Advisory Boards

Minutes and Records
October 31, 2025
10/31/2025
October 31, 2025

1. **Affordable Housing Advisory Committee**

2. **All Terrain Vehicle Park Ad Hoc Committee**

   2.A. All Terrain Vehicle Park Ad Hoc Committee - No Meeting *(2025-4359)*

   ATTACHMENTS
   None

3. **Animal Services Advisory Board**

   3.A. October 15, 2025, Animal Services Advisory (DAS) Board Meeting *(2025-3720)*

   ATTACHMENTS

   1. Agenda Cover DAS
   2. DASAB Agenda Index October 15, 2025
   3. V. A. February 26 2025 DASAB Meeting Minutes
   4. V. B. March 19, 2025 DASAB Meeting Minutes
   5. V. C. April 16 2025 DASAB Meeting Minutes
   6. V. D. August 27 2025 DASAB Meeting Minutes
   7. VIII. A.1. State Mandated Stat Report September 2024- September 2025
   8. VIII. B. FY26 DAS Budget
   9. IX. B 1. DAS Board restructure
   10. IX. B 2. DAS Fee Schedule- Pending BCC Approval on 10/14
   11. IX. B 3. Ordinance 2013-33
   12. IX. B 4. Ordinance 2013-55
   13. IX. C. Standard Operating Procedures (SOPs) Update
   14. X. A. Microchips - Code of Ordinances Section 14-41 - Disposition of Impounded Animals

4. **Bayshore Beautification MSTU Advisory Committee**

5. **Bayshore/Gateway Triangle Local Redevelopment Adv Board**

6. **Black Affairs Advisory Board**

7. **Board of Building Adjustments and Appeals**

8. **Coastal Advisory Committee**

9. **CSRM Coastal Storm Risk Management Feasibility Study Advisory Committee**

10. **Code Enforcement Board**

10.A. Code Enforcement Advisory Board - October 23, 2025

(2025-4553)

ATTACHMENTS

1. October 23, 2025 Public Notice
2. October 23, 2025 CEB Agenda

11. Collier County Citizens Corps

12. Contractors Licensing Board

13. Comprehensive Watershed Improvement Program Committee

14. Development Services Advisory Committee

14.A. Development Services Advisory Committee — Land Development Review Subcommittee (DSAC-LDR) — August 19, 2025

(2025-4275)

ATTACHMENTS

1. DSAC-LDR 08-19-2025 FINAL Agenda Packet
2. DSAC-LDR 08.19.25 Meeting Draft Minutes Signed
3. DSAC-LDR 08-19-2025 Public Notice

14.B. Development Services Advisory Committee — Impact Fee Review Subcommittee (DSAC-IFR) — August 27, 2025

(2025-4276)

ATTACHMENTS

1. DSAC-IFR 08-27-2025 FINAL Agenda Packet
2. DSAC-IFR 08.27.25 Meeting Draft Minutes Signed
3. DSAC-Impact Fee Review 08-27-25 Public Notice

14.C. Development Services Advisory Committee (DSAC) — September 03, 2025

(2025-4277)

ATTACHMENTS

1. DSAC 09-03-2025 FINAL Agenda Packet
2. DSAC 09.03.25 Meeting FINAL Minutes Signed
3. DSAC 09-03-25 Public Notice

14.D. Development Services Advisory Committee — Land Development Review Subcommittee (DSAC-LDR) — September 16, 2025

(2025-4278)

ATTACHMENTS

1. DSAC-LDR 09-16-2025 FINAL Agenda Packet
2. DSAC-LDR 09.16.25 Meeting FINAL Minutes Signed

3. DSAC-LDR 09-16-2025 Public Notice

15. Emergency Medical Authority

16. Floodplain Management Planning Committee

17. Forest Lakes Roadway and Drainage MSTU Advisory Committee

17.A. Forest Lakes Roadway and Drainage MSTU Advisory Committee — October 7, 2025 *(2025-4535)*

ATTACHMENTS

1. 1002 Forest Lakes MSTU 1007
2. Agenda & Backup - Forest Lakes 10-07-25
3. Signed Minutes - Forest Lakes MSTU 09-02-25

18. Golden Gate Beautification MSTU Advisory Committee

18.A. Golden Gate Beautification MSTU Advisory Committee — October 21, 2025 *(2025-4541)*

ATTACHMENTS

1. 1016 Golden Gate MSTU 1021
2. Agenda & Backup - Golden Gate MSTU 10-21-25

19. Golden Gate Community Center Advisory Board

19.A. Golden Gate Community Center Advisory Board - 10-06-2025 *(2025-4360)*

ATTACHMENTS

1. Advisory Board Minutes=09-03-2025-Signed
2. Advisory Board Agenda=10-06-2025
3. 9-25-25 Golden Gate Community Center Advisory Board Meeting October 6, 2025

20. Golden Gate Estates Land Trust Committee

21. Golden Gate City Economic Development Zone Advisory Board

22. Haldeman Creek Dredging Maintenance MSTU Adv Committee

23. Historical/Archeological Preservation Board

24. Immokalee Community Redevelopment Advisory Board

24.A. Immokalee Community Redevelopment Advisory Board — October 29, 2025 *(2025-4606)*

ATTACHMENTS

1. CRA Public Notice - 10.29.25

2. CRA Agenda - 10.29.25
3. CRA Minutes - 09.17.25

25. Infrastructure Surtax Citizen Oversight Committee (ad hoc)

25.A. Infrastructure Surtax Citizen Oversight Committee June 12, 2025 and September 11, 2025. *(2025-3591)*

ATTACHMENTS

1. 2025.06.12 - Infrastructure Surtax Citizen Oversight Committee Meeting - Public Notice
2. 2025.06.12 - Infrastructure Surtax Citizen Oversight Committee Meeting - Public Agenda
3. 2025.01.09 - Infrastructure Surtax Citizen Oversight Committee Meeting - Approved Meeting Minutes
4. 2025.09.11 - Infrastructure Surtax Citizen Oversight Committee Meeting - Public Notice
5. 2025.09.11 - Infrastructure Surtax Citizen Oversight Committee Meeting - Public Agenda
6. 2025.06.12 - Infrastructure Surtax Citizen Oversight Committee Meeting - Approved Meeting Minutes

26. Land Acquisition Advisory Committee

26.A. October 2025 Collier County Land Acquisition Advisory Board Meeting *(2025-3620)*

ATTACHMENTS
None

26.A.1. October 1, 2025, Land Acquisition Advisory Committee Meeting *(2025-4513)*

ATTACHMENTS

1. 10-1-2025 CCLAAC Agenda
2. 10-1-2025 Hybrid Remote CCLAAC Meeting Public Notice
3. CCLAAC Meeting Minutes (signed) 9-3-2025
4. 4.A. AAL Combined 9-18-2025
5. 4.B. Conservation Easement 1.23.2001
6. 4.B. Endorsement 1_exec
7. 4.B. Owner's Policy_exec
8. 5.A.1. McIntosh Trust ICSR
9. 5.A.2. Sarry ICSR
10. 5.A. ICSRs presentation
11. 4.A. Acquisition Updates 10-1-25 (presention)

27. Lely Golf Estates Beautification MSTU Advisory Committee

27.A. Lely Golf Estates Beautification MSTU Advisory Committee — October 16, 2025 *(2025-4540)*

ATTACHMENTS

1. 1009 Lely MSTU 1016
2. Agenda & Backup - Lely MSTU 10-16-25
3. Signed Minutes - Lely MSTU 08-21-25
4. Signed Minutes - Lely MSTU 09-18-25

28. Library Advisory Board

28.A Library Advisory Board - October 15, 2025 *(2025-4590)*
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ATTACHMENTS

1. Hybrid Remote LAB Meeting Notice_October 15 2025
2. LAB - AGENDA - Oct. 15 2025_FINAL
3. Approved September 17 2025 LAB Meeting Minutes

29. Ochopee Fire Control District Advisory Committee

30. Parks and Recreation Advisory Board

30.A Parks and Recreation Advisory Board - 10-15-2025 *(2025-4361)*
.

ATTACHMENTS

1. PARAB October 2025 Agenda
2. 10-8-25 Parks & Recreation Advisory Board Meeting October 15, 2025

31. Pelican Bay Services Division Board

31.A Pelican Bay Services Division Board - Oct. 8, 2025 *(2025-4394)*
.

ATTACHMENTS

1. Pelican Bay Services Division Board Public Notice - Oct. 8, 2025
2. Pelican Bay Services Division Board Agenda Packet - Oct. 8, 2025
3. Pelican Bay Services Division Board Approved Minutes - June 11, 2025

32. Productivity Committee

33. Public Art Committee

34. Public Safety Coordinating Council

35. Public Transit Advisory Committee

36. Radio Road Beautification Advisory Committee

36.A Radio Road Beautification MSTU Advisory Committee — October 13, 2025 *(2025-4538)*
.

ATTACHMENTS

1. 1008 Radio Road MSTU 1013
2. Agenda & Backup - Radio Road MSTU 10-13-25

37. Rock Road MSTU

37.A Rock Road Improvement MSTU Advisory Committee — October 15, 2025 *(2025-4539)*
.

ATTACHMENTS

1. 1008 Rock Road MSTU 1015
2. Agenda & Backup - Rock Road MSTU 10-15-25
3. Signed Minutes - Rock Road MSTU 04-08-25

38. Tourist Development Council

39. Vanderbilt Beach Beautification MSTU Advisory Committee

39.A Vanderbilt Beach Beautification MSTU Advisory Committee — October 2, 2025 *(2025-4534)*
.

ATTACHMENTS

1. 0925 Vanderbilt Beach MSTU 1002
2. Agenda & Backup - Vanderbilt Beach 10-02-25
3. Signed Minutes - Vanderbilt Beach MSTU 08-07-25

40. Vanderbilt Waterways MSTU

40.A Vanderbilt Waterway MSTU Advisory Committee — October 9, 2025 *(2025-4536)*
.

ATTACHMENTS

1. 1002 Vanderbilt Waterway MSTU 1009
2. Agenda & Backup - Vanderbilt Waterway MSTU - 10-09-25
3. Signed Minutes - Vanderbilt Waterway MSTU 03-26-24

41. Water and Wastewater Authority

Collier County
Domestic Animal Services

Domestic Animal Services Advisory Committee

Wednesday, October 15, 2025
6:00 pm

2800 N. Horseshoe Dr.
Naples, FL 34104

Growth Management
Community Development Department
Conference Room 609/610

If you have any questions or wish to meet with staff, please contact Alexandra Casanova at (239) 252-2465 or Alexandra.Casanova@colliercountyfl.gov

Collier County

Domestic Animal Services Agenda

Wednesday, October 15, 2025
6:00 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 Robert's 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. The public is welcome to attend either in person or remotely.

Individuals who wish to participate remotely should register for the meeting using the Webex Meeting link on the webpage: Advisory Board Information | Collier County, FL

The registration deadline for the meeting is 6:00 p.m., October 15. Individuals who register will receive an email in advance of the meeting detailing how they can participate

I. Call to Order
II. Roll Call – Establish a Quorum
III. Pledge of Allegiance
IV. Approval of Agenda
V. Agenda and Minutes
    A. February 26, 2025, DASAB Meeting Minutes
    B. March 19, 2025, DASAB Meeting Minutes
    C. April 16, 2025, DASAB Meeting Minutes
    D. August 27, 2025, DASAB Meeting Minutes
VI. Public Comment– Items not addressed on this Agenda
VII. Public Comment - Agenda Items in Sequence.
VIII. Staff Updates
    A. Leadership Report
        1. September Statistics
    B. FY26 DAS Budget

IX. Old Business
   A. Ordinance Sub-Committee Update
   B. September 23, 2025, Board of County Commissioners Meeting Items
      1. DAS Board Restructure
      2. DAS Fee Schedule
      3. DAS Ordinance 2013-33
      4. DAS Ordinance 2013-55
   C. Standard Operating Procedures (SOPs) Update

X. New Business
   A. Microchips Code Section 14-41 - Microchip
   B. Foster and Foster to Adopt Program Update

XI. Advisory Board Member Comments

XII. Adjourn

Future Meeting Dates:

- **November 19, 2025**

Meeting Minutes

Collier County
Domestic Animal Services Advisory Board
February 26, 2025
Naples, FL

LET IT BE REMEMBERED that the Collier County Domestic Animal Services Advisory Board, in and for the County of Collier, having conducted business herein, met on this date at 6 p.m. for a **MEETING** at Growth Management Community Development Department Room 609/610 2800 N. Horseshoe Dr. Naples, Florida, with the following members present:

CHAIRMAN: Laurie Harris
Michele Antonia
Kelly Hyland
Susan Mehas -absent
Allen Schantzen
Jonathan Foerster
Meredith McLean
Alexandra Casanova Jamie French

Any person needing the verbatim record of the meeting may request a copy of the audio recording from Domestic Animal Services.

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February 26, 2025 6:00 pm

I. Call to Order

6:02 PM

II. Roll Call – Establish a Quorum

III. Pledge of Allegiance

IV. Approval of Agenda

Motion made and carried

V. Public Comment – Assumed that all comments were from volunteers.

A. Hobby Breeders. Spending – excessive inventory, no funds for essentials.
B. Commitment to replacing old kennels rather than fix them. Yard conditions are hazardous to transitioning from building to building. Call for more accountability – continuous lack of results. Suggestion for visitor registration and ID. Request for repair of washers and dryers. Request for leashes and toys. Lack of Safety Director position, smoke detectors, cameras and evacuation plan.
C. Request for Hurricane Preparedness Plan. Need for backup generators, sound dampening boards, visitor registration. Need for "Do Not Open Kennels" signage.
D. Enhanced Staff awareness of time spent in the Play Area. Staff spending 45 minutes to an hour in Play Area. This was viewed as an "extra break" as Staff were observed on phones and not attending dogs.
E. Email from Ms. Mehas explaining absence from meeting.

VI. Approval of Minutes

Motion made and carried to approve minutes of January 15, 2025 with spelling correction.

VII. Staff Report

A. Open positions. Utilization of interns. Utilization of

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outsourcing through Humane Society. Need for Written Procedural Practices
versus verbally communicating.

B. (00:31:00 – 00:37:00) Numbers as of Sunday – 99 Cats, 78 Dogs, one Guinea Pig, one Gecko. 323 Code Enforcements, 210 closed, 56 Citations.

VIII. Old Business

A. Building 4 & 5 updates. Request to phase out shower curtains for sanitary reasons. Lack of AWO and volunteers for overnights. Need for written Safety and Direction protocol. Lack of communication – Newsletter only drops once a week, need for supplemental communication.

B. Possible gas leak Bldg. 3. Lack of timely response by Facilities Services.

C. No formalized written Work Scope for Bldg. 4. Mr. French questioning Master Plan. Lack of written Safety Protocol. Lack of training in emergency situations. No contingency planning.

D. Fire Panel failed to alert fire station of gas leak as required. Building not evacuated when alarm sounded – too many false alarms.

E. Request for Workshop style meeting with Commissioners. Facilities Management unresponsiveness to attend DAS meetings. Still no Building Permit for Bldg. 4.

IX. New Business

A. Need for written contact procedure for field issues.

B. Rebranding – Cost of rebranding must be considered – shirts, business cards, letterhead, etc. Suggested to keep existing name and place some thought and focus on coming up with a new and innovative way to market and convey mission, purpose and services.

C. Electric Load Analysis and Incident Action - What it is, why it is needed and how it helps. Need for written procedural action plan for emergency

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shutoff. Need for consistent, uniform, formal orientation and training. (possible continuing education).

D. Motion made to hold workshop. Discussion ensued on how to move forward , how request should be framed.

E. Rewriting Regulations discussion.

F. Discussion on processes on how items that are submitted for the Agenda are approved or denied. Request for timely and clear communication on why an item was rejected.

G. Motion made and was open for discussion to invite Ms. Patterson to Board meeting to discuss various topics – Master Plan, sister departments lack of engagement, regulatory rewrite, code enforcement and accounting of how $6 million in DAS monies were spent.

H. Suggestion to consider 4PM start time going forward.

I. Suggestion to send email to ABM soliciting what they would like to discuss with Ms. Patterson.

J. Motion carried.

X. Public Comment

A. Heidi Leeborne – Commented that she did not receive a response from the Board regarding an item she had requested to be added to the agenda.

XI. Advisory Board Member Comments

A. Visitor sign in process, with possible ID presentation, if legally permissible.

B. Outcome of case that was opened in August of 2024 and presented before the ABM in December. It was pointed out that this was a Code Enforcement issue, and that Policy prevented DAS involvement outside of requesting Code Enforcement assistance. Mention was made that there was 2,000 citations, fines were not paid according to public record. This particular case was noted as closed with a notation that the "dog owners are uncooperative". It was noted that there appeared to be an enforcement

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issue with $2,000 in citation money going uncollected. It was pointed out that issues like this that fall under another department's jurisdiction (code enforcement) should not be a major topic for discussion for fear "getting lost talking about things we can't control."

C. Discussion on proper framework to make a motion under.
D. A comment was made that this item was on the list to be discussed with Commissioner Saunders in a previously scheduled meeting, and that Mr. Saunders had canceled the meeting.
E. ABMs were encouraged to attend the Board Meetings of sister Boards to help bring awareness of their actions, or lack of action, and how it impacts DAS.
F. Revisited incorporating interns at DAS.
G. Request to consider moving me ting start times to 4 P
H. XII. Adjourn
Motion carried to adjourn 08:10 PM

There being no further business for the good of the County, the meeting was concluded at 8:10 pm.

Collier County Domestic Animal Services

Laurie Harris, **Chairman**
Allen Schantzen, Chairperson

These minutes were approved by the Committee/Chairman on 2/26/25 (check one) as presented ✓, or as amended

MEETING MINUTES

COLLIER COUNTY
DOMESTIC ANIMAL SERVICES ADVISORY BOARD
March 19, 2025
Naples, FL

LET IT BE REMEMBERED that the Collier County Domestic Animal Services Advisory Board, in and for the County of Collier, having conducted business herein, met on this date at 6 p.m. for an Advisory Board Meeting in Administrative Building F,3rd Floor, Collier County Government Center. Naples, Florida. with the following members present:

Allen Shantzen
Susan Mehas
Cpl. Sherry Rego
Michele Antonia
Kelly Hyland
Laurie Harris

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from Domestic Animal Services.

I. Call to Order

- 6:03 PM meeting was called to order.

II. Roll Call

- A Quorum was established.

III. Pledge of Allegiance

IV. Approval of Agenda

- A motion was carried to move the surtax review under New Business.
- A motion was carried to approve the Agenda.

V. Public Comment

- Safety concerns regarding the lack of sidewalks between buildings 3, 4 & 5. A staff

member had commented that the county did not approve a request for concrete sidewalks and a suggestion was made to consider using gravel instead of concrete.

- A discussion was had regarding the need for new doors (kennel gates) on Building 3. Cost (up to $500K for 30 doors) were discussed as well as a suggestion to explore other materials as an alternative to aluminum, to avoid injury to animals occurring as they chew on the kennel doors.

VI. Approval of the Minutes

- Before the minutes were approved a question was asked if it would be appropriate to comment and ask questions regarding the minutes.
- A request was made to withhold any additional comments or questions regarding last month's minutes until the appropriate forum later in the meeting.

A motion was carried to approve the minutes of the February meeting.

VII. New Business

- ***Guest Presenter – Christopher Johnson, Director Division of Corporate Finance & Management.***
- Breakdown Presentation of the Surtax.
- Current remaining balance of the initial $6 million - $3,941,000 (aprox.)
- Does not include $2.5 million, General Fund.
- Reviewed Expenditure Approval process.
- It was assured that the Director has input on the expenditure process.
- It was assured that capital expenditures were made in accordance with, and to, plan.
- There is no time limit on spending funds, however there is a time limit on collecting funds.

A few other questions were asked but were inaudible.

VIII. Staff Report

- New parttime Vet has been hired and has started working.
- Vet also has Pharmacy Licensing.
- Primary focus is currently on tending to in-house animals.
- In planning stages of coordinating support staff to accommodate the Vets schedule.
- Offer made and pending acceptance to Program Manager candidate.
- An offer is pending to be made to a Customer Service Specialist candidate.
- Offer extended and pending acceptance to Animal Care Specialist candidate.
- Offer extended and pending acceptance to one of two Supervisors candidates.
- Reposting remaining open Supervisor's position.

- Foster Coordinator position – placed on hold pending the onboarding of Program Manager to afford candidate consideration and selection to pending Program Manager.
- A question was asked if there is adequate office space available and allocated for new hires. Confirmed.
- Animal Care 2 Specialists – creating plan to best utilize team members and aligning their role with their strengths.
- Currently conducting interviews with three Temporary Animal Care Specialists.
- Incorporating Interns during summer.
- Currently 171 animals – 96 cats, 72 dogs, bird, pig and horse.
- 172 Adoptions, 123 transfer outs in February.
- 218 Animals in foster.
- 478 Animals intake in February.
- 51 Returned To Owner (RTO)
- Clarification of the difference between RTO versus Returned to Home (RTH)
- Clarification of Request for euthanize process.

IX. Old Business

- Discussion on recently granted 30-day Temporary Occupancy – does it expire on April 5th or 14th?
- Comment regarding Fire District's "Hold Harmless" clause.
- Completion of work timeline – not for public view.
- RTO Process – there are State mandated restrictions imposed on preventing RTOs from occurring, where pointed criteria must be met to prevent the return of an animal.
- Animals are still treated in situations where the owner has been contacted and will be retrieving their pet.

IX. Old Business (Cont.)

- During RTO and RTH process, if the owner indicates that the animal is actively participating in breeding, a process is in place to ensure that the owner complies with all applicable and mandated breeder's requirements and regulations.
- Discussion opened regarding Animal Cruelty Organizations, Sherriff's office efforts in investigating AC violations and enforcing AC laws.
- Investigations are very complex and take time to establish a case.
- Care should be taken not to post on social media – may jeopardize investigation and subsequent prosecution.
- Investigations can be resource heavy and are competing with finite resources. The Sherriff's department must prioritize how and where they allocate resources.

- The Sherriff Department's lack of public comment and disclosure shouldn't be misconstrued as a lack of attention and effort. Information may not be readily forthcoming and available to protect the process and integrity of the investigation.
- Discussion regarding pets that are repeatedly cycling through DAS – stricter ordinances for repeat offenders, increased fines.
- Equipment request – Xray machine.
- Xray machine may be budgeted for next year.
- Discussion took place regarding Xray machine – not just the cost of the machine, must have appropriates space that meets code requirements.
- Machines have been donated but not accepted because they are outdated and the cost of updating them is preventing DAS from moving forward with them.
- A suggestion was made to explore grants.
- A review of the current Xray process, where, how, what and who is involved.
- It was noted that an Xray machine would not qualify as a Capital Improvement.

X. Public Comment

- A discussion regarding using existing resources for other projects at the DAS campus. It was noted that the DAS footprint had practically utilized all of it available permitted space and any additional expansion would most assuredly require a variance. Not to say no, but something to be aware of.

X. Public Comment (cont.)

- An attendee expressed concerns over lack of supervision of employees and gave examples of first-hand experiences. The attendee expressed that at times they felt they were required to give direction to employees.
- It was noted that a plan was in place and would be quickly implemented once the additional two Supervisor were added to the staff. A Top – Down structure will be implemented.
- An attendee requested that two-way radios be utilized for safety and precautionary purposes. A recent incident was highlighted.
- A discussion regarding rebranding was opened. It was suggested that DAS drop the current logo that exhibits law enforcement connotations.
- It was asked to take under consideration a proposed name change – Collier County Animal Shelter & Adoption Center – as better defining the where, who and what the entity represents.

- It was suggested that a review of last month's Minutes would clarify why this may not be appropriate at this time.
- A question was asked about the Agenda – how the process to add items to the Agenda works and who makes the final decision. The process was reviewed.
- At this point questions arose regarding items from last month's Minutes as follows;

References to front end security. It was noted at this time there is sufficient security cameras on the campus and that existing security measures are adequate at this time.

It was asked that the request to attend the AB meetings of Sister Boards be clarified. In response it was noted that an email had been, or soon would be sent, with a suggested list of Boards and the dates and times of their meeting.

- Discussion took place on the format, quality and tone of February's Minutes.
- It was noted that the Company that is used to provide Minutes Takers, Express, uses different Minutes Takers, and they don't use the same person every month for the same meeting. There will be a follow-up discussion with Marty.
- It was noted that the Minutes are summarized.

X. Public Comment (Cont.)

- It was noted that the meeting formats differ significantly from Advisory Board to Advisory Board throughout the county.
- A recommendation was made that DAS should consider following the County's format, the format utilized by the Commissioners.

XI. Adjourn.

******

Collier County Domestic Animal Services

Laurie Harris, Chairman
Allen Schantzen, Chairperson

These minutes were approved by the Commitee/Chairman on 3/19/2025 (check one as presented ___✓___, or as amended_____.

MEETING MINUTES

COLLIER COUNTY
DOMESTIC ANIMAL SERVICES ADVISORY BOARD

April 16, 2025
Naples, FL

Laurie Harris, Chairman
Kelly Hyland
Michele Antonia
Jonathan Foerster, Humane Society Naples
Susan Mehas
Allen Schantzen, Animal Rights Group
Meredith McLean, Director
Sherry Rego – Law Enforcement

1. CALL TO ORDER

2. ROLL CALL – QUORUM ESTABLISHED

3. PLEDGE OF ALLEGIANCE

Chairman Harris

- A video clip on Snipp Collier's Facebook page has sparked backlash, seemingly directed at Animal Control Officers (ACOs).
- While ACOs are not under the Advisory Board's jurisdiction, their performance directly affects shelter operations.
- The issue will be addressed at the Commission meeting on Tuesday at 9:00 at the Government Center.
- The Advisory Board's role is to advise the Commission, and this concern will be formally presented.

4. APPROVAL OF AGENDA

Allen Schantzen

- Made a motion to add item 9D to the agenda and approve the amended agenda.
- Distributed a handout for discussion related to this addition.
- The added item pertains to advisory boards for both DAS and code enforcement.

Allen Schantzen motioned to approve the agenda
Michele Antonia seconded
Motion passed unanimously, the agenda was approved

5. PUBLIC COMMENTS

Patty Thule, volunteer

- Expressed concern that officers do not actively search for stray animals, as they are visibly present on the roads.
- Raised questions about facility spending—aesthetic improvements prioritized over functional upgrades for dogs.
- Building 5, which had a long-term rat infestation, should have been demolished and rebuilt with large kennels and outdoor runs.
- Instead, efforts focused on cleaning and painting over 6–8 months. Requested clarity on who manages shelter funds.

Heidi ....., citizen

- Concerned that DAS does not perform spay/neuter procedures same-day, resulting in cats being held for up to a week.
- Reported confusion among staff regarding intake forms—only stray cat intake forms exist, no specific "finder to release" documentation.
- Raised concerns about lost animals, discouraging individuals from bringing in cats for spay/neuter services.

Meredith McClean

- **Surgical Delays:**
  - Previously, cats could be held for up to a week due to lack of an in-house surgeon.
  - Now, a surgeon is available three days per week, significantly reducing delays.
- **Release Process:**
  - Shelter staff, not animal control officers, now manage cat releases, which can cause delays when resources are limited.
  - Volunteers are being incorporated to expedite releases.
- **Intake & Finder to Return (FTR) Process:**
  - All cats must enter under a stray hold form due to legal requirements.

    - If a community member wants the cat back post-surgery, it is logged under FTR status, which is finder to return.
    - Some cats may be reassessed for adoption or transferred to additional care facilities, especially moms with kittens.
- **Lost Cats Concern:**
    - Shelter layout contributes to occasional escapes due to high ceilings with open spaces.
    - Traps are set to recover any loose cats, with tracking procedures in place.
    - Loose cat incidents have decreased significantly but still require proactive management.

Kelly Hyland

- Asked why the ceiling remains open.

Meredith McClean

- Explained the shelter has 20-foot ceilings with some paneling that feral cats may push through.
- Escape-prone cats are placed in a more secure, caged area.
- However, high intake levels sometimes require housing cats in less restrictive spaces.

6. APPROVAL OF MINUTES

Allen Schantzen

- **Issue with March 19 minutes:**
    - His name is misspelled
    - It would be great if page numbers were included

Chairman Harris motioned, Michele Antonio seconded

Motion passed unanimously
March 2025 minutes was approved with changes

7. STAFF REPORT
Meredith McLean

Kitten & Neonate Care

- Most shelters and rescues are currently low on kittens under 8 weeks old, but numbers may rise as capacity fills.

- Neonates can be placed in stages—starting from mom-and-baby pairs to independent eaters, before assigning bottle feeders requiring care every 2 hours. Bottle feeders cannot remain overnight in the shelter.
- A specialized nursery was set up; the space provides a lower-traffic, secure area for neonates to help maintain their health.

Veterinary & Staffing Updates

- Dr. Erica's Schedule Adjustment:
  - Starting May, she will scale back East Coast hours to provide more coverage at the shelter.
  - Goal: Expand available vet support throughout the week.
- New Program Manager (Jene) Starting April 28:
  - Extensive shelter and conservancy experience, worked at HSN before
  - Background in program development, policies, and processes.

Front Desk & Customer Service Staffing

- Temporary & Full-time Customer Service Specialists Hired:
  - Goal: Strengthen front desk support, allowing animal care specialists to return to direct animal care roles.
  - Tanya remains the primary front desk specialist.

Hiring Updates

- Full-Time Animal Care Position: Offer accepted and pending county, HR processing.
- Animal Care II Specialist (Supervisor Role): Position posted, applicant search ongoing.
- Coordinator Roles (Foster, Behavior & Enrichment, Volunteers):
  - Volunteer & Behavior positions open until the end of the week.
  - These are specialized roles—extension likely if appropriate candidates are not found.
  - Outside recruitment with national organizations underway.
- Temporary Positions: Two extended, with continued hiring efforts.
- Internships: Planning for summer intern intake.

Shelter Intake (As of April 14)

- Total Animals: 527
  - Cats: 335
  - Dogs: 185
  - Other Species: 7 (Includes geckos, horses, birds)

Chairman Harris

- Asked how the cow was

Meredith McLean

- Explained that cattle must be auctioned due to legal requirements based on an old state statute.

Susan Mehas

- Asked if specifications could be made to ensure cattle are not sent for slaughter.

Meredith McLean

- Stated that no restrictions can be placed on auction terms, and the process must be publicly posted in the paper.
- Mentioned that a senator is working on potentially updating this law.

Adoptions, Transfers and Foster

- **Meredith McLean:**
  - 345 cats adopted, though foster-to-adopt animals not altered yet remain unofficial adoptions.
  - 179 transfers: 144 cats, 35 dogs, with over 100 to Patty Baker Humane Society Naples, assisting with underage kittens.
  - Over 200 animals currently in foster, including 1 adoption by the county manager on Friday.
  - Acknowledgment of the organization that hosted the puppy prom.

Animal Control Updates

- **Meredith McLean:**
  - 265 cases opened, 197 closed, and 76 citations issued for various infractions (e.g., not vaccinated, running at large).
  - Second animal cruelty-related arrest on Monday, with support from Collier County Sheriff's Office and HSN forensic analysis.

Confiscation Methodology Discussion

- **Allen Schantzen**

Questioned methodology behind 5 dog and 1 cat confiscation (domestic vs. abuse situation).

- **Meredith McLean**
  - Explained differences between "confiscate" and "safe keep."
  - Sammy case (Monday's arrest) was a seizure issued by the sheriff's department.
  - Confiscation occurs when law enforcement finds animals on-site. Safe keep is an alternative based on circumstances.

Animal Control Reporting Concerns

- **Susan Mehas**

Asked if people must go online to report animals, considering mobility limitations.

- **Meredith McLean**
  - Department now sends an email with a direct reporting link.

- Encourages self-reporting for accuracy but assists callers without computer access.

Contact & Emergency Reporting

- **Susan Mehas**

Asked for the direct number.

- **Meredith McLean**
  - Dial **3112** for direct connection to code enforcement.
  - After-hours calls to the sheriff are relayed via radio when immediate action is needed.

Fundraising at Puppy Prom

- **Susan Mehas**

Asked about the dollar amount raised.

Meredith McLean

Numbers are not available yet.

Confiscation Clarification

- **Michelle Antonia**

Questioned confiscation numbers (4 in the field, 1 in shelter).

- **Meredith McLean**
  - Admitted a data entry error—likely all field confiscations.
  - Explained a scenario where an animal was first housed, then officially confiscated upon full case assessment.

Kitten Overpopulation Concern

- **Susan Mehas**

Expressed concern about increasing numbers of kittens.

- **Michelle Antonia**

Suggested requiring breeders permits or mandatory spay/neuter enforcement.

- **Meredith McLean**
  - Plans to start offering monthly breeder permit enforcement sessions, though in limited capacity.
  - Dr. Erica is interested, but fee schedule adjustments are needed.

Shelter & Surrender Updates

- **Meredith McLean**
  - Praised volunteers for their role in increasing adoptions.
  - Owner surrender numbers up to **50**, intake increasing due to available space.
  - Working on an electronic surrender form for triaging cases efficiently.

8. Old Business

a) Facilities Update

Meredith McLean

- Building 4 has undergone the demolition phase.
- Facilities management will verify the work order's status and ensure proper documentation.

Allen Schantzen

- Suggested prioritizing permanent landscaping in high-traffic public areas (e.g., front space) to eliminate trip hazards caused by exposed utility covers.
- Recommended this as a benefit for older volunteers.
- **R**equested reinstalling benches on the shaded north sides of Buildings 3, 4, and 5 to accommodate volunteers walking dogs, especially those on restricted walks.
- Emphasized the need for resting spots during walks due to lack of seating.

