned previously, Collier County funded the Naples Jail replacement and expansion expenditures with a bond issue. The capital expansion portion of the improvements to the Immokalee Jail was paid in cash using impact fee revenue, while the remaining payments of debt service on the bond issued for the capital expansion of the Naples Jail are to be repaid using impact fee revenues. As previously presented in Table 5, this study excluded the portion of the remaining principal for the Naples Jail expansion and parking garage from the capital asset value not to overcharge new development.

Although the expansion portion of the debt service is being paid with impact fee revenues, the remaining portion is being paid with the General Fund revenues. Because the non-expansion portion of the Naples Jail included replacing the old structures entirely, as opposed to renovating existing structures as in the case of Immokalee Jail, a credit is calculated for debt service payments related to the replacement portion of the Naples Jail. As presented in **Table 6**, the resulting credit for the correctional facility-related debt is approximately $5 per functional resident.

Table 6

Capital Expansion "Debt Service" Credit

Description	Number of Remaining FY Payments[1]	Total Remaining Debt Service[2]	Present Value of Payments Remaining[3]	Average Annual Functional Population[4]	Debt Service Credit per Functional Resident[5]
New Jail					
2022A Special Obligation Refunding Revenue Bond	5	$964,514	$928,448	496,103	$1.87
2022B Special Obligation Refunding Revenue Bond	9	$1,928,903	$1,692,657	508,524	$3.33
Total Captial Expansion "Debt Service" Credit per Functional Resident					**$5.20**

1) Source: Collier County Office of Management and Budget
2) Total remaining debt service for the replacement portion of the Naples Jail
3) Total value of remaining payments in 2024 dollars
4) Source: Appendix B, Table B-7. Represents the average annual functional population over the remaining issue period.
5) Present value of payment remaining (Item 3) divided by the average annual functional population over the remaining issue period (Item 4)

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Net Correctional Facilities Impact Cost

Table 7 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is $331 per functional resident.

Table 7

Net Impact Cost per Functional Resident

Variable	Per Functional Resident
Impact Cost	
Total Impact Cost[1]	$335.90
Impact Credit	
Capital Expansion "Debt Service" Credit [2]	$5.20
Net Impact Cost	
Net Impact Cost[3]	**$330.70**

1) Source: Table 5
2) Source: Table 6
3) Total impact cost per functional resident (Item 1) less capital expansion “debt service” credit per functional resident (Item 2)

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Calculated Correctional Facilities Impact Fee Schedule

Table 8 presents the calculated correctional facilities impact fee schedule for residential and non-residential land uses, based on the net impact fee cost per functional resident figures presented in Table 7. Net impact cost per functional resident increased by approximately 25 percent since the 2015 study due to changes to cost and credit components. The remaining differences reflect the changes in the demand component since 2015 as well as new land use categories or units.

Table 8 also shows the maximum allowable impact fees consistent with F.S. 163.3180 and the corresponding percent change from the current adopted impact fee.

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Table 8

Calculated Correctional Facilities Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	FS 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Residential:								
210	Single Family Detached							
	- Less than 4,000 sf	du	1.75	**$578.73**	$499.19	16%	$578.73	16%
	- 4,000 sf or greater	du	2.16	**$714.31**	$570.90	25%	$714.31	25%
230/232	Multi-Family	du	0.91	**$300.94**	$228.91	31%	$300.94	31%
240	Mobile Home	du	1.33	**$439.83**	$397.15	11%	$439.83	11%
251	Retirement Community - Detached (Single Family)	du	1.07	**$353.85**	$215.12	64%	$322.68	50%
252	Retirement Community - Attached (Multi-Family)	du	0.55	**$181.89**	$215.12	-15%	$181.89	-15%
Transient, Assisted, Group:								
310/311	Hotel/All Suites Hotel	room	1.23	**$406.76**	$220.63	84%	$330.94	50%
320	Motel	room	1.07	**$353.85**	$209.60	69%	$314.40	50%
254	Assisted Living Facility	du	0.89	**$294.32**	$231.67	27%	$294.32	27%
620	Nursing Home	1,000 sf	2.37	**$783.76**	$248.22/bed	N/A	N/A	N/A
Recreation:								
416	Campground/RV Park	site	0.46	**$152.12**	$137.90	10%	$152.12	10%
420	Marina	boat berth	0.12	**$39.68**	$52.41	-24%	$39.68	-24%
430	Golf Course	hole	0.80	**$264.56**	$297.86	-11%	$264.56	-11%
n/a	Bundled Golf Course	hole	0.24	**$79.37**	$89.33	-11%	$79.37	-11%
445	Movie Theater	1,000 sf	3.33	**$1,101.23**	$1,649.27/screen	N/A	N/A	N/A
n/a	Dance Studio/Gymnastics	1,000 sf	1.72	**$568.80**	$612.28	-7%	$568.80	-7%
Institutions:								
520	Elementary School (Private)	student	0.10	**$33.07**	$16.55	100%	$24.82	50%
522	Middle/Junior High School (Private)	student	0.09	**$29.76**	$19.31	54%	$28.96	50%
525	High School (Private)	student	0.08	**$26.46**	$22.07	20%	$26.46	20%
540/550	University/Junior College (7,500 or fewer students) (Private)	student	0.10	**$33.07**	$27.58	20%	$33.07	20%
	University/Junior College (more than 7,500 students) (Private)	student	0.08	**$26.46**	$19.31	37%	$26.46	37%
560	Church	1,000 sf	0.47	**$155.43**	$8.27/seat	N/A	N/A	N/A
565	Day Care Center	1,000 sf	0.85	**$281.10**	$13.79/student	N/A	N/A	N/A
Medical:								
610	Hospital	1,000 sf	1.28	**$423.30**	$377.84	12%	$423.30	12%
Office:								
710	General Office	1,000 sf	0.95	**$314.17**	$212.36	48%	$314.17	48%

Table 8 (Continued)

Calculated Correctional Facilities Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	FS 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Office:								
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	1.16	**$383.61**	$314.41	22%	$383.61	22%
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	1.67	**$552.27**	$457.83	21%	$552.27	21%
770	Business Park (Flex-Space)	1,000 sf	0.92	**$304.24**	$264.77	15%	$304.24	15%
Retail:								
822	Retail 6,000 sfgla or less	1,000 sfgla	1.97	**$651.48**	$675.71	-4%	$651.48	-4%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	1.97	**$651.48**	$675.71	-4%	$651.48	-4%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	2.74	**$906.12**	$620.55	46%	$906.12	46%
820	Retail greater than 150,000 sfglA	1,000 sfgla	1.88	**$621.72**	$576.42	8%	$621.72	8%
840/841	New/Used Auto Sales	1,000 sf	1.47	**$486.13**	$405.42	20%	$486.13	20%
849	Tire Superstore	1,000 sf	1.20	**$396.84**	$369.57/bay	N/A	N/A	N/A
850	Supermarket	1,000 sf	2.26	**$747.38**	$565.39	32%	$747.38	32%
851	Convenience Market (24 hour)	1,000 sf	5.80	**$1,918.06**	$1,508.62	27%	$1,918.06	27%
862	Home Improvement Superstore	1,000 sf	1.81	**$598.57**	$499.19	20%	$598.57	20%
880/881	Pharmacy with & without Drive-Thru	1,000 sf	1.69	**$558.88**	$540.56	3%	$558.88	3%
890	Furniture Store	1,000 sf	0.30	**$99.21**	$66.20	50%	$99.21	50%
Services:								
911	Bank/Savings w/out Drive-Thru	1,000 sf	1.10	**$363.77**	$615.04	-41%	$363.77	-41%
912	Bank/Savings w/Drive-Thru	1,000 sf	1.42	**$469.59**	$628.82	-25%	$469.59	-25%
930	Fast Casual Restaurant	1,000 sf	3.28	**$1,084.70**	$2,454.60	-56%	$1,084.70	-56%
931	Low-Turnover Restaurant	1,000 sf	5.73	**$1,894.91**	$60.68/seat	N/A	N/A	N/A
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	5.39	**$1,782.47**	$74.46/seat	N/A	N/A	N/A
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.66	**$3,194.56**	$2,454.60	30%	$3,194.56	30%
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	8.25	**$2,728.28**	$2,454.60	11%	$2,728.28	11%
941	Quick Lube	service bay	1.52	**$502.66**	$319.93	57%	$479.89	50%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.32	**$436.52**	$714.32	-39%	$436.52	-39%
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	2.08	**$687.86**	$714.32	-4%	$687.86	-4%
	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	2.71	**$896.20**	$714.32	25%	$896.20	25%
947	Self-Service Car Wash	service bay	0.87	**$287.71**	$239.94	20%	$287.71	20%
948	Automated Car Wash	1,000 sf	1.76	**$582.03**	$485.40	20%	$582.03	20%
n/a	Luxury Auto Sales	1,000 sf	1.21	**$400.15**	$284.07	41%	$400.15	41%
Industrial:								
110	General Light Industrial	1,000 sf	0.45	**$148.82**	$190.30	-22%	$148.82	-22%
140	Manufacturing	1,000 sf	0.53	**$175.27**	$137.90	27%	$175.27	27%

Table 8 (Continued)

Calculated Correctional Facilities Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	FS 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Industrial:								
150	Warehousing	1,000 sf	0.10	**$33.07**	$77.22	-57%	$33.07	-57%
151	Mini-Warehouse	1,000 sf	0.03	**$9.92**	$16.55	-40%	$9.92	-40%

1) Source: Table B-8 for residential land uses and Table B-9 for non-residential land uses
2) Source: Net impact cost per functional resident from Table 7 is multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division.
4) Percent change from the calculated fee (Item 2) to the current adopted impact fee (Item 3)
5) Maximum allowable impact fees in compliance with 50 percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 6)

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Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's correctional facilities impact fee program, a comparison of correctional facilities impact fee schedules was completed for several other Florida counties. **Table 9** presents this comparison.

Table 9

Correctional Facilities Impact Fee Schedule Comparison

Land Use	Unit[2]	Collier County		Brevard County[5]	Charlotte County[6]	Polk County[7]	Sarasota County[8]
		Calculated[3]	Current Adopted[4]				
Date of Last Update		2024	2015	2000	2021	2024	2016
Adoption Percentage[1]		N/A	100%	100%	100%	100%	100%
Residential:							
Single Family (2,000 sf)	du	$579	$499	$72	$284	$662	$1,009
Non-Residential:							
Light Industrial	1,000 sf	$149	$190	N/A	$73	$205	$205
Office (50,000 sf)	1,000 sf	$314	$328	$34	$211	$367	$756
Retail (125,000 sf)	1,000 sf	$906	$621	$100	$442	$727	$1,319

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fees may have been lowered/raised through indexing or policy discounts. Does not account for moratoriums/suspensions
2) du = dwelling unit
3) Source: Table 8
4) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division
5) Source: Brevard County Planning & Development Department
6) Source: Charlotte County Community Development Department, Planning & Zoning Division
7) Source: Polk County Building & Construction Department. Fees shown effective January 1, 2027 following a three-year phasing.
8) Source: Sarasota County Planning & Development Services; fee shown is for "Justice Facilities"

Appendix A
Building and Land Value Analysis - Supplemental Information

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Appendix A - Building and Land Value Analysis

This appendix provides the additional data and information on building and land value estimates.

Building Values

In determining the appropriate unit value for buildings, the following analysis was conducted:

- Cost trends since the most recent technical study;
- Insurance value of the existing inventory; and
- Estimates provided by the County.

During the 2015 study, the value of jails was estimated at $300 per square foot. Applying Engineering News Records Building Cost Index for the cost changes between 2015 and 2024 resulted in a unit cost of approximately $450 per square foot.

The insured value of the Naples Jail is approximately $202 per square foot and the Immokalee Jail is approximately $264 per square foot. The insured value of the parking garage is approximately $78 per square foot. It is important to note insurance values are considered to provide conservative estimates and do not take into consideration certain building components, such as foundation, architectural/design cost, furniture/fixture/equipment, security features, etc.

Given this data and based on estimates provided by the County, building cost for jails was estimated at $430 per square foot. The value of support facilities was estimated at $150 per square foot.

Land Values

To estimate the current land value the following analysis is conducted:

- Land value trends in Collier County;
- Current value of land where the jail buildings are located;
- Analysis of vacant land sales and values of similarly sized parcels; and
- Discussions with the County.

Value of vacant land increased by 146 percent since the last update study based on estimates published by the Florida Department of Revenue. Applying this increase to the average cost of $25,000 per acre used in the previous study results in land value of approximately $61,500 per acre.

According to the Collier County Property Appraiser, the value of the land where the Naples Jail is located is approximately $871,000 per acre. The value of the land where the Immokalee Jail is located is much lower at $20,000 per acre.

Based on discussions with the County, future land purchases for correctional facilities are likely to be in the Immokalee and Big Corkscrew areas. Therefore, the land value analysis considered sales over the past five years in these areas. Vacant land sales in this area over the last five years suggested a weighted average of $57,600 per acre and a median value of $31,900 per acre for parcels greater than 0.5 acres and less than 5 acres. Vacant land values within this area indicated an average value of $35,700 per acre for parcels greater than 0.5 acres and less than 5 acres. Given these figures, an average land value of $40,000 per acre is considered to be a reasonable estimate for the impact fee calculations.

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Appendix B
Population Estimates - Supplemental Information

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Appendix B - Population Estimates

The correctional facilities impact fee program requires the use of population data in calculating current levels of service. To be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population estimates provided by Collier County's Comprehensive Planning Department are used for all population estimates and projections.

Table B-1 presents the peak seasonal population trends for Collier County. The projections indicate that the current peak seasonal population of the county is approximately 491,800 and is expected to increase to 582,700 (increase of 90,900) by 2040. The estimated average growth rate is approximately 1 percent per year.

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Table B-1

Collier County Population Estimates (Countywide)

Year	Countywide	
	Peak Seasonal Population	Percent Change
2010	387,183	-
2011	392,180	1.3%
2012	398,107	1.5%
2013	402,268	1.0%
2014	408,351	1.5%
2015	416,402	2.0%
2016	424,603	2.0%
2017	433,359	2.1%
2018	442,240	2.0%
2019	451,303	2.0%
2020	455,059	0.8%
2021	464,155	2.0%
2022	474,235	2.2%
2023	483,487	2.0%
2024	**491,779**	**1.7%**
2025	499,426	1.6%
2026	506,406	1.4%
2027	513,483	1.4%
2028	520,660	1.4%
2029	527,936	1.4%
2030	534,305	1.2%
2031	539,741	1.0%
2032	545,233	1.0%
2033	550,781	1.0%
2034	556,384	1.0%
2035	561,339	0.9%
2036	565,633	0.8%
2037	569,960	0.8%
2038	574,320	0.8%
2039	578,714	0.8%
2040	582,721	0.7%

Source: Collier County Comprehensive Planning Department (population projections dated May, 2024)

Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the correctional facilities impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/ RV Park (tied down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet and greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2021 American Housing Survey (AHS) and data from the 2022 American Community Survey (ACS) to examine this relationship.

Table B-2
Residents per Housing Unit

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	289,564	112,378		2.58
- Less than 4,000 sf			98%	2.53
- 4,000 sf or greater			121%	3.12
Multi Family	139,405	106,016		1.31
Mobile Home/RV Park (Tied Down)	21,446	11,189		1.92
Retirement Community - Detached (Single Family)[5]	173,738	112,378		1.55
Retirement Community - Attached (Multi-Family)[6]	83,643	106,016		0.79

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.58) by the ratio developed from the AHS data (Item 3)

5) Estimate for retirement community (detached) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for retirement community (attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Functional Population

For correctional facilities, this study uses functional population as the demand component, which distributes the cost associated with the availability of correctional facilities among various land uses based on the density of people at each land use throughout the day. Functional population, as used in the impact fee analysis, is a generally accepted methodology and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at an estimate of effective population that needs to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future year can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of Collier County functional population, an analysis of the County's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.6 hours, or approximately 69 percent, of each 24-hour day at their place of residence and the other 31 percent away from home. This analysis is presented in **Tables B-3** and **B-4**.

Table B-3

Population & Employment Characteristics

Item/Calculation Step	Year 2021
Total workers living in Collier County[1]	150,529
Collier County Population[2]	372,797
Total workers as a percent of population[3]	**40.4%**
School age population (5-17 years)[4]	47,900
School age population as a percent of population[5]	**12.8%**
Population net of workers and school age population[6]	174,368
Other population as a percent of total population[7]	**46.8%**

1) Source: Census OnTheMap 2021
2) Source: ACS 2021 5-Yr Estimates, Table S0101
3) Total workers (Item 1) divided by countywide population (Item 2)
4) Source: ACS 2021 5-Yr Estimates, Table S0101
5) Total school age population (Item 4) divided by total population (Item 2)
6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)
7) Population net of workers and school age population (Item 6) divided by total population (Item 2)

Table B-4

Residential Coefficient for Functional Population

Pop. Group	Hours at Residence[1]	Percent of Population[2]	Effective Hours[3]
Workers	13	40.4%	5.3
Students	15	12.8%	1.9
Other	20	46.8%	9.4
Total Hours at Residence[4]			16.6
Residential Functional Population Coefficient[5]			**69.2%**

1) Estimated
2) Source: Table B-3
3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
4) Sum of effective hours
5) Sum of effective hours (Item 4) divided by 24

The resulting percentage from Table B-4 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in **Table B-6**.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated of functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, now used widely[1]. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information on passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).
- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).

[1] Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," *Journal of Urban Planning and Development* 118(2): 45-58 (1992).

- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table B-5 shows the functional population coefficients for residential and non-residential uses in Collier County. The functional population coefficients in Table B-5 were used to estimate the County's functional population in Table B-6.

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Table B-5

General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population									7.00	**0.692**
Natural Resources	N/A	9.00	3.10	1.55	1.32	1.38	0.09	1.00	7.00	**0.379**
Construction	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Manufacturing	140	9.00	2.51	1.26	1.32	1.38	0.08	1.00	5.00	**0.270**
Transportation, Communication, Utilities	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	**0.272**
Retail Trade	820	9.00	57.30	28.65	1.24	1.73	14.04	1.50	7.00	**1.252**
Finance, Insurance, Real Estate	710	9.00	3.33	1.67	1.24	1.73	0.82	1.00	5.00	**0.292**
Services[9]	N/A	9.00	20.32	10.16	1.24	1.73	4.98	1.00	6.00	**0.499**
Government[10]	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	**0.451**

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 11th Edition (Institute of Transportation Engineers 2021) as follows:

ITE Code 110 at 3.10 weekday trips per employee, Volume 2 - Industrial Land Uses, page 39

ITE Code 140 at 2.51 weekday trips per employee, Volume 2 - Industrial Land Uses, page 76

ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 104

ITE Code 710 at 3.33 weekday trips per employee, Volume 2 Office Land Uses, page 716

ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 795

ITE Code 820 (page 186) based on blended average of trips by retail center size calculated below.

Retail Scale	*Trip Rate*	*Sq Ft per Employee*[11]	*Trips per Employee*	*Share*	*Weighted Trips*
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	67.52	1,152	78	35.0%	27.30
Retail (greater than 150k sq. ft.	37.01	1,070	40	15.0%	6.00
Sum of Weighted Trips/1k sq.ft.					57.30

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-7 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{((\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week})}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 11th ed., when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

Table B-6

Functional Population (Countywide)

Population Category	Collier County Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2024 Peak Season Population	491,779	0.692	340,311
Employment Category			
Natural Resources	4,961	0.379	1,880
Construction	24,935	0.271	6,757
Manufacturing	6,231	0.270	1,682
Transportation, Communication, and Utilities	11,268	0.271	3,054
Wholesale Trade	6,495	0.272	1,767
Retail Trade	26,632	1.252	33,343
Finance, Insurance, and Real Estate	56,185	0.292	16,406
Services	127,033	0.499	63,389
Government Services	14,309	0.451	6,453
Total Employment by Category Population[4]			134,731
2024 Total Functional Population[5]			**475,042**

1) Source: Table B-1 for population and 2024 Woods & Poole for employment data
2) Source: Tables B-4 and B-5
3) The functional population is Collier baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) The total functional population is the sum of the residential functional population and the employment functional population

Table B-7 presents the County's annual functional population figures from 2010 through 2040, based on the 2024 functional population figure from Table B-6 and the annual population growth rates from the population figures previously presented in Table B-1.

Table B-7

Countywide Functional Population (2010-2040)

Year	Functional Population
2010	374,006
2011	378,833
2012	384,558
2013	388,577
2014	394,453
2015	402,230
2016	410,152
2017	418,610
2018	427,189
2019	435,944
2020	439,572
2021	448,358
2022	458,095
2023	467,032
2024	**475,042**
2025	482,429
2026	489,171
2027	496,007
2028	502,940
2029	509,968
2030	516,120
2031	521,371
2032	526,676
2033	532,035
2034	537,447
2035	542,233
2036	546,381
2037	550,561
2038	554,773
2039	559,017
2040	562,888

Source: Table B-6 for the 2024 functional population figure and Table B-1 for annual growth rates

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Functional Residents by Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

For residential and transient land uses, the functional population coefficients are displayed in **Table B-8**. The transient land uses include hotel/all suites hotel, motel, assisted living facility and nursing home. Secondary sources, such as Smith Travel Research (STR), Collier County Convention and Visitors Bureau, and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for these land uses.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. **Table B-9** reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional resident per unit by land use. These figures represent the demand component for the correctional facility impact fee program and are used in the calculation of the correctional facilities impact fee schedule.

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Table B-8

Functional Residents for Residential and Transient Land Uses

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
Residential										
Single Family Detached										
- Less than 4,000 sf	du	210	2.53	-	-	-	-	-	-	**1.75**
- 4,000 sf or greater	du	210	3.12	-	-	-	-	-	-	**2.16**
Multi-Family	du	220-232	1.31	-	-	-	-	-	-	**0.91**
Mobile Home	du	240	1.92	-	-	-	-	-	-	**1.33**
Retirement Community - Detached (Single Family)	du	251	1.55	-	-	-	-	-	-	**1.07**
Retirement Community - Attached (Multi-Family)	du	252	0.79	-	-	-	-	-	-	**0.55**
Transient/Assisted, Group										
Hotel/All Suites Hotel	room	310/311	2.80	73%	2.04	12	0.56	9	7	**1.23**
Motel	room	320	2.80	73%	2.04	12	0.13	9	7	**1.07**
Assisted Living Facility	du	254	1.18	70%	0.82	20	0.56	9	7	**0.89**
Nursing Home	1,000 sf	620	2.76	70%	1.93	20	2.04	9	7	**2.37**

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition

(2) Estimates for the residential land uses, retirement community (detached), retirement community (attached) from Table B-2; estimate for hotel/motel from Collier County Overnight Visitor Economic Impact Report 2021. Estimate for assisted living facility is based on people per household figures for single family and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation. Estimate used for nursing home is based on 1 person per bed and an average square footage of 363 per bed in a nursing home, based on information provided in the ITE Trip Generation Handbook, 11th Edition.

(3) Source for hotel/motel occupancy: Collier County Convention and Visitors Bureau Annual Reports and Smith Travel Research (STR). Average occupancy rate for 2016 through 2021, excluding 2020. Source for nursing home/ALF occupancy rate is the Florida Department of Elderly Affairs Collier County Profile and the Agency for Health Care Administration. Average occupancy rate for 2021 through 2022.

(4) Residents/visitors per unit (Item 2) times occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 11th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table B-5). For transient, assisted, and group land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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Table B-9

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
RECREATION:												
416	Campground/RV Park[12]	site	1.62	n/a	1.20	0.81	9	1.64	0.13	1.50	7	**0.46**
420	Marina	boat berth	2.41	20.52	0.12	1.21	9	1.64	1.86	1.00	7	**0.12**
430	Golf Course	hole	30.38	20.52	1.48	15.19	9	1.64	23.43	0.25	7	**0.80**
n/a	Bundled Golf Course[13]	hole	9.11	20.52	0.44	4.56	9	1.64	7.04	0.25	7	**0.24**
445	Movie Theater	1,000 sf	82.30	53.12	1.55	41.15	9	1.64	65.94	1.00	7	**3.33**
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	n/a	2.00	10.67	9	1.64	15.50	1.50	7	**1.72**
INSTITUTIONS:												
520	Elementary School (Private)	student	2.27	22.50	0.10	1.14	9	1.11	1.17	2.00	5	**0.10**
522	Middle/Junior High School (Private)	student	2.10	23.41	0.09	1.05	9	1.11	1.08	2.00	5	**0.09**
525	High School (Private)	student	1.94	21.95	0.09	0.97	9	1.11	0.99	2.00	5	**0.08**
540/550	University/Junior College (7,500 or fewer students) (Private)	student	2.00	11.75	0.17	1.00	9	1.11	0.94	2.00	5	**0.10**
	University/Junior College (more than 7,500 students) (Privat	student	1.50	11.75	0.13	0.75	9	1.11	0.70	2.00	5	**0.08**
560	Church	1,000 sf	7.60	20.64	0.37	3.80	9	2.16	7.84	1.00	7	**0.47**
565	Day Care Center	1,000 sf	49.63	21.38	2.32	24.82	9	2.16	51.29	0.15	5	**0.85**
MEDICAL:												
610	Hospital	1,000 sf	10.77	3.77	2.86	5.39	9	1.44	4.90	1.00	7	**1.28**
OFFICE:												
710	General Office	1,000 sf	10.84	3.33	3.26	5.42	9	1.09	2.65	1.00	5	**0.95**
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	8.71	2.74	11.92	9	1.44	14.42	1.00	5	**1.16**
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	8.71	3.93	17.11	9	1.44	20.71	1.00	5	**1.67**
770	Business Park (Flex-Space)	1,000 sf	12.65	4.04	3.13	6.33	9	1.09	3.77	0.75	5	**0.92**
RETAIL:												
822	Retail 6,000 sfgla or less	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	67.52	17.42	3.88	33.76	9	1.52	47.44	0.65	7	**2.74**
820	Retail greater than 150,000 sfgla	1,000 sfgla	37.01	17.42	2.12	18.51	9	1.52	26.02	1.00	7	**1.88**
840/841	New/Used Auto Sales	1,000 sf	24.58	11.84	2.08	12.29	9	1.52	16.60	1.00	7	**1.47**
849	Tire Superstore	1,000 sf	20.37	n/a	1.65	10.19	9	1.52	13.84	1.00	7	**1.20**
850	Supermarket	1,000 sf	94.48	43.86	2.15	47.24	9	1.52	69.65	0.50	7	**2.26**
851	Convenience Market (24 hour)	1,000 sf	739.50	243.38	3.04	369.75	9	1.52	558.98	0.20	7	**5.80**
862	Home Improvement Superstore	1,000 sf	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	**1.81**
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	69.17	1.50	51.93	9	1.52	77.43	0.35	7	**1.69**
890	Furniture Store	1,000 sf	6.26	10.93	0.57	3.13	9	1.52	4.19	0.50	7	**0.30**
SERVICES:												
911	Bank/Savings w/out Drive-Thru	1,000 sf	57.94	32.73	1.77	28.97	9	1.52	42.26	0.35	6	**1.10**
912	Bank/Savings w/Drive-Thru	1,000 sf	103.73	32.73	3.17	51.87	9	1.52	75.67	0.15	6	**1.42**
930	Fast Casual Restaurant	1,000 sf	97.14	21.26	4.57	48.57	9	2.30	107.14	0.35	7	**3.28**
931	Low-Turnover Restaurant	1,000 sf	86.03	17.90	4.81	43.02	9	2.30	94.14	1.00	7	**5.73**
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	103.46	21.26	4.87	51.73	9	2.30	114.11	0.75	7	**5.39**
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	44.52	10.76	239.59	9	2.30	540.30	0.25	7	**9.66**
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	44.52	9.19	204.63	9	2.30	461.46	0.25	7	**8.25**

Table B-9 (continued)

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
SERVICES:												
941	Quick Lube	service bay	40.00	16.00	2.50	20.00	9	1.52	27.90	0.50	7	**1.52**
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	275.78	0.62	86.01	9	1.52	130.12	0.20	7	**1.32**
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	264.38	241.21	1.10	132.19	9	1.52	199.83	0.20	7	**2.08**
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	345.75	241.21	1.43	172.88	9	1.52	261.35	0.20	7	**2.71**
947	Self-Service Car Wash	service bay	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	**0.87**
948	Automated Car Wash	1,000 sf	142.00	n/a	1.75	71.00	9	1.52	106.17	0.25	7	**1.76**
n/a	Luxury Auto Sales	1,000 sf	16.30	n/a	2.08	8.15	9	1.52	10.31	1.00	7	**1.21**
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	4.87	3.10	1.57	2.44	9	1.08	1.07	1.00	5	**0.45**
140	Manufacturing	1,000 sf	4.75	2.51	1.89	2.38	9	1.08	0.68	1.00	5	**0.53**
150	Warehousing	1,000 sf	1.71	5.05	0.34	0.86	9	1.08	0.59	0.75	5	**0.10**
151	Mini-Warehouse	1,000 sf	1.46	61.90	0.02	0.73	9	1.08	0.77	0.75	7	**0.03**

Sources:
1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition
2) Land uses and trip generation rates consistent with those included in the 2024 Transportation Impact Fee Update Study
3) Trips per employee from ITE Trip Generation Handbook, 11th Edition, when available
4) Trips per unit (Item 2) divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated
5) Trips per unit (Item 2) multiplied by 50 percent
6) Estimated
7) Source: 2022 National Household Travel Survey (FHWA 2022)
8) [(One-way Trips/Unit X Occupants/Trip) - Employees]
9) Estimated
10) Estimated
11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
12) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds
13) The trip generation rate for "bundled golf course" is assessed at 30 percent of the trip generation rate for the "golf course" land use (LUC 430)



Collier County Emergency Medical Services Impact Fee Update Study

DRAFT Report
October 31, 2024

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Collier County
Emergency Medical Services Impact Fee Update Study

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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for emergency medical services (EMS), which was last updated in 2016. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated EMS impact fee. Data presented in this report represents the most recent and localized data available at the time of this update study. All data and support materials used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fee as a policy decision.

Methodology

In developing the County's EMS impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the EMS impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

Inventory

According to information provided by the Collier County Emergency Medical Services Division (CCEMS), the County owns 13 stations used to provide emergency medical services. In addition, the County operates 13 additional stations out of leased buildings. For impact fee calculation purposes, only the owned facilities are included in this study.

Table 1 shows a summary of the CCEMS building inventory included in the impact fee calculations. As presented, the inventory used to calculate impact fees includes a total of 82,600 square feet of building space and 30 acres of land dedicated to EMS related services. The total building and land value is approximately $43.4 million including $38.0 million for buildings and $5.4 million for land.

The building value per square foot is estimated based on recent construction costs, estimates for upcoming construction, insurance values of the existing EMS stations, and discussions with the County. The building value is estimated at $460 per square foot. Appendix A provides further detail on the building cost estimates.

The land value is estimated at $180,000 per acre based on an analysis of vacant land value trends since the last study, recent land purchases, and an analysis of vacant land sales and values based on information from the Collier County Property Appraiser.

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Table 1

Building and Land Inventory

Facility Description	Location	Year Acquired /Built[1]	Square Feet[2]	Total Square Feet on Site[3]	Total Acres[4]	Acres per 1,000 sf of Building Space[5]	Allocated Acres[6]	Building Value[7]	Land Value[8]	Total Building and Land Value[9]
Station 3/Helicopter Operations[10]	2375 Tower Drive	1994	4,962	N/A	617.44	N/A	2.00	$2,282,520	$360,000	$2,642,520
Station 44	776 Vanderbilt Beach Road	1994	3,260	16,477	3.63	0.220	0.72	$1,499,600	$129,600	$1,629,200
Station 70	4741 Golden Gate Parkway	1994	5,361	76,498	12.91	0.169	0.91	$2,466,060	$163,800	$2,629,860
Station 30	112 South 1st Street	1993	3,500	21,156	7.42	0.351	1.23	$1,610,000	$221,400	$1,831,400
Station 21[11]	11121 East Tamiami Trail	1991	1,195	11,490	1.07	0.093	0.09	$549,700	$16,200	$565,900
Station 42[12]	7010 Immokalee Road	1989	2,500	N/A	N/A	N/A	N/A	$1,150,000	N/A	$1,150,000
Station 10[13]	14756 Immokalee Road	1996	3,571	19,113	85.96	N/A	1.50	$1,642,660	$270,000	$1,912,660
Station 71	95 13th Street SW	2001	4,447	4,447	2.00	0.450	2.00	$2,045,620	$360,000	$2,405,620
Station 24[14]	2795 Airport Road North	2004	3,177	9,531	1.50	0.157	0.50	$1,461,420	$90,000	$1,551,420
Station 22[15]	4375 Bayshore Drive	2005	3,579	9,672	0.63	0.065	N/A	$1,646,340	N/A	$1,646,340
Station 25	3675 Hacienda Lakes Boulevard	2021	5,500	5,500	1.33	0.242	1.33	$2,530,000	$239,400	$2,769,400
Station 75	4590 Santa Barbara Boulevard	2006	4,985	4,985	1.89	0.379	1.89	$2,293,100	$340,200	$2,633,300
Station 76	790 Logan Boulevard	2016	5,321	5,321	2.41	0.453	2.41	$2,447,660	$433,800	$2,881,460
Emergency Services Complex[16]	8075 Lely Cultural Pkwy	2009	31,239	154,388	20.00	0.130	4.06	$14,369,940	$730,800	$15,100,740
Vacant Land for Station 49[17]	Heritage Bay Property	2003	N/A	N/A	7.73	N/A	1.50	N/A	$270,000	$270,000
Vacant Land for Station 410	16140/16144 Performance Way	2007	N/A	N/A	0.99	N/A	0.99	N/A	$178,200	$178,200
Vacant Land for Station 74	Desoto/Golden Gate Boulevard	2019	N/A	N/A	5.46	N/A	5.46	N/A	$982,800	$982,800
Vacant Land for future EMS Station	8156 Fiddlers Creek Parkway	2022	N/A	N/A	8.36	N/A	3.43	N/A	$617,400	$617,400
Total			**82,597**				**30.02**	**$37,994,620**	**$5,403,600**	**$43,398,220**
Building Value per Square Foot[18]								**$460**		
Land Value per Acre[19]									**$180,000**	

1) Source: Collier County
2) Source: Collier County. Square feet includes total area under the roof.
3) Source: Collier County. Square feet of buildings on a given parcel.
4) Acreage of the parcel where the facility is located. In some cases, this acreage includes other buildings.
5) Acres (Item 4) divided by the total square footage on site (Item 3) multiplied by 1,000.
6) Acres per 1,000 square feet of building space (Item 5) is multiplied by square feet of the facility (Item 2) divided by 1,000.
7) Square footage (Item 2) multiplied by building value per square foot (Item 18).
8) Source: Allocated acres (Item 6) multiplied by the land value per acre (Item 19)
9) Sum of building value (Item 7) and land value (Item 8).

10) Portion of acreage used for EMS facilities provided by Collier County.
11) Approximately 65% of this property is owned by Greater Naples Fire District. The portion owned by the County (35%) is used for EMS and law enforcement facilities.
12) The land is owned by the North Collier Fire District and is not included in the inventory. The County is leasing the building from the North Collier Fire District and paid for the structure. Given the lease term will continue until 2024 and the County is in the process of renewing the lease, the building value is included in the inventory.
13) Portion of acreage used for EMS facilities provided by Collier County
14) This station is a joint facility shared by the North Collier and Greater Naples Fire Districts and Collier County EMS. The square footage, acreage, and value shown reflect Collier County EMS' share (1/3)
15) Greater Naples Fire District owns 63% of the building and the entire acreage. The County owns 37% of the building
16) Joint facility shared by County EMS, law enforcement, and emergency management services.
17) Portion of acreage that will be used for EMS facilities provided by Collier County
18) Source: Appendix A
19) Source: Appendix A

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In addition to the facilities included in Table 1, the County also leases 26,100 square feet of building space for thirteen additional stations. These leased facilities, which are not included in the impact fee calculations but provide services to County residents, are presented in **Table 2.**

Table 2
Leased EMS Stations

Facility	Address	Total Square Feet[1]
Station 1	835 8th Ave. South, Naples 34102	2,200
Station 50[2]	1280 San Marco Rd., Marco Island 34145	1,200
Station 40	1441 Pine Ridge Rd., Naples 34109	2,500
Station 60	201 Buckner Ave., Everglades City 34139	2,700
Station 23	6055 Collier Blvd., Naples, 34114	2,500
Station 2	977 26th Ave. North, 34103	1,500
Station 43	16325 Vanderbilt Dr., 34110	2,500
Station 90	175 Capri Blvd., Naples 34113	2,500
Station 46	3410 Pine Ridge Rd., 34109	2,500
Station 32	5368 Useppa Drive, Ave Maria 34142	1,148
Station 48	16280 Livingston Road, Naples, Fl 34110	895
Station 20	4798 Davis Blvd, Naples, FL 34104	2,000
Station 31	502 East New Market Rd, Immokalee, Fl 34142	2,000
Total		**26,143**

1) Source: Collier County
2) Station 50 was demolished and was rebuilt by Marco Island Fire. County. In the interim, the County leased a temporary space at the hospital which was 1,200 square feet.

In addition to the land and buildings inventory, the CCEMS also has the necessary vehicles and equipment to perform its emergency medical services duties. **Table 3** summarizes the vehicle and equipment inventory. Equipment included in this list follows the County's definition of capital assets, which includes items that have a minimum value of $5,000 and five years of useful life. As shown, the total CCEMS vehicle and equipment inventory amounts to approximately $19.4 million.

Table 3

Vehicle and Equipment Inventory

Description	Units [1]	Unit Value[2]	Total Value[3]
Vehicles			
ALS Ambulance	42	$432,200	$18,152,400
Ford Explorer	12	$60,000	$720,000
Ford Escape	2	$24,000	$48,000
Econo Van	1	$30,000	$30,000
Hazmat Trailer	1	$29,500	$29,500
Chevrolet C4500	1	$63,500	$63,500
Ford F350	1	$44,200	$44,200
Haulmark	1	$5,500	$5,500
Subtotal -- Vehicles			**$19,093,100**
Equipment			
Mobile MHz Radios 1	2	$5,300	$10,600
Mobile MHz Radios 2	6	$5,100	$30,600
UHF/VHF/800 MHz Radio Ambulance	45	$5,400	$243,000
Subtotal -- Equipment			**$284,200**
Total			**$19,377,300**

1) Source: Collier County
2) Source: Collier County
3) Units (Item 1) multiplied by unit value (Item 2)

Service Area and Demand Component

Emergency medical services are provided by Collier County in all areas of the county. Therefore, the proper benefit district for the provision of emergency response services is countywide.

The EMS impact fee program requires the use of population data in calculating current levels of service and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak season population is used in all population estimates and projections. Peak seasonal population projections were provided by Collier County's Comprehensive Planning Division.

To measure effective population that benefits from emergency medical services, this study also developed functional population figures. Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. Appendix B provides additional details on population estimates.

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Level of Service

For impact fee calculation purposes, the current level of service (LOS) is calculated based on stations per peak seasonal and functional resident, as presented in **Table 4**.

It should be noted that two different calculations of the current LOS were provided in the table. One of these calculations includes only the stations owned by the County and is used in the calculation of the impact fee. The other includes stations that are owned and leased, which better reflects the service County residents are receiving. However, because impact fees need to be based on capital investment made by the existing population, the LOS calculations exclude leased stations, which are considered operational expenses. The achieved LOS based on owned stations is 0.000027 per functional resident and is utilized in the calculation of the EMS impact fee.

Table 4

Current Achieved Level of Service

Variable	Year 2024	
	Peak Population	Functional Population
Population[(1)]	491,779	475,042
Number of Owned Stations[(2)]	13	13
Number of Owned and Leased Stations[(3)]	26	26
Population per Station[(4)]	18,915	18,271
Current LOS (All Stations per Resident)[(5)]	0.000053	0.000055
Current LOS (Owned Stations per Resident)[(6)]	**0.000026**	**0.000027**

1) Source: Appendix B, Table B-1 for peak population and Table B-7 for functional population
2) Table 1
3) Number of owned stations (Item 2) plus the 13 leased stations from Table 2 and Station 76
4) Population (Item 1) divided by number of owned stations and leased stations include Station 76 (Item 3)
5) Number of owned stations and leased stations including Station 76 (Item 3) divided by population (Item 1)
6) Number of owned stations (Item 2) divided by population (Item 1)

Cost Component

Table 5 provides a summary of EMS related capital assets owned by the County. As shown, the total capital asset value associated with EMS amounts to $62.8 million. However, the County is still paying debt service on a portion of these assets. In addition, it is Collier County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal of bonds used to fund EMS capacity expansion projects is subtracted from the total asset value in Table 5. The resulting owned capital asset value is approximately $58.6 million or $4.5 million per station.

Table 5 also presents the cost per functional resident for the impact fee analysis. This cost is calculated by multiplying the owned capital asset value per station by the current LOS of 0.00027 stations per functional resident. As shown, these calculations result in $122 per functional resident for all EMS assets considered in the impact fee calculations.

Table 5

Total Impact Cost per Functional Resident

Description	Figure	Percent of Total[11]
Total Building Value[1]	$37,994,620	60.5%
Total Land Value[2]	$5,403,600	8.6%
Total Vehicle and Equipment Value[3]	$19,377,300	30.9%
Total Capital Asset Value[4]	**$62,775,520**	**100.0%**
Less: Portion Not Owned[5]	$4,126,165	
Owned Capital Asset Value[6]	**$58,649,355**	
Number of Owned Stations[7]	13	
Owned Capital Asset Value per Station[8]	**$4,511,489**	
Current LOS (Owned Stations per Functional Resident)[9]	0.000027	
Total Impact Cost per Functional Resident[10]	**$121.81**	

1) Source: Table 1
2) Source: Table 1
3) Source: Table 3
4) Sum of building, land, vehicle and equipment values (Items 1, 2, and 3)
5) Source: Colier County Office of Management and Budget
6) Total capital asset value (Item 4) less the portion not owned (Item 5)
7) Source: Table 1
8) Owned capital asset value (Item 6) divided by the number of owned stations (Item 7)
9) Source: Table 4
10) Owned capital asset value per station (Item 8) multiplied by current LOS (Item 9)
11) Distribution of total capital asset value (Item 4)

Credit Component

To avoid overcharging new development for the EMS impact fee, a review of the capital financing program for EMS was completed. The purpose of this review was to determine any potential revenue credits that should be considered for revenues generated by new development that could be used for capital facility expansion, land purchase, or vehicle/equipment expansion for the EMS program.

Capital Expansion "Cash" Credit

To calculate the capital expansion credit per functional resident, funding sources used for the past five years and programmed for the next five years were reviewed. Between FY 2018 and FY 2027, the County has allocated an average non-impact fee funding of $250,500 per year towards EMS capital facilities utilizing grants and land sales proceeds.

The annual capital expansion "cash" expenditures were divided by the average annual functional residents for the same period to calculate the average annual capital expansion "cash" credit per functional resident. As presented in **Table 6**, the result is $0.54 per functional resident annually.

Collier County has also allocated revenues from the one-percent local government infrastructure surtax for capacity expansion projects. The infrastructure surtax was repealed on December 31, 2023, and the County does not intend to reimplement this funding mechanism. Therefore, this funding source is excluded from the credit calculations.

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Table 6

Capital Expansion "Cash" Credit

Description	FY 2018 to FY 2022[1]	FY 2023 to FY 2027[1]	Total
American Rescue Plan			
Ambulances & SUVs	-	$1,700,000	**$1,700,000**
Subtotal -- American Rescue Plan	**-**	**$1,700,000**	**$1,700,000**
GAC Land Sales Trust Fund			
EMS Station 74 - Golden Gate Estates	$105,000	-	**$105,000**
EMS Station 74 - Golden Gate Estates, Ambulance	-	$700,438	**$700,438**
Subtotal -- GAC Land Sales Trust Fund	**$105,000**	**$700,438**	**$805,438**
Total Capital Expansion "Cash" Expenditures			**$2,505,438**
Average Annual Capital Expansion "Cash" Expenditures[2]			$250,544
Average Annual Functional Population[3]			461,884
Annual Capital Expansion "Cash" Expenditures per Functional Resident[4]			**$0.54**

1) Source: Collier County
2) Total capital expansion "cash" expenditures divided by 10 to calculate the average annual expenditures
3) Source: Appendix B, Table B-7. Average functional population over the same time period.
4) Average annual capital expansion "cash" expenditures (Item 2) divided by the average annual functional population (Item 3)
   Note: Excludes projects funded with Infrastructure Sales Tax since this tax was repealed in December 2023.

Net EMS Impact Cost

Table 7 summarizes the calculation of the net EMS impact cost per functional resident which is the difference between the total impact cost and the capital expansion "cash" credit per functional resident. The resulting net impact cost is $113 per functional resident.

Table 7

Net Impact Cost per Functional Resident

Variable	Per Functional Resident
Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$121.81
Impact Credit	
Average Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	$0.54
Capitalization Rate	3.70%
Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[(3)]	$8.71
Net Impact Cost	
Net Impact Cost per Functional Resident[(4)]	**$113.10**

1) Source: Table 5
2) Source: Table 6
3) The present value of the average annual capital expansion "cash" credit per functional resident using an interest rate of 3.7 percent over a capitalization period of 25 years. The capitalization rate estimate was provided by Collier County.
4) Total impact cost per functional resident (Item 1) less capital expansion "cash" credit per functional resident (Item 3)

Calculated EMS Impact Fee Schedule

Table 8 presents the calculated EMS impact fee schedule for both residential and non-residential land uses, based on the net impact cost per functional resident figure presented in Table 7. Net impact cost per functional resident increased by approximately 45 percent since the 2015 study due to changes to cost and credit components. The remaining differences reflect the changes in the demand component since 2015 as well as new land use categories or units.

Table 8 also shows the maximum allowable impact fees consistent with F.S. 163.3180 and the percent change from the current adopted impact fee.

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Table 8

Calculated EMS Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Residential:								
210	Single Family Detached							
	- Less than 4,000 sf	du	1.75	**$197.93**	$142.07	39%	$197.93	39%
	- 4,000 sf or greater	du	2.16	**$244.30**	$159.33	53%	$238.99	50%
220-232	Multi-Family	du	0.91	**$102.92**	$67.50	52%	$101.25	50%
240	Mobile Home	du	1.33	**$150.42**	$113.81	32%	$150.42	32%
251	Retirement Community - Detached (Single Family)	du	1.07	**$121.02**	$62.01	95%	$93.01	50%
252	Retirement Community - Attached (Multi-Family)	du	0.55	**$62.21**	$62.01	0%	$62.21	0%
Transient, Assisted, Group:								
310/311	Hotel/All Suites Hotel	room	1.23	**$139.11**	$63.58	119%	$95.37	50%
320	Motel	room	1.07	**$121.02**	$59.65	103%	$89.47	50%
254	Assisted Living Facility	du	0.89	**$100.66**	$79.27	27%	$100.66	27%
620	Nursing Home	1,000 sf	2.37	**$268.05**	$82.41/bed	N/A	N/A	N/A
Recreation:								
416	Campground/RV Park	site	0.46	**$52.03**	$39.25	33%	$52.03	33%
420	Marina	boat berth	0.12	**$13.57**	$14.91	-9%	$13.57	-9%
430	Golf Course	hole	0.80	**$90.48**	$84.77	7%	$90.48	7%
n/a	Bundled Golf Course	hole	0.24	**$27.14**	$25.42	7%	$27.14	7%
445	Movie Theater	1,000 sf	3.33	**$376.62**	$469.37/screen	N/A	N/A	N/A
n/a	Dance Studio/Gymnastics	1,000 sf	1.72	**$194.53**	$174.25	12%	$194.53	12%
Institutions:								
520	Elementary School (Private)	student	0.10	**$11.31**	$4.71	140%	$7.06	50%
522	Middle/Junior High School (Private)	student	0.09	**$10.18**	$5.49	85%	$8.23	50%
525	High School (Private)	student	0.08	**$9.05**	$6.28	44%	$9.05	44%
540/550	University/Junior College (7,500 or fewer students) (Private)	student	0.10	**$11.31**	$7.85	44%	$11.31	44%
	University/Junior College (more than 7,500 students) (Private)	student	0.08	**$9.05**	$5.49	65%	$8.23	50%
560	Church	1,000 sf	0.47	**$53.16**	$2.35/seat	N/A	N/A	N/A
565	Day Care Center	1,000 sf	0.85	**$96.14**	$3.92/student	N/A	N/A	N/A
Medical:								
610	Hospital	1,000 sf	1.28	**$144.77**	$107.53	35%	$144.77	35%

Table 8 (continued)

Calculated EMS Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Office:								
710	General Office	1,000 sf	0.95	**$107.45**	$60.44	78%	$90.66	50%
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	1.16	**$131.20**	$89.48	47%	$131.20	47%
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	1.67	**$188.88**	$130.29	45%	$188.88	45%
770	Business Park (Flex-Space)	1,000 sf	0.92	**$104.05**	$75.35	38%	$104.05	38%
Retail:								
822	Retail 6,000 sfgla or less	1,000 sfgla	1.97	**$222.81**	$192.30	16%	$222.81	16%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	1.97	**$222.81**	$192.30	16%	$222.81	16%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	2.74	**$309.89**	$192.30	61%	$288.45	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.88	**$212.63**	$164.04	30%	$212.63	30%
840/841	New/Used Auto Sales	1,000 sf	1.47	**$166.26**	$115.38	44%	$166.26	44%
849	Tire Superstore	1,000 sf	1.20	**$135.72**	$105.18/bay	N/A	N/A	N/A
850	Supermarket	1,000 sf	2.26	**$255.61**	$160.90	59%	$241.35	50%
851	Convenience Market (24 hour)	1,000 sf	5.80	**$655.98**	$429.34	53%	$644.01	50%
862	Home Improvement Superstore	1,000 sf	1.81	**$204.71**	$142.07	44%	$204.71	44%
880/881	Pharmacy with & without Drive-Thru	1,000 sf	1.69	**$191.14**	$153.84	24%	$191.14	24%
890	Furniture Store	1,000 sf	0.30	**$33.93**	$18.84	80%	$28.26	50%
Services:								
911	Bank/Savings w/out Drive-Thru	1,000 sf	1.10	**$124.41**	$175.03	-29%	$124.41	-29%
912	Bank/Savings w/Drive-Thru	1,000 sf	1.42	**$160.60**	$178.96	-10%	$160.60	-10%
930	Fast Casual Restaurant	1,000 sf	3.28	**$370.97**	$698.56	-47%	$370.97	-47%
931	Low-Turnover Restaurant	1,000 sf	5.73	**$648.06**	$17.27/seat	N/A	N/A	N/A
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	5.39	**$609.61**	$21.19/seat	N/A	N/A	N/A
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.66	**$1,092.55**	$698.56	56%	$1,047.84	50%
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	8.25	**$933.08**	$698.56	34%	$933.08	34%
941	Quick Lube	service bay	1.52	**$171.91**	$91.05	89%	$136.57	50%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.32	**$149.29**	$203.29	-27%	$149.29	-27%
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	2.08	**$235.25**	$203.29	16%	$235.25	16%
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	2.71	**$306.50**	$203.29	51%	$304.93	50%
947	Self-Service Car Wash	service bay	0.87	**$98.40**	$68.29	44%	$98.40	44%
948	Automated Car Wash	1,000 sf	1.76	**$199.06**	$138.14	44%	$199.06	44%
n/a	Luxury Auto Sales	1,000 sf	1.21	**$136.85**	$80.84	69%	$121.26	50%

Table 8 (continued)

Calculated EMS Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	F.S. 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Industrial:								
110	General Light Industrial	1,000 sf	0.45	**$50.90**	$54.16	-6%	$50.90	-6%
140	Manufacturing	1,000 sf	0.53	**$59.94**	$39.25	53%	$58.87	50%
150	Warehousing	1,000 sf	0.10	**$11.31**	$21.98	-49%	$11.31	-49%
151	Mini-Warehouse	1,000 sf	0.03	**$3.39**	$4.71	-28%	$3.39	-28%

1) Source: Table B-8 for residential land uses and Table B-9 for non-residential land uses
2) Source: Net impact cost per functional resident from Table 7 is multiplied by the functional residents per unit (Item 1) for each land use
3) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
4) Percent change from the calculated impact fee (Item 2) to the current adopted impact fee (Item 3)
5) Maximum allowable impact fees in compliance with 50 percent increase cap per F.S. 163.31801
6) Percent change from the current adopted impact fee (Item 3) to the F.S. 163.31801 maximum allowable impact fee (Item 5)

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Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's EMS impact fee program, a comparison of EMS impact fee schedules was completed for several other Florida counties. **Table 9** presents this comparison.

Table 9

Emergency Medical Services IF Schedule Comparison

Land Use	Unit[2]	Collier County			Brevard County[6]	Charlotte County[7]	Sarasota County[8]	Lee County[9]	Manatee County[10]	Osceola County[11]	Polk County[12]	Pasco County[13]
		Calculated[3]	Maximum[4]	Current Adopted[5]								
Date of Last Update		2024	2024	2016	2000	2021	2016	2018	2024	2017	2019	2003
Assessed Portion of Calculated[1]		N/A	N/A	100%	100%	100%	100%	100%	100%	100%	100%	100%
Residential:												
Single Family (2,000 sf)	du	$198	$198	$142	$39	$77	$171	$55	$327	$115	$76	$172
Non-Residential:												
Light Industrial	1,000 sf	$51	$51	$54	N/A	$19	$35	$10	$94	$5	$21	$224
Office (50,000 sq ft)	1,000 sf	$107	$107	$93	$18	$57	$129	$29	$181	$50	$49	$224
Retail (125,000 sq ft)	1,000 sf	$310	$288	$192	$54	$119	$224	$59	$201	$123	$78	$224

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Table 8
4) Maximum allowable impact fee in compliance with 50 percent increase per F.S. 163.31801
5) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
6) Source: Brevard County Planning & Development Department
7) Source: Charlotte County Community Development Department, Planning & Zoning. All fees include a 2.55% administrative fee
8) Source: Sarasota County Planning & Development Services Department.
9) Source: Lee County Community Development Department, Building & Permitting Services
10) Source: Manatee County, Development Services. Fees shown are the "public safety" impact fees. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
11) Source: Osceola County Impact and Mobility Fees Office. Fee shown is the EMS portion of the Fire/EMS fee.
12) Source: Polk County Building Division. Fees shown reflect fully phased-in fees effective January 1, 2025.
13) Source: Pasco County Central Permitting Department

Appendix A
Building and Land Value Analysis - Supplemental Information

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Appendix A – Building and Land Value Analysis

This appendix provides additional data and information on building and land value estimates.

Building Values

In determining the appropriate unit cost for building construction, the following analyses were conducted:

- A review of recently built or planned EMS stations in Collier County;
- Cost trends since the most recent technical study;
- Insurance value of the existing inventory; and
- Discussions with the County.

Collier County built EMS Station 76 in 2017 for a cost of $326 per square foot. EMS Station 25, built in 2021, had a building cost of $531 per square foot. The County is planning to build two new EMS stations and one new Fire/EMS station. The cost estimates for these planned stations range from $353 per square foot to $628 per square foot. The average cost of the recently constructed stations and planned stations is $460 per square foot.

During the 2016 impact fee study, the value of stations was estimated at $300 per square foot. Applying Engineering News Records Building Cost Index for the cost changes between 2016 and 2024 resulted in a unit cost of approximately $436 per square foot.

The average insurance value of EMS stations in Collier County is $302 per square foot. It should be noted that insurance values are considered to be a conservative estimate because the value of the foundation and other more permanent parts of the structure tends to be excluded since they would not have to be rebuilt if the structure was damaged or lost.

Given this information, an average building value of $460 per square foot is used for the current station value.

Table A-1

Building Cost Estimates

Description	2016 Cost Estimate[1]	2016 Cost Estimate Indexed[2]
2016 Study Cost Estimates Indexed		
Cost Estimate Used in 2016 Study	$300	$442
ENR Index (2016-2024)[3]		47.46%
Project	**Year**	**Construction Cost per SF**
Insurance Values[4]		
Average Building Value per Square Foot	2022	$302
Recent/Upcoming Construction[5]		
Station 76	2017	$326
Station 25 - Hacienda Lakes	2021	$531
Fire and EMS Station 74	2024	$628
Heritage Bay EMS Station	Upcoming	$353
Old US 41/North Naples EMS station	Upcoming	$460
Average		**$460**
Used in the Study	**2024**	**$460**

1) Source: *Collier County Emergency Medical Services Impact Fee Update Study, October 10, 2016*
2) Source: 2016 cost estimate (Item 1) indexed according to the Engineering News Record (ENR) (Item 3)
3) Source: Engineering News Record, Building Cost Index
4) Source: Collier County
5) Source: Collier County

Land Values

To determine land value for future EMS station land purchases, the following data/information was evaluated:

- Cost trends since the most recent technical study;
- Current value of land where EMS stations are located;
- Vacant land sales analysis;
- Vacant land values as reported by the Property Appraiser; and
- Discussions with the County.

The 2016 study estimated land value at $160,000 per acre. Since then, land values increased by approximately 118 percent, which results in an indexed value of approximately $349,000 per acre. The value of parcels where existing EMS stations are located ranges from $29,000 per acre to $1.3 million per acre with an average of $280,000 per acre.

Vacant land sales of parcels between 0.5 to 5 acres countywide between 2018 and 2022 averaged $80,000 per acre. This value was over $460,000 per acre when commercial vacant land was considered. Similarly, the value of all vacant land of 0.5-acre to 5-acre parcels as estimated by Collier County Property Appraiser averaged $56,000 per acre. This figure was $370,000 per acre for commercial vacant land.

It is likely that future EMS stations will be built in the eastern parts of the county. An evaluation of the vacant residential land sales between 2018 and 2022 and commercial land sales for 0.5 to 5-acre parcels in the area east of County Road 951 resulted in an average land value of $60,000 per acre for residential land uses, and $370,000 per acre for commercial land uses. Median values for these sales were $35,000 per acre for residential vacant land and $365,000 per acre for commercial vacant land. Finally, sales of agricultural parcels resulted in an average value of $37,000 per acre and a median value of $16,000 per acre.

Currently, approximately 20 percent of EMS stations are in rural/agricultural areas, 30 percent in residential areas while the remaining 50 percent are in commercial areas. As presented in Table A-2, using a conservative assumption that more of the future purchases will be in residential areas and applying these percentages to the estimated land values by land use results in a combined land value of approximately $180,000 per acre, which is considered to be a reasonable estimate for impact fee calculation purposes.

Table A-2

Weighted Land Value

Land Use	Distribution[1]	Land Value per Acre[2]	Weighted Land Value per Acre[3]
Rural/Agricultural	10%	$35,000	$3,500
Residential	50%	$60,000	$30,000
Commercial	40%	$370,000	$148,000
Total			**$181,500**
Land Value Used in the Study			**$180,000**

1) Based on the current distribution, with the assumption that future purchases will be more heavily in residential areas
2) Distribution (Item 1) multiplied by land value per acre (Item 2) for each land use
3) Based on the weighted land value per acre

Appendix B
Population Estimates – Supplemental Information

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Appendix B – Population Estimates

The EMS impact fee program requires the use of population data in calculating current levels of service and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process. This impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population is used in all population estimates and projections. Peak seasonal population projections were provided by Collier County's Comprehensive Planning Division.

Table B-1 presents the seasonal population trends for Collier County. The projections indicate that the current peak seasonal population of the county is approximately 491,800 and is expected to increase to 582,700 (increase of 90,900) by 2040. The estimated average growth rate is approximately 1 percent per year

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Table B-1

Collier County Population Estimates (Countywide)

Year	Countywide	
	Peak Seasonal Population	Percent Change
2010	387,183	-
2011	392,180	1.3%
2012	398,107	1.5%
2013	402,268	1.0%
2014	408,351	1.5%
2015	416,402	2.0%
2016	424,603	2.0%
2017	433,359	2.1%
2018	442,240	2.0%
2019	451,303	2.0%
2020	455,059	0.8%
2021	464,155	2.0%
2022	474,235	2.2%
2023	483,487	2.0%
2024	**491,779**	**1.7%**
2025	499,426	1.6%
2026	506,406	1.4%
2027	513,483	1.4%
2028	520,660	1.4%
2029	527,936	1.4%
2030	534,305	1.2%
2031	539,741	1.0%
2032	545,233	1.0%
2033	550,781	1.0%
2034	556,384	1.0%
2035	561,339	0.9%
2036	565,633	0.8%
2037	569,960	0.8%
2038	574,320	0.8%
2039	578,714	0.8%
2040	582,721	0.7%

Source: Collier County Comprehensive Planning Section (population projections dated May 2024)

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Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the EMS impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/ RV Park (tied down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet and greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2021 American Housing Survey (AHS) and data from the 2022 American Community Survey (ACS) to examine this relationship.

Table B-2

Residents per Housing Unit

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	289,564	112,378		2.58
- Less than 4,000 sf			98%	2.53
- 4,000 sf or greater			121%	3.12
Multi Family	139,405	106,016		1.31
Mobile Home/RV Park (Tied Down)	21,446	11,189		1.92
Retirement Community - Detached (Single Family)[5]	173,738	112,378		1.55
Retirement Community - Attached (Multi-Family)[6]	83,643	106,016		0.79

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.58) by the ratio developed from the AHS data (Item 3).

5) Estimate for retirement community (detached) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for retirement community (attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Functional Population

This study uses functional population as the demand component, which distributes the cost associated with the availability of EMS facilities among various land uses based on the density of people at each land use throughout the day. Functional population, as used in the impact fee analysis, is a generally accepted methodology and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community would have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at an estimate of effective population that needs to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future year can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of Collier County functional population, an analysis of the County's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.6 hours, or approximately 69 percent, of each 24-hour day at their place of residence and the other 31 percent away from home. This analysis is presented in **Tables B-3 and B-4**.

