



Collier County Parks and Recreation Impact Fee Update Study

Final Report
October 8, 2025

Prepared for:

**Collier County Capital Projects Planning,
Impact Fees and Program Management Division**
2685 Horseshoe Drive South
Naples, Florida 34104
ph (239) 252-8192

Prepared by:

Benesch
1000 N. Ashley Dr., #400
Tampa, Florida 33602
ph (813) 224-8862
E-mail: nkamp@benesch.com

Collier County Parks and Recreation Impact Fee Study

Table of Contents

INTRODUCTION	1
INVENTORY	5
SERVICE AREA AND DEMAND COMPONENT	8
LEVEL OF SERVICE	9
COST COMPONENT.....	12
CREDIT COMPONENT & NET IMPACT COST.....	16
CALCULATED PARKS AND RECREATION IMPACT FEE	17
IMPACT FEE SCHEDULE COMPARISON	19

Appendices:

Appendix A: Land Value Analysis -- Supplemental Information

Appendix B: Population Estimates -- Supplemental Information

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.

**Table 1
Collier County Parks and Recreation Facilities Inventory ⁽¹⁾**

Park/Facility Name	Park Class	Total Acreage	Amphitheater	Baseball Field	Basketball Court	Basketball Pavilion	Bath House (sq ft)	Boardwalk	Boat Ramp Lane	Bocce/Shuffleboard Court	Bocce Ball Cover	Cabana	Campgrounds	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										12,758													6,044	
Pelican Bay Community Park	C	15.00			1					3		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													2,016	
Sugden Regional Park	R	120.00	1				1,451							1	170		1		1				2	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		

Table 1 – (continued)
Collier County Parks and Recreation Facilities Inventory ⁽¹⁾

Park/Facility Name	Park Class	Maintenance Building/ Shed (Sq Ft)	Multipurpose Facility	Multise 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																													
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					
Vanderbilt Extension Community Park	C																													
Palmetto Elementary ⁽²⁾	C			1																										
Rich King Greenway	R																													
Sabal Palm Elementary ⁽²⁾	C			2																										
Corkscrew Elementary/Middle ⁽²⁾	C			1											2										4				1	
Max A. Hasse Community Park	C	878						213				2		1	2	9,483	429							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⁾
<i>Parks and Recreation Level of Service (Acres per 1,000 Residents)</i>				
Community	509	1.14	1.20	1.14
Regional	<u>1,457</u>	<u>2.96</u>	<u>2.70</u>	2.70
Total	1,966	4.10	3.90	3.84
<i>2024 Service Area Population⁽⁵⁾</i>				
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

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.

**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
<i>Architecture, Engineering, and Inspection @ 10%⁽⁷⁾</i>				<i>\$9,123,380</i>		<i>\$8,055,640</i>	<i>\$17,179,020</i>
Total Recreational Facility Value⁽⁸⁾				\$100,357,175		\$88,612,042	\$188,969,217
<i>Less: Portion Not Owned⁽⁹⁾</i>				<i>\$0</i>		<i>\$17,745,823</i>	<i>\$17,745,823</i>
Owned Recreational Facility Value⁽¹⁰⁾				\$100,357,175		\$70,866,219	\$171,223,394
<i>Total Population⁽¹¹⁾</i>				<i>447,642</i>		<i>491,779</i>	
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⁾	<u>\$0.00</u>	<u>\$0.00</u>
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.

**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.

**Appendix A -
Land Value Analysis
- Supplemental Information**

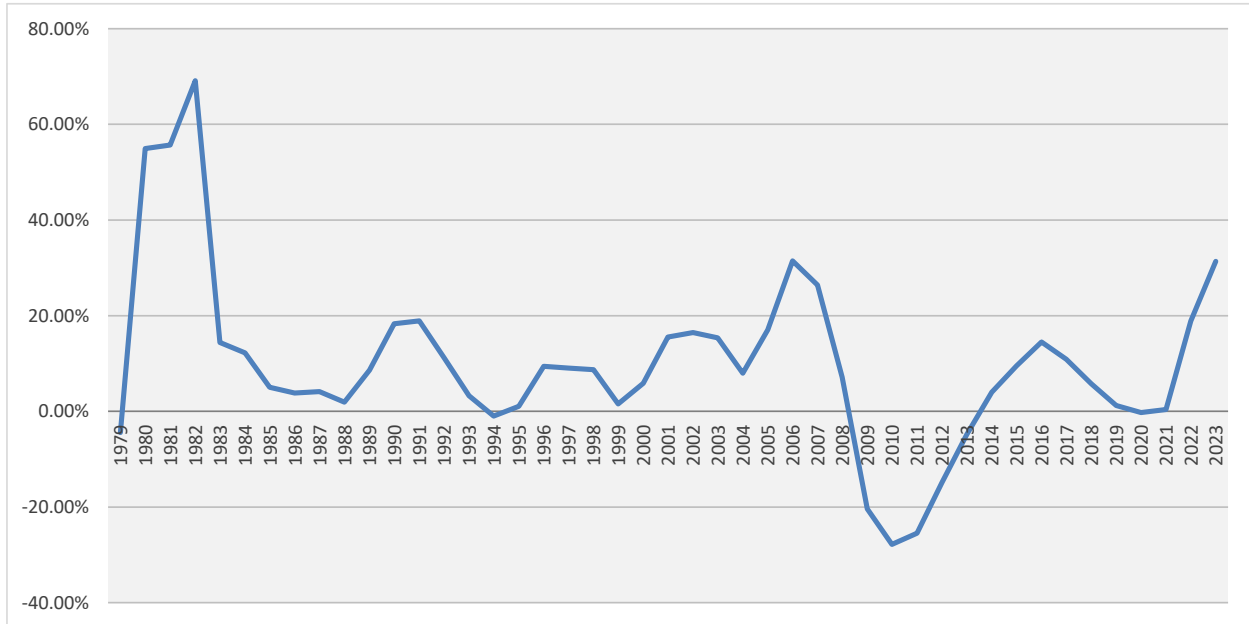
Appendix A - Land Value Analysis

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.

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.

**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

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%

- 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⁾
<i>Estimate for In-Land Properties:</i>				
0.5 - 5 acres	\$550,000	\$250,000	\$325,000	\$450,000
Greater than 5 acres	\$450,000	\$225,000	\$300,000	\$415,000
<i>%-Change</i>				
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⁾
<i>Estimate for In-Land Properties:</i>				
0.5 - 5 acres	\$75,000	\$35,000	\$40,000	\$50,000
Greater than 5 acres	\$230,000	\$105,000	\$110,000	\$70,000
<i>%-Change</i>				
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**

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.