Meredith McLean

- Announced plans to convert the retention area by the staff parking lot into a walk-only dog area with a clear pathway and benches; dogs will remain leashed due to low fencing.
- Suggested limited use of shaded barn areas for seating when no livestock is present, with clear communication protocols.
- Landscaping is currently paused due to ongoing construction and storm drain work.
- Future plans include sensory-focused landscaping for dogs rather than aesthetic public designs.
- Landscaping will resume post-construction to avoid waste.

Chairman Harris

- Volunteers reported that the flooring in Building Five becomes dangerously slick when wet, leading to falls. Are the flooring materials used in building 5 going to be reviewed before proceeding with flooring in buildings 3 and 4?

Meredith McLean

- A review of buildings and floors is being considered.

Susan Mehas

- Inquired about whether ABC Landscape Company could contribute and receive name recognition on a sign.

Meredith McLean

- Donations are permitted but must go through the Board of County Commissioners.
- Naming rights cannot currently be sold, though county discussions on the topic are ongoing.

- Strict regulations govern donations at the county level—volunteers can receive treats like cookies, but county staff cannot.

b) Itemized Expenses towards $6M Renovations

Meredith McLean

- confirmed they are still waiting on an itemized breakdown of expenses from the $6 million shelter renovation budget.
- The report should be available by the next meeting.

Allen Schantzen

- asked whether the breakdown will cover all expenses from the start of the spending to the present or just specific phases (e.g., Building 4 or Building 5).

Meredith McLean

- said they would work with the responsible organization to clarify dates and details.

Kelly Hyland

- reiterated their request for a detailed accounting of how the initial funds were spent, noting that about $3.9 million is still unspent.

Chairman Harris

- suggested including how the remaining funds are intended to be used.

Meredith McLean

- said they would ask but wasn't sure of the answer.

c) Ordinance revision update-hobby breeder

Meredith McLean

- The ordinance revision (specifically the *hobby breeder* portion) is still in progress.
- County staff are reviewing it for stronger, enforceable language.
- It won't move forward until it is reviewed by the advisory board.
- The goal is to ensure the ordinance can be effectively enforced by animal control officers.
- A timeline is not available yet, but it is considered a priority by the county manager.

Enforcement Concerns

- Code enforcement input is crucial since they're responsible for implementation.
- Some board members stressed that enforcement is already legally possible, even under the current ordinance, and shouldn't stop while waiting on revisions.
- There is acknowledgment that animal control officers are issuing citations and making efforts, but staff limitations remain an issue.
- There are currently about 5 animal control officers, with recent hires made.

Communication Issues & Accountability

- There's frustration over the slow progress, lack of clear timelines, and minimal subcommittee activity.

- Concern was raised about the mismatch between the breeder information packet and the ordinance—it needs alignment.
- **Kelly Hyland** repeatedly emphasized that inspections and enforcement aren't happening consistently or effectively.
- Disagreement occurred over how much is actually being done and how responsive officers are in the field.

🔷 **Inspection Responsibility**

- The question of *who* is actually conducting inspections for licensed breeders remains unclear.
- **Meredith McLean** was asked if she knows who's responsible, but others insisted she has no authority to answer.
- It was noted that a future proposal may involve board members collaborating directly with code enforcement officers for oversight.

9. NEW BUSINESS

a) Budget

Budget Planning Update

- Fiscal year starts in October; budget planning is in early stages.
- A formal, itemized budget (including staffing needs) will be shared with the board for review once finalized.
- Staffing recommendations are based on national standards; other requests (e.g., equipment like X-ray and ultrasonic machines) are operational and facilities-related.
- Budget review is anticipated around June; board will be informed of the meeting date.

Staffing and Board Involvement

- Input from the department director is being considered in the budget.
- The advisory board expressed interest in endorsing the finalized request and forwarding it to county commissioners for support.

b) First Approved Adopter Process Withdrawal

- The director confirmed the intent to discontinue the "First Approved" process but emphasized the need for proper planning and staff alignment before execution.
- The process has been delayed due to understaffing and the importance of community and staff communication.
- There is expected pushback from community members who monitor the intake list closely to apply quickly for specific animals.
- Community members closely monitor the shelter's website and even set alerts for preferred breeds.
- A suggestion was made to tie first-choice adoption privileges to volunteer service (e.g., 20 hours of volunteering earns early adoption choice).

c) Adoption Process

Susan Mehas

- **Animals Being Let Outside After Adoption**:
    - It's a recurring issue that adopters let cats outside on the day of adoption, which should *never* happen.
    - Signage is needed in the lobby and adoption areas clearly stating that:
        - Letting a pet roam is *against the law*.
        - Statute numbers should be posted.
        - Adopters must be explicitly told: **"You cannot let your cat outside."**

Meredith McLean

- Signs alone are ineffective — people don't read them.
- Talking to adopters is the most effective way to communicate rules and expectations.

- **Dogs and Fencing**:
    - If someone doesn't have a fenced yard, it must be made clear that they can't just let a dog run free — especially high-energy breeds like huskies.
- **Bonded Pairs Must Stay Together**:
    - If two cats (e.g., siblings) are emotionally bonded, they ***must*** be adopted together.
    - Example given: two bonded brothers were separated; one got out, got lost, then was found and returned — both cats were distressed during separation.

Meredith McLean

- Does not believe all cats living together are truly bonded.
- Eight-week-old kittens, for example, are often unnecessarily labeled as bonded.
- National standards are being referenced to avoid requiring people to adopt multiple animals unless it's genuinely needed.

Susan Mehas

- **Adoption Paperwork and Contracts**
    - A clause must be added saying adopters agree not to let pets roam.
    - If the adopted animal is later found outside, **they don't get the pet back.**

Meredith McLean

- People make mistakes — not all cases are negligence.
- If an adopter loses an animal but contacts the shelter immediately, they are considered *responsible owners*.
- Legally, the pet still belongs to the adopter, and the shelter cannot just keep it.
- Adoption language and process need to be improved. Strongly supports follow-up after adoption. Volunteers are doing it informally now, but wants staff to take ownership.
- Follow-up helps reinforce education and gives staff a chance to see successful outcomes.
- They're already working on revising the adoption packet and considering hiring an Adoption Coordinator next year.
- Animal care staff are covering front desk duties, which disrupts proper communication during adoptions.
- Wants to separate these roles to improve consistency and quality of the adoption process.

Allen Schantzen

- Expressed concern that the board lost meaningful authority when animal enforcement was transferred to code enforcement.
- This move limits the advisory board's ability to act on issues they care about.
- Proposed placing animal welfare advocates on the **Code Enforcement Board** (CEB), which currently has four open seats.
- Emphasized that the board's composition could be changed similarly to how the advisory board was once formed.
- Suggested that advocates could push for animal-related issues where actionable decisions are made (e.g., by the magistrate).

Points of Agreement

- Most speakers agreed that the current advisory board lacks the power to affect enforcement issues meaningfully.
- Several members supported Allen Schantzen's idea to influence the CEB by placing animal-focused individuals on it.
- Agreement that action must be taken to give animal issues a proper venue within county governance.

Concerns & Disagreements

- Some members questioned whether an animal advocate on the CEB would actually have the power to act on animal-related cases.
- Concern that most CEB business is related to construction, code violations, and unrelated issues.
- Skepticism about whether animal cases come before the board frequently enough to justify a designated seat.

Kelly Hyland

- Criticized the board for not making recommendations on programs, services, or shelter facility upgrades—key parts of its mandate.
- Referenced a recent animal abuse case ("Sammy the dog") to underscore failures in the system and the importance of having proper oversight and advocacy.
- Expressed deep frustration that no mechanisms are in place to prevent or correct such failures.

A formal motion was made to recommend the Board of County Commissioners create a designated seat on the CEB for an animal welfare advocate (not an alternate).
The motion passed unanimously.

10. PUBLIC COMMENTS

Lisa Dubois (DAS Volunteer)

Unsafe Flooring in Building 5:

- The flooring, reportedly donated, is extremely slippery and hazardous.
- Both volunteers and dogs have slipped or fallen.
- Lisa urged the board not to repeat the same mistake in Buildings 3 and 4.
- Emphasized that the issue is about safety, not aesthetics.

Urgent Need for Communication Tools:

- Volunteers have no walkie-talkies to communicate across buildings during emergencies.
- In the event of dog fights or accidents, someone must physically run to get help, which delays response and endangers animals and people.
- Lisa emphasized the urgent need for **at least one walkie-talkie per building** to improve response during emergencies like dog fights or volunteer injuries.
- Suggested even **basic or police-style radios**, or one **outdoor communication unit** to avoid yelling across the property.

Staffing Shortages:

- Too few staff are available to support volunteers—sometimes just two people are walking 30 dogs over three hours.
- Meredith McLean is doing an excellent job, but cannot manage alone.

Meredith McLean

- Addressing flooring immediately could reduce capacity to house 60 animals.
- Other building must be operational before flooring repairs can proceed.
- Building 5 cannot be shut down for repairs without significant impact.
- Not everyone needs a personal radio, but one per building is feasible and she will check current inventory and seek practical alternatives (e.g., air horns).
- Acknowledged the concern about staffing and said more staff are coming, but budget approval is pending.
- Asked the board to support her upcoming staffing request during the county budget process.
- May have discretionary funds for a small radio purchase (e.g., two radios).
- Larger purchases (e.g., 100 radios) would require Board approval.
- High-quality radios cost $500-$600 each; budget flexibility might allow a purchase without commissioner involvement.

Kelly Hyland

- Pushed for immediate action, suggesting this is a safety and liability concern that could lead to injury or lawsuits.

Proposed Actions & Discussion

- A motion was proposed to recommend that the Board of County Commissioners:
    - Address flooring safety concerns in Building 5.
    - Provide or approve emergency communication tools (e.g., walkie-talkies or alternatives) for volunteers.
    - Recognize the staffing shortage

Allen Schantzen

- Suggested giving the director time to respond with solutions before making formal recommendations to the Commissioners.
- Emphasized that the director has acknowledged the concerns and is already working on solutions, including training, communication tools, and reviewing flooring options.
- Recommended revisiting the issue at the next meeting, and only then escalate if unresolved.

11. ADVISORY BOARD MEMBER COMMENTS

Jonathan Foerster

- Advisory board discussions should not be overly influenced by online posts.
- Information online can be misrepresented or distorted, so verifying facts is essential.
- Reacting emotionally to individual cases without proper context is unproductive.
- The board should prioritize solving large-scale, systemic issues rather than individual cases.
- Building conditions impact long-term shelter operations and should be addressed.
- Ordinances and policies are more effective areas for board discussions rather than singular incidents.
- Board members may have different ways of tackling issues, and that diversity is valid.
- Respectful discussions and a focus on meaningful change should remain the priority.

Kelly Hyland

- Asked about the previous mention of the RTO (Return to Owner) process and restrictions imposed by state mandate.
- Sought clarification on breeder requirements during RTO/RTH (Return to Home) processes.
- Suggested disseminating public information due to confusion and many inquiries received via text and email.
- Proposed using billboards to share reporting numbers for animal abuse, like those used in Lee County.
- Questioned if the billboard idea had ever been pursued in Collier County and advocated for at least making the request.
- Asked about the process for pursuing the billboard idea and initiating conversations with the Sheriff's Office.
- Inquired if the matter would need to go to the County Commissioners for approval.
- Asked who would post on social media if billboards weren't used—DAS, Sheriff's Office, or Code Enforcement.
- Encouraged a DAS social media campaign as a worthwhile attempt.
- Reiterated interest in getting an update on the Humane Society and DAS study, including its purpose, cost, approval, and findings.

Jonathan Foerster

- Changes to allow animal confiscation due to repeated RTOs might require changes at the state ordinance level.
- There are very few billboards available in Collier County due to limited inventory.
- Suggested a partnership with the Sheriff's Office for community education on animal abuse.
- Praised Sheriff Rambusk's dedication to the issue and recommended initiating a conversation with him.

Meredith McLean

- Clarified that the prior discussion likely referred to limitations in confiscating an animal despite repeated RTOs, as it's considered legally owned property.
- Explained that enforcing breeder-related requirements falls under code enforcement, especially when owners object to spay/neuter procedures.
- Acknowledged confusion among the public and agreed it would be beneficial to educate them on proper reporting procedures.
- Confirmed willingness to reach out to the Collier County Sheriff's Office and explore billboard options or other marketing methods.
- Explained the need to determine who would carry out such marketing—DAS or Sheriff's Office—and whether it would need board or commissioner approval.
- Took responsibility to start the inquiry into marketing options (e.g., billboard, social media).
- Confirmed DAS could include cruelty education in their monthly social media campaigns.

Sherry Rego – Law Enforcement

- A county commissioner should be involved in the billboard conversation.
- Billboard implementation would require going through various county channels.
- The director should take the lead before pursuing other steps.
- Code enforcement and funding considerations would also be involved if a billboard were pursued.

Kelly Hyland

- Raised concerns about the process leading to the animal cruelty case, not just the outcome.
- Detailed how a neglected dog, Sammy, was repeatedly denied proper care by its owner despite citations and fines.
- Questioned why the dog was initially returned to its owner before being officially removed.

Chairman Harris

- Reiterated concerns about the dog being returned despite its severe condition.

- Stressed the need for better processes to prevent neglected animals from going back to irresponsible owners.
- Pointed out that similar cases have happened before, indicating a systemic issue.

Jonathan Foerster

- Emphasized caution when discussing ongoing legal cases, as it could impact prosecution.
- Explained that legal constraints prevented immediate removal of the dog without a warrant.

Meredith McLean

- Stated that the dog is currently in custody of Domestic Animal Services but still legally owned by its original owner.
- Acknowledged legal complexities in determining when an animal can be removed.

Allen Schantzen

- Suggested moving public comment further down the agenda and combining the first and last comment periods to allow shelter visitors to participate more effectively.

Susan Mehas

- Shared information about the Animal Cruelty Investigations Alliance and praised its strong messaging.
- Expressed frustration over a Neapolitan section article on caring for stray cats, believing it misrepresented key issues.
- Proposed gaining media coverage through interviews or articles to promote shelter efforts.
- Discussed the idea of glass or plexiglass kennel doors, referencing examples from other shelters.
- Suggested identifying a county community calendar to participate in public outreach events.
- Volunteered to staff an informational booth to distribute resources on spaying, neutering, and animal welfare.

Chairman Harris

- Confirmed that kennel door replacements were previously discussed and will be considered in future renovations.
- Acknowledged uncertainty regarding the availability of a county-wide community calendar.

Allen Schantzen

- County agencies (sheriff, utilities, parks, waste management, etc.) share upcoming events at task force meetings.
- DAS previously participated in these meetings but hasn't recently due to leadership transitions.

- Susan might be well-suited to represent DAS at these community gatherings.

Meredith McLean

- Positive news coverage of the shelter are welcome.

Chairman Harris

- Agreed that Sammy's case was heartbreaking and disturbing.
- Emphasized the need for a dedicated conversation to get clear answers rather than dismissing concerns and suggested making the legal constraints on animal custody an agenda item for the next meeting.
- Key Questions to Address - When can intervention prevent a neglected animal from returning to its owner? What are the legal limitations? Is there flexibility in enforcement?

12. ADJOURNED

Allen Schantzen motioned to adjourn the meeting. It was seconded by Jonathan Foerster. The meeting was adjourned by the Chairman at 8:36

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There being no further business for the good of the County, the meeting was concluded at 8:36PM

Collier County Domestic Animal Services

Laurie Harris, Chairman
Allen Schantzen, Chairperson

These minutes were approved by the Committee/Chairman on 5/21/2025 (check one) as presented ___X___, or as amended _____.

MEETING MINUTES

COLLIER COUNTY
DOMESTIC ANIMAL SERVICES ADVISORY BOARD

August 27, 2025
Naples, FL

LET IT BE REMEMBERED that the Collier County Domestic Animal Services Advisory Board, in and for the County of Collier, having conducted business herein, met on this date at 6 p.m. for a MEETING at Growth Management Community Development Department Room 609/610 2800 N. Horseshoe DR. Naples, Florida, with the following members present:

Chairperson: Allen Schantzen
Michele Antonia
Kelly Hyland
Susan Mehas
Meredith McLean
Alexandra Casanova

County Staff in Attendance:
James French, Department Head, GMCDD

Any person in need of the verbatim record of the meeting may request a copy of the audio recording from Domestic Animal Services.

I. Call to order

II. Roll Call- Establish a Quorum
A quorum of 4 was confirmed.

III. Pledge of Allegiance
Pledge of Allegiance was recited.

IV. Approval of agenda
Allen Schantzen- Under A1- Review of Ordinances and related quorum. Would like to add, Send to BOCC as an action item to bring board from regulation of 7 members down to 5. Would give a quorum of 4.
Motion to approve- Susan Mehas
Motion Seconded- Kelly Hyland
Motion passed.

Meredith McLean- Two documents to add.
- Updated Leadership report. New format.
- Handout for RTO which is under Old Business.

Motion to approve- Michele Antonia
Motion seconded- Susan Mehas
Motion passed

V. Public comments- Items not addressed on this agenda
Heidi Luebuein - Knows DAS has a high no kill rate. Wants to know when we ship our animals out to different shelters in different states, how do we know that those shelters are no kill shelters.
Meredith McLean- We have a contract with our transfer agencies. We look into their save rate. We also review the rate of intake vs outcomes in that community. We are always trying to pinpoint really good agencies that are willing to work with us.

VI. Public comment on Agenda items in sequence
Heidi Luebuein - Comment on Leadership report. Concern is for fee waived adoption events. Is there a full background check done, does DAS check the Do not adopt registry before releasing an animal?
Meredith McLean- We have an internal Do not adopt registry. National Registry review is required. We verify all ID's and full background check for violent crimes and/or animal cruelty.

VII. Approval of minutes
- May 21st, 2025

Motion to approve- Kelly Hyland
Motion seconded- Susan Mehas
Motion passed.

VIII. Staff Report
- Leadership report- New format.

Meredith McLean- Provided documents. Facilities and Equipment updates, Kennel Statistics for June 2025 and July 2025.

Total intake for June 2025- 827 animals. 60% higher YOY. 642 Cats, 180 dogs, 5 other. Total adoptions 236. Transferred out 245.

Staffing update for July 2025

- Behavior and enrichment coordinator starting mid-September
- Foster Coordinator- Started on 8/25/25
- 1st Veterinarian- In the final hiring stages.
- Technician- Temp labor hire
- 2 additional Temp positions.
- Administrative position- Interviewing
- Only current open position- 2nd Veterinarian.

Susan Mehas- What is the difference between confiscate and safe keep.
Meredith McLean- Confiscate is when we go in and remove the animal. Safe Keep- Is for emergency situations for those who have involvement with emergency personnel. Medical emergencies. 10 day hold but will keep the animal longer if needed.

New monthly report-

- Highlight- Animal care and enrichment. 3 months in improvements to play groups. Will be assigning 1 staff member to play group each day. Play group is bringing dogs together for enrichment and mind stimulation. Reduces rate of deterioration in their kennels.
- Volunteer hours total 2000 for July 2025.
- Hosted the first volunteer meeting. Survey was given. Main points of improvement needed are Communication and onboarding.
- Implemented new heart worm protocol to reduce the cost and strain on the animal. Doxycycline for 30 days. Dogs can still be in play group and interact with other animals.
- Completed 282 surgeries in house 7/2025.
- BOCC approved fee waived adoptions through beginning of October 2025.
- Hobby Breeder Ordinance was presented to BOCC. Recommended edits, turned back in to board for approval on 8/26/25.

Allen Schantzen- For the accelerated protocol, is there a stronger restriction that should be taken?
Meredith McLean- Dogs are on restriction for 6-8 weeks
Kelly Hyland- Requested Foster numbers be added to Kennell Statistics.
Open discussion on waived adoption fees. *The board is 2/2 for waived fees*.
Michelle Antonia- Do we have statistics on animals that are returned after fee waived adoptions.
Meredith McLean- National average is less than 3%. Will provide statistics on fee waived adoptions as requested by the BOCC at their last meeting.
Kelly Hyland- Would like to make a recommendation to the BOCC to limit fee waived adoptions. Michelle and Alan do not support the motion. Would need to be unanimous to move forward.

IX. Old Business

A. Advisory Board Responsibilities Revision
Meeting suggested for September 8th-10th to discuss expanding responsibilities of this advisory board to present to the BOCC at their September meeting.

James French, Department Head, GMCDD- Meeting would be to advertise the roles and responsibilities of this group. Not to adopt. BOCC will review and make changes if needed**.**
Allen Schantzen- Adopting the responsibilities of this board, is it governed by the regulation or decree of the BOCC
James French- Your suggestions may influence the board for future consideration.

B. RTO Repeat Offender Statistics

Meredith McLean- 1/2024-6/2025. 92% of all RTO were one time. 7% or 54 animals Twice, 1% or 3 animals three times, .5% or 4 animals were 4 times.
Susan Mehas- In the report it states no animals will be returned without spay or neuter.
Meredith McLean- Correct unless there are legal parameters that prevent us.
Kelly and Susan- Concerned with the number of animals that are being reunited in the field by Animal Control without DAS knowing.
Meredith McLean- FL Statue 823.151 Item 7, states an animal control officer has the legal right to reunite an animal with its owner in the field at their discretion.

C. DAS Work Manual Updates

Meredith McLean- Work manual, Standard Operating Procedures Within the Shelter Manual is under draft. Updates were pending the Veterinarian coming on board.

X. New business

A. Review of Ordinance related to quorum requirements
Allen Schantzen- Will be discussed at the upcoming meeting and then presented to the BOCC. No vote to make this an action item at this time.

B. Advisory Board Vacancy Applications-Next Steps
We have one application pending. Kelly Frantz.
Meredith McLean- Suggested waiting to vote on this item until we have the meeting with the BOCC to discuss changes to the make-up and purview of this committee.
Kelly Frantz- Vice President of Gaudalupe Center. Animal Lover. If you are thinking you are going to revise the rules, I would like to know what that entails before I commit.

C. Community Outreach spay and neuter education
Michele Antonia- If I want to go out and educate the public, do I need an approved script.
Meredith McLean- If we are going to put together an official program then yes, if you are just out educating the public as a private citizen then no.

D. Capital Projects Building 2- Cats and Clinic
   - Building 2- Project is in planning phase
   - Generator- Working through PO process. Once approved will order and install. During emergency event additional generators will be mobilized and connected to buildings that require backup support.
   - Kennel 3- Project is on hold until November. Pending Budget review.
   - Kennels 4&5. Completed.

E. Retrofit of Backup Generators For Entire Facility
   - Working through PO and approval process. Once approved will order and install.

Allen Schantzen- Would like to see county management take shelter staff requests for capital projects and shelter needs into consideration before making decisions on capital projects.

XI. Advisory Board Member Comments

Kelly Hyland- Suggested requiring a landlord verification with all adoptions.
Michele Antonia- Suggested making it an agenda item for the next meeting.
Susan Mehas- Can we use Wings of Rescue instead of transporting animals by bus.
Meredith McLean- Wings of Rescue is expensive. We can look into using them. The flights are a little more stressful for the animals. Our current transport company is fully vetted. They transport animals following all laws.
Susan Mehas- Brought up previous add shared with HSN
Meredith McLean- Marketing coordinator is working on ways to spend in marketing. Once we have that we can consider that as part of it.
Allen Schantzen- For Safe Keep- have we sorted out what our responsibilities are medically?
Meredith McLean- We cannot legally spay and neuter them. They will get any medical attention that is needed while they are in our care.
Allen Schantzen- The motion we made to put an animal advisory member on the board for Code Enforcement. Per State Statute, the board has a specific make up so they are unable to approve our request. Our Motion was denied.

XII. Next Meeting

- Wednesday September 17th, 2025- May change to September 10th, 2025 for workshop style meeting on board responsibilities.

XIII. Additional Resource Materials

XIV. Adjourn

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There being no further business for the good of the County, the meeting was concluded at 8:06pm

Collier County Domestic Animal Services

Allen Schantzen- Chairman

These minutes were approved by the Committee on 8/21/25 as presented ✓, or as amended ____.

COLLIER COUNTY
DAS
DOMESTIC
ANIMAL
SERVICES

Animal Intakes from 09/01/2025 to 09/30/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	27	18	0	45
Stray	338	109	17	464
Confiscated	0	4	0	4
Transferred from within Florida	7	1	0	8
Born in Shelter	0	0	0	0
Total	372	132	17	521

Animal Outcomes from 09/01/2025 to 09/30/2025

	Cats	Dogs	Other	Total
Adoption	183	91	9	283
Reclamation by Owner	2	8	0	10
Died in Care	8	0	0	8
Euthanasia at Owner's Request	2	8	0	10
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	131	15	2	148
Euthanasia	13	6	1	20
Returned in Field/Trapped, Neutered, Returned (TNR)	82	0	0	82
Lost in Care/Missing Animals	0	0	0	0
Total	420	143	20	583

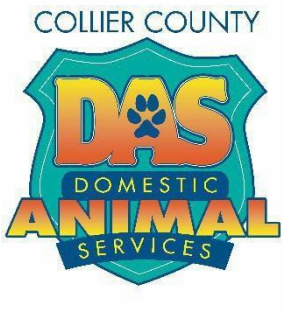


Animal Intakes from 08/01/2025 to 08/31/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	21	12	0	33
Stray	432	132	26	590
Confiscated	1	6	0	7
Transferred from within Florida	0	0	0	0
Born in Shelter	0	0	0	0
Total	454	450	26	630

Animal Outcomes from 08/01/2025 to 08/31/2025

	Cats	Dogs	Other	Total
Adoption	220	109	1	330
Reclamation by Owner	3	41	17	61
Died in Care	11	0	0	11
Euthanasia at Owner's Request	1	6	0	7
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	150	12	2	164
Euthanasia	13	4	1	18
Returned in Field/Trapped, Neutered, Returned (TNR)	60	0	0	60
Lost in Care/Missing Animals	0	0	0	0
Total	458	169	21	648



Animal Intakes from 07/01/2025 to 07/31/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	2	12	2	16
Stray	275	102	7	384
Confiscated	0	5	0	5
Transferred from within Florida	0	0	0	0
Born in Shelter	0	0	0	0
Total	277	119	9	405

Animal Outcomes from 07/01/2025 to 07/31/2025

	Cats	Dogs	Other	Total
Adoption	130	65	4	199
Reclamation by Owner	3	52	4	59
Died in Care	12	0	0	12
Euthanasia at Owner's Request	1	7	0	8
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	172	12	3	187
Euthanasia	18	2	0	20
Returned in Field/Trapped, Neutered, Returned (TNR)	55	0	0	55
Lost in Care/Missing Animals	1	0	0	1
Total	391	138	11	540

COLLIER COUNTY DAS DOMESTIC ANIMAL SERVICES

Animal Intakes from 06/01/2025 to 06/31/2025

	Cats	Dogs	Other	Total

Surrendered by Owner	**49**	**10**	**1**	**60**
Stray	**526**	**133**	**2**	**661**
Confiscated	**9**	**5**	**2**	**16**
Transferred from within Florida	**8**	**1**	**0**	**9**
Born in Shelter	**6**	**0**	**0**	**6**
Total	**598**	**149**	**5**	**752**

Animal Outcomes from 06/01/2025 to 06/31/2025

	Cats	**Dogs**	**Other**	**Total**
Adoption	**144**	**77**	**1**	**222**
Reclamation by Owner	**2**	**51**	**0**	**53**
Died in Care	**24**	**0**	**0**	**24**
Euthanasia at Owner's Request	**1**	**5**	**0**	**6**
Euthanasia by Court Order	**0**	**0**	**0**	**0**
Transfer to another public or private animal shelter	**239**	**5**	**1**	**245**
Euthanasia	**18**	**3**	**0**	**21**
Returned in Field/Trapped, Neutered, Returned (TNR)	**89**	**0**	**0**	**89**
Lost in Care/Missing Animals	**0**	**0**	**0**	**0**
Total	**295**	**155**	**26**	**476**

Animal Intakes from 05/01/2025 to 05/31/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	8	12	13	31
Stray	485	129	11	625
Confiscated	1	6	0	7
Transferred from within Florida	0	1	0	1
Born in Shelter	0	5	0	5
Total	494	153	24	671

Animal Outcomes from 05/01/2025 to 05/31/2025

	Cats	Dogs	Other	Total
Adoption	108	81	5	194
Reclamation by Owner	9	51	1	61
Died in Care	25	1	0	26
Euthanasia at Owner's Request	1	4	0	5
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	79	10	19	108
Euthanasia	17	8	1	26
Returned in Field/Trapped, Neutered, Returned (TNR)	56	0	0	56
Lost in Care/Missing Animals	0	0	0	0
Total	295	155	26	476

Animal Intakes from 04/01/2025 to 04/30/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	13	12	6	31
Stray	419	90	8	517
Confiscated	0	1	0	1
Transferred from within Florida	31	1	0	32
Born in Shelter	8	0	0	8
Total	472	104	14	590

Animal Outcomes from 04/01/2025 to 04/30/2025

	Cats	Dogs	Other	Total
Adoption	42	24	6	72
Reclamation by Owner	5	37	0	42
Died in Care	2	0	0	2
Euthanasia at Owner's Request	2	5	0	7
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	174	11	4	189
Euthanasia	5	0	0	5
Returned in Field/Trapped, Neutered, Returned (TNR)	73	0	0	73
Lost in Care/Missing Animals	0	0	0	0
Total	302	76	10	388

Animal Intakes from 03/01/2025 to 03/31/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	24	26	0	50
Stray	264	106	15	385
Confiscated	1	5	0	6
Transferred from within Florida	12	1	0	13

Born in Shelter	15	0	0	15
Total	316	138	15	469

Animal Outcomes from 03/01/2025 to 03/31/2025

	Cats	Dogs	Other	Total
Adoption	75	83	4	162
Reclamation by Owner	4	52	1	57
Died in Care	6	0	0	6
Euthanasia at Owner's Request	2	4	0	6
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	144	35	0	179
Euthanasia	3	1	0	4
Returned in Field/Trapped, Neutered, Returned (TNR)	101	0	0	101
Lost in Care/Missing Animals	0	0	0	0
Total	335	175	5	515

COLLIER COUNTY DAS DOMESTIC ANIMAL SERVICES

Animal Intakes from 02/01/2025 to 02/28/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	23	22	0	45
Stray	227	118	15	360
Confiscated	0	1	0	1

Transferred from within Florida	**6**	**0**	**0**	**6**
Born in Shelter	**0**	**0**	**0**	**0**
Total	**256**	**141**	**15**	**412**

Animal Outcomes from 02/01/2025 to 02/28/2025

	Cats	Dogs	Other	Total
Adoption	**107**	**59**	**5**	**171**
Reclamation by Owner	**5**	**51**	**0**	**56**
Died in Care	**0**	**0**	**0**	**0**
Euthanasia at Owner's Request	**2**	**5**	**0**	**7**
Euthanasia by Court Order	**0**	**0**	**0**	**0**
Transfer to another public or private animal shelter	**90**	**33**	**0**	**123**
Euthanasia	**12**	**4**	**0**	**16**
Returned in Field/Trapped, Neutered, Returned (TNR)	**49**	**0**	**0**	**45**
Lost in Care/Missing Animals	**0**	**0**	**0**	**0**
Total	**265**	**152**	**5**	**422**

Animal Intakes from 01/01/2025 to 01/31/2025

	Cats	Dogs	Other	Total
Surrendered by Owner	2	30	0	32
Stray	223	121	3	347
Confiscated	0	1	0	1
Transferred from within Florida	13	0	0	13
Born in Shelter	0	7	0	7
Total	233	159	3	395

Animal Outcomes from 01/01/2025 to 01/31/2025

	Cats	Dogs	Other	Total
Adoption	113	95	1	209
Reclamation by Owner	2	52	0	54
Died in Care	3	1	1	5
Euthanasia at Owner's Request	3	5	0	8
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	75	31	2	108
Euthanasia	7	2	1	10
Returned in Field/Trapped, Neutered, Returned (TNR)	45	0	0	45
Lost in Care/Missing Animals	0	0	0	0
Total	248	187	5	439

COLLIER COUNTY

DOMESTIC ANIMAL SERVICES

Animal Intakes from 12/01/2024 to 12/31/2024

	Cats	Dogs	Other	Total
Surrendered by Owner	0	6	0	6
Stray	228	107	6	341
Impounded	0	0	0	0
Confiscated	0	0	0	00
Transferred from within Florida	18	4	0	22
Transferred into or imported from out of state	0	0	0	0
Born in Shelter	0	0	0	0
Total	268	139	6	413

Animal Outcomes from 12/01/2024 to 12/31/2024

	Cats	Dogs	Other	Total
Adoption	176	101	6	283
Reclamation by Owner	2	41	0	43
Died in Care	2	0	0	2
Euthanasia at Owner's Request	5	2	0	7
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	99	19	1	119
Euthanasia	10	1	0	11
Returned in Field/Trapped, Neutered, Returned (TNR)	46	0	0	46
Lost in Care/Missing Animals	2	0	0	2
Total	342	164	7	513

Animal Intakes from 11/01/2024 to 11/30/2024

	Cats	Dogs	Other	Total
Surrendered by Owner	5	12	0	17
Stray	233	101	9	343
Impounded	0	0	0	0
Confiscated	0	13	1	14
Transferred from within Florida	0	1	0	1
Transferred into or imported from out of state	0	0	0	0
Born in Shelter	0	7	0	7
Total	238	134	10	382

Animal Outcomes from 11/01/2024 to 11/30/2024

	Cats	Dogs	Other	Total
Adoption	126	80	6	212
Reclamation by Owner	7	54	4	65
Died in Care	10	0	1	11
Euthanasia at Owner's Request	1	5	0	6
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	62	18	1	81
Euthanasia	10	7	0	17
Returned in Field/Trapped, Neutered, Returned (TNR)	12	0	0	12
Lost in Care/Missing Animals	1	0	0	1
Total	216	202	16	405
Ending Inventory	250	180	4	405