Table B-3

Population & Employment Characteristics

Item/Calculation Step	Year 2021
Total workers living in Collier County[(1)]	150,529
Collier County Population[(2)]	372,797
Total workers as a percent of population[(3)]	**40.4%**
School age population (5-17 years)[(4)]	47,900
School age population as a percent of population[(5)]	**12.8%**
Population net of workers and school age population[(6)]	174,368
Other population as a percent of total population[(7)]	**46.8%**

1) Source: Census OnTheMap 2021
2) Source: ACS 2021 5-Yr Estimates, Table S01001
3) Total workers (Item 1) divided by population (Item 2)
4) Source: ACS 2021 5-Yr Estimates, Table S01001
5) Total school age population (Item 4) divided by total population (Item 2)
6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)
7) Population net of workers and school age population (Item 6) divided by total population (Item 2)

Table B-4

Residential Coefficient for Functional Population

Pop. Group	Hours at Residence[(1)]	Percent of Population[(2)]	Effective Hours[(3)]
Workers	13	40.4%	5.3
Students	15	12.8%	1.9
Other	20	46.8%	9.4
Total Hours at Residence[(4)]			16.6
Residential Functional Population Coefficient[(5)]			**69.2%**

1) Estimated
2) Source: Table B-3
3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
4) Sum of effective hours.
5) Sum of effective hours (Item 4) divided by 24.

The resulting percentage from Table B-4 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in **Table B-6**.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing the estimates of functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, now used widely[1]. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information on passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).

1 Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," Journal of Urban Planning and Development 118(2): 45-58 (1992).

- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table B-5 shows the functional population coefficients for residential and non-residential uses in Collier County. The functional population coefficients in Table B-5 were used to estimate the County's functional population in **Table B-6**.

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Table B-5

General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population									7.00	**0.692**
Natural Resources	N/A	9.00	3.10	1.55	1.32	1.38	0.09	1.00	7.00	**0.379**
Construction	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Manufacturing	140	9.00	2.51	1.26	1.32	1.38	0.08	1.00	5.00	**0.270**
Transportation, Communication, Utilities	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	**0.272**
Retail Trade	820	9.00	57.30	28.65	1.24	1.73	14.04	1.50	7.00	**1.252**
Finance, Insurance, Real Estate	710	9.00	3.33	1.67	1.24	1.73	0.82	1.00	5.00	**0.292**
Services[9]	N/A	9.00	20.32	10.16	1.24	1.73	4.98	1.00	6.00	**0.499**
Government[10]	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	**0.451**

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 11th Edition (Institute of Transportation Engineers 2021) as follows:

ITE Code 110 at 3.10 weekday trips per employee, Volume 2 - Industrial Land Uses, page 39
ITE Code 140 at 2.51 weekday trips per employee, Volume 2 - Industrial Land Uses, page 76
ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 104
ITE Code 710 at 3.33 weekday trips per employee, Volume 2 Office Land Uses, page 716
ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 795
ITE Code 820 (page 186) based on blended average of trips by retail center size calculated below.

Retail Scale	*Trip Rate*	*Sq Ft per Employee*[11]	*Trips per Employee*	*Share*	*Weighted Trips*
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	67.52	1,152	78	35.0%	27.30
Retail (greater than 150k sq. ft.	37.01	1,070	40	15.0%	6.00
Sum of Weighted Trips/1k sq.ft.					57.30

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-7 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{(\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week})}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 11th ed., when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

Table B-6

Functional Population (Countywide)

Population Category	Collier County Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2024 Peak Season Population	491,779	0.692	340,311
Employment Category			
Natural Resources	4,961	0.379	1,880
Construction	24,935	0.271	6,757
Manufacturing	6,231	0.270	1,682
Transportation, Communication, and Utilities	11,268	0.271	3,054
Wholesale Trade	6,495	0.272	1,767
Retail Trade	26,632	1.252	33,343
Finance, Insurance, and Real Estate	56,185	0.292	16,406
Services	127,033	0.499	63,389
Government Services	14,309	0.451	6,453
Total Employment by Category Population[4]			134,731
2024 Total Functional Population[5]			**475,042**

1) Source: Table B-1 for population and 2024 Woods & Poole for employment data
2) Source: Table B-4
3) The functional population is Collier baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) The total functional population is the sum of the residential functional population and the employment functional population.

Table B-7 presents the County's annual functional population figures from 2010 through 2040, based on the 2024 functional population figure from Table B-6 and the annual population growth rates from the population figures previously presented in Table B-1.

Table B-7

Collier County Functional Population (2010-2040)

Year	Functional Population
2010	374,006
2011	378,833
2012	384,558
2013	388,577
2014	394,453
2015	402,230
2016	410,152
2017	418,610
2018	427,189
2019	435,944
2020	439,572
2021	448,358
2022	458,095
2023	467,032
2024	**475,042**
2025	482,429
2026	489,171
2027	496,007
2028	502,940
2029	509,968
2030	516,120
2031	521,371
2032	526,676
2033	532,035
2034	537,447
2035	542,233
2036	546,381
2037	550,561
2038	554,773
2039	559,017
2040	562,888

Source: Table B-6 for the 2024 functional population figure and Table B-1 for annual growth rates

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Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, functional population estimates by land use need to be developed for each impact fee service area to be analyzed. For residential and transient land uses, these coefficients are displayed in **Table B-8**. The transient land uses include hotel/all suites hotel, motel, assisted living facility and nursing home. Secondary sources, such as Smith Travel Research (STR), Collier County Convention and Visitors Bureau, and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for these land uses.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. **Table B-9** reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional residents per unit by land use. These coefficients by land use serve as the demand component for the EMS impact fee program and are used in the calculation of the EMS impact fee schedule.

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Table B-8

Functional Residents for Residential and Transient Land Uses

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
Residential										
Single Family Detached										
- Less than 4,000 sf	du	210	2.53	-	-	-	-	-	-	**1.75**
- 4,000 sf or greater	du	210	3.12	-	-	-	-	-	-	**2.16**
Multi-Family	du	220-232	1.31	-	-	-	-	-	-	**0.91**
Mobile Home	du	240	1.92	-	-	-	-	-	-	**1.33**
Retirement Community - Detached (Single Family)	du	251	1.55	-	-	-	-	-	-	**1.07**
Retirement Community - Attached (Multi-Family)	du	252	0.79	-	-	-	-	-	-	**0.55**
Transient/Assisted, Group										
Hotel/All Suites Hotel	room	310/311	2.80	73%	2.04	12	0.56	9	7	**1.23**
Motel	room	320	2.80	73%	2.04	12	0.13	9	7	**1.07**
Assisted Living Facility	du	254	1.18	70%	0.82	20	0.56	9	7	**0.89**
Nursing Home	1,000 sf	620	2.76	70%	1.93	20	2.04	9	7	**2.37**

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition

(2) Estimates for the residential land uses, retirement community (detached), retirement community (attached) from Table B-2; estimate for hotel/motel from Collier County Overnight Visitor Economic Impact Report 2021. Estimate for assisted living facility is based on people per household figures for single family and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation. Estimate used for nursing home is based on 1 person per bed and an average square footage of 363 per bed in a nursing home, based on information provided in the ITE Trip Generation Handbook, 11th Edition.

(3) Source for hotel/motel occupancy: Collier County Convention and Visitors Bureau Annual Reports and Smith Travel Research (STR). Average occupancy rate for 2016 through 2021, excluding 2020. Source for nursing home/ALF occupancy rate is the Florida Department of Elderly Affairs Collier County Profile and the Agency for Health Care Administration. Average occupancy rate for 2021 through 2022.

(4) Residents/Visitors per unit (Item 2) times occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 11th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table B-5). For transient, assisted, and group land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

Table B-9

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
RECREATION:												
416	Campground/RV Park[12]	site	1.62	n/a	1.20	0.81	9	1.64	0.13	1.50	7	**0.46**
420	Marina	boat berth	2.41	20.52	0.12	1.21	9	1.64	1.86	1.00	7	**0.12**
430	Golf Course	hole	30.38	20.52	1.48	15.19	9	1.64	23.43	0.25	7	**0.80**
n/a	Bundled Golf Course[13]	hole	9.11	20.52	0.44	4.56	9	1.64	7.04	0.25	7	**0.24**
445	Movie Theater	1,000 sf	82.30	53.12	1.55	41.15	9	1.64	65.94	1.00	7	**3.33**
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	n/a	2.00	10.67	9	1.64	15.50	1.50	7	**1.72**
INSTITUTIONS:												
520	Elementary School (Private)	student	2.27	22.50	0.10	1.14	9	1.11	1.17	2.00	5	**0.10**
522	Middle/Junior High School (Private)	student	2.10	23.41	0.09	1.05	9	1.11	1.08	2.00	5	**0.09**
525	High School (Private)	student	1.94	21.95	0.09	0.97	9	1.11	0.99	2.00	5	**0.08**
540/550	University/Junior College (7,500 or fewer students) (Private)	student	2.00	11.75	0.17	1.00	9	1.11	0.94	2.00	5	**0.10**
	University/Junior College (more than 7,500 students) (Private)	student	1.50	11.75	0.13	0.75	9	1.11	0.70	2.00	5	**0.08**
560	Church	1,000 sf	7.60	20.64	0.37	3.80	9	2.16	7.84	1.00	7	**0.47**
565	Day Care Center	1,000 sf	49.63	21.38	2.32	24.82	9	2.16	51.29	0.15	5	**0.85**
MEDICAL:												
610	Hospital	1,000 sf	10.77	3.77	2.86	5.39	9	1.44	4.90	1.00	7	**1.28**
OFFICE:												
710	General Office	1,000 sf	10.84	3.33	3.26	5.42	9	1.09	2.65	1.00	5	**0.95**
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	8.71	2.74	11.92	9	1.44	14.42	1.00	5	**1.16**
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	8.71	3.93	17.11	9	1.44	20.71	1.00	5	**1.67**
770	Business Park (Flex-Space)	1,000 sf	12.65	4.04	3.13	6.33	9	1.09	3.77	0.75	5	**0.92**
RETAIL:												
822	Retail 6,000 sfgla or less	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	67.52	17.42	3.88	33.76	9	1.52	47.44	0.65	7	**2.74**
820	Retail greater than 150,000 sfglA	1,000 sfgla	37.01	17.42	2.12	18.51	9	1.52	26.02	1.00	7	**1.88**
840/841	New/Used Auto Sales	1,000 sf	24.58	11.84	2.08	12.29	9	1.52	16.60	1.00	7	**1.47**
849	Tire Superstore	1,000 sf	20.37	n/a	1.65	10.19	9	1.52	13.84	1.00	7	**1.20**
850	Supermarket	1,000 sf	94.48	43.86	2.15	47.24	9	1.52	69.65	0.50	7	**2.26**
851	Convenience Market (24 hour)	1,000 sf	739.50	243.38	3.04	369.75	9	1.52	558.98	0.20	7	**5.80**
862	Home Improvement Superstore	1,000 sf	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	**1.81**
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	69.17	1.50	51.93	9	1.52	77.43	0.35	7	**1.69**
890	Furniture Store	1,000 sf	6.26	10.93	0.57	3.13	9	1.52	4.19	0.50	7	**0.30**
SERVICES:												
911	Bank/Savings w/out Drive-Thru	1,000 sf	57.94	32.73	1.77	28.97	9	1.52	42.26	0.35	6	**1.10**
912	Bank/Savings w/Drive-Thru	1,000 sf	103.73	32.73	3.17	51.87	9	1.52	75.67	0.15	6	**1.42**
930	Fast Casual Restaurant	1,000 sf	97.14	21.26	4.57	48.57	9	2.30	107.14	0.35	7	**3.28**
931	Low-Turnover Restaurant	1,000 sf	86.03	17.90	4.81	43.02	9	2.30	94.14	1.00	7	**5.73**
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	103.46	21.26	4.87	51.73	9	2.30	114.11	0.75	7	**5.39**
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	44.52	10.76	239.59	9	2.30	540.30	0.25	7	**9.66**
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	44.52	9.19	204.63	9	2.30	461.46	0.25	7	**8.25**

Table B-9 (continued)

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
SERVICES:												
941	Quick Lube	service bay	40.00	16.00	2.50	20.00	9	1.52	27.90	0.50	7	**1.52**
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	275.78	0.62	86.01	9	1.52	130.12	0.20	7	**1.32**
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	264.38	241.21	1.10	132.19	9	1.52	199.83	0.20	7	**2.08**
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	345.75	241.21	1.43	172.88	9	1.52	261.35	0.20	7	**2.71**
947	Self-Service Car Wash	service bay	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	**0.87**
948	Automated Car Wash	1,000 sf	142.00	n/a	1.75	71.00	9	1.52	106.17	0.25	7	**1.76**
n/a	Luxury Auto Sales	1,000 sf	16.30	n/a	2.08	8.15	9	1.52	10.31	1.00	7	**1.21**
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	4.87	3.10	1.57	2.44	9	1.08	1.07	1.00	5	**0.45**
140	Manufacturing	1,000 sf	4.75	2.51	1.89	2.38	9	1.08	0.68	1.00	5	**0.53**
150	Warehousing	1,000 sf	1.71	5.05	0.34	0.86	9	1.08	0.59	0.75	5	**0.10**
151	Mini-Warehouse	1,000 sf	1.46	61.90	0.02	0.73	9	1.08	0.77	0.75	7	**0.03**

Sources:
1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition
2) Land uses and trip generation rates consistent with those included in the 2024 Transportation Impact Fee Update Study
3) Trips per employee from ITE Trip Generation Handbook, 11th Edition, when available
4) Trips per unit (Item 2) divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated
5) Trips per unit (Item 2) multiplied by 50 percent
6) Estimated
7) Source: 2022 National Household Travel Survey (FHWA 2022)
8) [(One-way Trips/Unit X Occupants/Trip) - Employees]
9) Estimated
10) Estimated
11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
12) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds
13) The trip generation rate for "bundled golf course" is assessed at 30 percent of the trip generation rate for the "golf course" land use (LUC 430)



Collier County General Government Buildings Impact Fee Update Study

DRAFT Report
October 31, 2024

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Collier County
Government Buildings Impact Fee Update Study
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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for government buildings, which was last updated in 2016. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated government buildings impact fee. The data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fees as a policy decision.

Methodology

In developing the County's government buildings impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the government buildings impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

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Inventory

The government buildings inventory includes facilities that are primarily for the provision of essential court and county services and do not include any of the buildings included in the calculation of other impact fees or buildings that were funded with user fees.

According to information provided by the County, Collier County has 1.3 million square feet of general government building space. This includes the square footage of both primary and support buildings. Support facilities are defined as facilities without air conditioning, or facilities that are unlikely to be occupied by personnel. For the purposes of impact fee calculations, leased space is not included in the inventory and new development is not charged for it through the impact fee.

Table 1 shows a summary of the government buildings inventory and the current value of buildings and land. As presented, the inventory includes a total of 876,500 square feet of primary building space and 443,200 square feet of support space. A list of the County's general government buildings can be found in Appendix A, Table A-1.

Table 1
Building and Land Inventory

Building Type	Land	Square Feet[1]	Building Value per Square Foot[2]	Total Building & Land Value[3]
Primary Buildings		876,501	$450	$394,425,450
Support Buildings		443,152	$90	$39,883,680
Total		**1,319,653**	-	**$434,309,130**
Allocated Acreage[4]	95.44			
Land Value per Acre[5]	$180,000			$17,179,200
Total Building and Land Value[6]				**$451,488,330**

1) Source: Appendix A, Table A-1
2) Source: Appendix C
3) Square feet (Item 1) multiplied by the building value per square foot (Item 2) and allocated acreage (Item 4) multiplied by land value per acre (Item 5)
4) Source: Appendix A, Table A-2
5) Source: Appendix C
6) Sum of building and land value

An important part of the impact fee calculations involves estimating the current value of the capital assets. As shown in Table 1, primary buildings are estimated to cost $450 per square foot

while support buildings are estimated to cost $90 per square foot. The building value estimates are based on a review of recently built government buildings in Collier County, insurance values of the existing inventory, and discussions with the County. A more detailed explanation of building value estimates can be found in Appendix C.

To estimate the value of land component of government buildings, recent land purchases by the County, land values of the existing inventory, recent sales and the value of vacant land as reported by the Collier County Property Appraiser were evaluated. This analysis resulted in an average land value of $180,000 per acre, and is explained further in Appendix C.

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Service Area and Demand Component

Government buildings and services are provided by Collier County in all areas of the county. Therefore, the proper benefit district for government buildings is the entire county.

The government buildings impact fee program requires the use of population data in calculating current levels of service and performance standards. To accurately determine demand for government building facility services and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak season population is used in all population estimates and projections, unless otherwise noted. Peak season population projections were provided by Collier County's Comprehensive Planning Division.

To measure effective population that benefits from the government buildings services, this study also developed functional population figures. Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. Appendix B provides additional details on population estimates.

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Level of Service

Table 2 presents the calculation of the existing LOS for government buildings within Collier County. It should be noted that the County is still paying off debt service on several recently constructed buildings. The existing LOS based on buildings that are paid for is approximately 1.58 square feet per peak seasonal resident, which is lower than the adopted LOS standard of 1.70 square feet shown in the County's 2023 Annual Update and Inventory Report (AUIR). The achieved LOS figure represents the existing community's investment into government buildings while the adopted LOS standard that is also shown in Table 2, represents the service level intended going forward. Given that the achieved LOS based on owned buildings is lower than the adopted LOS standard, the achieved LOS is used for impact fee calculation purposes, which results in a more conservative impact fee.

While the 2024 LOS for all buildings is 1.78 square feet per peak seasonal resident, in order to calculate the government buildings facilities impact fee, the LOS, or square feet per functional resident needs to be calculated. Table 2 also illustrates the calculation of the current LOS using the total functional residents within Collier County. The current LOS of primary government building space is 1.85 square feet per functional resident, which converts to 1.64 square feet per functional resident when only the paid facilities are considered.

Table 2

Current Achieved & Adopted Level of Service Standard

Variable	Year 2024	
	Peak Seasonal Population	Functional Population
Population[1]	491,779	475,042
Total Square Feet of Primary Buildings[2]	876,501	876,501
Achieved LOS (Square Feet per Resident)[3]	**1.78**	**1.85**
Owned Square Feet of Primary Buildings[4]	779,177	779,177
Achieved LOS (Owned Square Feet per Resident)[5]	**1.58**	**1.64**
Adopted LOS Standard (Square feet per Resident)[6]	1.70	1.76

1) Source: Appendix B, Tables B-1 and B-7
2) Source: Appendix A, Table A-1
3) Total square feet of primary buildings (Item 2) divided by population (Item 1)
4) Owned building square feet is calculated as the portion of the owned total asset value to the total asset value times the total square feet of all primary buildings.
5) Total square feet of owned primary buildings (Item 4) divided by population (Item 1)
6) Source: Collier County 2023 Annual Update of Inventory Report (AUIR)

Cost Component

Table 3 provides a summary of government buildings facility related capital assets owned by the County. As shown, total capital asset value associated with government buildings amounts to $451.5 million. However, the County is still paying debt service on a portion of these assets. In addition, it is Collier County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for government buildings capacity projects that is to be repaid with impact fee revenues is subtracted from the total asset value in Table 3. The resulting owned capital asset value is approximately $401.4 million or approximately $458 per square foot.

Table 3 also presents the cost per functional resident for the impact fee analysis. This cost is calculated by multiplying the owned capital asset value per square foot by the achieved LOS of 1.85 square feet per functional resident. As shown, these calculations result in $847 per functional resident for all government buildings assets considered in the impact fee calculations.

Table 3
Total Impact Cost per Functional Resident

Item	Figure	Percent of Total[10]
Total Land Value[1]	$17,179,200	3.8%
Total Building Value[2]	$434,309,130	96.2%
Total Capital Asset Value[3]	**$451,488,330**	**100.0%**
Less: Portion Not Paid for[4]	$50,131,816	
Owned Building and Land Value[5]	**$401,356,514**	
Total Building Square Footage (Primary Buildings)[6]	876,501	
Owned Capital Asset Value per Square Foot[7]	**$457.91**	
Achieved LOS (Square Feet per Functional Resident)[8]	1.85	
Total Capital Asset Value per Functional Resident[9]	**$847.13**	

1) Source: Table 1
2) Source: Table 1
3) Sum of land and building values (Items 1 and 2)
4) Source: Collier County Office of Management and Budget
5) Total capital asset value (Item 3) less portion not paid for (Item 4)
6) Source: Table A-1
7) Owned buildings and land value (Item 5) divided by total building square footage (Item 6)
8) Source: Table 2
9) Owned capital asset value per square foot (Item 7) multiplied by the LOS (Item 8)
10) Distribution of land and building values (Items 1 and 2)

Credit Component

To avoid overcharging development for the government buildings impact fee, a review of the capital funding of government buildings was conducted. The purpose of this review was to determine any potential credits that should be considered for revenues generated by new development that could be used for capital facility expansion or land purchase for government buildings.

Based on a review of the County's funding of capacity addition projects over the past five years and planned projects over the next five years, it has been determined that the County uses ad valorem tax revenues for expansion projects paid with cash. In addition, capacity expansion projects were partially funded with bonds, and therefore, a credit for remaining debt service payments is incorporated.

Capital Expansion "Cash" Credit

To calculate the capital expansion credit per functional resident, funding sources used for the past five years as well as those programmed for the next five years are reviewed. Between FY 2018 and FY 2027, the County has allocated an average non-impact fee funding of $1.25 million per year toward government buildings capital facilities utilizing ad valorem revenues.

The annual capital expansion "cash" expenditures were divided by the average annual functional residents for the same period to calculate the average annual capital expansion "cash" credit per functional resident. As presented in **Table 4**, the result is $2.71 per functional resident per year.

Once the capital expansion "cash" credit per functional resident is calculated, a credit adjustment is made to account for the fact that new homes tend to pay higher property taxes per dwelling unit. This adjustment factor was estimated based on a comparison of the average taxable value of recently built homes built to that of all homes. As shown in Table 4, this adjusted credit amounts to $3.39 per functional resident per year.

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Table 4

Capital Expansion "Cash" Credit

Description[1]	FY 2018 to FY 2022	FY 2023 to FY 2027	Total
Ad Valorem			
Heritage Bay Government Center	$12,515,500	-	$12,515,500
Total Capital Expansion "Cash" Expenditures	**$12,515,500**	**-**	**$12,515,500**
Average Annual Capital Expansion "Cash" Expenditures[2]			$1,251,550
Average Annual Functional Population[3]			461,884
Annual Capital Expansion "Cash" Credit per Functional Resident[4]			**$2.71**
Credit Adjustment Factor[5]			1.25
Adjusted Annual Capital Expansion "Cash" Credit per Functional Resident[6]			**$3.39**

1) Source: Collier County
2) Total capital expansion expenditures divided by 10 to calculate the average annual expenditures
3) Source: Appendix A, Table B-7
4) Average annual capital expansion "cash" expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Adjustment factor to reflect higher ad valorem taxes paid by new homes
6) Annual capital expansion "cash" expenditures per functional resident (Item 4) multiplied by the credit adjustment factor (Item 5)

Capital Expansion "Debt Service" Credit

Any bond issues with outstanding debt service payments related to government buildings capacity expansion projects will result in a credit to the impact fee. **Table 5** summarizes the outstanding debt service related to the transportation building. The debt service payments for the transportation building are being paid with funds from the Road and Bridge Operating Fund, which receives funds mostly from the General Fund (approximately 70 percent). As shown in Table 5, the resulting debt service credit is approximately $7 per functional resident.

Similar to the capital expansion "cash" credit per functional resident, because the debt service is being retired using ad valorem tax revenues, an adjustment of the credit per functional resident is incorporated to account for higher level of property taxes paid by new homes. As shown, the adjusted debt service credit amounts to approximately $8 per functional resident.

Table 5

Capital Expansion "Debt Service" Credit

Description	Number of Years of Remaining Payments[1]	Payments Remaining (Capacity Expansion)[2]	Present Value of Payments Remaining (Capacity Expansion)[3]	Average Annual Functional Population During Remaining Bond Issue Period)[4]	Debt Service Credit per Functional Resident[5]
Transportation Building (Series 2022A)	1	$213,167	$211,664	482,429	$0.44
Transportation Building (Series 2022B)	12	$3,720,601	$3,306,251	516,898	$6.40
Total Captial Expansion "Debt Service" Credit per Functional Resident					**$6.84**
- Portion Funded with Ad Valorem Tax Revenue[6]					$3.93
- Portion Funded with Other Sources[7]					$2.91
Credit Adjustment Factor[8]					1.25
Adjusted Capital Expansion "Debt Service" Credit per Functional Resident[9]					**$7.82**

1) Source: Collier County Office of Management and Budget
2) Source: Collier County Office of Management and Budget
3) Present value of the total remaining payments due, based on the interest rate of each payment and the number of years of remaining payments
4) Source: Appendix B, Table B-7
5) Present value of total remaining payments (Item 3) divided by the average annual functional population during remaining bond issue (Item 4)
6) Portion of the total debt service credit per functional resident funded with revenues from ad valorem. Road and Bridge Operating Fund receives 82 percent of its funding from the General Fund which is funded primarily (70 percent) through ad valorem revenue.
7) Portion of the total debt service credit per functional resident funded with revenues from other sources
8) Adjustment factor to reflect higher ad valorem taxes paid by new homes
9) Portion funded with ad valorem tax revenues (Item 6) multiplied by the credit adjustment factor (Item 8) plus the portion funded with other revenue sources (Item 7)

Net Government Buildings Impact Cost

Table 6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is $785 per functional resident for residential land uses and $797 per functional resident for non-residential land uses.

Table 6

Net Impact Cost per Functional Resident

Variable	Per Functional Resident
Impact Cost	
Total Impact Cost per Functional Resident[(1)]	$847.13
Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[(2)]	
- Residential Land Uses	$3.39
- Non-Residential Land Uses	$2.71
Capitalization Rate	25
Capitalization Period (years)	3.70%
Capital Expansion "Cash" Credit per Functional Resident[(3)]	
- Residential Land Uses	$54.68
- Non-Residential Land Uses	$43.71
Capital Expansion "Debt Service" Credit per Functional Resident[(4)]:	
- Residential Land Uses	$7.82
- Non-Residential Land Uses	$6.84
Total Capital Expansion Credit[(5)]:	
- Residential Land Uses	$62.50
- Non-Residential Land Uses	$50.55
Net Impact Cost	
Net Impact Cost per Functional Resident[(6)]	
- Residential Land Uses	**$784.63**
- Non-residential Land Uses	**$796.58**

1) Source: Table 3
2) Source: Table 4
3) Source: Annual capital expansion expenditures per functional resident (Item 2) with a capitalization rate of 3.7% for 25 years. The capitalization rate estimate was provided by Collier County.
4) Source: Table 5
5) Sum of the capital expansion "cash" credit (Item 3) and the capital expansion "debt service" credit (Item 4)
6) Total impact cost per functional resident (Item 1) less total capital expansion credit per functional resident (Item 5)

Calculated Government Buildings Impact Fee Schedule

Table 7 presents the calculated government buildings impact fee schedule for Collier County for both residential and non-residential land uses, based on the net impact cost per functional resident previously presented in Table 6. The calculated fee is approximately 50 percent higher than the adopted fee due to the changes in the cost and credit variables. The remaining differences in fees are due to the changes in the demand component since 2016.

Table 7 also shows the maximum allowable impact fees consistent with F.S. 163.3180 and the corresponding percent change from the current adopted impact fee.

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Table 7

Calculated Government Buildings Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	FS 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Residential:								
210	Single Family Detached							
	- Less than 4,000 sf	du	1.75	**$1,373.10**	$934.34	47%	$1,373.10	47%
	- 4,000 sf or greater	du	2.16	**$1,694.80**	$1,047.91	62%	$1,571.86	50%
220-232	Multi-Family	du	0.91	**$714.01**	$443.94	61%	$665.91	50%
240	Mobile Home	du	1.33	**$1,043.56**	$748.50	39%	$1,043.56	39%
251	Retirement Community - Detached (Single Family)	du	1.07	**$839.55**	$407.81	106%	$611.71	50%
252	Retirement Community - Attached (Multi-Family)	du	0.55	**$431.55**	$407.81	6%	$431.55	6%
Transient, Assisted, Group:								
310/311	Hotel/All Suites Hotel	room	1.23	**$979.79**	$421.69	132%	$632.53	50%
320	Motel	room	1.07	**$852.34**	$395.66	115%	$593.49	50%
254	Assisted Living Facility	du	0.89	**$708.96**	$525.81	35%	$708.96	35%
620	Nursing Home	1,000 sf	2.37	**$1,887.89**	$546.63/bed	N/A	N/A	N/A
Recreation:								
416	Campground/RV Park	site	0.46	**$366.43**	$260.30	41%	$366.43	41%
420	Marina	boat berth	0.12	**$95.59**	$98.91	-3%	$95.59	-3%
430	Golf Course	hole	0.80	**$637.26**	$562.25	13%	$637.26	13%
n/a	Bundled Golf Course	hole	0.24	**$191.18**	$168.62	13%	$191.18	13%
445	Movie Theater	1,000 sf	3.33	**$2,652.61**	$3,113.19/screen	N/A	N/A	N/A
n/a	Dance Studio/Gymnastics	1,000 sf	1.72	**$1,370.12**	$1,155.73	19%	$1,370.12	19%
Institutions:								
520	Elementary School (Private)	student	0.10	**$79.66**	$31.24	155%	$46.86	50%
522	Middle/Junior High School (Private)	student	0.09	**$71.69**	$36.44	97%	$54.66	50%
525	High School (Private)	student	0.08	**$63.73**	$41.65	53%	$62.47	50%
540/550	University/Junior College (7,500 or fewer students) (Private)	student	0.10	**$79.66**	$52.06	53%	$78.09	50%
	University/Junior College (more than 7,500 students) (Private)	student	0.08	**$63.73**	$36.44	75%	$54.66	50%
560	Church	1,000 sf	0.47	**$374.39**	$15.62/seat	N/A	N/A	N/A
565	Day Care Center	1,000 sf	0.85	**$677.09**	$26.03/student	N/A	N/A	N/A
Medical:								
610	Hospital	1,000 sf	1.28	**$1,019.62**	$713.22	43%	$1,019.62	43%
Office:								
710	General Office	1,000 sf	0.95	**$756.75**	$400.86	89%	$601.29	50%
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	1.16	**$924.03**	$593.48	56%	$890.22	50%
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	1.67	**$1,330.29**	$864.20	54%	$1,296.30	50%
770	Business Park (Flex-Space)	1,000 sf	0.92	**$732.85**	$499.78	47%	$732.85	47%

Table 7 (continued)

Calculated Government Buildings Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]	FS 163.31801 Maximum Impact Fee[5]	Percent Change[6]
Retail:								
822	Retail 6,000 sfgla or less	1,000 sfgla	1.97	**$1,569.26**	$1,275.47	23%	$1,569.26	23%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	1.97	**$1,569.26**	$1,275.47	23%	$1,569.26	23%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	2.74	**$2,182.63**	$1,275.47	71%	$1,913.20	50%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.88	**$1,497.57**	$1,088.05	38%	$1,497.57	38%
840/841	New/Used Auto Sales	1,000 sf	1.47	**$1,170.97**	$765.28	53%	$1,147.92	50%
849	Tire Superstore	1,000 sf	1.20	**$955.90**	$697.60/bay	N/A	N/A	N/A
850	Supermarket	1,000 sf	2.26	**$1,800.27**	$1,067.23	69%	$1,600.84	50%
851	Convenience Market (24 hour)	1,000 sf	5.80	**$4,620.16**	$2,847.68	62%	$4,271.52	50%
862	Home Improvement Superstore	1,000 sf	1.81	**$1,441.81**	$942.29	53%	$1,413.43	50%
880/881	Pharmacy with & without Drive-Thru	1,000 sf	1.69	**$1,346.22**	$1,020.38	32%	$1,346.22	32%
890	Furniture Store	1,000 sf	0.30	**$238.97**	$124.94	91%	$187.41	50%
Services:								
911	Bank/Savings w/out Drive-Thru	1,000 sf	1.10	**$876.24**	$1,160.94	-25%	$876.24	-25%
912	Bank/Savings w/Drive-Thru	1,000 sf	1.42	**$1,131.14**	$1,186.97	-5%	$1,131.14	-5%
930	Fast Casual Restaurant	1,000 sf	3.28	**$2,612.78**	$4,633.34	-44%	$2,612.78	-44%
931	Low-Turnover Restaurant	1,000 sf	5.73	**$4,564.40**	$114.53/seat	N/A	N/A	N/A
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	5.39	**$4,293.57**	$140.56/seat	N/A	N/A	N/A
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.66	**$7,694.96**	$4,633.34	66%	$6,950.01	50%
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	8.25	**$6,571.79**	$4,633.34	42%	$6,571.79	42%
941	Quick Lube	service bay	1.52	**$1,210.80**	$603.90	100%	$905.85	50%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.32	**$1,051.49**	$1,348.35	-22%	$1,051.49	-22%
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	2.08	**$1,656.89**	$1,348.35	23%	$1,656.89	23%
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	2.71	**$2,158.73**	$1,348.35	60%	$2,022.52	50%
947	Self-Service Car Wash	service bay	0.87	**$693.02**	$452.92	53%	$679.38	50%
948	Automated Car Wash	1,000 sf	1.76	**$1,401.98**	$916.26	53%	$1,374.39	50%
n/a	Luxury Auto Sales	1,000 sf	1.21	**$963.86**	$536.22	80%	$804.33	50%
Industrial:								
110	General Light Industrial	1,000 sf	0.45	**$358.46**	$359.21	0%	$358.46	0%
140	Manufacturing	1,000 sf	0.53	**$422.19**	$260.30	62%	$390.45	50%
150	Warehousing	1,000 sf	0.10	**$79.66**	$145.77	-45%	$79.66	-45%
151	Mini-Warehouse	1,000 sf	0.03	**$23.90**	$31.24	-23%	$23.90	-23%

1) Source: Table B-8 for residential land uses and Table B-9 for non-residential land uses
2) Source: Net impact cost per functional resident from Table 6 is multiplied by the functional residents per unit for each land use
3) Source: Collier County Capital Projects Planning, Impact Fees, and Program Management Division.

4) Percent change from the calculated fee (Item 2) to the adopted fee (Item 3)
5) Maximum allowable impact fee in compliance with 50 percent increase cap per F.S. 163.31801
6) Percent change from the adopted impact fee (Item 4) to the F.S. 163.31801 maximum allowable impact fee (Item 6)

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Impact Fee Schedule Comparison

As part of the work effort in developing Collier County impact fee schedule, the County's calculated impact fee schedule is compared to the current adopted fee schedules of other select Florida counties. **Table 8** presents this comparison.

Table 8

Government Buildings Impact Fee Schedule Comparison

Land Use	Unit[2]	Collier County			Charlotte County[6]	Indian River County[7]	Martin County[8]	Palm Beach County[9]	Sarasota County[10]	St. Lucie County[11]
		Calculated[3]	Maximum[4]	Current Adopted[5]						
Date of Last Update		2024	2024	2016	2021	2020	2023	2022	2016	2022
Assessed Portion of Calculated[1]		N/A	N/A	100%	25%	50%/26%	100%	Varies - SF @20%	100%	Varies - SF @26%
Residential:										
Single Family (2,000 sf)	du	$1,373	$1,373	$934	$268	$415	$547	$317	$623	$548
Non-Residential:										
Light Industrial	1,000 sf	$358	$358	$359	$69	$68	$175	$105	$126	$111
Office (50,000 sq ft)	1,000 sf	$757	$757	$620	$199	$121	$339	$186	$467	$485
Retail (125,000 sq ft)	1,000 sf	$2,183	$1,912	$1,275	$417	$205	$826	$466	$815	$821

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Table 8
4) Maximum allowable impact fee in compliance with 50 percent increase per F.S. 163.31801
5) Source: Collier County Growth Management Division, Project Planning, Impact Fees, and Program Management
6) Source: Charlotte County Community Development Department. All fees include a 2.55% administrative fee.
7) Source: Indian River County Community Development. Adopted the "affordable growth" scenario which discounted non-res to 26%. Additionally, staff recommended a 50% discount to all land uses
8) Source: Martin County Impact Fee Update Study Draft Report, February 28, 2023. Fees adopted in compliance with the 50% limit and phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
9) Source: Palm Beach County Planning, Zoning, and Building Department. Fees adopted in compliance with the 50% limit per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2026.
10) Source: Sarasota County Planning & Development Services Department
11) Source: St. Lucie County Planning & Development Services Department. Fees adopted in compliance with the 50% limit per F.S. 163.31801. Fees shown effective October 1, 2025.

Appendix A -
Government Buildings Inventory

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Table A-1
Government Buildings Inventory (Primary)

Name of Structure	Square Feet[(1)]
Primary Buildings	
Golden Gate Government Services Center	6,090
Immokalee Government Center	10,495
Immokalee Health Department (CHSI)	14,778
Immokalee Barn (Floors 1 & 2)	14,530
Immokalee Transportation Building	3,358
Medical Examiners Office	13,238
Building "B" Human Resources	7,160
Building "D" PWED	8,388
Tax Collector & Supervisor of Elections	30,753
Building "F" Administration (Floors 1-8)	89,966
Building "G" Purchasing	5,569
Building "H" Health (Floors 1-3)	54,160
Building "L" Courthouse (Floors 1-6,Mezz.)	148,533
Building "L-1" Courthouse Annex	137,984
Building "W" General Services (Floors 1-2)	31,054
Animal Control Administration	8,933
Animal Control Sally Port	6,727
Immokalee Animal Control Office	164
Marco Tax Collector	2,699
Transportation Headquarters	33,542
CAT Operations (ex-Monrande Dealership)	32,144
Immokalee Code Enforcement Building	1,994
BCC Fleet Management	41,316
North Collier County Government Services Center	14,000
Emergency Services Center	57,274
Agriculture Building	13,361
Supervisor of Elections	7,000
Property Appraiser/Elks Lodge	27,566
New Supervisor of Elections Building	30,980
Heritage Bay Government Services Center	22,745
Subtotal -- Primary Buildings	**876,501**

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Table A-1 (continued)

Government Buildings Inventory (Support)

Name of Structure	Square Feet[1]
Support Buildings	
800 MHz Generator Building	238
Animal Control Kennel 1-3	11,847
Animal Control Stable	3,159
Immokalee Animal Control Kennel	1,572
Immokalee Radio Tower Shed	16
Road & Bridge Shed	102
Road & Bridge Fuel Island	818
Building "K" Chiller Building	5,520
800 MGHZ Generator	368
Electric Substation "A"	824
Electric Substation "B"	1,088
Parking Garage #2 (Courthouse Annex)	410,302
Fuel Island/Canopy	3,600
Generator/Fuel Tank	127
Fuel Tanks and Slab	1,557
County Barn 800 MGHZ Repeater Building	64
BCC Fleet Wash Rack	1,950
Subtotal -- Support Buildings	**443,152**
Total -- All Buildings	**1,319,653**

1) Source: Collier County

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Table A-2
Government Buildings Inventory (Acreage)

Name of Structure	Address	Square Feet[1]	Total Square Footage on Site[2]	Total Acres[3]	Acres per 1,000 sf of Bldg Space[4]	Land (Allocated Acres)[5]
Golden Gate Government Services Center	4715 Golden Gate Parkway	6,090	76,498	12.91	0.169	1.029
Immokalee Government Center	106 S. 1st Street	10,495	23,042	7.42	0.322	3.379
Immokalee Health Department (CHSI)	419 N. 1st Street	14,778	29,513	10.00	0.339	5.010
Immokalee Barn (Floors 1 & 2)	425 Sgt. Joe Jones Road	14,530				8.791
Immokalee Transportation Building	550 Stockade Road	3,358				2.032
800 MGHZ Generator Bldg.	312 Stockade Road	238				0.144
Immokalee Animal Control Kennel	405 Sgt. Joe Jones Road	1,572	69,135	41.81	0.605	0.951
Immokalee Animal Control Office	405 Sgt. Joe Jones Road	164				0.099
Immokalee Radio Tower Shed	312 Stockade Road	16				0.010
Road & Bridge Shed	402 Stockade Road	102				0.062
Road & Bridge Fuel Island	402 Stockade Road	818				0.495
Medical Examiners Office	3838 Domestic Avenue	13,238	13,238	2.00	0.151	2.000
Building "B" Human Resources	3301 E. Tamiami Trail	7,160				0.215
Collector & Supervisor of Elections	3301 E. Tamiami Trail	30,753				0.923
Building "D" PWED	3301 E. Tamiami Trail	8,388				0.252
Building "F" Administration (Floors 1-8)	3301 E. Tamiami Trail	89,966				2.699
Building "G" Purchasing	3301 E. Tamiami Trail	5,569				0.167
Building "H" Health (Floors 1-3)	3301 E. Tamiami Trail	54,160				1.625
Building "L" Courthouse (Floors 1-6,Mezz.)	3301 E. Tamiami Trail	148,533	1,491,521	45.28	0.030	4.456
Building "W" General Services (Floors 1-2)	3301 E. Tamiami Trail	31,054				0.932
Building "K" Chiller Building	3301 E. Tamiami Trail	5,520				0.166
Electric Substation "A"	3301 E. Tamiami Trail	824				0.025
Electric Substation "B"	3301 E. Tamiami Trail	1,088				0.033
Building "L-1" Courthouse Annex	3301 E. Tamiami Trail	137,984				4.140
Parking Garage #2 (Courthouse Annex)	3355 E. Tamiami Trail	410,302	410,302	9.51	0.023	9.510
Fuel Island/Canopy	2897 County Barn Road	3,600				0.418
Generator/Fuel Tank	2897 County Barn Road	127				0.015
Fuel Tanks and Slab	2897 County Barn Road	1,557				0.181
800 MGHZ Generator	2901 County Barn Road	368	82,847	9.63	0.116	0.043
BCC Fleet Management	2901 County Barn Road	41,316				4.793
County Barn 800 MGHZ Repeater Building	2901 County Barn Road	64				0.007
BCC Fleet Wash Rack	2901 County Barn Road	1,950				0.226
Animal Control Administration	7610 Davis Boulevard	8,933				2.617
Animal Control Sally Port	7610 Davis Boulevard	6,727	32,178	9.44	0.293	1.971
Animal Control Kennel 1-3	7610 Davis Boulevard	11,847				3.471
Animal Control Stable	7610 Davis Boulevard	3,159				0.926
Marco Tax Collector	1040 Winterberry	2,699	2,699	0.49	0.182	0.490
Transportation Headquarters	2885 Horseshoe Dr S	33,542	33,542	2.46	0.073	2.460
CAT Operations (ex-Monrande Dealership)	8300 Radio Road	32,144	32,144	10.04	0.312	10.040
Immokalee Code Enforcement Building	310 Alachua Street	1,994	1,994	0.20	0.100	0.200
North Collier County Government Services Center	2335 Orange Blossom Drive	14,000	56,401	7.63	0.135	1.890
Emergency Services Center	8075 Lely Cultural Pkwy	57,274	154,388	20.00	0.130	7.446
Agriculture Building	14700 Immokalee Road	13,361	N/A	N/A	N/A	N/A
Supervisor of Elections	3300 Santa Barbara Blvd.	7,000	N/A	N/A	N/A	N/A
Property Appraiser/Elks Lodge	3950 Radio Road	27,566	27,566	6.74	0.245	6.740
New Supervisor of Elections Building	3750 Enterprise Ave.	30,980	30,980	1.84	0.059	1.840
Heritage Bay Government Services Center	15450 Collier Blvd.	22,745	336,718	7.73	0.023	0.523
Total		**1,319,653**				**95.442**
Weighted Average Acreage per 1,000 Square Feet of Building						**0.072**

1) Source: Collier County. Square feet of the indicated facility.
2) Source: Collier County. Square feet of all buildings on the parcel.
3) Source: Collier County Property Appraiser
4) Acres (Item 3) divided by the total square footage on site (Item 2) multiplied by 1,000
5) Square feet (Item 1) divided by 1,000 and multiplied by acres per 1,000 sf of building space (Item 4)

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Appendix B -
Population Estimates – Supplemental Information

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Appendix B – Population Estimates

The government buildings impact fee program requires the use of population data in calculating current levels of service. To be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population estimates provided by Collier County's Comprehensive Planning Department are used for all population estimates and projections.

Table B-1 presents the peak seasonal population trends for Collier County. The projections indicate that the current peak seasonal population of the county is approximately 491,800 and is expected to increase to 582,700 (increase of 90,900) by 2040. The estimated average growth rate is approximately 1 percent per year.

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Table B-1

Collier County Population Estimates (Countywide)

Year	Countywide	
	Peak Seasonal Population	Percent Change
2010	387,183	-
2011	392,180	1.3%
2012	398,107	1.5%
2013	402,268	1.0%
2014	408,351	1.5%
2015	416,402	2.0%
2016	424,603	2.0%
2017	433,359	2.1%
2018	442,240	2.0%
2019	451,303	2.0%
2020	455,059	0.8%
2021	464,155	2.0%
2022	474,235	2.2%
2023	483,487	2.0%
2024	**491,779**	**1.7%**
2025	499,426	1.6%
2026	506,406	1.4%
2027	513,483	1.4%
2028	520,660	1.4%
2029	527,936	1.4%
2030	534,305	1.2%
2031	539,741	1.0%
2032	545,233	1.0%
2033	550,781	1.0%
2034	556,384	1.0%
2035	561,339	0.9%
2036	565,633	0.8%
2037	569,960	0.8%
2038	574,320	0.8%
2039	578,714	0.8%
2040	582,721	0.7%

Source: Collier County Comprehensive Planning Section (population projections dated May 2024)

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Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the government buildings impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/RV (Tied Down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet or greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2021 American Housing Survey (AHS) and data from the 2022 American Community Survey (ACS) to examine this relationship.

Table B-2

Residents per Housing Unit

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	289,564	112,378		2.58
- Less than 4,000 sf			98%	2.53
- 4,000 sf or greater			121%	3.12
Multi Family	139,405	106,016		1.31
Mobile Home/RV Park (Tied Down)	21,446	11,189		1.92
Retirement Community - Detached (Single Family)[5]	173,738	112,378		1.55
Retirement Community - Attached (Multi-Family)[6]	83,643	106,016		0.79

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.58) by the ratio developed from the AHS data (Item 3).

5) Estimate for retirement community (detached) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for retirement community (attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Functional Population

For government buildings, this study uses functional population as the demand component, which distributes the cost associated with the availability of government buildings among various land uses based on the density of people at each land use throughout the day. Functional population, as used in the impact fee analysis, is a generally accepted methodology and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at an estimate of effective population that needs to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future years can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of Collier County functional population, an analysis of the County's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.6 hours, or approximately 69 percent, of each 24-hour day at their place of residence and the other 31 percent away from home. This analysis is presented in Tables B-3 and B-4.

Table B-3

Population & Employment Characteristics

Item/Calculation Step	Year 2021
Total workers living in Collier County[1]	150,529
Collier County Population[2]	372,797
Total workers as a percent of population[3]	**40.4%**
School age population (5-17 years)[4]	47,900
School age population as a percent of population[5]	**12.8%**
Population net of workers and school age population[6]	174,368
Other population as a percent of total population[7]	**46.8%**

1) Source: Census OnTheMap 2021
2) Source: 2021 ACS 5-Yr Estimates, Table S0101
3) Total workers (Item 1) divided by total population (Item 2)
4) Source: 2021 ACS 5-Year Estimates, Table S0101
5) Total school age population (Item 4) divided by total population (Item 2)
6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)
7) Population net of workers and school age population (Item 6) divided by total population (Item 2)

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Table B-4

Residential Coefficient for Functional Population

Pop. Group	Hours at Residence[1]	Percent of Population[2]	Effective Hours[3]
Workers	13	40.4%	5.3
Students	15	12.8%	1.9
Other	20	46.8%	9.4
Total Hours at Residence[4]			16.6
Residential Functional Population Coefficient[5]			**69.2%**

1) Estimated
2) Source: Table B-3
3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
4) Sum of effective hours.
5) Sum of effective hours (Item 4) divided by 24.

The resulting percentage from Table B-4 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in **Table B-6**.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing the estimates of functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, now used widely[1]. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information on passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).

1 Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," Journal of Urban Planning and Development 118(2): 45-58 (1992).

- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table B-5 shows the functional population coefficients for residential and non-residential land uses in Collier County, which are used to estimate the 2024 functional population in Table B-6.

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Table B-5

General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population									7.00	**0.692**
Natural Resources	N/A	9.00	3.10	1.55	1.32	1.38	0.09	1.00	7.00	**0.379**
Construction	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Manufacturing	140	9.00	2.51	1.26	1.32	1.38	0.08	1.00	5.00	**0.270**
Transportation, Communication, Utilities	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	**0.272**
Retail Trade	820	9.00	57.30	28.65	1.24	1.73	14.04	1.50	7.00	**1.252**
Finance, Insurance, Real Estate	710	9.00	3.33	1.67	1.24	1.73	0.82	1.00	5.00	**0.292**
Services[9]	N/A	9.00	20.32	10.16	1.24	1.73	4.98	1.00	6.00	**0.499**
Government[10]	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	**0.451**

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 11th Edition (Institute of Transportation Engineers 2021) as follows:

ITE Code 110 at 3.10 weekday trips per employee, Volume 2 - Industrial Land Uses, page 39

ITE Code 140 at 2.51 weekday trips per employee, Volume 2 - Industrial Land Uses, page 76

ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 104

ITE Code 710 at 3.33 weekday trips per employee, Volume 2 Office Land Uses, page 716

ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 795

ITE Code 820 (page 186) based on blended average of trips by retail center size calculated below.

Retail Scale	*Trip Rate*	*Sq Ft per Employee*[11]	*Trips per Employee*	*Share*	*Weighted Trips*
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	67.52	1,152	78	35.0%	27.30
Retail (greater than 150k sq. ft.	37.01	1,070	40	15.0%	6.00
Sum of Weighted Trips/1k sq.ft.					57.30

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip

1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-7 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{(\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week})}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 11th ed., when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

Table B-6

Functional Population (Countywide)

Population Category	Collier County Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2024 Peak Season Population	491,779	0.692	340,311
Employment Category			
Natural Resources	4,961	0.379	1,880
Construction	24,935	0.271	6,757
Manufacturing	6,231	0.270	1,682
Transportation, Communication, and Utilities	11,268	0.271	3,054
Wholesale Trade	6,495	0.272	1,767
Retail Trade	26,632	1.252	33,343
Finance, Insurance, and Real Estate	56,185	0.292	16,406
Services	127,033	0.499	63,389
Government Services	14,309	0.451	6,453
Total Employment by Category Population[4]			134,731
2024 Total Functional Population[5]			**475,042**

1) Source: Table B-1 for population and 2024 Woods & Poole for employment data
2) Source: Table B-4
3) The functional population is Collier baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) The total functional population is the sum of the residential functional population and the employment functional population.

Table B-7 presents the County's annual functional population figures from 2010 through 2040, based on the 2024 functional population figure from Table B-6 and the annual population growth rates from the population figures previously presented in Table B-1.

Table B-7

Countywide Functional Population (2010-2040)

Year	Functional Population
2010	374,006
2011	378,833
2012	384,558
2013	388,577
2014	394,453
2015	402,230
2016	410,152
2017	418,610
2018	427,189
2019	435,944
2020	439,572
2021	448,358
2022	458,095
2023	467,032
2024	**475,042**
2025	482,429
2026	489,171
2027	496,007
2028	502,940
2029	509,968
2030	516,120
2031	521,371
2032	526,676
2033	532,035
2034	537,447
2035	542,233
2036	546,381
2037	550,561
2038	554,773
2039	559,017
2040	562,888

Source: Table B-6 for the 2024 functional population figure and Table B-1 for annual growth rates

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Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, functional population estimates by land use need to be developed for each impact fee service area to be analyzed. For residential and transient land uses, these coefficients are displayed in **Table B-8**. The transient land uses include hotel/all suites hotel, motel, assisted living facility and nursing home. Secondary sources, such as Smith Travel Research (STR), Collier County Convention and Visitors Bureau, and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for hotel/motel and nursing home.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. **Table B-9** reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional resident coefficients by land use. These coefficients by land use create the demand component for the government buildings impact fee program and are used in the calculation of the cost per unit for each land use category in the government buildings impact fee schedule.

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Table B-8

Functional Residents for Residential and Transient Land Uses

Residential Land Use	Impact Unit	ITE LUC[(1)]	Residents/ Visitors Per Unit[(2)]	Occupancy Rate[(3)]	Adjusted Residents Per Unit[(4)]	Visitor Hours at Place[(5)]	Workers Per Unit[(6)]	Work Day Hours[(7)]	Days Per Week[(8)]	Functional Residents Per Unit[(9)]
Residential										
Single Family Detached										
- Less than 4,000 sf	du	210	2.53	-	-	-	-	-	-	**1.75**
- 4,000 sf or greater	du	210	3.12	-	-	-	-	-	-	**2.16**
Multi-Family	du	220-232	1.31	-	-	-	-	-	-	**0.91**
Mobile Home	du	240	1.92	-	-	-	-	-	-	**1.33**
Retirement Community - Detached (Single Family)	du	251	1.55	-	-	-	-	-	-	**1.07**
Retirement Community - Attached (Multi-Family)	du	252	0.79	-	-	-	-	-	-	**0.55**
Transient/Assisted, Group										
Hotel/All Suites Hotel	room	310/311	2.80	73%	2.04	12	0.56	9	7	**1.23**
Motel	room	320	2.80	73%	2.04	12	0.13	9	7	**1.07**
Assisted Living Facility	du	254	1.18	70%	0.82	20	0.56	9	7	**0.89**
Nursing Home	1,000 sf	620	2.76	70%	1.93	20	2.04	9	7	**2.37**

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition

(2) Estimates for the residential land uses, retirement community (detached), retirement community (attached) from Table B-2; estimate for hotel/motel from Collier County Overnight Visitor Economic Impact Report 2021. Estimate for assisted living facility is based on people per household figures for single family and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation. Estimate used for nursing home is based on 1 person per bed and an average square footage of 363 per bed in a nursing home, based on information provided in the ITE Trip Generation Handbook, 11th Edition.

(3) Source for hotel/motel occupancy: Collier County Convention and Visitors Bureau Annual Reports and Smith Travel Research (STR). Average occupancy rate for 2016 through 2021, excluding 2020. Source for nursing home/ALF occupancy rate is the Florida Department of Elderly Affairs Collier County Profile and the Agency for Health Care Administration. Average occupancy rate for 2021 through 2022.

(4) Residents/visitors per unit (Item 2) times occupancy rate (Item 3)

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 11th Edition

(9) For residential land uses, calculated as residents per unit times the functional population coefficient (0.692 from Table B-5). For transient, assisted, and group land uses, calculated as

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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Table B-9

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
RECREATION:												
416	Campground/RV Park[12]	site	1.62	n/a	1.20	0.81	9	1.64	0.13	1.50	7	**0.46**
420	Marina	boat berth	2.41	20.52	0.12	1.21	9	1.64	1.86	1.00	7	**0.12**
430	Golf Course	hole	30.38	20.52	1.48	15.19	9	1.64	23.43	0.25	7	**0.80**
n/a	Bundled Golf Course[13]	hole	9.11	20.52	0.44	4.56	9	1.64	7.04	0.25	7	**0.24**
445	Movie Theater	1,000 sf	82.30	53.12	1.55	41.15	9	1.64	65.94	1.00	7	**3.33**
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	n/a	2.00	10.67	9	1.64	15.50	1.50	7	**1.72**
INSTITUTIONS:												
520	Elementary School (Private)	student	2.27	22.50	0.10	1.14	9	1.11	1.17	2.00	5	**0.10**
522	Middle/Junior High School (Private)	student	2.10	23.41	0.09	1.05	9	1.11	1.08	2.00	5	**0.09**
525	High School (Private)	student	1.94	21.95	0.09	0.97	9	1.11	0.99	2.00	5	**0.08**
540/550	University/Junior College (7,500 or fewer students) (Private)	student	2.00	11.75	0.17	1.00	9	1.11	0.94	2.00	5	**0.10**
	University/Junior College (more than 7,500 students) (Privat	student	1.50	11.75	0.13	0.75	9	1.11	0.70	2.00	5	**0.08**
560	Church	1,000 sf	7.60	20.64	0.37	3.80	9	2.16	7.84	1.00	7	**0.47**
565	Day Care Center	1,000 sf	49.63	21.38	2.32	24.82	9	2.16	51.29	0.15	5	**0.85**
MEDICAL:												
610	Hospital	1,000 sf	10.77	3.77	2.86	5.39	9	1.44	4.90	1.00	7	**1.28**
OFFICE:												
710	General Office	1,000 sf	10.84	3.33	3.26	5.42	9	1.09	2.65	1.00	5	**0.95**
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	8.71	2.74	11.92	9	1.44	14.42	1.00	5	**1.16**
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	8.71	3.93	17.11	9	1.44	20.71	1.00	5	**1.67**
770	Business Park (Flex-Space)	1,000 sf	12.65	4.04	3.13	6.33	9	1.09	3.77	0.75	5	**0.92**
RETAIL:												
822	Retail 6,000 sfgla or less	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	67.52	17.42	3.88	33.76	9	1.52	47.44	0.65	7	**2.74**
820	Retail greater than 150,000 sfglA	1,000 sfgla	37.01	17.42	2.12	18.51	9	1.52	26.02	1.00	7	**1.88**
840/841	New/Used Auto Sales	1,000 sf	24.58	11.84	2.08	12.29	9	1.52	16.60	1.00	7	**1.47**
849	Tire Superstore	1,000 sf	20.37	n/a	1.65	10.19	9	1.52	13.84	1.00	7	**1.20**
850	Supermarket	1,000 sf	94.48	43.86	2.15	47.24	9	1.52	69.65	0.50	7	**2.26**
851	Convenience Market (24 hour)	1,000 sf	739.50	243.38	3.04	369.75	9	1.52	558.98	0.20	7	**5.80**
862	Home Improvement Superstore	1,000 sf	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	**1.81**
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	69.17	1.50	51.93	9	1.52	77.43	0.35	7	**1.69**
890	Furniture Store	1,000 sf	6.26	10.93	0.57	3.13	9	1.52	4.19	0.50	7	**0.30**
SERVICES:												
911	Bank/Savings w/out Drive-Thru	1,000 sf	57.94	32.73	1.77	28.97	9	1.52	42.26	0.35	6	**1.10**
912	Bank/Savings w/Drive-Thru	1,000 sf	103.73	32.73	3.17	51.87	9	1.52	75.67	0.15	6	**1.42**
930	Fast Casual Restaurant	1,000 sf	97.14	21.26	4.57	48.57	9	2.30	107.14	0.35	7	**3.28**
931	Low-Turnover Restaurant	1,000 sf	86.03	17.90	4.81	43.02	9	2.30	94.14	1.00	7	**5.73**
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	103.46	21.26	4.87	51.73	9	2.30	114.11	0.75	7	**5.39**
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	44.52	10.76	239.59	9	2.30	540.30	0.25	7	**9.66**
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	44.52	9.19	204.63	9	2.30	461.46	0.25	7	**8.25**

Table B-9 (continued)

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
SERVICES:												
941	Quick Lube	service bay	40.00	16.00	2.50	20.00	9	1.52	27.90	0.50	7	**1.52**
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	275.78	0.62	86.01	9	1.52	130.12	0.20	7	**1.32**
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	264.38	241.21	1.10	132.19	9	1.52	199.83	0.20	7	**2.08**
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	345.75	241.21	1.43	172.88	9	1.52	261.35	0.20	7	**2.71**
947	Self-Service Car Wash	service bay	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	**0.87**
948	Automated Car Wash	1,000 sf	142.00	n/a	1.75	71.00	9	1.52	106.17	0.25	7	**1.76**
n/a	Luxury Auto Sales	1,000 sf	16.30	n/a	2.08	8.15	9	1.52	10.31	1.00	7	**1.21**
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	4.87	3.10	1.57	2.44	9	1.08	1.07	1.00	5	**0.45**
140	Manufacturing	1,000 sf	4.75	2.51	1.89	2.38	9	1.08	0.68	1.00	5	**0.53**
150	Warehousing	1,000 sf	1.71	5.05	0.34	0.86	9	1.08	0.59	0.75	5	**0.10**
151	Mini-Warehouse	1,000 sf	1.46	61.90	0.02	0.73	9	1.08	0.77	0.75	7	**0.03**

Sources:
1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition
2) Land uses and trip generation rates consistent with those included in the 2024 Transportation Impact Fee Update Study
3) Trips per employee from ITE Trip Generation Handbook, 11th Edition, when available
4) Trips per unit (Item 2) divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated
5) Trips per unit (Item 2) multiplied by 50 percent
6) Estimated
7) Source: 2022 National Household Travel Survey (FHWA 2022)
8) [(One-way Trips/Unit X Occupants/Trip) - Employees]
9) Estimated
10) Estimated
11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
12) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds
13) The trip generation rate for "bundled golf course" is assessed at 30 percent of the trip generation rate for the "golf course" land use (LUC 430)

Appendix C -
Building and Land Value Analysis -
Supplemental Information

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Appendix C – Building and Land Value Analysis

This appendix provides the additional data and information on building and land value estimates.

Building Values

In determining the appropriate unit value for buildings, the following analysis was conducted:

- A review of recently built or planned government buildings in Collier County;
- Insurance value of the existing inventory; and
- Discussions with architects.