Animal Intakes from 10/01/2024 to 10/31/2024

	Cats	Dogs	Other	Total
Surrendered by Owner	8	14	0	22
Stray	320	88	9	417
Impounded	0	0	0	0
Confiscated	0	18	0	18
Transferred from within Florida	1	0	0	1
Transferred into or imported from out of state	0	0	0	0
Born in Shelter	0	0	0	0
Total	329	120	9	479

Animal Outcomes from 10/01/2024 to 10/31/2024

	Cats	Dogs	Other	Total
Adoption	51	24	1	76
Reclamation by Owner	5	31	0	36
Died in Care	3	0	1	4
Euthanasia at Owner's Request	2	2	0	4
Euthanasia by Court Order	0	0	0	0
Transfer to another public or private animal shelter	139	16	1	156
Euthanasia	4	2	1	7
Returned in Field/Trapped, Neutered, Returned (TNR)	14	0	0	14
Lost in Care/Missing Animals	0	0	0	0
Total	218	75	4	297
Ending Inventory	153	133	0	268



Collier County, Florida Board of County Commissioners

Fiscal Year 2025-26 Domestic Animal Services Budget

** Notes have not been finaled and may change in the final print.

Growth Management Community Development Department

Domestic Animal Services Division

Division Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Personal Services	3,320,474	3,050,100	2,536,900	3,290,900	255,700	3,546,600	16.3%
Operating Expense	2,198,893	1,865,400	3,137,900	3,751,500	400,000	4,151,500	122.6%
Capital Outlay	-	50,000	-	100,000	-	100,000	100.0%
Remittances	-	100,000	100,000	100,000	100,000	200,000	100.0%
Net Operating Budget	**5,519,367**	**5,065,500**	**5,774,800**	**7,242,400**	**755,700**	**7,998,100**	**57.9%**
Reserve for Contingencies	-	8,200	-	15,700	-	15,700	91.5%
Total Budget	**5,519,367**	**5,073,700**	**5,774,800**	**7,258,100**	**755,700**	**8,013,800**	**57.9%**

Appropriations by Program	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
DAS Medical Donations (1149)	-	13,400	50,000	40,600	-	40,600	203.0%
Domestic Animal Control (0001)	5,365,818	4,736,000	5,518,100	6,623,200	755,700	7,378,900	55.8%
Domestic Animal Services Donations (1135)	45,519	170,500	61,100	446,700	-	446,700	162.0%
Neutered/Spay Trust Fund (1139)	108,030	145,600	145,600	131,900	-	131,900	(9.4)%
Total Net Budget	**5,519,367**	**5,065,500**	**5,774,800**	**7,242,400**	**755,700**	**7,998,100**	**57.9%**
Total Transfers and Reserves	**-**	**8,200**	**-**	**15,700**	**-**	**15,700**	**91.5%**
Total Budget	**5,519,367**	**5,073,700**	**5,774,800**	**7,258,100**	**755,700**	**8,013,800**	**57.9%**

Division Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Licenses & Permits	370,272	303,000	261,600	261,500	-	261,500	(13.7)%
FEMA - Fed Emerg Mgt Agency	-	-	-	-	-	-	na
Charges For Services	124,047	160,500	101,000	135,000	-	135,000	(15.9)%
Fines & Forfeitures	66,353	-	5,800	-	-	-	na
Miscellaneous Revenues	115,239	80,000	373,700	88,000	-	88,000	10.0%
Interest/Misc	10,537	-	-	-	-	-	na
Net Cost General Fund	4,921,730	4,354,000	5,169,600	6,286,700	755,700	7,042,400	61.7%
Carry Forward	268,500	184,200	357,400	494,300	-	494,300	168.3%
Less 5% Required By Law	-	(8,000)	-	(7,400)	-	(7,400)	(7.5)%
Total Funding	**5,876,678**	**5,073,700**	**6,269,100**	**7,258,100**	**755,700**	**8,013,800**	**57.9%**

Division Position Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Domestic Animal Control (0001)	38.00	31.00	33.00	33.00	4.00	37.00	19.4%
Total FTE	**38.00**	**31.00**	**33.00**	**33.00**	**4.00**	**37.00**	**19.4%**

Growth Management Community Development Department

Domestic Animal Services Division

Domestic Animal Control (0001)

Mission Statement

To ensure compliance with local and State animal-related laws; to return strays to their owners and promote adoption of homeless animals to new families; and to work toward ending the community problem of pet overpopulation.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Divisional Administration - RG	**11.00**	**3,291,700**	**-**	**3,291,700**
Operational oversight of employees, contracts, projects, fiscal and resource management, coordination with the Animal Services Advisory Board, Pet Placement Partners , community organizations, and various animal advocacy groups.				
Animal Shelter Services - QP, RG	**8.00**	**809,700**	**125,000**	**684,700**
Cleaning and sanitization protocols to limit zoonotic disease and transmission of illness in accordance with American Veterinary Medical Association Guidelines.				
Community Outreach - QP, RG	**1.00**	**96,300**	**-**	**96,300**
Promoting programs and services through social media and other marketing campaigns. Leverage social media presence to publicize lost pets, adoptions and reunification of pets with their owners. Promotion of fundraising and special events.				
Veterinary Clinic - QP	**7.00**	**1,402,200**	**-**	**1,402,200**
Provide exceptional medical care for our shelter animals to include emergency, lifesaving veterinary care for injured animals, impounded at the Division. Sterilize cats, dogs prior to placement in home or release to owner upon reclaim. Perform non-routine surgical procedures to improve the quality of life for shelter animals. Provide medical care to all animals in custody to ensure the health and wellbeing of the shelter population. Coordinate and consult with outside veterinary clinics and specialists to provide advanced medical care for special cases.				
Neutered or Spayed Program - QP	**5.00**	**736,000**	**-**	**736,000**
Ensure that all animals adopted to new families or reclaimed by their owners from Domestic Animal Services are sterilized prior to adoption or release. Accept donations from the public to support the program in accordance with Resolution 2017-104.				
Animal Services - QP,RG	**1.00**	**107,300**	**211,500**	**-104,200**
Coordination of adoptions and foster care, management of Pet Placement partners, coordination of Community Cat Program, and returning animals to their owners.				
Animal Care - QP, RG	**-**	**180,000**	**-**	**180,000**
Animal intake processes including impounding of stray animals, owner surrenders, health checks, vaccinations, and creation of animal care records.				
Current Level of Service Budget	**33.00**	**6,623,200**	**336,500**	**6,286,700**

Growth Management Community Development Department

Domestic Animal Services Division

Domestic Animal Control (0001)

Program Enhancements	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
4 DAS FTE Customer Support	**4.00**	**255,700**	**-**	**255,700**
The Division is requesting three (3) Customer Service Specialist I and one (1) Operations Support Specialist for a total of four (4) FTEs to provide essential support for the growing volume of public interactions at the facility and enhance the overall customer experience. These positions will also help ensure an appropriate segregation of duties between fiscal responsibilities and animal care operations, promoting greater efficiency and internal controls. Management will continue to assess the facility's operational needs throughout the year and will make necessary adjustments during the mid-year review process to align staffing with service demands.				
DAS Animal Care Operations	**-**	**500,000**	**-**	**500,000**
An increase in operating expenses is requested to properly support the Domestic Animal Services (DAS) program, with a focus on veterinary care and compliance with local and state animal welfare regulations. Rising costs for medical supplies, veterinary services, and increased animal intake have made it difficult to provide timely, humane care under the current budget. The additional funding will ensure access to critical treatments, disease control, and expanded spay/neuter services, all of which are essential for maintaining animal health and reducing euthanasia rates. It will also support compliance with regulatory requirements for veterinary oversight, medical documentation, and shelter conditions. Without these funds, the agency risks falling short of mandated standards and public expectations. This investment is necessary to protect animal welfare, ensure legal compliance, and sustain responsible, humane shelter operations.				
Expanded Services Budget	**4.00**	**755,700**	**-**	**755,700**
Total Adopted Budget	**37.00**	**7,378,900**	**336,500**	**7,042,400**

Program Performance Measures	2024 Actual	FY 2025 Budget	FY 2025 Forecast	FY 2026 Budget
% of spay/neuter surgeries performed in-house	65	75	65	75
Animal Live Release Rate (%) (adoptions, reclaims, transfers)	91	95	96	95
Compliance rate of Notices to Comply issued for mandatory County Rabies/License Tag and rabies vaccination	86	86	86	86
Volunteer Donated Service Hours	18,000	22,000	20,000	22,000

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Personal Services	3,320,474	3,050,100	2,536,900	3,290,900	255,700	3,546,600	16.3%
Operating Expense	2,045,344	1,585,900	2,881,200	3,232,300	400,000	3,632,300	129.0%
Remittances	-	100,000	100,000	100,000	100,000	200,000	100.0%
Net Operating Budget	**5,365,818**	**4,736,000**	**5,518,100**	**6,623,200**	**755,700**	**7,378,900**	**55.8%**
Total Budget	**5,365,818**	**4,736,000**	**5,518,100**	**6,623,200**	**755,700**	**7,378,900**	**55.8%**
Total FTE	**38.00**	**31.00**	**33.00**	**33.00**	**4.00**	**37.00**	**19.4%**

Growth Management Community Development Department

Domestic Animal Services Division

Domestic Animal Control (0001)

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Licenses & Permits	269,506	241,500	211,600	211,500	-	211,500	(12.4)%
FEMA - Fed Emerg Mgt Agency	-	-	-	-	-	-	na
Charges For Services	106,477	140,500	91,000	125,000	-	125,000	(11.0)%
Fines & Forfeitures	66,353	-	5,800	-	-	-	na
Miscellaneous Revenues	1,752	-	40,100	-	-	-	na
Net Cost General Fund	4,921,730	4,354,000	5,169,600	6,286,700	755,700	7,042,400	61.7%
Total Funding	**5,365,818**	**4,736,000**	**5,518,100**	**6,623,200**	**755,700**	**7,378,900**	**55.8%**

Forecast FY 2025:

Personal Services forecast reflects a decrease due to position vacancies, partially offset by the transfer in of two (2) FTEs - an Animal Care Specialist I and a General Maintenance Specialist II. These positions transferred in from Public Utilities Engineering & Project Management and County Manger Operations, respectively.

Operating Expenses are forecasted to be significantly higher than the FY 2025 adopted budget due to increases in temporary labor, overtime costs, building maintenance, animal food, medicines, medical supplies, shelter supplies and medical treatment. Internal fund reallocations were made to address the shortfall and align with the amended budget.

Current FY 2026:

Personal Services are budgeted higher due to a general wage adjustment, health insurance costs and the aforementioned position transfers above.

Operating Expenses are budgeted significantly higher than the FY 2025 adopted budget due to increases in temporary labor, overtime costs, building maintenance, animal food, medicines, medical supplies, shelter supplies and medical treatment.

Revenues:

The primary sources of revenue supporting DAS are return-to-owner fees, Collier County pet licenses, and adoption fees.

Growth Management Community Development Department

Domestic Animal Services Division

Domestic Animal Services Donations (1135)

Mission Statement

To solicit, receive, and expend private or community donations for the purpose of improving the lives of domestic animals in Collier County in accordance with Resolution 2006-026.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Divisional Administration - RG	**-**	**500**	**500**	**-**
Operational oversight of employees, contracts, projects, fiscal and resource management, coordination with the Animal Services Advisory Board, Pet Placement Partners , community organizations, and various animal advocacy groups.				
Community Outreach - QP, RG	**-**	**50,000**	**50,000**	**-**
Promoting programs and services through social media and other marketing campaigns. Leverage social media presence to publicize lost pets, adoptions and reunification of pets with their owners. Promotion of fundraising and special events.				
Animal Care - QP, RG	**-**	**396,200**	**396,200**	**-**
Animal intake processes including impounding of stray animals, owner surrenders, health checks, vaccinations, and creation of animal care records.				
Reserves, Transfers, Interest - RG	**-**	**11,400**	**11,400**	**-**
Current Level of Service Budget	**-**	**458,100**	**458,100**	**-**

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Operating Expense	45,519	120,500	61,100	346,700	-	346,700	187.7%
Capital Outlay	-	50,000	-	100,000	-	100,000	100.0%
Net Operating Budget	**45,519**	**170,500**	**61,100**	**446,700**	**-**	**446,700**	**162.0%**
Reserve for Contingencies	-	3,300	-	11,400	-	11,400	245.5%
Total Budget	**45,519**	**173,800**	**61,100**	**458,100**	**-**	**458,100**	**163.6%**

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Miscellaneous Revenues	58,734	80,000	300,000	60,000	-	60,000	(25.0)%
Interest/Misc	5,873	-	-	-	-	-	na
Carry Forward	143,100	97,800	162,200	401,100	-	401,100	310.1%
Less 5% Required By Law	-	(4,000)	-	(3,000)	-	(3,000)	(25.0)%
Total Funding	**207,707**	**173,800**	**462,200**	**458,100**	**-**	**458,100**	**163.6%**

Growth Management Community Development Department

Domestic Animal Services Division

Domestic Animal Services Donations (1135)

Forecast FY 2025:

Operating expenses will remain in compliance with Resolution No. 2006-026.

Current FY 2026:

The operating budget has increased to account for carryforward revenues and will be expended in accordance with Resolution No. 2006-026 for animals in DAS custody.

Revenues:

Forecasted revenues include projected donations and special event proceeds.

The revenue budget includes projected funds from special events, general donations, and fund balance carryforward.

Growth Management Community Development Department

Domestic Animal Services Division

Neutered/Spay Trust Fund (1139)

Mission Statement

To sterilize all dogs and cats released from Domestic Animal Services as required by F.S. 823.15 and Collier County Animal Control Ordinance Chapter 14, Article II, section 14-41 and to provide low-cost spay and neuter services for the public for breeds and types of animals most often relinquished to Domestic Animal Services.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Neutered or Spayed Program - QP	**-**	**131,900**	**131,900**	**-**
Ensure that all animals adopted to new families or reclaimed by their owners from Domestic Animal Services are sterilized prior to adoption or release. Accept donations from the public to support the program in accordance with Resolution 2017-104.				
Reserves, Transfers, Interest - RG	**-**	**3,300**	**3,300**	**-**
Current Level of Service Budget	**-**	**135,200**	**135,200**	**-**

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Operating Expense	108,030	145,600	145,600	131,900	-	131,900	(9.4)%
Net Operating Budget	**108,030**	**145,600**	**145,600**	**131,900**	**-**	**131,900**	**(9.4)%**
Reserve for Contingencies	-	4,500	-	3,300	-	3,300	(26.7)%
Total Budget	**108,030**	**150,100**	**145,600**	**135,200**	**-**	**135,200**	**(9.9)%**

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Licenses & Permits	100,766	61,500	50,000	50,000	-	50,000	(18.7)%
Charges For Services	17,570	20,000	10,000	10,000	-	10,000	(50.0)%
Miscellaneous Revenues	14,254	-	6,600	3,000	-	3,000	na
Interest/Misc	4,298	-	-	-	-	-	na
Carry Forward	125,400	72,600	154,300	75,300	-	75,300	3.7%
Less 5% Required By Law	-	(4,000)	-	(3,100)	-	(3,100)	(22.5)%
Total Funding	**262,288**	**150,100**	**220,900**	**135,200**	**-**	**135,200**	**(9.9)%**

Growth Management Community Development Department

Domestic Animal Services Division

Neutered/Spay Trust Fund (1139)

Notes:

This fund collects a specified allocation for each license purchased for non-neutered/spayed animals, impound fees paid for animals reclaimed unsterilized, and the spay/neuter fees from animals sterilized prior to reclaim by their owners. The Division is working with local non-profit groups to provide low-cost spay and neuter for the public and for community cat caregivers. The Divisions' goal is to provide free and/or low cost spay and neuter for breeds and types of animals most often relinquished to Domestic Animal Services.

Forecast FY 2025:

To ensure compliance with F.S. 823.15 and Collier County Animal Control Ordinance Chapter 14, Article II, Section 14-41, animal sterilizations have been performed by private veterinarians in FY25. As of April, a full-time veterinarian has not been hired, and this fund has been used to support sterilization needs. The forecast accounts for these costs and is in line with the FY 2025 adopted budget.

Current FY 2026:

Fund 1139 supports payments to relief and external veterinarians for spay/neuter procedures prior to adoption or owner reclamation. The FY 2026 operating budget cover cases when the DAS clinic cannot meet daily surgical demand or the Shelter Veterinarian is unavailable. Funds may also be used for low-cost surgeries for pet owners of at-risk breeds commonly surrendered to DAS.

Revenues:

The FY 2026 revenue budget remains conservative, relying on community donations. The Division will continue offering low-cost spay and neuter services to support its mission of reducing domestic animal overpopulation. Surgeries are species- and gender-specific and conducted in compliance with Resolutions No. 2017-104 and 2018-106.

Growth Management Community Development Department

Domestic Animal Services Division

DAS Medical Donations (1149)

Mission Statement

To solicit, receive, and expend private or community donations for the purpose of facilitating health and medical treatment for animals at DAS or DAS animals adopted contingent on medical treatment to be provided by the County.

Program Summary	FY 2026 Total FTE	FY 2026 Budget	FY 2026 Revenues	FY 2026 Net Cost
Special Medical Care - QP, RG	**-**	**40,600**	**40,600**	**-**
Coordinate and consult with outside veterinary clinics and specialists to provide advanced medical care for special cases. Provide lifesaving emergency care afterhours, weekends, and holidays to stabilize and monitor medically compromised animals.				
Reserves, Transfers, Interest - RG	**-**	**1,000**	**1,000**	**-**
Current Level of Service Budget	**-**	**41,600**	**41,600**	**-**

Program Budgetary Cost Summary	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Operating Expense	-	13,400	50,000	40,600	-	40,600	203.0%
Net Operating Budget	**-**	**13,400**	**50,000**	**40,600**	**-**	**40,600**	**203.0%**
Reserve for Contingencies	-	400	-	1,000	-	1,000	150.0%
Total Budget	**-**	**13,800**	**50,000**	**41,600**	**-**	**41,600**	**201.4%**

Program Funding Sources	2024 Actual	FY 2025 Adopted	FY 2025 Forecast	FY 2026 Current	FY 2026 Expanded	FY 2026 Adopted	FY 2026 Change
Miscellaneous Revenues	40,500	-	27,000	25,000	-	25,000	na
Interest/Misc	366	-	-	-	-	-	na
Carry Forward	-	13,800	40,900	17,900	-	17,900	29.7%
Less 5% Required By Law	-	-	-	(1,300)	-	(1,300)	na
Total Funding	**40,865**	**13,800**	**67,900**	**41,600**	**-**	**41,600**	**201.4%**

Forecast FY 2025:

Funding is expected to increase as fundraisers and donation commitments are received.

Current FY 2026:

Funds will be received and expended in accordance with Resolution 2023-191.

Revenues:

Donations are expected to increase through fundraising events and private contributions.

Executive Summary

Recommendation to adopt an Ordinance repealing and replacing Ordinance No. 2004-06 to restructure the Domestic Animal Services Advisory Committee, provide for the creation, purpose, powers and duties, provide for appointment and composition, terms of office, attendance and removal from office, provide for officers, quorum, and rules of procedure.

OBJECTIVE: To better define the powers and duties of the Domestic Animal Services Advisory Committee and broaden the Advisory Committee's purpose.

CONSIDERATIONS: On January 27, 2004, the Board of County Commissioners of Collier County, Florida ("Board") adopted Ordinance No. 2004-06 establishing the Animal Services Advisory Committee ("Advisory Committee") at the recommendation of the National Animal Control Association in order to generate community involvement in animal services and related activities. The Board wishes to repeal Ordinance No. 2004-06 and replace it with an Ordinance to reestablish the Advisory Committee to provide independent review, guidance, and recommendations regarding the operations of Domestic Animal Services including internal operations proficiency, fiscal management, department branding, volunteer program development and community outreach.

The proposed Ordinance provides for the creation, purpose, powers and duties of the Advisory Committee, provides for the appointment and composition of Advisory Committee members, including the terms of office, attendance requirements and removal from office, and provides for the election of officers, quorum policies, and rules of procedure.

FISCAL IMPACT: There is no fiscal impact associated with this action.

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

LEGAL CONSIDERATIONS: This item has been approved as to form and legality and requires a majority vote of the Board for approval. – JAK

RECOMMENDATIONS: Recommendation to adopt an Ordinance repealing and replacing Ordinance No. 2004-06 to restructure the Domestic Animal Services Advisory Committee, provide for the creation, purpose, powers and duties, provide for appointment and composition, terms of office, attendance and removal from office, provide for officers, quorum, and rules of procedure.

PREPARED BY: Amy Patterson. County Manager, and Jeffrey A. Klatzkow, County Attorney

ATTACHMENTS:

1. Ordinance - Domestic Animal Services Advisory Committee - FINAL(2)
2. legal ad - agenda ID 25-3473 - DAS Advisory Comm Ord. - 9.23.25 BCC
3. Business Impact Estimate - agenda ID 25-3473 - DAS Advisory Comm Ord. - 9.23.25 BCC

ORDINANCE NO. 2025 -_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, RESTRUCTURING THE DOMESTIC ANIMAL SERVICES ADVISORY COMMITTEE; PROVIDING FOR CREATION, PURPOSE, POWERS AND DUTIES; PROVIDING FOR APPOINTMENT AND COMPOSITION, TERMS OF OFFICE, ATTENDANCE AND REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, RULES OF PROCEDURE; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2004-06; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA:

WHEREAS, on January 27, 2004, the Board of County Commissioners of Collier County ("Board") adopted Ordinance No. 2004-06, the Collier County Animal Services Advisory Board Ordinance; and

WHEREAS, the Board wishes to repeal and replace the Ordinance in order to better define the powers and duties of the Advisory Committee and broaden its purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY FLORIDA, THAT:

SECTION ONE: CREATION AND PURPOSE

The Board of County Commissioners hereby reestablishes the Domestic Animal Services Advisory Committee ("Committee") to provide independent review, guidance and recommendations regarding the operations of Domestic Animal Services, including: internal operations proficiency, fiscal management, department branding, volunteer program development and community outreach.

SECTION TWO: FUNCTIONS, POWERS AND DUTIES

The Committee will act in an advisory capacity only and all recommendations will be submitted to the County Manager or designee for approval before action.

1. Operational Review
    a. Evaluate procedures for intake, fostering, adoption and return-to-owner for efficiency and effectiveness, ensuring consistency with Florida Statutes including but not limited to Section 823.15 and 823.151.
    b. Review staffing, workflow and training programs.
    c. Review operations to ensure best practices in shelter management, cleaning standards, safety, customer service and administrative functions.
2. Fiscal Oversight
    a. Review the proposed annual Domestic Animal Services budget and provide advisory recommendations on priorities, allocation, and efficiency.
    b. Assess fee schedules, donations, and grants for transparency, sustainability, and effectiveness.
    c. Monitor fiscal accountability to ensure efficient and effective use of resources.
3. Veterinary and Medical Considerations
    a. Recognize that all medical decisions rest exclusively with a licensed veterinarian employed or contracted by Domestic Animal Services.
    b. Provide input only on non-clinical aspects of veterinary operations, including budget and resource adequacy.
    c. The Domestic Animal Services Advisory Committee shall not interfere with, or substitute for, veterinary clinical decisions.
4. Volunteer and Behavior Programs
    a. Support the development of volunteer programs that expand Domestic Animal Services service capacity.
    b. Encourage partnerships with animal behaviorists, rehabilitation specialists, trainers, and enrichment organizations.
    c. Recommend strategies to recruit, train, and retain volunteers.
    d. Promote initiatives to expedite compliance with Section 823.151(2)(a)5, Florida Statutes, regarding the direct return of animals to identified owners, and Section

823.151(2)(a), Florida Statutes, regarding the rehoming of animals that become property of the County.

5. Community Outreach and Branding
    a. Encourage Domestic Animal Services' participation in community events and adoption fairs.
    b. Provide guidance on branding, marketing materials, and messaging.
    c. Strengthen partnerships with community organizations and businesses.
    d. Advise on communication strategies to promote transparency and responsible pet ownership.
6. Accountability and Reporting
    a. Review quarterly and annual reports on operations, staffing, expenditures, and outcomes.
    b. Working with the County Manager, or designee, submit an Annual Report to the Board of County Commissioners summarizing findings, activities, and recommendations.
    c. Provide interim reports upon request of the Board of County Commissioners or County Manager.

SECTION THREE: APPOINTMENT AND COMPOSITION

The Committee shall be composed of five members with experience including, but not limited to, the following:

1. One Finance/Accounting or Business Professional
2. One Animal Welfare or Rescue Organization Representative
3. One Community Outreach Representative
4. One Volunteer Program or Nonprofit Management Representative
5. One Citizen At-Large

Excepting the Patty Baker Humane Society, Naples, individuals from rescue groups and other animal agencies are not eligible for membership on the Board.

Members shall be appointed and serve at the pleasure of the Board of County Commissioners. Said members will be permanent residents and electors of Collier County.

SECTION FOUR: TERMS OF OFFICE

The initial terms of office of the Committee members shall be as follows:

1. Three members will serve a term of four years.
2. Two members will serve a term of three years.

Thereafter, each appointment shall be for a term of four years. All appointments shall be in accordance with Collier County General Advisory Board's Ordinance No. 2001-55, as it may be amended or by its successor Ordinance. Existing terms will be kept.

SECTION FIVE: ATTENDANCE REQUIREMENTS; REMOVAL FROM OFFICE

Any member of the Committee may be removed from office, with or without cause, by a majority vote of the Board of County Commissioners.

Committee member attendance requirements, including failure to attend meetings and removal from office are governed by Collier County Ordinance No. 2001-55, as it may be amended or by its successor ordinance.

SECTION SIX: OFFICERS; QUORUM; RULES OF PROCEDURE

1. Annually, the membership of the Committee shall elect a chairman, vice chairman and secretary from among the members. Officers' terms shall be one year with eligibility for reelection.
2. The presence of three or more members shall constitute a quorum of the Committee necessary to take action and transact business. In addition, an affirmative vote of three or more shall be necessary in order to take official action.
3. The Committee shall, by a majority vote of the entire membership, adopt rules of procedure for the transaction of business and shall keep a written record of meetings, resolutions, findings and determinations.
4. The conduct of all meetings of the Committee shall be in accordance with the Government in the Sunshine Manual and Roberts Rules of Order.

SECTION SEVEN: REIMBURSEMENT OF EXPENSES

Members of the Committee shall serve without compensation but shall be entitled to receive reimbursement for expenses reasonably incurred in the performance of duties upon prior approval of the Board of County Commissioners.

SECTION EIGHT: REPEAL OF ORDINANCE NO. 2004-06

Ordinance No. 2004-06 is hereby repealed in its entirety.

SECTION NINE: CONFLICT AND SEVERABILITY.

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION TEN: INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION ELEVEN: EFFECTIVE DATE.

This Ordinance shall be effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this ____day of _____, 2025.

ATTEST:
Crystal K. Kinzel, Clerk

By:_____
, Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By:_____
Burt L. Saunders, Chair

Approved as to form and legality:

_____
Jeffrey A. Klatzkow, County Attorney

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** commencing at **9:00 a.m.** on **September 23, 2025**, in the Board of County Commissioners meeting room, Third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL, to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, RESTRUCTURING THE DOMESTIC ANIMAL SERVICES ADVISORY COMMITTEE; PROVIDING FOR CREATION, PURPOSE, POWERS AND DUTIES; PROVIDING FOR APPOINTMENT AND COMPOSITION, TERMS OF OFFICE, ATTENDANCE AND REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, RULES OF PROCEDURE; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2004-06; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of an individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item. Written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of 7 days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

Any person who decides to appeal any decision of the Board 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 based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA
BURT L. SAUNDERS, CHAIRMAN

CRYSTAL K. KINZEL,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

DAS Advisory Committee Ordinance (BCC Meeting 9/23/2025)
Board of County Commissioners
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate – Animal Services Advisory Board Ordinance (BCC M ...
Business Impact Estimates
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the County's website by the time notice of the proposed ordinance is published.

Published on County website by: September 12, 2025

Proposed ordinance's Short Title:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, RESTRUCTURING THE DOMESTIC ANIMAL SERVICES ADVISORY COMMITTEE; PROVIDING FOR CREATION, PURPOSE, POWERS AND DUTIES; PROVIDING FOR APPOINTMENT AND COMPOSITION, TERMS OF OFFICE, ATTENDANCE AND REMOVAL FROM OFFICE; PROVIDING FOR OFFICERS, QUORUM, RULES OF PROCEDURE; PROVIDING FOR THE REPEAL OF ORDINANCE NO. 2004-06; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means the County is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the County is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
☐ The proposed ordinance relates to the issuance or refinancing of debt;
☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the county government;
☐ The proposed ordinance is an emergency ordinance;
☐ The ordinance relates to procurement; or
☐ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida

[1] See Section 125.66(3)(c), Florida Statutes.

Local Government Development Agreement Act under Sections 163-3220-163.3243;

b. Comprehensive Plan amendments and land development regulation amendments initiated by application by a private party other than Collier County;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the County hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
Restructures the Domestic Animal Services Advisory Committee to better define the power of this committee.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

None.

4. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: County staff solicited comments from businesses in the County as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on County website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*.]

None.

Executive Summary

Recommendation to approve a Resolution superseding Resolution No. 2018-106, amending the Collier County Domestic Animal Services (DAS) Fee Policy, as it relates to the authority of the Director of Domestic Animal Services and reflecting the operating costs associated with animal-related businesses and breeders, with an effective date of November 1, 2025.

OBJECTIVE: To update the Domestic Animal Services Fee Policy to coincide with the amended Animal Control Ordinance.

CONSIDERATIONS: The purpose of the Board of County Commissioners (Board) approved Domestic Animal Services Fee Policy is to uniformly and consistently assess user fees, which will partially offset the cost of providing services to the taxpayers of Collier County.

On May 13, 2025, the Board authorized the County Attorney to advertise and bring back for consideration at the July 8, 2025, meeting an ordinance amendment to Ordinance 2013-33, the Collier County Animal Control Ordinance, proposing fee changes aimed at better regulating hobby breeding. The amended Ordinance was adopted at the September 23, 2025, Board meeting. As a result, Staff was directed to review and update the Domestic Animal Services Fee Schedule.

Based on this review, the following is a summary of proposed changes to the Collier County Domestic Animal Services Fee Policy as shown in Exhibit A:

- *Fee changes for II. Limitations & III. Fees*

Change: Change Director or Director of Animal Services to County Manager or designee. Change microchip to RFID. Cost of animal care is the responsibility of the adopter.

- *Fee changes for III. Fees – A. IMPOUNDMENT*

Change: Change Animal Control Officer (ACO) to County Manager or designee. When impound fees will be waived. Remove the 50% upcharge for livestock transportation.

- *Fee changes for III. Fees – B. SPAY/NEUTER*

Change: No charge for Community cat spay/neuter.

- *Fee changes for III. Fees - D. Owner Surrender*

Change: is at the discretion of the County Manager or designee. Non-county resident fee is removed.

- *Fee changes for III. Fees – E. RABIES QUARANTINE*

Change: Removed line item for Daily Boarding Fee.

- *Fee changes for III. Fees – F. ADOPTION*

Change: Adjusted fees to encourage adoptions.

- *Fee changes for III. Fees – G. COUNTY RABIES/LICENSE TAG*

Change: Added unaltered with medical exemptions to the reduced tag fees. Removed 3-year option for unaltered dogs and cats.

- *Fee changes for III. Fees – H. Radio Frequency Identification Device (RFID)*

PENDING BCC APPROVAL

Change: the word Microchip is added

- *Fee changes for III. Fees – I. ANIMAL-RELATED BUSINESS, ANIMAL-RELATED ORGANIZATION, RODEO, COMMERCIAL BREEDER, AND HOBBY BREEDER PERMITS*

Change: Added late fee for permit renewal. Adjusted Breeder permit fee.

- *Fee changes for III. Fees – K. COMMUNITY CLINIC*

Change: Added new community clinic fees.

- *Fee changes for III. Fees – M. MISCELLANEOUS*

Change: Adjusted volunteer fees.

This initiative supports the Board's strategic priorities by strengthening public safety, promoting community wellbeing, and ensuring responsible management of resources through effective animal services.

FISCAL IMPACT: There will be an increase in revenue for commercial and hobby breeder permits and a reduction in fees for adoptions.

GROWTH MANAGEMENT IMPACT: There is no Growth Management Impact.

LEGAL CONSIDERATIONS: This item is approved as to form and legality and requires a majority vote of the Board for approval. – CLD

RECOMMENDATIONS: To approve a Resolution superseding Resolution No. 2018-106, amending the Collier County Domestic Animal Services (DAS) Fee Policy, as it relates to the authority of the Director of Domestic Animal Services and reflecting the operating costs associated with animal-related businesses and breeders, with an effective date of November 1, 2025.

PREPARED BY: James French, Department Head, Growth Managerment and Community Development

ATTACHMENTS:
1. EXHIBIT A - summary of changes
2. Resolution - CAO - fee schedule

PENDING BCC APPROVAL

I. PURPOSE

The purpose of this policy is to establish user fees which will partially offset the cost of providing domestic animal services to the taxpayers of Collier County. All terms shall be defined as set forth in Ordinance No. 2013-33, as amended.

II. LIMITATIONS

A. Waiving of Fees.

The Board of County Commissioners shall set all fees and charges. Fees may be waived in accordance with policies articulated herein, such as under certain conditions upon reclaim, when fees are for animals in safekeeping. Fees for field surrenders and board for quarantine may be waived at the discretion of the ~~Director~~ County Manager or designee when to do so will prevent the suffering of an animal or ensure public safety and no reasonable alternative to waiving the fee exists. Such waivers shall be brought before the Board in quarterly reports for after-the-fact ratification.

B. Non-Fee-Related Policies.

The ~~Director of Animal Services~~County Manager~~,~~ or designee, may waive enforcement or application of any department policies or restrictions provided such waiver does not conflict with applicable local, state, or federal laws and does not interfere with public safety.