Over the past five years, the County constructed a building for the Heritage Bay Government Center at a cost of $550 per square foot, including land and building value. The County's Annual Update and Inventory Report (AUIR) estimated the unit cost for government buildings at $470 per square foot in 2023.

During the 2016 study, the value of primary buildings was estimated at $300 per square foot. Applying Engineering News Records Building Cost Index for the cost changes between 2016 and 2024 resulted in a unit cost of approximately $406 per square foot.

The insurance values of existing primary buildings ranged from $252 per square foot for building only to $267 per square foot for buildings and contents. It is important to note that insurance values are considered to be a conservative estimate because the value of the foundation and other more permanent parts of the structure tends to be excluded since these would not have to be rebuilt if the structure is damaged or lost.

Given this data and information, building cost for primary buildings was estimated at $450 per square foot. The value of support facilities was estimated at $90 per square foot, based primarily on insurance values. These costs reflect all costs related to constructing buildings (such as design, construction, site preparation, etc.) with the exception of land purchase. This information is summarized in **Table C-1**.

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Table C-1
Building Cost Estimates

Facility	Cost per Square Foot
Building Cost Estimates	
2016 Study Building Value Indexed[1]	$406
Recent Construction - Heritage Bay Government Center[2]	$550
County Estimate for Future Buildings[3]	$470
Average Insurance Value of Primary Buildings[4]	$252
Average Insurance Value of Support Buildings[5]	$45
Used in the Study:	
- Primary Buildings	**$450**
- Support Buildings	**$90**

1) Primary building cost estimate from Collier County Government Buildings Impact Fee Study, October 10, 2016, indexed according to Engineering News Record (2016-2024)
2) Source: Collier County
3) Source: Collier County Annual Update and Inventory Report 2023
4) Source: Collier County
5) Source: Collier County

Land Values

To estimate land value associated with government buildings, the following information was evaluated:

- Recent land purchases;
- Land value trends since the last study;
- Current value of land where government buildings are located;
- Vacant land sales analysis;
- Vacant land values as reported by the Property Appraiser; and
- Discussions with the County

Collier County purchases a 5-acre parcel in 2023 for Fleet Facility expansion for a cost of $120,000 per acre.

The 2016 study estimated land value at $160,000 per acre. Since then, land values increased by approximately 118 percent, which results in an indexed value of approximately $350,000 per acre.

The value of parcels where existing government buildings are located has an average value of $450,000 per acre.

Vacant land sales of parcels between one acre and 10 acres countywide averaged $72,000 per acre over the past five years. This value was almost $400,000 per acre when commercial vacant land was considered.

Similarly, the value of all vacant land of one to 10-acre parcels as estimated by Collier County Property Appraiser averaged $51,000 per acre. This figure was $316,000 per acre for commercial vacant land.

Given these figures, an average land value of $180,000 per acre is considered to be a reasonable estimate for the impact fee calculations.

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Collier County Law Enforcement Impact Fee Update Study

DRAFT Report
October 31, 2024

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Collier County
Law Enforcement Impact Fee Update Study
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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for law enforcement services, which was last updated in 2016. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated law enforcement impact fee. The data presented in this report represents the most recent and localized data available at the time of this update study. All data and support materials used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically calculated level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fee as a policy decision.

Methodology

In developing the County's law enforcement impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the law enforcement impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

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Inventory

According to information provided by the County, Collier County has approximately 265,000 square feet of building space used to provide law enforcement services. As presented in **Table 1**, this figure includes 263,000 square feet of primary buildings and approximately 2,000 square feet of support space. Support facilities are defined as facilities without air-conditioning or space that is unlikely to be occupied by personnel. Inventory details are presented in Appendix A, Table A-1.

An important part of the impact fee calculations involves estimating the value of the capital assets. As shown in Table 1, the value of primary buildings are estimated at $350 per square foot while support buildings are estimated to cost $90 per square foot. The building value estimates are based on a review of cost estimates for planned law enforcement buildings, cost trends since the last technical study, insurance values of existing facilities, and discussions with the County. A more detailed explanation of building value estimates is included in Appendix C.

In terms of estimating current land values, a review of the value of land where existing law enforcement facilities are located and land values in subareas of the county where future facilities are being planned was completed. Both vacant land sales and the current value of vacant parcels as reported by the Collier County Property Appraiser were evaluated for similar size parcels by land use and location. This analysis resulted in an average value of $180,000 per acre, and is explained further in Appendix C.

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Table 1

Building and Land Inventory

Building Type	Land	Square Feet[1]	Building Value per Square Foot[2]	Total Building & Land Value[3]
Primary Buildings		263,171	$350	$92,109,850
Support Buildings		1,994	$90	$179,460
Total		**265,165**	**-**	**$92,289,310**
Allocated Acreage[4]	27.39			
Land Value per Acre[5]	$180,000			$4,930,200
Total Building and Land Value[6]				**$97,219,510**

1) Source: Appendix A, Table A-1
2) Source: Appendix C
3) Building value per square foot (Item 2) multiplied by square feet (Item 1)
4) Source: Appendix A, Table A-1
5) Source: Appendix C
6) Sum of total building value and land value

In addition to the land and buildings inventory, the Collier County Sheriff's Office (CCSO) also has the vehicles and equipment to perform its law enforcement duties. **Table 2** summarizes the vehicle and equipment inventory. Equipment included in this list follows the County's definition of capital assets, which includes items that have a minimum value of $5,000 and five years of useful life. As presented in Table 2, the total vehicle and equipment inventory amounts to approximately $77 million.

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Table 2

Law Enforcement Vehicle and Equipment Inventory

Description	Total Value[1]	Units[2]	Unit Value[3]
Air Conditioning Unit	$5,790	1	$5,790
Aircraft	$9,589,675	5	$1,917,935
Aircraft Equipment	$4,222,518	64	$65,977
Alarm System	$7,575	1	$7,575
Auto Accessories	$470,787	165	$2,853
Boats	$1,099,461	13	$84,574
Breathalizer	$94,979	6	$15,830
ID Access System	$222,311	23	$9,666
In Car Video	$3,681,964	725	$5,079
Maintenance Equipment	$193,566	5	$38,713
Major Comm Equip	$1,260,155	73	$17,262
Major Computer Equipment	$4,129,875	131	$31,526
Minor Comm Equip	$3,802,357	165	$23,045
Minor Recording Equip	$135,069	10	$13,507
Minor Shop Equipment	$459,458	42	$10,939
Misc Security Equipment	$589,318	47	$12,539
Mobile Radio After 2010	$4,283,725	763	$5,614
Servers	$3,002,056	97	$30,949
Shop Machinery	$219,085	11	$19,917
Special Operations	$693,564	28	$24,770
Specialty Vehicles	$2,951,020	88	$33,534
Storage and Sheds	$114,949	10	$11,495
Trailers	$1,457,958	76	$19,184
Utilities	$60,000	2	$30,000
Vehicles	$34,230,511	1,037	$33,009
TOTAL VALUE	**$76,977,726**		

1) Source: Collier County Sheriff's Office
2) Source: Collier County Sheriff's Office
3) Total value (Item 1) divided by units (Item 2)

Service Area and Demand Component

Although the CCSO has countywide jurisdiction and provides services countywide, law enforcement services are provided primarily in unincorporated areas of the county and in Everglades City. Other municipalities within Collier County have separate law enforcement agencies that have the primary responsibility of providing law enforcement services in these areas. Therefore, for impact fee calculation purposes, the primary benefit district for law enforcement is the unincorporated county and Everglades City, and the population figures are calculated for this area.

The law enforcement impact fee program requires the use of population data in calculating current levels of service and performance standards. To accurately determine demand for law enforcement services and to be consistent with the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population is used in all population estimates and projections, unless otherwise noted. Peak seasonal population projections were provided by Collier County's Comprehensive Planning Division.

To measure effective population that benefits from the law enforcement services, this study also developed functional population figures. Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. Appendix B provides additional details on population estimates.

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Level of Service

Table 3 presents the calculation of the current LOS included in the inventory as well as Collier County's adopted LOS standards according to the most recent AUIR. As presented, Collier County's current level of service is 0.59 square feet per peak seasonal resident.

While the current LOS for is 0.59 square feet per peak seasonal resident, in order to calculate the law enforcement facilities impact fee, the LOS needs to be calculated in terms of square feet per functional resident. As shown in Table 3, the current achieved LOS is 0.64 square feet per functional resident.

Collier County's adopted LOS standard for law enforcement facilities is 0.91 square feet per peak population or 0.99 per functional resident. While the achieved LOS indicates the investment made by the community, the adopted LOS standard provides the intended/goal LOS. For impact fee calculation purposes, the lower of the two measures is utilized to not overcharge new development. Given this, the achieved LOS of 0.64 square feet per functional resident is utilized in the calculation of the law enforcement impact fee.

Table 3

Current Achieved & Adopted Level of Service Standard

Variable	Year 2024	
	Peak Seasonal Population	Functional Population
Population[1]	448,099	411,470
Total Square Feet of Primary Buildings[2]	263,171	263,171
Achieved LOS (Square Feet per Resident)[3]	**0.59**	**0.64**
Adopted LOS Standard (Square Feet per Resident)[4]	0.91	0.99

1) Source: Appendix B, Tables B-1 and B-7
2) Source: Table 1
3) Total square feet of primary buildings (Item 2) divided by population (Item 1)
4) Source: Collier County 2023 Annual Update and Inventory Report. LOS standard per peak population is converted to LOS standard per functional resident using the ratio of peak to functional population.

Cost Component

Table 4 provides a summary of law enforcement facility related capital assets owned by the County. As shown, total capital asset value associated with law enforcement facilities amounts to $174.2 million. However, the County is still paying debt service on a portion of these assets. In addition, it is Collier County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for law enforcement capacity expansion projects that is to be repaid with impact fee revenues is subtracted from the total asset value in Table 4. The resulting owned capital asset value is approximately $157.8 million or $599 per square foot.

Table 4 also presents the cost per functional resident for the impact fee analysis. This cost is calculated by multiplying the owned capital asset value per bed by the achieved LOS of 0.64 square feet per functional resident. As shown, these calculations result in $384 per functional resident for all law enforcement facilities assets considered in the impact fee calculations.

Table 4
Total Impact Cost per Functional Resident

Description	Figure	Percent of Total[11]
Total Building Value[1]	$92,289,310	53.0%
Total Land Value[2]	$4,930,200	2.8%
Total Vehicle & Equipment Value[3]	$76,977,726	44.2%
Total Capital Asset Value[4]	**$174,197,236**	**100.0%**
Less: Portion Not Owned[5]	$16,435,751	
Owned Capital Asset Value[6]	**$157,761,485**	
Primary Buildings Square Feet[7]	263,171	
Owned Capital Asset Value per Square Foot[8]	**$599.46**	
LOS (Square Feet per Functional Resident)[9]	0.64	
Owned Capital Value per Functional Resident[10]	**$383.65**	

1) Source: Table 1
2) Source: Table 1
3) Source: Table 2
4) Sum of land, building, and equipment values (Items 1, 2, and 3)
5) Source: Collier County Office of Management and Budget
6) Total capital asset value (Item 4) less portion not owned by the County (Item 5)
7) Source: Table 1
8) Owned buildings, land and vehicle/equipment value (Item 6) divided by total square feet (Item 7)

9) Source: Table 3
10) Owned capital asset value (Item 6) multiplied by the LOS (Item 9)
11) Distribution of land, building, and vehicle/equipment asset values (Items 1,2, and 3)

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Credit Component

To avoid overcharging development for the law enforcement impact fee, a review of the capital funding program for law enforcement services was conducted. The purpose of this review was to determine any potential revenue credits that should be considered for revenues generated by new development that are likely to be used for capital facility expansion, land purchase, or vehicle/equipment expansion for the law enforcement program.

Based on a review of the County's funding of capacity addition projects over the past five years, it has been determined that the County uses ad valorem tax revenues and grants for expansion projects paid with cash.

Capital Expansion "Cash" Credit

To calculate the capital expansion credit per functional resident, funding sources used for the past five years were reviewed. Between FY 2018 and FY 2022, the County allocated an average non-impact fee funding of $3.44 million per year toward law enforcement capital facilities utilizing ad valorem revenues and grants.

The annual capital expansion "cash" expenditures were divided by the average annual functional residents for the same period to calculate the average annual capital expansion "cash" credit per functional resident. As presented in Table 5, the result is $9 per functional resident annually.

Once the capital expansion "cash" credit per functional resident is calculated, a credit adjustment is made to account for the fact that new homes tend to pay higher property taxes per dwelling unit. This adjustment factor was estimated based on a comparison of the average taxable value of recently built homes built to that of all homes. As shown in Table 5, this adjusted credit amounts to approximately $10 per functional resident per year.

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Table 5
Capital Expansion "Cash" Credit

Description[1]	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total
General Fund						
Intangible Property	-	-	$923,827	-	-	**$923,827**
IT Equipment	-	$1,404,011	$3,189	-	-	**$1,407,200**
Special Operations & Equipment	-	-	-	$4,847,546	-	**$4,847,546**
Subtotal -- General Fund	**-**	**$1,404,011**	**$927,016**	**$4,847,546**	**-**	**$7,178,573**
Grants						
Auto Accessories	-	-	$205,627	-	-	**$205,627**
Camera & Camera Equipment	$16,018	$9,472	-	$5,000	-	**$30,490**
Communications Equipment	$56,296	$16,849	$306,355	$190,716	-	**$570,216**
Intangible Property	-	-	$923,827	-	-	**$923,827**
IT Equipment	$43,996	$1,473,853	$525,445	$43,263	-	**$2,086,557**
Office Furniture/Equipment	-	$8,522	$12,225	-	-	**$20,747**
Other Equipment	$69,620	$65,435	$235,563	$86,308	$35,596	**$492,522**
Protection Ballistics	$71,622	$35,427	-	-	$33,407	**$140,456**
Special Operations & Equipment	$36,783	$46,197	$154,273	$4,847,546	$16,334	**$5,101,133**
Specialty Vehicles	-	-	$202,894	-	-	**$202,894**
Trailers	-	-	$27,094	-	-	**$27,094**
Vehicles	-	-	$106,236	$103,523	-	**$209,759**
Subtotal -- Grants	**$294,335**	**$1,655,755**	**$2,699,539**	**$5,276,356**	**$85,337**	**$10,011,322**
Total Capital Expansion "Cash" Expenditures	**$294,335**	**$3,059,766**	**$3,626,555**	**$10,123,902**	**$85,337**	**$17,189,895**
Average Annual Capital Expansion "Cash" Expenditures[2]						$3,437,979
Average Annual Functional Population[3]						379,936
Annual Capital Expansion "Cash" Credit per Functional Resident[4]						**$9.05**
- Portion Funded with Ad Valorem Tax Revenue[5]						$2.62
- Portion Funded with Other Sources[6]						$6.43
Credit Adjustment Factor[7]						1.25
Adjusted Annual Capital Expansion "Cash" Credit per Functional Resident[8]						**$9.71**

1) Source: Collier County
2) Total capital expansion "cash" expenditures divided by five to calculate the average annual expenditures
3) Source: Appendix B, Table B-7
4) Average annual capital expansion "cash" expenditures (Item 2) divided by the average annual functional population (Item 3)
5) Capital expansion "cash" expenditures per functional resident (Item 4) multiplied by the ad valorem portion of total expenditures (29%)
6) Capital expansion "cash" expenditures per functional resident (Item 4) less the portion funded with ad valorem tax revenues (Item 5)
7) Adjustment factor to reflect higher ad valorem taxes paid by new homes
8) Portion funded with ad valorem revenue sources (Item 5) multiplied by the credit adjustment factor (Item 7) plus the portion funded with other revenue sources (Item 6)

Net Law Enforcement Impact Cost

Table 6 summarizes the net impact cost per functional resident, which is the difference between the cost component and the credit component. The resulting net impact cost is $227 per functional resident for residential land uses and $238 per functional resident for non-residential land uses.

Table 6

Net Impact Cost per Functional Resident

Variable	Per Functional Resident
Impact Cost	
Total Impact Cost per Functional Resident[1]	$383.65
Revenue Credit	
Annual Capital Expansion "Cash" Credit per Functional Resident[2]	
- Residential Land Uses	$9.71
- Non-residential Land Uses	$9.05
Capitalization Rate	3.70%
Capitalization Period (years)	25
Capital Expansion "Cash" Credit per Functional Resident[3]	
- Residential Land Uses	$156.62
- Non-residential Land Uses	$145.97
Net Impact Cost	
Net Impact Cost per Functional Resident[4]	
- Residential Land Uses	**$227.03**
- Non-residential Land Uses	**$237.68**

1) Source: Table 4
2) Source: Table 5
3) Annual capital expansion "cash" credit per functional resident (Item 2) with a capitalization rate of 3.7% for 25 years. The capitalization rate estimate was provided by Collier County.
4) Total impact cost per functional resident (Item 1) less capital expansion “cash” credit per functional resident (Item 5)

Calculated Law Enforcement Impact Fee Schedule

Table 7 presents the law enforcement facilities impact fee schedule for residential and non-residential land uses, based on the net impact fee per cost per functional resident figures presented in Table 6.

Net impact cost per functional resident decreased by approximately 25 percent since the 2015 study due to changes to cost and credit components. The remaining differences reflect the changes in the demand component since 2016 as well as new land use categories or units.

Table 7

Calculated Law Enforcement Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]
Residential:						
Single Family Detached						
210	- Less than 4,000 sf	du	1.83	**$415.46**	$586.95	-29%
210	- 4,000 sf or greater	du	2.26	**$513.09**	$661.09	-22%
220-232	Multi-Family	du	1.01	**$229.30**	$296.56	-23%
240	Mobile Home	du	1.35	**$306.49**	$457.20	-33%
251	Retirement Community - Detached (Single Family)	du	1.12	**$254.27**	$265.67	-4%
252	Retirement Community - Attached (Multi-Family)	du	0.61	**$138.49**	$265.67	-48%
Transient, Assisted, Group:						
310/311	Hotel/All Suites Hotel	room	1.23	**$292.35**	$252.91	16%
320	Motel	room	1.07	**$254.32**	$237.30	7%
254	Assisted Living Facility	du	0.95	**$225.80**	$340.34	-34%
620	Nursing Home	1,000 sf	2.37	**$563.30**	$327.85/bed	N/A
Recreation:						
416	Campground/RV Park	site	0.46	**$109.33**	$156.12	-30%
420	Marina	boat berth	0.12	**$28.52**	$59.33	-52%
430	Golf Course	hole	0.80	**$190.14**	$337.22	-44%
n/a	Bundled Golf Course	hole	0.24	**$57.04**	$101.13	-44%
445	Movie Theater	1,000 sf	3.33	**$791.47**	$1,867.20/screen	N/A
n/a	Dance Studio/Gymnastics	1,000 sf	1.72	**$408.81**	$693.17	-41%
Institutions:						
520	Elementary School (Private)	student	0.10	**$23.77**	$18.73	27%
522	Middle/Junior High School (Private)	student	0.09	**$21.39**	$21.86	-2%
525	High School (Private)	student	0.08	**$19.01**	$24.98	-24%
540/550	University/Junior College (7,500 or fewer students) (Private)	student	0.10	**$23.77**	$31.22	-24%
	University/Junior College (more than 7,500 students) (Private)	student	0.08	**$19.01**	$21.86	-13%
560	Church	1,000 sf	0.47	**$111.71**	$9.37/seat	N/A
565	Day Care Center	1,000 sf	0.85	**$202.03**	$15.61/student	N/A
Medical:						
610	Hospital	1,000 sf	1.28	**$304.23**	$427.77	-29%
Office:						
710	General Office	1,000 sf	0.95	**$225.80**	$240.42	-6%
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	1.16	**$275.71**	$355.95	-23%
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	1.67	**$396.93**	$518.32	-23%
770	Business Park (Flex-Space)	1,000 sf	0.92	**$218.67**	$299.75	-27%
Retail:						
822	Retail 6,000 sfgla or less	1,000 sfgla	1.97	**$468.23**	$764.99	-39%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	1.97	**$468.23**	$764.99	-39%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	2.74	**$651.24**	$764.99	-15%
820	Retail greater than 150,000 sfgla	1,000 sfgla	1.88	**$446.84**	$652.58	-32%
840/841	New/Used Auto Sales	1,000 sf	1.47	**$349.39**	$458.99	-24%

Table 7 (continued)

Calculated Law Enforcement Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Residents per Unit[1]	Calculated Impact Fee[2]	Current Adopted Impact Fee[3]	Percent Change[4]
Retail:						
849	Tire Superstore	1,000 sf	1.20	**$285.22**	$418.40/bay	N/A
850	Supermarket	1,000 sf	2.26	**$537.16**	$640.09	-16%
851	Convenience Market (24 hour)	1,000 sf	5.80	**$1,378.54**	$1,707.85	-19%
862	Home Improvement Superstore	1,000 sf	1.81	**$430.20**	$565.15	-24%
880/881	Pharmacy with & without Drive-Thru	1,000 sf	1.69	**$401.68**	$611.90	-34%
890	Furniture Store	1,000 sf	0.30	**$71.30**	$74.94	-5%
Services:						
911	Bank/Savings w/out Drive-Thru	1,000 sf	1.10	**$261.45**	$696.30	-62%
912	Bank/Savings w/Drive-Thru	1,000 sf	1.42	**$337.51**	$711.91	-53%
930	Fast Casual Restaurant	1,000 sf	3.28	**$779.59**	$2,778.94	-72%
931	Low-Turnover Restaurant	1,000 sf	5.73	**$1,361.91**	$68.69/seat	N/A
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	5.39	**$1,281.10**	$84.30/seat	N/A
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	9.66	**$2,295.99**	$2,778.94	-17%
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	8.25	**$1,960.86**	$2,778.94	-29%
941	Quick Lube	service bay	1.52	**$361.27**	$362.20	0%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.32	**$313.74**	$808.70	-61%
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	2.08	**$494.37**	$808.70	-39%
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	2.71	**$644.11**	$808.70	-20%
947	Self-Service Car Wash	service bay	0.87	**$206.78**	$271.65	-24%
948	Automated Car Wash	1,000 sf	1.76	**$418.32**	$549.54	-24%
n/a	Luxury Auto Sales	1,000 sf	1.21	**$287.59**	$321.61	-11%
Industrial:						
110	General Light Industrial	1,000 sf	0.45	**$106.96**	$215.45	-50%
140	Manufacturing	1,000 sf	0.53	**$125.97**	$156.12	-19%
150	Warehousing	1,000 sf	0.10	**$23.77**	$87.43	-73%
151	Mini-Warehouse	1,000 sf	0.03	**$7.13**	$18.73	-62%

1) Source: Table B-8 for residential land uses and Table B-9 for non-residential land uses
2) Source: Net impact cost per functional resident from Table 6 is multiplied by the functional residents per unit (Item 1)
3) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division
4) Percent change from the calculated impact fee (Item 2) and the current adopted impact fee (Item 3)

Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's law enforcement impact fee program, a comparison of law enforcement impact fee schedules was completed for other Florida counties. **Table 8** presents this comparison.

Table 8

Law Enforcement Impact Fee Schedule Comparison

Land Use	Unit[2]	Collier County		Charlotte County[5]	Indian River County[6]	Manatee County[7]	Martin County[8]	Miami-Dade County[9]	Palm Beach County[10]	Polk County[11]	Sarasota County[12]	St. Lucie County[13]
		Calculated[3]	Current Adopted[4]									
Date of Last Update		2024	2016	2021	2020	2024	2023	N/A	2022	2023	2016	2022
Assessed Portion of Calculated[1]		N/A	100%	100%	40%	100%	Varies - SF @ 100%	N/A	Varies - SF @92%	100%	100%	100%
Residential:												
Single Family (2,000 sf)	du	$415	$587	$289	$196	$803	$501	$636	$183	$578	$281	$369
Non-Residential:												
Light Industrial	1,000 sf	$107	$215	$74	$61	$196	$107	$441	$11	$182	$57	$81
Office (50,000 sq ft)	1,000 sf	$226	$371	$216	$108	$312	$169	$441	$15	$326	$211	$173
Retail (125,000 sq ft)	1,000 sf	$651	$765	$450	$184	$798	$364	$441	$82	$645	$368	$488

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Table 7
4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
5) Source: Charlotte County Community Development Department. Fees shown are for the Law impact fee. All fees include a 2.55% administrative fee.
6) Source: Indian River County Community Development
7) Source: Manatee County, Development Services. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
8) Source: Martin County. Fee shown is for only law enforcement facilities, excludes the portion for correctional facilities. Fees adopted in compliance with the 50% limit and phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028. Fee shown excludes 1.5% administration fee.
9) Source: Miami-Dade County Zoning
10) Source: Palm Beach County Planning, Zoning and Building Department. Fee only includes law enforcement vehicles and equipment. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown effective January 1, 2026.
11) Source: Polk County Building & Construction Department. Fees shown effective January 1, 2026 following a two-year phasing.
12) Source: Sarasota County Planning & Development Services Department
13) Source: St. Lucie County Planning & Development Services Department. Fees are effective October 1, 2025 and adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801.

Appendix A -
Law Enforcement Facilities Inventory

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Table A-1

Law Enforcement Facilities Inventory

Name of Structure	Address	Square Feet[1]	Total Square Footage on Site[2]	Acres[3]	Acres per 1,000 sf of Bldg Space[4]	Allocated Land (Acres)[5]
Primary Buildings:						
Building "J" Addition - 1st floor	3301 E. Tamiami Trail, Naples	16,445				0.49
Building "J" Addition - 2nd floor	3301 E. Tamiami Trail, Naples	16,458	1,491,521	45.28	0.030	0.49
Building "J" Sheriff 2nd Floor (Old bldg)	3301 E. Tamiami Trail, Naples	29,159				0.87
Building "J" Sheriff 1st Floor (Old bldg)	3301 E. Tamiami Trail, Naples	8,592				0.26
GG Sheriff's Substation	4707 Golden Gate Parkway, Naples	5,067	76,498	12.91	0.169	0.86
Marco Sheriff's Substation	990 N Barfield Drive, Marco	3,647	3,647	0.88	0.241	0.88
SO Range Trailer	4441 70th Avenue NE	1,440	2,427	6.77	2.789	4.02
Immokalee SO Substation	112 S. 1st Street, Naples	8,249	23,042	7.42	0.322	2.66
Sheriff Control Investigation Division (CID) Building	2373 S. Horseshoe, Naples	35,050	35,050	3.89	0.111	3.89
N. Naples Substation	776 Vanderbilt Beach Road	3,326	53,650	3.63	0.068	0.23
Special Operations Building[6]	160 Aviation Drive	56,380	N/A	N/A	N/A	N/A
Emergency Services Complex	8075 Lely Cultural Blvd.	44,133	154,388	20.00	0.130	5.74
Fleet and Purchasing	2885 County Barn Road	33,865	82,847	9.63	0.116	3.93
Golden Gate Estates Temporary Substation[7]	1169 Oil Well Road	1,360	N/A	N/A	N/A	N/A
Subtotal -- Main Buildings		**263,171**				**24.32**
Support Buildings:						
SO Vo-Tech Trailer	4441 70th Avenue NE	777				2.17
SO Range Control Bldg. #1	4441 70th Avenue NE	105	2,427	6.77	2.789	0.29
SO Range Control Bldg. #2	4441 70th Avenue NE	105				0.29
Sheriff's Forensic Shed 1	112 S. 1st Street, Naples	285				0.09
Immokalee Sheriff's Fuel Island	112 S. 1st Street, Naples	305	23,042	7.42	0.322	0.10
Sheriff's Forensic Shed 2	112 S. 1st Street, Naples	417				0.13
Subtotal -- Support Buildings		**1,994**				**3.07**
Total -- All Buildings		**265,165**				**27.39**
Weighted Average Acreage per 1,000 Square Feet of Building						**0.10**

1) Source: Collier County
2) Source: Collier County
3) Source: Collier County
4) Acres (Item 3) divided by total square feet on site (Item 2) multiplied by 1,000.
5) Square feet (Item 1) divided by 1,000 and multiplied by acres per 1,000 square feet of building space (Item 4).
6) Land is not owned by the County and thus is excluded from the impact fee inventory.
7) Land is not owned by the County and thus is excluded from the impact fee inventory.

Appendix B -
Population Estimates -
Supplemental Information

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Appendix B - Population Estimates

The law enforcement impact fee program requires the use of population data in calculating current levels of service and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process. This impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak season population is used in all population estimates and projections. Peak season population projections were provided by Collier County's Comprehensive Planning Division.

As previously mentioned, the law enforcement service area consists of unincorporated county and the City of Everglades. **Table B-1** presents the population trends for the law enforcement service area. The projections indicate that the current peak seasonal population is 448,100 and is expected to increase to 526,000 (increase of 79,900) by 2040. The estimated average annual growth rate is approximately one percent.

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Table B-1

Population Estimates (Law Enforcement Service Area)

Year	Law Enforcement Service Area	
	Peak Seasonal Population	Percent Change
2010	344,077	-
2011	348,982	1.43%
2012	354,754	1.65%
2013	358,895	1.17%
2014	364,916	1.68%
2015	372,650	2.12%
2016	380,266	2.04%
2017	388,455	2.15%
2018	396,880	2.17%
2019	405,486	2.17%
2020	412,972	1.85%
2021	421,755	2.13%
2022	431,696	2.36%
2023	440,527	2.05%
2024	**448,099**	**1.72%**
2025	455,014	1.54%
2026	461,248	1.37%
2027	467,566	1.37%
2028	473,970	1.37%
2029	480,458	1.37%
2030	486,024	1.16%
2031	490,644	0.95%
2032	495,303	0.95%
2033	500,003	0.95%
2034	504,744	0.95%
2035	508,818	0.81%
2036	512,216	0.67%
2037	515,631	0.67%
2038	519,060	0.67%
2039	522,508	0.66%
2040	526,039	0.68%

Source: Collier County Comprehensive Planning Section (population projections dated May, 2024)

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Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the law enforcement impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/RV (Tied Down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above in the law enforcement service area. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet or greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2021 American Housing Survey (AHS) and data from the 2022 American Community Survey (ACS) to examine this relationship.

Table B-2
Residents per Housing Unit (Law Enforcement Service Area)

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	265,409	98,564		2.69
- Less than 4,000 sf			98%	2.64
- 4,000 sf or greater			121%	3.25
Multi Family	121,999	83,437		1.46
Mobile Home/RV Park (Tied Down)	21,240	10,946		1.94
Retirement Community - Detached (Single Family)[5]	159,245	98,564		1.62
Retirement Community - Attached (Multi-Family)[6]	73,199	83,437		0.88

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.69) by the ratio developed from the AHS data (Item 3)

5) Estimate for retirement community (detached) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for retirement community (attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Functional Population

This study uses functional population as the demand component, which distributes the cost associated with the availability of law enforcement among various land uses based on the density of people at each land use throughout the day. Functional population, as used in the impact fee analysis, is a generally accepted methodology and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community would have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at an estimate of effective population that needs to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future years can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of Collier County's functional population, an analysis of the county's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.6 hours, or approximately 69 percent, of each 24-hour day at their place of residence and the other 31 percent away from home. This analysis is presented in Tables B-3 and B-4.

It is important to note that these calculations were reviewed on a countywide basis as well as for the law enforcement service area. There was not a significant difference between the estimated residential functional population coefficient. Therefore, the countywide figure is also utilized for the law enforcement service area.

Table B-3
Collier County Population & Employment Characteristics

Item/Calculation Step	Year 2021
Total workers living in Collier County[1]	150,529
Collier County Population[2]	372,797
Total workers as a percent of population[3]	**40.4%**
School age population (5-17 years)[4]	47,900
School age population as a percent of population[5]	**12.8%**
Population net of workers and school age population[6]	174,368
Other population as a percent of total population[7]	**46.8%**

1) Source: Census OnTheMap 2021
2) Source: 2021 ACS 5-Year Estimates, Table S0101
3) Total workers (Item 1) divided by population (Item 2)
4) Source: 2021 ACS 5-Year Estimates, Table S0101
5) Total school age population (Item 4) divided by total population (Item 2)
6) Total population (Item 2) less total workers (Item 1) and school age population (Item 4)
7) Population net of workers and school age population (Item 6) divided by total population (Item 2)

Table B-4

Residential Coefficient for Functional Population

Pop. Group	Hours at Residence[1]	Percent of Population[2]	Effective Hours[3]
Workers	13	40.4%	5.3
Students	15	12.8%	1.9
Other	20	46.8%	9.4
Total Hours at Residence[4]			16.6
Residential Functional Population Coefficient[5]			**69.2%**

1) Estimated
2) Source: Table B-3
3) Hours at residence (Item 1) multiplied by percent of population (Item 2).
4) Sum of effective hours.
5) Sum of effective hours (Item 4) divided by 24.

The resulting percentage from Table B-4 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in **Table B-6**.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing the estimates of functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, now used widely[1]. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Benesch's Trip Characteristics Database, information on passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).

[1] Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," Journal of Urban Planning and Development 118(2): 45-58 (1992).

- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table B-5 shows the functional population coefficients for residential and non-residential land uses in Collier County, which are used to estimate the 2024 functional population in Table B-6.

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Table B-5

General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population									7.00	**0.692**
Natural Resources	N/A	9.00	3.10	1.55	1.32	1.38	0.09	1.00	7.00	**0.379**
Construction	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Manufacturing	140	9.00	2.51	1.26	1.32	1.38	0.08	1.00	5.00	**0.270**
Transportation, Communication, Utilities	110	9.00	3.10	1.55	1.32	1.38	0.09	1.00	5.00	**0.271**
Wholesale Trade	150	9.00	5.05	2.53	1.32	1.38	0.15	1.00	5.00	**0.272**
Retail Trade	820	9.00	57.30	28.65	1.24	1.73	14.04	1.50	7.00	**1.252**
Finance, Insurance, Real Estate	710	9.00	3.33	1.67	1.24	1.73	0.82	1.00	5.00	**0.292**
Services[9]	N/A	9.00	20.32	10.16	1.24	1.73	4.98	1.00	6.00	**0.499**
Government[10]	730	9.00	7.45	3.73	1.24	1.73	1.83	1.00	7.00	**0.451**

(1) Estimated

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 11th Edition (Institute of Transportation Engineers 2021) as follows:

ITE Code 110 at 3.10 weekday trips per employee, Volume 2 - Industrial Land Uses, page 39
ITE Code 140 at 2.51 weekday trips per employee, Volume 2 - Industrial Land Uses, page 76
ITE Code 150 at 5.05 weekday trips per employee, Volume 2 - Industrial Land Uses, page 104
ITE Code 710 at 3.33 weekday trips per employee, Volume 2 Office Land Uses, page 716
ITE Code 730 at 7.45 weekday trips per employee, Volume 2 Office Land Uses, page 795
ITE Code 820 (page 186) based on blended average of trips by retail center size calculated below.

Retail Scale	*Trip Rate*	*Sq Ft per Employee [11]*	*Trips per Employee*	*Share*	*Weighted Trips*
Retail (Less than 40k sq. ft.)	54.45	890	48	50.0%	24.00
Retail (40k to 150k sq. ft.)	67.52	1,152	78	35.0%	27.30
Retail (greater than 150k sq. ft.	37.01	1,070	40	15.0%	6.00
Sum of Weighted Trips/1k sq.ft.					57.30

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 National Household Travel Survey (FHWA 2001) as follows:

1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) Table A-7 for residential and the equation below to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{(\text{Days per Week} \times \text{Employee Hours in Place}) + (\text{Visitors per Employee} \times \text{Visitor Hours per Trip} \times \text{Days per Week})}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 11th ed., when available.

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2018

Table B-6

Functional Population (Law Enforcement Service Area)

Population Category	Collier County Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2024 Peak Season Population	448,099	0.692	310,085
Employment Category			
Natural Resources	4,921	0.379	1,865
Construction	22,292	0.271	6,041
Manufacturing	5,826	0.270	1,573
Transportation, Communication, and Utilities	7,674	0.271	2,080
Wholesale Trade	6,196	0.272	1,685
Retail Trade	20,720	1.252	25,941
Finance, Insurance, and Real Estate	37,194	0.292	10,861
Services	92,099	0.499	45,957
Government Services	11,934	0.451	5,382
Total Employment by Category Population[4]			101,385
2024 Total Functional Population[5]			**411,470**

1) Source: Table B-1 for population and 2024 Woods & Poole for employment data for countywide estimates adjusted by the industry distribution in the service area from Census OnTheMap 2021
2) Source: Table B-4
3) The functional population is Collier baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
5) The total functional population is the sum of the residential functional population and the employment functional population

Table B-7 presents the law enforcement service area annual functional population figures from 2010 through 2040, based on the 2024 functional population figure from Table B-6 and the annual population growth rates from the population figures previously presented in Table B-1.

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Table B-7

Functional Population (Law Enforcement Service Area)

Year	Functional Population
2010	315,951
2011	320,455
2012	325,755
2013	329,558
2014	335,087
2015	342,189
2016	349,182
2017	356,702
2018	364,438
2019	372,341
2020	379,215
2021	387,280
2022	396,408
2023	404,517
2024	**411,470**
2025	417,820
2026	423,544
2027	429,346
2028	435,227
2029	441,185
2030	446,296
2031	450,538
2032	454,816
2033	459,132
2034	463,485
2035	467,226
2036	470,346
2037	473,482
2038	476,631
2039	479,797
2040	483,039

Source: Table B-6 for the 2024 functional population figure and Table B-1 for annual growth rates

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Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As mentioned previously, functional population estimates by land use need to be developed for each impact fee service area to be analyzed. For residential and transient land uses, these coefficients are displayed in Table B-8. The transient land uses include hotel/all suites hotel, motel, assisted living facility and nursing home. Secondary sources, such as Smith Travel Research (STR), Collier County Convention and Visitors Bureau, and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for these land uses.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. **Table B-9** reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional residents per unit by land use. These figures represent the demand component for the law enforcement impact fee program and are used in the calculation of the cost per unit for each land use category in the law enforcement impact fee schedule.

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Table B-8

Functional Residents for Residential and Transient Land Uses (Law Enforcement Service Area)

Residential Land Use	Impact Unit	ITE LUC[1]	Residents/ Visitors Per Unit[2]	Occupancy Rate[3]	Adjusted Residents Per Unit[4]	Peak Visitor Hours at Place[5]	Workers Per Unit[6]	Work Day Hours[7]	Days Per Week[8]	Functional Residents Per Unit[9]
Residential										
Single Family Detached										
- Less than 4,000 sf	du	210	2.64	-	-	-	-	-	-	**1.83**
- 4,000 sf or greater	du	210	3.25	-	-	-	-	-	-	**2.25**
Multi-Family	du	220-232	1.46	-	-	-	-	-	-	**1.01**
Mobile Home	du	240	1.94	-	-	-	-	-	-	**1.34**
Retirement Community - Detached (Single Family)	du	251	1.62	-	-	-	-	-	-	**1.12**
Retirement Community - Attached (Multi-Family)	du	252	0.88	-	-	-	-	-	-	**0.61**
Transient/Assisted, Group										
Hotel/All Suites Hotel	room	310/311	2.80	73%	2.04	12	0.56	9	7	**1.23**
Motel	room	320	2.80	73%	2.04	12	0.13	9	7	**1.07**
Assisted Living Facility	du	254	1.28	70%	0.89	20	0.56	9	7	**0.95**
Nursing Home	1,000 sf	620	2.76	70%	1.93	20	2.04	9	7	**2.37**

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition

(2) Estimates for the residential land uses, retirement community (detached), retirement community (attached) from Table B-2; estimate for hotel/motel from Collier County Overnight Visitor Economic Impact Report 2021. Estimate for assisted living facility is based on people per household figures for single family and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation. Estimate used for nursing home is based on 1 person per bed and an average square footage of 363 per bed in a nursing home, based on information provided in the ITE Trip Generation Handbook, 11th Edition.

(3) Source for hotel/motel occupancy: Collier County Convention and Visitors Bureau Annual Reports and Smith Travel Research (STR). Average occupancy rate for 2016 through 2021, excluding 2020. Source for nursing home/ALF occupancy rate is the Florida Department of Elderly Affairs Collier County Profile and the Agency for Health Care Administration. Average occupancy rate for 2021 through 2022.

(4) Residents per unit times occupancy rate

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 11th Edition

(9) For residential this is Residents Per Unit times 0.692. For Transient, Assisted, and Group it is:

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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Table B-9

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
RECREATION:												
416	Campground/RV Park[12]	site	1.62	n/a	1.20	0.81	9	1.64	0.13	1.50	7	**0.46**
420	Marina	boat berth	2.41	20.52	0.12	1.21	9	1.64	1.86	1.00	7	**0.12**
430	Golf Course	hole	30.38	20.52	1.48	15.19	9	1.64	23.43	0.25	7	**0.80**
n/a	Bundled Golf Course[13]	hole	9.11	20.52	0.44	4.56	9	1.64	7.04	0.25	7	**0.24**
445	Movie Theater	1,000 sf	82.30	53.12	1.55	41.15	9	1.64	65.94	1.00	7	**3.33**
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	n/a	2.00	10.67	9	1.64	15.50	1.50	7	**1.72**
INSTITUTIONS:												
520	Elementary School (Private)	student	2.27	22.50	0.10	1.14	9	1.11	1.17	2.00	5	**0.10**
522	Middle/Junior High School (Private)	student	2.10	23.41	0.09	1.05	9	1.11	1.08	2.00	5	**0.09**
525	High School (Private)	student	1.94	21.95	0.09	0.97	9	1.11	0.99	2.00	5	**0.08**
540/550	University/Junior College (7,500 or fewer students) (Private)	student	2.00	11.75	0.17	1.00	9	1.11	0.94	2.00	5	**0.10**
	University/Junior College (more than 7,500 students) (Privat	student	1.50	11.75	0.13	0.75	9	1.11	0.70	2.00	5	**0.08**
560	Church	1,000 sf	7.60	20.64	0.37	3.80	9	2.16	7.84	1.00	7	**0.47**
565	Day Care Center	1,000 sf	49.63	21.38	2.32	24.82	9	2.16	51.29	0.15	5	**0.85**
MEDICAL:												
610	Hospital	1,000 sf	10.77	3.77	2.86	5.39	9	1.44	4.90	1.00	7	**1.28**
OFFICE:												
710	General Office	1,000 sf	10.84	3.33	3.26	5.42	9	1.09	2.65	1.00	5	**0.95**
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	8.71	2.74	11.92	9	1.44	14.42	1.00	5	**1.16**
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	8.71	3.93	17.11	9	1.44	20.71	1.00	5	**1.67**
770	Business Park (Flex-Space)	1,000 sf	12.65	4.04	3.13	6.33	9	1.09	3.77	0.75	5	**0.92**
RETAIL:												
822	Retail 6,000 sfgla or less	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	54.45	17.42	3.13	27.23	9	1.52	38.26	0.50	7	**1.97**
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	67.52	17.42	3.88	33.76	9	1.52	47.44	0.65	7	**2.74**
820	Retail greater than 150,000 sfgIA	1,000 sfgla	37.01	17.42	2.12	18.51	9	1.52	26.02	1.00	7	**1.88**
840/841	New/Used Auto Sales	1,000 sf	24.58	11.84	2.08	12.29	9	1.52	16.60	1.00	7	**1.47**
849	Tire Superstore	1,000 sf	20.37	n/a	1.65	10.19	9	1.52	13.84	1.00	7	**1.20**
850	Supermarket	1,000 sf	94.48	43.86	2.15	47.24	9	1.52	69.65	0.50	7	**2.26**
851	Convenience Market (24 hour)	1,000 sf	739.50	243.38	3.04	369.75	9	1.52	558.98	0.20	7	**5.80**
862	Home Improvement Superstore	1,000 sf	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	**1.81**
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	69.17	1.50	51.93	9	1.52	77.43	0.35	7	**1.69**
890	Furniture Store	1,000 sf	6.26	10.93	0.57	3.13	9	1.52	4.19	0.50	7	**0.30**
SERVICES:												
911	Bank/Savings w/out Drive-Thru	1,000 sf	57.94	32.73	1.77	28.97	9	1.52	42.26	0.35	6	**1.10**
912	Bank/Savings w/Drive-Thru	1,000 sf	103.73	32.73	3.17	51.87	9	1.52	75.67	0.15	6	**1.42**
930	Fast Casual Restaurant	1,000 sf	97.14	21.26	4.57	48.57	9	2.30	107.14	0.35	7	**3.28**
931	Low-Turnover Restaurant	1,000 sf	86.03	17.90	4.81	43.02	9	2.30	94.14	1.00	7	**5.73**
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	103.46	21.26	4.87	51.73	9	2.30	114.11	0.75	7	**5.39**
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	44.52	10.76	239.59	9	2.30	540.30	0.25	7	**9.66**
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	44.52	9.19	204.63	9	2.30	461.46	0.25	7	**8.25**

Table B-9 (continued)

Functional Residents for Non-Residential Land Uses

ITE LUC[1]	Land Use	Impact Unit	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Residents per Unit[11]
SERVICES:												
941	Quick Lube	service bay	40.00	16.00	2.50	20.00	9	1.52	27.90	0.50	7	**1.52**
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	275.78	0.62	86.01	9	1.52	130.12	0.20	7	**1.32**
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	264.38	241.21	1.10	132.19	9	1.52	199.83	0.20	7	**2.08**
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	345.75	241.21	1.43	172.88	9	1.52	261.35	0.20	7	**2.71**
947	Self-Service Car Wash	service bay	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	**0.87**
948	Automated Car Wash	1,000 sf	142.00	n/a	1.75	71.00	9	1.52	106.17	0.25	7	**1.76**
n/a	Luxury Auto Sales	1,000 sf	16.30	n/a	2.08	8.15	9	1.52	10.31	1.00	7	**1.21**
INDUSTRIAL:												
110	General Light Industrial	1,000 sf	4.87	3.10	1.57	2.44	9	1.08	1.07	1.00	5	**0.45**
140	Manufacturing	1,000 sf	4.75	2.51	1.89	2.38	9	1.08	0.68	1.00	5	**0.53**
150	Warehousing	1,000 sf	1.71	5.05	0.34	0.86	9	1.08	0.59	0.75	5	**0.10**
151	Mini-Warehouse	1,000 sf	1.46	61.90	0.02	0.73	9	1.08	0.77	0.75	7	**0.03**

Sources:
1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 11th Edition
2) Land uses and trip generation rates consistent with those included in the 2024 Transportation Impact Fee Update Study
3) Trips per employee from ITE Trip Generation Handbook, 11th Edition, when available
4) Trips per unit (Item 2) divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated
5) Trips per unit (Item 2) multiplied by 50 percent
6) Estimated
7) Source: 2022 National Household Travel Survey (FHWA 2022)
8) [(One-way Trips/Unit X Occupants/Trip) - Employees]
9) Estimated
10) Estimated
11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
12) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds
13) The trip generation rate for "bundled golf course" is assessed at 30 percent of the trip generation rate for the "golf course" land use (LUC 430)

Appendix C -
Building and Land Values Analysis
- Supplemental Information

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This appendix provides the additional data and information on building and land value estimates.

Building Value Estimates

In determining the appropriate unit value for buildings, the following analysis was conducted:

- Cost trends since the last study;
- Cost estimates for planned law enforcement buildings in Collier County;
- Insurance value of the existing inventory; and
- Discussions with the County.

The County plans to build a new Forensic Evidence building at a cost of $347 per square foot. This cost estimate excludes the portion of the project for the storage building.

During the 2016 impact fee study, the value of primary buildings was estimated at $300 per square foot. Applying Engineering News Records Building Cost Index for the cost changes between 2016 and 2024 resulted in a unit cost of $440 per square foot.

The insurance values of existing buildings averaged $223 per square foot for primary buildings and $77 per square foot for support buildings. It is important to note that insurance values represent conservative estimates due to certain parts of structures, such as the foundation, not being insured.

Given this data and information, the construction cost for primary buildings was estimated at $350 per square foot. The value of support facilities was estimated at $90 per square foot, based primarily on insurance values. These costs reflect all costs related to constructing buildings (such as design, construction, site preparation, permitting, etc.) with the exception of land purchase. This information is summarized in **Table C-1**.

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Table C-1
Law Enforcement Buildings
Total Building Value per Square Foot

Facility	Cost per Square Foot
Future Construction Estimates [1]	
Forensic/Evidence Building	$347
Cost Estimates from 2016 Study Indexed [2]	
2016 Study Cost Estimates	
- Primary Buildings	$300
- Support Buildings	$80
Cost Estimates Indexed	
- Primary Buildings	$443
- Support Buildings	$118
Engineering News Record (2016-2024)	47.5%
Insurance Values [3]	
Averaged Insured Values	
- Primary Buildings	$223
- Support Buildings	$77
Used in the Study:	
- Primary Buildings	**$350**
- Support Buildings	**$90**

1) Source: Collier County
2) Building cost estimates from Collier County Law Impact Fee Study, October 10, 2016, indexed according to Engineering News Record (2016-2024)
3) Source: Collier County

Land Values

To estimate land value associated with law enforcement, the following information was evaluated:

- Land value trends since the last study;
- Current value of land where law enforcement buildings are located;
- Vacant land sales analysis;
- Vacant land values as reported by the Property Appraiser; and
- Discussions with the County.

The 2016 study estimated land value at $160,000 per acre. Since then, land values increased by approximately 118 percent, which results in an indexed value of approximately $349,000 per acre.

The value of parcels where existing law enforcement buildings are located ranges from $29,000 per acre to $1.3 million per acre with an average of $570,000 per acre.

Vacant land sales of parcels between one acre and 10 acres countywide between 2018 and 2022 averaged $72,000 per acre over the past five years. This value was almost $400,000 per acre when commercial vacant land was considered. Similarly, the value of all vacant land of one to 10-acre parcels as estimated by Collier County Property Appraiser averaged $51,000 per acre. This figure was $316,000 per acre for commercial vacant land.

It is likely that future law enforcement facilities will be built in the eastern parts of the county. An evaluation of the vacant residential sales between 2018 and 2022 versus commercial land sales for 1- to 10-acre parcels in the area east of County Road 951 resulted in an average land value of $55,000 per acre for residential land uses, and $300,000 per acre for commercial land uses.

Currently, approximately 25 percent of law enforcement facilities are in residential areas while the remaining 75 percent are located in commercial areas. For the purposes of impact fee calculations, a more conservative ratio of 50 percent is used for commercial and residential locations. As presented in **Table C-2**, applying these percentages to the estimated land value in residential versus commercial areas results in a combined land value of approximately $180,000 which is considered to be a reasonable estimate for impact fee calculation purposes.

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Table C-2

Weighted Average Land Value

Land Use	Distribution[1]	Land Value per Acre[2]	Weighted Land Value per Acre[3]
Residential	50%	$55,000	$27,500
Commercial	50%	$300,000	$150,000
Land Value Used in the Study			**$180,000**

1) Reflects a conservative estimate of future land purchases by land use compared to the current distribution of 50% residential and 50% commercial.
2) Land value per acre estimates based on vacant land sales between 2018 to 2022
3) Distribution (Item 1) multiplied by land value per acre (Item 2) for each land use and added.

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Collier County Library Facilities Impact Fee Update Study

DRAFT Report
October 31, 2024

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Collier County
Library Facilities Impact Fee Update Study

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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for library facilities, which was last updated in 2016. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated library facilities impact fee. Data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fee as a policy decision.

Methodology

In developing the County's library facilities impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the library facilities impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

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Inventory

Table 1 provides a summary of existing library facilities within Collier County. Currently, the County provides 173,000 square feet of library facilities located on approximately 27 acres of land dedicated to library facilities.

An important part of the impact fee calculations involves estimating the current value of the capital assets. A building cost of $350 per square foot is used based on cost trends since the most recent technical study, cost estimates from the 2023 Annual Update and Inventory Report, insurance values of existing libraries, and discussions with the County. Appendix A provides a more detailed explanation of building value estimates.

To estimate the value of land component of library buildings, recent land acquisitions by the County, land values of the existing inventory, recent vacant land sales and the value of vacant land as reported by the Collier County Property Appraiser were evaluated. This analysis resulted in an average land value of $180,000 per acre, and is explained further in Appendix A.

These cost estimates result in a total building and land value of $65.4 million, of which $60.6 million is for buildings and $4.8 million is for land.

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Table 1

Building and Land Inventory

Facility Description	Address	Year Built	Library Square Feet[1]	Total Square Feet on Site[2]	Total Acres[3]	Acres per 1,000 sf of Building Space[4]	Allocated Acres[5]	Building Value[6]	Land Value[7]	Total Building and Land Value[8]
Immokalee Branch	417 1st Street North	1978/2004	8,035	28,945	10.00	0.345	2.77	$2,812,250	$498,600	$3,310,850
Naples Branch	650 Central Avenue	1965/1992	35,011	35,011	2.66	0.076	2.66	$12,253,850	$478,800	$12,732,650
Golden Gate Branch[9]	2432 Lucerne Road	1978/2007	17,066	76,498	12.91	0.169	2.88	$5,973,100	$518,400	$6,491,500
East Naples Branch	8787 Tamiami Trail East	1989	7,168	7,168	0.87	0.121	0.87	$2,508,800	$156,600	$2,665,400
Estates Branch	1266 Golden Gate Blvd West	1994	11,000	11,000	2.08	0.189	2.08	$3,850,000	$374,400	$4,224,400
Marco Island Branch	210 South Heathwood Drive	1988/2009	15,381	15,381	1.51	0.098	1.51	$5,383,350	$271,800	$5,655,150
Headquarters Branch	2385 Orange Blossom Drive	2002	42,401	56,401	7.63	0.135	5.72	$14,840,350	$1,029,600	$15,869,950
Vanderbilt Branch	788 Vanderbilt Beach Road	1981	7,000	7,000	1.69	0.241	1.69	$2,450,000	$304,200	$2,754,200
South Regional Library	8065 Lely Cultural Parkway	2007	30,000	154,388	20.00	0.130	3.90	$10,500,000	$702,000	$11,202,000
Vacant Land for Future Library	Fiddlers Creek Lot CF 20	2022	N/A	N/A	2.72	N/A	2.72	N/A	$489,600	$489,600
Total			**173,062**				**26.80**	**$60,571,700**	**$4,824,000**	**$65,395,700**
Building Value per Square Foot[10]								**$350**		
Land Value per Acre[11]									**$180,000**	

1) Source: Collier County. Square feet of the library facility.
2) Source: Collier County. Total square feet of all buildings on a given parcel.
3) Source: Collier County
4) Total acres (Item 3) divided by total square feet on site (Item 2) multiplied by 1,000.
5) Library square feet (Item 1) divided by 1,000 and multiplied by acres per 1,000 square feet of building space (Item 4)
6) Library square feet (Item 1) multiplied by building value per square foot (Item 10)
7) Allocated acres (Item 5) multiplied by land value per acre (Item 11)
8) Sum of building value (Item 6) and land value (Item 7)
9) Excludes the square feet of the old Golden Gate Library, which was repurposed to a Senior Citizen.
10) Source: Appendix A
11) Source: Appendix A

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Service Area and Demand Component

The Collier County Public Library System provides library services to the entire County, thus, the appropriate service area is countywide.

The library facilities impact fee program requires the use of population data in calculating current levels of service and impact fee levels. To be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population is used in all population estimates and projections. Peak seasonal population projections were provided by Collier County's Comprehensive Planning Division. Appendix B provides further detail on population estimates.

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Level of Service

Table 2 provides a summary of the current level of service (LOS) for library buildings, in Collier County. To calculate the level of service, the library buildings square feet is divided by the 2024 seasonal peak population. Because some of the library buildings were funded through bonds that are being paid back with impact fee revenues, an additional calculation of owned library square feet is provided.

As presented, the achieved level of service calculated based on owned Collier County library buildings is less than the adopted level of service standard. However, the better measure of library services provided to Collier County residents is including all library buildings. As presented, the achieved level of service for all library buildings is 0.35 square feet per resident compared to the adopted level of service standard of 0.33 square feet per resident.

The current achieved LOS figures represent the community's investment into library infrastructure while the adopted LOS standards represent the service level intended going forward. For impact fee calculation purposes, the lower of the two measures is utilized to not overcharge new development. The achieved LOS of owned buildings is lower than the adopted LOS. Since the portion not owned is excluded from the total capital asset value later in this report, the LOS of all library buildings is used in the impact fee calculations.

Table 2

Current Achieved Level of Service

Description	Year 2024				
	Square Feet[1]	Peak Seasonal Population[2]	Achieved Level of Service[3]	Adopted Level of Service Standard[4]	LOS Used in Study[5]
Library Buildings (all)	173,062	491,779	0.35	0.33	**0.35**
Library Buildings (owned)	159,217	491,779	0.32		

1) Source: Table 1
2) Source: Appendix B, Table B-1
3) Square feet (Item 1) divided by peak seasonal population (Item 2)
4) Source: Collier County 2023 Annual Update and Inventory Report (AUIR)
5) For impact fee calculation purposes, the lower of the adopted LOS standard vs the achieved LOS is used in the impact fee calculations. The achieved LOS of owned buildings is lower than the adopted LOS. Since the portion not owned is excluded from the total capital asset value later in this report, the LOS based on all buildings is used in the impact fee calculations.

A comparison of the current Collier County LOS, the LOS standard (LOSS), LOS of the other Florida counties, and the State Standards is presented in **Table 3**. The comparison includes counties with a population of 100,001 to 400,000 and is based on the information obtained from the Library Directory with Statistics, published by the Department of State, Division of Library and Information Services. It should be noted that the current LOS figures included in the table for Collier County represent figures provided by the Division of Library and Information Services and reflect 2022-2023 data with the use of permanent population.

Table 3

Level of Service Comparison

Category	Collier County		Other FL Counties[3]	FLA Public Library Standards[4]		
	Achieved LOS[1]	Adopted LOS Standard[2]		Essential	Enhanced	Exemplary
Library Buildings (all) -- sf per capita	0.44	0.33	0.40	0.60	0.70	1.00

1) Source: Department of State, Division of Library & Information Services, 2022-2023 Library Directory with Statistics
2) Source: Collier County 2023 Annual Update and Inventory Report (AUIR)
3) Source: Department of State, Division of Library & Information Services, 2022-2023 Library Directory with Statistics - includes counties with population of 100,001 to 400,000, excluding Collier County
4) Source: Florida Library Association Standards for Florida Public Libraries 2004, 2006 Revision. Standards show Standard 77 and Standard 90 for jurisdictions with a service area population of 100,001 - 750,000.

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Cost Component

Table 4 provides a summary of library facilities capital assets owned by the County. As shown, total capital asset value associated with library facilities amounts to $65.4 million. However, the County is still paying debt service on a portion of these assets. In addition, it is the Collier County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for the expansion portion of South Regional Library and Golden Gate Library that is to be repaid with impact fee revenues is subtracted from the total asset value in Table 4. The resulting owned capital asset value is approximately $60.2 million or approximately $348 per square foot.

Table 4 also presents the cost per resident for the impact fee analysis. This cost is calculated by multiplying the owned capital asset value per square foot by the current LOS of 0.35 square feet per resident. As shown, these calculations result in $122 per resident for all library facilities assets considered in the impact fee calculations.

Table 4
Total Impact Cost per Resident

Description	Figure	Percent of Total[10]
Building Value[1]	$60,571,700	92.6%
Land Value[2]	$4,824,000	7.4%
Total Building and Land Value[3]	**$65,395,700**	**100.0%**
Less: Portion Not Owned[4]	$5,231,074	
Owned Building and Land Value[5]	**$60,164,626**	
Total Library Square Feet[6]	173,062	
Owned Building and Land Value per Square Foot[7]	$347.65	
LOS (Square Feet per Resident)[8]	0.35	
Total Impact Cost per Resident[9]	**$121.68**	

1) Source: Table 1
2) Source: Table 1
3) Sum of building and land value (Items 1 and 2)
4) Source: Collier County Office of Management and Budget
5) Total building and land value (Item 3) less portion not owned (Item 4)
6) Source: Table 1
7) Owned building and land value (Item 5) divided by total library square feet (Item 6)
8) Source: Table 2
9) Owned building and land value per square foot (Item 7) multiplied by the LOS (Item 8)
10) Distribution of building and land value

Credit Component & Net Impact Cost

The net library facilities impact cost per resident is the difference between the cost component and the credit component. The County has not allocated any non-impact fee funding for library capacity projects and intends to continue building library capacities with impact fee revenues. As previously presented in Table 4, future debt payments that will be made with impact fees are subtracted from the value of the inventory, which serves as the credit for impact fee calculations.

Given that there are no other revenue sources for capacity projects, the total impact cost is equivalent to the net impact cost. If, in the future, the County allocates non-impact fee revenue sources for capacity expansion projects, these calculations should be revised to reflect the new development's contribution from these funding sources.

Table 5

Net Impact Cost per Resident

Description	Per Resident
Total Impact Cost per Resident[(1)]	$121.68
Total Revenue Credit per Resident[(2)]	$0.00
Net Impact Cost per Resident[(3)]	**$121.68**

1) Source: Table 4
2) Collier County has been paying all capacity projects with impact fee revenues. Therefore, there is no revenue credit required.
3) Total impact cost per resident (Item 1) less the total revenue credit per resident

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Calculated Library Facilities Impact Fee Schedule

Table 6 presents the calculated library facilities impact fee schedule for residential and non-residential land uses, based on the net impact fee cost per resident figures presented in Table 5. Net impact cost per resident decreased by approximately five percent since the 2016 study due to the changes in inventory, cost, and credit components. The remaining differences reflect changes in the demand component since 2016.