C. Promotional Sales and Advertisements.

Fees may be reduced for special promotional sales and advertisements if approved by the ~~Director of Animal Services~~County Manager or designee and such a reduction is applied in a consistent and time-limited manner. Two-for-the-price-of-one cat adoptions may be a perpetual adoption promotion.

D. Sponsored Fees.

The division may accept cash donations to sponsor fees for customers in need. Fee sponsorship donations will be accounted for as the sale of gift certificates to be redeemed at the time of the fee-incurring transaction. Redemption of sponsored fee gift certificates will be at the ~~director's~~ County Manager or designee's discretion in accordance with the following general guidelines: A customer cannot benefit from sponsored fees more than once in a twelve-month period.

E. Reclaim Fees.

Fees may be reduced or waived at the discretion of the ~~Director of Animal Services~~County Manager or designee if such fees would facilitate a live release and allow for the animal to be returned to a responsible home or community cat caregiver. Reducing and/or waiving of fees should only be utilized once all fee- sponsored donations are exhausted. Collier County license and RFID (microchip) are not subject to reduction or waiver of fees. RFID fees are not applicable to community cats 3 being returned to a community cat colony. Reclaim fees do not apply to impounded animals with an RFID that were previously adopted through a Rescue Organization, Animal Rescue Group, Animal-related organization, or a Rescue Pet Placement Partner that are being reclaimed by the same group or organization; this exception does not apply to dogs or cats that are not currently sterilized, or any animals' impoundment that was a result of the group or organization violating Collier County Animal Control Ordinance.

F. Safekeeping.

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If an animal is impounded at the request of a first-responding agency due to the death, medical emergency, or disaster-related circumstance of its owner or caretaker, and that animal is claimed by the owner, next of kin, or otherwise authorized party at the first available opportunity, impound and board fees may be waived. This exception does not apply to animals of owners or caretakers who have been arrested or incarcerated. Safekeeping animals are subject to all other requirements of impounded animals at Domestic Animal Services as per Collier County Animal Control Ordinance.

G. Refunds.

The following fees are nonrefundable: Impoundment Fees, Owner Surrender Fees (except as provided herein), License Fees (except as provided for herein), and Permitting Fees (except situations where the applicant is not approved for zoning as required by Collier County Animal Control Ordinance). The following fees are refundable only if service is not rendered: Mandatory Spay/Neuter Fees, RFID(Micro-chipping) Fees, and Euthanasia and Cremation Service Fees may be refunded at the discretion of the County Manager or designee~~Director of Animal Services~~, upon written request received within 30 days of payment or receipt of service, whichever comes first. Sterilization deposits are refundable if proof of mandatory sterilization is provided to the division within the specified time provided by the Shelter Veterinarian or designee.

Adoption fees are nonrefundable. Adopted animals may be returned before the 30th day of placement without incurring an owner surrender fee. On the 31st day and all those thereafter, an owner surrender fee will be incurred for adoption returns. Days are counted as calendar days, irrespective of Domestic Animal Services (DAS) open-to-the public hours. If an animal is returned within 30 days of placement, the adopter may adopt a like type animal at no cost within 60 days of the original adoption at the discretion of the County Manager or designee. Adoption fees may be refunded within ten (10) days of placement if the adopter can demonstrate non-routine veterinary medical expenses in excess of the amount of the adoption fee. Adoptions are considered "as is," and ~~no expenses beyond the adoption fee will be reimbursed~~any costs associated with animal care are the responsibility of the adopter. ~~Adoption fees will not be reimbursed if the adopter failed to sign up for free pet insurance offered by Domestic Animal Services.~~

PENDING BCC APPROVAL

III. FEES

A. Impoundment

Dogs, cats, and other small animals dropped off at DAS

First Occurrence	**$25.00**
Second Occurrence	**$50.00**
Third Occurrence	**$100.00**
Each occurrence thereafter	**Previous impound + $50.00**

Impound fees will be waived for sterilized and microchipped cats and dogs reclaimed before the end of the standard holding period, upon first impoundment only, when the animal has a current County license at the time of impoundment.

Dogs and cats dropped-off at DAS, reclaimed unsterilized

First Occurrence	**$50.00**
Second Occurrence	**$100.00**
Third Occurrence	**$200.00**
Each occurrence thereafter	**Previous impound + $100.00**

Dogs, cats, and other small animals picked up by ~~ACO~~ County Manager or designee and dropped off at DAS

First Occurrence	**$40.00**
Second Occurrence	**$65.00**
Third Occurrence	**$115.00**
Each occurrence thereafter	**Previous impound + $50.00**

Impound fees will be waived for sterilized and microchipped cats and dogs reclaimed within 72 hours, upon first impoundment only, when the animal has a current County license at the time of impoundment.

Dogs and cats picked up by ~~ACO~~County Manager or designee, dropped off at DAS, and reclaimed unsterilized.

First Occurrence	**$80.00**
Second Occurrence	**$130.00**
Third Occurrence	**$230.00**
Each occurrence thereafter	**Previous impound + $100.00**

Equine, bovine, and other livestock – same or different animal from the same site.

First Occurrence	**$50.00**
Second Occurrence	**$75.00**
Third Occurrence	**$100.00**
Each occurrence thereafter	**Previous impound + $50.00**
Transportation for impounded livestock	**Direct cost ~~+ 50%~~**

~~*Impound fees will be waived for sterilized cats and dogs reclaimed before the end of the standard holding period, upon first impoundment only, when the animal has a current County license at the time of impoundment*~~

Daily board for each impounded animal, other than livestock	**$~~12~~20.00**
Daily board for each impounded livestock	**$30.00**

Daily board fees will be waived for sterilized cats and dogs reclaimed before the end of the standard holding period as defined by Ordinance 2013-33, as amended, upon first impoundment only, when the animal has a current County license at the time of impoundment.

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Laboratory, veterinarian, farrier, or other outside service expenses **Direct cost ~~+ 50%~~**

B. Spay/Neuter

****

Feral and Community Cats - for public **~~$40.00~~No Charge**

Price includes spay/neuter, ear tip, rabies vaccination, feline vaccine, flea treatment, FELV~~/FIV~~ test, and RFID, subject to the Animal Control Ordinance No. 2013-33, as amended.

C. Vaccinations

Rabies for impounded animals **$12~~5~~.00**

****

D. Owner Surrender

****

~~Owner surrender fee, non-county resident~~ **~~$100.00~~**

~~*Acceptance at the discretion of director County Manager or designee*~~

Mothers surrendered with kittens or puppies **$25.00**

Acceptance of any owner surrender at the discretion of County Manager or designee

E. Rabies Quarantine

****

Daily board fee— Investigation/Quarantine dogs and cats **$20.00**

Quarantine at ~~Division~~ DAS facility fee **$25.00**

Includes quarantine and release fee

~~Daily board fee – Investigation/Quarantine dogs and cats $20.00~~

****

F. **Adoption** – Includes license, ~~microchip~~RFID, and sterilization, as required.

Kitten (kittens under 4 months) **~~$60~~20.00**

Cat (cats 4 months to 6 years old) **~~$40~~10.00**

Senior Cat (cats 7 years old and older) **~~$20.00~~No Charge**

Puppy (puppies under 4 months) **~~$80~~100.00**

Dog (dogs 4 months to under 1 years old) **$30.00**

Dog (dogs ~~4 months~~1 year to ~~6~~ 5 years old) **~~$60~~10.00**

Senior Dog (dogs ~~7~~ 6 years old and older) **~~$30.00~~No Charge**

Reduced adoption fee for Senior Citizens (age 60 or older) and Active, Honorably Discharged, or Retired Military Personnel. ~~Half price adoptions for adult and senior dogs and cats.~~ Puppies and kittens under 4 monthsadoption fee, excluded. **50% discount** or current promotional whichever is less.

Any age dog, puppy, cat, or kitten – Unhealthy, Treatable-Manageable, Treatable-Rehabilitatable. **No Charge**

~~Rescue adoption – Healthy~~

~~Rescue adoption - Unhealthy, Treatable-Manageable, Treatable-Rehabilitatable. $20.00 or current promotional adoption fewhichever is less~~

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~~No Charge, if Microchip provided by rescue at time of sterilization~~

Rescue transfer	**No Charge**
Rabbit and other small mammal	**$10.00**
Other animal adoption	**Market rate** or less
Sterilization Deposit (in county general adoption)	**$250.00**
Sterilization Deposit (out of county general adoption)	**$500.00**

~~*Rescue adoptions may only be performed by organizations who possess a 501(c)3 standing, have an established mission statement, and are an approved rescue partner, in good standing with Domestic Animal Services.*~~

Rescue transfers may only be performed by organizations that have a licensed veterinarian on staff; organizations receiving rescue transfers assume responsibility for compliance with F.S. 823.15.

G. County Rabies/License Tag

Spayed or, neutered, dog or cat	
One-year tag	**$15.00**
Three-year tag	**$35.00**
Unaltered dog or cat, with medical exemption	
One-year tag	**$15.00**
Unaltered dog or cat under one year	
One-year tag	**$15.00**
Unaltered dog or cat over one year	
One-year tag	**~~$60~~100.00**
~~Three-year tag~~	**~~$180.00~~**

****

Blanket license for animal-related organizations, in good standing with Collier County Domestic Animal Services, and rescue organizations who are approved rescue partners, in good standing, with Collier County Domestic Animal Services	**No Charge**

****

H. Radio Frequency Identification Device (RFID, Microchip)

~~RFID –~~ Impounded animal reclaimed by owner	**$15.00**
~~RFID –~~ General public owned animals	**$15.00**
~~RFID –~~ Rescue adopted animal	**$10.00**

I. Animal-Related Business, Animal-Related Organization, Rodeo, Commercial Breeder, And Hobby Breeder Permits

****

*Animal-Related Businesses who provide more than one type of service will be charged an additional **$50** per service in addition to the **$100** base fee. Fees are per location, facility, or mobile unit*

Animal-Related Organization	**No Charge**
Rodeo	**$100.00**
Breeders	
Commercial Breeder	**~~$500.00~~1000.00**

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Hobby Breeder	**~~$200.00~~1000.00**
Late fee for permit renewal	**2x permit cost**

J. Citation And Compliance Fees

****

K. Community Clinic

Canine Spay/Neuter Package **$80.00**

Price includes veterinarian visit, spay/neuter, age-appropriate vaccines, including rabies vaccination, canine vaccines, Bordetella, flea treatment, heartworm test, deworming, RFID, and 1- or 3-year license

Feline Spay/Neuter Package **$60.00**

Price includes veterinarian visit, spay/neuter, age-appropriate vaccines, including rabies vaccination, feline vaccines, flea treatment, FELV test, deworming, RFID, and 1- or 3-year license.

Vaccination Package **$50.00**

Price includes veterinarian or technician visit, for age-appropriate vaccines based on species of animals to include rabies vaccine, canine or feline vaccines and tests, Bordetella, flea treatment, RFID, and 1- or 3-year license, as appropriate per species.

Individual items listed in Items B & C can be provided at the current rate.

~~**K. Meeting Room Rental**~~

~~Meeting room, non-profit use~~	~~**$10.00** per hour~~
~~Meeting room, for-profit use~~	~~**$25.00** per hour~~
~~Additional charge if food is served~~	~~**$20.00** per event~~
~~DAS-sponsored events and governmental use~~	~~**No Charge**~~

L. Euthanasia And Cremation Services

****

M. Miscellaneous Fees

Volunteer Background Check & Fingerprinting	**$~~40~~10.00**
New volunteer processing fee	**~~$10.00~~No Charge**
Volunteer reactivation fee	**~~$5.00~~No Charge**
New volunteers will receive their first shirt free.	
Additional Volunteer Shirt	**$~~5~~10.00**
~~Transportation Fee~~	~~**$50.00**~~
~~Fees for public records requests~~	~~Set by Resolution No. 2007-327, as amended~~
~~Cat trap replacement fee~~	~~**$85.00**~~
~~Dog trap replacement fee~~	~~**$150.00**~~

PENDING BCC APPROVAL

RESOLUTION NO. 2025-_____

A RESOLUTION OF BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING THE COLLIER COUNTY DOMESTIC ANIMAL SERVICES FEE POLICY; SUPERSEDING RESOLUTION NO. 2018-106, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 26, 2018, the Board of County Commissioners (Board) approved Resolution No. 2018-106 establishing a revised Collier County Domestic Animal Services Fee Policy (Fee Policy); and

WHEREAS, the Board desires to amend the Fee Policy by modifying the license fees for medically exempt unaltered dogs or cats, adoption fees, and permit fees for animal-related business and breeders; and

WHEREAS, the Board wishes to update the Fee Policy in order to delegate certain authority to the County Manager or designee.

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

The Board of County Commissioners hereby amends the Fee Policy as set forth in the attached Fee Policy, which shall become effective on November 1, 2025.

BE IT FURTHER RESOLVED that Resolution No. 2018-106 is hereby replaced in its entirety by this Resolution.

THIS RESOLUTION ADOPTED after a motion, second, and majority vote on this ____ day of _____, 2025.

PENDING BCC APPROVAL

ATTEST:
Crysal Kinzel, Clerk

By:_____
, Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By:_____
Burt L. Saunders, Chair

Approved as to form and legal sufficiency:

_____ CLD
Courtney L. DaSilva, Assistant County Attorney

CAO

Collier County

DOMESTIC ANIMAL SERVICES

FEE POLICY

BCC Approved version – October 14, 2025
Effective Date – January 1, 2026

PENDING BCC APPROVAL

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CAO

I. PURPOSE

The purpose of this policy is to establish user fees which will partially offset the cost of providing domestic animal services to the taxpayers of Collier County. All terms shall be defined as set forth in Ordinance No. 2013-33, as amended.

II. LIMITATIONS

A. Waiving of Fees.

The Board of County Commissioners shall set all fees and charges. Fees may be waived in accordance with policies articulated herein, such as under certain conditions upon reclaim, when fees are for animals in safekeeping. Fees for field surrenders and board for quarantine may be waived at the discretion of the County Manager or designee when to do so will prevent the suffering of an animal or ensure public safety and no reasonable alternative to waiving the fee exists. Such waivers shall be brought before the Board in quarterly reports for after-the-fact ratification.

B. Non-Fee-Related Policies.

The County Manager or designee, may waive enforcement or application of any department policies or restrictions provided such waiver does not conflict with applicable local, state, or federal laws and does not interfere with public safety.

C. Promotional Sales and Advertisements.

Fees may be reduced for special promotional sales and advertisements if approved by the County Manager or designee and such a reduction is applied in a consistent and time-limited manner. Two-for-the-price-of-one cat adoptions may be a perpetual adoption promotion.

D. Sponsored Fees.

The division may accept cash donations to sponsor fees for customers in need. Fee sponsorship donations will be accounted for as the sale of gift certificates to be redeemed at the time of the fee-incurring transaction. Redemption of sponsored fee gift certificates will be at the County Manager or designee's discretion in accordance with the following general guidelines: A customer cannot benefit from sponsored fees more than once in a twelve-month period.

E. Reclaim Fees.

Fees may be reduced or waived at the discretion of the County Manager or designee if such fees would facilitate a live release and allow for the animal to be returned to a responsible home or community cat caregiver. Reducing and/or waiving of fees should only be utilized once all fee-sponsored donations are exhausted. Collier County license and RFID (microchip) are not subject to reduction or waiver of fees. RFID fees are not applicable to community cats 3 being returned to a community cat colony. Reclaim fees do not apply to impounded animals with an RFID that were previously adopted through a Rescue Organization, Animal Rescue Group, Animal-related organization, or a Rescue Pet Placement Partner that are being reclaimed by the same group or organization; this exception does not apply to dogs or cats that are not currently sterilized, or any animals' impoundment that was a result of the group or organization violating Collier County Animal Control Ordinance.

F. Safekeeping.

If an animal is impounded at the request of a first-responding agency due to the death, medical

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emergency, or disaster-related circumstance of its owner or caretaker, and that animal is claimed by the owner, next of kin, or otherwise authorized party at the first available opportunity, impound and board fees may be waived. This exception does not apply to animals of owners or caretakers who have been arrested or incarcerated. Safekeeping animals are subject to all other requirements of impounded animals at Domestic Animal Services as per Collier County Animal Control Ordinance.

G. Refunds.

The following fees are nonrefundable: Impoundment Fees, Owner Surrender Fees (except as provided herein), License Fees (except as provided for herein), and Permitting Fees (except situations where the applicant is not approved for zoning as required by Collier County Animal Control Ordinance). The following fees are refundable only if service is not rendered: Mandatory Spay/Neuter Fees, RFID (Micro-chipping) Fees, and Euthanasia and Cremation Service Fees may be refunded at the discretion of the County Manager or designee, upon written request received within 30 days of payment or receipt of service, whichever comes first. Sterilization deposits are refundable if proof of mandatory sterilization is provided to the division within the specified time provided by the Shelter Veterinarian or designee.

Adoption fees are nonrefundable. Adopted animals may be returned before the 30th day of placement without incurring an owner surrender fee. On the 31st day and all those thereafter, an owner surrender fee will be incurred for adoption returns. Days are counted as calendar days, irrespective of Domestic Animal Services (DAS) open-to-the public hours. If an animal is returned within 30 days of placement, the adopter may adopt a like type animal at no cost within 60 days of the original adoption at the discretion of the County Manager or designee. Adoption fees may be refunded within ten (10) days of placement if the adopter can demonstrate non-routine veterinary medical expenses in excess of the amount of the adoption fee. Adoptions are considered "as is," and any costs associated with animal care are the responsibility of the adopter.

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III. FEES

A. Impoundment

Dogs, cats, and other small animals dropped off at DAS

First Occurrence	**$25.00**
Second Occurrence	**$50.00**
Third Occurrence	**$100.00**
Each occurrence thereafter	**Previous impound + $50.00**

Impound fees will be waived for sterilized and microchipped cats and dogs reclaimed before the end of the standard holding period, upon first impoundment only, when the animal has a current County license at the time of impoundment.

Dogs and cats dropped-off at DAS, reclaimed unsterilized

First Occurrence	**$50.00**
Second Occurrence	**$100.00**
Third Occurrence	**$200.00**
Each occurrence thereafter	**Previous impound + $100.00**

Dogs, cats, and other small animals picked up by County Manager or designee and dropped off at DAS

First Occurrence	**$40.00**
Second Occurrence	**$65.00**
Third Occurrence	**$115.00**
Each occurrence thereafter	**Previous impound + $50.00**

Impound fees will be waived for sterilized and microchipped cats and dogs reclaimed within 72 hours, upon first impoundment only, when the animal has a current County license at the time of impoundment.

Dogs and cats picked up by County Manager or designee, dropped off at DAS, and reclaimed unsterilized.

First Occurrence	**$80.00**
Second Occurrence	**$130.00**
Third Occurrence	**$230.00**
Each occurrence thereafter	**Previous impound + $100.00**

Equine, bovine, and other livestock – same or different animal from the same site.

First Occurrence	**$50.00**
Second Occurrence	**$75.00**
Third Occurrence	**$100.00**
Each occurrence thereafter	**Previous impound + $50.00**
Transportation for impounded livestock	**Direct cost**
Daily board for each impounded animal, other than livestock	**$20.00**
Daily board for each impounded livestock	**$30.00**

Daily board fees will be waived for sterilized cats and dogs reclaimed before the end of the standard holding period as defined by Ordinance 2013-33, as amended, upon first impoundment only, when the animal has a current County license at the time of impoundment.

Laboratory, veterinarian, farrier, or other outside service expenses **Direct cost**

B. Spay/Neuter

Canine Neuter	**$75.00**
Canine Spay	**$85.00**

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CAO

Feline Neuter	**$50.00**
Feline Spay	**$65.00**
Rabbit Neuter	**$50.00**
Rabbit Spay	**$60.00**
Feral and Community Cats - for public	**No Charge**

Price includes spay/neuter, ear tip, rabies vaccination, feline vaccine, flea treatment, FELV test, and RFID, subject to the Animal Control Ordinance No. 2013-33, as amended.

C. Vaccinations

Rabies for impounded animals	**$15.00**
Rabies for public and animals surrendered by owner	**$10.00**
Canine Vaccine	**$10.00**
Feline Vaccine	**$10.00**
Bordetella	**$5.00**
De-wormer	**$5.00**
Canine Heartworm Test	**$15.00**
Feline FeLV Test	**$15.00**
Flea Prevention	**$10.00**

Animals surrendered by their owners and animals reclaimed by their owners are subject to fees for age-appropriate vaccines based on species of animals to include; rabies vaccine, canine vaccine, Bordetella, and feline vaccine in addition to reclaim fees and surrender fees if owner is unable to provide proof of vaccines at time of surrender or at time of reclaim. Fees for vaccines may be waived as set forth herein.

D. Owner Surrender

Owner surrender fee for dogs, cats, and rabbits	**$25.00**
Owner surrender and transport fee, picked up at residence.	**$75.00**
Includes surrender fee and transportation fee	
Owner surrender fee for all other miscellaneous small pets	**$10.00**
Excluding rabbits	
Mothers surrendered with kittens or puppies	**$25.00**

Acceptance of any owner surrender at the discretion of County Manager or designee

E. Rabies Quarantine

Home Quarantine inspection fee	**$25.00**
Home Quarantine release fee	**$25.00**
Daily board fee— Investigation/Quarantine dogs and cats	**$20.00**
Quarantine at DAS facility fee	**$25.00**
Includes quarantine and release fee	
Quarantine transport fee – pick up	**$50.00**
Quarantine transport fee – delivery	**$50.00**
Quarantine invoice late fee	**$25.00** per month outstanding
Owned unvaccinated animal tested for rabies	**$100.00**

In addition to the Quarantine at Division fee and daily board fee, owner is subject to mandatory sterilization, RFID implantation, age and species appropriate vaccination(s), and County rabies/license tag fees

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F. **Adoption** – Includes license, RFID, and sterilization, as required.

Kitten (kittens under 4 months)	**$20.00**
Cat (cats 4 months to 6 years old)	**$10.00**
Senior Cat (cats 7 years old and older)	**No Charge**
Puppy (puppies under 4 months)	**$100.00**
Dog (dogs 4 months to under 1 years old)	**$30.00**
Dog (dogs 1 year to 5 years old)	**$10.00**
Senior Dog (dogs 6 years old and older)	**No Charge**
Reduced adoption fee for Senior Citizens (age 60 or older) and Active, Honorably Discharged, or Retired Military Personnel. Puppies and kittens under 4 months excluded.	**50% discount** or current promotional adoption fee, whichever is less.
Any age dog, puppy, cat, or kitten – Unhealthy, Treatable-Manageable, Treatable-Rehabilitatable.	**No Charge**
Rescue transfer	**No Charge**
Rabbit and other small mammal	**$10.00**
Other animal adoption	**Market rate** or less
Sterilization Deposit (in county general adoption)	**$250.00**
Sterilization Deposit (out of county general adoption)	**$500.00**

Rescue transfers may only be performed by organizations that have a licensed veterinarian on staff; organizations receiving rescue transfers assume responsibility for compliance with F.S. 823.15.

G. County Rabies/License Tag

Spayed or, neutered, dog or cat		
One-year tag	**$15.00**	
Three-year tag	**$35.00**	
Unaltered dog or cat, with medical exemption		
One-year tag	**$15.00**	
Unaltered dog or cat under one year		
One-year tag	**$15.00**	
Unaltered dog or cat over one year		
One-year tag	**$100.00**	
County Rabies/License Tag late fee (30 days past due)		**$5.00**
County Rabies/License Tag Replacement		**$5.00**
Police Working Dog County Rabies/License Tag, if obtained at Domestic Animal Services		**No Charge**
Blanket license for animal-related organizations, in good standing with Collier County Domestic Animal Services, and rescue organizations who are approved rescue partners, in good standing, with Collier County Domestic Animal Services		**No Charge**
Veterinarian/Agent surcharge for selling license tag		Not to exceed **$3.00**
Dangerous Dog Registration		
Initial (first year)	**$500.00**	
Annual registration	**$300.00**	
Renewal late fee	**$10.00** per day	

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Signs	**$10.00** per sign

Owner provided 2 at no cost with initial registration fee

*Unaltered dog or cat license fee will be refunded to the **$15.00** spayed or neutered fee rate when the animal owner presents proof of completed spay or neuter within 30 calendar days of purchase.*

H. Radio Frequency Identification Device (RFID, Microchip)

Impounded animal reclaimed by owner	**$15.00**
General public owned animals	**$15.00**
Rescue adopted animal	**$10.00**

I. Animal-Related Business, Animal-Related Organization, Rodeo, Commercial Breeder, And Hobby Breeder Permits

Animal-Related Business	
Boarding Facility	**$100.00**
Doggie Day Care	**$100.00**
Groomer	**$100.00**
Stable	**$100.00**
Training Facility	**$100.00**
Pet Shop	**$100.00**
Other	**$100.00**
Addition Type of Service	**$50.00**

*Animal-Related Businesses who provide more than one type of service will be charged an additional **$50** per service in addition to the **$100** base fee. Fees are per location, facility, or mobile unit*

Animal-Related Organization	**No Charge**
Rodeo	**$100.00**
Breeders	
Commercial Breeder	**$1000.00**
Hobby Breeder	**$1000.00**
Late fee for permit renewal	**2x permit cost**

J. Citation And Compliance Fees

Responsible Pet Ownership Course registration fee for violations of Section Eight	
Per citation issued on same date and time	**$20.00**
Responsible Pet Ownership Course registration fee	
Per citation issued for all other violations issued on same date and time	**$40.00**
Responsible Pet Ownership Citation	
Processing fee in lieu of citation	**$5.00** per citation
Notice to Comply (NTC)—processing fee per NTC	**$5.00**

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K. Community Clinic

Canine Spay/Neuter Package **$80.00**

Price includes veterinarian visit, spay/neuter, age-appropriate vaccines, including rabies vaccination, canine vaccines, Bordetella, flea treatment, heartworm test, deworming, RFID, and 1- or 3-year license

Feline Spay/Neuter Package **$60.00**

Price includes veterinarian visit, spay/neuter, age-appropriate vaccines, including rabies vaccination, feline vaccines, flea treatment, FELV test, deworming, RFID, and 1- or 3-year license.

Vaccination Package **$50.00**

Price includes veterinarian or technician visit, for age-appropriate vaccines based on species of animals to include rabies vaccine, canine or feline vaccines and tests, Bordetella, flea treatment, RFID, and 1- or 3-year license, as appropriate per species.

Individual items listed in Items B & C can be provided at the current rate.

L. Euthanasia And Cremation Services

General Public	
Euthanasia	**$25.00**
Euthanasia and transport fee, picked up at residence	**$75.00**
Includes euthanasia fee and transportation fee	
Communal Cremation	**$40.00**
Veterinarians	
Communal Cremation	**$50.00** per animal

M. Miscellaneous Fees

Volunteer Background Check & Fingerprinting	**$10.00**
New volunteer processing fee	**No Charge**
Volunteer reactivation fee	**No Charge**
New volunteers will receive their first shirt free.	
Additional Volunteer Shirt	**$10.00**

PENDING BCC APPROVAL

Executive Summary

Recommendation to adopt an Ordinance amending Ordinance 2013-33, as amended, which established the Animal Control Ordinance.

OBJECTIVE: To have the Board of County Commissioners (Board) adopt an Ordinance amending Ordinance 2013-33, as amended, which established the Animal Control Ordinance to strengthen hobby breeder requirements, penalties, and enforcement.

CONSIDERATIONS: On May 14, 2013, the Board of County Commissioners of Collier County ("Board") adopted Ordinance No. 2013-33, the Collier County Animal Control Ordinance, which was further amended by Ordinance No. 2018-33 and Ordinance No. 2024-26.
On May 13, 2025, the Board approved this Ordinance to be advertised.
At the May 27, 2025, meeting, the Board directed staff to work with the various partners (SNIP Collier, Collier County Special Magistrate, Collier County Sheriff's Office, County Attorney's Office, Code Enforcement, and DAS) to discuss issues and provide recommendations to enhance enforcement. Staff worked with the identified partners to provide the recommendations as outlined within the proposed revised Ordinance, summarized as follows:

1. Updates the definition of commercial breeder and hobby breeder.
2. Includes inspection requirements for unaltered dogs and cats.
3. Changes the requirements for inspection notice for breeders.
4. Updated the existing animal-related businesses, animal-related organizations, rodeo, and breeder permit requirements to require a statement of compliance and provides for late fees for permit renewals.
5. Provides for a remedy for unintentional litters for breeders that are not registered.
6. Authorizes the County Manager or designee to deny, suspend, or revoke a permit under stated criteria.
7. Consolidates penalties and fines and provides for the County Manager or designee to require mandatory appearance before the special magistrate.
8. Provides the Special Magistrate with additional authority.

Associated fees outlined in the Domestic Animal Services Fee Policy Resolution will be presented alongside this Ordinance for final consideration.

To assure compliance with Proper Animal Husbandry, Breeder Regulations, assure compliance with Proper Animal Husbandry, Breeder Regulations, and verify that all animals have a valid Rabies Vaccination and current County Rabies/License Tag.

FISCAL IMPACT: There is no fiscal impact associated with this action at this time.

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

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

RECOMMENDATIONS: To adopt an Ordinance amending Ordinance 2013-33, as amended, which established the Animal Control Ordinance.

PREPARED BY: Lisa Blacklidge, Planning Manager, Development Review Division, Growth Management Department

ATTACHMENTS:
1. Ordinance Animal Control 2013-33 - CAO Stamped

2. legal ad - agenda ID 25-2416 - amend Ord. 2013-33 re Standards of Care - 9.23.25 BCC
3. Business Impact Estimate - agenda ID 25-2416 - amend Ord. 2013-33 re Standards of Care - 9.23.25 BCC

ORDINANCE NO. 2025 -_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-33, AS AMENDED, THE COLLIER COUNTY ANIMAL CONTROL ORDINANCE; BY AMENDING DEFINITIONS; BY AMENDING LICENSING REQUIREMENTS; BY AMENDING THE STANDARDS OF CARE; BY AMENDING PENALTIES; BY AMENDING THE DISPOSITION OF IMPOUNDED ANIMALS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 14, 2013, the Board of County Commissioners of Collier County ("Board") adopted Ordinance No. 2013-33, the Collier County Animal Control Ordinance, which was further amended by Ordinance Nos. 2018-33 and 2024-26; and

WHEREAS, the Board wishes to update the Ordinance in order to better regulate Hobby Breeders by strengthening enforcement and permit provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY FLORIDA, that Ordinance No. 2013-33, as amended, the Collier County Animal Control Ordinance, as codified in Chapter 14, Article II, of the Collier County Code of Laws and Ordinances, is hereby amended as follows:

SECTION ONE: Amendment of Section Three, Definitions, of Ordinance No. 2013-33, as amended.

SECTION THREE: Definitions.

The following words, terms and phrases, when used in this Ordinance, shall have the meanings ascribed to them in this section, except where context clearly indicates a different meaning:

* * * * * * *

Commercial Breeder means any person or business required to hold a business tax receipt who engages in the sale or breeding of three (3) or more litters of dogs or cats, per a one-year period or offers one (1) or more domestic cat(s) or dog(s) for breeding or stud purposes, producing three (3) or more litters per year, excepting service dog organizations that are members of Assistance Dogs International or the International Guide Dog Federation. Commercial breeders are subject to agricultural zoning requirements of the Land Development Code.

* * * * * * *

Words underlined are added; Words ~~struck through~~ are deleted.

CAO

Domestic animal means any equine or bovine animal, goat, sheep, swine, domestic cat, dog, poultry, ostrich, emu, rhea, or other domesticated beast or bird.

* * * * * * *

Hobby Breeder means any person who intentionally or unintentionally causes or allows the breeding or studding of one (1) or more domestic cat(s) or dog(s), producing one (1) to two (2) litters per household or premises per a one-year period, which results in the selling or otherwise transferring ownership of offspring; retaining offspring; improving the breed; exhibiting dogs or cats at shows operated by a national, state, or local recognized organization; or raising service animals or animals used for law enforcement or other types of work, excepting service dog organizations that are members of Assistance Dogs International or the International Guide Federation.

* * * * * * *

SECTION TWO: Amendment of Section Eight, County Rabies/License certificate; tags, vaccination required, of Ordinance No. 2013-33, as amended.

SECTION EIGHT: County Rabies/License certificate; tags, vaccination required.

1. Any owner of a dog or cat shall obtain a County rabies/license tag for each such animal when the animal is four months old or older.

* * * * * * *

M. License fees are not required for Police Working Dogs; but such animals must be licensed and must have received their rabies vaccination. In order to receive these license tags at no charge, the owner must have the animal licensed through animal services. Police working dogs vaccinated anywhere else will be liable to pay the surcharge imposed by the veterinarian only.

N. At time of licensing or renewal, each owner shall be required as part of the application process to submit a sworn or affirmed statement the dog or cat has not been used as a sire or dame in the last twelve (12) months.

O. Dogs or cats that are unaltered due to a medical exemption must provide a letter of exemption from a licensed veterinarian.

* * * * * * *

SECTION THREE: Amendment of Section Fourteen, Standards of Care, of Ordinance No. 2013-33, as amended.

SECTION FOURTEEN: Standards of Care.

1. The following provisions are limited to animal- related businesses, animal- related organizations, commercial breeders, hobby breeders, and rodeos.

2. The County Manager or designee is hereby granted authority to recommend Standards of Care for animal-related businesses, animal-related organizations, commercial breeders, hobby breeders, and rodeos for approval by the Board of County Commissioners. Standards of Care shall be approved by ordinance of the Board and then codified in the Collier County Administrative Code. As set forth below, a violation of an approved Standards of Care shall be deemed to be a violation of this Ordinance.

3. The owner or operator of any animal-related business, animal-related organization, commercial breeders, hobby breeders, or rodeo shall properly feed and care for each animal in their custody or control and otherwise meet all relevant Standards of Care.