Table 6

Calculated Library Impact Fee Schedule

Residential Land Use	Impact Unit	Residents per Unit[1]	Net Impact Cost per Resident[2]	Calculated Impact Fee[3]	Current Adopted Impact Fee[4]	Percent Change[5]
Single Family Detached						
- Less than 4,000 sf	du	2.53	$121.68	**$307.85**	$336.05	-8%
- 4,000 sf or greater	du	3.12	$121.68	**$379.64**	$376.63	1%
Multi-Family	du	1.31	$121.68	**$159.40**	$159.78	0%
Mobile Home	du	1.92	$121.68	**$233.63**	$270.11	-14%
Retirement Community - Detached (Single Family)	du	1.55	$121.68	**$188.60**	$145.83	29%
Retirement Community - Attached (Multi-Family)	du	0.79	$121.68	**$96.13**	$145.83	-34%

1) Source: Appendix B, Table B-2
2) Source: Table 5
3) Source: Residents per unit (Item 1) multiplied by the net impact cost per resident (Item 2)
4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
5) Percent change between the calculated impact fee (Item 3) and the current adopted impact fee (Item 4)

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Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's library facilities impact fee, a comparison of library facilities impact fee schedules was completed for other Florida counties. **Table 7** presents this comparison.

Table 7

Library Facilities Impact Fee Schedule Comparison

Land Use	Unit[2]	Collier County		Brevard County[5]	Lake County[6]	Manatee County[7]	Martin County[8]	Palm Beach County[9]	Pasco County[10]	Polk County[11]	Sarasota County[12]	St. Lucie County[13]
		Calculated[3]	Current Adopted[4]									
Date of Last Update		2024	2016	2000	2022	2024	2023	2022	2002	2024	2016	2022
Assessed Portion of Calculated[1]		N/A	100%	29%	Varies-SF @59%	100%	N/A	Varies-SF @95%	100%	100%	100%	Varies-SF @100%
Residential:												
Single Family (2,000 sf)	du	$308	$336	$64	$287	$363	$520	$295	$145	$188	$683	$396
Multi-Family (1,300 sf)	du	$159	$160	$38	$219	$207	$322	$237	$97	$141	$554	$296
Mobile Home	du	$234	$270	$46	$228	$160	$520	$237	$97	$129	$472	$254

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.
2) du = dwelling unit
3) Source: Table 6
4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
5) Source: Brevard County Planning & Development Department
6) Lake County Planning and Zoning, Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 2, 2027.
7) Source: Manatee County, Development Services. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
8) Source: Martin County, Resources, Impact Fees. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
9) Source: Palm Beach County Planning, Zoning and Building Department. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2026.
10) Source: Pasco County Central Permitting Department
11) Source: Polk County Building & Construction Department. Fees shown effective January 1, 2025.
12) Source: Sarasota County Planning & Development Services
13) Source: St. Lucie County Planning & Development Services Department. Multi-family fee shown reflects fee for 3+ stories. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective October 1, 2025.

Appendix A -
Building and Land Value Analysis -
Supplemental Information

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Appendix A – Building and Land Value Analysis

This appendix provides the data and information on building and land value estimates.

Building Values

In determining the appropriate unit cost for building construction, the following analyses were conducted:

- Cost trends since the most recent technical study;
- Cost estimates from the 2023 Annual Update Inventory Report;
- Insurance values of existing libraries; and
- Discussions with the County.

During the 2016 impact fee study, the value of primary buildings was estimated at $300 per square foot. Applying Engineering News Records Building Cost Index for the cost changes between 2016 and 2024 resulted in a unit cost of $440 per square foot.

According to the Collier County 2023 Annual Update Inventory Report, the cost of library buildings is $263 per square foot. The current insurance values of the existing libraries is $228 per square foot for buildings only and $288 for buildings and contents. Insurance values are considered to be conservative estimates since not all components of a building need to be insured.

Since 2020, library construction costs observed in other jurisdictions ranged from $300 per square foot to $450 per square foot, with an average of $355 per square foot.

Given this data and information, building cost for libraries was estimated at $350 per square foot for impact fee calculation purposes.

Land Values

To estimate land value associated with library facilities, the following information was evaluated:

- Land value trends since the most recent technical study;

- Recent land acquisitions;
- Current value of land where libraries are located;
- Vacant land sales analysis;
- Vacant land values as reported by the Property Appraiser; and
- Discussions with the County.

The 2016 study estimated land value at $64,000 per acre. Since then, vacant residential land values increased by approximately 120 percent, which results in an indexed value of approximately $140,000 per acre.

In 2022, Collier County received a donation of a site on Fiddler Creek Parkway and the County allocated 2.72 acres of this site to be utilized for future libraries. According to the Collier County Property Appraiser, the land value of this site is approximately $125,000 per acre. The value of parcels where existing library buildings are located ranges from $50,000 per acre to $1.3 million per acre with an average of $341,000 per acre.

Vacant land sales of parcels between one acre and 10 acres countywide averaged $72,000 per acre over the past five years. This value was almost $400,000 per acre when commercial vacant land was considered.

Similarly, the value of all vacant land of one to 10-acre parcels as estimated by Collier County Property Appraiser averaged $51,000 per acre. This figure was $316,000 per acre for commercial vacant land.

Given these figures, an average land value of $180,000 per acre is considered to be a reasonable estimate for the impact fee calculations.

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Appendix B
Population Estimates – Supplemental Information

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Appendix B - Population Estimates

The library facilities impact fee program requires the use of population data in calculating current levels of service and for the demand component. To be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak seasonal population is used in all population estimates and projections. Peak seasonal population projections were provided by Collier County's Comprehensive Planning Division.

Table B-1 presents the peak seasonal population trends for Collier County. The projections indicate that the current peak seasonal population of the county is approximately 491,800 and is expected to increase to 582,700 (increase of 90,900) by 2040. The estimated average growth rate is approximately 1 percent per year.

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Table B-1

Collier County Population Estimates (Countywide)

Year	Countywide	
	Peak Seasonal Population	Percent Change
2010	387,183	-
2011	392,180	1.3%
2012	398,107	1.5%
2013	402,268	1.0%
2014	408,351	1.5%
2015	416,402	2.0%
2016	424,603	2.0%
2017	433,359	2.1%
2018	442,240	2.0%
2019	451,303	2.0%
2020	455,059	0.8%
2021	464,155	2.0%
2022	474,235	2.2%
2023	483,487	2.0%
2024	**491,779**	**1.7%**
2025	499,426	1.6%
2026	506,406	1.4%
2027	513,483	1.4%
2028	520,660	1.4%
2029	527,936	1.4%
2030	534,305	1.2%
2031	539,741	1.0%
2032	545,233	1.0%
2033	550,781	1.0%
2034	556,384	1.0%
2035	561,339	0.9%
2036	565,633	0.8%
2037	569,960	0.8%
2038	574,320	0.8%
2039	578,714	0.8%
2040	582,721	0.7%

Source: Collier County Comprehensive Planning Section (population projections dated May 2024)

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Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used in the library facilities impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/RV (Tied Down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet or greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit. This analysis utilized national data from the 2021 American Housing Survey (AHS) and data from the 2022 American Community Survey (ACS) to examine this relationship.

Table B-2
Residents per Housing Unit

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	289,564	112,378		2.58
- Less than 4,000 sf			98%	2.53
- 4,000 sf or greater			121%	3.12
Multi Family	139,405	106,016		1.31
Mobile Home/RV Park (Tied Down)	21,446	11,189		1.92
Retirement Community - Detached (Single Family)[5]	173,738	112,378		1.55
Retirement Community - Attached (Multi-Family)[6]	83,643	106,016		0.79

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.58) by the ratio developed from the AHS data (Item 3).
5) Estimate for senior adult housing - detached (single family) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

6) Estimate for senior adult housing - attached (multi-family) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

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Collier County Parks and Recreation Impact Fee Update Study

DRAFT Report

October 31, 2024

Prepared for:

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Collier County
Parks and Recreation Impact Fee Study

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Introduction

With a population of over 400,000, Collier County ranks as the 19th most populous county in Florida. The county is continuing to grow and is estimated to add approximately 110,000 new residents through 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. To address additional infrastructure needs, Collier County implemented an impact fee program for parks and recreational facilities, which was last updated in 2015. To reflect most recent data, the County retained Benesch to prepare an update study.

This report serves as the technical study to support the calculation of the updated parks and recreation impact fee. The data presented in this report represents the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically calculated level of impact fee that the County could charge; however, the Board of County Commissioners may choose to discount the fees as a policy decision.

Methodology

In developing the County's parks and recreation impact fee, a consumption-based impact fee methodology is utilized, which is commonly used throughout Florida. A consumption-based impact fee charges new development based upon the burden placed on services from each land use (demand). The demand component is measured in terms of population per unit.

A consumption-based impact fee charges new growth the proportionate share of the cost of providing additional infrastructure for use by new growth. Unlike a "needs-based" approach, consumption-based approach ensures that the impact fee is set at a rate that generates revenues sufficient only for new capacity needs and does not generate revenues at a level to correct existing deficiencies. Given this, the County does not need to go through the process of estimating the portion of each capacity expansion project that may be related to existing deficiencies. In addition, per legal requirements, a credit is subtracted from the total cost to account for the value of future non-impact fee funding contributions of new development toward any capacity expansion projects. In other words, case law requires that the new development should not be charged twice for the same infrastructure.

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts (if needed) and a list of capacity-adding projects included in the County's Capital Improvement Plan, Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.
- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.
- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted that clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. Added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards.

Impact Fee Definition

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principal purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts as needed, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements and documents the methodology used for the parks and recreation impact fee calculations, including an evaluation of the inventory, service area and demand component, level of service (LOS), cost, credit, and demand components. Information supporting this analysis was obtained from the County and other sources, as indicated.

Inventory

Collier County parks and recreation facilities are classified into three different types of parks: neighborhood, community, and regional parks, based on the information provided in the County's Annual Update & Inventory Report (AUIR) and Parks & Recreation Master Plan (PRMP). Of these, only the community and regional parks are included in the impact fee calculations. Neighborhood parks are excluded since they primarily serve only the immediate neighborhood and offer a limited number and type of facilities.

Table 1 provides an inventory of community and regional parks and recreation facilities along with the facilities that are available at each park location, based on information provided in the Collier County PRMP and AUIR as well as by the County staff. The parks and recreation inventory used for the impact fee analysis includes 54 parks (29 regional parks and 25 community parks) located throughout Collier County.

Of the County owned parks, Naples Zoo is not included in the inventory used for impact fee calculations. Although the County owns the land, the Zoo leases land from the County and charges a fee to the public to enter the facility. Given that this park is not open to the public without a fee and generates revenue for the County, it is appropriate to not charge new development for this park. In addition, in the case of parks that are located on properties owned by the School District, only the recreation facilities are included in the inventory.

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Table 1

Collier County Parks and Recreation Facilities Inventory [1]

Park/Facility Name	Park Class	Total Acreage	Ampi-theather	Baseball Field	Basketball Court	Basketball Pavilion	Bath House (sq ft)	Boardwalk	Boat Ramp Lane	Bocce/ Shuffle-board Court	Bocce Ball Cover	Cabana	Camp-grounds	Canoe/Kayak Launch	Concession Area/Stand/ Trailer/Bldgs	Dock-master	Fishing/Dock/Pier	Dog Park	Dog Park Shelter	Garden Cover	Gazebo	Gazebo/Pier	Handball Court	Horseshoes (pits)	Learning Center	Little League Field	Maintenance Building/ Shed (Sq Ft)
Marco																											
Caxambas Park	R	4.20							2							1	1										
Collier Boulevard Boating Park	R	0.50							2																		
Tigertail Beach Park	R	31.60					682								380												280
South Marco Beach Access	R	5.00																									
Goodland Boating Park	R	5.00							2						1,725		1										
Mar-Good Harbor Park	R	2.50								1				1										1			
Isles of Capri Paddlecraft Park	R	9.00								1				1													
North Naples																											
Conner Park	R	5.00																									
Cocohatchee River Park	R	7.56							4							1	1										
Barefoot Beach Access	R	5.00					686																		1		
Barefoot Beach Preserve	R	159.60												1													
Barefoot Beach State Land	R	186.00																									
Clam Pass Park	R	35.00					330	1						1	1,125												
North Gulfshore Beach Access	R	0.50																									
Vanderbilt Beach	R	5.00					269								81												
Vanderbilt Beach Access (7 locations)	R	0.45																									
North Collier Regional Park	R	207.70			2							3			12,758												6,044
Pelican Bay Community Park	C	15.00			1					3					816						4						315
Osceola Elementary School [2]	C	N/A																								2	
Naples Park Elementary/ Starcher Petty [2]	C	N/A													560											1	
Veterans Memorial Elementary [2]	C	N/A																									
Veterans Community Park	C	43.64		1	2					4	1				2,062			1	1								2,799
Vineyards Community Park	C	35.50			2					6					235								2				1,009
Golden Gate																											
Golden Gate Community Park	C	35.00		1	2				2	5					610			1								1	3,000
Golden Gate Community Center	C	21.00	1		3																						
Golden Gate Greenway	C	3.00																									
Paradise Coast Sports Park	R	195.98																									
Golden Gate Golf Course	R	112.00																									
East Naples																											
East Naples Community Park	C	47.00			4					6					292								2	1			2,016
Sugden Regional Park	R	120.00	1				1,451							1	170		1			1							2,506
Cindy Mysels Community Park	C	5.00																								2	
Bay Street Parcels	R	1.34																									
Bayview Park	R	6.27							3								1										
South Naples																											
Manatee Community Park	C	60.00																									
Port of the Islands	R	5.55							2						1,725												
Eagle Lakes Community Park	C	32.00		1	1										402												
Central Naples																											
Freedom Park	R	25.16																									602
Gordon River Greenway	R	79.00												1													
Immokalee																											
Immokalee High School [2]	C	N/A			1																						
Immokalee Community Park	C	23.00		1	3										178												2,742
Immokalee South Park	C	3.45			1																						
Airport Park	C	19.00																									
Ann Oleski Park (Lake Trafford)	R	2.30							1								1					1					
Immokalee Sports Complex	C	14.00			1																						
Eden Park Elementary [2]	C	N/A																									
Pepper Ranch	R	50.00											10														
Tony Rosbough Community Park	C	7.00																								3	
Urban Estates																											
Big Corkscrew Island Regional Park	R	152.00	1		2													1									
Vanderbilt Extension Community Park	C	125.10																									
Palmetto Elementary [2]	C	N/A																									
Rich King Greenway	R	37.50																									
Sabal Palm Elementary [2]	C	N/A			2																						
Corkscrew Elementary/Middle [2]	C	N/A		1	2																						
Max A. Hasse Community Park	C	20.00			1	1									1,953												878
Summary:																											
- Community Parks		**508.69**	**1**	**5**	**26**	**1**	**0**	**0**	**2**	**24**	**1**	**0**	**0**	**0**	**7,108**	**0**	**0**	**2**	**1**	**0**	**4**	**0**	**4**	**1**	**0**	**9**	**12,759**
- Regional Parks		**1,456.71**	**2**	**0**	**4**	**0**	**3,418**	**1**	**16**	**2**	**0**	**3**	**10**	**6**	**17,964**	**2**	**6**	**1**	**0**	**1**	**0**	**1**	**0**	**1**	**1**	**0**	**9,432**
- Total		**1,965.40**	**3**	**5**	**30**	**1**	**3,418**	**1**	**18**	**26**	**1**	**3**	**10**	**6**	**25,072**	**2**	**6**	**3**	**1**	**1**	**4**	**1**	**4**	**2**	**1**	**9**	**22,191**

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Table 1 – (continued)

Collier County Parks and Recreation Facilities Inventory [1]

Park/Facility Name	Park Class	Maintenance Building/ Shed (Sq Ft)	Multipurpose Facility	Multiuse Field (Football/ Soccer)	Nature/ Cultural/ Historical Centers	Parking Garage	Parking Space (Boat/Trailer)	Parking Space (Car)	Paved Multiuse Pathway/ Trail (mile)	Pickleball Courts	Picnic Cover	Picnic Pavilion	Picnic Shelter	Playground	Racquetball Court	Recreation Center (sq ft)	Restroom (sq ft)	Roller Hockey Rink	Skate Park	Softball Field	Sun n' Fun Lagoon	Splash Park	Swimming Pool	Tennis Court	Tennis / Pickleball Combo Courts	Track	Volleyball Court
Marco																											
Caxambas Park	R		1,098				31	16																			
Collier Boulevard Boating Park	R						74	10																			
Tigertail Beach Park	R	280						226						1													
South Marco Beach Access	R							67																			
Goodland Boating Park	R						76	15	0.5			1															
Mar-Good Harbor Park	R				3,038			20	0.4					1													
Isles of Capri Paddlecraft Park	R						4	57																			
North Naples																											
Conner Park	R			1				156	0.7																		
Cocohatchee River Park	R		2,040				55	88					3	1			672										
Barefoot Beach Access	R							96																			
Barefoot Beach Preserve	R				770			402																			
Barefoot Beach State Land	R																										
Clam Pass Park	R							198	1.0																		
North Gulfshore Beach Access	R							38																			
Vanderbilt Beach	R					1		361																			
Vanderbilt Beach Access (7 locations)	R																										
North Collier Regional Park	R	6,044	28,927	4	14,974			1,182	2.5			9	4	1						5	1						
Pelican Bay Community Park	C	315		1				60	1.0				1	1	4									8			1
Osceola Elementary School[2]	C																										
Naples Park Elementary/ Starcher Petty[2]	C							40																2			
Veterans Memorial Elementary[2]	C																										
Veterans Community Park	C	2,799		1				339	1.0	8		1	1	1	4	6,966	664	1		3				8	4		1
Vineyards Community Park	C	1,009		4				289	1.0			7		1	4	9,644	479			2		1		4			
Golden Gate																											
Golden Gate Community Park	C	3,000		1			10	408	2.0			3		1	4		340			2			1	3	7		
Golden Gate Community Center	C		7,813	1				282	1.0			1		1		27,295			1								
Golden Gate Greenway	C																										
Paradise Coast Sports Park	R																										
Golden Gate Golf Course	R																										
East Naples																											
East Naples Community Park	C	2,016		3				252	2.0	65		4		1	4	10,887	1,811			1					2		1
Sugden Regional Park	R	2,506	2,331	1				199	1.0			7		1			476										1
Cindy Mysels Community Park	C							42																			
Bay Street Parcels	R																										
Bayview Park	R						57	15				6		1			1,296										
South Naples																											
Manatee Community Park	C																										
Port of the Islands	R						71	24																			
Eagle Lakes Community Park	C			2				328	2.0			4		2			837			1			1	2			
Central Naples																											
Freedom Park	R	602			2,657			40	1.0			3					731										
Gordon River Greenway	R							49	1.0			2		1													
Immokalee																											
Immokalee High School[2]	C																							2			
Immokalee Community Park	C	2,742		2				150	1.0			1		1	2	6,966	997		1	1				2			1
Immokalee South Park	C			1										1		4,117											1
Airport Park	C			1					1.0			1		1													
Ann Oleski Park (Lake Trafford)	R						7	8			4	1															
Immokalee Sports Complex	C		16,543	3				528															1				
Eden Park Elementary[2]	C			1																							
Pepper Ranch	R								1.0																		
Tony Rosbough Community Park	C							69																			
Urban Estates																											
Big Corkscrew Island Regional Park	R			4						6		9		1						2				2			
Vanderbilt Extension Community Park	C																										
Palmetto Elementary[2]	C			1																							
Rich King Greenway	R																										
Sabal Palm Elementary[2]	C			2																2							
Corkscrew Elementary/Middle[2]	C			1											2					1				4		1	
Max A. Hasse Community Park	C	878						213				2		1		9,483	429			2				2			
Summary:																											
- Community Parks		**12,759**	**24,356**	**25**	**0**	**0**	**10**	**3,000**	**12.00**	**73**	**0**	**24**	**2**	**12**	**24**	**75,358**	**5,557**	**1**	**2**	**15**	**0**	**1**	**3**	**37**	**13**	**1**	**5**
- Regional Parks		**9,432**	**34,396**	**10**	**21,439**	**1**	**375**	**3,267**	**9.10**	**6**	**4**	**38**	**7**	**8**	**0**	**0**	**3,175**	**0**	**0**	**7**	**1**	**0**	**0**	**2**	**0**	**0**	**1**
- Total		**22,191**	**58,752**	**35**	**21,439**	**1**	**385**	**6,267**	**21.10**	**79**	**4**	**62**	**9**	**20**	**24**	**75,358**	**8,732**	**1**	**2**	**22**	**1**	**1**	**3**	**39**	**13**	**1**	**6**

1) Source: Collier County Parks and Recreation Division
2) Land is not owned by Collier County and is excluded from the impact fee calculation.

Service Area and Demand Component

Collier County provides park services and recreation facilities to all Collier County residents and visitors. Regional parks are typically larger and/or offer types of facilities targeting residents throughout Collier County, such as beach and boat access. On the other hand, community parks tend to be relatively smaller in size and typically draw visitors from the unincorporated County, as municipalities in Collier County have similar types of community and neighborhood parks targeting residents within their immediate geographic area. To ensure that new growth is receiving direct benefit from the parks and recreation impact fee and consistent with the methodology used to develop the current adopted impact fee, the impact fee for regional parks is calculated on a countywide basis and is charged to all new development throughout Collier County while the impact fee for community parks is charged only to development within the unincorporated county.

To accurately determine the demand for parks and recreation services, this impact fee study considers not only the resident or permanent populations of the county, but also the seasonal residents and visitors. Therefore, for purposes of this technical analysis, the peak seasonal population is used and subsequent references to population in this report pertain to the peak seasonal population of Collier County, unless otherwise noted. Peak seasonal population figures for both countywide and unincorporated Collier County are prepared by the County's Comprehensive Planning Section (dated May 2024). Appendix B provides additional details on population estimates.

Level of Service

Table 2 presents the calculation of the current LOS for each park type included in the inventory, as well as Collier County's adopted LOS standards according to the most recent AUIR. As presented, in terms of community parks, Collier County's current achieved LOS is 1.14 acres per 1,000 residents compared to the adopted LOS standard of 1.20 acres per 1,000 residents. For regional parks, Collier County's current achieved LOS is 2.96 acres per 1,000 residents compared to the adopted LOS standard of 2.70 acres per 1,000 residents.

While the achieved LOS indicates the investment made by the community, the adopted LOS standard provides the intended/goal LOS. For impact fee calculation purposes, the lower of the two measures is utilized to not overcharge new development. Given this, the achieved LOS standard of 1.14 acres per 1,000 residents is utilized in the calculation of the community park impact fee and the adopted LOS standard of 2.70 acres per 1,000 residents is utilized in the calculation of the regional park impact fee.

Table 2
Current Level of Service & Adopted Level of Service Standard

Park Type Classification	Inventory (Acres)[1]	Achieved LOS[2]	Adopted LOS[3]	LOS Used in Calculations[4]
Parks and Recreation Level of Service (Acres per 1,000 Residents)				
Community	509	1.14	1.20	**1.14**
Regional	1,457	2.96	2.70	**2.70**
Total	**1,966**	**4.10**	**3.90**	**3.84**
2024 Service Area Population [5]				
Community Parks (Unincorporated County)			447,642	
Regional Parks (Countywide)			491,779	

1) Source: Table 1
2) Inventory acres (Item 1) divided by each park classification associated population (Item 5) multiplied by 1,000.
3) Source: Collier County 2023 Annual Update & Inventory Report (AUIR); Parks and Recreation Facilities
4) Level of service utilized in the parks and recreation impact fee calculations.
5) Source: Appendix B, Table B-1

Table 3 presents a comparison of the parks and recreation adopted LOS standards of Collier County to those adopted by other Florida counties. As presented, Collier County's adopted LOS standard is in the range of standards adopted by other communities.

Table 3
Adopted Level of Service Comparison

Jurisdiction	LOS Standard (Acres per 1,000 Residents)
Marion County[1]	2.00
Miami-Dade County[2]	2.75
Monroe County[3]	3.00
Collier County[4]	**3.90**
Lake County[5]	4.00
Palm Beach County[6]	4.82
Broward County[7]	6.00
Lee County[8]	6.80
Osceola County[9]	10.00
Charlotte County[10]	10.00
Sarasota County[11]	12.00
Hendry County[12]	22.00
St. Lucie County[13]	28.70

1) Source: Marion County 2035 Comprehensive Plan, Recreation and Open Space Element - 2.00 parks and recreation facility acres per 1,000 persons
2) Source: Miami-Dade County Comprehensive Development Master Plan, Recreation and Open Space Element - 2.75 acres of local recreation and open space per 1,000 permanent residents in unincorporated areas
3) Source: Monroe County Comprehensive Plan, Recreation and Open Space Element- 1.5 acres per 1,000 functional population of passive, resource-based neighborhood and community parks and 1.5 acres per 1,000 functional population of activity-based neighborhood and community parks within each of the Upper Keys, Middle Keys, and Lower Keys subareas.
4) Source: Collier County 2023 Annual Update & Inventory Report (AUIR); Parks and Recreation Facilities
5) Source: Lake County Comprehensive Plan, 2030 Planning Horizon, Concurrency Management Element - 4.00 acres per 1,000 residents
6) Source: Palm Beach County Comprehensive Plan; Recreation and Open Space Element - 3.31 regional park acres per 1,000 residents and 1.22 district park acres per 1,000 residents and 0.29 acres per 1,000 for beach
7) Source: Broward County Comprehensive Plan Land Use Plan, Parks/Conservation Policy 2.5.1 and 2.5.2 - 3.00 community park acres per 1,000 permanent residents and 3.00 regional park acres per 1,000 permanent residents
8) Source: Lee County Comprehensive Plan as amended Nov 2021 Capital Improvements Element - Regional Parks - 6 acres of developed regional park land open for public use per 1,000 total seasonal County population for all of Lee County. Community Parks - 0.8 acres of developed community park land open for public use per 1,000 unincorporated Lee County permanent population.
9) Source: Osceola County Comprehensive Plan 2040, Parks and Recreation Element, Policy 8-1.2 2 Parks and Resource Indicators. One community park per 15,000 population, provision of regional parks at ten acres per 1,000 population, and provision of recreational trails at one mile per 1,500 population.
10) Source: Charlotte County 2050 Comprehensive Plan, Recreation and Open Space Data and Analysis - 6.00 acres per 1,000 residents of active/multi-purpose park land and 4.00 acres per 1,000 residents of passive park land
11) Source: Sarasota County Comprehensive Plan, Chapter 2 - Parks, Preserves, and Recreation - 12.00 acres per 1,000 residents of developable park land

12) Source: Hendry County Comprehensive Plan; Concurrency Management Element - 20.00 regional park acres per 1,000 population and 2.00 community park acres per 1,000 population
13) Source: St. Lucie County Comprehensive Plan, Recreation and Open Space Element - 5.00 community park acres per 1,000 unincorporated residents, 2.50 community park acres per 1,000 countywide residents, and 21.2 acres per 1,000 population countywide

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Cost Component

The total cost per resident for parks and recreation facilities consists of two components: the cost of purchasing and developing land for each park and the cost of facilities and equipment located at each park.

Recreational Facility Cost

The first step in calculating the total cost for parks and recreation services in Collier County involves estimating the current value of recreational facilities. When available, the value for the parks facilities is estimated based on recent bids or recent facilities built by the County. When recent bid/purchase information was not available, unit costs from the County's insurance reports and recent costs for similar facilities from other jurisdictions as well as estimates provided by the County were used.

As presented in **Table 4**, the total park facility value is $100 million for community parks and $89 million for regional parks, for a combined total of $189 million, including construction and architectural design and engineering (A&E) costs.

It should be noted that the improvements to the North Collier Regional Park were funded with a bond issue, which is being repaid with impact fee revenue. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for these improvements that is to be repaid with impact fee revenue ($18 million) is removed from the total value of the facilities of regional parks, as shown in Table 4. This adjustment results in an owned facility value of $71 million (down from $89 million) for regional parks. These figures result in recreational facility value of $224 per resident for community parks, and $144 per resident for regional parks.

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Table 4

Parks and Recreation Facilities and Equipment Cost per Resident

Facility[1]	Unit[1]	Unit Value[2]	Community Parks		Regional Parks		Total Value[5]
			Count[3]	Total Value[4]	Count[3]	Total Value[4]	
Amphitheater	amphitheater	$360,000	1	**$360,000**	2	**$720,000**	**$1,080,000**
Baseball Field	field	$550,000	5	**$2,750,000**	0	**$0**	**$2,750,000**
Basketball Court	court	$51,600	26	**$1,341,600**	4	**$206,400**	**$1,548,000**
Basketball Pavilion	pavilion	$474,400	1	**$474,400**	0	**$0**	**$474,400**
Bath House	sq. ft.	$221	0	**$0**	3,418	**$755,378**	**$755,378**
Boardwalk	boardwalk	$133,000	0	**$0**	1	**$133,000**	**$133,000**
Boat Ramp Lane	ramp lane	$525,000	2	**$1,050,000**	16	**$8,400,000**	**$9,450,000**
Bocce/Shuffleboard Court	court	$6,600	24	**$158,400**	2	**$13,200**	**$171,600**
Bocce Ball Cover	cover	$16,600	1	**$16,600**	0	**$0**	**$16,600**
Cabana	cabana	$15,650	0	**$0**	3	**$46,950**	**$46,950**
Campgrounds	campground	$16,000	0	**$0**	10	**$160,000**	**$160,000**
Canoe/Kayak Launch	launch	$22,400	0	**$0**	6	**$134,400**	**$134,400**
Concession Area/Stand/Trailer/Building	sq. ft.	$199	7,108	**$1,414,492**	17,964	**$3,574,836**	**$4,989,328**
Dockmaster	dockmaster	$504,000	0	**$0**	2	**$1,008,000**	**$1,008,000**
Fishing/Dock/Pier	dock	$92,000	0	**$0**	6	**$552,000**	**$552,000**
Dog Park	park	$11,000	2	**$22,000**	1	**$11,000**	**$33,000**
Dog Park Shelter	shelter	$5,000	1	**$5,000**	0	**$0**	**$5,000**
Garden Cover	cover	$21,000	0	**$0**	1	**$21,000**	**$21,000**
Gazebo	gazebo	$14,300	4	**$57,200**	0	**$0**	**$57,200**
Gazebo/Pier	gazebo / pier	$207,500	0	**$0**	1	**$207,500**	**$207,500**
Handball Court	court	$25,000	4	**$100,000**	0	**$0**	**$100,000**
Horseshoes	pit	$1,860	1	**$1,860**	1	**$1,860**	**$3,720**
Learning Center	center	$111,600	0	**$0**	1	**$111,600**	**$111,600**
Little League Field	field	$490,000	9	**$4,410,000**	0	**$0**	**$4,410,000**
Maintenance Building/Shed	sq. ft.	$121	12,759	**$1,543,839**	9,432	**$1,141,272**	**$2,685,111**
Multipurpose Facility	sq. ft.	$223	24,356	**$5,431,388**	34,396	**$7,670,308**	**$13,101,696**
Multiuse Field (Football/Soccer)	field	$550,000	25	**$13,750,000**	10	**$5,500,000**	**$19,250,000**
Nature/Cultural/Historical Centers	sq. ft.	$322	0	**$0**	21,439	**$6,903,358**	**$6,903,358**
Parking Garage	garage	$8,280,000	0	**$0**	1	**$8,280,000**	**$8,280,000**
Parking Space (Boat/Trailer)	parking space	$5,320	10	**$53,200**	375	**$1,995,000**	**$2,048,200**
Parking Space (Car)	parking space	$2,660	3,000	**$7,980,000**	3,267	**$8,690,220**	**$16,670,220**
Paved Multiuse Pathway/Trail	mile of trail	$158,400	12.00	**$1,900,800**	9.10	**$1,441,440**	**$3,342,240**
Pickleball Courts	court	$22,830	73	**$1,666,590**	6	**$136,980**	**$1,803,570**
Picnic Cover	cover	$6,600	0	**$0**	4	**$26,400**	**$26,400**
Picnic Pavilion	pavilion	$46,000	24	**$1,104,000**	38	**$1,748,000**	**$2,852,000**
Picnic Shelter	shelter	$17,600	2	**$35,200**	7	**$123,200**	**$158,400**
Playground	playground	$163,800	12	**$1,965,600**	8	**$1,310,400**	**$3,276,000**
Racquetball Court	court	$58,750	24	**$1,410,000**	0	**$0**	**$1,410,000**
Recreation Facility (Indoor)	sq. ft.	$231	75,358	**$17,407,698**	0	**$0**	**$17,407,698**
Restroom	sq. ft.	$204	5,557	**$1,133,628**	3,175	**$647,700**	**$1,781,328**
Roller Hockey Rink	rink	$562,500	1	**$562,500**	0	**$0**	**$562,500**
Skate Park	skate park	$550,000	2	**$1,100,000**	0	**$0**	**$1,100,000**
Softball Field	field	$535,000	15	**$8,025,000**	7	**$3,745,000**	**$11,770,000**
Sun n' Fun Lagoon	play area	$15,000,000	0	**$0**	1	**$15,000,000**	**$15,000,000**
Splash Park	park	$822,000	1	**$822,000**	0	**$0**	**$822,000**
Swimming Pool	pool	$2,939,600	3	**$8,818,800**	0	**$0**	**$8,818,800**
Tennis Court	court	$68,500	37	**$2,534,500**	2	**$137,000**	**$2,671,500**
Tennis/Pickleball Combo Courts	court	$68,500	13	**$890,500**	0	**$0**	**$890,500**
Track	track	$922,000	1	**$922,000**	0	**$0**	**$922,000**
Volleyball Court	court	$3,000	5	**$15,000**	1	**$3,000**	**$18,000**
Recreational Facility Value[6]				**$91,233,795**		**$80,556,402**	**$171,790,197**
Architecture, Engineering, and Inspection @ 10%[7]				$9,123,380		$8,055,640	$17,179,020
Total Recreational Facility Value[8]				**$100,357,175**		**$88,612,042**	**$188,969,217**
Less: Portion Not Owned[9]				$0		$17,745,823	$17,745,823
Owned Recreational Facility Value[10]				**$100,357,175**		**$70,866,219**	**$171,223,394**
Total Population[11]				447,642		491,779	
Total Recreational Facility Value per Resident[12]				**$224.19**		**$144.10**	**$368.29**

1) Source: Table 1
2) Based primarily on estimates provided by Collier County, costs from 2019 Collier County Parks and Recreation Impact Fee Update Study indexed according to Engineering News Record, and recent cost information obtained from other jurisdictions
3) Source: Table 1
4) Unit value (Item 2) multiplied by the number of units per facility (Item 3)
5) Sum of the value of recreational facilities at community and regional parks
6) Sum of recreational facility values
7) Facility value multiplied by 10 percent, based on information provided by Collier County
8) Sum of the recreational facility value (Item 6) and the architecture, engineering, and inspection cost (Item 7)
9) Source: Collier County Office of Management and Budget
10) Total recreational facility value (Item 8) less the portion not owned (Item 9)
11) Source: Appendix B, Table B-1
12) Owned recreational facility value (Item 10) divided by total population (Item 11)

Land Cost

Because of recent fluctuations in land values statewide and given that a large portion of park infrastructure consists of land, a detailed analysis of land values for each type of park (and the geographic subareas within the county) was conducted. This analysis takes into consideration recent vacant land sales of similar size parcels by geographic area, current land value of the existing parks and other vacant parcels, as reported by the Collier County Property Appraiser as well as trends in vacant land values since the last study. Although the County's inventory includes beach and coastal parcels with high land values, because the County is not intending to purchase additional beach/coastal land in the near future, these parcels were valued at the same cost as inland properties. More specifically, the following analysis was conducted:

- A review of countywide vacant land value increase since the last technical study, as reported by Collier County Property Appraiser.
- A review of vacant land sales in subareas of the county for 2018 through 2022 was conducted to understand current land value by geographic area. In addition, the vacant land analysis was conducted for different acreage levels. Resulting land values were used for parks located in each geographic area.
- A review of just market value inland properties in each geographic area as well as for different parcel-size groups from the Property Appraiser database was conducted and results were compared to the sales data and data compiled during the previous interim analysis.

Appendix A provides the data used for this analysis.

The cost of land for parks and recreation facilities includes more than just the purchase cost of the land. Landscaping/site improvement and utilities/paving costs are also considered. These costs can vary greatly, depending on the type of services offered at each park. Based on information provided by the County, as well as information from similarly sized jurisdictions and park types, basic landscaping, site preparation, and irrigation costs were estimated at $10,000 per acre for community parks, and $40,000 per acre for regional parks, as presented in **Table 5**.

These land costs are converted to land value per resident using the LOS presented previously, which results in a land cost of $180 per resident for community parks and $745 per resident for regional parks.

Table 5

Land Cost per Resident

Variable	Park Class	
	Community	Regional
Land Purchase Cost per Acre[1]	$148,000	$236,000
Landscaping, Site Prep., and Irrigation Cost per Acre[2]	$10,000	$40,000
Total Land Cost per Acre[3]	**$158,000**	**$276,000**
LOS (Acres per 1,000 Residents)[4]	1.14	2.70
Total Land Cost per Resident[5]	**$180.12**	**$745.20**

1) Source: Table A-2, rounded to the nearest hundred
2) Source: Based on discussion with County staff and information from other Florida jurisdictions
3) Sum of land purchase cost per acre and landscaping, site preparation, and irrigation cost per acre (Items 1 and 2)
4) Source: Table 2
5) Land cost per acre (Item 3) multiplied by the LOS (Item 4), divided by 1,000

Total Impact Cost per Resident

Table 6 presents the total impact cost per resident for parks and recreation facilities in Collier County. The total cost is $404 per resident for community parks and $889 per resident for regional parks.

Table 6

Total Impact Cost per Resident

Variable	Community Parks		Regional Parks	
	Cost	Percent of Total Cost[4]	Cost	Percent of Total Cost[4]
Recreational Facility Cost per Resident[1]	$224.19	55.5%	$144.10	16.2%
Land Cost per Resident[2]	$180.12	44.5%	$745.20	83.8%
Total Impact Cost per Resident[3]	**$404.31**	**100.0%**	**$889.30**	**100.0%**

1) Source: Table 4
2) Source: Table 5
3) Sum of recreational facility cost per resident (Item 1) and land cost per resident (Item 2)
4) Distribution of total impact cost per resident (between facility and land cost)

Credit Component & Net Impact Cost

The net parks and recreation impact cost per resident is the difference between the cost component and the credit component. In recent years, the County has funded capacity expansion projects with impact fees and the one percent local government infrastructure surtax. The one percent local government infrastructure surtax was repealed on December 31, 2023, and the County does not intend to reimplement this funding mechanism. This funding source is not included in the credit calculations since it is unlikely to be used in future years.

Given that the County plans to use impact fee revenues for future parks and recreation facilities expansion, there is no revenue credit needed for other funding sources. Future debt payments that will be made with impact fees are subtracted from the value of the inventory (see Table 4).

As presented in **Table 7**, the total impact cost is equivalent to the net impact cost. If, in the future, the County allocates non-impact fee revenue sources for capacity expansion projects, these calculations should be revised to reflect the new development's contribution from these funding sources.

Table 7

Net Impact Cost per Resident

Variable	Community Parks	Regional Parks
Total Impact Cost per Resident[(1)]	$404.31	$889.30
Total Revenue Credit per Resident[(2)]	$0.00	$0.00
Net Impact Cost per Resident[(3)]	**$404.31**	**$889.30**

1) Source: Table 6
2) County plans to use impact fee revenues for future parks and recreation capacity expansion projects; no credit is needed.
3) Total impact cost per resident (Item 1) less the total revenue credit per resident

Calculated Parks and Recreation Impact Fee

Table 8 presents the calculated community parks and recreation impact fee schedule developed for residential land uses while **Table 9** presents the calculated regional parks and recreation impact fee schedule. As previously mentioned, due to the service area of community parks, community parks impact fees are collected only within unincorporated Collier County. Changes to the cost and credit components account for a 35-percent increase in the case of community parks and a 5-percent decrease in the case of regional parks. Changes in the final fee amounts that differ from this percentage are due to the changes in the demand component since the 2015 study. Finally, because the increases in fees are less than 50 percent for both community parks and regional parks, there will not be a need to cap the fees.

Table 8

Calculated Parks and Recreation Impact Fee Schedule (Community Parks)

Land Use	Impact Unit	Uninc. County Residents per Unit[1]	Community Parks			
			Net Impact Cost per Resident[2]	Calculated Impact Fee[3]	Current Adopted Impact Fee[4]	Percent Change[5]
Single Family Detached						
- Less than 4,000 sf	du	2.65	$404.31	**$1,071.42**	$933.83	15%
- 4,000 sf or greater	du	3.27	$404.31	**$1,322.09**	$1,067.72	24%
Multi-Family	du	1.46	$404.31	**$590.29**	$455.20	30%
Mobile Home / RV Park (Tied Down)	du	1.95	$404.31	**$788.40**	$716.28	10%
Retirement Community - Detached (Single Family)	du	1.62	$404.31	**$654.98**	$933.83	-30%
Retirement Community - Attached (Multi-Family)	du	0.88	$404.31	**$355.79**	$455.20	-22%

1) Source: Appendix B, Table B-3
2) Source: Table 7
3) Residents per unit (Item 1) multiplied by the net cost per resident (Item 2)
4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
5) Percent change from the current adopted impact fee (Item 4) to the calculated impact fee (Item 3)

Table 9
Calculated Parks and Recreation Impact Fee Schedule (Regional Parks)

Land Use	Impact Unit	Countywide Residents per Unit[1]	Regional Parks			
			Net Impact Cost per Resident[2]	Calculated Impact Fee[3]	Current Adopted Impact Fee[4]	Percent Change[5]
Single Family Detached:						
- Less than 4,000 sq. ft.	du	2.53	$889.30	**$2,249.93**	$2,694.32	-16%
- 4,000 sq. ft. or greater	du	3.12	$889.30	**$2,774.62**	$3,080.67	-10%
Multi-Family	du	1.31	$889.30	**$1,164.98**	$1,230.24	-5%
Mobile Home / RV Park (Tied Down)	du	1.92	$889.30	**$1,707.46**	$2,145.29	-20%
Retirement Community - Detached (Single Family)	du	1.55	$889.30	**$1,378.42**	$2,694.32	-49%
Retirement Community - Attached (Multi-Family)	du	0.79	$889.30	**$702.55**	$1,230.24	-43%

1) Source: Appendix B, Table B-2
2) Source: Table 7
3) Residents per unit (Item 1) multiplied by the net cost per resident (Item 2)
4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division
5) Percent change from the current adopted impact fee (Item 4) to the calculated impact fee (Item 3)

Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's parks and recreation impact fee program, a comparison of parks and recreation impact fee schedules was completed for other Florida jurisdictions. **Table 10** presents this comparison. As presented, Collier County's fee is on the high end of fees imposed by these jurisdictions.

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Table 10

Parks and Recreation Impact Fee Comparison

County	Date of Last Update[1]	Adoption Percent[1]	Single Family (2,000 sf, per du)[1]	Multi-Family (1,300 sf, per du)[1]	Mobile Home (1,300) (du)[1]	Single Family Fee @ 100%[2]
Lake County[3]	2022	Varies	$276	$228	$171	$291
Charlotte County[4]	2021	100%	$312	$246	$249	$312
Hernando County[5]	2021	100%	$491	$358	$375	$491
Bay County[6]	2005	50%	$330	$261	$336	$660
Citrus County[7]	2021	100%	$661	$509	$628	$661
Alachua County[8]	2023	100%	$836	$543	$543	$836
Flagler County[9]	2021	42%	$399	$160	$372	$950
Volusia County[10]	2022	100%	$1,028	$968	$968	$1,028
St. Johns County[11]	2018	100%	$1,692	$1,359	$1,359	$1,346
Lee County[12]	2018	52.5%	$806	$610	$591	$1,535
Martin County[13]	2023	100%	$1,674	$1,674	$1,674	$1,674
Polk County[14]	2024	100%	$1,864	$1,396	$1,276	$1,864
Indian River County[15]	2020	40%	$819	$468	$471	$2,048
Nassau County[16]	2019	100%	$2,049	$1,330	$2,219	$2,049
Orange County[17]	2022	Varies	$2,246	$1,492	$1,694	$2,246
Osceola County[18]	2019	100%	$2,305	$1,118	$1,699	$2,305
Palm Beach County[19]	2022	Varies	$1,225	$1,123	$1,123	$2,332
Sarasota County[20]	2016	100%	$2,719	$2,204	$1,880	$2,719
St. Lucie County[21]	2022	Varies	$2,560	$2,285	$1,677	$2,728
Hillsborough County[22]	2020	65%	$2,145	$1,710	$1,710	$3,300
Collier County-Calculated[23]	**2024**	**N/A**	**$3,321**	**$1,755**	**$2,496**	**$3,321**
Collier County-Current Adopted[24]	**2015**	**100%**	**$3,628**	**$1,685**	**$2,862**	**$3,313**
Manatee County[25]	2024	Varies	$1,947	$1,128	$726	$3,342
Pasco County[26]	2022	100%	$3,450	$3,450	$3,450	$3,450
Miami-Dade County[27]	N/A	N/A	$2,849-$4,529	$1,765-$2,658	$2,849-$4,529	N/A

1) Represents the date of the most recent study and portion of the maximum calculated fee for each respective county that is actually charged. Fees may have been lowered/raised through indexing or policy discounts. Does not account for moratoriums/suspensions.
2) Represents the full calculated single family fee from each respective technical study
3) Source: Source: Lake County, Planning and Zoning. Impact fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown effective January 2, 2027.
4) Source: Charlotte County Planning & Zoning. Fee shown is community park impact fee. The regional/specialty parks impact fee was adopted at 0%. Fee shown for multi-family reflects fee for multi-family (1-2 stories). All fees include 2.55% administrative fee.
5) Source: Hernando County Planning Division. Fees adopted in compliance with the 50% limit per F.S. 163.31801. Fees shown are fully phased rates effective July 7, 2025.
6) Source: Bay County Planning and Zoning.
7) Source: Citrus County Land Development Division
8) Source: Alachua County Ordinances 23-18, 23-19, and 23-20. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective March 1, 2027.
9) Source: Flagler County Planning and Zoning Department. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective March 15, 2025.
10) Source: Volusia County Growth and Resource Management Department. Fee shown is the sum of local and district/coastal park impact fees.
11) Source: Source: St. Johns County

12) Source: Lee County Department of Community Development. Fee shown reflects sum of community and regional park fees.
13) Source: Martin County Services, Impact Fees. Fees adopted in compliance with the 50% limit per F.S. 163.31801. Fees shown effective January 1, 2028.
14) Source: Polk County Building & Construction Department. Fees shown effective January 1, 2027 following a three-year phasing.
15) Source: Indian River County Community Development.
16) Source: Nassau County Building Department
17) Source: Orange County Impact Fee Administration; Community, Environmental & Development Services Department. Fees adopted in compliance with the phasing requirements and 50% limit per F.S. 163.31801. Fees shown reflect Phase 4 fees effective January 1, 2025.
18) Source: Osceola County Impact and Mobility Fees Office
19) Source: Palm Beach County Planning, Zoning and Building Department. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown effective January 1, 2026.
20) Source: Sarasota County Planning and Development Services
21) Source: St. Lucie County Planning & Development Services Department. Fees adopted in compliance with the phasing requirements and 50% limit per F.S. 163.31801. Fees shown effective October 1, 2025.
22) Source: Hillsborough County Development Services Department. Mobile home fee reflects residential 1,250-1,499 sq. ft. tier.
23) Source: Table 8,9
24) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division. Fee shown is the sum of Community and Regional Park fees.
25) Source: Manatee County, Development Services. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
26) Source: Pasco County Central Permitting Department
27) Source: Miami-Dade County Development Services Division. Fees vary based on district and unit type.

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Appendix A -
Land Value Analysis
- Supplemental Information

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Appendix A - Land Value Analysis

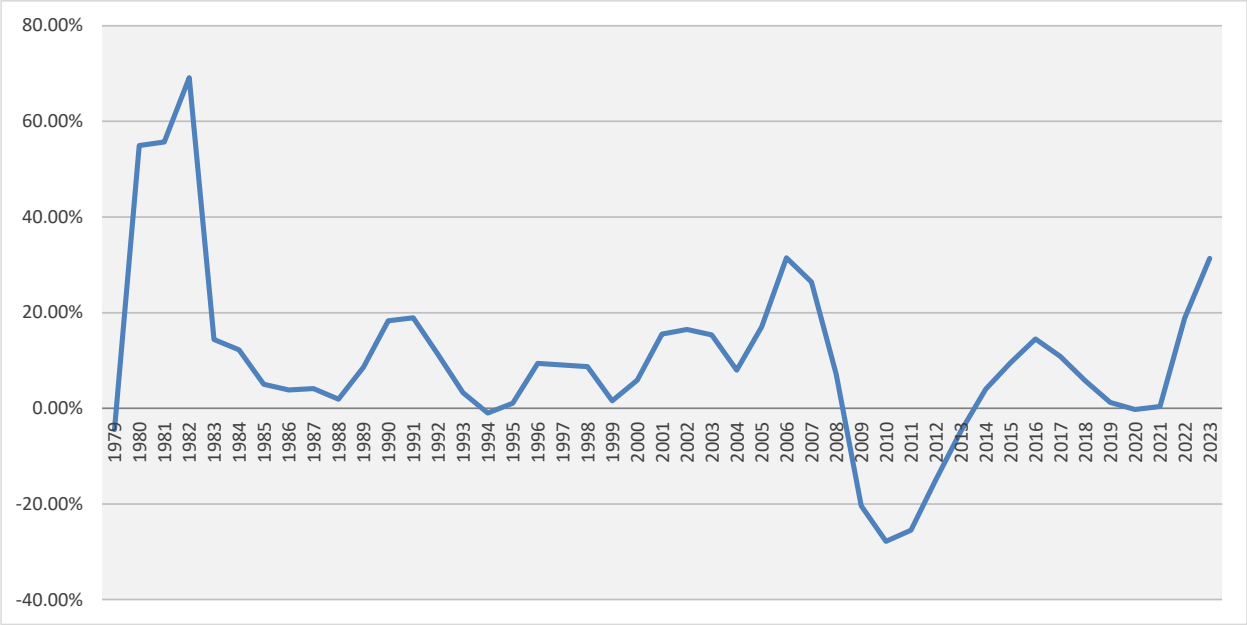
This appendix provides the back-up data and information on land value estimates. Because Collier County does not intend to purchase high value beach and coastal properties, land value estimates represent inland land values. As explained previously, several steps were undertaken to determine the land values for the impact fee calculations. These include:

- A review of vacant land just value trends in Collier County over time.
- A review of vacant land sales in subareas of the county for 2018 through 2022 to understand current land values by geographic area. In addition, the vacant land analysis was conducted for different acreage levels. Resulting land values were compared to sales used in the last study to understand level of increase. The resulting estimates are used for parks located in each geographic area.
- A review of just market value of inland properties in each geographic area as well as for different parcel-size groups from the Property Appraiser database.

Figure A-1 presents the residential vacant land value changes estimated by the Collier County Property Appraiser since 1980s. Land values are estimated to increase by 113% since 2019, when the data for the interim analysis was obtained. Table A-1 presents the estimated land value per acre by region used in the 2019 interim technical study, as well as the indexed value per acre.

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Figure A-1
Collier County Vacant Residential Land Values
3-year Average Change



Source: Florida Department of Revenue, Florida Property Valuations and Tax Databook

Table A-1
Indexed Land Value Estimates

SubArea	Land Value per Acre	
	2019 Estimate[1]	2019 Indexed[2]
Marco Island	$325,000	$692,250
North Naples		
- 0.5 - 5 acres	$325,000	$692,250
- Greater than 5 acres	$300,000	$639,000
Golden Gate		
- 0.5 - 5 acres	$40,000	$85,200
- Greater than 5 acres	$110,000	$234,300
East Naples		
- 0.5 - 5 acres	$155,000	$330,150
- Greater than 5 acres	$80,000	$170,400
Immokalee/Big Corkscrew		
- 0.5 - 5 acres	$20,000	$42,600
- Greater than 5 acres	$30,000	$63,900
Residential Vacant Land Value Increase (2019-2023)[3]		113%

1) Source: Collier County Parks and Recreation Impact Fee Study, Draft Report, August 20, 2019
2) The 2019 estimates (Item 1) indexed according to the residential vacant land value increase (Item 3)
3) Source: Florida Department of Revenue, Florida Property Valuations and Tax Databook

Inland Land Values

Table A-2 provides the estimated land values per acre for each region, which are based on the analysis shown in Tables A-3 through A-12. For each region, recent sales of vacant parcels were reviewed and compared to the sale prices of vacant property in the same region during the last technical study. Estimated value per acre in each region is also compared to the estimates used in the last two technical studies to provide a trend analysis.

Consistent with the last two technical studies, land value estimates for the East Naples area are also used for the Central Naples areas. Similarly, estimates for other areas are used for the parks within the Urban Estates area as appropriate.

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Table A-2
Collier County Inland Land Values

District	Park	Park Class	Total Acres	Value per Acre	Total Land Value
Marco	Caxambas Park	R	4.20	$500,000	$2,100,000
	Collier Boulevard Boating Park	R	0.50	$500,000	$250,000
	Tigertail Beach Park	R	31.60	$500,000	$15,800,000
	South Marco Beach Access	R	5.00	$500,000	$2,500,000
	Goodland Boating Park	R	5.00	$500,000	$2,500,000
	Mar-Good Harbor Park	R	2.50	$500,000	$1,250,000
	Isles of Capri Paddlecraft Park	R	9.00	$500,000	$4,500,000
Marco -- Subtotal			***57.80***		***$28,900,000***
North Naples	Conner Park	R	5.00	$450,000	$2,250,000
	Cocohatchee River Park	R	7.56	$415,000	$3,137,400
	Barefoot Beach Access	R	5.00	$450,000	$2,250,000
	Barefoot Beach Preserve	R	159.60	$415,000	$66,234,000
	Barefoot Beach State Land	R	186.00	$415,000	$77,190,000
	Clam Pass Park	R	35.00	$415,000	$14,525,000
	North Gulfshore Beach Access	R	0.50	$450,000	$225,000
	Vanderbilt Beach	R	5.00	$450,000	$2,250,000
	Vanderbilt Beach Access (7 Locations)	R	0.45	$450,000	$202,500
	North Collier Regional Park	R	207.70	$415,000	$86,195,500
	Pelican Bay Community Park	C	15.00	$415,000	$6,225,000
	Veterans Community Park	C	43.64	$415,000	$18,110,600
	Vineyards Community Park	C	35.50	$415,000	$14,732,500
North Naples -- Subtotal			***705.95***		***$293,527,500***
Golden Gate	Golden Gate Community Park	C	35.00	$70,000	$2,450,000
	Golden Gate Community Center	C	21.00	$70,000	$1,470,000
	Paradise Coast Sports Park	R	195.98	$70,000	$13,718,600
	Golden Gate Golf Course	R	112.00	$70,000	$7,840,000
	Golden Gate Greenway	C	3.00	$50,000	$150,000
Golden Gate -- Subtotal			***366.98***		***$25,628,600***
East Naples	East Naples Community Park	C	47.00	$105,000	$4,935,000
	Cindy Mysels Community Park	C	5.00	$225,000	$1,125,000
	Sugden Regional Park	R	120.00	$105,000	$12,600,000
	Bay Street Parcels	R	1.34	$225,000	$301,500
	Bayview Park	R	6.27	$125,000	$783,750
East Naples -- Subtotal			**179.61**		**$19,745,250**
South Naples	Eagle Lakes Community Park	C	32.00	$150,000	$4,800,000
	Manatee Community Park	C	60.00	$150,000	$9,000,000
	Port of the Islands	R	5.55	$150,000	$832,500
South Naples -- Subtotal			***97.55***		***$14,632,500***
Central Naples	Freedom Park	R	25.16	$105,000	$2,641,800
	Gordon River Greenway	R	79.00	$105,000	$8,295,000
Central Naples -- Subtotal			***104.16***		***$10,936,800***

Table A-2 (Continued)
Collier County Inland Land Values

District	Park	Park Class	Total Acres	Value per Acre	Total Land Value
Immokalee	Immokalee Community Park	C	23.00	$35,000	$805,000
	Immokalee Sports Complex	C	14.00	$35,000	$490,000
	Airport Park	C	19.00	$35,000	$665,000
	Immokalee South Park	C	3.45	$30,000	$103,500
	Tony Rosbough Community park	C	7.00	$35,000	$245,000
	Ann Oleski Park (Lake Trafford)	R	2.30	$30,000	$69,000
	Pepper Ranch	R	50.00	$35,000	$1,750,000
Immokalee -- Subtotal			***118.75***		***$4,127,500***
Urban Estates	Max A. Hasse Community Park	C	20.00	$70,000	$1,400,000
	Vanderbilt Extension Community Park	C	125.10	$70,000	$8,757,000
	Big Corkscrew Island Regional Park	R	152.00	$50,000	$7,600,000
	Rich King Greenway	R	37.50	$105,000	$3,937,500
Urban Estates -- Subtotal			***334.60***		***$21,694,500***
All Parks - Inland Acreage			**1,965.40**	**$213,286**	**$419,192,650**
Community Parks -- Inland Acreage			**508.69**	**$148,349**	**$75,463,600**
Regional Parks - Inland Acreage			**1,456.71**	**$235,963**	**$343,729,050**

Note: See Tables A-3 through A-12 for estimated cost per acre in each region

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Table A-3

Marco Island - Land Value Analysis (Inland)

Acreage	Property Appraiser -- Vacant Land Sales												
	Avg. of 2012-14			Avg. of 2015-18*			%-Δ (2012-14 to 2015-18)		Avg. of 2018-22			%-Δ (2015-18 to 2018-22)	
	W. Avg.	Median	Count	W. Avg.	Median	Count	W. Avg.	Median	W. Avg.	Median	Count	W. Avg.	Median
0.5 - 5 acres	$317,232	$257,695	40	$432,216	$468,182	31	36%	82%	$578,582	$540,000	23	34%	15%
5.01 - 20 acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20.01 - 50 acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Collier County Property Appraiser

*Figures include partial year of information for 2022

Table A-4

Marco Island - Land Value Estimate

Marco Island Area Parks	Value per Acre			
	2009[1]	2015[2]	2018[3]	2023[4]
Estimate for In-Land Properties	$550,000	$250,000	$325,000	**$500,000**
%-Change	-	-55%	30%	54%

1) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, June 26, 2009
2) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, September 25, 2015
3) Source: Collier County Parks and Recreation Impact Fee Study, Interim Analysis, August 20, 2019
4) Estimated based on previous study's estimates and information on the residential vacant land value increase from the Florida Department of Revenue, Florida Property Valuations and Tax Databook

Table A-5

North Naples - Land Value Analysis (Inland)

Acreage	Property Appraiser -- Vacant Land Sales												
	Avg. of 2012-14			Avg. of 2015-18*			%-Δ (2012-14 to 2015-18)		Avg. of 2018-22			%-Δ (2015-18 to 2018-22)	
	W. Avg.	Median	Count	W. Avg.	Median	Count	W. Avg.	Median	W. Avg.	Median	Count	W. Avg.	Median
0.5 - 5 acres	$228,350	$221,917	122	$339,281	$382,353	92	49%	72%	$454,803	$456,548	76	34%	19%
5.01 - 20 acres	$240,832	$184,306	4	$520,538	$520,538	1	116%	182%	N/A	N/A	N/A	N/A	N/A
20.01 - 50 acres	$344,828	$344,828	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Collier County Property Appraiser
*Figures include partial year of information for 2022

Table A-6

North Naples - Land Value Estimates

North Naples Area Parks	Value per Acre			
	2009[1]	2015[2]	2018[3]	2023[4]
Estimate for In-Land Properties:				
0.5 - 5 acres	$550,000	$250,000	$325,000	**$450,000**
Greater than 5 acres	$450,000	$225,000	$300,000	**$415,000**
%-Change				
0.5 - 5 acres	-	-55%	30%	38%
Greater than 5 acres	-	-50%	33%	38%

1) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, June 26, 2009
2) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, September 25, 2015
3) Source: Collier County Parks and Recreation Impact Fee Study, Interim Analysis, August 20, 2019
4) Estimated based on information presented in Table A-5

Table A-7

Golden Gate – Land Value Analysis (Inland)

Acreage	Property Appraiser -- Vacant Land Sales												
	Avg. of 2012-14			Avg. of 2015-18*			%-Δ (2012-14 to 2015-18)		Avg. of 2018-22			%-Δ (2015-18 to 2018-22)	
	W. Avg.	Median	Count	W. Avg.	Median	Count	W. Avg.	Median	W. Avg.	Median	Count	W. Avg.	Median
0.5 - 5 acres	$31,175	$22,745	222	$56,120	$24,793	690	80%	9%	$65,167	$40,881	1,027	16%	65%
5.01 - 20 acres	$32,956	$24,263	4	$79,882	$14,525	29	142%	-40%	$67,153	$28,641	45	-16%	97%
20.01 - 50 acres	N/A	N/A	N/A	$120,719	$120,719	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Collier County Property Appraiser

*Figures include partial year of information for 2022

Table A-8

Golden Gate - Land Value Estimates

Golden Gate Area Parks	Value per Acre			
	2009[1]	2015[2]	2018[3]	2023[4]
Estimate for In-Land Properties:				
0.5 - 5 acres	$75,000	$35,000	$40,000	**$50,000**
Greater than 5 acres	$230,000	$105,000	$110,000	**$70,000**
%-Change				
0.5 - 5 acres	-	-53%	14%	25%
Greater than 5 acres	-	-54%	5%	-36%

1) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, June 26, 2009
2) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, September 25, 2015
3) Source: Collier County Parks and Recreation Impact Fee Study, Interim Analysis, August 20, 2019
4) Estimated based on information presented in Table A-7

Table A-9

East Naples – Land Value Analysis (Inland)

Acreage	Property Appraiser -- Vacant Land Sales												
	Avg. of 2012-14			Avg. of 2015-18*			%-Δ (2012-14 to 2015-18)		Avg. of 2018-22			%-Δ (2015-18 to 2018-22)	
	W. Avg.	Median	Count	W. Avg.	Median	Count	W. Avg.	Median	W. Avg.	Median	Count	W. Avg.	Median
0.5 - 5 acres	$218,074	$117,551	36	$249,073	$96,916	49	14%	-18%	$317,257	$267,388	50	27%	176%
5.01 - 20 acres	$123,680	$157,317	5	$145,360	$86,217	3	18%	-45%	$287,663	$258,621	5	98%	200%
20.01 - 50 acres	$200,351	$200,351	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Source: Collier County Property Appraiser

*Figures include partial year of information for 2022

Table A-10

East Naples – Land Value Estimates

East Naples Area Parks	Value per Acre			
	2009[(1)]	2015[(2)]	2018[(3)]	2023[(4)]
Estimate for In-Land Properties:				
0.5 - 5 acres	$500,000	$135,000	$155,000	**$225,000**
Greater than 5 acres	$120,000	$70,000	$80,000	**$105,000**
%-Change				
0.5 - 5 acres	-	-73%	15%	45%
Greater than 5 acres	-	-42%	14%	31%

1) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, June 26, 2009
2) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, September 25, 2015
3) Source: Collier County Parks and Recreation Impact Fee Study, Interim Analysis, August 20, 2019
4) Estimated based on information presented in Table A-9

Table A-11

Immokalee/Big Corkscrew – Land Value Analysis (Inland)

Acreage	Property Appraiser -- Vacant Land Sales												
	Avg. of 2012-14			Avg. of 2015-18*			%-Δ (2012-14 to 2015-18)		Avg. of 2018-22			%-Δ (2015-18 to 2018-22)	
	W. Avg.	Median	Count	W. Avg.	Median	Count	W. Avg.	Median	W. Avg.	Median	Count	W. Avg.	Median
0.5 - 5 acres	$18,292	$13,954	130	$39,976	$19,414	988	119%	39%	$57,577	$31,903	1,242	44%	64%
5.01 - 20 acres	$17,861	$15,187	6	$36,674	$18,868	15	105%	24%	$31,753	$24,272	34	-13%	29%
20.01 - 50 acres	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	$48,232	$48,232	1	N/A	N/A

Source: Collier County Property Appraiser

*Figures include partial year of information for 2022

Table A-12

Immokalee/Big Corkscrew – Land Value Estimates

Immokalee/Big Corkscrew Area Parks	Value per Acre			
	2009[1]	2015[2]	2018[3]	2023[4]
Estimate for In-Land Properties:				
0.5 - 5 acres	$50,000	$15,000	$20,000	**$30,000**
Greater than 5 acres	$50,000	$25,000	$30,000	**$35,000**
%-Change				
0.5 - 5 acres	-	-70%	33%	50%
Greater than 5 acres	-	-50%	20%	17%

1) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, June 26, 2009
2) Source: Collier County Parks and Recreation Impact Fee Study, Final Report, September 25, 2015
3) Source: Collier County Parks and Recreation Impact Fee Study, Interim Analysis, August 20, 2019
4) Estimated based on information presented in Table A-11

Appendix B -
Population Estimates
- Supplemental Information

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Appendix B - Population Estimates

Consistent with the previous studies and the County's Annual Update and Inventory Report (AUIR), this analysis uses peak seasonal population. Because regional parks tend to have a countywide service area, countywide population figures are used in the calculation of regional parks impact fee. Similarly, because community parks serve primarily the unincorporated county, unincorporated county population is used in the calculation of community parks impact fee. As presented in **Table B-1**, the current countywide peak population is 491,800 while the unincorporated county peak population is estimated at 447,600. Based on population projections provided by the County, the peak seasonal population estimates is projected to reach 582,700 countywide and 525,500 in the unincorporated county by 2040.

Residential land uses to be used in the Collier County parks and recreation impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/ RV Park (tied down)
- Retirement Community (detached and attached)

Table B-2 presents the number of residents per housing unit for the residential categories identified above for all of Collier County, while Table B-3 presents similar information for the unincorporated county. To address fairness and equity issues, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet and greater.

To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit. This analysis utilized data from the 2021 American Housing Survey (AHS) and data from the 2020 Census as well as 2022 American Community Survey (ACS) 5-Year estimates to examine this relationship. In addition, as part of this study, a separate category is developed for retirement community/age restricted housing to reflect fewer people residing in these types of housing.

Table B-1

Collier County Peak Season Population

Year	Countywide		Unincorporated County	
	Peak Seasonal Population	Percent Change	Peak Seasonal Population	Percent Change
2010	387,183	-	343,593	-
2011	392,180	1.3%	348,497	1.4%
2012	398,107	1.5%	354,268	1.7%
2013	402,268	1.0%	358,404	1.2%
2014	408,351	1.5%	364,414	1.7%
2015	416,402	2.0%	372,134	2.1%
2016	424,603	2.0%	379,740	2.0%
2017	433,359	2.1%	387,921	2.2%
2018	442,240	2.0%	396,342	2.2%
2019	451,303	2.0%	404,945	2.2%
2020	455,059	0.8%	412,542	1.9%
2021	464,155	2.0%	421,307	2.1%
2022	474,235	2.2%	431,240	2.4%
2023	483,487	2.0%	440,073	2.0%
2024	**491,779**	**1.7%**	**447,642**	**1.7%**
2025	499,426	1.6%	454,553	1.5%
2026	506,406	1.4%	460,784	1.4%
2027	513,483	1.4%	467,098	1.4%
2028	520,660	1.4%	473,498	1.4%
2029	527,936	1.4%	479,983	1.4%
2030	534,305	1.2%	485,545	1.2%
2031	539,741	1.0%	490,160	1.0%
2032	545,233	1.0%	494,816	0.9%
2033	550,781	1.0%	499,512	0.9%
2034	556,384	1.0%	504,248	0.9%
2035	561,339	0.9%	508,319	0.8%
2036	565,633	0.8%	511,713	0.7%
2037	569,960	0.8%	515,123	0.7%
2038	574,320	0.8%	518,549	0.7%
2039	578,714	0.8%	521,992	0.7%
2040	582,721	0.7%	525,516	0.7%

Source: Collier County Comprehensive Planning Section (population projections dated May, 2024)

Table B-2
Residents per Housing Unit (Countywide)

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	289,564	112,378		2.58
- Less than 4,000 sf			98%	2.53
- 4,000 sf or greater			121%	3.12
Multi Family	139,405	106,016		1.31
Mobile Home/RV Park (Tied Down)	21,446	11,189		1.92
Retirement Community - Detached (Single Family)[5]	173,738	112,378		1.55
Retirement Community - Attached (Multi-Family)[6]	83,643	106,016		0.79

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.58) by the ratio developed from the AHS data (Item 3).
5) Estimate for senior adult housing - detached (single family) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for senior adult housing - attached (multi-family) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

Table B-3
Residents per Housing Unit (Unincorporated County)

Housing Type	Population[1]	Housing Units[2]	Ratio[3]	Residents / Housing Units[4]
Single Family Detached	265,289	98,418		2.70
- Less than 4,000 sf			98%	2.65
- 4,000 sf or greater			121%	3.27
Multi Family	121,961	83,316		1.46
Mobile Home/RV Park (Tied Down)	21,227	10,899		1.95
Retirement Community - Detached (Single Family)[5]	159,173	98,418		1.62
Retirement Community - Attached (Multi-Family)[6]	73,177	83,316		0.88

1) Source: 2022 ACS 5-Yr Estimates, Table B25033 (owner occupied and renter occupied), adjusted for peak seasonal population.
2) Source: 2022 ACS 5-Yr Estimates, Table DP04
3) Ratios developed based on national PPH data derived from the 2021 American Housing Survey.
4) Population (Item 1) divided by housing units (Item 2). For single family detached tiers, the residents per housing unit is determined by multiplying the weighted average value (2.70) by the ratio developed from the AHS data (Item 3).

5) Estimate for retirement community (detached) is based on people per household figures for single family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.
6) Estimate for retirement community (attached) is based on people per household figures for multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2017 National Household Travel Survey, prepared by the US Department of Transportation.

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Collier County Road Impact Fee Update Study

DRAFT Report
October 31, 2024

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Collier County
Road Impact Fee Update Study

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Introduction

With a population of approximately 400,000, Collier County is continuing to experience growth. The County ranks 19th out of 67 Florida counties with a projected increase of 110,000 persons by 2050. In terms of residential permitting, Collier County ranks 19th out of Florida counties with an average of 5,300 new units per year over the past three years. This continuing growth requires additional capital facilities.

Collier County's Road Impact Fee Ordinance was originally adopted in January 1985 to assist the County in providing adequate transportation facilities for expected growth. The fee was last updated in 2019. In accordance with the County's impact fee ordinance requirements and to reflect most recent and localized data, Collier County retained Benesch to update the technical study that will be the basis for the updated fee schedule. This report serves as the technical study to support the calculation of the updated impact fees. Data presented in this report represent the most recent and localized data available at the time of this update study. All data and support material used in this analysis are incorporated by reference as set forth in this document.

The figures calculated in this study represent the technically defensible level of impact fees that the County could charge; however, the Board of County Commissioners may choose to discount the fees as a policy decision.

Methodology

The methodology used for the road impact fee study continues to follow a consumption-based impact fee approach in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network.

Under this methodology, the fees assess a proportionate share cost for a portion of the transportation network in the county, including classified City and County roadways, excluding state roads, local/neighborhood roads and interstate highways/toll facilities. Generally, neighborhood roads are the obligation of the developer and are part of the site/subdivision approvals. Toll facilities are funded by toll revenues through Florida Turnpike Enterprise or local toll authorities and interstate highways are funded with earmarked federal and statewide strategic intermodal systems funds and planned for at the state level with minimal local input and limited or no local funding.

Included in this document is the necessary support material used in the calculation of the road impact fee. The general equation used to compute the impact fee for a given land use is:

[Demand x Cost] – Credit = Fee

The "demand" for travel placed on a transportation system is expressed in units of Vehicle-Miles of Travel (daily vehicle-trip generation rate x the trip length x the percent new trips [of total trips]) for each land use contained in the impact fee schedule. Trip generation represents the average daily rates since new development consumes trips on a daily basis.

The "cost" of building new capacity typically is expressed in units of dollars per vehicle-mile of roadway capacity.

The "credit" is an estimate of future non-impact fee revenues generated by new development that are allocated to provide roadway capacity expansion. The impact fee is considered to be an "up front" payment for a portion of the cost of building a vehicle-mile of capacity that is directly related to the amount of capacity consumed by each unit of land use contained in the impact fee schedule, that is not paid for by future tax revenues generated by the new development activity. These credits are required under the supporting case law for the calculation of impact fees where a new development activity must be reasonably assured that they are not being charged twice for the same level of service. More specifically, the input variables used in the fee equation are as follows:

Demand Variables:

- Trip generation rate
- Trip length
- Trip length adjustment factors
- Percent new trips

Cost Variables:

- Roadway cost per lane-mile
- Roadway capacity added per lane mile constructed

Credit Variables:

- Equivalent gas tax credit (pennies)
- Present worth

- Fuel efficiency
- Effective days per year

Legal Overview

In Florida, legal requirements related to impact fees have primarily been established through case law since the 1980's. Impact fees must comply with the "dual rational nexus" test, which requires that they:

- Be supported by a study demonstrating that the fees are proportionate in amount to the need created by new development paying the fee; and
- Be spent in a manner that directs a proportionate benefit to new development, typically accomplished through establishment of benefit districts and a list of capacity-adding projects included in the County's Annual Update of Inventory Report (AUIR) and Capital Improvement Element, or another planning document/Master Plan.

In 2006, the Florida legislature passed the "Florida Impact Fee Act," which recognized impact fees as "an outgrowth of home rule power of a local government to provide certain services within its jurisdiction." § 163.31801(2), Fla. Stat. The statute – concerned with mostly procedural and methodological limitations – did not expressly allow or disallow any particular public facility type from being funded with impact fees. In fact, which it was initially adopted, the Act largely codified requirements and standards common to the practice already.

However, the Legislature has amended the Impact Fee Act numerous times since 2006, significantly affecting the impact fee practice in Florida. For this reason, a summary of the key legislative changes since 2006 is provided:

- **HB 227 in 2009:** The Florida legislation statutorily clarified that in any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or the Impact Fee Act and that the court may not use a deferential standard.
- **SB 360 in 2009:** Allowed fees to be decreased without the 90-day notice period required to increase the fees and purported to change the standard of legal review associated with impact fees. SB 360 also required the Florida Department of Community Affairs (now the Department of Commerce) and Florida Department of Transportation (FDOT) to conduct studies on "mobility fees," which were completed in 2010.
- **HB 7207 in 2011:** Required a dollar-for-dollar credit, for purposes of concurrency compliance, for impact fees paid and other concurrency mitigation required.

- **HB 319 in 2013:** Applied mostly to concurrency management authorities, but also encouraged local governments to adopt alternative mobility systems using a series of tools identified in section 163.3180(5)(f), Florida Statutes, including:
    - Adoption of long-term strategies to facilitate development patterns that support multi-modal solutions, including urban design, and appropriate land use mixes, including intensity and density.
    - Adoption of an area-wide level of service not dependent on any single road segment function.
    - Exempting or discounting impacts of locally desired development, such as development in urban areas, redevelopment, job creation, and mixed use on the transportation system.
    - Assigning secondary priority to vehicle mobility and primary priority to ensuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.
    - Establishing multi-modal level of service standards that rely primarily on non-vehicular modes of transportation where existing or planned community design will provide adequate level of mobility.
    - Reducing impact fees or local access fees to promote development within urban areas, multi-modal transportation districts, and a balance of mixed-use development in certain areas or districts, or for affordable or workforce housing.

  Also, under HB 319, a mobility fee funding system expressly must comply with the dual rational nexus test applicable to traditional impact fees. Furthermore, any mobility fee revenues collected must be used to implement the local government's plan, which serves as the basis to demonstrate the need for the fee. Finally, under HB 319, an alternative mobility system, that is not mobility fee-based, must not impose upon new development any responsibility for funding an existing transportation deficiency.

- **HB 207 in 2019:** Included the following changes to the Impact Fee Act along with additional clarifying language:
    - Impact fees cannot be collected prior to building permit issuance; and
    - Impact fee revenues cannot be used to pay debt service for previously approved projects unless the expenditure is reasonably connected to, or has a rational nexus with, the increased impact generated by the new residential and commercial construction.

- **HB 7103 in 2019:** Addressed multiple issues related to affordable housing/linkage fees, impact fees, and building services fees. In terms of impact fees, the bill required that when local governments increase their impact fees, the outstanding impact fee credits for developer contributions should also be increased. This requirement was to operate prospectively; however, HB 337 that was signed in 2021 deleted this clause and making all outstanding credits eligible for this adjustment. This bill also allowed local governments to waive/reduce impact fees for affordable housing projects without having to offset the associated revenue loss.
- **SB 1066 in 2020:** Added language allowing impact fee credits to be assignable and transferable at any time after establishment from one development or parcel to another that is within the same impact fee zone or impact fee district or that is within an adjoining impact fee zone or district within the same local government jurisdiction, and which receives benefit from the improvement or contribution that generated the credits. In addition, added language indicating any new/increased impact fee not being applicable to current or pending permit applications submitted prior to the effective date of an ordinance or resolution imposing new/increased fees.
- **HB 1339 in 2020:** Required reporting of various impact fee related data items within the annual financial audit report submitted to the Department of Financial Services.
- **HB 337 in 2021:** Placed limits on the amount and frequency of fee increases, but also included a clause to exceed these restrictions if the local governments can demonstrate extraordinary circumstances, hold two public workshops discussing these circumstances and the increases are approved by two-thirds of the governing body.
- **HB 479 in 2024 (Effective October 1, 2024):** Required interlocal agreements between counties and municipalities when both entities collect a transportation impact fee. Placed limits on timing of impact fee study completion and adoption and data used in the studies.

The following paragraphs provide further detail on the generally applicable legal standards applicable here.

<u>Impact Fee Definition</u>

- An impact fee is a one-time capital charge levied against new development.
- An impact fee is designed to cover the portion of the capital costs of infrastructure capacity consumed by new development.
- The principle purpose of an impact fee is to assist in funding the implementation of projects identified in the Capital Improvements Element (CIE) and other capital improvement programs for the respective facility/service categories.

- Examples of impact fee eligible projects include new road construction, lane addition projects, turn lane additions and intersection improvements.

Impact Fee vs. Tax

- An impact fee is generally regarded as a regulatory function established based upon the specific benefit to the user related to a given infrastructure type and is not established for the primary purpose of generating revenue for the general benefit of the community, as are taxes.
- Impact fee expenditures must convey a proportional benefit to the fee payer. This is accomplished through the establishment of benefit districts, where fees collected in a benefit district are spent in the same benefit district.
- An impact fee must be tied to a proportional need for new infrastructure capacity created by new development.

This technical report has been prepared to support legal compliance with existing case law and statutory requirements.

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Demand Component

Travel Demand

The amount of transportation system consumed by a unit of new development is calculated using the following variables and is a measure of the vehicle-miles of new travel a unit of development places on the existing roadway system:

- Number of daily trips generated;
- Average length of those trips; and
- Proportion of travel that is new travel, rather than travel that is already on the transportation system.

The trip characteristics variables were primarily obtained from two sources:

- Trip characteristics surveys conducted throughout Florida (Florida Studies Database), including studies conducted in Collier County. This database was used to determine trip length, percent new trips, and the trip generation rate for several land uses.
- Institute of Transportation Engineers' (ITE) Trip Generation reference report (11th Edition), which is used primarily for trip generation rates.

Interstate & Toll Facility Adjustment Factor

This variable was used to recognize that interstate highway and toll facility improvements are funded by the State (specifically, the Florida Department of Transportation) using earmarked State and Federal funds or through toll revenues. As mentioned previously, generally, impact fees are not used to pay for these improvements and the portion of travel occurring on the interstate/toll facility system is subtracted from the total travel for each use.

To calculate the interstate and toll (I/T) facility adjustment factor, the 2045 loaded highway network[1] file was generated for the District 1 Regional Planning Model (D1RPM v2). A select zone analysis was run for all traffic analysis zones located within the Collier County in order to differentiate trips with an origin and/or destination within the county versus trips that simply passed through the county.

[1] The "loaded highway network" refers to the final travel demand model roadway network with all traffic volumes assigned (or loaded) to each model roadway link

The analysis reviewed trips on all interstate and toll facilities within Collier County, including, Interstate 75. The limited access vehicle-miles of travel (Limited Access VMT) for county-generated trips with an origin and/or destination within county was calculated for the identified limited access facilities. Next, the total VMT was calculated for all county-generated trips with an origin and/or destination within Collier County for all roads, including limited access facilities.

The I/T adjustment factor of 20.8 percent was determined by dividing the total limited access VMT by the total County VMT. Total County VMT reduced by this factor is representative of only the roadways that are eligible to be funded with road impact fee revenues. Appendix A, Table A-1 provides further detail on this calculation.

State Road Adjustment Factor

This variable was used to exclude the portion of the travel that occurs on state roadway facilities. To calculate this adjustment factor, the 2045 VMT distribution was calculated using D1RPM v2 projections, which estimated that 26 percent of the travel in Collier County is handled by State roads. Appendix A, Table A-2 provides further detail on this calculation.

Land Use Updates

As part of this update study, the following land uses were revised/added to the County's fee schedule to better reflect types of new development projects being permitted in Collier County.

<u>Single Family (Attached) & Multi-Family Tiering</u>

The ITE 11th Edition Trip Generation reference report made adjustments to certain residential categories. Based on these adjustments, a single family (attached) land use was added to the schedule and the multi-family tiering (by floor) was condensed. The updated configurations are as follows:

- Single Family (Attached); per dwelling unit. Includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space
- Multi-Family (Low-Rise, 1-3 floors); per dwelling unit
- Multi-Family (Mid/High-Rise, 4+ floors); per dwelling unit

In addition to the land use re-alignments, the unit of measure for the following uses have been updated:

- Movie Theater; from per “screen” to per “1,000 sf”
- Church; from per “seat” to per “1,000 sf”
- Day Care Center; from per “student” to per “1,000 sf”
- Nursing Home; from per “bed” to per “1,000 sf”
- Tire Superstore; from per “service bay” to per “1,000 sf”
- Low-Turnover Restaurant; from per “seat” to per “1,000 sf”
- High-Turnover (Sit-Down) Restaurant; from per “seat” to per “1,000 sf”

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Cost Component

Cost information from Collier County and other counties in Florida was reviewed to develop a unit cost for all phases involved in the construction of one lane-mile of roadway capacity. Appendix B provides the data and other support information utilized in these analyses.

County Roadway Cost

This section examines the right-of-way (ROW), construction, and other cost components associated with county roads with respect to transportation capacity expansion improvements in Collier County. In addition to local data, bid data for recently completed/on-going projects and recent construction bid data from roadway projects throughout Florida were used to supplement the cost data for county roadway improvements. The cost for each roadway capacity project was separated into six components: design, right-of-way (ROW), construction, construction engineering/inspection (CEI), mitigation, and urban overpass/major intersection costs.

Design and CEI

The design and CEI cost factors for county roads are estimated as a percentage of the construction cost per lane mile. These factors were determined based on a review of cost ratios from local projects (Design≈10 percent in Collier County) and data from other jurisdictions throughout Florida (Design ≈11 percent; CEI ≈9 percent). For purposes of this study, the design cost for county roads is estimated at **10 percent** of the construction cost per lane mile and CEI cost is estimated at **nine (9) percent** of the construction cost per lane mile. Additional details are provided in Appendix B, Tables B-1 and B-2 for design cost and Table B-7 for CEI cost.

Right-of-Way

The ROW cost reflects the total cost of the acquisitions along a corridor that were necessary to have sufficient cross-section width to widen an existing road or, in the case of new construction, to build a new road. As part of this analysis, the most recent ROW acquisition data for Vanderbilt Beach Road Extension project (Phase I from Weber Blvd to 16th St NE) was reviewed.

The ROW for this improvement was acquired over several years, as far back as 2006. Each acquisition was then indexed to current dollars resulting in a 71-percent ROW-to-construction cost ratio. Given the dated nature of those early acquisitions, a second analysis was prepared, which considered only recent acquisition costs (2020+) for this ratio. ROW acquired since 2020 was separated from the total ROW costs and indexed to present day dollars using recent trends

in just value per acre for vacant land in Collier County. With these adjustments applied, the ROW-to-construction factor for the Vanderbilt Beach Road Extension was calculated at 47 percent. Additional details are provided in Appendix B, Table B-3.

In addition to local data, the ROW-to-construction cost ratios from other jurisdictions throughout Florida were reviewed. The ROW factors ranged from 10 percent to 60 percent. Additional details are provided in Appendix B, Table B-4.

Based on this data and input from Collier County, the ROW cost for county roads is estimated at **45 percent** of the construction cost per lane mile.

Construction Cost

The construction cost for county roads was based on recently completed projects and future estimates in Collier County and in other jurisdictions in Florida. A review of recent transportation projects in Collier County identified four capacity expansion projects:

- Veteran's Memorial Blvd from E. of Livingston Rd to New High School
- Whippoorwill Ln from Pine Ridge Rd to Livingston Rd
- Vanderbilt Beach Rd Ph. II from US 41 to E. of Goodlette-Frank Rd
- Wilson Blvd from Golden Gate Blvd to Immokalee Rd

The costs for these improvements ranged from approximately $1.4 million per lane mile to $6.4 million per lane mile. The construction cost for new roadway projects averaged $1.5 million per lane mile while cost of lane addition improvements averaged $6.3 million per lane mile. Given this cost differential, a weighted average cost was calculated based on the percentage of new construction versus lane addition projects in the 2045 LRTP Needs Plan, which resulted in $3.8 million per lane mile. Additional details are provided in Appendix B, Table B-5.

In addition to local projects, recent improvements from other counties throughout Florida were reviewed to increase the sample size. This review included over 185 lane miles of lane addition and new road construction improvements completed between 2014 and 2023 with a weighted average cost of approximately $3.5 million per lane mile. Additional details are provided in Appendix B, Table B-6.

Based on local projects, a construction cost estimate of **$3.8 million** per lane mile is used in the impact fee calculation for urban design (curb & gutter) improvements. Based on discussions with Collier County, it is anticipated that all future roadways are likely to have urban design

characteristics.

Mitigation

Mitigation cost estimates were developed based on cost data received for two recent projects in Collier County:

- Goodland Drive from San Marco Road to Harbor Place
- Vanderbilt Beach Road Extension from Collier Blvd to 16th St NE

The costs for these projects ranged from $34,000 per lane mile to $133,000 per lane mile with a weighted average cost of approximately **$38,000 per lane mile**, which is used in the road impact fee calculation. Additional details are provided in Appendix B, Table B-8.

Urban Overpass/Major Intersections

Urban overpass/major intersection cost estimates were developed based on cost data received for eight on-going/planned improvements in Collier County:

- US 41 (SR 90) Tamiami Trail East @ Goodlette-Frank Road
- Immokalee Road @ Livingston Road
- Immokalee Road @ I-75
- Immokalee Road @ Logan Blvd
- Golden Gate Pkwy @ Livingston Road
- US 41 @ Collier Blvd
- Pine Ridge Road @ Livingston Road
- Pine Ridge Road @ I-75

The total cost of these improvements was then divided by the total lane miles of county road needs projects in the 2045 Long Range Transportation Plan, resulting in a cost of approximately **$544,000 per lane mile**. Additional details are provided in Appendix B, Table B-9.

Table 1 summarizes the county road cost estimates for county roads while Table 2 provides a comparison to the cost estimates used to calculate the current Collier County road impact fee rates. As shown, the county road cost estimate is approximately 11 percent higher than last study.

Table 1

Estimated Total Cost per Lane Mile for County Roads

Cost Phase	Cost per Lane Mile
Design[1]	$380,000
Right-of-Way[2]	$1,710,000
Construction[3]	$3,800,000
CEI[4]	$342,000
Mitigation[5]	$38,000
Urban Overpass/Major Intersection[6]	$544,000
Total Cost	**$6,814,000**

1) Design is estimated at 10% of construction costs
2) ROW is estimated at 45% of construction costs
3) Source: Appendix B, Table B-5
4) CEI is estimated at 9% of construction costs
5) Source: Appendix B, Table B-8
6) Source: Appendix B, Table B-9

Note: All figures rounded to nearest $000

Table 2

Total Cost per Lane Mile Comparison for County Roads

Cost Phase	Cost per Lane Mile (2019)[1]	Cost per Lane Mile (2024)[2]	% Change (2019-2024)
Design	$385,000	$380,000	-1%
Right-of-Way	$1,208,000	$1,710,000	42%
Construction	$3,500,000	$3,800,000	9%
CEI	$315,000	$342,000	9%
Mitigation	$74,000	$38,000	-49%
Urban Overpass/Major Intersection	$523,000	$544,000	4%
Total Cost	**$6,005,000**	**$6,814,000**	**13%**

1) Source: *Collier County Road Impact Fee Update Study*, October 2019
2) Source: Table 1

Vehicle-Miles of Capacity per Lane Mile

An additional component of the roadway impact fee equation is the capacity added per lane-mile of roadway constructed. The vehicle-miles of capacity (VMC) is an estimate of capacity added per lane mile for county roadway improvements in the Collier County 2045 LRTP. As shown in Table 3, each lane mile will add approximately 9,300 VMC. Additional details are provided in Appendix B, Table B-10.

Table 3

Weighted Average Vehicle-Miles of Capacity per Lane Mile

Road Type	Lane Miles Added[1]	Vehicle-Miles of Capacity Added[2]	VMC Added per Lane Mile[3]
County Roads	247.38	2,297,839	**9,300**

1) Source: Appendix B, Table B-10
2) Source: Appendix B, Table B-10
3) Vehicle-miles of capacity added (Item 2) divided by lane miles added (Item 1), rounded to nearest 00

Cost per Vehicle-Mile of Capacity

The roadway cost per unit of development is assessed based on the cost per vehicle-mile of capacity. As shown in Table 4, based on information presented in Tables 1 and 3, the cost per VMC for travel within the county is approximately **$733**.

The cost per VMC figure is used in the road impact fee calculation to determine the total cost per unit of development based on vehicle-miles of travel consumed. For each vehicle-mile of travel that is added to the county roadway system, approximately $718 of capacity is consumed.

Table 4

Average Cost per Vehicle-Mile of Capacity Added

Source	Cost per Lane Mile[1]	Average VMC Added per Lane Mile[2]	Cost per VMC[3]
County Roads	$6,814,000	9,300	**$732.69**

1) Source: Table 1
2) Source: Table 3
3) Average VMC added per lane mile (Item 2) divided by cost per lane mile (Item 1)

Credit Component

Capital Improvement Credit

The credit component of the impact fee accounts for the existing County funding sources that are allocated to roadway capacity expansion projects (excluding impact fee funds). This section summarizes the credit calculations for non-impact fee contributions. Additional details are provided in Appendix C.

The present value of the portion of non-impact fee revenues generated by new development over a 25-year period that is expected to fund capacity expansion projects was credited against the cost of the system consumed by travel associated with new development. In order to provide a connection to the demand component, which is measured in terms of travel, the non-impact fee dollars were converted to a fuel tax equivalency.

County Credit

A review of the County's historical expenditures and FY 2024-2028 Annual Update and Inventory Report (AUIR) Transportation Work Program indicated that a combination of impact fees, fuel tax revenues, sales tax revenues, and grants are used to fund roadway capacity expansion. Although Collier County allocated some funding from the local government infrastructure surtax, this tax was repealed on December 31, 2023 and there are no plans to re-instate. Given this, no credit is provided for the surtax. The review of other available revenue sources indicated that Collier County allocates an equivalent of 4.3 pennies for the portion of fuel tax and grant revenues toward roadway capacity expansion improvements.

Additionally, the County is using gas tax revenues to retire debt service used to fund roadway capacity expansion improvements. The fuel tax revenues allocated for Series 2014 bond totals approximately an equivalent of 7.2 pennies of additional county credit. As shown in Table 5, a total fuel tax equivalent revenue credit of 11.5 pennies is incorporated into impact fee calculations for County expenditures.

Table 5

Equivalent Pennies of Gas Tax Revenue

Credit	Average Annual Expenditures	Value per Penny[3]	Equivalent Pennies per Gallon[4]
County Revenues[1]	$8,209,080	$1,889,072	$0.043
County Debt Service[2]	$13,646,208	$1,889,072	$0.072
Total	**$21,855,288**		**$0.115**

1) Source: Appendix C, Table C-2
2) Source: Appendix C, Table C-3
3) Source: Appendix C, Table C-1
4) Average annual expenditures divided by the value per penny (Item 4) divided by 100

Present Worth Variables

- Facility Life: The roadway facility life used in the impact fee analysis is 25 years, which represents the reasonable life of a roadway.

- Interest Rate: This is the discount rate at which gasoline tax revenues might be bonded. It is used to compute the present value of the gasoline taxes generated by new development. The discount rate of 3.7 percent was used in the impact fee calculation based on information provided by Collier County.

Fuel Efficiency

The fuel efficiency (i.e., the average miles traveled per gallon of fuel consumed) of the fleet of motor vehicles was estimated using the quantity of gasoline consumed by travel associated with a particular land use.

Appendix C, Table C-7 documents the calculation of fuel efficiency value based on the following equation, where "VMT" is vehicle miles of travel and "MPG" is fuel efficiency in terms of miles per gallon.

$$Fuel\ Efficiency = \sum VMT_{Roadway\ Type} \div \sum \left(\frac{VMT_{Vehicle\ Type}}{MPG_{Vehicle\ Type}} \right)_{Roadway\ Type}$$

The methodology uses non-interstate VMT and average fuel efficiency data for passenger vehicles (i.e., passenger cars and other 2-axle, 4-tire vehicles, such as vans, pickups, and SUVs)

and large trucks (i.e., single-unit, 2-axle, 6-tire or more trucks and combination trucks) to calculate the total gallons of fuel used by each of these vehicle types.

The combined total VMT for the vehicle types is then divided by the combined total gallons of fuel consumed to calculate, in effect, a "weighted" fuel efficiency value that reflects the existing fleet mix of traffic on non-interstate roadways. The VMT and average fuel efficiency data were obtained from the most recent Federal Highway Administration's *Highway Statistics 2022* (updated February 2024). Based on the calculation completed in Appendix C, Table C-7, the fuel efficiency rate to be used in the updated impact fee equation is 19.47 miles per gallon.

Effective Days per Year

An effective 365 days per year of operation was assumed for all land uses in the proposed fee. However, this will not be the case for all land use categories since some uses operate only on weekdays (e.g., office buildings) and/or only seasonally (e.g., schools). The use of 365 days per year, therefore, provides a conservative estimate, ensuring that non-impact fee contributions are adequately credited against the fee.

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Calculated Road Impact Fee Schedule

Detailed impact fee calculations for each land use are presented in Appendix D, which includes the major land use categories and the impact fees for the individual land uses. For each land use, Appendix D illustrates the following:

- Demand component variables (trip rate, trip length, and percent of new trips);
- Total impact fee cost;
- Annual capital improvement credit;
- Present value of the capital improvement credit; and
- Net road impact fee.

It should be noted that the net impact fee illustrated in Appendix D is not necessarily a recommended fee, but instead represents the technically calculated impact fee per unit of land use that could be charged in Collier County.

For clarification purposes, the following presents the calculation steps of the net impact fee for the single-family residential detached land use category (ITE LUC 210) using information from the impact fee schedules included in Appendix D. For each land use category, the following equations are utilized to calculate the net impact fee:

Net Impact Fee = Total Road Impact Cost – Capital Improvement Credit

Where:

Total Road Impact Cost = ([Trip Rate × Trip Length × % New Trips] / 2) × (1 – Interstate/Toll Facility Adjustment Factor) x (Cost per Vehicle-Mile of Capacity)

Capital Improvement Credit = Present Value (Annual Capital Improvement Credit), given 3.7% interest rate & a 25-year facility life

Annual Capital Improvement Credit = ([Trip Rate × Total Trip Length × % New Trips] / 2) × (Effective Days per Year × $/Gallon to Capital) / Fuel Efficiency

Each of the inputs has been discussed previously in this document; however, for purposes of this example, brief definitions for each input are provided in the following paragraphs, along with the actual inputs used in the calculation of the fee for the single-family detached residential land use category (<4,000 sq. ft.):

- *Trip Rate* = the average daily trip generation rate, in vehicle-trips/day (7.30)
- *Assessable Trip Length* = the average trip length on collector roads or above, for the category, in vehicle-miles (5.88) (excluding local neighborhood roads)
- *Trip Length Adjustment Factor* = used to adjust the trip length for travel occurring on non-state roads (74%)
- *Adjusted Trip Length* = the assessable trip length multiplied by the trip length adjustment factor (5.88 * 74% = 4.35)
- *Total Trip Length* = the assessable trip length plus an adjustment factor of half a mile, which is added to the trip length to account for the fact that gas taxes are collected for travel on all roads including local roads (4.35 + 0.50 = 4.85)
- *% New Trips* = adjustment factor to account for trips that are already on the roadway (100%)
- *Divide by 2* = the total daily miles of travel generated by a particular category (i.e., rate*length*% new trips) is divided by two to prevent the double-counting of travel generated between two land use codes since every trip has an origin and a destination
- *Interstate/Toll Facility Adjustment Factor* = discount factor to account for travel demand occurring on interstate highways and/or toll facilities (20.8%)
- *Cost per Lane* Mile = unit cost to construct one lane mile of roadway, in $/lane-mile ($6,814,000)
- *Average Capacity Added per Lane* Mile = represents the average daily traffic on one travel lane at capacity for one lane mile of roadway, in vehicles/lane-mile/day (9,300)
- Cost *per Vehicle-Mile of Capacity* = unit of vehicle-miles of capacity consumed per unit of development ($6,814,000/ 9,300 = $732.69)
- *Present Value* = calculation of the present value of a uniform series of cash flows, gas tax payments in this case, given an interest rate, “i,” and a number of periods, “n;” for 3.70% interest and a 25-year facility life, the uniform series present worth factor is 16.1295
- *Effective Days per Year* = 365 days
- *$/Gallon to Capital* = the amount of equivalent gas tax revenue per gallon of fuel that is used for capital improvements, in $/gallon ($0.115)
- *Fuel Efficiency* = average fuel efficiency of vehicles, in vehicle-miles/gallon (19.47)

Road Impact Fee Calculation

Using these inputs, a net impact fee can be calculated for the single-family residential detached (<4,000 sf) land use category as follows:

Road Impact Fee:

Total Impact Cost = ([7.30 * 4.35 * 1.0] /2) * (1 - 0.208) * ($732.69) = **$9,214**

Annual Cap. Improv. Credit = ([7.30 * 4.85 * 1.0] /2) * 365 * ($0.115 /19.47) = $38
Capital Improvement Credit = $38 * 16.1295 = $613

Net Impact Fee = $9,214 – $613 = **$8,601**

Road Impact Fee Comparison

As part of the work effort in developing Collier County's road impact fee program, a comparison of calculated fees to road/transportation impact fee schedules adopted in other jurisdictions was completed, as shown in Table 6.

Note that differences in fee levels for a given land use can be caused by several factors, including the year of the technical study, adoption percentage, study methodology including variation in costs, credits, and travel demand, land use categories included in the fee schedule, etc.

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Table 6

Road/Transportation Impact Fee Comparison

Land Use	Unit[2]	Collier County		Lee County[5]	Palm Beach County[6]	Polk County[7]			Pasco County[8]			Lake County[9]		Charlotte County[10]
		Calculated[3]	Current Adopted[4]			District A	District B	District C	Urban	Suburban	Rural	NE/Wekiva/ South/North /Cental	West	
Date of Last Update		**2024**	**2019**	2015	2022	2024	2024	2024	2021	2021	2021	2022	2022	2021
Adoption Percentage[1]		**100%**	**100%**	52.5%	Varies - SFR @95%	100%	100%	100%	100%	100%	100%	95%	26%	100%
Residential:														
Single Family (2,000 sf)	du	**$9,980**	**$8,090**	$5,248	$5,597	$4,103	$4,000	$3,185	$6,567	$9,646	$11,030	$4,905	$1,342	$6,289
Non-Residential:														
Light Industrial	1,000 sf	**$4,819**	**$4,584**	$1,775	$2,170	$639	$624	$497	$0	$0	$0	$1,972	$540	$2,783
Office (50,000 sq ft)	1,000 sf	**$10,282**	**$8,605**	$3,997	$4,871	$4,069	$3,969	$3,160	$0	$0	$0	$4,481	$1,226	$5,228
Retail (125,000 sq ft)	1,000 sf	**$14,790**	**$13,774**	$6,025	$7,907	$6,157	$6,002	$4,778	$8,462	$10,577	$13,220	$5,238	$1,434	$7,509

Land Use	Unit[2]	Collier County		Manatee County[11]				Sarasota County[12]			Miami-Dade County[13]			
		Calculated[3]	Current Adopted[4]	Southwest	Southeast	Northwest	Northeast	Urban Infill	West of I-75	East of I-75	Zone 1	Zone 2	Zone 3	Zone 4
Date of Last Update		**2024**	**2019**	2023	2023	2023	2023	2022	2022	2022	2023	2023	2023	2023
Adoption Percentage[1]		**100%**	**100%**	49%	62%	80%	84%	100%	100%	100%	100%	100%	100%	100%
Residential:														
Single Family (2,000 sf)	du	**$9,980**	**$8,090**	$6,007	$7,608	$9,861	$10,336	$2,074	$3,372	$4,636	$9,633	$9,275	$10,179	$10,625
Non-Residential:														
Light Industrial	1,000 sf	**$4,819**	**$4,584**	$3,114	$3,205	$4,152	$4,354	$701	$1,162	$1,737	$4,944	$4,760	$5,225	$5,453
Office (50,000 sq ft)	1,000 sf	**$10,282**	**$8,605**	$4,929	$5,071	$6,573	$6,891	$1,955	$3,240	$4,845	$17,610	$16,954	$18,607	$19,422
Retail (125,000 sq ft)	1,000 sf	**$14,790**	**$13,774**	$12,595	$12,960	$16,332	$16,332	$4,466	$6,972	$8,941	$11,982	$11,537	$12,661	$13,216

1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fees may have been lowered/raised through indexing or policy discounts. Does not account for moratoriums/suspensions
2) Du = dwelling unit
3) Source: Appendix D, Table D-1
4) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division
5) Source: Lee County Community Development Department
6) Source: Palm Beach County Administration Division. Fees were adopted in compliance with the 50% fee increase limit per F.S. 163.31801.Fees shown are effective January 1, 2026.
7) Source: Polk County Land Development Department. Fees shown effective January 1, 2025.
8) Source: Pasco County Planning and Development Department. Fee shown is effective January 1, 2025.
9) Source: Lake County Office of Planning and Zoning. Fees were adopted in compliance with the 50% fee increase limit per F.S. 163.31801.Fees shown are effective October 1, 2026.
10) Source: Charlotte County Community Development Department
11) Source: Manatee County, Development Services. Fees adopted in compliance with the 50% limit phasing requirements per F.S. 163.31801. Fees shown reflect fully phased-in fees effective January 1, 2028.
12) Source: Sarasota County Planning & Development Services Department. Fees shown effective January 1, 2025.
13) Source: Miami-Dade County Zoning Department

Road Impact Fee Benefit Districts

As part of the update of the road impact fee program, the existing impact fee benefit districts (illustrated in Map 1) were reviewed. One of the dual rational nexus test requirements is the proof of benefit to fee-paying development by ensuring that funds collected are spent on eligible capital improvements projects that benefit the fee payers. Establishing benefit districts enhances this proof, showing a close connection to the fee-payer and their resulting benefit, by restricting revenues to specific areas of the county where the fee is collected. Benefit district boundaries are typically influenced by geographic (i.e., lakes and rivers) or man-made boundaries/barriers (i.e., roads, highways, municipal limits) that in some way restrict traffic.

District Boundaries

Currently, Collier County has eight road impact fee districts. Within these districts, Collier County charges the same roadway impact fee rate, except for Districts 7 and 8, where no fee is charged. Revenues collected in each district are placed into separate funds and can only be used to fund improvements within the corresponding benefit district. For example, revenues collected in District 2 are placed into an individual account and are only eligible to fund roadway capacity improvements within District 2. However, exceptions are made for projects that span multiple adjacent districts[2]. In those cases, funds from the two adjacent districts can both be used for the improvement. The establishment of benefit districts restricts the impact fee funds to a smaller area with the intent of providing a direct benefit (via new road construction, lane additions, intersection improvements, etc.) to the fee payer.

In regard to the geographic boundaries of the districts, no changes are recommended to the existing districts. As shown in Table 7, impact fee revenues collected in Districts 1, 2, 4, and 6 are all close-to or above 20 percent of total road impact fee revenues. Development in District 5 is picking with the on-going development of the Immokalee area while District 3 (City of Naples) is built-out with little room for new development, explaining the low revenue generation. However, because this District's boundaries correspond to the city limits, no boundary changes are recommended. If the City annexes additional land in the future, the District 3 boundary should be expanded to capture this additional area. Based on a review of the revenue collection levels and municipal and geographical boundaries, it is recommended that the current boundaries are maintained.

[2] Collier County Code of Ordinances, Section 74-203 (a)

Table 7

Road Impact Fee Revenues by District

Year	District 1 N. Naples	District 2 GG City	District 3 Naples	District 4 S. Naples/Marco	District 5 Immokalee	District 6 GG Estates	Total
FY 2013	$1,240,684	$588,898	$92,357	$3,903,897	$412,290	$220,830	**$6,458,956**
FY 2014	$2,169,998	$1,047,911	$245,144	$4,901,467	$1,092,370	$605,410	**$10,062,300**
FY 2015	$3,906,462	$923,682	$810,145	$2,524,126	$1,164,597	$1,685,489	**$11,014,501**
FY 2016	$5,671,025	$3,290,503	$257,659	$5,449,590	$1,048,531	$2,915,399	**$18,632,707**
FY 2017	$6,024,515	$2,208,132	$556,345	$4,270,044	$1,532,470	$4,682,168	**$19,273,674**
FY 2018	$8,752,533	$3,802,869	$241,412	$7,571,809	$1,289,761	$4,920,881	**$26,579,265**
FY 2019	$6,577,304	$5,879,639	$690,940	$5,169,181	$1,826,503	$8,162,193	**$28,305,760**
FY 2020	$5,093,752	$5,126,954	$513,291	$3,010,955	$1,522,187	$6,564,057	**$21,831,196**
FY 2021	$4,312,986	$6,080,816	$233,123	$5,714,446	$2,191,347	$7,828,394	**$26,361,112**
FY 2022	$5,784,183	$3,046,766	$115,629	$6,202,411	$4,441,645	$11,379,598	**$30,970,232**
Total	**$49,533,442**	**$31,996,170**	**$3,756,045**	**$48,717,926**	**$16,521,701**	**$48,964,419**	**$199,489,703**
%	24.8%	16.1%	1.9%	24.4%	8.3%	24.5%	100.0%

Source: Collier County Transportation Engineering Department

Impact Fee Revenue Use Across Districts

As previously mentioned, for certain projects, revenues from adjacent districts can be pooled together. Although this approach creates some flexibility, it requires an evaluation of each project on a case-by-case basis and does not recognize regional roads that benefit multiple districts. Given this, Benesch identified regional roads in the county, which is discussed further in the following subsection.

Regional Roads

For purposes of the benefit districts analysis, "regional roads" refer to corridors which serve a significant portion of the county and are essential to moving traffic across or through the county, rather than serving as connectors to larger roads. From an impact fee perspective, improvements to these corridors provide benefit to all districts, whether they are located within or adjacent to every transportation district because they are major connectors across the county (east-west or north-south, etc.). As such, it is appropriate that future capacity improvements to the corridors classified as "regional" would be eligible for funding from all the impact fee districts in Collier County. The process for classifying regional roads is based primarily on the data obtained from the travel demand model on trip lengths and traffic volumes along major roadways. Corridors with long lengths and high volumes suggest that these roads as significant regional roads.

Model Trip Length Validation

The initial regional roads analysis was included as part of the 2015 impact fee update study[3]. As previously mentioned, this list was determined through a review of model trip lengths, traffic volumes, and discussions with Collier County. The initial list of regional roads included:

- US 41 (Tamiami Trail)
- Collier Boulevard
- Oil Well Road
- Camp Keais Road
- Immokalee Road

Since the time of the previous impact fee report, several other segments have been examined for potential re-classification as a "regional road" for impact fee purposes. The following segments were deemed to serve the entire county and have been added to the regional roads network:

- Logan/Santa Barbara Boulevard from County Line to Rattlesnake Hammock Road
  - Contingent upon the completion of the extension north to Bonita Beach Road in Lee County[4]
- Vanderbilt Beach Road from US 41 (Tamiami Trail) to Everglades Boulevard
  - Contingent upon the completion of the planned extension east to Everglades Blvd[5]

Table 8 presents the full list of designated "regional roads."

Table 8

Regional Roads in Collier County

Description	From	To
US 41 (Tamiami Trail)	Lee County Line	Miami-Dade County Line
Collier Boulevard	Immokalee Road	Marco Island Bridge
Oil Well Road	Immokalee Road	Camp Keais Road
Camp Keais Road	Immokalee Road	Oil Well Road
Immokalee Road	US 41 (Tamiami Trail)	Camp Keais Road
Logan/Santa Barbara Boulevard	Lee County Line	Rattlesnake Hammock Rd
Vanderbilt Beach Road	US 41 (Tamiami Trail)	Everglades Boulevard

[3] Collier County Transportation Impact Fee Update Study, January 2015
[4] Classification of Logan/Santa Barbara Boulevard, May 2016
[5] Classification of Vanderbilt Beach Road, May 2023

As part of this update study the model trip lengths of all regional roads were re-examined to verify that they still meet the criteria for the "regional" classification. For travel demand, the FDOT District 1 Regional Planning Model (D1RPM v2) was used. Major arterial roadways within the county were divided into multiple segments. A "select-link" analysis was conducted on each of these segments using the existing 2045 scenario of the D1RPM. A select-link analysis determines the characteristics of the travel demand of a particular link in the model network. It allows the origin and destination of the traffic traveling on the analyzed link to be identified. For example, it measures the trip length of every car that passes by a specific point on a specific road. The select link analysis was used in order to determine the amount and route of traffic traveling on the county's major arterial roadways. The multiple select-link analysis allowed the studied roadways to be evaluated to determine the total projected volume and trip length along the corridor.

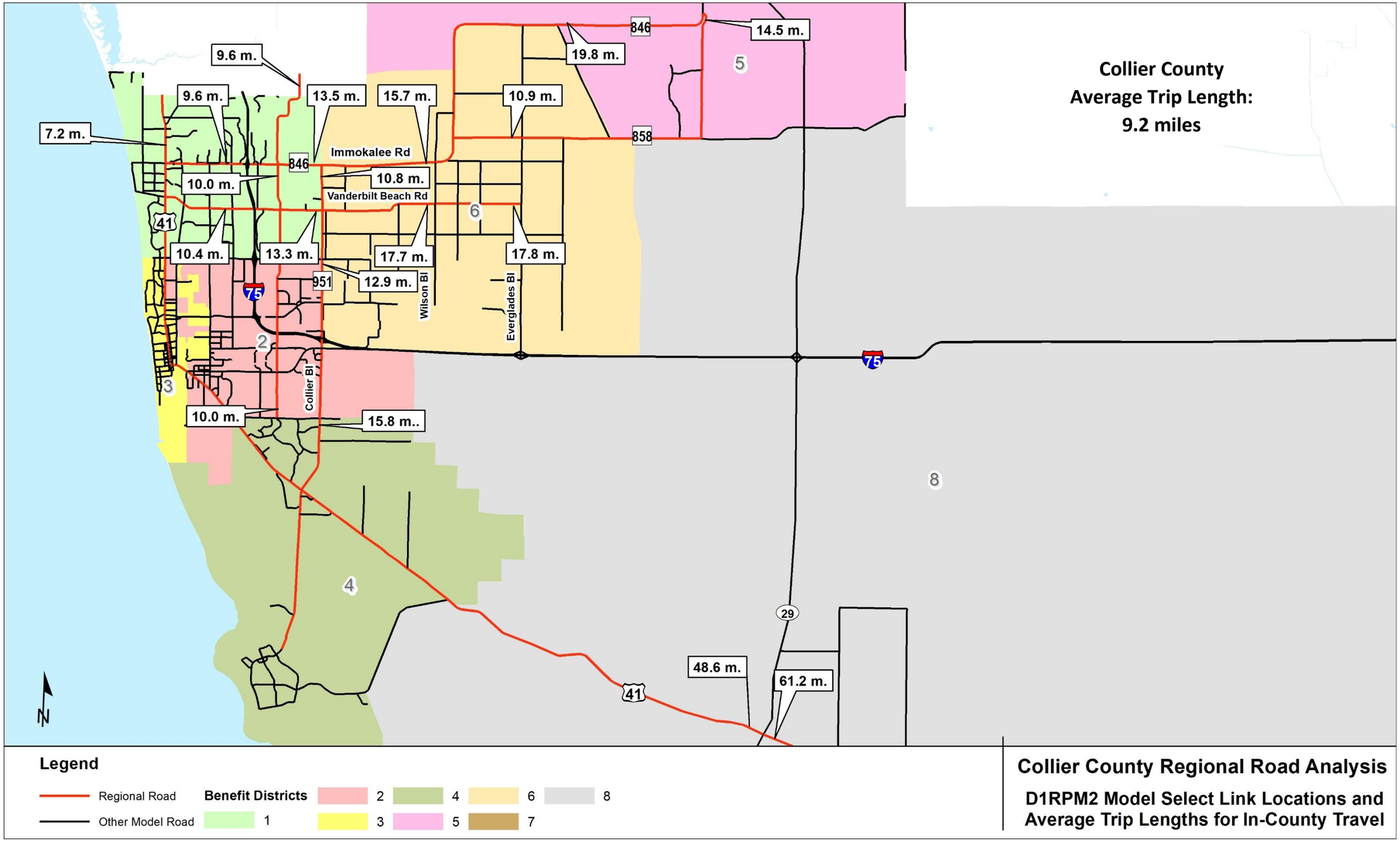
As shown on Map 1, all regional corridors (with the exception of the northern portion of US 41) have higher than average trip lengths, determined through the select link analysis. The average trip length countywide is approximately 9.2 miles, while the corridors identified on Map 1 range from 7.2 miles to 61.2 miles, with trip lengths increasing as the select links move further away from the City of Naples and the urban core. These relatively longer trip lengths indicate that drivers are utilizing these specific corridors for long distance trips across Collier County. Collier Boulevard is the County's primary north-south connector, while Immokalee Road and Oil Well Road provide east-west connections for the northern part of the county.

Benefit Districts Recommendations

Based on a review of geographic barriers, historical impact fee revenue, travel, and traffic volume, it is recommended that Collier County continues forward with the existing benefit district alignments. Additionally, identified "regional roads" should be eligible for impact fee funding from any benefit district, even if the improvement is not located within or adjacent to a funding district.

The travel demand and traffic characteristics of these corridors highlight their importance in moving traffic and connecting neighborhoods throughout the entire county. It is recommended that in future updates Collier County continue to monitor travel and traffic along major corridors to confirm this list of regional roads as well as to identify any additional regional-type roadways that may emerge.

Map 1: Collier County "Regional Roads"



Appendix A
Demand Component

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Appendix A: Demand Component

This appendix presents the detailed calculations for the demand component of the road impact fee study.

Interstate & Toll Facility Adjustment Factor

Table A-1 presents the interstate and toll facility adjustment factor used in the calculation of the road impact fee. This variable is based on data from the District 1 Regional Planning Model v2), specifically the 2045 projected vehicle-miles of travel of all county-generated trips on all in-county roadways. It should be noted that the adjustment factor excludes all external-to-external trips, which represent traffic that goes through Collier County, but does not necessarily stop in the county. This traffic is excluded from the analysis since it does not come from development within the county. The I/T adjustment factor is used to reduce the VMT that the impact fee charges for each land use.

Table A-1
Interstate/Toll Facility Adjustment Factor

Facility Type	Total	
	VMT	%
Interstate/Toll	2,190,723	**20.8%**
Other Roads	8,324,965	79.2%
Total	**10,515,688**	**100.0%**

Source: D1RPM v2, 2045

Trip Length Adjustment Factor

Table A-2 presents the trip length adjustment factor for non-state roads used in the calculation of the road impact fee. This variable is based on data from the District 1 Regional Planning Model v2), specifically the 2045 projected vehicle-miles of travel of all county-generated trips on all in-county roadways.

Table A-2
Trip Length Adjustment Factor

Facility Type	Total	
	VMT	%
Non-State Roads	6,134,439	74%
State Roads	2,190,526	**26%**
Total	**8,324,965**	**100%**

Source: D1RPM v2, 2045

Florida Studies Trip Characteristics Database

The Florida Studies Trip Characteristics Database includes approximately 345 studies on 40 different residential and non-residential land uses collected over the last 30 years. Data from these studies include trip generation, trip length, and percent new trips for each land use. This information has been used in the development of impact/multi-modal/mobility fees and the creation of land use plan category trip characteristics for communities throughout Florida and the U.S.

Benesch estimates trip generation rates for all land uses in an impact fee schedule using data from studies in the Florida Studies Database and the Institute of Transportation Engineers' (ITE) *Trip Generation* reference report (11th edition). In instances, when both ITE *Trip Generation* reference report (11th edition) and Florida Studies trip generation rate (TGR) data are available for a particular land use, the data is typically blended together to increase the sample size and provide a more valid estimate of the average number of trips generated per unit of development. If no Florida Studies data is available, only TGR data from the ITE reference report is used in the fee calculation.

The trip generation rate for each respective land use is calculated using machine counts that record daily traffic into and out of the site studied. The traffic count hoses or video cameras are set at entrances to residential subdivisions for the residential land uses and at all access points for non-residential land uses.

The trip length information is obtained through origin-destination surveys that ask respondents where they came from prior to arriving at the site and where they intended to go after leaving the site. The results of these surveys were used to estimate average trip length by land use.

The percent new trip variable is based on assigning each trip collected through the origin-destination survey process a trip type (primary, secondary, diverted, and captured). The percent new trip variable is then calculated as 1 minus the percentage of trips that are captured. Benesch has published an article entitled, *Measuring Travel Characteristics for Transportation Impact Fees*, ITE Journal, April 1991, on the data collection methodology for trip characteristics studies.