4. The County Manager or designee shall inspect the premises of any animal-related business and any animal-related organization on an annual basis. The County Manager or designee shall inspect the premises of any rodeo prior to or within twenty-four (24) hours of the commencement of that event. The County Manager or designee may ~~will~~ inspect the premises of any breeder on a quarterly basis, and shall inspect the premises at a minimum on an annual basis. Inspections shall occur during normal business hours. Routine inspections of businesses, or organizations, or breeders located in a premise used primarily as a residence will be noticed a minimum of twenty-four (24) hours in advance. No duty to notify exists should animal services receive a complaint alleging a violation of this Ordinance.

5. Refusal to allow the County Manager or designee to inspect any premises, animal, or records associated with any animal-related business, organization or rodeo, or any breeding operation, shall constitute a violation of this Ordinance.

6. Should the inspection reveal a violation of this Ordinance or the relevant Standards of Care, a Notice to Comply ~~will~~ may be issued. The Notice to Comply shall specify the violation and shall contain a time period not to exceed 15 days to enable the violator to come into compliance. The premises shall be re-inspected promptly following the time period specified by the Notice to Comply. Failure to correct the violation shall result in the issuance of a citation.

7. Every person who owns or operates an animal-related business or animal-related organization shall obtain a permit from the County Manager or designee. Each applicant shall be required as part of the application process to submit a sworn or affirmed statement that they are in compliance with all permit requirements and standards. A fee will be charged for the permit. Permit fees shall be established and revised by resolutions of the Board of County Commissioners. The County Manager or designee shall issue an animal-related business or organization permit after receipt of this fee and inspection of the business or organization premises if he determines that the premises meet all established standards and regulations. The permit shall be displayed within the licensed premises at a place where it is clearly visible to the public. An animal-related

business or organization permit is valid for one (1) calendar year and must be renewed annually. Renewal applications must be made thirty (30) days prior to expiration of the permit. Permits not renewed thirty (30) days prior to expiration shall be subject to late fees and penalties specified under this ordinance. Permits are not transferable or refundable.

8. Every person or organization who sponsors or operates a rodeo shall, at least thirty (30) days prior to the date of the event, make application to the County Manager or designee for a permit to operate. Each applicant shall be required as part of the application process to submit a sworn or affirmed statement that they are in compliance with all permit requirements and standards. The fee for such application and permit shall be established and revised by resolutions of the Board of County Commissioners. The County Manager or designee shall issue a rodeo permit after receipt of this fee and inspection of the event premises if he determines that the event will meet the established Standards of Care. That permit shall be displayed at the event at a place where it is clearly visible to the public.

9. Commercial and hobby breeders must obtain the applicable breeder permit from the County Manager or designee. Each applicant shall be required as part of the application process to submit a sworn or affirmed statement that they are in compliance with all permit requirements and standards. A fee will be charged for the permit. Permit fees shall be established and revised by resolutions of the Board of County Commissioners. The County Manager or designee shall issue the applicable breeder permit after receipt of this fee and inspection of the breeder's premises if he determines that the breeder meets the established Standards of Care. A breeder permit is valid for one (1) calendar year and must be renewed annually. Renewal applications must be made thirty (30) days prior to expiration of the permit. Permits not renewed thirty (30) days prior to expiration shall be subject to late fees and penalties specified under this ordinance. Permits are not transferable or refundable. Failure to obtain a permit prior to operating as a breeder shall constitute a violation of this Ordinance. Breeders of unintentional litters shall be given up to fifteen (15) days from birth of puppies or kittens to obtain a permit.

10. The County Manager or designee shall have the authority to deny, suspend or revoke a permit, as issued under this Section if the County Manager or designee determines that one of the following has occurred:

A. There has been a material misstatement or misrepresentation in the permit application, or the permit has been transferred in an effort to avoid the requirements of this Ordinance;

B. The permit holder, applicant, corporation, officer of the corporation has been cited for at least two (2) violation of any related animal ordinance or statute, within a five-year period, each resulting in the imposition of a fine or penalty;

C. The permit holder or applicant has outstanding and unsatisfied civil penalties imposed due to a violation of this Ordinance;

D. The permit holder, applicant, or a member of the household, if a home-based business, has been convicted of a violation of law involving cruelty to animals as specified

Words underlined are added; Words ~~struck through~~ are deleted.

in the Collier County Animal Abuser Registry Ordinance, Collier County Code of Laws Section 14, Article V. The permit may also be suspended if charged, but not yet convicted.

E. An animal under the care and responsibility of a permit holder or applicant has been found to be in need of immediate veterinary care that, if not treated, would result in suffering, pain, or death;

F. The permit holder or applicant and/or their employees or agents refuse to allow inspection of the premises;

G. The permit holder or applicant, or a member of the household if a home-based business, has had a final judgment entered against them based upon a finding of animal neglect or mistreatment pursuant to Florida Statutes § 828.073 or comparable statute;

H. The permit holder or applicant knowingly employs or employed an employee who has been convicted of a violation of law involving cruelty to animals or who has had a final judgment against him/her based upon a finding of animal neglect or mistreatment pursuant to Florida Statutes § 828.073 or comparable statute; or

I. Any other violations, as determined by the County Manager or designee.

The County Manager or designee shall notify the permit holder of the denial, suspension, or revocation of the permit in writing. Any person who has been denied a permit or whose permit has been revoked or suspended may appeal this action to the special magistrate or in a court of competent jurisdiction within thirty-calendar days from the date of notice, as otherwise specified in Collier County Code of Laws and Ordinances, Section 2-2034, Notices.

* * * * * * *

SECTION FOUR: Amendment of Section Fifteen, Penalties, of Ordinance No. 2013-33, as amended.

SECTION FIFTEEN: Penalties.

1. For any violation or alleged violation of this Ordinance, the County Manager or designee, deputy sheriff, municipal police officer, or other enforcement officer empowered to enforce this Ordinance, may issue to the owner of (or to the person in custody of) the animal a written warning statement or notice to comply.

2. All written warnings or notices required by this Ordinance shall be provided to the alleged violator as set forth in Collier County Code of Laws and Ordinances, Section 2-2034, Notices. ~~Whenever possible, a violation issued by an animal control officer shall be hand delivered to the violator (or the violator's representative having custodial responsibilities at the location of the violation). If the animal control officer is unable to hand deliver the citation, the animal control division may send a letter by certified mail to the violator.~~

3. For an initial violation of Section Eight, Section Nine, Section Eleven, Section Thirteen, Section Fourteen, and Section Sixteen, excluding subsection 9, of this Ordinance, the County Manager or designee, deputy sheriff, municipal police officer, or other enforcement officer empowered to enforce this Ordinance, may issue to the owner of (or to the person in custody of) the animal a Notice to Comply under which the recipient must come into compliance within fifteen days of receipt. Failure to comply shall result in a citation. If the County Manager or designee has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety and welfare or if the violation is irreparable or irreversible in nature, the County Manager or designee shall make a reasonable effort to notify the Violator and may immediately notify the Special Magistrate and request a hearing. Under such circumstances, the Officer shall not be required to adhere to the notice and time requirements as set forth above.

4. A violation of this Ordinance is a civil infraction as provided in F.S. § 828.27. For any violation of this Ordinance, the County Manager or designee, deputy sheriff, municipal police officer, or other enforcement officer empowered to enforce this Ordinance, may issue a citation to the violator.

A. A citation issued by an animal control enforcement officer under the provisions of this section shall be in a form prescribed by the board. Such citation shall contain all known information required by F.S. § 828.27, including the date and time of issuance of the citation; name and address of the person in violation; the date of the violation; description of the animal involved; the section or sections of this Ordinance, or subsequent amendments, violated; the facts constituting probable cause; name and authority of the citing enforcement officer; also the procedure for the person to follow in order to pay the civil penalty, to contest the citation, or to appear before the special magistrate when a mandatory appearance is required as specified in the citation or when scheduled by the code enforcement department, in which case there is no option but to appear before the special magistrate; the applicable civil penalty if the person elects not to contest the citation and the applicable civil penalty if the person elects to contest the citation; also a conspicuous statement of the effect of failure to promptly pay the fine or appear before the special magistrate or in court. Subject to the limitations now or hereafter specified in F.S. § 828.27, a mandatory special magistrate or court appearance may be required by the issuing officer. Mandatory appearances before a special magistrate may also be ordered by the special magistrate as specified in this section, or as otherwise within the special magistrate's authority.

B. Upon conviction of any civil infraction, the violator shall be punished by a fine not to exceed $500.00 in the discretion of the court or special magistrate, as applicable. Each day of the violation or noncompliance as to each animal shall be considered as a separate and distinct offense. In addition, any person convicted under any provisions of this Ordinance shall pay all costs and expenses involved in the case.

C. Each violator shall be required to pay an administrative surcharge of $5.00, plus a $2.00 surcharge to pay the costs of the 40-hour minimum standards training course for animal control enforcement officers for each cited violation.

Words underlined are added; Words ~~struck through~~ are deleted.

D. Each person or entity that commits one or more civil infraction(s) under this Ordinance, but does not contest the citation, shall pay a fine for each such separate offense as follows:

(1) First Offense: $250.00
(2) Second Offense: $350.00
(3) Third, or subsequent, Offense: $475.00

If a person fails to pay the civil penalty specified within the time allowed, fails to request a hearing, or fails to appear before the special magistrate to contest the citation or notice to appear, the violator shall be deemed to have waived the right to contest the citation or notice to appear and judgment shall be entered against the person in an amount up to the maximum civil penalty of $500.00 per violation, but not less than the amount of the penalty set forth in the schedule for uncontested violations.

~~(1) Nonaggravated violations. Fines for an uncontested citation for violation of any provision of this Ordinance, except any aggravated violation described in Subsection (2), below and as defined above, are as follows:~~

~~(a) First citation: $100.00 for each first offense.~~
~~(b) Second citation: $200.00 for each second offense.~~
~~(c) Third (or more) citation: $300.00 for each such offense if a mandatory appearance is not required by the animal control enforcement officer named on the citation. If a mandatory appearance is required by the animal control enforcement officer named on the citation, the recommended fine should be more than $350.00, but not more than $500.00. The amount of the fine(s) shall be as determined by the special magistrate or other trier of fact. A mandatory appearance shall be required for each third and each subsequent citation if the violator has not at the time of issuance of the citation paid all fines and all surcharges for all prior citations.~~

~~(2) Aggravated violations. A violation of Section Sixteen, Subsection 9; Section Eleven, if failure to comply with Notice to Comply; or Section Twelve shall be considered an aggravated violation. For each uncontested aggravated violation, the fines and appearance obligations are as follows:~~

~~(a) First citation: $250.00 for each first aggravated violation.~~
~~(b) Second citation: $350.00 for each second aggravated violation.~~
~~(c) Third (or more) citation(s): A mandatory appearance and a recommended fine of more than $400.00 but not more than $500.00 for each such aggravated violation. The amount of such fines shall be determined by the Special Magistrate or other trier of fact.~~

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Words underlined are added; Words ~~struck through~~ are deleted.

F. The Officer may require a mandatory appearance before the special magistrate for certain violations of this ordinance resulting in the unprovoked biting, attacking, or wounding of a domestic animal; violations resulting in the destruction or loss of personal property; second or subsequent violations of local animal cruelty laws; or violations resulting in the issuance of a third or subsequent citation to a person. The citation must clearly inform the person of the mandatory Special Magistrate appearance. A person who is required to appear does not have the option of paying the fine instead of appearing before the Special Magistrate.

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K. The named violator or the county may seek to overturn a final order of the Special Magistrate by making application to the county court for a trial de novo on the merits. Such application must be filed within 30 calendar days from the rendition of the order sought to be overturned. A violator will have the right to a de novo proceeding provided that all administrative remedies have been exhausted. Failure to make such application within the required time period will render the findings and order of the Special Magistrate conclusive, binding, and final. All findings of the Special Magistrate will be evidence at any de novo proceeding held pursuant to this subsection. All dangerous dog hearings and appeals shall follow the procedures set forth in Section 14-38 of this Code.

* * * * * * *

M. If any penalty provision specified by F.S. § 828.~~86~~27 is amended, such amended penalty provisions shall apply to this Ordinance without further action by the board of county commissioners.

* * * * * * *

P. Violations of Section Eight, subsections 1(K) and 1(L) and subsection 3, shall not result in a citation and/or monetary penalty, but may result in the County Manager or designee ~~Division~~ revoking the veterinarian's authorization to issue County licenses.

Q. The Special Magistrate may refer any violation to the Sheriff's Office, Police Department, State Attorney's Office, or other law enforcement authority for criminal charges or inclusion in the Animal Abuse Registry.

~~5. Penalty Schedule. The following Penalty Schedule is meant as a summary of the penalties set forth above. Should this chart conflict with the penalty provisions set forth above, the penalty provisions shall control:~~

~~Violation of~~	~~First Offense~~	~~Second Offense~~	~~Third or Subsequent Offense~~	~~Officer Discretion Permitted?~~
~~Section Eight Requirement to~~	~~Notice to Comply, with a $100.00~~	~~Notice to Comply, with a $200.00~~	~~Citation: $300.00~~	~~No~~

Words underlined are added; Words ~~struck-through~~ are deleted.

~~license and vaccinate except for Section Eight, subsection 1(K) and (L) and subsection 3.~~	~~citation issued if not in compliance in 15 days~~	~~citation issued if not in compliance in 15 days~~		
~~Section Ten General Violations~~	~~Formal Written Warning~~	~~Citation $200.00~~	~~Citation: $300.00~~	~~Yes~~
~~Section Eleven Manner of Keeping~~	~~Notice to Comply, with a $250.00 citation issued if not in compliance in specified time up to 15 days~~	~~Aggravated Citation: $350.00~~	~~Aggravated Citation, with mandatory appearance: $400.00 — $500.00, as set by the special magistrate~~	~~No~~
~~Section Twelve Cruelty to Animal(s)~~	~~Aggravated Citation: $250.00~~	~~Aggravated Citation: $350.00~~	~~Aggravated Citation, with mandatory appearance: $400.00 — $500.00, as set by the special magistrate~~	~~No~~
~~Section Thirteen Dangerous Dog~~	~~Notice to Comply with a $100.00 citation issued if not in compliance in 15 days~~	~~Citation: $200.00~~	~~Citation: $300.00~~	~~Yes~~
~~Section Fourteen Standards of Care~~	~~Notice to Comply with a $100.00 citation issued if not in compliance upon re-inspection~~	~~Citation: $200.00~~	~~Citation: $300.00~~	~~No if violation constitutes cruelty~~
~~Sections Nine Stray Animals and Section Sixteen Impounded Animals~~	~~Notice to Comply with a $100.00 citation issued if not in compliance in 15 days~~	~~Citation: $200.00~~	~~Citation: $300.00~~	~~No~~
~~Any item not specified above~~	~~Citation: $100.00~~	~~Citation: $200.00~~	~~Citation: $300.00~~	~~Yes~~

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SECTION FIVE: Amendment of Section Sixteen, Disposition of Impounded Animals, of Ordinance No. 2013-33, as amended.

Words underlined are added; Words ~~struck through~~ are deleted.

SECTION SIXTEEN: Disposition of Impounded Animals.

1. Impounded animals with identification not suspected of having an infectious or contagious disease shall be held for a minimum of ~~five~~ three full days (~~120~~ 72 hours) to provide time for the animal's owner to notify staff of intent to recover the animal. Upon the owner's acknowledgement of an impounded animal, the animal will be held for a minimum of five full days (120 hours) from the date of impoundment, after which time the animal shall be considered abandoned and shall become the property of the Division. ~~Cat(s), kitten(s), puppy(ies), and a~~All animal~~(s)~~ other than dog~~(s)~~, cats with identification, or livestock, for which an owner has not been identified or deemed to have an owner by an identification tag or other identification, shall immediately be considered abandoned and shall become the property of the Division. The Division may, at its discretion, place such animal(s) for adoption, place in foster care, transfer the animal(s) to another shelter, transfer the animal(s) to rescue or make disposition pursuant to law at the time, but shall not euthanize these animals for a minimum of five full days (120 hours).

2. If an impounded animal is suffering from or suspected to have an infectious or contagious disease, or is injured or debilitated to such an extent that it is experiencing pain or suffering as determined by a veterinarian or competent designee(s), or the animal poses an immediate substantial risk to staff or visitors to the shelter, the animal may be euthanized prior to the expiration of the ~~five~~ three day (~~120~~ 72 hour) hold.

3. Impoundment of cattle require legal notifications as specified in F.S. § 588.17.

4. The County Manager or designee shall make at least three attempts to contact the owner of an impounded animal, if the owner's identity is known or easily ascertained, before the animal's humane disposition. Dogs, identified cats, and other animals not claimed within the specified hold period, may be adopted, transferred, or may be euthanized by any method specified in F.S. § 828.058.

5. Animals that are impounded for safe keeping at the request of a first-responding agency due to the death or medical emergency or incarceration of its owner or caretaker, shall be held for a minimum of five days (120 hours). After five days (120 hours) the Division will hold the animals for an additional five days (120 hours) and the County Manager or designee shall make at least three attempts to contact the owner during this time. Animals not claimed after this ten-day (240-hour) period, may be adopted, transferred, placed with a qualified foster, or may be euthanized, at the discretion of the County Manager or designee.

* * * * * * *

SECTION SIX: CONFLICT AND SEVERABILITY.

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION SEVEN: INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION EIGHT: EFFECTIVE DATE.

This Ordinance shall be effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this ____day of _____, 2025.

ATTEST:
Crystal K. Kinzel, Clerk of Courts

By:_____
, Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By:_____
Burt L. Saunders, Chair

Approved as to form and legality:

_____
Jeffrey A. Klatzkow, County Attorney
SA 9/10/25

Words underlined are added; Words ~~struck through~~ are deleted.

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** commencing at **9:00 a.m.** on **September 23, 2025**, in the Board of County Commissioners meeting room, Third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL, to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-33, AS AMENDED, THE COLLIER COUNTY ANIMAL CONTROL ORDINANCE; BY AMENDING DEFINITIONS; BY AMENDING LICENSING REQUIREMENTS; BY AMENDING THE STANDARDS OF CARE; BY AMENDING PENALTIES; BY AMENDING THE DISPOSITION OF IMPOUNDED ANIMALS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of an individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item. Written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of 7 days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

Any person who decides to appeal any decision of the Board 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 based.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA
BURT L. SAUNDERS, CHAIRMAN

CRYSTAL K. KINZEL,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Standards of Care (BCC 09/23/25)

Board of County Commissioners
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate – Amending Ordinance 2013-33 re Standards of Care ...
Business Impact Estimates
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the County's website by the time notice of the proposed ordinance is published.

Published on County website by: September 12, 2025

Proposed ordinance's Short Title:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-33, AS AMENDED, THE COLLIER COUNTY ANIMAL CONTROL ORDINANCE; BY AMENDING DEFINITIONS; BY AMENDING LICENSING REQUIREMENTS; BY AMENDING THE STANDARDS OF CARE; BY AMENDING PENALTIES; BY AMENDING THE DISPOSITION OF IMPOUNDED ANIMALS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means the County is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the County is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the county government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida

[1] See Section 125.66(3)(c), Florida Statutes.

Local Government Development Agreement Act under Sections 163-3220-163.3243;

b. Comprehensive Plan amendments and land development regulation amendments initiated by application by a private party other than Collier County;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the County hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

Amending definitions, licensing, requirements and penalties.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

Potential individual minor increases to late fees and penalties are defined within the Ordinance.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All breeders in Collier County, current number unknown

4. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: County staff solicited comments from businesses in the County as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on County website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*.]

None.

Executive Summary

Recommendation to adopt an Ordinance amending Ordinance 2013-55, which established the Standards of Care for Animal-Related Businesses and Organizations, Breeders, and Rodeos Ordinance.

OBJECTIVE: To have the Board of County Commissioners (Board) adopt an Ordinance amending Ordinance 2013-55, which established the Standards of Care for Animal-Related Businesses and Organizations, Breeders, and Rodeos Ordinance, to strengthen hobby breeder requirements.

CONSIDERATIONS: On May 14, 2013, the Board of County Commissioners of Collier County ("Board") adopted Ordinance No. 2013-33, the Collier County Animal Control Ordinance, which was further amended by Ordinance No. 2018-33 and Ordinance No. 2024-26.

Section Fourteen of the Collier County Animal Control Ordinance provides that the Director of Animal Services "is hereby granted authority to recommend Standards of Care for animal-related businesses, animal-related organizations, commercial breeders, hobby breeders, and rodeos for approval by the Board of County Commissioners. "Standards of Care shall be approved by ordinance of the Board and then codified in the Collier County Administrative Code."

On September 24, 2013, the Board adopted Ordinance No. 2013-55, which established the Standards of Care for Animal-Related Businesses and Organizations, Breeders, and Rodeos.

The proposed changes will strengthen the requirements for all breeders, commercial or hobby, regardless if the dog is sold or otherwise has its ownership transferred.

To ensure compliance with local and State animal-related laws, and compliance with Proper Animal Husbandry, Breeder Regulations.

FISCAL IMPACT: There is no fiscal impact associated with this action at this time.

GROWTH MANAGEMENT IMPACT: There is no growth management impact associated with this action at this time.

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

RECOMMENDATIONS: To adopt an Ordinance amending Ordinance 2013-55, which established the Standards of Care for Animal-Related Businesses and Organizations, Breeders, and Rodeos.

PREPARED BY: Jamie French, Department Head, Growth Mangement Community Development Department.

ATTACHMENTS:

1. Ordinance Standards of Care 2013-55 - CAO Stamped
2. legal ad - agenda ID 25-2490 - amend Ord. 2013-55 re Hobby Breeders - 9.23.25 BCC
3. Business Impact Estimate - agenda ID 25-2490 - amend Ord. 2013-55 re Hobby Breeders - 9.23.25 BCC

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-55, KNOWN AS THE STANDARDS OF CARE FOR ANIMAL-RELATED BUSINESSES AND ORGANIZATIONS; BREEDERS; AND RODEOS ORDINANCE; RENAMING "NON-COMMERCIAL BREEDER" TO "HOBBY BREEDER"; BY AMENDING THE REGULATIONS FOR BREEDERS AND PET SHOPS TO APPLY TO ANY TRANSFER OF OWNERSHIPS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 14, 2013, the Board of County Commissioners of Collier County ("Board") adopted Ordinance No. 2013-33, the Collier County Animal Control Ordinance, which was further amended by Ordinance No. 2018-33; which was further amended by 2024-26; and

WHEREAS, Section Fourteen of the Collier County Animal Control Ordinance provides that the Director of Animal Services "is hereby granted authority to recommend Standards of Care for animal-related businesses, animal-related organizations, commercial breeders, hobby breeders, and rodeos for approval by the Board of County Commissioners. Standards of Care shall be approved by ordinance of the Board and then codified in the Collier County Administrative Code;" and

WHEREAS, on September 24, 2013, the Board of County Commissioners of Collier County adopted Ordinance No. 2013-55, the Standards of Care for Animal-Related Businesses and Organizations; Breeders; And Rodeos Ordinance; and

WHEREAS, the Board wishes to update the Ordinance in order to better regulate Hobby Breeders by strengthening enforcement and permit provisions.

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

SECTION ONE: AMENDMENTS TO ORDINANCE NO. 2013-55.

Ordinance No. 2013-55, the Standards of Care for Animal-Related Businesses and Organizations; Breeders; And Rodeos Ordinance, as codified in Chapter 14, Article IV, of the Collier County Code of Laws and Ordinances, is hereby amended as follows:

SECTION ONE: Purpose of Ordinance.

The purpose of this Ordinance is to create the Standards of Care authorized by Section ~~Twelve~~ Fourteen of the Collier County Animal Control Ordinance. This Ordinance is expressly limited to animal-related businesses, animal-related organizations, commercial breeders, ~~non-~~

~~commercial~~ hobby breeders, and rodeos and is to be read in conjunction with the Collier County Animal Control Ordinance.

SECTION TWO: General Standards of Care.

Anyone who owns or maintains an animal-related business, animal-related organization, commercial breeder, ~~non-commercial~~ hobby breeder, or rodeo must provide that animal:

* * * * * * *

SECTION THREE: Proper Animal Husbandry.

Anyone who owns or maintains an animal-related business, animal-related organization, commercial breeder, ~~non-commercial~~ hobby breeder, or rodeo must exercise proper Animal Husbandry, which includes the following practices:

* * * * * * *

SECTION SIX: Regulations for Breeders and Pet Shops.

A. *Permit Notification.*

1. The appropriate permit number shall be provided on all advertisements and promotions concerning the sale or ~~give-away~~ transfer of ownership of an animal.

2. The appropriate permit number shall be provided to all persons who buy or accept ownership of an animal.

B. *Requirements for Sale or Transfer of Ownership of Dogs and Cats.*

1. Dogs, cats, puppies, and kittens acquired for resale must be examined by a licensed veterinarian within five business days of physical acquisition.

2. Dogs, cats, puppies, and kittens offered for sale or transfer of ownership must be at least eight weeks of age.

3. Dogs, cats, puppies and kittens offered for sale or transfer of ownership must be accompanied by an Official Certificate of Veterinary Inspection (OCVI).

4. The OCVI must contain the following information:

a. The date of the examination by the examining veterinarian.

b. The examining veterinarian's license number.

c. The examining veterinarian's signature.

d. The age, breed, sex, color, and any distinguishing marks of the animal.

CAO

e. The health record of the animal.

f. Any tests performed and their results, and any vaccinations or other treatments administered, including vaccine type, lot number, expiration date, and date of administration, including those not specifically enumerated below.

g. A statement that the examining veterinarian warrants, to the best of his knowledge, that the dog or cat has no sign of contagious or infectious diseases and has no evidence of internal or external parasites, including coccidiosis and ear mites, but excluding fleas and ticks.

h. A statement concerning whether or not the examining veterinarian has detected any physical abnormalities in the dog or cat, including but not limited to a heart murmur, and umbilical hernia, ~~entropian~~ entropion, and inguinal hernia, and cryptorchidism.

5. The OCVI must document that the following inoculations, tests, and treatments have been administered, unless the veterinarian certifies on the OCVI that to inoculate or deworm the animal is not in the best medical interest of the animal, in which case the vaccine or anthelmintic may not be administered to that particular animal:

a. For dogs or puppies:

i. Vaccination against canine distemper, leptospirosis, bordetella, parainfluenza, hepatitis, and canine parvovirus. A rabies inoculation must be provided for any dog over three months of age.

ii. Diagnostic tests to detect the following internal parasites: hookworms, roundworms, whipworms, tapeworms, coccidia and giardia. Heartworm detection must occur for dogs six months of age or older. Appropriate treatment for all positive findings must be documented.

b. For cats or kittens:

i. Vaccination against panleukopenia, feline viral rhino tracheitis, and calici virus. A rabies inoculation must be provided for any cat over three months of age.

ii. Diagnostic tests to detect the following internal parasites: hookworms, roundworms, tapeworms and coccidia. Appropriate treatment for all positive findings must be documented.

iii. Diagnostic test to detect Feline Leukemia with the result listed on the OCVI.

6. If the animal is less than four months of age, the tests, vaccines, and anthelmintics required above must be administered no more than twenty-one days before sale or transfer of ownership within the county. If the animal is four months of age or older,

CAO

the tests, vaccines, and anthelmintics required above must be administered at or after three months of age, but no more than one year before sale or transfer of ownership within the county.

7. The sale or transfer of ownership of the dog, cat, puppy, or kitten shall take place no more than thirty days after the OCVI has been issued.

8. If a dog, cat, puppy, or kitten is not sold or had ownership transferred within thirty days of the issuance of the OCVI, then a new examination and OCVI must be obtained.

9. All dogs, cats, puppies and kittens offered for sale or transfer of ownership must be implanted with a microchip.

C. Records.

1. Breeders shall maintain records of each litter of puppies and kittens born. Such records shall include the date of birth, number of puppies and litters born, and the license tag number of each parent.

2. Pet shops shall maintain records of each animal acquired for or transfer of ownership. Such records shall include the name and address of the source of the animal, the animal's date of birth, and date the animal was received.

3. Breeders and pet shops shall maintain a separate record of each animal sold or had ownership transferred containing the breed, sex, color, and identifying marks of the animal; all OCVIs and medical records for each animal; the name and address of the purchaser; and the number of the microchip implanted in the animal. If the disposition of the animal is not through sale, the records shall indicate the type and date of disposition, including the name and address of any subsequent owner, if one exists.

4. If a dog or cat dies while in the possession of a breeder or pet shop, the breeder or pet shop shall secure the services of a licensed veterinarian to determine the cause of death or suspected cause of death. The veterinarian shall document the date of death and known or suspected cause of death on an OCVI.

~~5. Records indicating the disposition of all animals shall be forwarded to animal services on a quarterly basis.~~

~~6~~5. All records as described herein shall be kept for a period of two years.

~~7~~6. All records, including disposition of all animals, shall be made available to the inspecting officer upon request.

D. Disclosures.

1. At the time of sale or transfer of ownership, breeders and pet shops must provide the ~~purchaser~~ recipient with:

a. A copy of the complete record pertaining to the individual animal as described above;

b. Literature to be provided by animal services outlining the provisions of the Collier County Animal Control Ordinance; and

c. A copy of F.S. § 828.29, Dogs and cats transported or offered for sale; health requirements; consumer guarantee.

2. The above information must be provided to prospective purchasers upon request.

E. Pet Lemon Law.

1. All breeders and pet shops must comply with any applicable provisions of F.S. § 828.29, Dogs and cats transported or offered for sale; health requirements; consumer guarantee. Where any conflict exists between these standards and this section, the more restrictive shall apply.

2. This section does not in any way limit the rights or remedies that are otherwise available to a consumer under any other law.

F. Exemptions. Animal services, humane societies, and 501(c)3 rescue organizations shall be exempt from the provisions of this section.

SECTION SEVEN: Penalties.

Failure to abide by this Ordinance may result in penalties as set forth in Section ~~Thirteen~~ Fifteen of the Collier County Animal Control Ordinance or denial, revocation, or suspension of an entity's County-issued license as provided in Section ~~Twelve~~ Fourteen of the Collier County Animal Control Ordinance. Anyone who receives a citation, has been denied a permit or whose permit has been revoked or suspended may appeal this action in a court of competent jurisdiction within thirty calendar days from the date of notice.

SECTION TWO: CONFLICT AND SEVERABILITY.

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be renumbered or

relettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION FOUR: EFFECTIVE DATE.

This Ordinance shall be effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this ____day of _____, 2025.

ATTEST:
Crysal Kinzel, Clerk

By:_____
, Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By:_____
Burt L. Saunders, Chair

Approved as to form and legal sufficiency:

_____
Jeffrey A. Klatzkow, County Attorney
SA 9/10/25

CAO

NOTICE OF PUBLIC HEARING
NOTICE OF INTENT TO CONSIDER AN ORDINANCE

Notice is hereby given that a public hearing will be held by the **Collier County Board of County Commissioners** commencing at **9:00 a.m.** on **September 23, 2025**, in the Board of County Commissioners meeting room, Third floor, Collier Government Center, 3299 East Tamiami Trail, Naples, FL, to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-55, KNOWN AS THE STANDARDS OF CARE FOR ANIMAL-RELATED BUSINESSES AND ORGANIZATIONS; BREEDERS; AND RODEOS ORDINANCE; RENAMING "NON-COMMERCIAL BREEDER" TO "HOBBY BREEDER"; BY AMENDING THE REGULATIONS FOR BREEDERS AND PET SHOPS TO APPLY TO ANY TRANSFER OF OWNERSHIPS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

A copy of the proposed Ordinance is on file with the Clerk to the Board and is available for inspection. All interested parties are invited to attend and be heard.

All persons wishing to speak on any agenda item must register with the County Manager prior to presentation of the agenda item to be addressed. Individual speakers will be limited to 3 minutes on any item. The selection of an individual to speak on behalf of an organization or group is encouraged. If recognized by the Chairman, a spokesperson for a group or organization may be allotted 10 minutes to speak on an item. Written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of 7 days prior to the public hearing. All materials used in presentations before the Board will become a permanent part of the record.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

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BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA
BURT L. SAUNDERS, CHAIRMAN

CRYSTAL K. KINZEL,
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

Amend Ord. 2013-55 re Hobby Breeders (9/23/25 BCC)

Board of County Commissioners
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate – Amend Ord. 2013-55 re Hobby Breeders (9/23/25 B ...
Business Impact Estimates
Publication Date: 09/12/2025
Expiration Date: 09/25/2025
Notices.CollierClerk.com

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the County's website by the time notice of the proposed ordinance is published.

Published on County website by: September 12, 2025

Proposed ordinance's Short Title:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2013-55, KNOWN AS THE STANDARDS OF CARE FOR ANIMAL-RELATED BUSINESSES AND ORGANIZATIONS; BREEDERS; AND RODEOS ORDINANCE; RENAMING "NON-COMMERCIAL BREEDER" TO "HOBBY BREEDER"; BY AMENDING THE REGULATIONS FOR BREEDERS AND PET SHOPS TO APPLY TO ANY TRANSFER OF OWNERSHIPS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 125.66(3), Florida Statutes. If one or more boxes are checked below, this means the County is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the County is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the county government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Development orders and development permits, as those terms are defined in Section 163.3164, and development agreements, as authorized by the Florida

[1] See Section 125.66(3)(c), Florida Statutes.

Local Government Development Agreement Act under Sections 163-3220-163.3243;

b. Comprehensive Plan amendments and land development regulation amendments initiated by application by a private party other than Collier County;
c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the County hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

To provide improvements to public safety by updating the definition of a hobby breeder, and amending the permit requirements and process.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the County, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the County's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

An expected minor cost for the permit, which fee is established by the Board of County Commissioners.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

All hobby breeders in Collier County, current number unknown

4. Additional information the governing body deems useful (if any):
[*You may wish to include in this section the methodology or data used to prepare the Business Impact Estimate. For example: County staff solicited comments from businesses in the County as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on County website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not affect only businesses*.]

None.

Collier County
DOMESTIC ANIMAL SERVICES

Date Created: August 29, 2025
Date Implemented: August 29,2025
Last Updated: October 7, 2025

Copy and create a new document before adding information

<NAME OF WORK RULE>

1. Purpose

< state the purpose and overall goal of SOP> The purpose of this SOP is to …….

2. Responsibility/Scope

- <state who is responsible for following this SOP>
- < state any action items responsible for follow up for this SOP>

3. Definitions

<Define items as necessary>

- For example: Call-Out: When a staff member cannot attend their scheduled shift due to illness, emergency, or other approved reasons.

4. Procedure

<outline or numbered step by step instructions>

1.

5. References

- <reference any CMA applicable>
- For example: CMA 5345 Work Hours

6. Last Updated

- **Date:** [Insert Date]
  - **Updated by:** [Your Name, Volunteer Coordinator]
  - **Description of Change:**

7. Acknowledgment

Disciplinary Actions

Disciplinary action for failure to comply with the Domestic Animal Services Work Rules, as outlined above, is in accordance with CMA 5351 DICIPLINE.

Acknowledgement

I have read, understand, and will comply with the Collier County Domestic Animal Services Work Rules outlined above.

Name (printed) _____

Name (signature) _____ Date _____

Collier County
DOMESTIC ANIMAL SERVICES

Date Created: August 20, 2025
Date Implemented: September 10,2025
Last Updated: September 10, 2025

Staff Call-Out Notification

Purpose

The purpose of this SOP is to establish a consistent process for staff call-outs to ensure clear communication and maintain operational awareness, while ensuring shelter operations remain supported seven days a week.

2. Responsibility/Scope

- All staff are responsible for notifying management of call-outs using the outlined procedure.
- Directors and Managers are responsible for monitoring notifications, ensuring coverage, and documenting attendance.

3. Definitions

- Call-Out: When a staff member cannot attend their scheduled shift due to illness, emergency, or other approved reasons.
- Group Text Notification: A single text message sent to all designated management contacts simultaneously.

4. Procedure

1. Notification Requirement:

- All staff must notify management as soon as possible when unable to report for a shift.

2. How to Notify:

- Staff must send a group text message to all managers and the director using the following cellphone numbers:
  - Division Director: 239-877-8186
  - Operations Manager: 239-289-0492
  - Administrative Manager: 239-877-8175
  - Programs Manager: 239-877-6686
- Staff may create a saved group text on their phone for ease of use.
- Do not text only one individual.

SAMPLE

3. Message Content:

- Full name of staff member.
- Date and shift scheduled.
- Reason for absence (if applicable).

4. Coverage:

- Once notified, managers will coordinate coverage and inform the team as needed.

Excessive or unapproved call-outs will be addressed in line with county attendance and performance policies.

5. References

- CMA 5311.1 Standards of Conduct
- CMA 5345 Work Hours

6. Last Updated

Last Updated September 10, 2025, by the Division Director to correct a phone number

7. Acknowledgement

Disciplinary Actions

Disciplinary action for failure to comply with the Domestic Animal Services Work Rules, as outlined above, is in accordance with CMA 5351 DICIPLINE.

Acknowledgement

I have read, understand, and will comply with the Collier County Domestic Animal Services Work Rules outlined above.

Name (printed)_____

Name (signature)_____ Date: _____

SAMPLE

1. Impounded animals with identification not suspected of having an infectious or contagious disease shall be held for a minimum of five full days (120 hours) to provide time for the animal's owner to notify staff of intent to recover the animal. Cat(s), kitten(s), puppy(ies), and all animal(s) other than dog(s) or livestock, for which an owner has not been identified or deemed to have an owner by an identification tag or other identification, shall immediately be considered abandoned and shall become the property of the Division. The Division may, at its discretion, place such animal(s) for adoption, place in foster care, transfer the animal(s) to another shelter, transfer the animal(s) to rescue or make disposition pursuant to law at the time, but shall not euthanize these animals for a minimum of five full days (120 hours).
2. If an impounded animal is suffering from or suspected to have an infectious or contagious disease, or is injured or debilitated to such an extent that it is experiencing pain or suffering as determined by a veterinarian or competent designee(s), or the animal poses an immediate substantial risk to staff or visitors to the shelter, the animal may be euthanized prior to the expiration of the five-day (120-hour) hold.
3. Impoundment of cattle require legal notifications as specified in F.S. § 588.17.
4. The County Manager or designee shall make at least three attempts to contact the owner of an impounded animal, if the owner's identity is known or easily ascertained, before the animal's humane disposition. Dogs, identified cats, and other animals not claimed within the specified hold period, may be adopted, transferred, or may be euthanized by any method specified in F.S. § 828.058.
5. Animals that are impounded for safe keeping at the request of a first-responding agency due to the death or medical emergency of its owner or caretaker, shall be held for a minimum of five days (120 hours). After five days (120 hours) the Division will hold the animals for an additional five days (120 hours) and the County Manager or designee shall make at least three attempts to contact the owner during this time. Animals not claimed after this ten-day (240-hour) period, may be adopted, transferred, or may be euthanized, at the discretion of the County Manager or designee.
6. Animals shall be released to owners on presentation of proof of ownership and payment of costs and fees. Proof of ownership may include a County rabies/license tag, veterinary records, tattoo, bill of sale, adoption contract, registered (RFID) microchip, affidavits from two separate neighbors, other reliable documentary or anecdotal evidence deemed reliable by the County Manager or designee; along with a signed affidavit affirming ownership. If ownership cannot be proven, the animal must remain at Domestic Animal Services for the established hold period prior to reclaiming.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

October 13, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Collier County Code Enforcement Board
Collier County, Florida

October 23, 2025
9:00 a.m.

Notice is hereby given that the **Collier County Code Enforcement Board** will meet on **Thursday, October 23, 2025,** at **9:00 a.m.** in the Board of County Commissioners Chambers, third floor, Collier County Government Center, 3299 Tamiami Trail E., Naples, Florida. The meeting will be broadcast live with closed captioning on Collier Television channel 97/98 and via live streaming at http://tv.colliergov.net/internetchannel/watch-now.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48-hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Thomas Iandimarino at (239) 252-5706. ###

COLLIER COUNTY
Code Enforcement Board
Nuisance Abatement Board

AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

October 23, 2025
9:00 AM

Robert Kaufman, Chair
Kathleen Elrod, Member
Vacant, Member
John Fuentes, Member
Lee Rubenstein, Member
Tarik N. Ayasun, Member
Ronald J. Doino Jr, Member
Vacant, Alternate
Vacant, Alternate

Notice: Respondents may be limited to twenty (20) minutes for case presentation unless additional time is granted by the Board. Persons wishing to speak on any agenda item will receive up to five (5) minutes unless the time is adjusted by the Chairman.

All parties participating in the public hearing are asked to observe Roberts Rules of Order and speak one at a time so that the court reporter can record all statements being made.

Any person who decides to appeal a decision of this Board 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 the Code Enforcement Board shall be responsible for providing this record.

1. **Pledge of Allegiance**

2. **Roll Call**

3. **Approval of Minutes**

4. **Approval of Agenda**

5. **Public Hearings/Motions**

5.A. Motions

5.A.1. Motion for Continuance of Imposition of Fines Hearing

5.A.2. Motion for Extension of Compliance Deadline

5.A.2.1. CASE NO: **CESD20240002243**

OWNER: **Pedro Lopez Jr**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Multiple wood type building structures and carports, large wood house structure (including a living room, bedroom, kitchen areas) and electrical outlets posts built on the property without permits.
FOLIO NO: 305320003
PROPERTY ADDRESS: 1633 Ivy Way, Naples, FL 34117

5.A.2.2. CASE NO: **CEROW20240008421**

OWNER: **Lisa Reisman and Jason Bush**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted extension of the driveway culvert pipe. Pipe now runs the full length of the property's frontage on 7th Avenue SW.
FOLIO NO: 36616720007
PROPERTY ADDRESS: 4160 7th Ave SW, Naples, FL 34119

5.A.2.3. CASE NO: **CESD20240011981**

OWNER: **AVE MARIA DEVELOPMENT LLLP**
OFFICER: Charles Marinos
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). A commercial property strip unit on the north side of the Ave Maria Publix, units 102, 104 and 106, that have had extensive interior modification and alterations without permits, including but not limited to the following: electrical, plumbing utilities, framing, buildouts, lighting, and interior roof modifications.
FOLIO NO: 22671200327

PROPERTY ADDRESS: 5052 Pope John Paul II Blvd, Units 102, 104 and 106, Ave Maria, FL 34142

5.A.2.4. CASE NO: **CESD20240002792**

OWNER: **Louisette Beauplan**
OFFICER: Bradley Holmes
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted conversion of a single-family 3 bedrooms, 1 den and 3 bathrooms dwelling into a 4-unit, multi-family home. Unpermitted installation of an air conditioning unit.

FOLIO NO: 37995840005
PROPERTY ADDRESS: 1480 39th St SW, Naples, FL 34117

5.A.2.5. CASE NO: **CESD20220010598**

OWNER: **HGG MANAGEMENT LLC**
OFFICER: Stephanie Guttum
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i). Multiple unpermitted renovations in multiple units at a commercial property.

FOLIO NO: 61630200002
PROPERTY ADDRESS: 2493 Linwood Ave, Naples, FL 34112

5.A.3. Motion for Re-Hearing

5.B. Stipulations (Non-Contested Cases and Present at the Hearing)

5.C. Emergency Cases

5.D. Hearings

5.D.1. CASE NO: **CESD20240010501**

OWNER: **BAYSHORE TOMORROW LLC**
OFFICER: Delicia Pulse
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted improvements/alterations consisting of but not limited to: Pavers installed outside around building for public use, a canopy installed at doors, a dock with wooden stairway for public use, interior renovations consisting of but not limited to: stairway, bathrooms, a mezzanine for public use, separate office spaces, electric and plumbing.

FOLIO NO: 48171360000
PROPERTY ADDRESS: 3270 Byashore Dr, Naples, FL 34112

5.D.2. CASE NO: **CESD20240006923**

OWNER: **Casie N Williams**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Bathroom remodel including but not limited to: new walk-in shower, new vanity and other plumbing and electrical work.

FOLIO NO: 79904031041

PROPERTY ADDRESS: 9828 Venezia Cir, Unit 1114, Naples, FL 34113

5.D.3. CASE NO: **CESD20240012242**

OWNER: **Divi Batista**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Enclosed front and back porch without first obtaining the authorization of the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 77130000408

PROPERTY ADDRESS: 1036 Ringo Ln, Immokalee, FL 34142

5.D.4. CASE NO: **CEPF20240009951**

OWNER: **Alain Iglesias and Aisa Silva**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e)(i), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. An improved estates zoned property with 4 expired permits on site. Permit numbers PRBD20210840681, PRBD20200521377, PRBD20200103154 and PRBD20200103146.

FOLIO NO: 39384280009

PROPERTY ADDRESS: 833 18th St SE, Naples, FL 34117

5.D.5. CASE NO: **CESD20240006936**

OWNER: **Jose A Hernandez Jr and Suzanne Hernandez**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 3.05.01(B), and Collier County Code of Laws and Ordinances, Chapter 90, Article II, Section 90-41(f)(8). Unpermitted removal of vegetation beyond the 1 acre permitted with the construction of a single family home. Introduction of fill materials that raised the elevation of the property causing unnatural water flow onto neighboring property(s). Vegetation removal and fill may have affected wetlands on the property.

FOLIO NO: 37115360006

PROPERTY ADDRESS: 361 3rd St NW, Naples, FL 34120

5.D.6. CASE NO: **CESD20200008452**

OWNER: **Daniel Busto and Mayensy Cubas**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). A garage-type structure being constructed without a building permit.

FOLIO NO: 38281360007

PROPERTY ADDRESS: 420 Logan Blvd S, Naples, FL 34119

5.D.7. CASE NO: **CESD20240010345**

OWNER: **Karla M Mendez Ramirez and Rafael De La Cruz**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Multiple expired permits on site. Permits PRBD202001147862 and PRBD202001147843.

FOLIO NO: 64650008207

PROPERTY ADDRESS: 2235 Vermont Ln, Naples, FL 34120

5.D.8. CASE NO: **CESD20220001856**

OWNER: **Fernando Rivadeneira**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Improvement to the property prior to obtaining a Collier County Building Permit and expired and abandoned permits for the accessory structures on the property.

FOLIO NO: 40175160000

PROPERTY ADDRESS: 3390 27th Ave NE, Naples, FL 34120

5.D.9. CASE NO: **CESD20240002185**

OWNER: **AZTECA SUPER MARKET 2000 INC**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Removal of interior walls in the Laundromat and projection room without first obtaining the authorization of the required permit(s), inspections and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 81681120001

PROPERTY ADDRESS: 208 Main St, Immokalee, FL 34142

5.D.10. CASE NO: **CESD20240004843**

OWNER: **Cathleen Purdy**

OFFICER: Jason Packard

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Exterior door replaced without Collier County Permits and/or approvals.

FOLIO NO: 00432160220

PROPERTY ADDRESS: 211 Deerwood Cir, Naples, FL 34113

5.D.11. CASE NO: **CESD20240005801**

OWNER: **Angel Montalban**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRSD20220312739 is expired.

FOLIO NO: 40178200006

PROPERTY ADDRESS: 3545 31st Ave NE, Naples, FL 34120

5.D.12. CASE NO: **CEPF20250005448**

OWNER: **Stewart Layton Richardson**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. Permit PRBD20180951908 has expired with outstanding fees due. Permit PRBD20190310045 has expired with three conditional holds.

FOLIO NO: 36711280002

PROPERTY ADDRESS: 250 Weber Blvd N, Naples, FL 34120

5.D.13. CASE NO: **CEVR20230009923**

OWNER: **Anelis Sanchez Carrillo**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 3.05.01(B), 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Removal of native vegetation where the total area cleared exceeds the one (1) acre allowed to be cleared by the Building Permit issued for construction of the principal structure. Alteration of land through placement of fill that removed or otherwise destroyed vegetation without first obtaining approval from Collier County.

FOLIO NO: 39655880002

PROPERTY ADDRESS: 4486 18th St NE, Naples, FL 34120

5.D.14. CASE NO: **CEPM20250000813**

OWNER: **COUNTRY CLUB MANOR CONDOMINIUM ASSOCIATION OF NAPLES INC**

OFFICER: Jason Packard

VIOLATIONS: The Florida Building Code 8th Edition (2024), Chapter 4, Section 454.1.6.2. Pool shower does not meet requirements of Florida Building Code section 454.1.6.2.

FOLIO NO: 55151960002

PROPERTY ADDRESS: 5467 Rattlesnake Hammock Rd, Naples, FL 34113

5.D.15. CASE NO: **CESD20250005745**

OWNER: **Carlos Alberto Angel Hevia and Paola Carolina Urdaneta Arana**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). An improved estates zoned property with an above ground pool, shed, gazebo, and electrical utilities all constructed without permits.

FOLIO NO: 40985480006

PROPERTY ADDRESS: 2893 12th Ave SE, Naples, FL 34117

5.D.16. CASE NO: **CESD20230002881**

OWNER: **Eduardo Silguero and Natividad Silguero**

OFFICER: Sherry Patterson

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Required Collier County Building permits, inspections and certificate of completion/occupancy was not obtained prior to the initial placement of mobile home, and/or for the after the fact additions.

FOLIO NO: 63863720001

PROPERTY ADDRESS: 709 Broward St, Immokalee, FL 34142

5.D.17. CASE NO: **CESD20230007236**

OWNER: **Rey Martinez and Edith Martinez**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Mobile home installed without first obtaining the Authorization of the required permits, inspections and certificate of occupancy as required by the Collier County Building Department.

FOLIO NO: 60180760006

PROPERTY ADDRESS: 209 N 4th St, Immokalee, FL 34142

5.D.18. CASE NO: **CESD20240009430**

OWNER: **Milsa S Palacios and Juan M Palacios**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a). Permit PRBD20181057906 has expired with conditions open.

FOLIO NO: 39901880002

PROPERTY ADDRESS: 3843 Everglades Blvd N, Naples, FL 34120

5.D.19. CASE NO: **CEPF20250008800**

OWNER: **Hugh T Walsh and Veronica L Walsh**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Section 10.02.06(B)(1)(a), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1. Permit PRHV20180315830 has expired with outstanding fees due. Permit PRBD20200310863 has expired with additional inspections required.

FOLIO NO: 81194001989

PROPERTY ADDRESS: 8239 Parkstone Pl, Unit 308, Naples, FL 34120

5.D.20. CASE NO: **CESD20240000288**

OWNER: **Jose Edgar Flores**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a) and 10.02.06(B)(1)(e). Accessory structure erected in the back of the property prior to obtaining a Collier County Building Permit.

FOLIO NO: 38850840000

PROPERTY ADDRESS: 6275 Everglades Blvd N, Naples, FL 34120

5.D.21. CASE NO: **CEROW20240008767**

OWNER: **Armando Martinez**

OFFICER: Charles Marinos

VIOLATIONS: The Florida Building Code 8th Edition (2023), Chapter 1, Section 109.1, and Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Existing right-of-way driveway apron on an unimproved estates zoned property with two expired right-of-way permits pending owed fees.

FOLIO NO: 39322240001

PROPERTY 735 18th St NE, Naples, FL 34120

ADDRESS:

5.D.22. CASE NO: **CESD20220010038**

OWNER: **Marc Dornevil and Etilia Dornevil**

OFFICER: Paula Lawrence

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted demolition of a screened cage on the rear of the residential structure.

FOLIO NO: 35771800009

PROPERTY ADDRESS: 4142 18th Pl SW, Naples, FL 34116

5.D.23. CASE NO: **CESD20250001006**

OWNER: **Alexis Cubilla and Ana T Pizarro Pedraza**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). An addition was built on the back of the house prior to obtaining a Collier County Building permit.

FOLIO NO: 39655800008

PROPERTY ADDRESS: 4462 18th St NE, Naples, FL 34120

5.D.24. CASE NO: **CESD20220004502**

OWNER: **Erind Cuka**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e), 10.02.06(B)(1)(e)(i) and 1.04.01(A), and The Florida Building Code 8th Edition (2023), Chapter 1, Section 111.1. A single-family residence being occupied without a valid Certificate of Occupancy or Temporary Certificate of Occupancy. Single family residence permit is in expired status.

FOLIO NO: 36763240100

PROPERTY ADDRESS: 3640 5th Ave SW, Naples, FL 34117

5.D.25. CASE NO: **CESD20250007243**

OWNER: **VF 3955 VILLAGE LLC**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Portion of the garage converted into living space without a valid Collier County Permit.

FOLIO NO: 39203960002

PROPERTY 1130 Golden Gate Blvd E, Naples, FL 34117

ADDRESS:

5.D.26. CASE NO: **CESD20250002314**

OWNER: **Chante Marie Garcia**
OFFICER: Craig Cooper
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). House garage was converted and altered with an A/C mini split, drywall in front of the original garage door, and utilities for sink and bathroom.

FOLIO NO: 38664000007
PROPERTY ADDRESS: 3369 52nd Ave NE, Naples, FL 34120

5.D.27. CASE NO: **CESD20250007088**

OWNER: **Alta Grace Deligence**
OFFICER: Paula Lawrence
VIOLATIONS: Collier County Land Development Code 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). A stand-alone building is constructed on the property without a permit.

FOLIO NO: 35749000006
PROPERTY ADDRESS: 2005 45th Ter SW, Naples, FL 34116

5.D.28. CASE NO: **CEPM20240003805**

OWNER: **KINGS CROWN CONDOMINIUM MOTEL ASSOCIATION**
OFFICER: Larry Sweet
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1), 22-231(11), 22-231(12)(b), 22-231(19) and 22-241(1). Boarded entry doors and exterior walls. Electrical systems in disrepair. Exterior walls in disrepair. Pool and pool area not maintained in sanitary condition.

FOLIO NO: 52800040001
PROPERTY ADDRESS: 10540 Gulf Shore Dr, Naples, FL 34108

6. Old Business

6.A. Motion for Reduction/Abatement of Fines

6.B. Motion for Imposition of Fines and Liens

6.B.1. CASE NO: **CENA20240008342**

OWNER: **HOLE IN ONE FAIRWAY LLC**
OFFICER: Wade Cohen
VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 54, Article VI, Sections 54-179 and 54-181. Litter, including but not limited to: lumber, garbage, food and drink wrappers/containers, and loose and bagged waste excrement.

FOLIO NO: 36444600001

PROPERTY ADDRESS: 4820 Golden Gate Parkway, Naples, FL 34116

6.B.2. CASE NO: **CESD20230001084**

OWNER: **Erick Padilla**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Section 10.02.06(B)(1)(a). Large storage building erected in the rear of the property without proper permits.

FOLIO NO: 41825120001

PROPERTY ADDRESS: 5245 Hickory Wood Dr, Naples, FL 34119

6.B.3. CASE NO: **CESD20220000870**

OWNER: **David H Levine**

OFFICER: Rickey Migal

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 3.05.01(B) and 10.02.06(B)(1)(e). Removal of protected/native vegetation with heavy machinery without a permit.

FOLIO NO: 38169440007

PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116

6.B.4. CASE NO: **CEROW20220009345**

OWNER: **David H Levine**

OFFICER: Bradley Holmes

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 110, Article II, Section 110-31(a). Unpermitted work in the Collier County Right-Of-Way, installation of driveway entrance(s)/culvert(s) without required permit(s).

FOLIO NO: 38169440007

PROPERTY ADDRESS: 5630 Copper Leaf Ln, Naples, FL 34116

6.B.5. CASE NO: **CESD20240002785**

OWNER: **Jose L Spinatto and Helena B Spinatto**

OFFICER: Craig Cooper

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 1.04.01(A), 2.02.03, 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Several unpermitted storage containers converted into living space with plumbing, electrical and A/C units. Additional unpermitted structures, including outdoor kitchens and sheds constructed prior to obtaining permits. A -MHO zoned property occupied with multiple dwellings as multi-family use.

FOLIO NO: 97840008

PROPERTY ADDRESS: 985 Honeybee Dr, Naples, FL 34120

6.B.6. CASE NO: **CESD20230009928**

OWNER: **Marco Antonio Vasquez, Olga Resendez Vasquez and Irma Jovita Gallegos**

OFFICER: Maria Rodriguez

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Rear addition and converted permitted carport attached to the single-family home into two efficiencies with electric and plumbing. All structures erected without first obtaining authorization of the required permit(s), inspections, and certificate(s) of occupancy as required by the Collier County Building Department.

FOLIO NO: 63855920000

PROPERTY ADDRESS: 602 Jefferson Ave W, Immokalee, FL 34142

6.B.7. CASE NO: **CESD20220007688**

OWNER: **Erick Innis and Alyssa Innis**

OFFICER: Brian Owen

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted conversion of a horse barn to dog kennels.

FOLIO NO: 45853060003

PROPERTY ADDRESS: 1470 9th St SW, Naples, FL 34117

6.B.8. CASE NO: **CEPM20220002333**

OWNER: **TREETOPS OF NAPLES**

OFFICER: Jonathan Musse

VIOLATIONS: Collier County Code of Laws and Ordinances, Chapter 22, Article VI, Sections 22-228(1) and 22-231(12)(p). Flooring in units 5221, 5206 and 5401 Treetops Dr. in severe disrepair, chipping, cracking, loose material, hole in center of floor and soft areas throughout.

FOLIO NO: 440080004

PROPERTY ADDRESS: 5405 Treetops Dr, Units 5221, 5206 and 5401, Naples, FL 34113

6.B.9. CASE NO: **CESD20210002521**

OWNER: **Juan Soto**

OFFICER: Charles Marinos

VIOLATIONS: Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Remodel of exterior and interior of home without the proper permits, including, but not limited to: replaced windows, demolished the kitchen, installation plumbing, installation electrical, and partial demolition of bathroom.

FOLIO NO: 40867280007

PROPERTY ADDRESS: 3765 6th Ave SE, Naples, FL 34117

6.B.10. CASE NO: **CESD20230002663**

OWNER: **Gerry Gonzalez and Laura Gonzalez**

OFFICER:	Joseph Mucha
VIOLATIONS:	Collier County Land Development Code, 04-41, as amended, Sections 10.02.06(B)(1)(a), 10.02.06(B)(1)(e) and 10.02.06(B)(1)(e)(i). Unpermitted interior home renovations consisting of new drywall installed in the living room, dining room, hallway and two bedrooms. Plumbing pipes replaced between the kitchen and bathroom. Plumbing pipes modified outside at the right rear corner of the house. Toilet and/or plumbing removed in the bathroom, leaving floor drain open. Small washroom demoed/removed on the left rear corner of the house, and an open porch was added to the back of the house.
FOLIO NO:	63863680002
PROPERTY ADDRESS:	119 Jefferson Ave E, Immokalee, FL 34142

6.C. Motion to Rescind Previously Issued Order

6.D. Motion to Amend Previously Issued Order

7. New Business

8. Consent Agenda

8.A. Request to Forward Cases to County Attorney's Office as Referenced in Submitted Executive Summary.

8.A.1. October 23, 2025, Foreclosure Memorandum

9. Reports

10. Comments

11. Nuisance Abatement Board

11.A. Hearings

12. Next Meeting Date - FRIDAY NOVEMBER 21, 2025, AT 9:00AM

13. Adjourn

Collier County

Growth Management Community Development

Development Services Advisory Committee

Land Development Review Subcommittee

Tuesday, August 19, 2025
3:00 pm

2800 Horseshoe Drive N.
Naples, FL 34104
Growth Management Community Development
Conference Rooms 609/610

Please contact Eric Johnson at (239) 252-2931 or Eric.Johnson@colliercountyfl.gov if you have any questions or wish to meet with staff.

DSAC – Land Development Review Subcommittee
2025 Land Development Code Amendments

Agenda
Tuesday, August 19, 2025
3:00 pm
2800 Horseshoe Drive N., 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. Old Business
4. New Business
    a. PL20250005385 – Scrivener's Errors and Cross-Reference Corrections
    b. PL20250006145 – Removal of Prohibited Exotic Vegetation
    c. PL20250007882 – Administrative Plat Approval
5. Public Speakers
6. Upcoming DSAC-LDR Subcommittee Meeting Dates Discussion:
    a. Tuesday, September 16, 2025
    b. Tuesday, November 18, 2025
7. Adjourn

For more information, please contact Eric Johnson at (239) 252-2931
or at Eric.Johnson@colliercountyfl.gov

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250005385

ORIGIN
Growth Management Community Development Department (GMCDD)

HEARING DATES

BCC	TBD
CCPC	TBD
DSAC	TBD
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
TBD	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"

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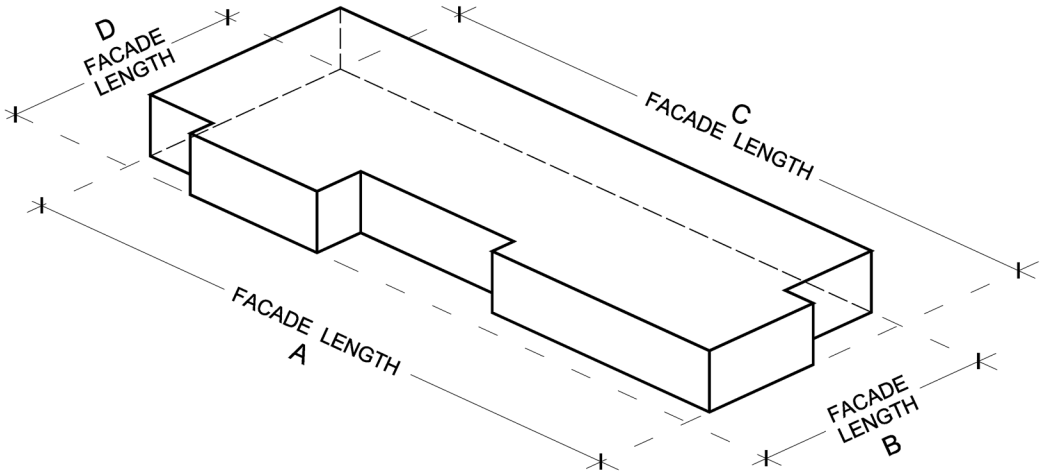
c. Vine planted arbors, wall planters, and trellis structures may be used to meet up to 15 percent of the required building foundation planting area.

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.

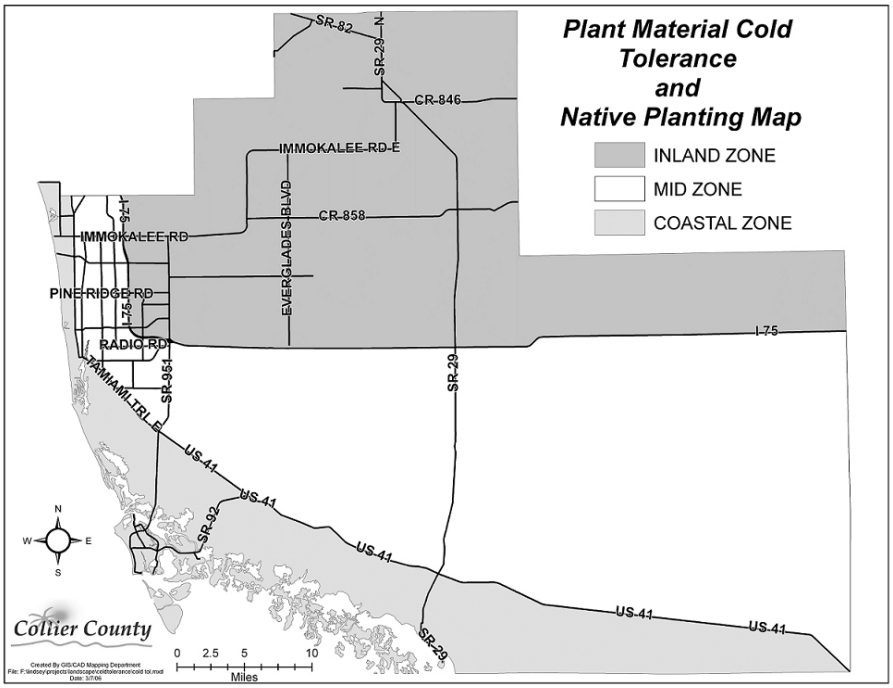

Figure 4.06.05 ED.

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EF. 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 FE. Removal of vegetation is subject to the vegetation removal, protection, and preservation section (contained in this section).

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FG. 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).

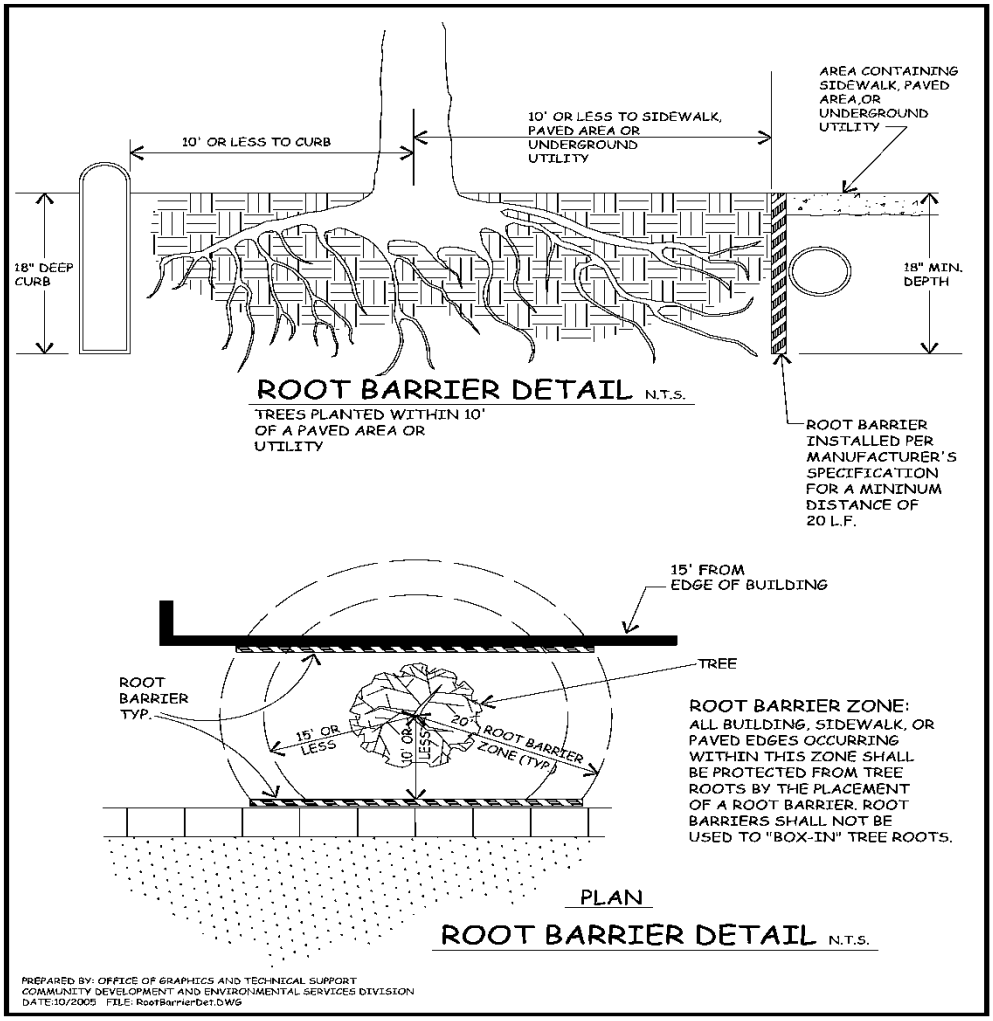

Figure 4.06.05 ~~H~~ I.A.