Table A-3

Land Use 151: Mini-Warehouse

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Orange Co, FL	89.6	2006	-	-	1.23	-	-	-	-	Orange County
Orange Co, FL	84.7	2006	-	-	1.39	-	-	-	-	Orange County
Orange Co, FL	93.0	2006	-	-	1.51	-	-	-	-	Orange County
Orange Co, FL	107.0	2007	-	-	1.45	-	-	-	-	Orange County
Orange Co, FL	77.0	2009	-	-	2.18	-	-	-	-	Tindale Oliver
Orange Co, FL	93.7	2012	-	-	1.15	-	-	-	-	Tindale Oliver
Total Size	545.0	6					**Average Trip Length:**	**n/a**		
ITE	880.0	16					**Weighted Average Trip Length:**	**n/a**		
Blended total	1,425.0						Weighted Percent New Trip Average:	-		

Weighted Average Trip Generation Rate:	1.47
ITE Average Trip Generation Rate:	1.45
Blend of FL Studies and ITE Average Trip Generation Rate:	**1.46**

Table A-4

Land Use 210: Single Family - Detached

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Sarasota Co, FL	76	Jun-93	70	70	10.03	-	6.00	-	60.18	Sarasota County
Sarasota Co, FL	79	Jun-93	86	86	9.77	-	4.40	-	42.99	Sarasota County
Sarasota Co, FL	135	Jun-93	75	75	8.05	-	5.90	-	47.50	Sarasota County
Sarasota Co, FL	152	Jun-93	63	63	8.55	-	7.30	-	62.42	Sarasota County
Sarasota Co, FL	193	Jun-93	123	123	6.85	-	4.60	-	31.51	Sarasota County
Sarasota Co, FL	97	Jun-93	33	33	13.20	-	3.00	-	39.60	Sarasota County
Sarasota Co, FL	282	Jun-93	146	146	6.61	-	8.40	-	55.52	Sarasota County
Sarasota Co, FL	393	Jun-93	207	207	7.76	-	5.40	-	41.90	Sarasota County
Hernando Co, FL	76	May-96	148	148	10.01	9a-6p	4.85	-	48.55	Tindale Oliver
Hernando Co, FL	128	May-96	205	205	8.17	9a-6p	6.03	-	49.27	Tindale Oliver
Hernando Co, FL	232	May-96	182	182	7.24	9a-6p	5.04	-	36.49	Tindale Oliver
Hernando Co, FL	301	May-96	264	264	8.93	9a-6p	3.28	-	29.29	Tindale Oliver
Charlotte Co, FL	135	Oct-97	230	-	5.30	9a-5p	7.90	-	41.87	Tindale Oliver
Charlotte Co, FL	142	Oct-97	245	-	5.20	9a-5p	4.10	-	21.32	Tindale Oliver
Charlotte Co, FL	150	Oct-97	160	-	5.00	9a-5p	10.80	-	54.00	Tindale Oliver
Charlotte Co, FL	215	Oct-97	158	-	7.60	9a-5p	4.60	-	34.96	Tindale Oliver
Charlotte Co, FL	257	Oct-97	225	-	7.60	9a-5p	7.40	-	56.24	Tindale Oliver
Charlotte Co, FL	345	Oct-97	161	-	7.00	9a-5p	6.60	-	46.20	Tindale Oliver
Charlotte Co, FL	368	Oct-97	152	-	6.60	9a-5p	5.70	-	37.62	Tindale Oliver
Charlotte Co, FL	383	Oct-97	516	-	8.40	9a-5p	5.00	-	42.00	Tindale Oliver
Charlotte Co, FL	441	Oct-97	195	-	8.20	9a-5p	4.70	-	38.54	Tindale Oliver
Charlotte Co, FL	1,169	Oct-97	348	-	6.10	9a-5p	8.00	-	48.80	Tindale Oliver
Collier Co, FL	90	Dec-99	91	-	12.80	8a-6p	11.40	-	145.92	Tindale Oliver
Collier Co, FL	400	Dec-99	389	-	7.80	8a-6p	6.40	-	49.92	Tindale Oliver
Lake Co, FL	49	Apr-02	170	-	6.70	7a-6p	10.20	-	68.34	Tindale Oliver
Lake Co, FL	52	Apr-02	212	-	10.00	7a-6p	7.60	-	76.00	Tindale Oliver
Lake Co, FL	126	Apr-02	217	-	8.50	7a-6p	8.30	-	70.55	Tindale Oliver
Pasco Co, FL	55	Apr-02	133	-	6.80	8a-6p	8.12	-	55.22	Tindale Oliver
Pasco Co, FL	60	Apr-02	106	-	7.73	8a-6p	8.75	-	67.64	Tindale Oliver
Pasco Co, FL	70	Apr-02	188	-	7.80	8a-6p	6.03	-	47.03	Tindale Oliver
Pasco Co, FL	74	Apr-02	188	-	8.18	8a-6p	5.95	-	48.67	Tindale Oliver
Pasco Co, FL	189	Apr-02	261	-	7.46	8a-6p	8.99	-	67.07	Tindale Oliver
Marion Co, FL	102	Apr-02	167	-	8.02	7a-6p	5.10	-	40.90	Kimley-Horn & Associates
Marion Co, FL	105	Apr-02	169	-	7.23	7a-6p	7.22	-	52.20	Kimley-Horn & Associates
Marion Co, FL	124	Apr-02	170	-	6.04	7a-6p	7.29	-	44.03	Kimley-Horn & Associates
Marion Co, FL	132	Apr-02	171	-	7.87	7a-6p	7.00	-	55.09	Kimley-Horn & Associates
Marion Co, FL	133	Apr-02	209	-	8.04	7a-6p	4.92	-	39.56	Kimley-Horn & Associates
Citrus Co, FL	111	Oct-03	273	-	8.66	7a-6p	7.70	-	66.68	Tindale Oliver
Citrus Co, FL	231	Oct-03	155	-	5.71	7a-6p	4.82	-	27.52	Tindale Oliver
Citrus Co, FL	306	Oct-03	146	-	8.40	7a-6p	3.94	-	33.10	Tindale Oliver
Citrus Co, FL	364	Oct-03	345	-	7.20	7a-6p	9.14	-	65.81	Tindale Oliver
Citrus Co, FL	374	Oct-03	248	-	12.30	7a-6p	6.88	-	84.62	Tindale Oliver
Lake Co, FL	42	Dec-06	122	-	11.26	-	5.56	-	62.61	Tindale Oliver
Lake Co, FL	51	Dec-06	346	-	18.22	-	9.46	-	172.36	Tindale Oliver
Lake Co, FL	59	Dec-06	144	-	12.07	-	10.79	-	130.24	Tindale Oliver
Lake Co, FL	90	Dec-06	194	-	9.12	-	5.78	-	52.71	Tindale Oliver
Lake Co, FL	239	Dec-06	385	-	7.58	-	8.93	-	67.69	Tindale Oliver
Hernando Co, FL	232	Apr-07	516	-	8.02	7a-6p	8.16	-	65.44	Tindale Oliver
Hernando Co, FL	95	Apr-07	256	-	8.08	7a-6p	5.88	-	47.51	Tindale Oliver
Hernando Co, FL	90	Apr-07	338	-	7.13	7a-6p	5.86	-	41.78	Tindale Oliver
Hernando Co, FL	58	Apr-07	153	-	6.16	7a-6p	8.39	-	51.68	Tindale Oliver
Collier Co, FL	74	Mar-08	503	-	12.81	7a-6p	3.05	-	39.07	Tindale Oliver
Collier Co, FL	97	Mar-08	512	-	8.78	7a-6p	11.29	-	99.13	Tindale Oliver
Collier Co, FL	315	Mar-08	1,347	-	6.97	7a-6p	6.55	-	45.65	Tindale Oliver
Collier Co, FL	42	Mar-08	314	-	9.55	7a-6p	10.98	-	104.86	Tindale Oliver

Weighted Average Trip Generation Rate: 7.81

Single Family Trip Length Analysis - Collier County

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Collier Co, FL	770	Dec-99	175	-	-	8a-6p	4.96	-	-	Tindale Oliver
Collier Co, FL	90	Dec-99	91	-	12.80	8a-6p	11.40	-	145.92	Tindale Oliver
Collier Co, FL	400	Dec-99	389	-	7.80	8a-6p	6.40	-	49.92	Tindale Oliver
Total Size	1,260	55	655				**Average Trip Length:**	**7.59**		
							Weighted Average Trip Length:	**5.88**		

Table A-5

LUC 215: Single Family Attached Housing

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Hernando Co, FL	31	May-96	31	31	6.12	9a-6p	4.98	-	30.48	Tindale Oliver
Hernando Co, FL	128	May-96	198	198	6.47	9a-6p	5.18	-	33.51	Tindale Oliver
Pasco Co, FL	229	Apr-02	198	198	4.77	9a-6p	12.09	-	57.67	Tindale Oliver
Pasco Co, FL	248	Apr-02	353	353	4.24	9a-6p	3.53	-	14.97	Tindale Oliver
Total Size	636	4	780			**Average Trip Length:**	-			
ITE	2,640	22				**Weighted Average Trip Length:**	-			
Blended total	3,276									

Weighted Average Trip Generation Rate: 4.97
ITE Average Trip Generation Rate: 7.20
Blend of FL Studies and ITE Average Trip Generation Rate: 6.77

Table A-6

LUC 220/221/222: Multi-Family/Apartment

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Sarasota Co, FL	212	Jun-93	42	42	5.78	-	5.20	-	30.06	Sarasota County
Sarasota Co, FL	243	Jun-93	36	36	5.84	-	-	-	-	Sarasota County
Marion Co, FL	214	Apr-02	175	175	6.84	-	4.61	-	31.53	Kimley-Horn & Associates
Marion Co, FL	240	Apr-02	174	174	6.96	-	3.43	-	23.87	Kimley-Horn & Associates
Marion Co, FL	288	Apr-02	175	175	5.66	-	5.55	-	31.41	Kimley-Horn & Associates
Marion Co, FL	480	Apr-02	175	175	5.73	-	6.88	-	39.42	Kimley-Horn & Associates
Marion Co, FL	500	Apr-02	170	170	5.46	-	5.94	-	32.43	Kimley-Horn & Associates
Lake Co, FL	250	Dec-06	135	135	6.71	-	5.33	-	35.76	Tindale Oliver
Lake Co, FL	157	Dec-06	265	265	13.97	-	2.62	-	36.60	Tindale Oliver
Lake Co, FL	169	Dec-06	212	-	8.09	-	6.00	-	48.54	Tindale Oliver
Lake Co, FL	226	Dec-06	301	-	6.74	-	2.17	-	14.63	Tindale Oliver
Hernando Co, FL	312	Apr-07	456	-	4.09	-	5.95	-	24.34	Tindale Oliver
Hernando Co, FL	176	Apr-07	332	-	5.38	-	5.24	-	28.19	Tindale Oliver
Total Size	3,467	13	2,648			**Average Trip Length:**	**4.91**			
						Weighted Average Trip Length:	**5.21**			

Table A-7

Land Use 240: Mobile Home Park

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Marion Co, FL	67	Jul-91	22	22	5.40	48hrs.	2.29	-	12.37	Tindale Oliver
Marion Co, FL	82	Jul-91	58	58	10.80	24hr.	3.72	-	40.18	Tindale Oliver
Marion Co, FL	137	Jul-91	22	22	3.10	24hr.	4.88	-	15.13	Tindale Oliver
Sarasota Co, FL	996	Jun-93	181	181	4.19	-	4.40	-	18.44	Sarasota County
Sarasota Co, FL	235	Jun-93	100	100	3.51	-	5.10	-	17.90	Sarasota County
Marion Co, FL	188	Apr-02	147	-	3.51	24hr.	5.48	-	19.23	Kimley-Horn & Associates
Marion Co, FL	227	Apr-02	173	-	2.76	24hr.	8.80	-	24.29	Kimley-Horn & Associates
Marion Co, FL	297	Apr-02	175	-	4.78	24hr.	4.76	-	22.75	Kimley-Horn & Associates
Hernando Co, FL	1,892	May-96	425	425	4.13	9a-6p	4.13	-	17.06	Tindale Oliver
Total Size	4,121	9	1,303			**Average Trip Length:**	**4.84**			
						Weighted Average Trip Length:	**4.60**			

Weighted Average Trip Generation Rate: 4.17

Table A-8

Land Use 251: Retirement Community - Detached (Single Family)

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Lakeland, FL	67	3/28-4/2/90	26	24	3.50	9am-4pm	2.44	-	8.54	Tindale Oliver
Marion Co, FL	778	Apr-02	175	-	2.96	24hr.	3.49	-	10.33	Kimley-Horn & Associates
Marion Co, FL	877	Apr-02	209	-	2.91	24hr.	5.90	-	17.17	Kimley-Horn & Associates
Marion Co, FL	1,054	Apr-02	173	-	3.65	24hr.	6.00	-	21.90	Kimley-Horn & Associates
Marion Co, FL	3,076	Apr-02	198	-	2.63	24hr.	5.16	-	13.57	Kimley-Horn & Associates
Marion Co, FL	3,625	Apr-02	164	-	2.50	24hr.	5.83	-	14.58	Kimley-Horn & Associates
Total Size	9,477	6	945			**Average Trip Length:**	**4.80**			
ITE	9,690	15				**Weighted Average Trip Length:**	**5.42**			
Blended total	19,167									

Weighted Average Trip Generation Rate: 2.75
ITE Average Trip Generation Rate: 4.31
Blend of FL Studies and ITE Average Trip Generation Rate: 3.54

Table A-9

Land Use 252: Retirement Community - Attached (Multi-Family)

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Sun City Center, FL	208	Oct-91	726	726	2.46	24hr.	3.28	-	8.07	Tindale Oliver
Total Size	208	1				**Average Trip Length:**	**3.28**			
ITE	432	6				**Weighted Average Trip Length:**	**3.28**			
Blended total	640									

Weighted Average Trip Generation Rate: 2.46
ITE Average Trip Generation Rate: 3.24
Blend of FL Studies and ITE Average Trip Generation Rate: 2.99

Table A-10

Land Use 253: Assisted Living/Congregate Care Facility

Location	Size / Units	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Park, FL	72	Aug-89	25	19	3.50	9am-5pm	2.20	79.0	7.70	Tindale Oliver
Palm Harbor, FL	200	Oct-89	58	40	-	9am-5pm	3.40	69.0	-	Tindale Oliver
Total Size	272	2	83				**Average Trip Length:**	**2.80**		
ITE	720	4					**Weighted Average Trip Length:**	**3.08**		
Blended total	992						Weighted Percent New Trip Average:	71.6		

Table A-11

Land Use 310: Hotel

Location	Size (Rooms)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Co, FL	174	Aug-89	134	106	12.50	7-11a/3-7p	6.30	79.0	62.21	Tindale Oliver
Pinellas Co, FL	114	Oct-89	30	14	7.30	12-7p	6.20	47.0	21.27	Tindale Oliver
Orange Co, FL	123	1997	-	-	6.32	-	-	-	-	Orange County
Orange Co, FL	120	1997	-	-	5.27	-	-	-	-	Orange County
Orange Co, FL	146	1997	-	-	7.61	-	-	-	-	Orange County
Orange Co, FL	252	1997	-	-	5.63	-	-	-	-	Orange County
Orange Co, FL	172	1997	-	-	6.36	-	-	-	-	Orange County
Orange Co, FL	170	1997	-	-	6.06	-	-	-	-	Orange County
Orange Co, FL	128	1997	-	-	6.10	-	-	-	-	Orange County
Orange Co, FL	200	1997	-	-	4.56	-	-	-	-	Orange County
Orange Co, FL	112	1998	-	-	2.78	-	-	-	-	Orange County
Orange Co, FL	130	1998	-	-	9.12	-	-	-	-	Orange County
Orange Co, FL	106	1998	-	-	7.34	-	-	-	-	Orange County
Orange Co, FL	98	1998	-	-	7.32	-	-	-	-	Orange County
Orange Co, FL	120	1998	-	-	5.57	-	-	-	-	Orange County
Orange Co, FL	70	1999	-	-	1.85	-	-	-	-	Orange County
Orange Co, FL	123	1999	-	-	4.81	-	-	-	-	Orange County
Orange Co, FL	123	1999	-	-	3.70	-	-	-	-	Orange County
Orange Co, FL	211	2000	-	-	2.23	-	-	-	-	Orange County
Orange Co, FL	144	2000	-	-	7.32	-	-	-	-	Orange County
Orange Co, FL	105	2001	-	-	5.25	-	-	-	-	Orange County
Orange Co, FL	891	2005	-	-	5.69	-	-	-	-	Orange County
Orange Co, FL	1,584	2005	-	-	5.88	-	-	-	-	Orange County
Orange Co, FL	210	2006	-	-	4.88	-	-	-	-	Orange County
Orange Co, FL	1,499	2006	-	-	4.69	-	-	-	-	Orange County
Orange Co, FL	144	-	-	-	4.74	-	-	-	-	Orange County
Orange Co, FL	148	-	-	-	7.61	-	-	-	-	Orange County
Orange Co, FL	160	-	-	-	6.19	-	-	-	-	Orange County
Orange Co, FL	130	-	-	-	4.29	-	-	-	-	Orange County
Orange Co, FL	130	-	-	-	3.40	-	-	-	-	Orange County
Orange Co, FL	144	-	-	-	7.66	-	-	-	-	Orange County
Orange Co, FL	100	-	-	-	7.37	-	-	-	-	Orange County
Orange Co, FL	190	-	-	-	4.71	-	-	-	-	Orange County
Orange Co, FL	1,501	2011	-	-	3.50	-	-	-	-	Tindale Oliver
Orange Co, FL	174	2011	-	-	7.03	-	-	-	-	Tindale Oliver
Orange Co, FL	238	2014	-	-	4.05	-	-	-	-	Tindale Oliver
Total Size	10,184	36	164				**Average Trip Length:**	**-**		
ITE	1,036	7					**Weighted Average Trip Length:**	**-**		
Blended total	11,220						Weighted Percent New Trip Average:	66.3		

Weighted Average Trip Generation Rate: 5.31
ITE Average Trip Generation Rate: 7.99
Blend of FL Studies and ITE Average Trip Generation Rate: 5.56

Table A-12

Land Use 320: Motel

Location	Size (Rooms)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Co, FL	48	Oct-89	46	24	-	10a-2p	2.80	65.0	-	Tindale Oliver
Pinellas Co, FL	54	Oct-89	32	22	-	12p-7p	3.80	69.0	-	Tindale Oliver
Pinellas Co, FL	120	Oct-89	26	22	-	2p-7p	5.20	84.6	-	Tindale Oliver
Total Size	222	3	104				**Average Trip Length:**	**3.93**		
ITE	654	6					**Weighted Average Trip Length:**	**4.34**		
							Weighted Percent New Trip Average:	76.6		

Table A-13

Land Use 310/320: Hotel/Motel

Location	Size (Rooms)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Co, FL	174	Aug-89	134	106	12.50	7-11a/3-7p	6.30	79.0	62.21	Tindale Oliver
Pinellas Co, FL	114	Oct-89	30	14	7.30	12-7p	6.20	47.0	21.27	Tindale Oliver
Pinellas Co, FL	48	Oct-89	46	24	-	10a-2p	2.80	65.0	-	Tindale Oliver
Pinellas Co, FL	54	Oct-89	32	22	-	12p-7p	3.80	69.0	-	Tindale Oliver
Pinellas Co, FL	120	Oct-89	26	22	-	2p-7p	5.20	84.6	-	Tindale Oliver
Total Size	510						**Average Trip Length:**	**4.86**		
							Weighted Average Trip Length:	**5.42**		

Table A-14

Land Use 445: Movie Theater

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Co, FL	24.7	Oct-89	151	116	113.10	2p-8p	2.70	77.0	235.13	Tindale Oliver
Pinellas Co, FL	34.0	Sep-89	122	116	63.40	2p-8p	1.90	95.0	114.44	Tindale Oliver
Total Size	58.7	2	273				**Average Trip Length:**	**2.30**		
ITE	28.0	1					**Weighted Average Trip Length:**	**2.24**		
Blended total	86.7						Weighted Percent New Trip Average:	87.4		

Weighted Average Trip Generation Rate:	84.31
ITE Average Trip Generation Rate:	78.09
Blend of FL Studies and ITE Average Trip Generation Rate:	**82.30**

Table A-15

Land Use 565: Day Care Center

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pinellas Co, FL	5.6	Aug-89	94	66	66.99	7a-6p	1.90	70.0	89.10	Tindale Oliver
Pinellas Co, FL	10.0	Sep-89	179	134	66.99	7a-6p	2.10	75.0	105.51	Tindale Oliver
Tampa, FL	-	Mar-86	28	25	-	-	2.60	89.0	-	Kimley-Horn & Associates
Total Size	15.6	3	301				**Average Trip Length:**	**2.20**		
ITE	135.0	27					**Weighted Average Trip Length:**	**2.03**		
Blended total	150.6						Weighted Percent New Trip Average:	73.2		

Weighted Average Trip Generation Rate:	66.99
ITE Average Trip Generation Rate:	47.62
Blend of FL Studies and ITE Average Trip Generation Rate:	**49.63**

Table A-16

Land Use 620: Nursing Home

Location	Size (Beds)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Lakeland, FL	120	Mar-90	74	66	2.86	11a-4p	2.59	89.0	6.59	Tindale Oliver
		1	74				**Average Trip Length:**	**2.59**		
							Weighted Average Trip Length:	**2.59**		
							Weighted Percent New Trip Average:	89.0		

Weighted Average Trip Generation Rate:	2.86
ITE Average Trip Generation Rate:	3.06
Blend of FL Studies and ITE Average Trip Generation Rate:	**3.02**

Table A-17

Land Use 710: General Office Building

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Sarasota Co, FL	14.3	Jun-93	14	14	46.85	-	11.30	-	529.41	Sarasota County
Gwinnett Co, GA	98.0	Dec-92	-	-	4.30	-	5.40	-	-	Street Smarts
Gwinnett Co, GA	180.0	Dec-92	-	-	3.60	-	5.90	-	-	Street Smarts
Pinellas Co, FL	187.0	Oct-89	431	388	18.49	7a-5p	6.30	90.0	104.84	Tindale Oliver
St. Petersburg, FL	262.8	Sep-89	291	274	-	7a-5p	3.40	94.0	-	Tindale Oliver
		5	736				**Average Trip Length:**	**6.46**		
							Weighted Average Trip Length:	**5.15**		
							Weighted Percent New Trip Average:	92.3		

Table A-18

LUC 720: Small Medical/Dental Office Building: 10,000 sf or Less

Site	Size (1,000 sf)	Tues., Jan 11		Wedn., Jan 12		Thur., Jan 13		TOTAL		AVERAGE		AVERAGE (per 1,000 sf)		
		IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT	TOTAL
Site 1	2.100	35	35	22	22	13	13	70	70	23.33	23.33	**11.11**	**11.11**	**22.22**
Site 2	3.000	40	40	52	52	53	53	145	145	48.33	48.33	**16.11**	**16.11**	**32.22**
Site 3	2.000	28	28	19	21	24	26	71	75	23.67	25.00	**11.84**	**12.50**	**24.34**
Site 4	1.000	30	30	52	52	57	57	139	139	46.33	46.33	**46.33**	**46.33**	**92.66**
Site 5	3.024	31	32	43	43	24	24	98	99	32.67	33.00	**10.80**	**10.91**	**21.71**
Site 6	1.860	22	24	19	17	11	11	52	52	17.33	17.33	**9.32**	**9.32**	**18.64**
Average												**17.59**	**17.71**	**35.30**
Average (excluding Site 4)												**11.84**	**11.99**	**23.83**

Table A-19

Land Use 720: Medical-Dental Office Building

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	33	26	-	-	6.00	79.0	-	Kimley-Horn & Associates
Palm Harbor, FL	14.6	Oct-89	104	76	33.98	9a-5p	6.30	73.0	156.27	Tindale Oliver
St. Petersburg, FL	-	Nov-89	34	30	57.20	9a-4p	1.20	88.0	-	Tindale Oliver
Hernando Co, FL	58.4	May-96	390	349	28.52	9a-6p	6.47	89.5	165.09	Tindale Oliver
Hernando Co, FL	28.0	May-96	202	189	49.75	9a-6p	6.06	93.8	282.64	Tindale Oliver
Charlotte Co, FL	11.0	Oct-97	-	186	49.50	9a-5p	4.60	92.1	209.67	Tindale Oliver
Charlotte Co, FL	28.0	Oct-97	-	186	31.00	9a-5p	3.60	81.6	91.04	Tindale Oliver
Charlotte Co, FL	30.4	Oct-97	-	324	39.80	9a-5p	3.30	83.5	109.68	Tindale Oliver
Citrus Co, FL	38.9	Oct-03	-	168	32.26	8-6p	6.80	97.1	213.03	Tindale Oliver
Citrus Co, FL	10.0	Nov-03	-	340	40.56	8-630p	6.20	92.4	232.33	Tindale Oliver
Citrus Co, FL	5.3	Dec-03	-	20	29.36	8-5p	5.25	95.2	146.78	Tindale Oliver
Orange Co, FL	50.6	2009	-	-	26.72	-	-	-	-	Orange County
Orange Co, FL	23.5	2010	-	-	16.58	-	-	-	-	Tindale Oliver
			13	763			**Average Trip Length:**	**5.07**		
							Weighted Average Trip Length:	**5.55**		

Weighted Percent New Trip Average: 88.9

Average Trip Generation Rate: 32.59

ITE Average Trip Generation Rate: 36.00

Blend of FL Studies and ITE Average Trip Generation Rate: 34.21

Table A-20

Land Use 770: Business Park

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Collier Co, FL	14.1	May-99	-	55	33.48	8a-6p	3.60	72.7	87.62	Tindale Oliver
Collier Co, FL	66.0	May-99	-	43	11.53	8a-6p	5.70	79.0	51.92	Tindale Oliver
Collier Co, FL	211.1	May-99	-	284	17.91	8a-6p	5.40	93.0	89.94	Tindale Oliver
Total Size	291.2	3					**Average Trip Length:**	**4.90**		
ITE	6,288.0	16					**Weighted Average Trip Length:**	**5.38**		
Blended total	6,579.2									

Weighted Percent New Trip Average: 88.8

Weighted Average Trip Generation Rate: 17.22

ITE Average Trip Generation Rate: 12.44

Blend of FL Studies and ITE Average Trip Generation Rate: 12.65

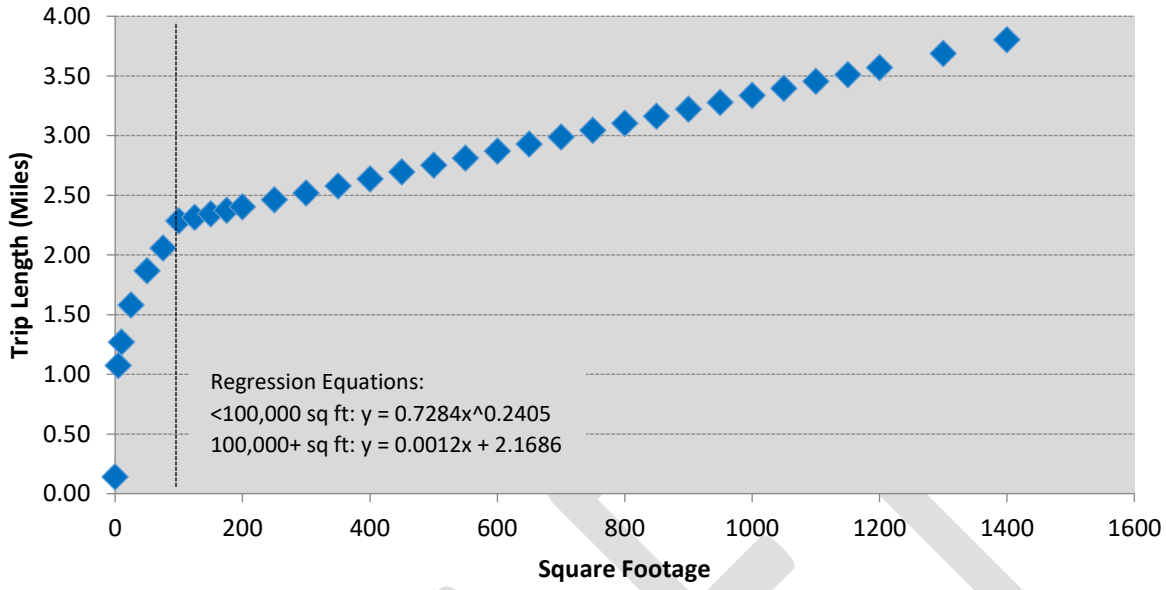
Table A-21

Land Use 820/821/822: Retail/Shopping Center

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	527	348	-	-	-	66.0	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	170	-	-	-	1.70	-	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	354	269	-	-	-	76.0	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	144	-	-	-	2.50	-	-	Kimley-Horn & Associates
St. Petersburg, FL	1,192.0	Aug-89	384	298	-	11a-7p	3.60	78.0	-	Tindale Oliver
St. Petersburg, FL	132.3	Sep-89	400	368	77.00	10a-7p	1.80	92.0	127.51	Tindale Oliver
Largo, FL	425.0	Aug-89	160	120	26.73	10a-6p	2.30	75.0	46.11	Tindale Oliver
Dunedin, FL	80.5	Sep-89	276	210	81.48	9a-5p	1.40	76.0	86.69	Tindale Oliver
Pinellas Park, FL	696.0	Sep-89	485	388	-	9a-6p	3.20	80.0	-	Tindale Oliver
Seminole, FL	425.0	Oct-89	674	586	-	-	-	87.0	-	Tindale Oliver
Hillsborough Co, FL	134.0	Jul-91	-	-	-	-	1.30	74.0	-	Tindale Oliver
Hillsborough Co, FL	151.0	Jul-91	-	-	-	-	1.30	73.0	-	Tindale Oliver
Collier Co, FL	-	Aug-91	68	64	-	-	3.33	94.1	-	Tindale Oliver
Collier Co, FL	-	Aug-91	208	154	-	-	2.64	74.0	-	Tindale Oliver
Sarasota/Bradenton, FL	109.0	Sep-92	300	185	-	12a-6p	-	61.6	-	King Engineering Associates, Inc.
Ocala, FL	133.4	Sep-92	300	192	-	12a-6p	-	64.0	-	King Engineering Associates, Inc.
Sarasota Co, FL	110.0	Jun-93	58	58	122.14	-	3.20	-	-	Sarasota County
Sarasota Co, FL	146.1	Jun-93	65	65	51.53	-	2.80	-	-	Sarasota County
Sarasota Co, FL	157.5	Jun-93	57	57	79.79	-	3.40	-	-	Sarasota County
Sarasota Co, FL	191.0	Jun-93	62	62	66.79	-	5.90	-	-	Sarasota County
Hernando Co, FL	107.8	May-96	608	331	77.60	9a-6p	4.68	54.5	197.85	Tindale Oliver
Charlotte Co, FL	88.0	Oct-97	-	-	73.50	9a-5p	1.80	57.1	75.56	Tindale Oliver
Charlotte Co, FL	191.9	Oct-97	-	-	72.00	9a-5p	2.40	50.9	87.97	Tindale Oliver
Charlotte Co, FL	51.3	Oct-97	-	-	43.00	9a-5p	2.70	51.8	60.08	Tindale Oliver
Lake Co, FL	67.8	Apr-01	246	177	102.60	-	3.40	71.2	248.37	Tindale Oliver
Lake Co, FL	72.3	Apr-01	444	376	65.30	-	4.50	59.0	173.37	Tindale Oliver
Pasco Co, FL	65.6	Apr-02	222	-	145.64	9a-5p	1.46	46.9	99.62	Tindale Oliver
Pasco Co, FL	75.8	Apr-02	134	-	38.23	9a-5p	2.36	58.2	52.52	Tindale Oliver
Citrus Co, FL	185.0	Oct-03	-	784	55.84	8a-6p	2.40	88.1	118.05	Tindale Oliver
Citrus Co, FL	91.3	Nov-03	-	390	54.50	8a-6p	1.60	88.0	76.77	Tindale Oliver
			30	6,346			**Average Trip Length:**	**2.71**		

Figure A-1

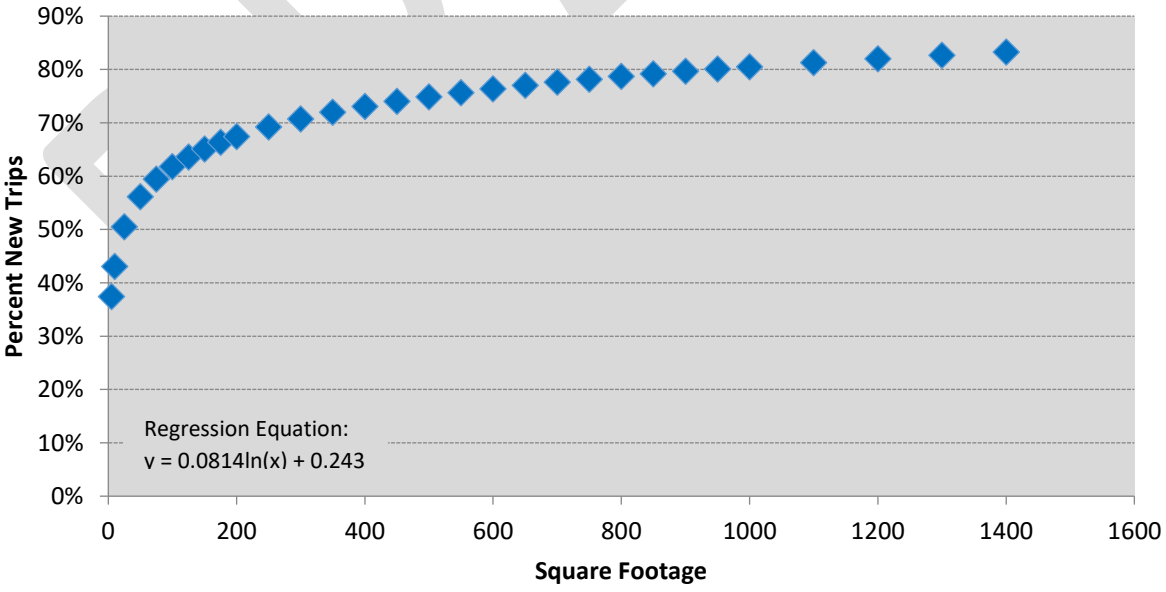
LUC 820-822: Retail/Shopping Center – Florida Curve Trip Length Regression



Source: Regression analysis based on FL Studies data for LUC 820. This curve, along with the average development size presented in the ITE 11th Edition Handbook, was used to estimate the trip length for retail uses

Figure A-2

LUC 820-822: Retail/Shopping Center – Florida Curve Percent New Trips Regression



Source: Regression analysis based on FL Studies data for LUC 820. This curve, along with the average development size presented in the ITE 11th Edition Handbook, was used to estimate the percent new trips for retail uses

Table A-22

Land Use 840/841: New/Used Automobile Sales

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
St.Petersburg, FL	43.0	Oct-89	152	120	-	9a-5p	4.70	79.0	-	Tindale Oliver
Clearwater, FL	43.0	Oct-89	136	106	29.40	9a-5p	4.50	78.0	103.19	Tindale Oliver
Orange Co, FL	13.8	1997	-	-	35.75	-	-	-	-	Orange County
Orange Co, FL	34.4	1998	-	-	23.45	-	-	-	-	Orange County
Orange Co, FL	66.3	2001	-	-	28.50	-	-	-	-	Orange County
Orange Co, FL	39.1	2002	-	-	10.48	-	-	-	-	Orange County
Orange Co, FL	116.7	2003	-	-	22.18	-	-	-	-	Orange County
Orange Co, FL	51.7	2007	-	-	40.34	-	-	-	-	L-TEC
Orange Co, FL	36.6	-	-	-	15.17	-	-	-	-	Orange County
Orange Co, FL	216.4	2008	-	-	13.45	-	-	-	-	Orange County

Total Size	618.0	10	288	**Average Trip Length:**	**4.60**
ITE (840)	648.0	18		**Weighted Average Trip Length:**	**4.60**
ITE (841)	28.0	14		Weighted Percent New Trip Average:	78.5
Blended total	1,294.0			Weighted Average Trip Generation Rate:	21.04
				ITE Average Trip Generation Rate (LUC 840):	27.84
				ITE Average Trip Generation Rate (LUC 841):	27.06
				Blend of FL Studies and ITE Average Trip Generation Rate:	**24.58**

Table A-23

Land Use 850: Supermarket

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Palm Harbor, FL	62.0	Aug-89	163	62	106.26	9a-4p	2.08	56.0	123.77	Tindale Oliver

Total Size	62.0	1	163	**Average Trip Length:**	**2.08**
ITE	1,144.0	22		**Weighted Average Trip Length:**	**2.08**
Blended total	1,206.0			Weighted Percent New Trip Average:	56.0
				Weighted Average Trip Generation Rate:	106.26
				ITE Average Trip Generation Rate:	93.84
				Blend of FL Studies and ITE Average Trip Generation Rate:	**94.48**

Table A-24

Land Use 851: Convenience Store

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	80	-	-	-	1.10	-	-	Kimley-Horn & Associates
Largo, FL	2.5	8/15,25/89	171	116	634.80	-	1.20	68.0	518.00	Tindale Oliver
Clearwater, FL	2.5	Aug-89	237	64	690.80	-	1.60	27.0	298.43	Tindale Oliver
Clearwater, FL	2.1	Nov-89	143	50	635.24	24hr.	1.60	35.0	355.73	Tindale Oliver
Marion Co, FL	2.5	Jun-91	94	43	787.20	48hrs.	1.52	46.2	552.80	Tindale Oliver
Marion Co, FL	2.5	Jun-91	74	20	714.00	48hrs.	0.75	27.0	144.59	Tindale Oliver
Collier Co, FL	-	Aug-91	146	36	-	-	2.53	24.7	-	Tindale Oliver
Collier Co, FL	-	Aug-91	148	38	-	-	1.08	25.7	-	Tindale Oliver
Collier Co, FL	-	Aug-91	148	84	-	-	1.11	56.8	-	Tindale Oliver

Total Size	12.1	9	1,241	**Average Trip Length:**	**1.39**
ITE	24.0	8		**Weighted Average Trip Length:**	**1.07**
Blended total	36.1			Weighted Percent New Trip Average:	40.8
	36.1			Weighted Average Trip Generation Rate:	694.30
				ITE Average Trip Generation Rate:	762.28
				Blend of FL Studies and ITE Average Trip Generation Rate:	**739.50**

Table A-25

Land Use 880/881: Pharmacy with and without Drive-Through Window

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Pasco Co, FL	11.1	Apr-02	138	38	88.97	-	2.05	27.5	50.23	Tindale Oliver
Pasco Co, FL	12.0	Apr-02	212	90	122.16	-	2.04	42.5	105.79	Tindale Oliver
Pasco Co, FL	15.1	Apr-02	1192	54	97.96	-	2.13	28.1	58.69	Tindale Oliver

Total Size	38.2	3	1,542	**Average Trip Length:**	**2.07**
ITE (LUC 880)	66.0	6		**Weighted Average Trip Length:**	**2.08**
ITE (LUC 881)	208.0	16		Weighted Percent New Trip Average:	32.4
Blended total	312.2			Average Trip Generation Rate:	103.03
				ITE Average Trip Generation Rate (LUC 880):	90.08
				ITE Average Trip Generation Rate (LUC 881):	108.40
				Blend of FL Studies and ITE Average Trip Generation Rate:	**103.86**

Table A-26

Land Use 890: Furniture Store

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Largo, FL	15.0	7/28-30/92	64	34	-	-	4.63	52.5	-	Tindale Oliver
Tampa, FL	16.9	Jul-92	68	39	-	-	7.38	55.7	-	Tindale Oliver
Pompano Beach, FL	58.5	Jun-06	31	140	3.70	9a-6p	4.38	89.2	16.21	Nunner Group - Collier County
Stuart, FL	100.0	Jun-06	198	154	6.50	9a-6p	3.14	79.4	20.41	Nunner Group - Collier County
Boca Raton, FL	19.1	Jun-06	198	108	11.00	9a-6p	4.36	74.5	47.96	Nunner Group - Collier County

Total Size	209.5	5	132	**Average Trip Length:**	**4.78**
	177.6			**Weighted Average Trip Length:**	**4.05**
ITE	779.0	19		Weighted Percent New Trip Average:	77.8
Blended total	956.60			Average Trip Generation Rate:	6.06
				ITE Average Trip Generation Rate:	6.30
				Blend of FL Studies and ITE Average Trip Generation Rate:	**6.26**

Table A-27

Land Use 912: Bank/Savings w/Drive-Thru

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	77	-	-	-	2.40	-	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	211	-	-	-	-	54.0	-	Kimley-Horn & Associates
Clearwater, FL	0.4	Aug-89	113	52	-	9a-6p	5.20	46.0	-	Tindale Oliver
Largo, FL	2.0	Sep-89	129	94	-	-	1.60	73.0	-	Tindale Oliver
Seminole, FL	4.5	Oct-89	-	-	-	-	-	-	-	Tindale Oliver
Marion Co, FL	2.3	Jun-91	69	29	-	24hr.	1.33	42.0	-	Tindale Oliver
Marion Co, FL	3.1	Jun-91	47	32	-	24hr.	1.75	68.1	-	Tindale Oliver
Marion Co, FL	2.5	Jul-91	57	26	-	48hrs.	2.70	45.6	-	Tindale Oliver
Collier Co, FL	-	Aug-91	162	96	-	24hr.	0.88	59.3	-	Tindale Oliver
Collier Co, FL	-	Aug-91	116	54	-	-	1.58	46.6	-	Tindale Oliver
Collier Co, FL	-	Aug-91	142	68	-	-	2.08	47.9	-	Tindale Oliver
Hernando Co, FL	5.4	May-96	164	41	-	9a-6p	2.77	24.7	-	Tindale Oliver
Marion Co, FL	2.4	Apr-02	70	-	-	24hr.	3.55	54.6	-	Kimley-Horn & Associates
Marion Co, FL	2.7	May-02	50	-	246.66	24hr.	2.66	40.5	265.44	Kimley-Horn & Associates
Total Size	25.2	14	1,407				**Average Trip Length:**	**2.38**		
ITE	114.0	19					**Weighted Average Trip Length:**	**2.46**		
Blended total	139.2						Weighted Percent New Trip Average:	46.2		
	116.7							Weighted Average Trip Generation Rate:		246.66
								ITE Average Trip Generation Rate:		100.35
								Blend of FL Studies and ITE Average Trip Generation Rate:		**103.73**

Table A-28

Land Use 931: Low-Turnover Restaurant

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	76	62	-	-	2.10	82.0	-	Kimley-Horn & Associates
St. Petersburg, FL	7.5	Oct-89	177	154	-	11a-2p/4-8p	3.50	87.0	-	Tindale Oliver
Clearwater, FL	8.0	Oct-89	60	40	110.63	10a-2p/5-9p	2.80	67.0	207.54	Tindale Oliver
Total Size	15.5	3	313				**Average Trip Length:**	**2.80**		
ITE	90.0	10					**Weighted Average Trip Length:**	**3.14**		
Blended total	105.5						Weighted Percent New Trip Average:	76.7		
	98.0							Weighted Average Trip Generation Rate:		110.63
								ITE Average Trip Generation Rate:		83.84
								Blend of FL Studies and ITE Average Trip Generation Rate:		**86.03**

Table A-29

Land Use 932: High-Turnover (Sit-Down) Restaurant

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Hernando Co, FL	6.2	1996	242	175	187.51	9a-6p	2.76	72.5	375.00	Tindale Oliver
Hernando Co, FL	8.2	1996	154	93	102.71	9a-6p	4.15	60.2	256.43	Tindale Oliver
St. Petersburg, FL	5.0	1989	74	68	132.60	1130-7p	2.00	92.0	243.98	Tindale Oliver
Kenneth City, FL	5.2	1989	236	176	127.88	4p-730p	2.30	75.0	220.59	Tindale Oliver
Pasco Co, FL	5.2	2002	114	88	82.47	9a-6p	3.72	77.2	236.81	Tindale Oliver
Pasco Co, FL	5.8	2002	182	102	116.97	9a-6p	3.49	56.0	228.77	Tindale Oliver
Orange Co, FL	5.0	1996	-	-	135.68	-	-	-	-	Orange County
Orange Co, FL	9.7	1996	-	-	132.32	-	-	-	-	Orange County
Orange Co, FL	11.2	1998	-	-	18.76	-	-	-	-	Orange County
Orange Co, FL	7.0	1998	-	-	126.40	-	-	-	-	Orange County
Orange Co, FL	4.6	1998	-	-	129.23	-	-	-	-	Orange County
Orange Co, FL	7.4	1998	-	-	147.44	-	-	-	-	Orange County
Orange Co, FL	6.7	1998	-	-	82.58	-	-	-	-	Orange County
Orange Co, FL	11.3	2000	-	-	95.33	-	-	-	-	Orange County
Orange Co, FL	7.2	2000	-	-	98.06	-	-	-	-	Orange County
Orange Co, FL	11.4	2001	-	-	91.67	-	-	-	-	Orange County
Orange Co, FL	5.6	2001	-	-	145.59	-	-	-	-	Orange County
Orange Co, FL	5.5	-	-	-	100.18	-	-	-	-	Orange County
Orange Co, FL	11.3	-	-	-	62.12	-	-	-	-	Orange County
Orange Co, FL	10.4	-	-	-	31.77	-	-	-	-	Orange County
Orange Co, FL	5.9	-	-	-	147.74	-	-	-	-	Orange County
Orange Co, FL	8.9	2008	-	-	52.69	-	-	-	-	Orange County
Orange Co, FL	9.7	2010	-	-	105.84	-	-	-	-	Orange County
Orange Co, FL	9.5	2013	-	-	40.46	-	-	-	-	Orange County
Orange Co, FL	11.0	2015	-	-	138.39	-	-	-	-	Orange County
Total Size	194.9	25	1,102				**Average Trip Length:**	**3.07**		
ITE	250.0	50					**Weighted Average Trip Length:**	**3.17**		
Blended total	444.9						Weighted Percent New Trip Average:	70.8		
								Weighted Average Trip Generation Rate:		98.67
								ITE Average Trip Generation Rate:		107.20
								Blend of FL Studies and ITE Average Trip Generation Rate:		**103.46**

Table A-30

Land Use 934: Fast Food Restaurant with Drive-Through Window

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Tampa, FL	-	Mar-86	61	-	-	-	2.70	-	-	Kimley-Horn & Associates
Tampa, FL	-	Mar-86	306	-	-	-	-	65.0	-	Kimley-Horn & Associates
Pinellas Co, FL	2.20	Aug-89	81	48	502.80	11a-2p	1.70	59.0	504.31	Tindale Oliver
Pinellas Co, FL	4.30	Oct-89	456	260	660.40	1 day	2.30	57.0	865.78	Tindale Oliver
Tarpon Springs, FL	-	Oct-89	233	114	-	7a-7p	3.60	49.0	-	Tindale Oliver
Marion Co, FL	1.60	Jun-91	60	32	962.50	48hrs.	0.91	53.3	466.84	Tindale Oliver
Marion Co, FL	4.00	Jun-91	75	46	625.00	48hrs.	1.54	61.3	590.01	Tindale Oliver
Collier Co, FL	-	Aug-91	66	44	-	-	1.91	66.7	-	Tindale Oliver
Collier Co, FL	-	Aug-91	118	40	-	-	1.17	33.9	-	Tindale Oliver
Hernando Co, FL	5.43	May-96	136	82	311.83	9a-6p	1.68	60.2	315.27	Tindale Oliver
Hernando Co, FL	3.13	May-96	168	82	547.34	9a-6p	1.59	48.8	425.04	Tindale Oliver
Orange Co, FL	8.93	1996	-	-	377.00	-	-	-	-	Orange County
Lake Co, FL	2.20	Apr-01	376	252	934.30	-	2.50	74.6	1742.47	Tindale Oliver
Lake Co, FL	3.20	Apr-01	171	182	654.90	-	-	47.8	-	Tindale Oliver
Lake Co, FL	3.80	Apr-01	188	137	353.70	-	3.30	70.8	826.38	Tindale Oliver
Pasco Co, FL	2.66	Apr-02	100	46	283.12	9a-6p	-	46.0	-	Tindale Oliver
Pasco Co, FL	2.96	Apr-02	486	164	515.32	9a-6p	2.72	33.7	472.92	Tindale Oliver
Pasco Co, FL	4.42	Apr-02	168	120	759.24	9a-6p	1.89	71.4	1024.99	Tindale Oliver
Total Size	48.8	18	4,463				**Average Trip Length:**	**2.11**		
ITE	213.0	71					**Weighted Average Trip Length:**	**2.05**		
Blended total	261.8						Weighted Percent New Trip Average:	57.9		
	34.0							Weighted Average Trip Generation Rate:		530.19
								ITE Average Trip Generation Rate:		467.48
								Blend of FL Studies and ITE Average Trip Generation Rate:		**479.17**

Table A-31

Land Use 942: Automobile Care Center

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Largo, FL	5.5	Sep-89	34	30	37.64	9a-5p	2.40	88.0	79.50	Tindale Oliver
Jacksonville, FL	2.3	2/3-4/90	124	94	-	9a-5p	3.07	76.0	-	Tindale Oliver
Jacksonville, FL	2.3	2/3-4/90	110	74	-	9a-5p	2.96	67.0	-	Tindale Oliver
Jacksonville, FL	2.4	2/3-4/90	132	87	-	9a-5p	2.32	66.0	-	Tindale Oliver
Lakeland, FL	5.2	Mar-90	24	14	-	9a-4p	1.36	59.0	-	Tindale Oliver
Lakeland, FL	-	Mar-90	54	42	-	9a-4p	2.44	78.0	-	Tindale Oliver
Orange Co, FL	25.0	Nov-92	41	39	-	2-6p	4.60	-	-	LCE, Inc.
Orange Co, FL	36.6	-	-	-	15.17	-	-	-	-	Orange County
Orange Co, FL	7.0	-	-	-	46.43	-	-	-	-	Orange County
Total Size	86.2	9	519				**Average Trip Length:**	**2.74**		
ITE	102.0	6					**Weighted Average Trip Length:**	**3.62**		
Blended total	188.2						Weighted Percent New Trip Average:	72.2		

Table A-32

Land Use 944/945: Convenience Store/Gas Station

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Largo, FL	0.6	Nov-89	70	14	-	8am-5pm	-	23.0	-	Tindale Oliver
Collier Co, FL	-	Aug-91	168	40	-	-	1.01	23.8	-	Tindale Oliver
Total Size	0.6	2	238				**Average Trip Length:**	**1.01**		
							Weighted Percent New Trip Average:	23.0		

Convenience Store/Gas Station (ITE LUC 945) - Mid-Size Blend

ITE	48		Conv. Store 2,000 to 3,999 sf:	265.12
ITE	5		Conv. Store 4,000 to 5,499 sf:	257.13
	53	**Blend of ITE Average Trip Generation Rates for Convenience Store/Gas Station 2,000 to 5,499 sf:**		**264.38**

Table A-33

Land Use 947: Self-Service Car Wash

Location	Size (Bays)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Largo, FL	10	Nov-89	111	84	-	8am-5pm	2.00	76.0	-	Tindale Oliver
Clearwater, FL	-	Nov-89	177	108	-	10am-5pm	1.30	61.0	-	Tindale Oliver
Collier Co, FL	11	Dec-09	304	-	30.24	-	2.50	57.0	-	Tindale Oliver
Collier Co, FL	8	Jan-09	186	-	22.75	-	1.96	72.0	-	Tindale Oliver
Total Size	29	4	778				**Average Trip Length:**	**1.94**		
Total Size (TGR)	19	2					**Weighted Average Trip Length:**	**2.18**		
ITE	5	1					Weighted Percent New Trip Average:	67.7		
Blended total	24							Weighted Average Trip Generation Rate:		27.09
								ITE Average Trip Generation Rate:		108.00
								Blend of FL Studies and ITE Average Trip Generation Rate:		**43.94**

Table A-34

Land Use N/A: Specialty Retail Center

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Collier Co, FL	12.0	May-99	-	13	19.70	8a-6p	3.70	75.0	54.67	Tindale Oliver
Collier Co, FL	12.0	May-99	-	146	127.50	8a-6p	2.24	84.3	240.76	Tindale Oliver
Total Size	24.0	3					Average Trip Length:	2.97		
ITE	100.0	4					Weighted Average Trip Length:	2.97		
Blended total	100.0						Weighted Percent New Trip Average:	79.7		

Table A-35

Land Use N/A: Dance Studio

Location	Size (1,000 sf)	Date	Total # Interviews	# Trip Length Interviews	Trip Gen Rate	Time Period	Trip Length	Percent New Trips	VMT	Source
Collier Co, FL	7.000	Jul-08	-	-	30.29	-	-	-	-	Tindale Oliver
Collier Co, FL	20.48	Jul-08	-	-	17.19	-	-	-	-	Tindale Oliver
Collier Co, FL	8.705	Jul-08	-	-	23.89	-	-	-	-	Tindale Oliver
Total Size	36.2	3					Average Trip Length:	n/a		
							Weighted Average Trip Length:	n/a		
							Weighted Average Trip Generation Rate:	21.33		

Single Family Residential Trip Generation Rate Tiering

As part of this study, the single family residential trip generation rate tiering was included to reflect a tiering analysis to ensure equity by the size of a home. To facilitate this, an analysis was completed on the comparative relationship between housing size and household travel behavior. This analysis utilized data from the 2022 National Household Travel Survey (NHTS) and the 2021 American Housing Survey (AHS) to examine overall trip-making characteristics of households in the United States.

Table A-36 presents that trip characteristics being utilized in the calculated road impact fee schedule for the single family (detached) land use. The 2022 NHTS database was used to assess average annual household vehicle miles of travel (VMT) for various annual household income levels. In addition, the 2021 AHS database was used to compare median annual family/household incomes with housing unit size. It is important to recognize that the use of the income variable in each of these databases is simply to provide a convenient linking mechanism between household VMT from the NHTS and housing unit size from the AHS.

Table A-36

Calculated Single Family Trip Characteristics

Calculated Values Excluding Tiering	Trip Rate	Assessable Trip Length*	Daily VMT
Single Family (Detached)	7.81	5.88	45.92

Source: Appendix A, Table A-4

*Does not include the trip length adjustment factor

The results of the NHTS and AHS analyses are included in Tables A-37 and A-38. First, the data shown in Table A-37 indicates that the average income in the U.S. for families/households living in housing units smaller than 4,000 square feet in size ($65,290) is lower than the overall average income for the U.S. ($66,289). In Table A-38, annual average household VMT was calculated from the NHTS database for several different income levels and ranges related to the resulting AHS income data in Table A-37.

Table A-37

Annual Income by Housing Size

2021 AHS Average Income Data by Housing Size	Annual Income[(1)]
Less than 4,000 sf	$65,290
1,500 to 2,499 sf	$74,416
4,000 sf or more	$93,443
Average of All Houses	$66,289

Source: American Housing Survey for the United States in 2021

1) Weighted average of annual income for each tier

Table A-38

NHTS VMT Annual VMT by Income Category

2022 NHTS Travel Data by Annual HH Income	Annual VMT/HH	Days	Daily VMT	Ratio to Mean	Normalized to 1.061
Total (All Homes)	15,545	365	42.59	1.000	-
Average of $65,290	15,428	365	42.27	0.992	0.935
Average of $74,416	16,496	365	45.19	1.061	1.000
Average of $93,443	17,885	365	49.00	1.151	1.085

Source: 2022 National Household Travel Survey Database, Federal Highway Administration

To calculate a corresponding trip rate for the new tiers it was necessary to rely on comparative ratios. As an example, consider the $65,290 annual income category. First, it was determined that the average annual household VMT for this income level is 15,428 miles. This figure was then compared to the overall average annual VMT per household in the U.S. and normalized to the average of the $74,416 (16,496 miles) category to derive a ratio of 0.992. It should be noted that the $74,416 (1,500-2,499 square feet) category is not an impact fee tier, but rather the average home size that corresponds with the Florida Studies data shown in Table A-36.

Next, the normalized ratio was applied to the daily VMT for the average single family housing unit size (less than 4,000 square feet) to generate a daily VMT of 42.94 for the tier, as shown in

Table A-39. This daily VMT figure was then divided by the assessable trip length of 5.88 miles to obtain a trip generation rate of 7.30 trips per day.

Table A-39
Trip Generation Rate by Single Family Land Use Tier

Estimation of Trip Rate by Tier	Trip Rate[1]	Assessable Trip Length[2]	Daily VMT[3]	Ratio to Mean[4]
Single Family (Detached)				
Less than 4,000 sf	**7.30**	5.88	42.94	0.935
1,500 to 2,499 sf	**7.81**	5.88	45.92	1.000
4,000 sf or larger	**8.47**	5.88	49.82	1.085

1) Daily VMT (Item 3) divided by assessable trip length (Item 2) for each tier
2) Source: Table A-36
3) Ratio to the mean (Item 4) multiplied by the total daily VMT for the 1,500 to 2,499 sq tier
4) Source: Table A-38

Table A-40 illustrates the impact that the trip generation rate tiers for the single family (detached) land use have on the County's calculated roadway impact fee rate.

Table A-40
Net Impact Fee by Single Family Land Use Tier

Impact of Tiering on Fee Schedule	Trip Rate[1]	Assessable Trip Length[2]	Daily VMT	Net Fee[3]
Single Family (Detached)				
Less than 4,000 sf	**7.30**	5.88	42.94	**$8,601**
4,000 sf or larger	**8.47**	5.88	49.82	**$9,980**

1) Source: Table A-39, Item 1
2) Source: Table A-36
3) Source: Appendix D, Table D-1

Demand Variable Changes

Since the last demand component update in 2019, the trip generation rate (TGR), trip length (TL), and percent new trips (PNT) has changed for several land uses. Tables A-41 through A-44 present the change in each variable for each land use for the 2024 update.