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)

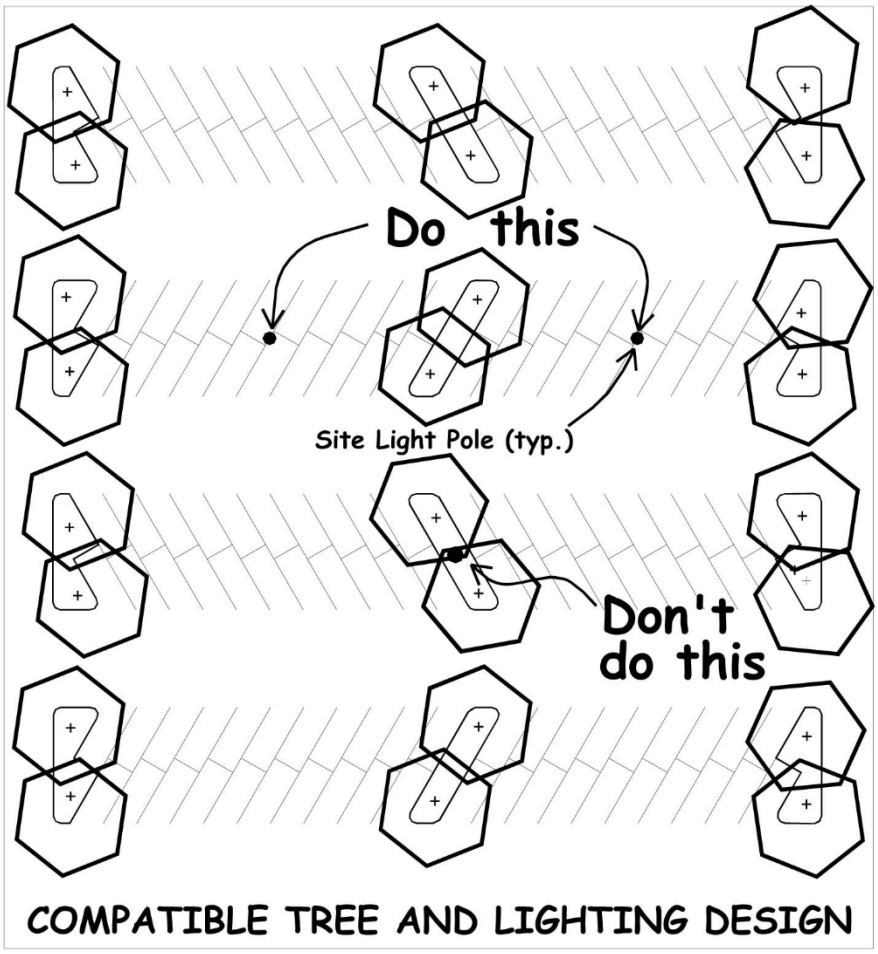

Figure 4.06.05 ~~I~~ ~~H~~.B.

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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;

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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.

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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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LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20230018350

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, 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	TBD
CCPC	TBD
DSAC	TBD
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
TBD	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 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 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). An earlier iteration of this amendment was presented to the DSAC-LDR Subcommittee,

who recommended approval but with changes. However, on February 7, 2024, the DSAC recommended denial of the amendment, expressing 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).

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.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	To be provided by Comprehensive Planning Staff after first review.

EXHIBITS: Exhibit A – PL20230018350 Previous Iteration and Exhibit B – BCC 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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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.

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.

3/12/2024 3:53 PM

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

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
TBD	TBD	TBD

BACKGROUND

F.S. 177.01 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.

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).

FISCAL & OPERATIONAL IMPACTS

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.

GMP CONSISTENCY

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 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.

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

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.

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

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.

~~d.~~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.

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 ~~Board or~~ 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~~ County Manager or designee 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

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

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

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.

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

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

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

2 of 2

1

Attendance Roster – Date: August 19, 2025

DSAC – Land Development Review Subcommittee

****Must have (3) members for a quorum****

Committee Members	
Name	**Signature**
Clay Brooker:	
Blair Foley: ~~Excused~~	
Robert Mulhere:	
Mark McLean:	
Jeffrey Curl:	

Staff Members	
Mike Bosi, Planning and Zoning Division Director, GMCD	Did not Attend
Eric Johnson, LDC Planning Manager, GMCD	
Richard Henderlong, Planner III, GMCD	
Angela Galiano, Planner II, GMCD	Present
Heather Cartwright-Yilmaz, Management Analyst/Liaison, GMCD	Present
Jaime Cook Director, Development Review	Present

DSAC – Land Development Review Subcommittee

Public Sign-in Sheet

Please Print

NAME	REPRESENTING	PHONE NO.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

July 21, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Land Development Review Subcommittee
Collier County, Florida

August 19, 2025
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee - Land Development Review Subcommittee (DSAC-LDR)** will meet on **Tuesday, August 19, 2025,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate in the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Eric Johnson at (239) 252-2931.

###

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE MEETING
Naples, Florida
August 19th, 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 the Growth Management Community Development Department Room 609/610 2800 N. Horseshoe DR. Naples, Florida with the following members present:

Chairman:	Clay Brooker
	Blair Foley
	Jeff Curl
	Mark McLean
	Robert Mulhere

The following County Staff were in attendance:
Jaime Cook, Director, Development Review, GMCD
Eric Johnson, Manager – Planning, GMCD
Richard Henderlong, Planner III, GMCD
Angela Galiano, Planner II, GMCD
Heather Cartwright-Yilmaz, Management Analyst, 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- Clay Brooker
   Development Services Advisory Committee – Land Development Review Subcommittee, Tuesday, 19th August 2025

2. **APPROVAL OF AGENDA**
   Robert Mulhere made the motion.
   Mark Mclean seconded
   Motion passed

3. **Old Business**
   None

4. **New Business**
   a. PL20250005385 – Scrivener's Errors and Cross-Reference Corrections
      Angela Galiano- Planner II
      - 2025 Scrivener's Error Amendment. Serves to clean up and address agency, department names and cross references, Consistency throughout LDC
      - Affects 21 Sections and 2 sections of the appendix
      - Department of Community Affairs changed to the department of commerce
      - Florida Exotic Pest Plant Council- changed name to Florida Invasive Species Council (FISC)
      - Growth Management Department changed to Growth Management Community Development Department
      - Spelling Issues
      - Lighting design for technical standards are being updated to the current version Updating IESNA RP 8.00 to ANSI/IES RP-8-22
      - Updating Zoning district name
      - No Substantiative Changes

      Clay Brooker- Motion to approve
      Robert Mulhere- second
      Motion passed.

   b. PL20250006145 – Removal of Prohibited Exotic Vegetation
      Eric Johnson- Planning Manager
      - 03.05.08 LDC- Amendment
      - Once a property gets a CO on an Estate- zoned lot, applicant shall only be responsible for removing prohibited exotic vegetation within 30 feet of the

addition or modification of structures that are described in any permit application submitted for principal or asseccory structures on or after 12/12/2023

- BCC intent for LDC amendment was to loosen the restrictions on exotic removal for small additions, such as a 10'x12' storage shed. Cost of exotics removal far exceeds the costs of the actual permitted additions.
- *Mr. Johnson Referenced exhibit B- Minutes from 3/2025 Minutes*. *Page 205. Board of County Commissioners meeting to discuss amendment.*
- *Committee discussion ensued around the topic*
- **Mr. Mclean** referenced Item C #2 3950- Does not apply to structures under 60sq ft. **Mr. Mulhere** suggested to amend to 100sqft and he would support.
- **Mr. Foley-** Made a motion to deny. It's important to state the exotic propagation and for the fuel for the wildfires in the estates area. Can't support.

Motion to Deny- Blair Foley
Motion seconded- Jeff Curl
Motion carries 3-2. Dissenstions from Bob Mulhere and Mark Mclean.
Will go to full DSAC for review for denial.

c. PL20250007882 – Administrative Plat Approval
Richard Henderlong- Planner III, GMCD

- Mr. Henderlong presented Petition 20250007882 that modifies the LDC to comply with Florida Law Chapter 2025-164/Senate Bill 784 which amends FL Statute 177.071 as adopted by the Governor on June 20th,2025 and became effective 7/1/2025.

- On July 8th, 2025 the BOCC adopted resolution number 2025-131(*Exhibit C.),* designating the Development Review Division within the Growth Management Community Development Department as the "Administrative Authority" to review and process plat or replat submittals.

- The County Attorney advised staff of a typographic error in the resolution that the words "Administrative Authority: should read as an "Administrative Official" being the county's official .

- LDC Section including Appendix A and Appendix C were revised to state that the "Administrative Official" shall be the authorized authority to sign plats, replats and construction/maintenance agreements.

- Companion Administrative Code amendment was included as Exhibit A. On page 3 Line 46, the word "board" is being replaced with "administrative official."

Motion to approve- Robert Mulhere
Motion seconded- Jeff Curl
Motion carries unanimously

Blair Foley- How does this affect if something is already in process?
Jaime Cook- Executive decision was made that anything approved prior June 30th,2025 went to the board. Anything July 1st,2025 of after will come to me for approval
Mark Mclean- Under administrative official, is it only your position?
Jaime Cook- In my absence Mike Bosi, Jaime French or County Manager can sign.
Clay Brooker- Lot line adjustments, Lot split
Jaime Cook- Those are already administrative

5. **Public Speakers**
   No public speakers

6. **UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:**
   a. Tuesday, September 16, 2025
   b. Tuesday, November 18, 2025

7. **ADJOURN**
   Clay Brooker- Motion
   Robert Mulhere- Second

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 3:50 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE

~~**Clay Brooker, Chairman**~~ BLAIR FOLEY, VICE CHAIR

These minutes were approved by the Committee/Chairman on 10/1/25, (check one) as submitted ✓ or as amended _____.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

July 21, 2025

FOR IMMEDIATE RELEASE

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Development Services Advisory Committee
Land Development Review Subcommittee
Collier County, Florida

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For more information, call Eric Johnson at (239) 252-2931.

###

Collier County

Growth Management Community Development

Development Services Advisory Committee

Impact Fee Review Subcommittee

Wednesday, August 27, 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

DSAC – Impact Fee Review Subcommittee

Agenda

Wednesday, August 27, 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. Old Business
    a. Collier School Impact Fee Update Study – DRAFT Report 04-25-2025
    b. Collier County Correctional Facilities Impact Fee Study – DRAFT Report 10-31-2024
    c. Collier County Emergency Medical Services Impact Fee Update Study – DRAFT Report 10-31-2024
    d. Collier County General Government Buildings Impact Fee Update Study – DRAFT Report 10-31-2024
    e. Collier County Law Enforcement Impact Fee Update Study – DRAFT Report 10-31-2024
    f. Collier County Library Facilities Impact Fee Update Study – DRAFT Report 10-31-2024
    g. Collier County Parks and Recreation Impact Fee Update Study – DRAFT Report 10-31-2024
    h. Collier County Road Impact Fee Update Study – DRAFT Report 10-31-2024
4. New Business
    a. Review Questions: July 16th Meeting
5. Public Speakers

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

6. Reminders of Upcoming DSAC-IFR Subcommittee Meeting Dates Discussion:
    a. Wednesday, September 17, 2025 | TBD
    b. Wednesday, October 22, 2025 | TBD

7. Adjourn



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

Collier County
School Impact Fee Update Study

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Appendix A: School District Inventory
Appendix B: Supplemental Unit Cost Information

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 A: Building and Land Value Analysis - Supplemental Information

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.

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.

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)

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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.

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) (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)

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.

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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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)

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

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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**.

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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Appendix A: Law Enforcement Facilities Inventory
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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.

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:

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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

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)

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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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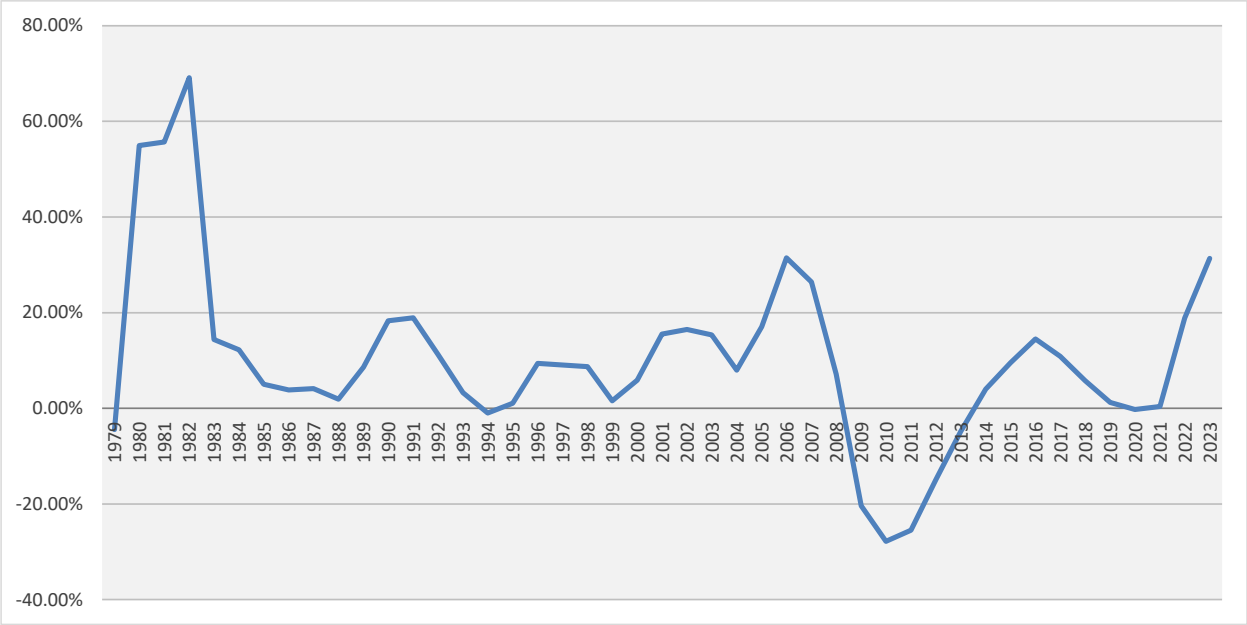
Appendix A - Land Value Analysis

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.

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.

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 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.

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.

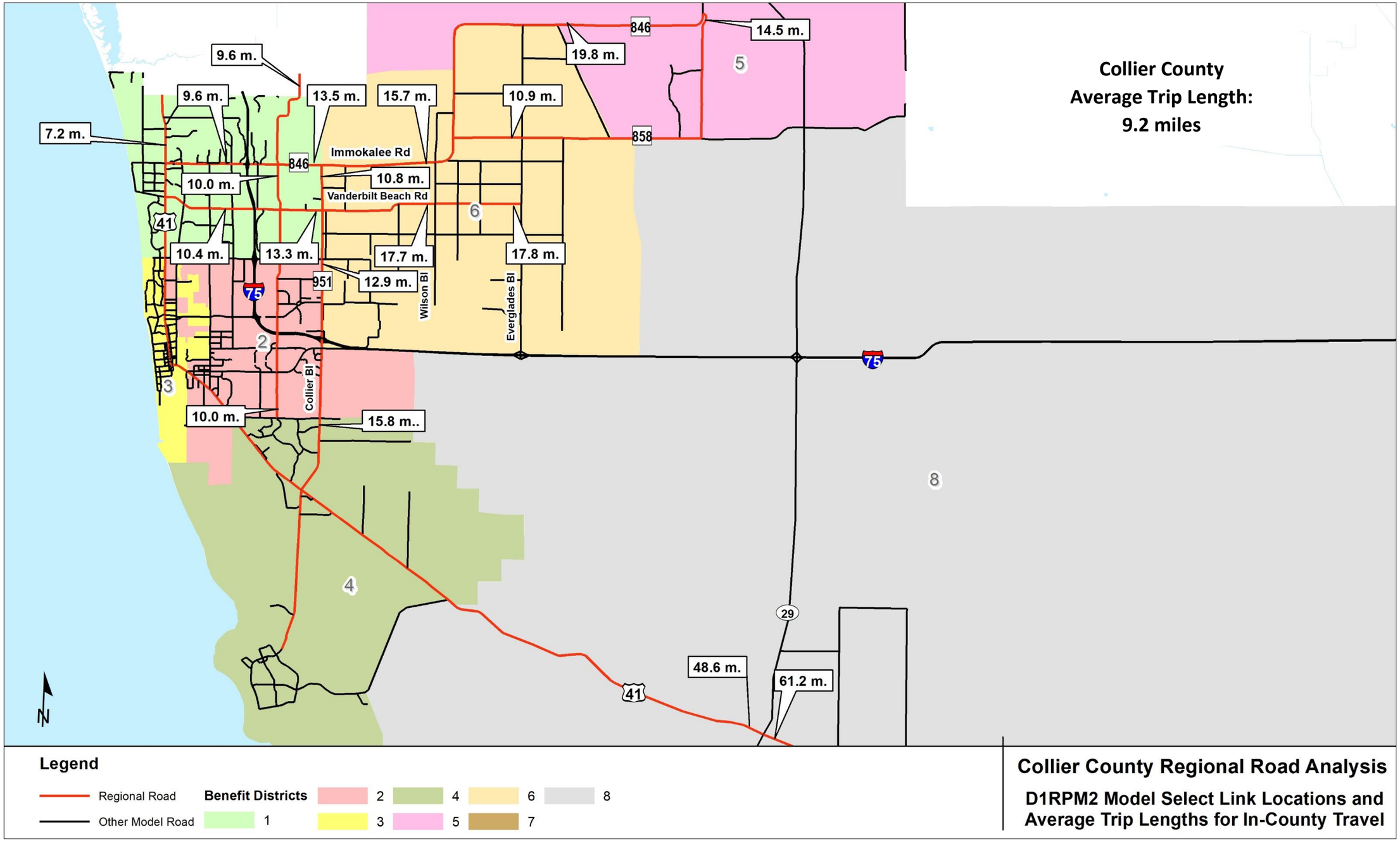
As shown on Map 1, all regional corridors (with the exception of the northern portion of US 41) have higher than average trip lengths, determined through the select link analysis. The average trip length countywide is approximately 9.2 miles, while the corridors identified on Map 1 range from 7.2 miles 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

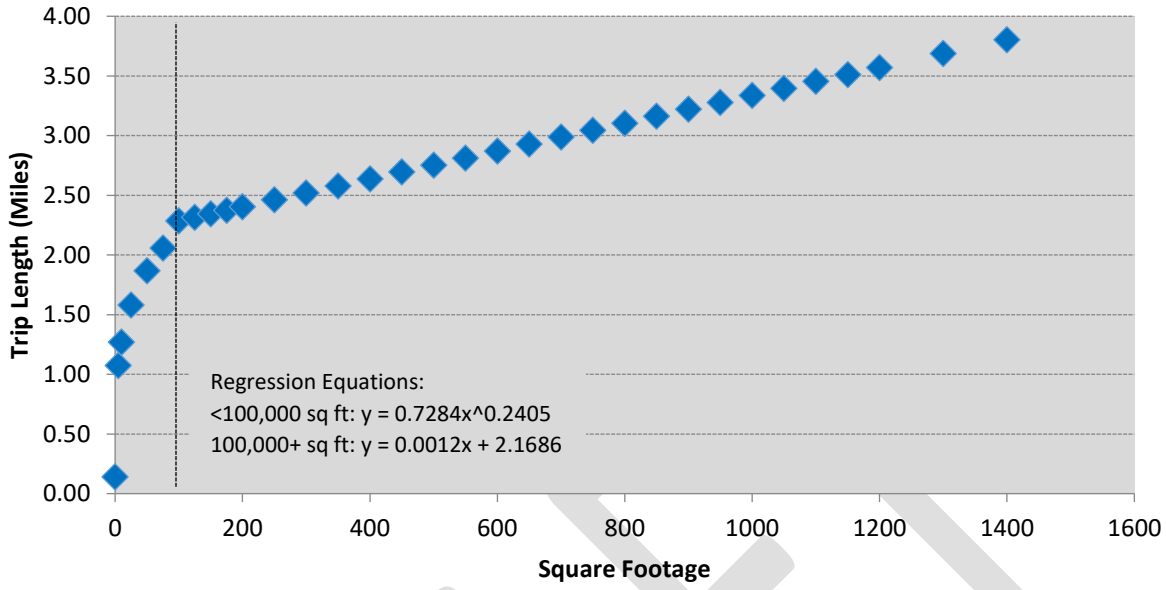
Table A-21

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

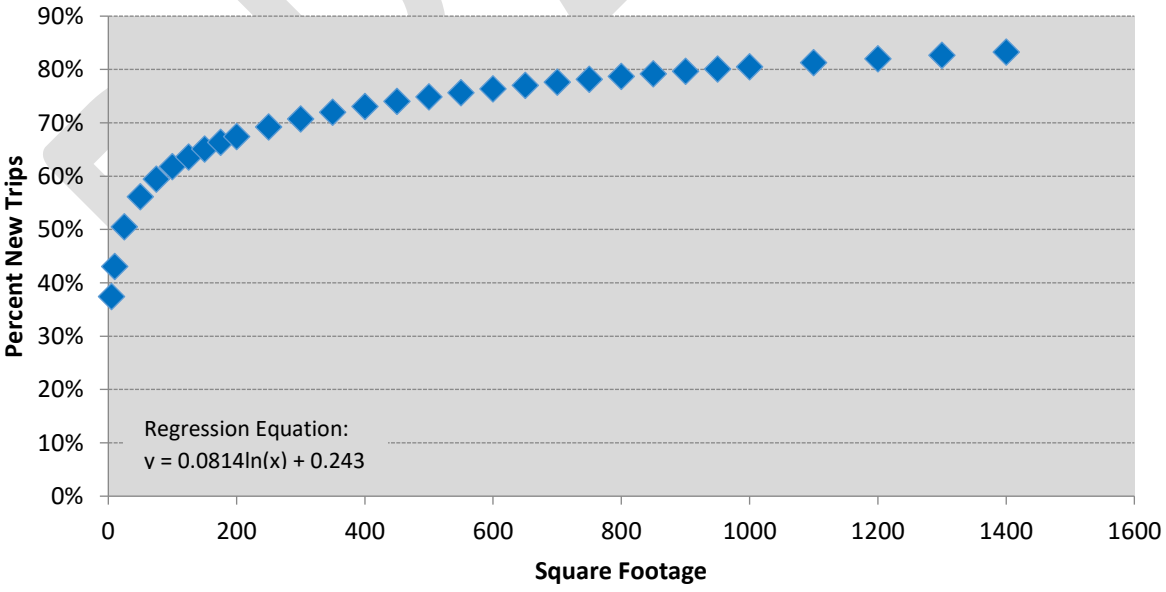
LUC 820-822: Retail/Shopping Center – Florida Curve Trip Length Regression



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	-

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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Youtube_0078f7f1-7789-4afd-a015-50689fe1f99b.png
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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

2800 Horseshoe Dr. N.

Naples, FL 34104
Heather.Yilmaz@colliercountyfl.gov

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.

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

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? – Response: This is question for the Sheriff/County.

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? – Response: Table B-9 provides the details of this calculation. It is based on data on trip generation, vehicle occupancy, employee trips and visitor trips of each land use.

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? – Response: We don't follow this question. Please clarify.

4. Nick Kouloheras – Law Enforcement Facilities
   LOS – Break down and explain the deficiency. – Response: Investment in capital infrastructure tends to be "lumpy". For example, the County is in the design stages of the forensic evidence building, which will add about 114,000 square feet to the inventory and increase the LOS to almost the adopted LOS standard. More importantly, the impact fees charge for the achieved LOS and not for the higher LOS standard.

5. Clay Brooker – Government Buildings
   What makes Collier County buildings so much higher than other counties in Florida? – Response: We think this question refers to the fees. If so, there are several factors that may affect the fee levels. As shown in the fee comparison table, several of the jurisdictions adopted their fees at a discount, which is a policy decision. In the case of some of the jurisdictions, the 50% cap suppressed the fees artificially. Out of six counties shown in the comparison chart, three of them have a fee that is around 25% of the full fee and another at 50% adoption level. In addition, make-up of the inventory and local construction costs as well as other revenue sources available for any given infrastructure also result in fee differences.

6. Nick Kouloheras – Government Buildings
   Consider lowering impact fee – factor in current land holdings and explain the method. Response: This is a policy decision. Land value makes up about 4% of total asset value – it's relatively insignificant.

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? – Response: Land value for government buildings is estimated at $180,000 per acre.
   What is the obligation to meet LOS? – Response: LOS is used more for monitoring purposes.
   What is the method used for O & M? There is a need across the county. – Response: O&M is outside of impact fees.

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. – Response: There are jurisdictions that combine those two services. It's a decision for the County.

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

Questions Received on July 11, 2025:

Are we including PPE in the calculations for schools, EMS, and Law Enforcement? If so, could you clarify what qualifies as PPE in each case? -- Response: No.

Are leased facilities being considered when we have dual-purpose stations, such as combined fire and EMS? – Response: Leases are operational expenses, so leased facilities are typically not included in impact fee calculations unless the lease has a very long-term.

Why are we including an EOC building—are there plans to construct a new one in the near future? – Response: Buildings in the inventory reflect the community's investment up to this point. Although EOC buildings tend to be more expensive than other buildings, for impact fee calculation purposes, they are valued the same as other buildings since there are no plans to construct another EOC building at this time.

Why are beach lands being excluded from our inventory? -- Response: It is our understanding that the County does not have any plans to purchase additional beach land. Although the study includes the beach acreage, they are valued at inland park land cost since future purchases are likely to be at these prices.

Attendance Roster – Date: August 27, 2025

DSAC – Impact Fee Review Subcommittee

****Must have (3) members for a quorum****

Committee Members	
Name	**Signature**
Clay Brooker:	EXCUSED
Nick Kouloheras:	EXCUSED
Robert Mulhere:	
Mario Valle:	
Bill Varian:	

Staff Members	
Gino Santabarbara, Manager, Impact Fees, Corporate Financial & Management Services	
Heather Cartwright-Yilmaz, Management Analyst/Staff Liaison, GMCD	Present

Attendance Roster – Date: August 27, 2025

DSAC – Impact Fee Review Subcommittee

Public Sign-in Sheet

Please Print

NAME	REPRESENTING	PHONE NO.
Amelia Vasquez	CBIA	239-784-3082

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

PLEASE PRINT CLEARLY

Agenda Item No.: _____ **Agenda Item Topic:** Impact Fees Mis Statement

Meeting Date: 08/27/25

(For Public Comment, list topic)

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.

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
IMPACT FEE REVIEW SUBCOMMITTEE MEETING
Naples, Florida
August 27th, 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: Mario Valle- Chair
Bill Varian-Interim
Nick Kouloheras – (Excused)
Clay Brooker- (Excused)
Robert Mulhere

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

Also in attendance by Zoom
Nilgun Kamp- Benesch and Associates

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- Mario Valle
   Development Service Advisory Committee – Impact Fee Review Subcommittee, Wednesday August 27th, 2025
   a. Selection of Committee Chairman and Vice Chairman (Conflict Areas)
      - **Mario Valle**- Chairman
      - **Bill Varian**- Interim (Conflict Areas)

2. **APPROVAL OF AGENDA**
   Mario Valle- Need to move Items B and E to the end due to conflict

3. **Old Business**
   a. Collier School Impact Fee Update Study – DRAFT Report 04-25-2025

Presenter Nilgun Kamp- Benesch and Associates – Answering questions committee presented on 7-16-25

- **Mario Valle**- Was FFE included as part of the analysis- Understanding was that when we open a school Impact fee's covered the initial FFE. But after they were not allowed.
- **Nilgun Kamp**- The outside council for the County felt with the changes to the impact fee legislation it was a grey area, so all FFE was removed.
- **Robert Mulhere**- Basis for that being those costs would not be considered capital.
- **Nilgun Kamp**- The way capital is defined, it raises a question mark. Based on wording the attorney felt it was best to remove FFE.
- **Mario Valle**- What does Collier County have in their impact fee fund?
- **Gino Santabarbara**- Estimated $50-$70 million in reserves for the next school to be built.
- **Nilgun Kamp**- Estimated cost of new school is $190 Million.
- **Robert Mulhere**- Majority of growth will be East of 951. New Towns/Villages have to provide a certain amount of acreage for civic use. There is an agreement to provide those sites to the school board at $22,500 per acre. How has the land cost been calculated given that is a lot less than the cost per acre in the urban area.
- **Nilgun Kamp**- Land cost was calculated at $75,000.00. If they have an agreement that they are consistently getting land at $22,000, we can address that.
- **Robert Mulhere**- Committee will provide all of those documents.
- **Bill Varian**- What is the land inventory currently that the school board has.
- **Nilgun Kamp**- Even if they land bank, we are charging new developments for what the existing community invested in.
- **Mario Valle**- Why aren't we taking into account the capacity of charter schools. They are funded by the state and provide student capacity.
- **Nilgun Kamp**- Charter schools are not included completely. We don't charge for their students, value of the inventory or their funding. State Statute states impact fee cannot be

used for Charter schools unless the charter school is directly mitigating need for a public school and is built to the standards of the public schools.

- **Mario Valle**- So we are not counting the students that attend charter schools within the calculation of the school impact fee in terms of the school need.
- **Nilgun Kamp**- Yes.
- **Mario Valle**- If they don't need to build on the land they currently have so they sell a parcel of land that is not needed, how are we capturing that net gain of the appreciation of those lots?
- **Nilgun Kamp**- Impact fees are based on current value and marginal cost of building a school. Not historical cost in the case of land value that may have increased. Impact fees are a snapshot in time.

b. Collier County Correctional Facilities Impact Study – DRAFT report 10-31-2024
Mario Valle Excused himself for this portion of the meeting due to conflict.
Bill Varian took over as chair.

- *Question from Nick Kouloheras*- LOS based on national standards and how involved is the sheriff in the number of beds.
- **Gino Santabarbara**- Our county is the only one that still does the AUIR. We work with Sheriff and correctional facilities to determine what needs they have.
- **Bill Varian**- What is our capacity between our two facilities
- **Nilgun Kamp-** I have the number of beds**.** 1304**.**
- **Bill Varian-** Will David Lawrence take away the need or does it become apart of the correctional facilities.
- **Nilgun Kamp**- David Lawrence center will be additional because there is need to house the special needs inmates. It is not included in the study because it wasn't built yet. We also have debt service on the current jail. One goes through 2033 the other goes through 2029.

c. Collier County Emergency Medical Services Impact Fee Update Study – DRAFT Report 10-31-2024

- **Mario Valle**- Disagrees with the inclusion of the EOC in the study when we are not going to be replicating that in the future. It skews the cost in the impact fee dramatically. It's not fair to the Collier County Taxpayer to be paying for something that is not going to be replicated.
- **Nilgun Kamp**- We are including the square footage because it's an investment the county and existing taxpayers made into the infrastructure. We value it at the average cost of all the other buildings. It equates to several stations if it makes more sense to build additional EMS stations.
- **Mario Valle**- Including it at a rate of 100% when we have no intention of replicating it, skews the square footage numbers necessary for other EMS buildings.
- **Nilgun Kamp**- Cost is split between EMS, Government buildings and Law enforcement. It reflects the square footage the community invested in up to this point. There is no reason an asset cannot be taken and converted into a different type within the same category if the service requires something different in the future.
- **Robert Mulhere**- We can make a recommendation to have the EOC removed from the calculations. *No recommendation was made during this meeting.*

d. Collier County General Government Buildings Impact Fee Update Study – DRAFT Report 10-31-2024

- ***Gino Santabarbara read Clay Brooker's*** question- What makes collier county buildings cost of construction so much higher than other counties in the State of Florida.
- ***Mario Valle read the answer provided by Nilgun Kamp.***

- **Mario Valle-** Local construction cost and labor extraction ability is higher than other metropolitan areas. We want to have a higher level of service within our buildings.

e. Collier County Law Enforcement Impact Fee Update Study – DRAFT Report 10-31-2024
Mario Valle excused himself for this portion of the meeting due to conflict.
- **Bill Varian**- There is nothing anticipated in the CIP.
- **Gino Santabarbara**- The fee is going down significantly for that reason.

f. Collier County Library Facilities Impact Fee Update Study – DRAFT Report 10-31-2024
- **Bill Varian**- In the CIP there are no plans to build a library.
- **Mario Valle**- Impact fees collected need to be used within 7 years. When was the last library that was constructed in Collier County.
- **Nilgun Kamp**- Golden Gate. We are currently paying debt service on the East Naples Library.
- **Mario Valle**- We have to include the debt service until that gets paid. Part of the impact fees collected post construction go to pay the debt service.
- **Bill Varian**- How much of the debt is left?
- **Nilgun Kamp**- We have debt until 2034 on the South Regional Library and Golden Gate Library.

g. Collier County Parks and Recreation Impact Fee Update Study – DRAFT Report 10-31-2024
- *No questions. Was not discussed during this meeting.*

h. Collier County Road Impact Fee Update Study – DRAFT Report 10-31-2024
- **Robert Mulhere**- Going up directly related to construction cost and land cost.
- **Mario Valle**- Legislature changed what areas impact fees can be used in based on where the home is being constructed relative to the impact fee district.
- **Nilgun Kamp**- Road Impact fees have impact fee benefit districts. Collier County has 8 benefit districts. Whoever pays the fee will see the most benefit from it.

4. New Business

a. Review Questions: July 16th Meeting
- Answers are documented above.
- **Bill Varian**- With all of the relief acts that have come out of the Governor's office about burdensome requirements, are impact fees under that umbrella?
- **Nilgun Kamp**- No. Senate bill 180 talks about Land Use Regulations. Impact fees are not considered Land Use Regulations.

5. PUBLIC SPEAKERS

Emelia Vazquez- Collier Building Industry Association (CBIA)
Thanked Gino. Wants to meet with Gino and the impact fee taskforce committee to go over the questions they have.