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Table A-41

Percent Change in Gross VMT of Impact Fee Land Uses

ITE LUC	Land Use	Unit	GVMT 2019	GVMT 2023	%	Explanation
	RESIDENTIAL:					
210	Single Family (Detached) - Less than 4,000 sf	du	21.67	21.46	-1.0%	TGR update, see Table A-42
	Single Family (Detached) - 4,000 sf and greater	du	26.46	24.90	-5.9%	TGR update, see Table A-42
215	Single Family (Attached)	du	-	19.90	-	New land use
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	18.67	17.56	-5.9%	Primarily due to TGR update, see Table A-42
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	13.87	11.83	-14.7%	Primarily due to TGR update, see Table A-42
231	Mid-Rise Residential w/Ground-Floor Commercial	du	8.77	4.43	-49.5%	Primarily due to TGR update, see Table A-42
232	High-Rise Residential w/Ground-Floor Commercial	du	5.13	5.47	6.6%	Primarily due to TGR update, see Table A-42
240	Mobile Home Park	du	9.59	9.59	0.0%	No change
251	Retirement Community - Detached (Single Family)	du	9.49	9.59	1.1%	TGR update, see Table A-42
252	Retirement Community - Attached (Multi-Family)	du	5.46	4.90	-10.3%	TGR update, see Table A-42
254	Assisted Living	bed	2.42	2.42	0.0%	No change
	LODGING:					
310	Hotel	room	9.93	9.94	0.1%	TGR update, see Table A-42
311	All Suites Hotel	room	7.98	7.87	-1.4%	TGR update, see Table A-42
320	Motel	room	5.60	5.60	0.0%	No change
	RECREATION:					
416	Campground/RV Park	site	3.73	3.73	0.0%	No change
420	Marina	berth	6.38	6.38	0.0%	No change
430	Golf Course	hole	30.35	30.62	0.9%	No change
n/a	Bundled Golf Course	hole	9.10	9.18	0.9%	No change
445	Movie Theater	1,000 sf	112.17	80.19	-	Unit of measure change
n/a	Dance Studio/Gymnastics	1,000 sf	25.34	25.34	0.0%	No change
	INSTITUTIONS:					
520	Elementary School (Private)	student	2.22	2.67	20.3%	TGR update, see Table A-42
522	Middle/Junior High School (Private)	student	2.50	2.47	-1.2%	TGR update, see Table A-42
525	High School (Private)	student	2.69	2.57	-4.5%	TGR update, see Table A-42
540	University/Junior College (7,500 or fewer students) (Private)	student	5.29	5.29	0.0%	No change
550	University/Junior College (more than 7,500 students) (Private)	student	3.97	3.97	0.0%	No change
560	Church	1,000 sf	0.77	13.44	-	Unit of measure change
565	Day Care Center	1,000 sf	3.03	36.77	-	Unit of measure change
	MEDICAL:					
610	Hospital	1,000 sf	24.58	24.70	0.5%	TGR update, see Table A-42
620	Nursing Home	1,000 sf	3.48	7.78	-	Unit of measure change
	OFFICE:					
710	General Office	1,000 sf	23.07	25.68	11.3%	TGR update, see Table A-42
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	58.85	58.85	0.0%	No change
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	84.27	84.49	0.3%	TGR update, see Table A-42
770	Business Park (Flex-Space)	1,000 sf	30.29	30.29	0.0%	No change
	RETAIL:					
822	Retail 6,000 sfgla or less	1,000 sfgla	16.39	11.89	-27.5%	TGR update, see Table A-42
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	29.64	19.34	-34.8%	TGR, TL & PNT update, see Tables A-42, A-43, and A-44
821	Retail 40,001to 150,000 sfgla	1,000 sfgla	37.57	37.33	-0.6%	TGR, TL & PNT update, see Tables A-42, A-43, and A-44
820	Retail greater than 150,000 sfgla	1,000 sfgla	37.57	38.86	3.4%	TGR, TL & PNT update, see Tables A-42, A-43, and A-44
840/841	New/Used Auto Sales	1,000 sf	44.66	44.66	0.0%	No change
849	Tire Superstore	1,000 sf	25.52	17.01	-	Unit of measure change
850	Supermarket	1,000 sf	62.11	55.03	-11.4%	TGR update, see Table A-42
851	Convenience Market, 24 hrs	1,000 sf	230.43	162.21	-29.6%	TGR & TL update, see Tables A-42 and A-43
862	Home Improvement Superstore	1,000 sf	23.38	23.38	0.0%	No change
880/881	Pharmacy with & w/o Drive-Thru	1,000 sf	34.73	34.56	-0.5%	TGR update, see Table A-42
890	Furniture Store	1,000 sf	9.89	9.89	0.0%	No change
	SERVICES:					
911	Bank/Savings w/out Drive-Thru	1,000 sf	33.60	32.78	-2.4%	TGR update, see Table A-42
912	Bank/Savings w/Drive-Thru	1,000 sf	58.09	58.69	1.0%	TGR update, see Table A-42
930	Fast Casual Restaurant	1,000 sf	187.37	57.75	-69.2%	TGR update, see Table A-42
931	Low-Turnover Restaurant	1,000 sf	3.14	104.00	-	Unit of measure change
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	4.92	116.43	-	Unit of measure change
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	286.86	284.87	-0.7%	TGR update, see Table A-42
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	264.40	264.40	0.0%	No change
941	Quick Lube	service bay	33.41	33.41	0.0%	No change
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	19.98	19.98	0.0%	No change
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	23.85	30.71	28.8%	TGR update, see Table A-42
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	26.77	40.16	50.0%	TGR update, see Table A-42
947	Self-Service Car Wash	service bay	32.57	32.57	0.0%	No change
948	Automated Car Wash	1,000 sf	105.25	105.25	0.0%	No change
n/a	Luxury Auto Sales	1,000 sf	33.25	33.25	0.0%	No change
	INDUSTRIAL:					
110	General Light Industrial	1,000 sf	12.28	12.05	-1.9%	TGR update, see Table A-42
140	Manufacturing	1,000 sf	9.73	11.76	20.9%	TGR update, see Table A-42
150	Warehousing	1,000 sf	4.31	4.23	-1.9%	TGR update, see Table A-42
151	Mini-Warehouse	1,000 sf	2.41	2.36	-2.1%	TGR update, see Table A-42
n/a	Mine/Commercial Excavation	1,000 cy	0.07	0.07	0.0%	No change

- Gross VMT = TGR * TL * PNT / 2
- Individual variables are shown in Tables A-42 through A-44

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Table A-42

Percent Change in Trip Generation Rate of Impact Fee Land Uses

ITE LUC	Land Use	Unit	TGR 2019	TGR 2024	%	Explanation
	RESIDENTIAL:					
210	Single Family (Detached) - Less than 4,000 sf	du	7.37	7.30	-0.9%	Updated tiering to AHS 2021 & NHTS 2022
	Single Family (Detached) - 4,000 sf and greater	du	9.00	8.47	-5.9%	Updated tiering to AHS 2021 & NHTS 2022
215	Single Family (Attached)	du	-	6.77	-	New land use
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	7.32	6.74	-7.9%	Re-alignment of multi-family land uses in ITE 11th Edition
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	5.44	4.54	-16.5%	Re-alignment of multi-family land uses in ITE 11th Edition
231	Mid-Rise Residential w/Ground-Floor Commercial	du	3.44	1.70	-50.6%	Updated TGR in ITE 11th Edition
232	High-Rise Residential w/Ground-Floor Commercial	du	2.01	2.10	4.5%	Updated TGR in ITE 11th Edition
240	Mobile Home Park	du	4.17	4.17	0.0%	No change
251	Retirement Community - Detached (Single Family)	du	3.50	3.54	1.1%	Updated TGR in ITE 11th Edition
252	Retirement Community - Attached (Multi-Family)	du	3.33	2.99	-10.2%	Updated TGR in ITE 11th Edition
254	Assisted Living	bed	2.60	2.60	0.0%	No change
	LODGING:					
310	Hotel	room	5.55	5.56	0.2%	Updated TGR in ITE 11th Edition
311	All Suites Hotel	room	4.46	4.40	-1.3%	Updated TGR in ITE 11th Edition
320	Motel	room	3.35	3.35	0.0%	No change
	RECREATION:					
416	Campground/RV Park	site	1.62	1.62	0.0%	No change
420	Marina	berth	2.41	2.41	0.0%	No change
430	Golf Course	hole	30.38	30.38	0.0%	No change
n/a	Bundled Golf Course	hole	9.11	9.11	0.0%	No change
445	Movie Theater	1,000 sf	114.83	82.30	-	Unit of measure change from "screen" to "1,000 sf"
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	21.33	0.0%	No change
	INSTITUTIONS:					
520	Elementary School (Private)	student	1.89	2.27	20.1%	Updated TGR in ITE 11th Edition
522	Middle/Junior High School (Private)	student	2.13	2.10	-1.4%	Updated TGR in ITE 11th Edition
525	High School (Private)	student	2.03	1.94	-4.4%	Updated TGR in ITE 11th Edition
540	University/Junior College (7,500 or fewer students) (Private)	student	2.00	2.00	0.0%	No change
550	University/Junior College (more than 7,500 students) (Private)	student	1.50	1.50	0.0%	No change
560	Church	1,000 sf	0.44	7.60	-	Unit of measure change from "seat" to "1,000 sf"
565	Day Care Center	1,000 sf	4.09	49.63	-	Unit of measure change from "student" to "1,000 sf"
	MEDICAL:					
610	Hospital	1,000 sf	10.72	10.77	0.5%	Updated TGR in ITE 10th Edition
620	Nursing Home	1,000 sf	3.02	6.75	-	Unit of measure change from "bed" to "1,000 sf"
	OFFICE:					
710	General Office	1,000 sf	9.74	10.84	11.3%	Updated TGR in ITE 11th Edition
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	23.83	0.0%	No change
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.12	34.21	0.3%	Updated TGR in ITE 11th Edition
770	Business Park (Flex-Space)	1,000 sf	12.65	12.65	0.0%	No change
	RETAIL:					
822	Retail 6,000 sfgla or less	1,000 sfgla	75.05	54.45	-27.4%	Re-alignment of retail/shopping land uses in ITE 11th Edition
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	75.05	54.45	-27.4%	Re-alignment of retail/shopping land uses in ITE 11th Edition
821	Retail 40,001to 150,000 sfgla	1,000 sfgla	37.75	67.52	78.9%	Re-alignment of retail/shopping land uses in ITE 11th Edition
820	Retail greater than 150,000 sfgla	1,000 sfgla	37.75	37.01	-2.0%	Re-alignment of retail/shopping land uses in ITE 11th Edition
840/841	New/Used Auto Sales	1,000 sf	24.58	24.58	0.0%	No change
849	Tire Superstore	1,000 sf	30.55	20.37	-	Unit of measure change from "service bay" to "1,000 sf"
850	Supermarket	1,000 sf	106.64	94.48	-11.4%	Updated TGR in ITE 11th Edition
851	Convenience Market, 24 hrs	1,000 sf	739.50	739.50	0.0%	No change
862	Home Improvement Superstore	1,000 sf	30.74	30.74	0.0%	No change
880/881	Pharmacy with & w/o Drive-Thru	1,000 sf	104.37	103.86	-0.5%	Updated TGR in ITE 11th Edition for LUC 881
890	Furniture Store	1,000 sf	6.26	6.26	0.0%	No change
	SERVICES:					
911	Bank/Savings w/out Drive-Thru	1,000 sf	59.39	57.94	-2.4%	Updated TGR in ITE 11th Edition
912	Bank/Savings w/Drive-Thru	1,000 sf	102.66	103.73	1.0%	Updated TGR in ITE 11th Edition
930	Fast Casual Restaurant	1,000 sf	315.17	97.14	-69.2%	Updated TGR in ITE 11th Edition (ITE data revision)
931	Low-Turnover Restaurant	1,000 sf	2.60	86.03	-	Unit of measure change from "seat" to "1,000 sf"
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	4.37	103.46	-	Unit of measure change from "seat" to "1,000 sf"
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	482.53	479.17	-0.7%	Updated TGR in ITE 11th Edition
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	409.25	0.0%	No change
941	Quick Lube	service bay	40.00	40.00	0.0%	No change
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	172.01	0.0%	No change
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	205.36	264.38	28.7%	Re-alignment of gas station w/ conv. land uses in ITE 11th Edition
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	230.52	345.75	50.0%	Re-alignment of gas station w/ conv. land uses in ITE 11th Edition
947	Self-Service Car Wash	service bay	43.94	43.94	0.0%	No change
948	Automated Car Wash	1,000 sf	142.00	142.00	0.0%	No change
n/a	Luxury Auto Sales	1,000 sf	16.30	16.30	0.0%	No change
	INDUSTRIAL:					
110	General Light Industrial	1,000 sf	4.96	4.87	-1.8%	Updated TGR in ITE 11th Edition
140	Manufacturing	1,000 sf	3.93	4.75	20.9%	Updated TGR in ITE 11th Edition
150	Warehousing	1,000 sf	1.74	1.71	-1.7%	Updated TGR in ITE 11th Edition
151	Mini-Warehouse	1,000 sf	1.49	1.46	-2.0%	Updated TGR in ITE 11th Edition
n/a	Mine/Commercial Excavation	1,000 cy	0.01	0.01	0.0%	No change

- See Appendix D for additional information

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Table A-43

Percent Change in Assessable Trip Length of Impact Fee Land Uses

ITE LUC	Land Use	Unit	TL 2019	TL 2024	%	Explanation
	RESIDENTIAL:					
210	Single Family (Detached) - Less than 4,000 sf	du	5.88	5.88	0.0%	No change
	Single Family (Detached) - 4,000 sf and greater	du	5.88	5.88	0.0%	No change
215	Single Family (Attached)	du	-	5.88	-	New land use
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	5.10	5.21	2.2%	Re-alignment of FL Studies Database (SFA studies separated)
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	5.10	5.21	2.2%	Re-alignment of FL Studies Database (SFA studies separated)
231	Mid-Rise Residential w/Ground-Floor Commercial	du	5.10	5.21	2.2%	Re-alignment of FL Studies Database (SFA studies separated)
232	High-Rise Residential w/Ground-Floor Commercial	du	5.10	5.21	2.2%	Re-alignment of FL Studies Database (SFA studies separated)
240	Mobile Home Park	du	4.60	4.60	0.0%	No change
251	Retirement Community - Detached (Single Family)	du	5.42	5.42	0.0%	No change
252	Retirement Community - Attached (Multi-Family)	du	3.28	3.28	0.0%	No change
254	Assisted Living	bed	2.59	2.59	0.0%	No change
	LODGING:					
310	Hotel	room	5.42	5.42	0.0%	No change
311	All Suites Hotel	room	5.42	5.42	0.0%	No change
320	Motel	room	4.34	4.34	0.0%	No change
	RECREATION:					
416	Campground/RV Park	site	4.60	4.60	0.0%	No change
420	Marina	berth	5.88	5.88	0.0%	No change
430	Golf Course	hole	2.22	2.24	0.9%	Slight increase due to LUC 445 (proxy use) update
n/a	Bundled Golf Course	hole	2.22	2.24	0.9%	Slight increase due to LUC 445 (proxy use) update
445	Movie Theater	1,000 sf	2.22	2.24	0.9%	Updated unit of measure, slight variation in TL weighted average
n/a	Dance Studio/Gymnastics	1,000 sf	2.97	2.97	0.0%	No change
	INSTITUTIONS:					
520	Elementary School (Private)	student	2.94	2.94	0.0%	No change
522	Middle/Junior High School (Private)	student	2.94	2.94	0.0%	No change
525	High School (Private)	student	2.94	2.94	0.0%	No change
540	University/Junior College (7,500 or fewer students) (Private)	student	5.88	5.88	0.0%	No change
550	University/Junior College (more than 7,500 students) (Private)	student	5.88	5.88	0.0%	No change
560	Church	1,000 sf	3.91	3.93	0.5%	Update to the FL Studies Database for LUC 820
565	Day Care Center	1,000 sf	2.03	2.03	0.0%	No change
	MEDICAL:					
610	Hospital	1,000 sf	5.88	5.88	0.0%	No change
620	Nursing Home	1,000 sf	2.59	2.59	0.0%	No change
	OFFICE:					
710	General Office	1,000 sf	5.15	5.15	0.0%	No change
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	5.55	5.55	0.0%	No change
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	5.55	5.55	0.0%	No change
770	Business Park (Flex-Space)	1,000 sf	5.38	5.38	0.0%	No change
	RETAIL:					
822	Retail 6,000 sfgla or less	1,000 sfgla	1.12	1.12	0.0%	No change
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	1.58	1.48	-6.3%	Re-alignment of retail/shopping tiers in ITE 11th Edition
821	Retail 40,001to 150,000 sfgla	1,000 sfgla	2.69	1.94	-27.9%	Re-alignment of retail/shopping tiers in ITE 11th Edition
820	Retail greater than 150,000 sfgla	1,000 sfgla	2.69	2.80	4.1%	Re-alignment of retail/shopping tiers in ITE 11th Edition
840/841	New/Used Auto Sales	1,000 sf	4.60	4.60	0.0%	No change
849	Tire Superstore	1,000 sf	2.32	2.32	0.0%	No change
850	Supermarket	1,000 sf	2.08	2.08	0.0%	No change
851	Convenience Market, 24 hrs	1,000 sf	1.52	1.07	-29.6%	Update to the FL Studies Database
862	Home Improvement Superstore	1,000 sf	2.34	2.34	0.0%	No change
880/881	Pharmacy with & w/o Drive-Thru	1,000 sf	2.08	2.08	0.0%	No change
890	Furniture Store	1,000 sf	4.05	4.05	0.0%	No change
	SERVICES:					
911	Bank/Savings w/out Drive-Thru	1,000 sf	2.46	2.46	0.0%	No change
912	Bank/Savings w/Drive-Thru	1,000 sf	2.46	2.46	0.0%	No change
930	Fast Casual Restaurant	1,000 sf	2.05	2.05	0.0%	No change
931	Low-Turnover Restaurant	1,000 sf	3.14	3.14	0.0%	No change
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	3.17	3.17	0.0%	No change
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	2.05	2.05	0.0%	No change
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	2.19	2.19	0.0%	No change
941	Quick Lube	service bay	2.32	2.32	0.0%	No change
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	1.01	1.01	0.0%	No change
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	1.01	1.01	0.0%	No change
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	1.01	1.01	0.0%	No change
947	Self-Service Car Wash	service bay	2.18	2.18	0.0%	No change
948	Automated Car Wash	1,000 sf	2.18	2.18	0.0%	No change
n/a	Luxury Auto Sales	1,000 sf	4.80	4.80	0.0%	No change
	INDUSTRIAL:					
110	General Light Industrial	1,000 sf	5.38	5.38	0.0%	No change
140	Manufacturing	1,000 sf	5.38	5.38	0.0%	No change
150	Warehousing	1,000 sf	5.38	5.38	0.0%	No change
151	Mini-Warehouse	1,000 sf	3.51	3.51	0.0%	No change
n/a	Mine/Commercial Excavation	1,000 cy	14.82	14.82	0.0%	No change

- See Appendix D for additional information
- Trip length values do not include the trip length adjustment factor

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Table A-44

Percent Change in Percent New Trips of Impact Fee Land Uses

ITE LUC	Land Use	Unit	PNT 2019	PNT 2024	%	Explanation
	RESIDENTIAL:					
210	Single Family (Detached) - Less than 4,000 sf	du	100%	100%	0.0%	No change
	Single Family (Detached) - 4,000 sf and greater	du	100%	100%	0.0%	No change
215	Single Family (Attached)	du	-	100%	-	New land use
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	100%	100%	0.0%	No change
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	100%	100%	0.0%	No change
231	Mid-Rise Residential w/Ground-Floor Commercial	du	100%	100%	0.0%	No change
232	High-Rise Residential w/Ground-Floor Commercial	du	100%	100%	0.0%	No change
240	Mobile Home Park	du	100%	100%	0.0%	No change
251	Retirement Community - Detached (Single Family)	du	100%	100%	0.0%	No change
252	Retirement Community - Attached (Multi-Family)	du	100%	100%	0.0%	No change
254	Assisted Living	bed	72%	72%	0.0%	No change
	LODGING:					
310	Hotel	room	66%	66%	0.0%	No change
311	All Suites Hotel	room	66%	66%	0.0%	No change
320	Motel	room	77%	77%	0.0%	No change
	RECREATION:					
416	Campground/RV Park	site	100%	100%	0.0%	No change
420	Marina	berth	90%	90%	0.0%	No change
430	Golf Course	hole	90%	90%	0.0%	No change
n/a	Bundled Golf Course	hole	90%	90%	0.0%	No change
445	Movie Theater	1,000 sf	88%	87%	-1.1%	Updated TGR unit of measure, slight variation in PNT weighted average
n/a	Dance Studio/Gymnastics	1,000 sf	80%	80%	0.0%	No change
	INSTITUTIONS:					
520	Elementary School (Private)	student	80%	80%	0.0%	No change
522	Middle/Junior High School (Private)	student	80%	80%	0.0%	No change
525	High School (Private)	student	90%	90%	0.0%	No change
540	University/Junior College (7,500 or fewer students) (Private)	student	90%	90%	0.0%	No change
550	University/Junior College (more than 7,500 students) (Private)	student	90%	90%	0.0%	No change
560	Church	1,000 sf	90%	90%	0.0%	No change
565	Day Care Center	1,000 sf	73%	73%	0.0%	No change
	MEDICAL:					
610	Hospital	1,000 sf	78%	78%	0.0%	No change
620	Nursing Home	1,000 sf	89%	89%	0.0%	No change
	OFFICE:					
710	General Office	1,000 sf	92%	92%	0.0%	No change
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	89%	89%	0.0%	No change
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	89%	89%	0.0%	No change
770	Business Park (Flex-Space)	1,000 sf	89%	89%	0.0%	No change
	RETAIL:					
822	Retail 6,000 sfgla or less	1,000 sfgla	39%	39%	0.0%	No change
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	50%	48%	-4.0%	Re-alignment of retail/shopping tiers in ITE 11th Edition
821	Retail 40,001to 150,000 sfgla	1,000 sfgla	74%	57%	-23.0%	Re-alignment of retail/shopping tiers in ITE 11th Edition
820	Retail greater than 150,000 sfgla	1,000 sfgla	74%	75%	1.4%	Re-alignment of retail/shopping tiers in ITE 11th Edition
840/841	New/Used Auto Sales	1,000 sf	79%	79%	0.0%	No change
849	Tire Superstore	1,000 sf	72%	72%	0.0%	No change
850	Supermarket	1,000 sf	56%	56%	0.0%	No change
851	Convenience Market, 24 hrs	1,000 sf	41%	41%	0.0%	No change
862	Home Improvement Superstore	1,000 sf	65%	65%	0.0%	No change
880/881	Pharmacy with & w/o Drive-Thru	1,000 sf	32%	32%	0.0%	No change
890	Furniture Store	1,000 sf	78%	78%	0.0%	No change
	SERVICES:					
911	Bank/Savings w/out Drive-Thru	1,000 sf	46%	46%	0.0%	No change
912	Bank/Savings w/Drive-Thru	1,000 sf	46%	46%	0.0%	No change
930	Fast Casual Restaurant	1,000 sf	58%	58%	0.0%	No change
931	Low-Turnover Restaurant	1,000 sf	77%	77%	0.0%	No change
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	71%	71%	0.0%	No change
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	58%	58%	0.0%	No change
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	59%	59%	0.0%	No change
941	Quick Lube	service bay	72%	72%	0.0%	No change
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	23%	23%	0.0%	No change
944	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	23%	23%	0.0%	No change
945	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	23%	23%	0.0%	No change
947	Self-Service Car Wash	service bay	68%	68%	0.0%	No change
948	Automated Car Wash	1,000 sf	68%	68%	0.0%	No change
n/a	Luxury Auto Sales	1,000 sf	85%	85%	0.0%	No change
	INDUSTRIAL:					
110	General Light Industrial	1,000 sf	92%	92%	0.0%	No change
140	Manufacturing	1,000 sf	92%	92%	0.0%	No change
150	Warehousing	1,000 sf	92%	92%	0.0%	No change
151	Mini-Warehouse	1,000 sf	92%	92%	0.0%	No change
n/a	Mine/Commercial Excavation	1,000 cy	97%	97%	0.0%	No change

- See Appendix D for additional information

Appendix B
Cost Component

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Appendix B: Cost Component

This appendix presents the detailed calculations for the cost component of the road impact fee update. Supporting data and estimates are provided for all cost variables, including:

- Design
- Right-of-Way
- Construction
- CEI
- Mitigation
- Urban Overpass/Major Intersections
- Roadway Capacity

Design

The design cost factor for county roads is estimated as a percentage of the construction cost per lane mile. This factor was determined based on a review of design-to-construction cost ratios from local improvements and from other jurisdictions throughout Florida. As shown in Table B-1, local factors ranged from seven (7) percent to 17 percent with a weighted average of 10 percent. As shown in Table B-2, design cost percentage experienced by jurisdictions throughout Florida ranges from six (6) percent to 14 percent with a weighted average of 11 percent. For purposes of this study, the design cost for county roads is estimated at **10 percent** of the construction cost per lane mile.

Table B-1

Design Cost Factor for County Roads – Collier County

Description	From	To	Design Cost	Construction Cost	Design %
Veteran's Memorial Blvd	E. of Livingston Rd	New High School	$695,000	$9,531,999	7.0%
Whippoorwill Ln	Pine Ridge Rd	Livingston Rd	$697,361	$4,023,089	17.0%
Total			**$1,392,361**	**$13,555,088**	**10.0%**

Source: Collier County

Table B-2

Design Cost Factor for County Roads – Other Florida Jurisdictions

Year	County	County Roadways (Cost per Lane Mile)		
		Design	Constr.	Design Ratio
2013	Hernando	$198,000	$1,980,000	10%
2013	Charlotte	$220,000	$2,200,000	10%
2014	Indian River	$159,000	$1,598,000	10%
2015	Collier	$270,000	$2,700,000	10%
2015	Brevard	$242,000	$2,023,000	12%
2015	Sumter	$210,000	$2,100,000	10%
2015	Marion	$167,000	$2,668,000	6%
2015	Palm Beach	$224,000	$1,759,000	13%
2017	St. Lucie	$220,000	$2,200,000	10%
2017	Clay	$239,000	$2,385,000	10%
2019	Collier	$385,000	$3,500,000	11%
2019	Sumter	$315,000	$2,862,000	11%
2020	Indian River	$291,000	$2,647,000	11%
2020	Hillsborough	$484,000	$4,036,000	12%
2020	Hernando	$232,000	$2,108,000	11%
2021	Manatee	$308,000	$2,800,000	11%
2021	Flagler	$258,000	$2,582,000	10%
2022	Lake	$215,000	$2,145,000	10%
2022	Volusia	$188,000	$2,350,000	8%
2023	Manatee	$546,000	$3,900,000	14%
Average		**$269,000**	**$2,527,000**	**11%**

Source: Each respective jurisdiction

Right-of-Way

The ROW cost reflects the total cost of the acquisitions along a corridor that are necessary to have sufficient cross-section width to widen an existing road or, in the case of new construction, build a new road.

Collier County has been purchasing ROW for the extension of Vanderbilt Beach Road (from Collier Blvd to 16th Street NE). The ROW purchases for this improvement have been on-going for several years. Therefore, past acquisition costs were indexed to present day dollars using the recent trends in just value per acre increases for vacant land in Collier County.

As shown in Table B-3, the total indexed ROW cost is approximately 71 percent of the construction cost for the improvement. However, a portion of these acquisition costs occurred several years back and are dated compared to the construction cost figure. To determine a more

accurate representation of the ROW-to-construction ratio, the recent portion of the acquisition costs (anything acquired since 2020) were separated from the total ROW costs and indexed to present day dollars. With these adjustments applied, the ROW-to-construction factor for the Vanderbilt Beach Rd Ext. was calculated at approximately 47 percent.

In addition to local data, the ROW-to-construction cost ratios from other jurisdictions throughout Florida were reviewed. As shown in Table B-4, the ROW factors ranged from 10 percent to 60 percent with a weighted average of 36 percent.

For purposes of this study, the ROW cost for county roads is estimated at **45 percent** of the construction cost per lane mile. This estimate was based on the adjusted factor calculated for the Vanderbilt Beach Road Extension and discussions with Collier County.

Table B-3

Right-of-Way Cost Factor for County Roads – Collier County

Description	From	To	Right-of-Way Cost	Construction Cost	ROW-to-Construction Ratio
New Construction					
Vanderbilt Beach Rd Ext. Ph I	Weber Blvd	16th St NE	$41,877,878	$135,657,917	31%
Alternate ROW Cost (all acquisitions, indexed to current $)[(1)]:			$96,960,000	$135,657,917	71%
Alternate ROW Cost (2020+ acquisitions, indexed to current $)[(2)]:			$64,212,000	$135,657,917	**47%**

Source: Collier County

1) Present day cost of $41.9 million of ROW acquisitions. ROW figure rounded to nearest $000
2) Present day cost of ROW acquisitions made since 2020. ROW figure rounded to nearest $000

Table B-4

Right-of-Way Cost Factor for County Roads – Other Florida Jurisdictions

Year	County	County Roadways (Cost per Lane Mile)		
		ROW	Constr.	ROW Ratio
2013	Hernando	$811,800	$1,980,000	41%
2013	Charlotte	$1,034,000	$2,200,000	47%
2014	Indian River	$656,000	$1,598,000	41%
2015	Collier	$863,000	$2,700,000	32%
2015	Brevard	$708,000	$2,023,000	35%
2015	Sumter	$945,000	$2,100,000	45%
2015	Marion	$1,001,000	$1,668,000	60%
2015	Palm Beach	$721,000	$1,759,000	41%
2017	St. Lucie	$990,000	$2,200,000	45%
2017	Clay	$954,000	$2,385,000	40%
2018	Collier	$1,208,000	$3,500,000	35%
2019	Sumter	$1,202,000	$2,862,000	42%
2020	Indian River	$529,000	$2,647,000	20%
2020	Hillsborough	$1,448,000	$2,897,000	50%
2020	Hernando	$844,000	$2,108,000	40%
2021	Manatee	$1,120,000	$2,800,000	40%
2021	Flagler	$258,000	$2,582,000	10%
2022	Lake	$1,073,000	$2,145,000	50%
2022	Volusia	$470,000	$2,350,000	20%
2023	Manatee	$741,000	$3,900,000	19%
Average		**$879,000**	**$2,420,000**	**36%**

Source: Each respective jurisdiction

Construction

The construction cost for county roads (curb & gutter, urban section design) was based on local projects in Collier. A review of local construction cost data from recent years identified two new construction projects and two lane addition projects:

- Veteran's Memorial Blvd from E. of Livingston Road to New High School (0 to 4 lanes)
- Whippoorwill Lane from Pine Ridge Road to Livingston Road (0 to 2 lanes)
- Vanderbilt Beach Road Phase II from US 41 to E. of Goodlette-Frank Road (4 to 6 lanes)
- Wilson Blvd from Golden Gate Blvd to Immokalee Road (2 to 4 lanes)

As shown in Table B-5, the construction costs for the new road construction improvements were lower than those for lane addition improvements. To calculate a weighted average cost per lane mile, the average cost per lane mile for new construction ($1.5 million) and lane additions ($6.3

million) were weighted by the distribution of new construction and lane addition improvements in the 2045 LRTP (county roads only).

In addition to local improvements, recent bids/completed projects from other communities throughout Florida were reviewed to increase the sample size of data. This review included approximately 185 lane miles of improvements across 15 different counties, averaging $3.5 million per lane mile (all improvements have curb & gutter design characteristics). Additional details are provided in Table B-6.

Based primarily on a review of the local projects, a construction of **$3.8 million per lane mile** for county roads (curb & gutter) was utilized for the road impact fee calculation.

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Table B-5

Local Roadway Construction Costs – County Roads

Description	From	To	Year	Feature	Design	Length	Lanes Added	Lane Miles Added	Construction Cost	Construction Cost per Lane Mile
New Construction										
Veteran's Memorial Blvd	E. of Livingston Rd	New High School	2023	0 to 4	C&G	1.75	4	7.00	$9,531,999	$1,361,714
Whippoorwill Ln	Pine Ridge Rd	Livingston Rd	2023	0 to 2	C&G	1.15	2	2.30	$4,023,089	$1,749,169
Total, New Construction								**9.30**	**$13,555,088**	**$1,457,536**
Lane Addition										
Vanderbilt Beach Rd Ph. II	US 41	E. of Goodlette-Frank Rd	2025	4 to 6	C&G	1.02	2	2.04	$12,515,878	$6,135,234
Wilson Blvd Corridor Study	Golden Gate Blvd	Immokalee Rd	2021	2 to 4	C&G	3.20	2	6.40	$40,789,720	$6,373,394
Total, Lane Addition								**8.44**	**$53,305,598**	**$6,315,829**
Lane Mile Distribution from LRTP, new construction[(1)]										51%
Lane Mile Distribution from LRTP, lane addition[(2)]										49%
Weighted Average										**$3,838,000**

Source: Collier County
1) Source: Table B-11, Item (c)
2) Source: Table B-11, Item (d)

Table B-6

Construction Cost – County Road Improvements from Other Florida Jurisdictions

County	County Classification	District	Description	From	To	Year	Feature	Design	Length	Lanes Added	Lane Miles Added	Construction Cost	Construction Cost per Lane Mile
URBAN Counties; Curb & Gutter													
Orange	Urban	5	CR 535 Seg. F	Overstreet Rd	Fossick Rd	2014	2 to 4	Curb & Gutter	0.60	2	1.20	$3,263,746	$2,719,788
Hillsborough	Urban	7	Boyette Rd, Ph. III	Donneymoor Dr	Bell Shoals Rd	2014	2 to 4	Curb & Gutter	1.84	2	3.68	$25,720,068	$6,989,149
Orange	Urban	5	International Dr	Westwood Blvd	Westwood Blvd	2015	4 to 6	Curb & Gutter	2.20	2	4.40	$16,775,875	$3,812,699
Orange	Urban	5	Reams Rd	Delmar Ave	Taborfield Ave	2017	2 to 4	Curb & Gutter	0.36	2	0.72	$3,409,584	$4,735,533
Orange	Urban	5	Destination Pkwy 1B/2A	Tradeshow Blvd	Lake Cay	2017	2 to 4	Curb & Gutter	0.78	2	1.56	$6,110,403	$3,916,925
Hillsborough	Urban	7	Bruce B. Downs Blvd, Seg. A	Bearss Ave	Palm Springs Blvd	2017	4 to 8	Curb & Gutter	3.56	4	14.24	$37,155,153	$2,609,210
Hillsborough	Urban	7	Bruce B. Downs Blvd, Seg. D	Pebble Creek Dr	Pasco Co. Line	2018	4 to 8	Curb & Gutter	1.36	4	5.44	$17,755,778	$3,263,930
Hillsborough	Urban	7	CR 580 (Sam Allen Rd)	SR 39A (Paul Buchman Hwy)	Park Rd	2018	2 to 4	Curb & Gutter	2.00	2	4.00	$23,200,000	$5,800,000
Palm Beach	Urban	4	Roebuck Rd	Jog Rd	Haverhill Rd	2018	2 to 5	Curb & Gutter	1.03	3	3.10	$5,154,028	$1,662,590
Palm Beach	Urban	4	Lyons Rd	Clint Moore Rd	N of LWDD L-39 Canal	2018	2 to 4	Curb & Gutter	0.70	2	1.40	$3,163,022	$2,259,301
Orange	Urban	5	Holden Ave	John Young Pkwy	Orange Blossom Tr	2019	0/2 to 4	Curb & Gutter	1.24	2/4	3.50	$18,798,771	$5,371,077
Orange	Urban	5	Boggy Creek Rd N	South Access Rd	Wetherbee Rd	2019	2 to 4	Curb & Gutter	1.29	2	2.58	$8,585,774	$3,327,819
Palm Beach	Urban	4	Hood Rd	E. of FL Turnpike	W. of Central Blvd	2019	2 to 4	Curb & Gutter	0.95	2	1.90	$12,686,954	$6,677,344
Palm Beach	Urban	4	Silver Beach Rd	E. of Congress Ave	Old Dixie/Pre. Barack Obama Hwy	2019	2 to 3	Curb & Gutter	0.90	1	0.90	$4,478,355	$4,975,950
Hillsborough	Urban	7				2019		Curb & Gutter	6.08	2	12.16	$67,919,173	$5,585,458
Hillsborough	Urban	7				2019		Curb & Gutter	1.75	2	3.50	$48,417,488	$13,833,568
Total (2014-2023); Urban Counties ONLY									**Count:**	**16**	**64.28**	**$302,594,172**	**$4,707,000**
SUBURBAN/RURAL Counties; Curb & Gutter													
Collier	Suburban/Rural	1	Golden Gate Blvd	Wilson Blvd	Desoto Blvd	2014	2 to 4	Curb & Gutter	2.40	2	4.80	$16,003,504	$3,334,063
Brevard	Suburban/Rural	5	St. Johns Heritage Pkwy	SE of I-95 Intersection	US 192 (Space Coast Pkwy)	2014	0 to 2	Curb & Gutter	3.11	2	6.22	$16,763,567	$2,695,107
Sarasota	Suburban/Rural	1	Bee Ridge Rd	Mauna Loa Blvd	Iona Rd	2014	2 to 4	Curb & Gutter	2.68	2	5.36	$14,066,523	$2,624,351
St. Lucie	Suburban/Rural	4	W Midway Rd (CR 712)	Selvitz Rd	25th St	2014	2 to 4	Curb & Gutter	1.00	2	2.00	$15,359,926	$7,679,963

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Table B-6 (continued)

Construction Cost – County Road Improvements from Other Florida Jurisdictions

County	County Classification	District	Description	From	To	Year	Feature	Design	Length	Lanes Added	Lane Miles Added	Construction Cost	Construction Cost per Lane Mile
SUBURBAN/RURAL Counties; Curb & Gutter													
Lake	Suburban/Rural	5	N. Hancock Rd Ext.	Old 50	Gatewood Dr	2014	0/2 to 4	Curb & Gutter	1.50	2/4	5.00	$8,185,574	$1,637,115
Polk	Suburban/Rural	1	CR 655 & CR 559A	Pace Rd & N of CR 559A	N. of CR 559A & SR 599	2014	2 to 4	Curb & Gutter	2.60	2	5.20	$10,793,552	$2,075,683
Volusia	Suburban/Rural	5	Howland Blvd	Courtland Blvd	N. of SR 415	2014	2 to 4	Curb & Gutter	2.08	2	4.16	$11,110,480	$2,670,788
Polk	Suburban/Rural	1	Ernie Caldwell Blvd	Pine Tree Tr	US 17/92	2015	0 to 4	Curb & Gutter	2.41	4	9.64	$19,535,391	$2,026,493
Flagler	Suburban/Rural	5	Old Kings Rd Ext.	Forest Grove Dr	Matanzas Woods Pkwy	2015	0 to 4	Curb & Gutter	0.52	4	2.08	$4,831,579	$2,322,875
Manatee	Suburban/Rural	1	44th Ave E	15th St E	19th St Ct E	2015	2 to 4	Curb & Gutter	0.45	2	0.90	$5,454,438	$6,060,487
Hendry	Suburban/Rural	1	Helms Rd Ext.	SR 29	SR 80	2015	0 to 4	Curb & Gutter	2.60	4	10.40	$14,678,000	$1,411,346
Volusia	Suburban/Rural	5	LPGA Blvd	Jimmy Ann Dr/Grand Reserve	Derbyshire Rd	2016	2 to 4	Curb & Gutter	0.68	2	1.36	$3,758,279	$2,763,440
St. Lucie	Suburban/Rural	4	W Midway Rd (CR 712)	25th St	US 1	2016	2 to 4	Curb & Gutter	1.60	2	3.20	$31,483,319	$9,838,537
Lake	Suburban/Rural	5	CR 466A, Ph. I	US 27/441	Sunny Ct	2016	2 to 4	Curb & Gutter	0.44	2	0.88	$3,237,561	$3,679,047
Manatee	Suburban/Rural	1	44th Ave E	19th St Ct E	30th St E	2016	0 to 4	Curb & Gutter	0.90	4	3.60	$11,763,178	$3,267,549
Lake	Suburban/Rural	5	CR 466A, Ph. IIIA	Poinsettia Ave	Century Ave	2018	2 to 4	Curb & Gutter	0.42	2	0.84	$3,368,889	$4,010,582
Volusia	Suburban/Rural	5	Williamson Blvd	LPGA Blvd	Strickland Range Rd	2019	2 to 4	Curb & Gutter	0.93	2	1.86	$4,951,165	$2,661,917
Lake	Suburban/Rural	5	North Hancock Rd	CR 561A	Minneola Interchange	2018	0 to 2	Curb & Gutter	1.20	2	2.40	$2,902,256	$1,209,273
Lee	Suburban/Rural	1	Alico Rd	Ben Hill Griffin Pkwy	E. of Airport Haul Rd	2018	2 to 4	Curb & Gutter	1.78	2	3.56	$18,062,562	$5,073,753
Lee	Suburban/Rural	1	Homestead Rd	S. of Sunrise Blvd	N. of Alabama Rd	2018	2 to 4	Curb & Gutter	2.25	2	4.50	$14,041,919	$3,120,426
Lake	Suburban/Rural	5	Citrus Grove Rd, Ph. I	W. of Grassy Lake Rd	Hancock Rd	2019	0 to 4	Curb & Gutter	0.87	4	3.48	$5,751,614	$1,652,763
Lake	Suburban/Rural	5	Education Ave	Grassy Lake Rd	US 27	2019	0 to 2	Curb & Gutter	1.22	2	2.44	$3,324,769	$1,362,610
Hernando	Suburban/Rural	7	Cortez Blvd Frontage Rd @ I-75			2020	0 to 2	Curb & Gutter	0.62	2	1.24	$2,064,688	$1,665,071
Volusia	Suburban/Rural	5	Howland Blvd	Providence Blvd	Elkcam Blvd	2020	2 to 4	Curb & Gutter	2.38	2	4.76	$11,290,456	$2,371,945
Volusia	Suburban/Rural	5	Orange Camp Rd	MLK Blvd	I-4	2020	2 to 4	Curb & Gutter	2.23	2	4.46	$8,741,920	$1,960,072
Volusia	Suburban/Rural	5	10th St	Myrtle Ave	US-1	2020	0/2 to 4	Curb & Gutter	0.47	2/4	1.42	$9,456,399	$6,659,436
Lake	Suburban/Rural	5	Citrus Grove Rd, Ph. III	US 27	Scrub Jay Ln	2020	2 to 4	Curb & Gutter	0.81	2	1.62	$6,434,819	$3,972,110
Marion	Suburban/Rural	5	SW 49th Ave, South Segment E	0.7 mi S. of CR 484	CR 484	2020	0 to 4	Curb & Gutter	0.70	4	2.80	$2,839,889	$1,014,246
Marion	Suburban/Rural	5	FL Crossroads Commerce Park R	South Terminus	Hwy 484	2020	0 to 2	Curb & Gutter	1.10	2	2.20	$3,229,878	$1,468,126
Marion	Suburban/Rural	5	CR 484	Marion Oaks Pass	Marion Oaks Course	2020	2 to 4	Curb & Gutter	1.50	2	3.00	$6,348,828	$2,116,276
Manatee	Suburban/Rural	1	Ft Hamer Rd	US 301	69th St E	2021	0 to 4	Curb & Gutter	0.75	4	3.00	$11,637,711	$3,879,237
Manatee	Suburban/Rural	1	44th Ave E	44th Ave Plaza E	Lakewood Ranch Blvd	2023	0 to 4	Curb & Gutter	2.50	4	10.00	$29,809,786	$2,980,979
Manatee	Suburban/Rural	1	Moccasin Wallow Rd	W of 115th Ave E	US 301	2023	2 to 4	Curb & Gutter	1.30	2	2.60	$16,647,973	$6,403,067
Total (2014-2023); Suburban/Rural Counties ONLY									**Count:**	**33**	**120.98**	**$347,930,392**	**$2,876,000**
Total (2020-2023); Suburban/Rural Counties ONLY									**Count:**	**11**	**37.10**	**$108,502,347**	**$2,925,000**
URBAN & SUBURBAN/RURAL Counties; Curb & Gutter													
Total (2014-2023); Urban & Suburban/Rural Counties									**Count:**	**49**	**185.26**	**$650,524,564**	**$3,511,000**

Source: Data obtained from each respective county

Construction Engineering/Inspection

The CEI cost factor for county roads was estimated as a percentage of the construction cost per lane mile. This factor was determined based on a review of CEI-to-construction cost ratios from other jurisdictions throughout Florida. As shown in Table B-7, recent CEI factors for county roads ranged from 3 percent to 17 percent with a weighted average of nine (9) percent. For purposes of this study, the CEI cost for county roads was calculated at **nine (9) percent** of the construction cost per lane mile.

Table B-7

CEI Cost Factor for County Roads – Other Florida Jurisdictions

Year	County	County Roadways (Cost per Lane Mile)		
		CEI	Constr.	CEI Ratio
2013	Hernando	$178,200	$1,980,000	9%
2013	Charlotte	$220,000	$2,200,000	10%
2014	Indian River	$143,000	$1,598,000	9%
2015	Collier	$270,000	$2,700,000	10%
2015	Brevard	$344,000	$2,023,000	17%
2015	Sumter	$147,000	$2,100,000	7%
2015	Marion	$50,000	$1,668,000	3%
2015	Palm Beach	$108,000	$1,759,000	6%
2017	St. Lucie	$198,000	$2,200,000	9%
2017	Clay	$191,000	$2,385,000	8%
2019	Collier	$315,000	$3,500,000	9%
2019	Sumter	$258,000	$2,862,000	9%
2020	Indian River	$238,000	$2,647,000	9%
2020	Hillsborough	$363,000	$4,036,000	9%
2020	Hernando	$189,000	$2,108,000	9%
2021	Manatee	$252,000	$2,800,000	9%
2021	Flagler	$232,000	$2,582,000	9%
2022	Lake	$172,000	$2,145,000	8%
2022	Volusia	$259,000	$2,350,000	11%
2023	Manatee	$429,000	$3,900,000	11%
Average		**$228,000**	**$2,477,000**	**9%**

Source: Each respective jurisdiction

Mitigation

County Roads

Mitigation cost estimates were developed based on cost data received for two recent projects in Collier County:

- Goodland Dr from San Marco Rd to Harbor Pl
- Vanderbilt Beach Rd Ext. from Collier Blvd to 16th St NE

As shown in Table B-8, the weighted average cost per lane mile for the two county roads projects is approximately $38,000 per lane mile.

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Table B-8
Mitigation Costs – County Roads

Mitigation Type	Proj. #	Description	From	To	Feature	Lanes Added	Mitigation Cost	Project Length (Miles)	Lane Miles Added	Mitigation Cost per Lane Mile
Forested Saltwater	60200.3	Goodland Dr	San Marco Rd	Harbor Pl	0 to 2	2	$212,400	0.80	1.60	$132,750
Panther Habitat/Wetlands	60168.5	Vanderbilt Beach Rd Ext.	Collier Blvd	16th St NE	0 to 6	6	$1,431,452	7.00	42.00	$34,082
Total							**$1,643,852**	**-**	**43.60**	**$38,000**

Source: Collier County

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Urban Overpass/Major Intersection

The urban overpass cost estimate was based on eight on-going/planned improvements along county and state roads in Collier County. These projects are estimated to have a total cost of approximately $135 million, as shown in Table B-9. This total was then divided by the total lane miles of road capacity improvements in the Needs Plan from the 2045 Long Range Transportation Plan (Table B-10) to develop an urban overpass cost per lane mile. The resulting cost of approximately $544,000 per lane mile is used in the road impact fee calculation.

Table B-9

Urban Overpass/Major Intersection Costs – County & State Roads

Major Intersection and Overpass Projects	Status	Cost[1]
US 41 (SR 90)(Tamiami Tr E) @ Goodlette-Frank Rd	2045 CFP (2026-2030)	$13,000,000
Immokalee Rd @ Livingston Rd	2045 CFP (2026-2030)	$38,000,000
Immokalee Rd @ I-75 (DDI)	Study	$9,000,000
Immokalee Rd @ Logan Blvd (CFI)	2045 CFP (2036-2045)	$17,500,000
Golden Gate Pkwy @ Livingston Rd	2045 CFP (2026-2030)	$24,500,000
US 41 @ Collier Blvd	2045 CFP (2031-2035)	$17,250,000
Pine Ridge Rd @ Livingston Rd (CFI)	n/a	$6,600,000
Pine Ridge Rd @ I-75 (DDI)	Moving into design	$8,800,000
Total Urban Overpass/Major Intersection Cost		**$134,650,000**
Total 2045 Needs Plan (Cost Feasible/Unfunded) Lane Miles Added[2]		247.38
Total Urban Overpass/Major Intersection Cost per Lane Mile[3]		**$544,000**

1) Source: Collier County
2) Source: Table B-10
3) Total urban overpass cost divided by the total lane miles that are projected to be constructed in the Needs Plan of the 2045 Long Range Transportation Plan (Item 2), rounded to thousands

Roadway Capacity

As shown in Table B-10, the average capacity per lane miles was based on the projects in the Collier County 2045 Long Range Transportation Plan's cost feasible and unfunded roadway projects lists. The listing of projects reflects the mix of improvements that will yield the vehicle-miles of capacity (VMC) that will be built in Collier County. The resulting weighted average capacity per lane mile of approximately 9,300 and several other variables from the table were used in the road impact fee calculations.

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Table B-10

Collier County 2045 Long Range Transportation Plan – Cost Feasible and Unfunded Needs Plan Projects

Map ID	County/ State	Facility	From	To	Project Type	Project Length	# of Existing Lanes	# of Future Lanes	Lane Miles Added	Initial Capacity	Future Capacity	Added Capacity	Vehicle-Miles of Capacity Added	VMC Added per Lane Mile
1	County	Benfield Rd Ext.	The Lords Way	City Gate Blvd N	New 2-Lane Rd	2.26	0	2	4.52	0	21,300	21,300	48,138	10,650
2	County	Benfield Rd	US 41 (SR 90) Tamiami Tr E)	Rattlesnake-Hammock Ext.	New 2-Lane Rd	4.50	0	2	9.00	0	21,300	21,300	95,850	10,650
3	County	Big Cypress Pkwy	North of I-75	Golden Gate Blvd	New 2-Lane Rd	2.00	0	2	4.00	0	21,300	21,300	42,600	10,650
4	County	Big Cypress Pkwy	Golden Gate Blvd	Vanderbilt Beach Rd Ext.	New 2-Lane Rd	1.27	0	2	2.54	0	21,300	21,300	27,051	10,650
5	County	Big Cypress Pkwy	Vanderbilt Beach Rd Ext.	Oil Well Rd	New 2-Lane Rd	3.00	0	2	6.00	0	21,300	21,300	63,900	10,650
6	County	Big Cypress Pkwy	Oil Well Rd	Immokalee Rd	New 2-Lane Rd	5.00	0	2	10.00	0	21,300	21,300	106,500	10,650
7	County	Camp Keais Rd	Pope John Paul Blvd	Oil Well Rd	Widen from 2 to 4-Lanes	3.00	2	4	6.00	21,300	54,000	32,700	98,100	16,350
8	County	Camp Keais Rd	Immokalee Rd	Pope John Paul Blvd	Widen from 2 to 4-Lanes	2.65	2	4	5.30	21,300	54,000	32,700	86,655	16,350
9	County	Collier Blvd (CR 951)	Golden Gate Main Canal	Green Blvd	Widen from 4 to 6-Lanes	2.00	4	6	4.00	35,820	53,910	18,090	36,180	9,045
10	County	CR 951 Ext.	Collier Blvd (CR 951) (N. terminus)	Lee/Collier County Line	New 2-Lane Rd	3.36	0	2	6.72	0	14,580	14,580	48,989	7,290
11	County	Everglades Blvd	Randall Blvd	S. of Oil Well Rd	Widen from 2 to 4-Lanes	0.63	2	4	1.26	14,580	31,950	17,370	10,943	8,685
12	County	Everglades Blvd	Vanderbilt Beach Rd Ext.	Randall Blvd	Widen from 2 to 4-Lanes	2.12	2	4	4.24	14,580	31,950	17,370	36,824	8,685
13	County	Everglades Blvd	Golden Gate Blvd	Vanderbilt Beach Rd Ext.	Widen from 2 to 4-Lanes	1.14	2	4	2.28	14,580	31,950	17,370	19,802	8,685
14	County	Everglades Blvd	I-75 (SR 93)	Golden Gate Blvd	Widen from 2 to 4-Lanes	5.33	2	4	10.66	14,580	31,950	17,370	92,582	8,685
15	County	Golden Gate Blvd	Everglades Blvd	Desoto Blvd	Widen from 2 to 4-Lanes	1.83	2	4	3.66	12,780	27,360	14,580	26,681	7,290
16	County	Golden Gate Blvd Ext.	Desoto Blvd	Big Cypress Pkwy	New 4-Lane Rd	0.94	0	4	3.76	0	27,360	27,360	25,718	6,840
17	County	Goodlette-Frank Rd	Vanderbilt Beach Rd	Immokalee Rd	Widen from 2 to 4-Lanes	1.80	2	4	3.60	15,930	35,820	19,890	35,802	9,945
18	County	Green Blvd	Santa Barbara/Logan Blvd	Sunshine Blvd	Widen from 2 to 4-Lanes	1.00	2	4	2.00	15,930	35,820	19,890	19,890	9,945
19	County	Green Blvd Ext. (16th Ave SW)	23rd St SW	Wilson Blvd Ext. (Corridor Study)	New 2-Lane Rd (Future Study Area)	2.90	0	2	5.80	0	15,930	15,930	46,197	7,965
20	County	Green Blvd Ext. (16th Ave SW)	CR 951	23rd St SW (Corridor Study)	New 4-Lane Rd (Future Study Area)	2.10	0	4	8.40	0	35,820	35,820	75,222	8,955
21	County	Green Blvd Ext. (16th Ave SW)	Wilson Blvd Ext.	Everglades Blvd (Corridor Study)	New 2-Lane Rd	3.90	0	2	7.80	0	15,930	15,930	62,127	7,965
30	County	Immokalee Rd (CR 846)	Camp Keais Rd	Carver St	Widen from 2 to 4-Lanes	2.40	2	4	4.80	21,300	54,000	32,700	78,480	16,350
31	County	Immokalee Rd (CR 846)	SR 29	Airpark Blvd	Widen from 2 to 4-Lanes	0.42	2	4	0.84	21,300	54,000	32,700	13,734	16,350
32	County	Keane Ave	Inez Rd	Wilson Blvd Ext.	New 2-Lane Rd (Future Study Area)	2.10	0	2	4.20	0	15,930	15,930	33,453	7,965
33	County	Little League Rd Ext.	SR 82	Westclox St	New 2-Lane Rd	3.77	0	2	7.54	0	15,930	15,930	60,056	7,965
34	County	Logan Blvd	Green Blvd	Pine Ridge Rd	Widen from 4 to 6-Lanes	0.90	4	6	1.80	35,820	53,910	18,090	16,281	9,045
35	County	Logan Blvd	Vanderbilt Beach Rd	Immokalee Rd	Widen from 2 to 4-Lanes	2.00	2	4	4.00	15,930	35,820	19,890	39,780	9,945
36	County	Logan Blvd	Pine Ridge Rd	Vanderbilt Beach Rd	Widen from 2 to 4-Lanes	2.21	2	4	4.42	15,930	35,820	19,890	43,957	9,945
37	County	Oil Well Rd/CR 858	Everglades Blvd	Oil Well Grade Rd	Widen from 2 to 6-Lanes	3.89	2	6	15.56	14,580	48,150	33,570	130,587	8,392
38	County	Oil Well Rd/CR 858	Ave Maria Entrance	Camp Keais Rd	Widen from 2 to 6-Lanes	1.00	2	6	4.00	14,580	48,150	33,570	33,570	8,393
40	County	Orange Blossom Dr	Airport Pulling Rd	Livingston Rd	Widen from 2 to 4-Lanes	1.00	2	4	2.00	14,580	31,950	17,370	17,370	8,685
41B	County	Randall Blvd	Immokalee Rd	8th St NE	Widen from 2 to 6-Lanes	0.52	2	6	2.08	14,580	48,150	33,570	17,456	8,392
42	County	Randall Blvd	8th St NE	Everglades Blvd	Widen from 2 to 6-Lanes	2.84	2	6	11.36	14,580	48,150	33,570	95,339	8,393
43	County	Randall Blvd	Everglades Blvd	Desoto Blvd	Widen from 2 to 4-Lanes	1.84	2	4	3.68	14,580	31,950	17,370	31,961	8,685
44	County	Randall Blvd	Desoto Blvd	Big Cypress Pkwy	New 4-Lane Rd	0.93	0	4	3.72	0	31,950	31,950	29,714	7,988
45	County	Santa Barbara Blvd	Painted Leaf Ln	Green Blvd	Widen from 4 to 6-Lanes	1.46	4	6	2.92	35,820	53,910	18,090	26,411	9,045
62A	County	Vanderbilt Beach Rd Ext.	16th St	Everglades Blvd	New 2-Lane Rd	1.84	0	2	3.68	0	16,200	16,200	29,808	8,100
62B	County	Vanderbilt Beach Rd Ext.	Everglades Blvd	Big Cypress Pkwy	New 2-Lane Rd	2.62	0	2	5.24	0	16,200	16,200	42,444	8,100
63	County	Westclox St Ext.	Little League Rd	West of Carson Rd	New 2-Lane Rd	0.29	0	2	0.58	0	15,930	15,930	4,620	7,966
64	County	Wilson Blvd	Golden Gate Blvd	Immokalee Rd	Widen from 2 to 4-Lanes	3.21	2	4	6.42	13,320	29,160	15,840	50,846	7,920
65	County	Wilson Blvd	Keane Ave	Golden Gate Blvd	New 2-Lane Rd	3.23	0	2	6.46	0	15,930	15,930	51,454	7,965
67	County	Veterans Memorial Blvd Ext.	Strand Blvd	I-75	New 4-Lane Rd	0.37	0	4	1.48	0	35,820	35,820	13,253	8,955
70	County	Green Blvd Ext.	Everglades Blvd	Big Cypress Pkwy	New 2-Lane Rd	3.40	0	2	6.80	0	15,930	15,930	54,162	7,965
76	County	Vanderbilt Dr	Immokalee Rd	Woods Edge Pkwy	Widen from 2 to 4-Lanes	3.00	2	4	6.00	15,930	35,820	19,890	59,670	9,945
80	County	Vanderbilt Beach Rd	Goodlette-Frank Rd	Airport Pulling Rd	Widen from 4 to 6-Lanes	1.20	4	6	2.40	35,820	53,910	18,090	21,708	9,045
90	County	Pine Ridge Rd	Logan Blvd	Collier Blvd	Widen from 4 to 6-Lanes	1.89	4	6	3.78	35,820	53,910	18,090	34,190	9,045
93	County	Immokalee Rd	Shady Hollow Blvd E	Rural Village Rd	Widen from 2 to 4-Lanes	1.00	2	4	2.00	14,580	31,950	17,370	17,370	8,685
94	County	Rural Village Rd	Immokalee Rd	Immokalee Rd	New 4-Lane Rd	4.52	0	4	18.08	0	31,950	31,950	144,414	7,988
								Total:	**247.38**				**2,297,839**	**9,300**

Source: Collier County 2045 Long Range Transportation Plan
Figures rounded to nearest 00

Appendix C
Credit Component

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Appendix C: Credit Component

This appendix presents the detailed calculations for the credit component. County fuel taxes that are collected in Collier County are listed below, along with a few pertinent characteristics of each.

1. Constitutional Fuel Tax (2¢/gallon)

- Tax applies to every net gallon of motor and diesel fuel sold within a county. Collected in accordance with Article XII, Section 9 (c) of the Florida Constitution.
- The State allocated 80 percent of this tax to Counties after first withholding amounts pledged for debt service on bonds issued pursuant to provisions of the State Constitution for road and bridge purposes.
- The 20 percent surplus can be used to support the road construction program within the county.
- Counties are not required to share the proceeds of this tax with their municipalities.

2. County Fuel Tax (1¢/gallon)

- Tax applies to every net gallon of motor and diesel fuel sold within a county.
- Primary purpose of these funds is to help reduce a County's reliance on ad valorem taxes.
- Proceeds are to be used for transportation-related expenses, including the reduction of bond indebtedness incurred for transportation purposes. Authorized uses include acquisition of rights-of-way; the construction, reconstruction, operation, maintenance, and repair of transportation facilities, roads, bridges, bicycle paths, and pedestrian pathways; or the reduction of bond indebtedness incurred for transportation purposes.
- Counties are not required to share the proceeds of this tax with their municipalities.

3. Ninth-Cent Fuel Tax (1¢/gallon)

- Tax applies to every net gallon of motor and diesel fuel sold within a county.
- Proceeds may be used to fund transportation expenditures.
- To accommodate statewide equalization, this tax is automatically levied on diesel fuel in every county, regardless of whether a County is levying the tax on motor fuel at all.
- Counties are not required to share the proceeds of this tax with their municipalities.

4. 1st Local Option Tax (up to 6¢/gallon)

- Tax applies to every net gallon of motor and diesel fuel sold within a county.
- Proceeds may be used to fund transportation expenditures.

- To accommodate statewide equalization, all six cents are automatically levied on diesel fuel in every county, regardless of whether a county is levying the tax on motor fuel at all or at the maximum rate.
- Proceeds are distributed to a county and its municipalities according to a mutually agreed upon distribution ratio, or by using a formula contained in the Florida Statutes.

5. 2nd Local Option Tax (up to 5¢/gallon)

- Tax applies to every net gallon of motor and diesel fuel sold within a county.
- Proceeds may be used to fund transportation expenditures needed to meet requirements of the capital improvements element of an adopted Local Government Comprehensive Plan.
- Proceeds are distributed to a county and its municipalities according to a mutually agreed upon distribution scheme, or by using a formula contained in the Florida Statutes.

Each year, the Florida Legislature's Office of Economic and Demographic Research (EDR) produces the *Local Government Financial Information Handbook*, which details the estimated local government revenues for the upcoming fiscal year. Included in this document are the estimated distributions of the various fuel tax revenues for each county in the state. The 2023-24 data represent projected fuel tax distributions to Collier County for the current fiscal year. Table C-1 shows the distribution per penny for each of the fuel levies, and then the calculation of the weighted average for the value of a penny of fuel tax. The weighting procedure takes into account the differing amount of revenues generated for the various types of fuel taxes. It is estimated that approximately $1.89 million of annual revenue will be generated for the County from one penny of fuel tax in Collier County.

Table C-1
Estimated Fuel Tax Distribution Allocated to Capital Programs for Collier County & Municipalities, FY 2023-24[1]

Tax	Amount of Levy per Gallon	Total Distribution	Distribution per Penny
Constitutional Fuel Tax	$0.02	$4,895,814	$2,447,907
County Fuel Tax	$0.01	$2,164,967	$2,164,967
9th Cent Fuel Tax	$0.01	$1,976,101	$1,976,101
1st Local Option (1-6 cents)	$0.06	$10,992,939	$1,832,157
2nd Local Option (1-5 cents)	$0.05	$8,306,266	$1,661,253
Total	**$0.15**	**$28,336,087**	
Weighted Average per Penny[2]			**$1,889,072**

1) Source: Florida Legislature's Office of Economic and Demographic Research, http://edr.state.fl.us/content/local-government/reports/ --
2) The weighted average distribution per penny is calculated by taking the sum of the total distribution and dividing that value by the sum of the total levies per gallon (multiplied by 100).

Capital Improvement Credit

For the calculated impact fee, the capital improvement credit includes capacity-expansion expenditures for roadway improvements in Collier County.

County Capital Project Funding

A review of the County's historical expenditures and the FY 2024-2028 Annual Update and Inventory Report (AUIR) Transportation Work Program indicates that a combination of fuel tax revenues, impact fees, sales tax, and grants are used to fund transportation capacity expansion improvements. Due to repeal of the sales tax (effective Dec. 31, 2023), the tax credit does not include sales tax revenues. As shown in Table C-2, Collier County allocates approximately an equivalent of 4.3 pennies for non-impact fee revenues dedicated to capacity expansion projects that are paid on an annual basis (excluding debt service), such as new road construction, lane additions, and intersection improvements.

Table C-2

County Fuel Tax Equivalent Pennies

Source	Cost of Projects	Number of Years	Revenue from 1 Penny[4]	Equivalent Pennies[5]
Historical; 2018-2023				
Grant Revenues[1]	$22,113,504	6	$1,889,072	$0.020
Fuel Tax Revenues[2]	$33,608,377	6	$1,889,072	$0.030
Total	**$55,721,881**	**6**	**$1,889,072**	**$0.049**
Future; 2024-2028				
AUIR_Grant Revenues[3]	$34,578,000	5	$1,889,072	$0.037
Total	**$34,578,000**	**5**	**$1,889,072**	**$0.037**
TOTAL				
Total	**$90,299,881**	**11**	**$1,889,072**	**$0.043**

1) Source: Table C-4
2) Source: Table C-4
3) Source: Table C-5
4) Source: Table C-1
5) Cost of projects divided by number of years divided by revenue from 1 penny (Item 3) divided by 100

Collier County is currently using fuel tax revenues to retire debt of the Series 2014 Fuel Tax Bond Issue where the proceeds are used to fund capacity expansion improvements. As shown in Table C-3, a credit of 7.2 pennies is allocated toward outstanding debt service related to capacity addition projects.

Table C-3

County Debt Service Fuel Tax Equivalent Pennies

Source	Cost of Projects	Number of Years	Revenue from 1 Penny[2]	Equivalent Pennies[3]
Fuel Tax Bond Issue, Series 2014[1]	$27,292,416	2	$1,889,072	$0.072
Total	**$27,292,416**			**$0.072**

1) Source: Table C-6
2) Source: Table C-1
3) Cost of projects divided by number of years divided by revenue from 1 penny (Item 3) divided by 100

Table C-4

Collier County – Historical Transportation Expenditures

EXPENSE Sub Total	2018	2019	2020	2021	2022	2023	Total
Gas Tax Funded							
33431 LAP 433177 - Golden Gate Pkwy	$2,649	$0	$0	$0	$0	$0	**$2,649**
33475 LAP 430871 Adaptive Traffic Control Equip	$156,901	$0	$0	$0	$0	$0	**$156,901**
33524 Turn lane locations on Pine Ridge Rd	$0	$89,280	$0	$0	$0	$0	**$89,280**
60016 Minor Turn Lane Intersection Improvement	$551,707	$335,715	$891,603	$8,950	$241,654	$168,134	**$2,197,763**
60040 Golden Gate Blvd/Wilson-Everglades	$1,212,830	$45,369	$0	$0	$0	$0	**$1,258,199**
60065 Randall Blvd Imm to Oil Well Rd	$133,089	$72,968	$13,821	$350	$0	$3,369	**$223,597**
60066 Congestion Mgt Fare Share Intersection	$0	$14,255	$0	$0	$68,950	$1,882,436	**$1,965,641**
60073 Davis Boulevard Road Widening	$0	$0	$0	$490,400	$0	$0	**$490,400**
60085 TIS Review	$140,422	$77,093	$367,583	$120,854	$448,593	$492,948	**$1,647,493**
60132 Imm Rd @ CR 951 (Broken Back Rd)	$972,855	$0	$0	$0	$0	$0	**$972,855**
60145 Golden Gate Blvd (20th to Everglades)	$78,439	$563,232	$5,268,854	$168,299	$259,390	$155,785	**$6,493,999**
60148 Airport Rd & Davis Intersection	$7	$2	$0	$0	$0	$0	**$9**
60163 Traffic Study/Advanced Planning	$60,355	$101,204	$302,180	$99,195	$171,021	$1,070,752	**$1,804,707**
60168 Vand Beach/CR 951-8th (338)	$0	$7	$232	$0	$0	$222,202	**$222,441**
60171 Multi Project Right of Way - Transportation	$244	$27	$27	-$69	$667	$19,402	**$20,298**
60172 Traffic Signals	$517,753	$565,111	$779,112	$195,455	$281,321	$2,336,309	**$4,675,061**
60178 Vanderbilt Drive Improvements	$4,155	$0	$0	$0	$0	$0	**$4,155**
60190 Airport Rd North of Vanderbilt Road	$555,103	$0	$0	$0	$0	$0	**$555,103**
60192 Lake Trafford Rd @ N 19th St Improv	$517,555	$1,000	$0	$0	$0	$0	**$518,555**
60198 Veterans Memorial Rd	$0	$0	$0	$0	$0	$100,000	**$100,000**
60200 Goodland CRA 92A Roadway Improvements	$0	$3,300	$212,602	$511,907	$1,958,468	$373,006	**$3,059,283**
60214 Immokalee-Woodcrest Way Intersection	$0	$0	$389,178	$839,798	$0	$0	**$1,228,976**
60215 Triangle Blvd-Price Street	$0	$0	$14,338	$138	$0	$185,524	**$200,000**
60230 Randall Blvd @ 8th St Int Impr	$0	$0	$0	$0	$681,692	$125,272	**$806,964**
60233 Corkscrew Rd @ Wildcat Run Imp	$0	$0	$0	$21,267	$0	$825,121	**$846,388**
60242 Randall Blvd @ Everglades Blvd Int	$0	$0	$0	$206	$811,965	$297,330	**$1,109,501**
60243 Livingston Rd at Vanderbilt Beach Rd	$0	$0	$0	$542,439	$0	$0	**$542,439**
60244 Livingston Rd at Immokalee Rd	$0	$0	$0	$342,940	$0	$0	**$342,940**
60245 Logan Boulevard N. of Immokalee Rd	$0	$0	$0	$203,877	$36,500	$66,420	**$306,797**
60252 VBR at Logan Blvd Intersection Improvements	$0	$0	$0	$0	$184,695	$105,305	**$290,000**
61001 Tree Farm-Woodcrest	$747,682	$580,038	$0	$0	$0	$0	**$1,327,720**
65061 CR 951-R/W	$0	$0	$139,035	$0	$0	$0	**$139,035**
68056 Collier Blvd Golden Gate to Green	$7,413	$0	$0	$0	$0	$1,815	**$9,228**
Total	**$5,659,159**	**$2,448,601**	**$8,378,565**	**$3,546,006**	**$5,144,916**	**$8,431,130**	**$33,608,377**
Grant Funded							
33464 Logan Blvd Ext	-	-	-	-	-	-	$1,314,704
60129 Wilson/Benfield Ext (Lord's Way to City Gate N)	-	-	-	-	-	-	$7,942,600
60190 Airport Rd North of Vanderbilt Road	-	-	-	-	-	-	$12,856,200
Total	-	-	-	-	-	-	**$22,113,504**

Source: Collier County

Table C-5

Collier County – AUIR Summary

AUIR	Total	Total Estimated for Capacity
Work Program Expenditures		
Total - Capacity Expansion Projects[(1)]	$197,270,000	-
Revenues Available to Fund Capacity Expansion (New Projects)		
- Sales Tax	$29,800,000	$14,996,000
- Impact Fees (including interest & fund balance)	$147,696,000	$147,696,000
- Grant Funds	$39,293,000	**$34,578,000**
- Fuel Tax (including interest & fund balance)	$112,874,000	**$0**
Total	**$329,663,000**	**$197,270,000**

Source: Collier County

Table C-6

Collier County – Gas Tax Bond Issue, Series 2014

Year	Principal	Interest	Total Debt Service
FY 2023	$8,455,000	$466,513	$8,921,513
FY 2024	$12,965,000	$705,587	$13,670,587
FY 2025	$13,265,000	$356,829	$13,621,829
Total	**$26,230,000**	**$1,062,416**	**$27,292,416**
Payments Remaining			**2**
Annual Average Payment			**$13,646,208**

Source: Collier County

Table C-7

Average Motor Vehicle Fuel Efficiency – Excluding Interstate Travel

Travel Vehicle Miles of Travel (VMT) @			
	22.8	**7.3**	
Other Arterial Rural	329,742,000,000	52,696,000,000	382,438,000,000
Other Rural	325,232,000,000	32,997,000,000	358,229,000,000
Other Urban	1,485,169,000,000	102,144,000,000	1,587,313,000,000
Total	***2,140,143,000,000***	***187,837,000,000***	***2,327,980,000,000***

Percent VMT

@ 22.8 mpg	@ 7.3 mpg
86%	14%
91%	9%
94%	6%
92%	**8%**

Fuel Consumed			
	Gallons @ 22.8 mpg	Gallons @ 7.3 mpg	
Other Arterial Rural	14,462,368,421	7,218,630,137	21,680,998,558
Other Rural	14,264,561,404	4,520,136,986	18,784,698,390
Other Urban	65,138,991,228	13,992,328,767	79,131,319,995
Total	***93,865,921,053***	***25,731,095,890***	***119,597,016,943***

Total Mileage and Fuel	
2,327,980	**miles (millions)**
119,597	**gallons (millions)**
19.47	**mpg**

Source: U.S. Department of Transportation, Federal Highway Administration, *Highway Statistics 2022* , Section V, Table VM-1
Annual Vehicle Distance Traveled in Miles and Related Data - 2022 by Highway Category and Vehicle Type
http://www.fhwa.dot.gov/policyinformation/statistics.cfm

Table C-8

Annual Vehicle Distance Travelled in Miles and Related Data – 2022[1]

By Highway Category and Vehicle Type

Updated: February 2024 — TABLE VM-1

YEAR	ITEM	LIGHT DUTY VEHICLES SHORT WB[2]	MOTOR-CYCLES	BUSES	LIGHT DUTY VEHICLES LONG WB[2]	SINGLE-UNIT TRUCKS[3]	COMBINATION TRUCKS	SUBTOTALS		ALL MOTOR VEHICLES
								ALL LIGHT VEHICLES[2]	SINGLE-UNIT 2-AXLE 6-TIRE OR MORE AND COMBINATION TRUCKS	
	Motor-Vehicle Travel (millions of vehicle-miles):									
2022	Interstate Rural	148,757	1,164	1,601	50,143	11,677	61,652	**198,900**	**73,328**	274,993
2022	Other Arterial Rural	229,877	2,233	2,231	99,865	19,332	33,364	**329,742**	**52,696**	386,901
2022	Other Rural	221,526	3,294	2,293	103,707	19,890	13,106	**325,232**	**32,997**	363,816
2022	All Rural	600,160	6,691	6,125	253,714	50,899	108,122	853,874	159,021	1,025,711
2022	Interstate Urban	378,935	2,842	2,624	104,686	20,397	49,710	**483,621**	**70,108**	559,194
2022	Other Urban	1,158,710	14,232	9,741	326,459	64,928	37,216	**1,485,169**	**102,144**	1,611,287
2022	All Urban	1,537,646	17,074	12,365	431,144	85,325	86,927	1,968,790	172,252	2,170,481
2022	Total Rural and Urban[5]	2,137,805	23,765	18,490	684,859	136,224	195,049	2,822,664	331,272	3,196,191
2022	Number of motor vehicles registered[2]	197,080,414	9,567,664	954,119	61,464,968	11,083,997	3,249,824	258,545,382	14,333,821	283,400,986
2022	Average miles traveled per vehicle	10,847	2,484	19,379	11,142	12,290	60,018	10,917	23,111	11,278
2022	Person-miles of travel (millions)[4]	3,284,669	24,369	391,991	1,007,240	136,224	195,049	4,291,909	331,272	5,039,542
2022	Fuel consumed (thousand gallons)	86,040,199	540,572	2,497,605	37,939,063	17,180,850	28,218,175	123,979,262	45,399,024	172,416,463
2022	Average fuel consumption per vehicle (gallons)	437	56	2,618	617	1,550	8,683	480	3,167	608
2022	Average miles traveled per gallon of fuel consumed	24.8	44.0	7.4	18.1	7.9	6.9	**22.8**	**7.3**	18.5

(1) The FHWA estimates national trends by using State reported Highway Performance and Monitoring System (HPMS) data, fuel consumption data (MF-21), vehicle registration data (MV-1), other data such as the R.L. Polk vehicle data, and a host of modeling techniques.

(2) Light Duty Vehicles Short WB - passenger cars, light trucks, vans and sport utility vehicles with a wheelbase (WM) equal to or less than 121 inches. Light Duty Vehicles Long WB - large passenger cars, vans, pickup trucks, and sport/utility vehicles with wheelbases (WB) larger than 121 inches. All Light Duty Vehicles - passenger cars, light trucks, vans and sport utility vehicles regardless of wheelbase.

(3) Single-Unit - single frame trucks that have 2-Axles and at least 6 tires or a gross vehicle weight rating exceeding 10,000 lbs.

(4) For 2021 and 2020, the vehicle occupancy is estimated by the FHWA from the 2017 National Household Travel Survey (NHTS) and the annual R.L. Polk Vehicle registration data; For single unit truck and heavy trucks, 1 motor vehicle mile traveled = 1 person-mile traveled.

(5) VMT data are based on the latest HPMS data available; it may not match previous published results.

Appendix D
Calculated Road Impact Fee Schedule

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Appendix D: Calculated Road Impact Fee Schedule

This appendix presents the detailed fee calculations for each land use in the Collier County road impact fee schedule.

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Table D-1
Calculated Road Impact Fee Schedule

		Gasoline Tax						Unit Cost per Lane Mile:	$6,814,000					Interstate/Toll Facility Adjustment Factor:	20.8%		
		$$ per gallon to capital:	$0.115					Average VMC per Lane Mile:	9,300					Cost per PMC:	$732.69		
		Facility life (years):	25		County Revenues:	$0.115		Fuel Efficiency:	19.47 mpg								
		Interest rate:	3.70%					Effectivedays per year:	365								

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT[1]	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Road Impact Fee	Current Road Impact Fee[2]	% Change
	RESIDENTIAL:															
210	Single Family (Detached) - Less than 4,000 sf	du	7.30	Appendix A: Table A-40	4.35	4.85	Appendix A: LUC 210	100%	n/a	12.57	$9,214	$38	$613	**$8,601**	$8,090	6%
	Single Family (Detached) - 4,000 sf and greater	du	8.47	Appendix A: Table A-40	4.35	4.85	Appendix A: LUC 210	100%	n/a	14.59	$10,690	$44	$710	**$9,980**	$9,864	1%
215	Single Family (Attached)	du	6.77	Appendix A: LUC 215	4.35	4.85	Same as LUC 210	100%	n/a	11.66	$8,545	$35	$565	**$7,980**	$6,950	15%
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	6.74	ITE 11th Edition	3.86	4.36	Appendix A: LUC 220/221/222	100%	n/a	10.30	$7,549	$32	$516	**$7,033**	$6,950	1%
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	4.54	ITE 11th Edition	3.86	4.36	Appendix A: LUC 220/221/222	100%	n/a	6.94	$5,085	$21	$339	**$4,746**	$5,174	-8%
231	Mid-Rise Residential w/Ground-Floor Commercial	du	1.70	ITE 11th Edition (Adjusted)[3]	3.86	4.36	Same as LUC 220	100%	n/a	2.60	$1,904	$8	$129	**$1,775**	$3,265	-46%
232	High-Rise Residential w/Ground-Floor Commercial	du	2.10	ITE 11th Edition (Adjusted)[3]	3.86	4.36	Same as LUC 220	100%	n/a	3.21	$2,352	$10	$161	**$2,191**	$1,903	15%
240	Mobile Home Park	du	4.17	Appendix A: LUC 240	3.40	3.90	Appendix A: LUC 240	100%	n/a	5.61	$4,114	$18	$290	**$3,824**	$3,576	7%
251	Retirement Community - Detached (Single Family)	du	3.54	Appendix A: LUC 251	4.01	4.51	Appendix A: LUC 251	100%	n/a	5.62	$4,119	$17	$274	**$3,845**	$3,543	9%
252	Retirement Community - Attached (Multi-Family)	du	2.99	Appendix A: LUC 252	2.43	2.93	Appendix A: LUC 252	100%	n/a	2.88	$2,108	$9	$145	**$1,963**	$2,018	-3%
254	Assisted Living Facility	bed	2.60	ITE 11th Edition	1.92	2.42	Same as LUC 620	72%	Appendix A: LUC 253	1.42	$1,043	$5	$81	**$962**	$886	9%
	LODGING:															
310	Hotel	room	5.56	Appendix A: LUC 310	4.01	4.51	Appendix A: LUC 310/320	66%	Appendix A: LUC 310	5.83	$4,270	$18	$290	**$3,980**	$3,702	8%
311	All Suites Hotel	room	4.40	ITE 11th Edition	4.01	4.51	Same as LUC 310	66%	Same as LUC 310	4.61	$3,379	$14	$226	**$3,153**	$2,974	6%
320	Motel	room	3.35	ITE 11th Edition	3.21	3.71	Appendix A: LUC 320	77%	Appendix A: LUC 320	3.28	$2,402	$10	$161	**$2,241**	$2,074	8%
	RECREATION:															
416	Campground/RV Park	site	1.62	ITE 11th Edition (Adjusted)[4]	3.40	3.90	Same as LUC 240	100%	Same as Residential Land Uses	2.18	$1,598	$7	$113	**$1,485**	$1,383	7%
420	Marina	boat berth	2.41	ITE 11th Edition	4.35	4.85	Same as LUC 210	90%	Based on LUC 710	3.74	$2,738	$11	$177	**$2,561**	$2,376	8%
430	Golf Course	hole	30.38	ITE 11th Edition	1.66	2.16	Same as LUC 445	90%	Based on LUC 710	17.97	$13,169	$64	$1,032	**$12,137**	$11,064	10%
n/a	Bundled Golf Course	hole	9.11	Same as LUC 430 (Adjusted to 30%)[5]	1.66	2.16	Same as LUC 445	90%	Based on LUC 710	5.39	$3,949	$19	$306	**$3,643**	$3,319	10%
445	Movie Theater	1,000 sf	82.30	Appendix A: LUC 445	1.66	2.16	Appendix A: LUC 445	87%	Appendix A: LUC 445	47.07	$34,486	$167	$2,694	**$31,792**	unit change	-
n/a	Dance Studio/Gymnastics	1,000 sf	21.33	Appendix A: LUC N/A Dance Studio	2.20	2.70	Appendix A: LUC N/A Specialty Retail	80%	Appendix A: LUC N/A Specialty Retail	14.87	$10,892	$50	$806	**$10,086**	$9,325	8%
	INSTITUTIONS:															
520	Elementary School (Private)	student	2.27	ITE 11th Edition	2.18	2.68	50% of LUC 210 based on Transp. Modeling	80%	Based on LUC 710 (adjusted)[6]	1.57	$1,149	$5	$81	**$1,068**	$815	31%
522	Middle/Junior High School (Private)	student	2.10	ITE 11th Edition	2.18	2.68	50% of LUC 210 based on Transp. Modeling	80%	Based on LUC 710 (adjusted)[6]	1.45	$1,063	$5	$81	**$982**	$921	7%
525	High School (Private)	student	1.94	ITE 11th Edition	2.18	2.68	50% of LUC 210 based on Transp. Modeling	90%	Based on LUC 710	1.51	$1,104	$5	$81	**$1,023**	$983	4%

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Table D-1 (continued)
Calculated Road Impact Fee Schedule

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT[1]	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Road Impact Fee	Current Road Impact Fee[2]	% Change
	INSTITUTIONS:															
540/550	University/Junior College (7,500 or fewer students) (Private)	student	2.00	ITE Regression Analysis	4.35	4.85	Same as LUC 210	90%	Based on LUC 710	3.10	$2,272	$9	$145	**$2,127**	$1,973	8%
	University/Junior College (more than 7,500 students) (Private)	student	1.50	ITE Regression Analysis	4.35	4.85	Same as LUC 210	90%	Based on LUC 710	2.33	$1,704	$7	$113	**$1,591**	$1,483	7%
560	Church	1,000 sf	7.60	ITE 11th Edition	2.91	3.41	Midpoint of LUC 710 & LUC 820 (App. A)	90%	Based on LUC 710	7.88	$5,775	$25	$403	**$5,372**	unit change	-
565	Day Care Center	1,000 sf	49.63	Appendix A: LUC 565	1.50	2.00	Appendix A: LUC 565	73%	Appendix A: LUC 565	21.52	$15,768	$78	$1,258	**$14,510**	unit change	-
	MEDICAL:															
610	Hospital	1,000 sf	10.77	ITE 11th Edition	4.35	4.85	Same as LUC 210	78%	Midpoint of LUC 310 & LUC 720	14.47	$10,603	$44	$710	**$9,893**	$9,168	8%
620	Nursing Home	1,000 sf	6.75	ITE 11th Edition	1.92	2.42	Appendix A: LUC 620	89%	Appendix A: LUC 620	4.57	$3,347	$16	$258	**$3,089**	unit change	-
	OFFICE:															
710	General Office	1,000 sf	10.84	ITE 11th Edition	3.81	4.31	Appendix A: LUC 710	92%	Appendix A: LUC 710	15.05	$11,024	$46	$742	**$10,282**	$8,605	19%
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	23.83	Appendix A: LUC 720 Small Medical/Dental	4.11	4.61	Appendix A: LUC 720	89%	Appendix A: LUC 720	34.52	$25,291	$105	$1,694	**$23,597**	$21,955	7%
	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	34.21	Appendix A: LUC 720	4.11	4.61	Appendix A: LUC 720	89%	Appendix A: LUC 720	49.55	$36,308	$151	$2,436	**$33,872**	$31,444	8%
770	Business Park (Flex-Space)	1,000 sf	12.65	Appendix A: LUC 770	3.98	4.48	Appendix A: LUC 770	89%	Appendix A: LUC 770	17.74	$13,001	$54	$871	**$12,130**	$11,301	7%
	RETAIL:															
822	Retail 6,000 sfgla or less	1,000 sfgla	54.45	ITE 11th Edition	0.83	1.33	Appendix A: Fig. A-1 (6k sq ft)	39%	Appendix A: Fig. A-2 (6k sq ft)	6.98	$5,114	$30	$484	**$4,630**	$5,737	-19%
822	Retail 6,001 to 40,000 sfgla	1,000 sfgla	54.45	ITE 11th Edition	1.10	1.60	Appendix A: Fig. A-1 (19k sq ft)	48%	Appendix A: Fig. A-2 (19k sq ft)	11.38	$8,342	$45	$726	**$7,616**	$10,568	-28%
821	Retail 40,001 to 150,000 sfgla	1,000 sfgla	67.52	ITE 11th Edition	1.44	1.94	Appendix A: Fig. A-1 (59k sq ft)	57%	Appendix A: Fig. A-2 (59k sq ft)	21.95	$16,080	$80	$1,290	**$14,790**	$13,774	7%
820	Retail greater than 150,000 sfgla	1,000 sfgla	37.01	ITE 11th Edition	2.07	2.57	Appendix A: Fig. A-1 (538k sq ft)	75%	Appendix A: Fig. A-2 (538k sq ft)	22.75	$16,671	$77	$1,242	**$15,429**	$13,774	12%
840/841	New/Used Auto Sales	1,000 sf	24.58	Appendix A: LUC 840/841	3.40	3.90	Appendix A: LUC 840/841	79%	Appendix A: LUC 840/841	26.14	$19,156	$82	$1,323	**$17,833**	$16,622	7%
849	Tire Superstore	1,000 sf	20.37	ITE 11th Edition	1.72	2.22	Mid-Point of LUC 944 & LUC 942 (App. A)	72%	Same as LUC 942 (Appendix A)	9.99	$7,319	$35	$565	**$6,754**	unit change	-
850	Supermarket	1,000 sf	94.48	Appendix A: LUC 850	1.54	2.04	Appendix A: LUC 850	56%	Appendix A: LUC 850	32.27	$23,641	$116	$1,871	**$21,770**	$22,569	-4%
851	Convenience Market (24 hour)	1,000 sf	739.50	Appendix A: LUC 851	0.79	1.29	Appendix A: LUC 851	41%	Appendix A: LUC 851	94.85	$69,497	$422	$6,807	**$62,690**	$82,170	-24%
862	Home Improvement Superstore	1,000 sf	30.74	ITE 11th Edition	1.73	2.23	Appendix A: Fig. A-1 (150k sq ft)	65%	Appendix A: Fig. A-2 (150k sq ft)	13.69	$10,029	$48	$774	**$9,255**	$8,514	9%
880/881	Pharmacy with & without Drive-Thru	1,000 sf	103.86	Appendix A: LUC 880/881	1.54	2.04	Appendix A: LUC 880/881	32%	Appendix A: LUC 880/881	20.27	$14,850	$73	$1,177	**$13,673**	$12,618	8%
890	Furniture Store	1,000 sf	6.26	Appendix A: LUC 890	3.00	3.50	Appendix A: LUC 890	78%	Appendix A: LUC 890	5.80	$4,250	$18	$290	**$3,960**	$3,674	8%
	SERVICES:															
911	Bank/Savings w/out Drive-Thru	1,000 sf	57.94	ITE 11th Edition (Adjusted)[7]	1.82	2.32	Same as LUC 912	46%	Same as LUC 912	19.21	$14,074	$67	$1,081	**$12,993**	$12,300	6%
912	Bank/Savings w/Drive-Thru	1,000 sf	103.73	Appendix A: LUC 912	1.82	2.32	Appendix A: LUC 912	46%	Appendix A: LUC 912	34.39	$25,197	$119	$1,919	**$23,278**	$21,254	10%
930	Fast Casual Restaurant	1,000 sf	97.14	ITE 11th Edition	1.52	2.02	Same as LUC 934	58%	Same as LUC 934	33.91	$24,848	$123	$1,984	**$22,864**	$68,107	-66%
931	Low-Turnover Restaurant	1,000 sf	86.03	Appendix A: LUC 931	2.32	2.82	Appendix A: LUC 931	77%	Appendix A: LUC 931	60.86	$44,591	$201	$3,242	**$41,349**	unit change	-

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Table D-1 (continued)
Calculated Road Impact Fee Schedule

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length	Total Trip Length	Trip Length Source	Percent New Trips	% New Trips Source	Net VMT[1]	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Road Impact Fee	Current Road Impact Fee[2]	% Change
	SERVICES:															
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	103.46	Appendix A: LUC 932	2.35	2.85	Appendix A: LUC 932	71%	Appendix A: LUC 932	68.36	$50,086	$226	$3,645	**$46,441**	unit change	-
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	479.17	Appendix A: LUC 934	1.52	2.02	Appendix A: LUC 934	58%	Appendix A: LUC 934	167.28	$122,568	$605	$9,758	**$112,810**	$104,272	8%
934.1	Fast Food w/Drive-Thru with Two Meals	1,000 sf	409.25	Local Studies (2011)	1.62	2.12	Local Studies (2011)	59%	Local Studies (2011)	154.90	$113,493	$552	$8,903	**$104,590**	$95,762	9%
941	Quick Lube	service bay	40.00	ITE 11th Edition	1.72	2.22	Mid-Point of LUC 944 & LUC 942 (App. A)	72%	Same as LUC 942 (Appendix A)	19.62	$14,373	$69	$1,113	**$13,260**	$12,198	9%
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	172.01	ITE 11th Edition	0.75	1.25	Appendix A: LUC 944/945	23%	Appendix A: LUC 944/945	11.75	$8,609	$53	$855	**$7,754**	$6,910	12%
945	Gas Station w/Convenience Market 2,000 - 5,499 sq ft	fuel pos.	264.38	ITE 11th Edition (Adjusted)[8]	0.75	1.25	Appendix A: LUC 944/945	23%	Appendix A: LUC 944/945	18.06	$13,232	$82	$1,323	**$11,909**	$8,252	44%
	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	345.75	ITE 11th Edition	0.75	1.25	Same as LUC 944/945 (Appendix A)	23%	Same as LUC 944/945 (Appendix A)	23.62	$17,305	$107	$1,726	**$15,579**	$9,262	68%
947	Self-Service Car Wash	service bay	43.94	Appendix A: LUC 947	1.61	2.11	Appendix A: LUC 947	68%	Appendix A: LUC 947	19.05	$13,958	$68	$1,097	**$12,861**	$11,848	9%
948	Automated Car Wash	1,000 sf	142.00	ITE 11th Edition (Adjusted)[3]	1.61	2.11	Same as LUC 947	68%	Same as LUC 947	61.56	$45,106	$220	$3,548	**$41,558**	$38,303	8%
n/a	Luxury Auto Sales	1,000 sf	16.30	Independent Studies	3.55	4.05	Independent Studies	85%	Independent Studies	19.48	$14,271	$60	$968	**$13,303**	$12,380	7%
	INDUSTRIAL:															
110	General Light Industrial	1,000 sf	4.87	ITE 11th Edition	3.98	4.48	Same as LUC 770	92%	Same as LUC 710	7.06	$5,174	$22	$355	**$4,819**	$4,584	5%
140	Manufacturing	1,000 sf	4.75	ITE 11th Edition	3.98	4.48	Same as LUC 770	92%	Same as LUC 710	6.89	$5,046	$21	$339	**$4,707**	$3,629	30%
150	Warehousing	1,000 sf	1.71	ITE 11th Edition	3.98	4.48	Same as LUC 770	92%	Same as LUC 710	2.48	$1,817	$8	$129	**$1,688**	$1,599	6%
151	Mini-Warehouse	1,000 sf	1.46	Appendix A: LUC 151	2.60	3.10	Midpoint of LUC 710 & LUC 820 (<50k sq ft)	92%	Same as LUC 710	1.38	$1,013	$4	$65	**$948**	$891	6%
n/a	Mine/Commercial Excavation[9]	1,000 cy	0.01	Local Studies	10.97	11.47	Local Studies	97%	Local Studies	0.04	$28	$0	$0	**$28**	$14	100%

1) Net VMT calculated as ((Trip Generation Rate* Trip Length* % New Trips)*(1-Interstate/Toll Facility Adjustment Factor)/2). This reflects the unit of vehicle-miles of capacity consumed per unit of development and is multiplied by the cost per vehicle
2) Source: Collier County Capital Project Planning, Impact Fees, and Program Management Division
3) The ITE 11th Edition trip generation rate for PM Peak Hour of Adjacent traffic was adjusted by a factor of 10 to approximate the Daily TGR
4) The ITE 11th Edition trip generation rate was adjusted to reflect the average occupancy rate of 60 percent based on data provided by the Florida Association of RV Parks and Campgrounds
5) The TGR for bundled golf course is estimated at 30 percent of the TGR for LUC 430
6) The percent new trips for schools was estimated at 90% based on LUC 710, but was then adjusted to 80% to provide a conservative fee rate. This adjustment reflects the nature of elementary and middle school uses where attendees are unable to drive and are typically dropped off by parents/guardians on their way to another destination
7) The ITE 11th Edition trip generation rate for PM Peak Hour of Adjacent traffic was adjusted by the ratio of Daily to PM Peak Hour for LUC 912 to approximate a daily TGR
8) Due to only slight variation, the trip generation rates for LUC 945, 2,000 to 3,999 sq ft and 4,000 to 5,499 sq ft were combined into a weighted average trip generation rate for a single land use tier of 2,000 to 5,499 sq ft
9) The mines land use impact fee rate was calculated a TGR of 0.01 per cubic yard, a TL of 14.82 miles, and a PNT of 97% based on the 2009 Collier County Mines Trip Characteristics Study, Tindale Oliver. Fuel efficiency value estimated at 7.3 gallons per mile

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From: Heather Yilmaz
Cc: Gino Santabarbara
Bcc: Clay Brooker; Nick Kouloheras; Mario Valle; BillVarian; Bob Mulhere; Robert Mulhere
Subject: RE: ONE WAY COMMUNICATION: DSAC-Impact Fee Subcommittee Meeting August Schedule | List of Meeting Questions
Date: Wednesday, July 30, 2025 12:29:09 PM
Attachments: DSAC- IFR 07.16.2025 Draft Meeting Questions v1 HCY.docx
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ONE WAY COMMUNICATION: Please only respond to me and do not respond or include other committee members in this correspondence.

During the July 16th DSAC-Impact Fee Review subcommittee meeting, the committee recommended putting together a list of questions that were posed during the meeting for the consultant to review and respond during the August 27th meeting. Please feel free to add more detail to the attached list or suggest additional questions for consideration. Thank you.

Respectfully,
Heather

Heather Yilmaz
Management Analyst I
Operations & Regulatory Management

Office:239-252-8389

2800 Horseshoe Dr. N.
Naples, FL 34104
Heather.Yilmaz@colliercountyfl.gov

From: Heather Yilmaz <Heather.Yilmaz@colliercountyfl.gov>
Sent: Thursday, July 17, 2025 10:27 AM
Cc: Gino Santabarbara <Gino.Santabarbara@colliercountyfl.gov>
Subject: ONE WAY COMMUNICATION: DSAC-Impact Fee Subcommittee Meeting August Schedule

ONE WAY COMMUNICATION: Please only respond to me and do not respond or include other committee members in this correspondence.

During the July 16th DSAC-Impact Fee Review subcommittee meeting, the committee recommended rescheduling the August 20th meeting to August 27th, maintaining the start time of 3:00 PM, due to a scheduling conflict.

Please respond to me only if this date works with your schedule. If the date is not suitable, I will suggest alternative dates in August for consideration. The goal is to complete the review in August and be ready to present the studies during the September 3rd DSAC meeting with a recommendation to move forward to the Board of County Commissioners'.

Thank you for your time and participation.

Respectfully,
Heather

Heather Yilmaz
Management Analyst I
Operations & Regulatory Management

Office:239-252-8389

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DSAC-IFR Review Subcommittee Meeting
Meeting Date: July 16, 2025
Subcommittee Questions

1. Nick Kouloheras – Correctional Facilities:
   LOS-Based off national standards, how involved is the Sherriff in the number of beds, LOS?

2. Clay Brooker – Correctional Facilities:
   How does the study occur and determine elementary school institution?
   How is the information determined in table 8 pp.17?

3. Nick Kouloheras – Correctional Facilities:
   The value that is given on Eastern lands that was given. Most of the growth will be to the east of the county in the new villages and towns. There is a type of credit given and the value given, how is this determined? The data in value between what is given and the appraised value, what is the formula and the delta to determine the information?

4. Nick Kouloheras – Law Enforcement Facilities
   LOS – Break down and explain the deficiency.

5. Clay Brooker – Government Buildings
   What makes Collier County buildings so much higher than other counties in Florida?

6. Nick Kouloheras – Government Buildings
   Consider lowering impact fee – factor in current land holdings and explain the method.

7. Robert Mulhere - Government Buildings
   - 8-10 Villages
   - 3 Towns
     - Ave Maria
     - Big Cypress
     - TBD

8. Robert Mulhere – Government Buildings
   Is the current cost of land $75K/acre?
   What is the obligation to meet LOS?
   What is the method used for O & M? There is a need across the county.

9. Nick Kouloheras – Government Buildings
   Would we be better off combining library facilities with a Parks & Rec facility? Similar to what we are doing with Fire and EMS.

10. Rescheduled DSAC-IFR meeting to August 27th to accommodate schedules and invite consultant to attend via WebEx.

11. Robert Mulhere – September 3rd DSAC Meeting
    Suggestion: Time Certain for Consultant to attend via WebEx

Collier County

Collier County Impact Fee Study Update

Report Presentation
September 3, 2025

School

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change	F.S. 163.31801 Maximum Impact Fee	Dollar Change	Percent Change
Single Family	du	$8,789.54	$15,757	+$6,967.46	+79%	**$13,184**	**$4,394.46**	**50%**
Multi-Family	du	$2,844	$6,666	$3,822.00	+134%	**$4,266**	**+$1,421.81**	**+50%**
Mobile Home	du	$7,238	$12,727	+$5,489.00	+76%	**$10,857**	**+$3,618.55**	**+50%**

Emergency Management Services (EMS)

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change	F.S. 163.31801 Maximum Impact Fee	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$142.07	**$197.93**	**+$55.86**	**+39%**			
Single Family (4,000+ sq ft)	du	$159.33	$244.30	$84.97	53%	**$238.99**	**+$79.66**	**+50%**
Multi-Family	du	$67.50	$102.92	$35.42	52%	**$101.25**	**+$33.75**	**+50%**
Retail (6,001 to 40,000 sq ft)	1,000 sf	$192.30	**$222.81**	**+$30.51**	**16%**			
Bank w/Drive-Thru	1,000 sf	$178.96	**$160.60**	**-$18.36**	**-10%**			
Fast Food w/Drive-Thru	1,000 sf	$698.56	$1,092.55	+$393.99	56%	**$1,047.84**	**+$349.28**	**+50%**

Law Enforcement

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$586.95	**$415.46**	**-$171.49**	**-29%**
Single Family (4,000+ sq ft)	du	$661.09	**$513.09**	**-$148.00**	**-22%**
Multi-Family	du	$296.56	**$229.30**	**-$67.26**	**-23%**
Retail (6,001 to 40,000 sq ft)	sf	$0.76	**$0.47**	**-$0.30**	**-39%**
Bank w/Drive-Thru	sf	$0.71	**$0.34**	**-$0.37**	**-53%**
Fast Food w/Drive-Thru	sf	$2.78	**$2.30**	**-$0.48**	**-17%**

Correctional Facilities

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$499.19	**$578.73**	**+$79.54**	**+16%**
Single Family (4,000+ sq ft)	du	$570.90	**$714.31**	**$143.41**	**+25%**
Multi-Family	du	$228.91	**$300.94**	**$72.03**	**+31%**
Retail (6,001 to 40,000 sq ft)	sf	$0.68	**$0.65**	**+$0.03**	**+4%**
Bank w/Drive-Thru	sf	$0.63	**$0.47**	**-$0.16**	**-25%**
Fast Food w/Drive-Thru	sf	$2.45	**$3.19**	**+$0.74**	**+30%**

Library

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$336.05	**$307.85**	**-$28.20**	**-8%**
Single Family (4,000+ sq ft)	du	$376.63	**$379.64**	**+$3.01**	**+1%**
Multi-Family	du	$159.78	**$159.40**	**-$0.38**	**-0.24%**
Mobile Home	du	$270.11	**$233.63**	**-$36.48**	**-13.5%**
Retirement Community - Detached (Single Family)	du	$145.83	**$188.60**	**+$42.77**	**+29%**
Retirement Community - Attached (Multi-Family)	du	$145.83	**$96.13**	**-$49.70**	**-34%**

Regional Parks

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$2,694.93	**$2,249.93**	**-$444.39**	**-16%**
Single Family (4,000+ sq ft)	du	$3,080.67	**$2,774.62**	**-$306.05**	**-10%**
Multi-Family	du	$1,230.24	**$1,164.98**	**-$65.26**	**-5%**
Mobile Home	du	$2,145.29	**$1,707.46**	**-$437.83**	**-20%**
Retirement Community - Detached (Single Family)	du	$2,694.32	**$1,378.42**	**-$1,315.90**	**-49%**
Retirement Community - Attached (Multi-Family)	du	$1,230.24	**$702.55**	**-$527.69**	**-43%**

Community Parks

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$933.83	**$1,071.42**	**+$137.59**	**15%**
Single Family (4,000+ sq ft)	du	$1,067.72	**$1,322.09**	**+$254.37**	**24%**
Multi-Family	du	$455.20	**$590.29**	**+$135.09**	**30%**
Mobile Home	du	$716.28	**$788.40**	**+$72.12**	**10%**
Retirement Community - Detached (Single Family)	du	$933.83	**$654.98**	**-$278.85**	**-30%**
Retirement Community - Attached (Multi-Family)	du	$455.20	**$355.79**	**-$99.41**	**-22%**

Transportation Impact Fees (Roads)

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$8,090	**$8,601**	**+$511**	**+6%**
Single Family (4,000+ sq ft)	du	$9,864	**$9,980**	**+$116**	**+1%**
Multi-Family (1-3 Floors)	du	$6,950	**$7,033**	**$83**	**+1%**
Retail (6,001 to 40,000 sq ft)	sf	$10.57	**$7.62**	**-$2.95**	**-28%**
Bank w/Drive-Thru	sf	$21.25	**$23.28**	**+$2.03**	**+10%**
Fast Food w/Drive-Thru	sf	$104.27	**$112.81**	**+$8.54**	**+8%**

2019 Cost Per Lane Mile: $6,005,000

Updated Cost Per Lane Mile: $6,814,000

Government Buildings

Land Use	Unit	Current Adopted Fee	Calculated Impact Fee Rates	Dollar Change	Percent Change	F.S. 163.31801 Maximum Impact Fee	Dollar Change	Percent Change
Single Family (< 4,000 sq ft)	du	$934.34	**$1,373.10**	**+$438.76**	**+46.96%**			
Single Family (4,000+ sq ft)	du	$1,047.91	$1,694.80	**$646.89**	62%	**$1,571.86**	**+$523.95**	**+50%**
Multi-Family	du	$443.94	$714.01	$270.07	61%	**$665.91**	**+$221.97**	**+50%**
Retail (6,001 to 40,000 sq ft)	1,000 sf	$1,275.47	**$1,569.26**	**+$293.79**	**+23%**			
Bank w/Drive-Thru	1,000 sf	$1,186.97	**$1,131.14**	**-$55.83**	**-5%**			
Fast Food w/Drive-Thru	1,000 sf	$4,633.34	$7,694.96	+$3,061.62	66%	**$6,950.01**	**+$2,316.67**	**+50%**

Single-Family Home (< 4,000 sq ft)

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Parks - Community	$933.83	**$1,071.42**	$137.59
Parks - Regional	$2,694.32	**$2,249.93**	-$444.39
School	$8,789.54	**$13,184.00**	$4,394.46
Road	$8,090.00	**$8,601.00**	$511.00
Jail	$499.19	**$476.88**	-$22.31
Library	$336.05	**$307.85**	-$28.20
EMS	$142.07	**$197.93**	$55.86
Government Buildings	$934.34	**$1,373.10**	$438.76
Law Enforcement	$586.95	**415.46**	-$171.49
TOTAL	**$23,006.29**	**$27,877.57**	**$4,871.28**
Overall % Increase			**21.17%**

Single Family Home (< 4,000 sq ft) with Water and Sewer

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Parks - Community	$933.83	**$1,071.42**	$137.59
Parks - Regional	$2,694.32	**$2,249.93**	-$444.39
School	$8,789.54	**$13,184.00**	$4,394.46
Road	$8,090.00	**$8,601.00**	$511.00
Jail	$499.19	**$578.73**	$79.54
Library	$336.05	**$307.85**	-$28.20
EMS	$142.07	**$197.93**	$55.86
Government Buildings	$934.34	**$1,373.10**	$438.76
Law Enforcement	$586.95	**415.46**	-$171.49
Water – ¾'" Meter	$4,411	$4,411	$0.00
Sewer – ¾'" Meter	$4,081	$4,081	$0.00
TOTAL	**$31,498.29**	**$36,369.51**	**$4,871.28**
Overall % Increase			**15.47%**

Single Family Home (+ 4,000 sq ft)

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Parks - Community	$1,067.72	$1,322.09	$254.37
Parks - Regional	$3,080.67	$2,774.62	-$306.05
School	$8,789.54	$13,184.00	$4,394.46
Road	$9,864.00	$9,980.00	$116.00
Jail	$570.90	$714.31	$143.41
Library	$376.63	$379.64	$3.01
EMS	$159.33	$238.99	$79.66
Government Buildings	$1,047.91	$1,571.86	$523.95
Law Enforcement	$661.09	$513.09	-$148.00
TOTAL	**$25,617.79**	**$30,678.60**	**$5,060.81**
Overall % Increase			**19.76%**

Actual Cost Single Family Home (+ 4,000 sq ft) with Water and Sewer

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Parks - Community	$1,067.72	$1,322.09	$254.37
Parks - Regional	$3,080.67	$2,774.62	-$306.05
School	$8,789.54	$13,184.00	$4,394.46
Road	$9,864.00	$9,980.00	$116.00
Jail	$570.90	$714.31	$143.41
Library	$376.63	$379.64	$3.01
EMS	$159.33	$238.99	$79.66
Government Buildings	$1,047.91	$1,571.86	$523.95
Law Enforcement	$661.09	$513.09	-$148.00
Water – ¾'" Meter	$4,411.00	$4,411.00	$0.00
Sewer – ¾'" Meter	$4,081.00	$4,081.00	$0.00
TOTAL	**$34,109.79**	**$39,170.60**	**$5,060.81**
Overall % Increase			**14.84%**

Multi-Family with 1-2 Floors
750sf – 1,500sf units w Water & Sewer

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Parks - Community	$455.20	$590.29	$135.09
Parks - Regional	$1,230.24	$1,164.98	-$65.26
School	$2,844.19	$4,266.00	$1,421.81
Road	$6,950.00	$7,033.00	$83.00
Jail	$228.91	$300.94	$72.03
Library	$159.78	$159.40	-$0.38
EMS	$67.50	$101.25	$33.75
Government Buildings	$443.94	$665.91	$221.97
Law Enforcement	$296.56	$229.30	-$67.26
Water – ¾’” Meter	$2,955.00	$2,955.00	$0.00
Sewer – ¾’” Meter	$2,734.00	$2,734.00	$0.00
TOTAL	**$18,365.32**	**$20,200.07**	**$1,834.75**
Overall % Increase			**9.99%**

Retail

Current fee: $13.48/sq. ft | Proposed fee: $10.52/sq. ft.

21.88% Decrease: ($2.96)/sq. ft.

Example: 10,000sf Retail Building

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Road	$105,680.00	$76,160.00	-$29,520.00
Jail	$6,757.10	$6,514.80	-$242.30
EMS	$1,923.00	$2,228.10	$305.10
Government Buildings	$12,754.70	$15,692.60	$2,937.90
Law Enforcement	$7,649.99	$4,682.30	-$2,967.69
TOTAL	$134,764.79	$105,277.80	-$29,486.99
Overall % Decrease			**-21.88%**

Office Building

Current fee: $10.02/sq. ft | Proposed fee: $11.69/sq. ft.

16.66% Increase: $1.67/sq. ft.

Example: 10,000sf Office Building

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Road	$86,050.00	$102,820.00	$16,770.00
Jail	$3,282.00	$3,141.70	-$140.30
EMS	$934.00	$1,074.50	$140.50
Government Buildings	$6,195.10	$7,567.50	$1,372.40
Law Enforcement	$3,715.70	$2,258.00	-$1,457.70
TOTAL	$100,176.80	$116,861.70	$16,684.90
Overall % Increase			**16.66%**

General Industrial Building

Current fee: $5.40/sq. ft | Proposed fee: $5.48/sq. ft.

1.5% increase: $0.08 /sq. ft.

Example: 10,000sf Industrial Building

Land Use	Current Adopted Fee	Proposed Impact Fee Rates	Difference
Road	$45,840.00	$48,190.00	$2,350.00
Jail	$1,903.00	$1,488.20	-$414.80
EMS	$541.60	$509.00	-$32.60
Government Buildings	$3,592.10	$3,584.60	-$7.50
Law Enforcement	$2,154.50	$1,069.60	-$1,084.90
TOTAL	$54,031.20	$54,841.40	$810.20
Overall % Increase			**1.5%**

Heather Yilmaz

From: Eric Johnson
Sent: Thursday, August 28, 2025 10:57 AM
To: Heather Yilmaz
Subject: FW: Upcoming Public Meeting - LDC amendments

Let's discuss.

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office:239-252-2931

2800 Horseshoe Drive N
Naples, FL 34104
Eric.Johnson@colliercountyfl.gov

Collier Coun

From: Marco Espinar <marcoe@prodigy.net>
Sent: Wednesday, August 20, 2025 4:48 PM
To: Eric Johnson <Eric.Johnson@colliercountyfl.gov>; Jaime Cook <Jaime.Cook@colliercountyfl.gov>; Craig Brown <Craig.Brown@colliercountyfl.gov>
Subject: Re: Upcoming Public Meeting - LDC amendments

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

HI Eric
Hope you are doing well.

I am a tad late I hoped to get this to you before yesterday's meeting

I strongly objected to this LDC Amendment.
Here were the reasons given the last time this was presented. As outlined in your summary.

1. The LDC amendment is unfair, because developers will incur the cost of removing exotics on their own property when the seed- source (of prohibited exotic plant material) will be from neighboring properties, and that a cleared area of 7.5 feet is insufficient. Most of the damage from hurricanes occur from the exotic vegetation flying around during high winds.

2. Understands the removal of exotic plants is for the betterment of the whole community. The requirement to remove exotics is a good requirement.

3. The LDC amendment would perpetuate the spreading of exotics, as noted by observing the presence of pepper hedge on vacant lots along the rights-of-way.

4. The LDC amendment is unfair in that it exempts residential but not commercial.

5. Will create confusion with respect to the lots in Golden Gate (Estates), as many have wetlands and are required to remove exotics for their DEP and federal permitting.

Literally you can have one house in Golden Gate Estates that is required to remove them, and the neighboring parcel is not.

And that seed source is falling onto the lot that is required to be maintained. Costing that individual additional monies.

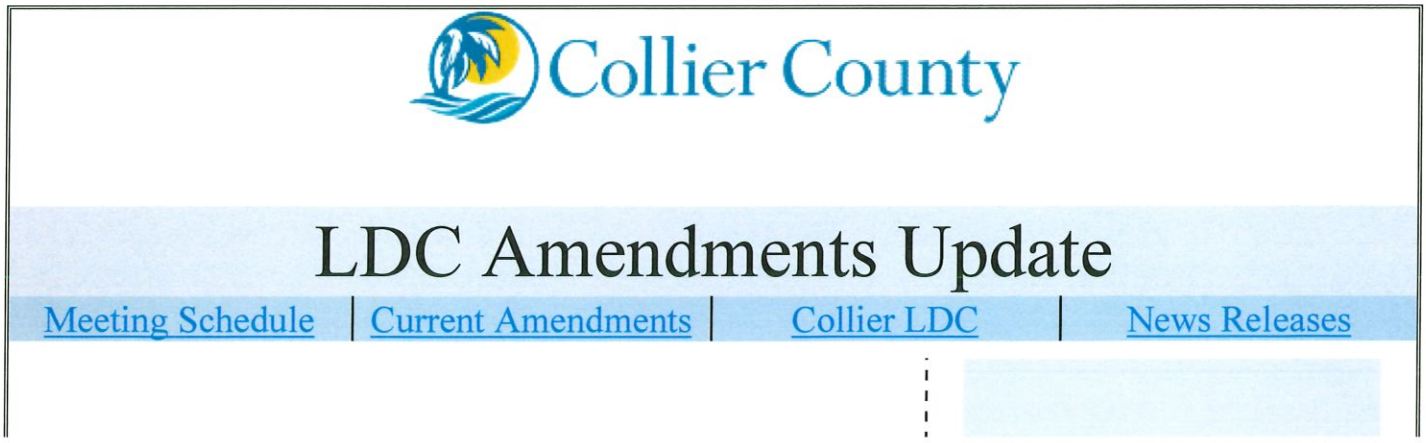
These are all still legit reasons to reject this proposal. Since these items seem were not sufficient may I add one more. That of fire / fuel loads in Golden Gate Estates.

Golden Gate Estates unfortunately is a disaster waiting to happen in regard to a major fire. We recently saw the fires in Hawaii and California. Unfortunately, Golden Gate Estates is a fuel heavy area. On several occasions a few big fires have already occurred in the past.

Florida ecosystems are dependent on forest fires. The decades of development, the lowering of the water table and the lack of a natural fire regime, has caused Golden Gate Estates to be fuel heavy. Allowing exotics to remain is allowing this excess fuel.

Removal of exotics can be viewed as part of Fire management practices. Fire Management should evolve on focusing on controlled burns to reduce fuel. Control burns are very limited and/or impossible given the established homes. Removal of exotics is just that less fuel.

I thank you for your time.
Marco A. Espinar
Collier Environmental Consultants Inc
On Tuesday, August 12, 2025 at 03:41:25 PM EDT, Eric Johnson <eric.johnson@colliercountyfl.gov> wrote:



Public Meeting

To Review Proposed

LDC Amendments

The Development Services Advisory Committee-Land Development Review Subcommittee (DSAC-LDR Subcommittee) will review the following LDC Amendments:

1. PL20250005385 – Scrivener's Errors and Cross-Reference Corrections
2. PL20250006145 – Removal of Prohibited Exotic Vegetation
3. PL20250007882 – Administrative Plat Approval

Review

Agenda and Meeting Materials

We welcome your attendance and feedback.

Date

Tuesday

August 19, 2025

3:00 PM

Location

2800 N. Horseshoe Dr.

Collier County Growth Management Community Development Department

Building

Conference Room 609/610

Contact Us

2800 N. Horseshoe Drive | Naples, FL 34014

Call: (239) 252-2931 | Email: eric.johnson@colliercountyfl.gov

Not interested in e-mail updates? Unsubscribe from this list.

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office:239-252-2931

2800 Horseshoe Drive N
Naples, FL 34104
Eric.Johnson@colliercountyfl.gov

Collier Coun

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

b. The review and approval of construction plans does not authorize the construction of required improvements which are inconsistent with existing easement(s) of record.

c. The required improvements shall be completed prior to recordation of the final subdivision plat unless the applicant files a subdivision performance security as identified in LDC section 10.02.04 F with the County.

d. Where approval of construction plans and final subdivision plats will lead to the level of service for any public facility being reduced below the level established by the growth management plan for Collier County, the County shall deny approval to proceed with development until the requirements of LDC section 10.02.07 have been met.

* * * * * * * * * * * * *

3. *County Manager review of construction plans and final subdivision plats.*

a. The County Manager or designee shall preliminarily review and evaluate the construction plans and final subdivision plat in conformance with the LDC, in particular sections 10.02.04 B and 10.02.04 C, and F.S. ch. 177. The County Manager or designee shall review and evaluate the construction plans and final subdivision plat in light of the requirements established in the LDC and Administrative Code and provide written notice to the applicant acknowledging receipt . Based on the review and evaluation, the County Manager or designee shall approve, approve with conditions, or deny the construction plans and final subdivision plat. ~~If the construction plans and final subdivision plat is denied, then the final subdivision plat shall not be submitted to the Board until the construction plans and final subdivision plat have been approved or approved with conditions by the County Manager or designee. The approval of the County Manager or designee is subject to Board approval, noted below~~.

b. ~~If the constructions plans and final subdivision plat are approved or approved with conditions by the County Manager or designee, the County Manager or designee shall recommend that the Board approve, approve with conditions, or deny the final subdivision plat.~~ If the County Manager or designee denies or places conditions on the construction plans or recommends denial or conditions on the final subdivision plat, he shall state reasons and cite the applicable code or regulatory basis for the decision.

c. Once the construction plans and final subdivision plats are submitted by the applicant for review by the County Manager or designee, they will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the applicant, or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and a response is not received within this time, the application for construction plans and final subdivision plat review will be considered withdrawn and cancelled. If there

is no waiver of time limits submitted, and the applicant exceeds the time limits specified in F.S. 125.022, the application will be considered denied. Further review of the project will require a new application and the appropriate fees paid by the applicant.

* * * * * * * * * * * * *

4. ~~Board~~ *Administrative approval of the final subdivision plat.*

~~a.~~ Following preliminary approval or approval with conditions by the County Manager or designee, ~~the County Manager or designee shall place the final subdivision plat on the consent agenda for its next available regularly scheduled Board hearing. T~~the ~~Board~~ Administrative Official shall consider approval of the final subdivision plat together with the approval of standard form, Construction Maintenance Agreement, and approval of the amount of performance security for the required improvements based on the estimate of probable cost.

~~b. If all members of the Board consent to the recommendation of the County Manager or designee, then the recommendation of the County Manager or designee on the final subdivision plat shall remain on the consent agenda and the final subdivision plat shall be approved. If any member of the Board objects to the recommendation of the County Manager or designee or otherwise requests discussion on the recommendation, then the recommendation shall be taken off the consent agenda and may be discussed or scheduled for a subsequent hearing date. After due notice of the hearing to the applicant, the Board shall hold a hearing on the final subdivision plat. At the hearing, the Board shall consider the County Manager or designee's recommendation and shall take evidence and testimony in regard to the final subdivision plat requirements identified in LDC sections 10.02.04 B and 10.02.04 C, and other provisions of the LDC. The Board shall approve, approve with conditions, or deny the final subdivision plat. If the Board denies or places conditions on the final subdivision plat, it shall state reasons for such denial or conditions.~~

~~c~~b. Approval of the final subdivision plat shall not constitute acceptance of public dedicated facilities. Acceptance of any such dedicated public facilities and responsibility for their maintenance shall be by separate resolution of the Board of County Commissioners. See LDC section 10.02.05 C.3.

~~d.~~c. After ~~Board~~ administrative approval of the final subdivision plat by the Administrative Official, building permits may be issued for a percentage of planned homes in accordance with the Florida Building Code and pursuant to F.S. 177.073. Subdivision performance security shall be in accordance with LDC section 10.02.04 F 2.b.i., and the construction and maintenance agreement shall be in accordance with LDC section 10.02.04.F.3.e when utilizing F.S. 177.073.

1. Generally. No building permits for habitable structures shall be issued prior to approval by the ~~Board of County Commissioners~~ Administrative Official and recordation of the final subdivision plat, except as provided in LDC section 5.04.04, LDC section 10.02.04 B.6., and LDC section 10.02.04 B.4.~~d~~ c., as applicable.

2. Posting of subdivision performance security at the time of recording~~,~~ or at ~~Board~~ Administrative Official approval when utilizing F.S. 177.073.

   a. The final subdivision plat shall not be recorded until a subdivision performance security for the construction of the required improvements, both on-site and off-site, has been posted by the applicant and approved and accepted by the County Manager or designee on behalf of the Board.

   b. The applicant's professional engineer shall prepare an opinion of the probable construction cost or the actual contractor's bid price, which includes the cost of all required improvements, to determine the amount of the subdivision performance security.

      i. If no construction of the required improvements has begun at the time of posting of the subdivision performance security, the security shall be an amount equal to 110 percent of the sum of construction costs for all on-site and off-site required improvements based on the applicant's professional engineer's opinion of the probable construction costs or contract bid price.

      ii. If construction of the required improvements has begun at the time of posting the subdivision performance security, the security shall be in an amount equal to 10 percent of the applicant's professional engineer's opinion of the probable construction cost or contract bid price, plus 100 percent of the required improvements to be completed, such as the final lift of asphalt and uncompleted sidewalks.

      iii. If construction of all required improvements has been completed and accepted by the Board at the time of recording, only a performance maintenance guarantee at an amount equal to 10 percent of the applicant's professional engineer's opinion of the probable construction cost or contract bid price shall be provided.

      iv. No subdivision performance security shall be required where improvements are to be constructed by a general-purpose government such as a county or municipality, a local school district, or state agency. A subdivision performance security shall be required of an independent special-purpose government such as a community development district (CDD).

   c. The subdivision performance security shall be prepared pursuant to Appendix A of the LDC and shall be one of the following forms:

      i. Construction, maintenance, and escrow agreement, or

ii. Construction Maintenance Agreement and one of the following:

a) Cash deposit agreement with the County, or

b) Irrevocable standby letter of credit, or

c) Surety bond.

d. Once the form of a subdivision performance security has been approved and accepted by the Board, alternate securities, in a format approved by the County Attorney, may be approved by the County Manager or designee, on behalf of the Board.

3. Recordation Procedure. After approval of the final subdivision plat by the ~~Board~~ Administrative Official prior to the recording of the final subdivision plat with the clerk of the circuit court, the following shall occur:

* * * * * * * * * * * * *

e. Construction and Maintenance Agreement. The applicant shall enter into a construction and maintenance agreement with the County, in a form acceptable to the County Attorney, which establishes the terms and conditions for the construction and maintenance of the improvements required during the 18-month construction period or a time frame established in an approved extension request by the County Manager or designee. This agreement shall be submitted with the final subdivision plat for review and approval and shall be executed by all parties at the time of ~~Board~~ Administrative Official approval~~,~~ if building permits are issued when utilizing F.S. 177.073, or at the time of recording the final plat.

* * * * * * * * * * * * *

g. Supporting "gap" title information. Within 60 days of recordation of the final subdivision plat in the official records of Collier County, Florida, the applicant, at no expense to the County, shall submit to the County Manager or designee final supporting "gap" title information. The final supporting title information must meet all of the requirements of LDC section 10.02.04 F.3.c, except as to the effective date. Receipt and approval of the "gap" title information is a condition precedent to preliminary acceptance of subdivision improvements by the ~~Board~~ Administrative Official.

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10.02.05 - Construction, Approval, and Acceptance of Required Improvements

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APPENDIX C
FINAL SUBDIVISION PLAT, REQUIRED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

(SEE LDC section 10.02.04 for applicable, specific provisions)

The following text and format are intended as a guide for preparation of those platting materials required to be submitted to reviewing authorities, including the Project Review Services Department, Utilities Division, County Health Department, County Attorney and the Board of County Commissioners. Adherence to this format and text will substantially expedite review. Substantial deviation in substance or form from the suggested text and format may result in delay or disapproval of the submitted plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

(signature) (TYPED OR PRINTED NAME HERE)	DATE
Include Florida Professional Land Surveyor No.	

~~COUNTY COMMISSION~~ ADMINISTRATIVE OFFICIAL APPROVAL

STATE OF FLORIDA
COUNTY OF COLLIER

THIS PLAT APPROVED FOR RECORDING ~~IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA~~, THIS _____ DAY OF _____, 20___, PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

~~(Name of Clerk)~~	(Name of ~~Chairman~~ Administrative Official)~~,~~ ~~CHAIRMAN~~ (Title of Administrative Official) ADMINISTRATIVE OFFICIAL PER RESOLUTION 2025-131
~~CLERK OF CIRCUIT COURT IN AND FOR COLLIER COUNTY~~	BOARD OF COUNTY COMMISSIONERS COUNTY, FLORIDA

FILING RECORD

Exhibit A– Administrative Code Amendments

D. Construction Plan and Final Subdivision Plat (PPL)

D.1. Construction Plans and Final Subdivision Plat – Standard

Reference	**LDC** sections 10.02.04 B and 10.02.04 C, Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Completeness and Processing of Application	⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat or replat including the timeframes for reviewing and approving the plat.
Notice	~~No notice is required.~~
Public Hearing	~~The BCC shall hold at least 1 advertised public hearing~~. None.
Decision Maker	The ~~BCC.~~ Administrative Official per Resolution 2025-131.
Review Process	The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**. Once submitted for review, the construction plans and final subdivision plat application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat. For **applicants** requesting building permits before plat recording, the county will stamp the final plat as "Preliminary Plat for Building Permit Issuance" after ~~Board~~ administrative approval of the plat and receipt of the fully executed construction and maintenance agreement and performance security after County Attorney approval.

* * * * * * * * * * * * *

Updated	Res. 2025-XXX

# # # # # # # # # # # # #

D.2. Construction Plans and Final Subdivision Plat Amendment (PPLA)

Reference	**LDC** sections 10.02.04 B and Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Application Contents and Requirements for Construction Plans and Final Subdivision Plat Amendments	A Construction Plans and Final Subdivision Plat Amendment application must include the following, in addition to the Application Contents and Requirements for Construction Plans and Final Subdivision Plat, as applicable. ⇔*See Chapter 5 D.1 of the Administrative Code.* The application must include the following: **1. Applicant contact information.** **2. Addressing checklist.** 3. Name of development. 4. Amendment to PPL Number (original PPL number). 5. Cover letter describing the proposed changes.
Completeness and Processing of Application	⇔ *See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat amendment including the timeframes for reviewing and approving the plat..
Public Hearing	~~The BCC shall hold at least 1 advertised public hearing~~. None.
Decision Maker	The ~~BCC~~. Administrative Official per Resolution 2025-131.
Review Process	The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**. Once submitted for review, the construction plans and final subdivision plat amendment application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within~~270~~ 120 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat.

* * * * * * * * * * * * *

Updated	Res. 2025-XXX

# # # # # # # # # # # # #

D.3 Final Subdivision Plat – For Townhouse Fee Simple Development

Reference	**LDC** sections 10:02.04 B and 10.02.04 C, Resolution No. 2025-131, and other provisions of the **LDC**.

* * * * * * * * * * * * *

Completeness and Processing of Application	⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for final subdivision plat including the timeframes for reviewing and approving the plat.
Notice	No notice is required.
Public Hearing	~~The BCC shall hold at least 1 advertised public hearing~~. None.
Decision Maker	The ~~BCC.~~ Administrative Official per Resolution 2025-131.
Review Process	The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with **LDC** sections 10.02.04 B and 10.02.04 C and other provisions of the **LDC**. Once submitted for review, the townhouse construction plans and final subdivision plat application will remain under review so long as a resubmittal in response to a county reviewer's comments is received within 270 days of the date on which the comments were sent to the **applicant**. If a response is not received within this time, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. The ~~County Manager or designee~~ Administrative Official will ~~provide a recommendation to the Board of County Commissioners to~~ approve, approve with conditions, or deny the final subdivision plat.

* * * * * * * * * * * * *

Updated Res. 2025-XXXX

# # # # # # # # # # # # #

F. Minor Final Subdivision Plat (FP)

Reference	**LDC** section 10.02.04 D and Resolution No. 2025-131.

* * * * * * * * * * * * *

Completeness and Processing of Application	⇔*See Chapter 1 D.5 for the acceptance and processing of an application.* The County Manager or designee shall send written notice in response to the application submittal within seven days. acknowledging receipt, identifying missing documents or information required to process the application for minor final subdivision plat including the timeframes for reviewing and approving the plat..
Notice	No notice is required.

PLEASE PRINT CLEARLY

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: 7 **Agenda Item Topic:** 7 old Business - A.
(For Public Comment, list topic) other

Meeting Date: 09/03/25

Name: Amelia Vasquez Address: 3200 Bailey Lane, suite 110, Naples, FL 34105

Representing/Petitioner: CBIA Other:

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

YOU ARE LIMITED TO THREE (3) MINUTES FOR YOUR COMMENTS AND ARE TO ADDRESS ONLY THE CHAIR.

PUBLIC COMMENT IS NOT INTENDED TO BE A FORUM FOR SELF-PROMOTION. PUBLIC COMMENT SPEAKERS WHO ENGAGE IN ADVERTISING THEIR BUSINESS, PERSONAL POLITICKING, OR OTHER FORMS OF SELF-PROMOTION, WILL BE ASKED TO LEAVE THE PODIUM.

PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.

Attendance Roster – Date: September 03, 2025

Development Services Advisory Committee

Must have (8) members for a quorum

Committee Members	
James Boughton:	Norman Gentry:
Clay Brooker:	Mark McLean:
Jeffrey Curl:	Chris Mitchell:
Laura Spurgeon DeJohn:	Robert Mulhere:
Nicholas Kouloheras:	Jeremy Sterk:
John English:	Mario Valle:
Marco Espinar:	William Varian:
Blair Foley:	Hannah Roberts:

Attendance Roster – Date: September 03, 2025

Development Services Advisory Committee

Staff Members

James French Department Head, GMCDD	Present
Michael Bosi Director, Planning & Zoning	Present
Christopher Mason Director, Community Planning & Resiliency	Present
Cormac Giblin Director, Housing Policy and Economic Development	Present
Jaime Cook Director, Development Review	Present
Michael Stark Director, Operation & Regulatory Support	Not Present
John McCormick Director, Building Review & Permitting	Not Present
Thomas Iandirmarino Director, Code Enforcement	Present
Matt McLean or designee Director, Public Utilities	Stephen Sarabia
Jay Ahmad or designee Director, Transportation Engineering	for Lorraine Lantz
Diane Lynch, Management Analyst II Staff Liaison, Operations & Regulatory Management	Not Present
Heather Cartwright-Yilmaz, Management Analyst I Staff Liaison, Operations & Regulatory Management	Present

Other County Staff Presenting NOT listed above.

Name	Signature
ERIC JOHNSON	
Stephen Sarabia	PUD
RICH HENDERLONG	
ANNECA GALANO	

Attendance Roster – Date: September 03, 2025

Development Services Advisory Committee

Public Sign-in Sheet

Please Print

NAME	REPRESENTING	PHONE NO.
Amelia Vasquez	CBIA	239-738-6100