6. **UPCOMING DSAC-IFR SUBCOMMITTEE MEETING DATES DISCUSSION:**
   a. Wednesday September 17th, 2025- if needed. ***Not needed
   b. Wednesday, October 22, 2025- if needed. ***Not needed

Bill Varian – 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 4:19 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
IMPACT FEE REVIEW SUBCOMMITTEE

Mario Valle, Chairman

These minutes were approved by the Committee/Chairman on 10/01/2025, (check one) as submitted X or as amended _____.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

July 30, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Impact Fee Review Subcommittee
Collier County, Florida

August 27, 2025
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee – Impact Fee Review Subcommittee (DSAC-IFR)** will meet on **Wednesday, August 27, 2025,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Heather Cartwright-Yilmaz at (239) 252-8389.

###

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

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

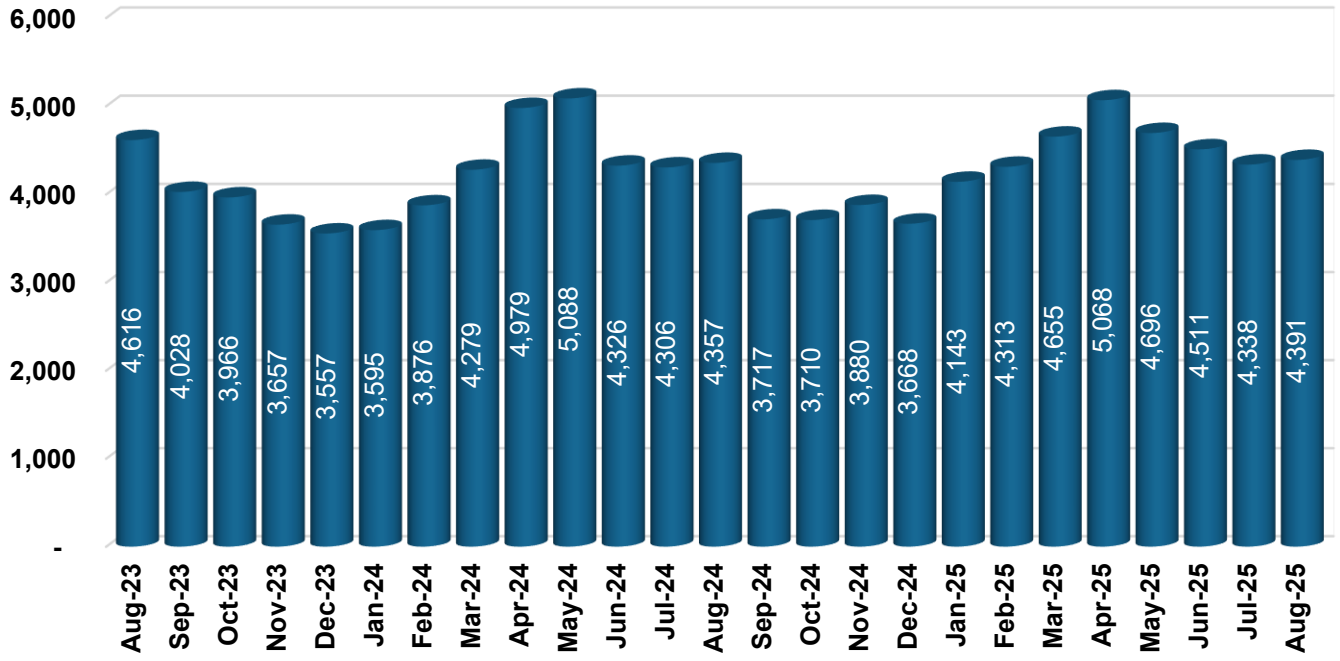
August 2025

Monthly Statistics

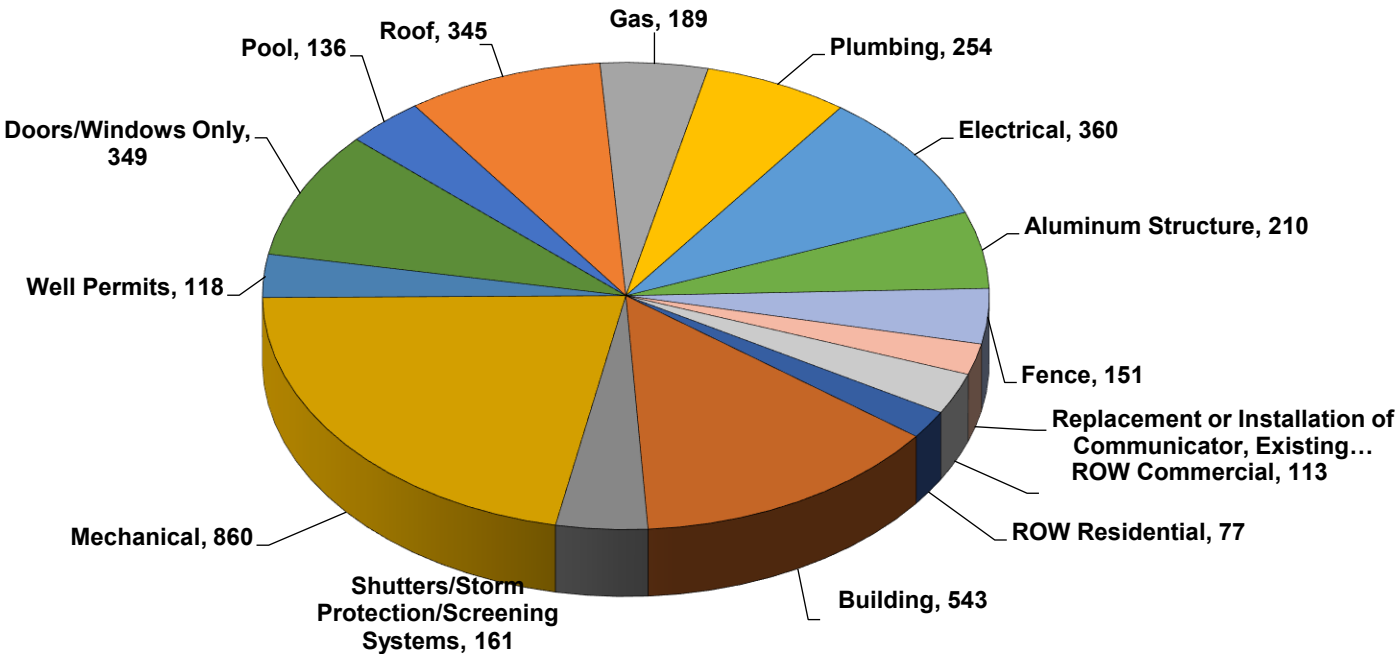


Building Plan Review Statistics

All Permits Applied by Month

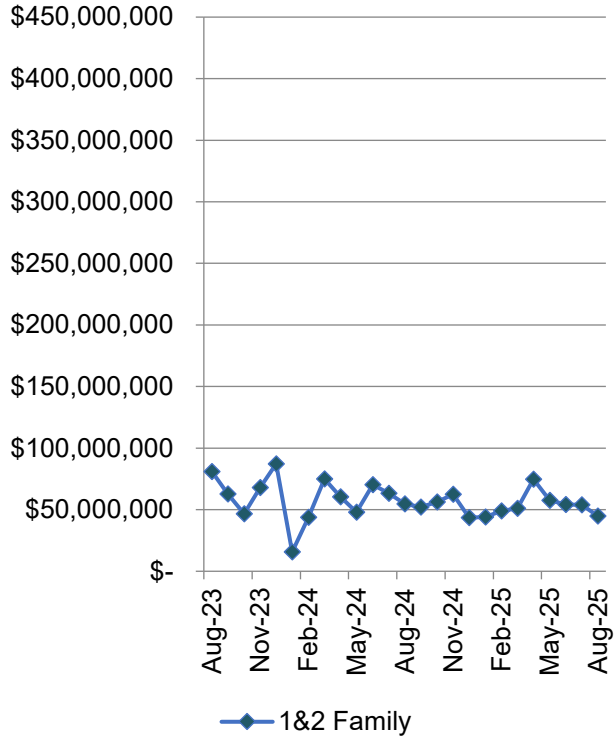


Top 15 of 35 Building Permit Types Applied

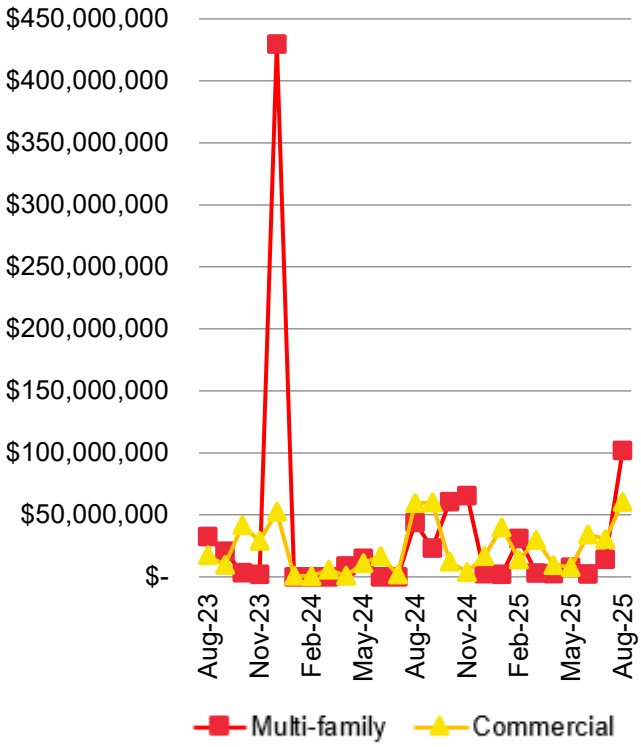


Building Plan Review Statistics

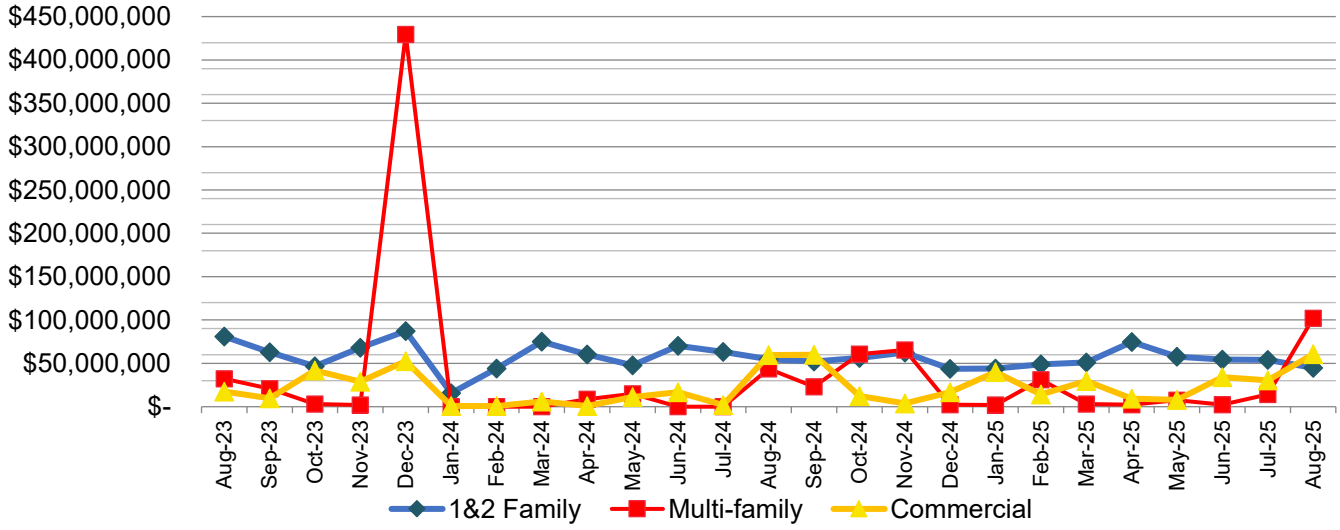
Monthly 1 & 2 Family Total Construction Value by Applied Date



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

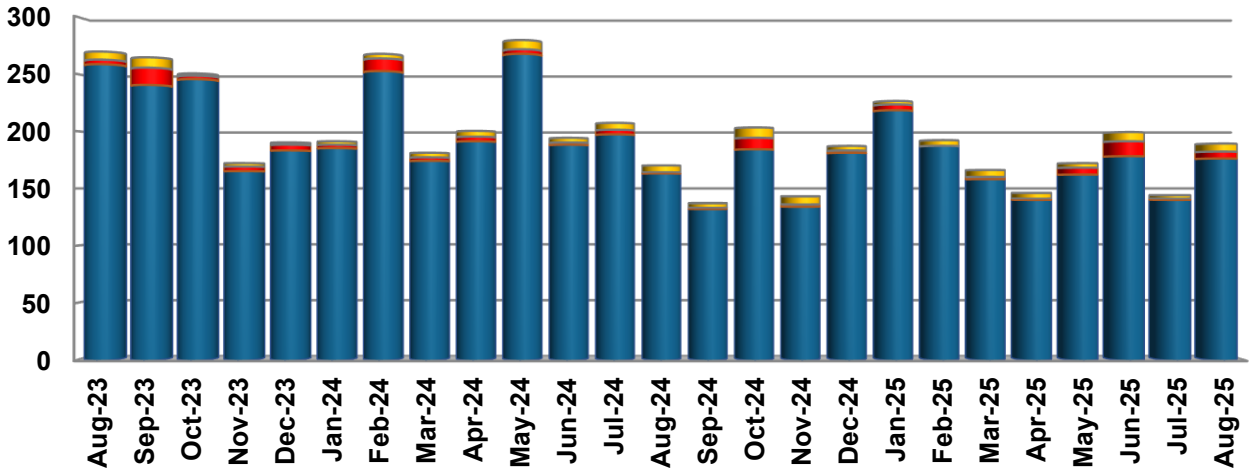


Monthly Total Construction Value by Applied Date



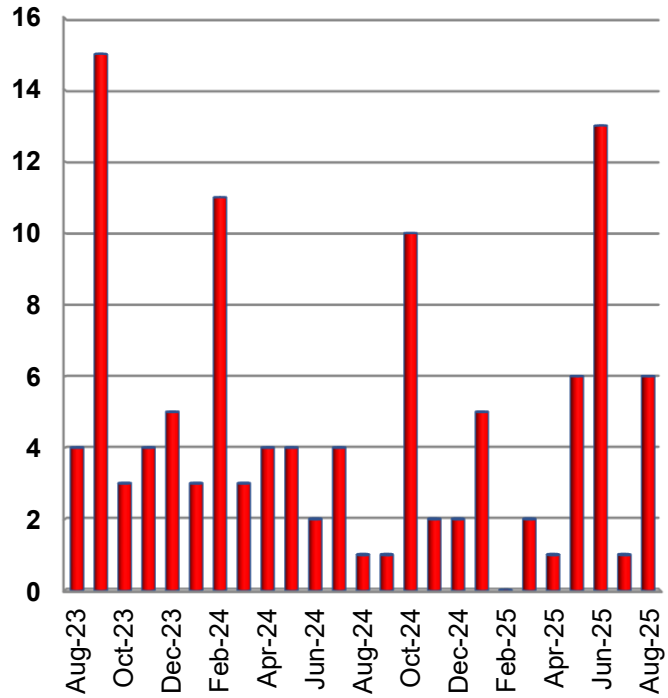
Building Plan Review Statistics

New Construction Building Permits Issued by Month

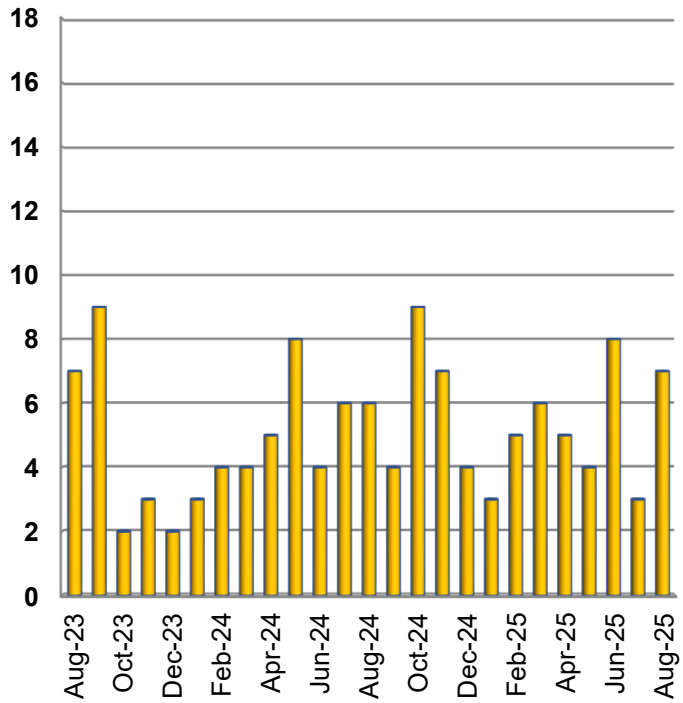


	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25
Commercial	7	9	2	3	2	3	4	4	5	8	4	6	6	4	9	7	4	3	5	6	5	4	8	3	7
Multi-family	4	15	3	4	5	3	11	3	4	4	2	4	1	1	10	2	2	5	0	2	1	6	13	1	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

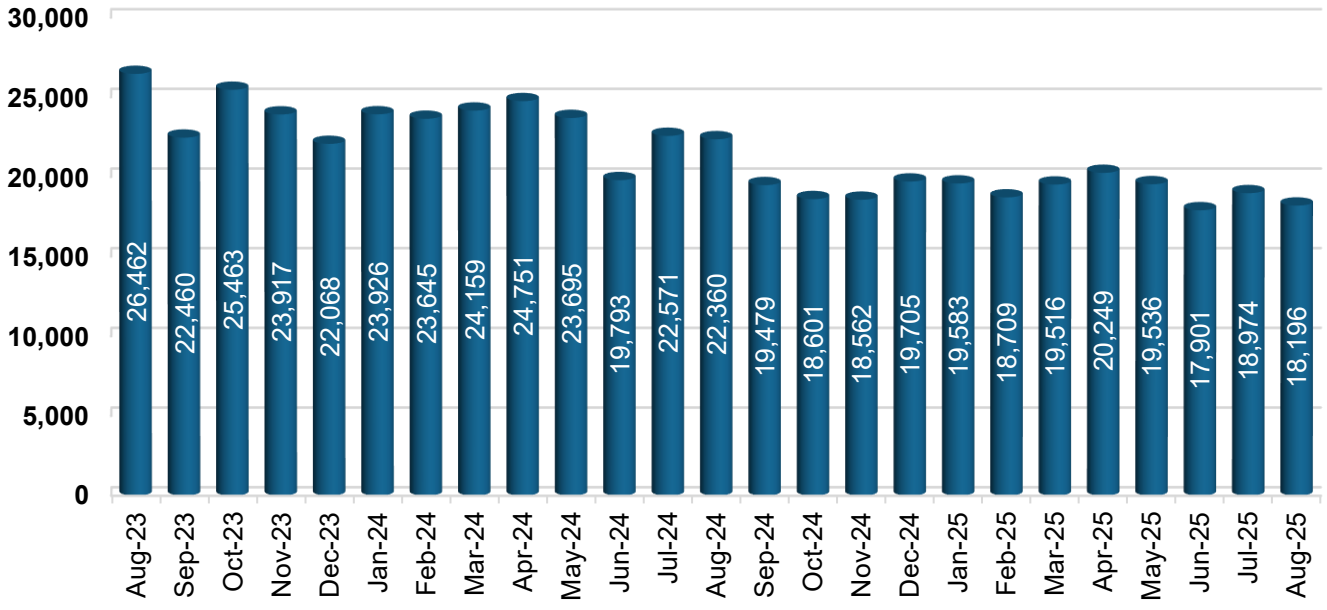


New Commercial Building Permits Issued by Month

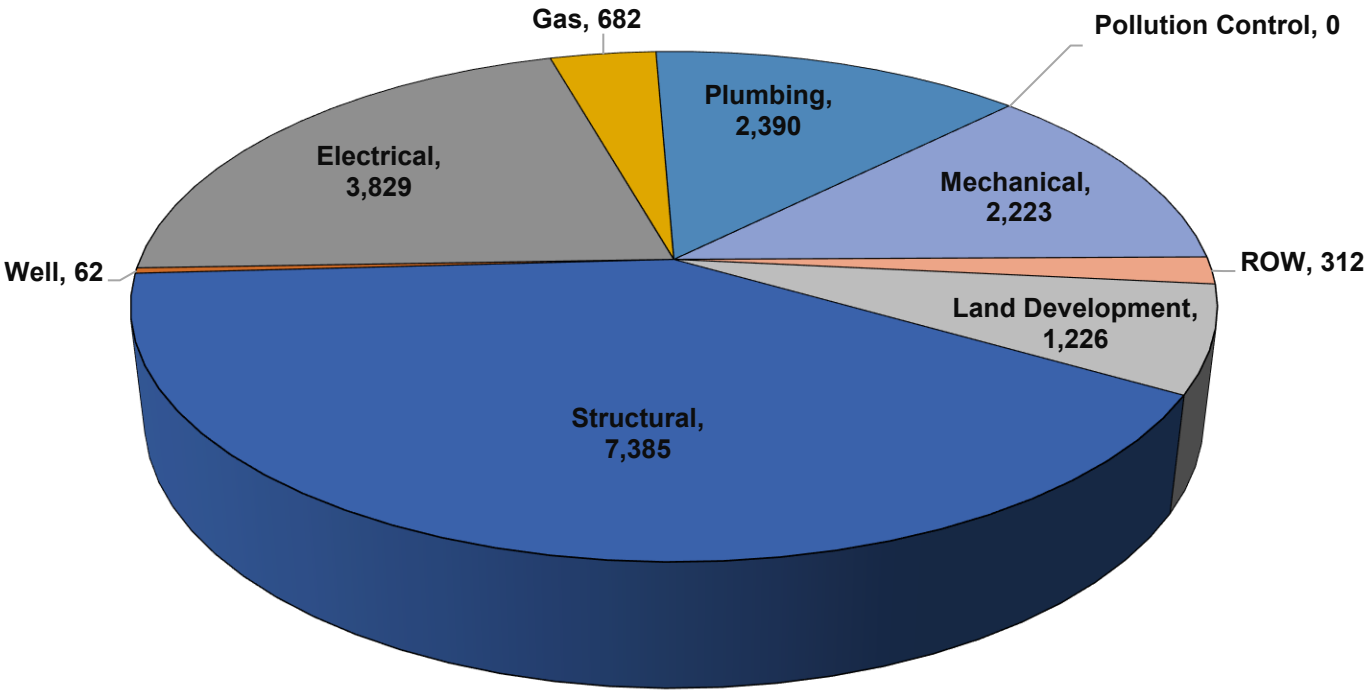


Building Inspections Statistics

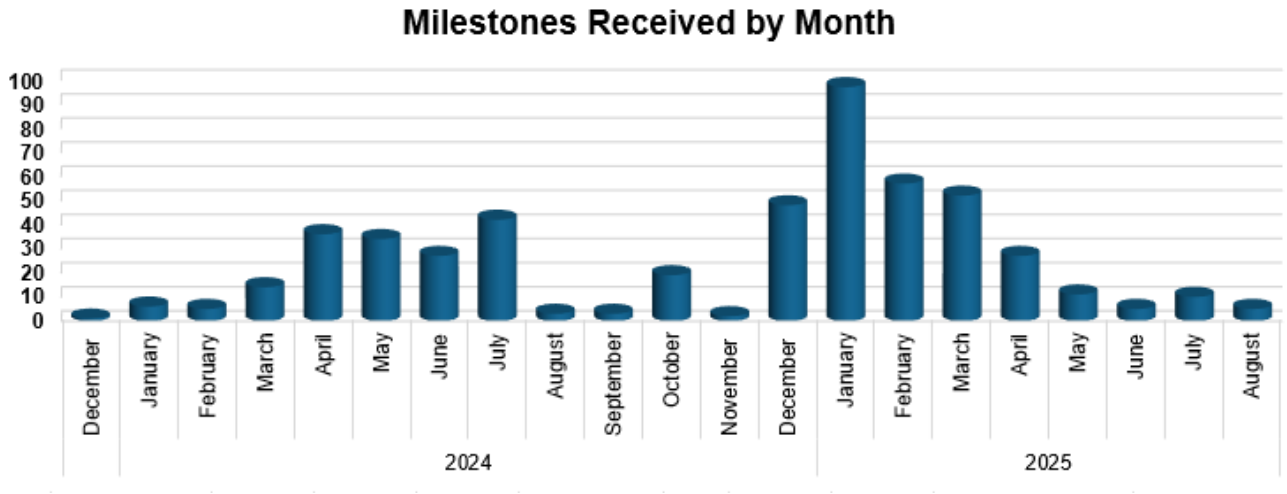
Building Inspections

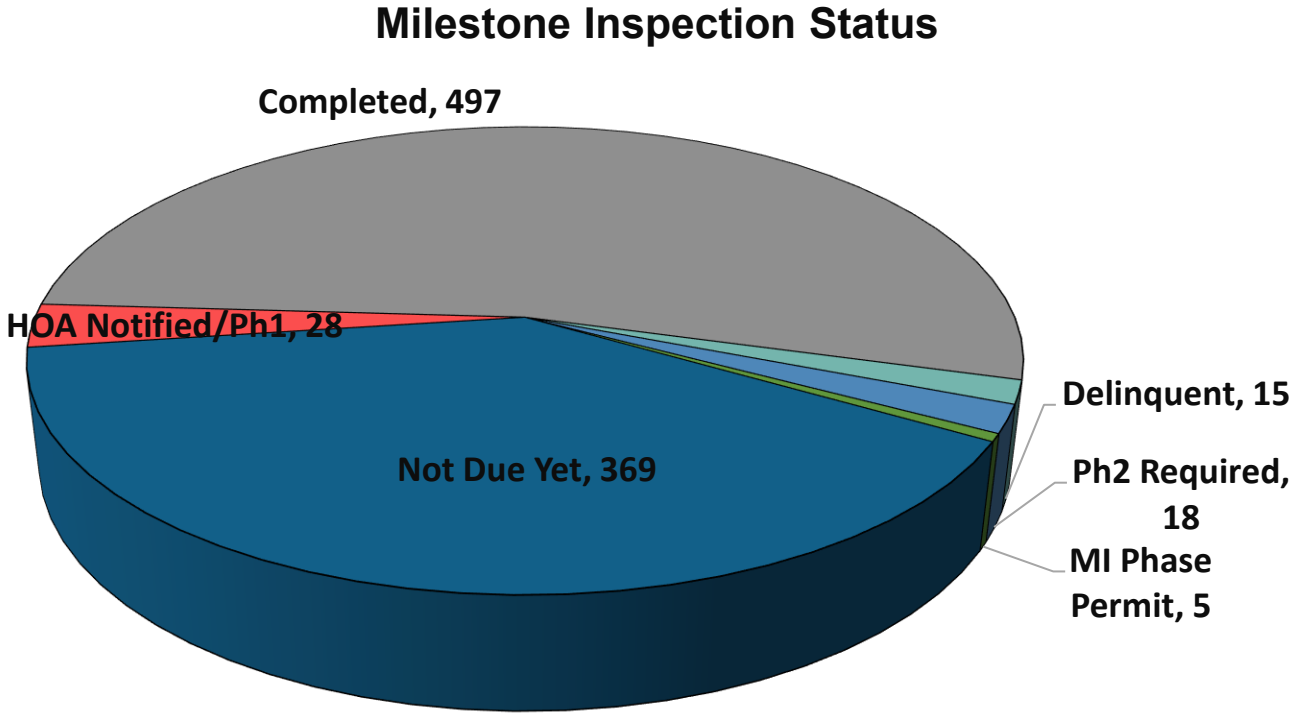


Types of Building Inspections

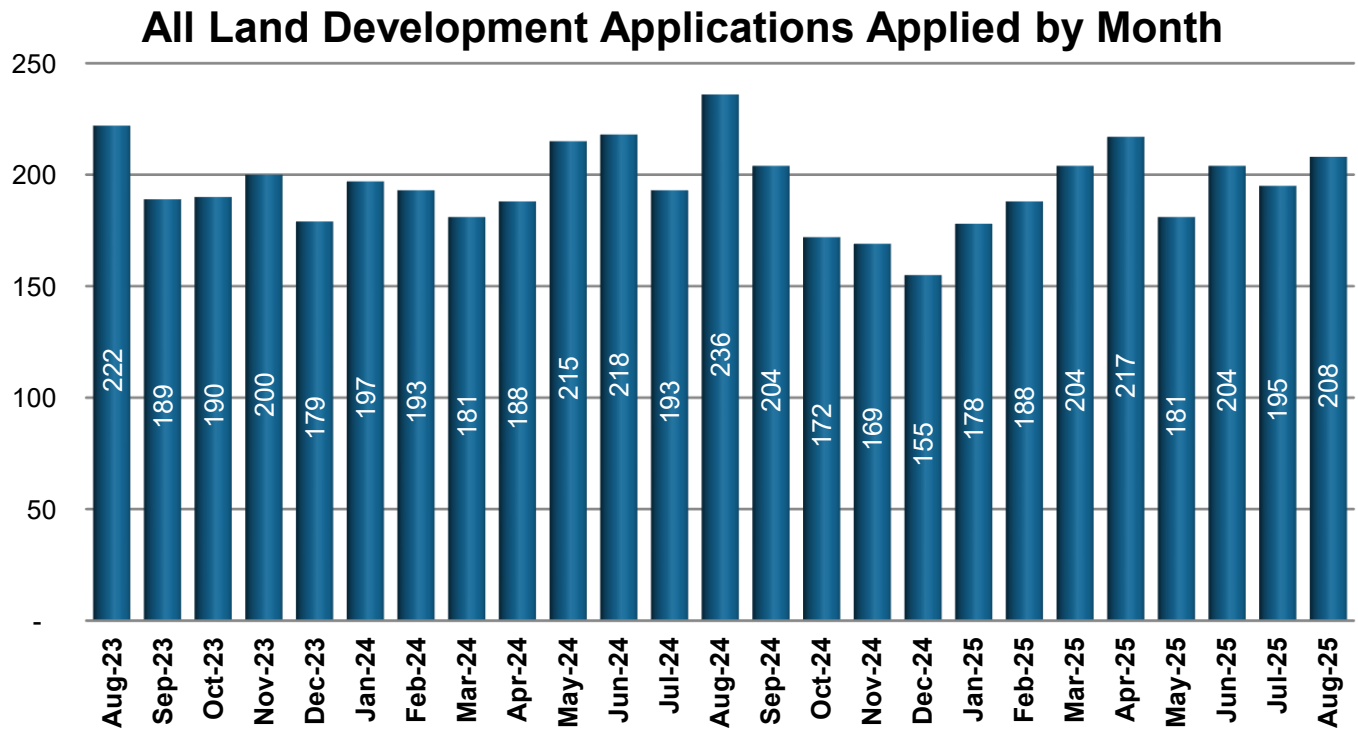


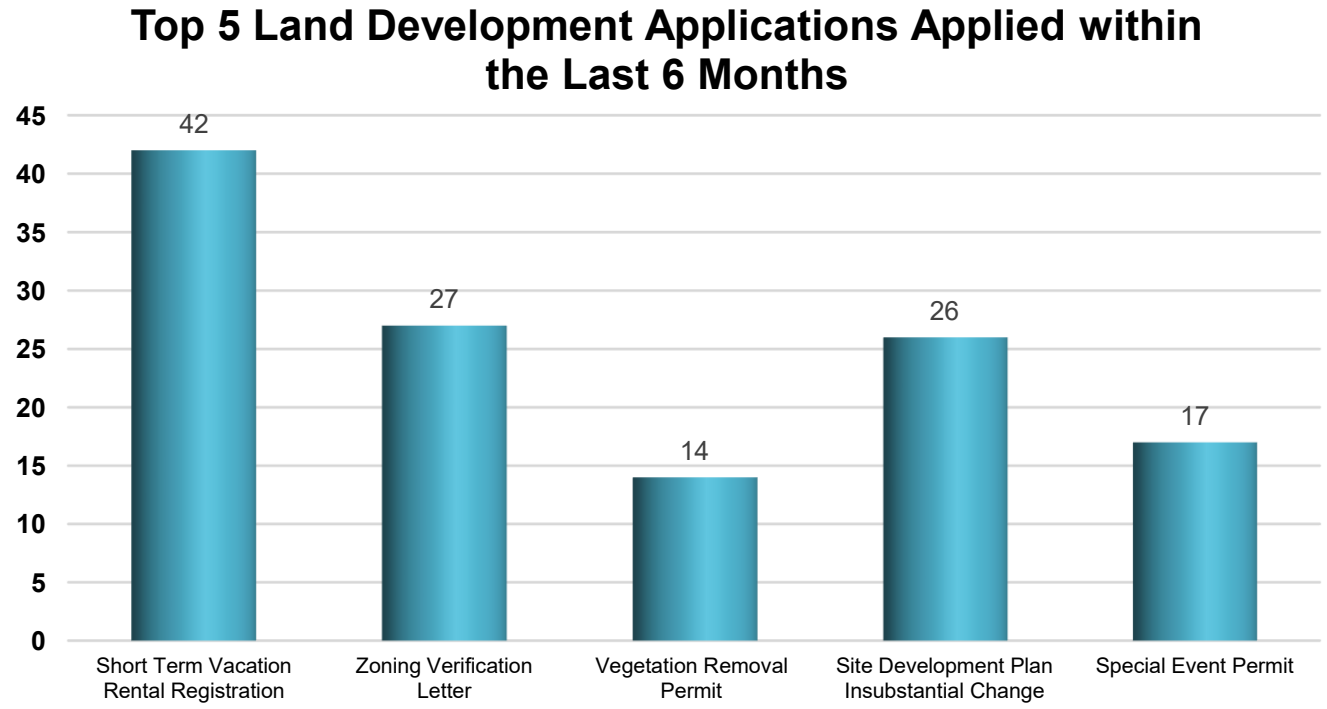
Building Inspections Statistics





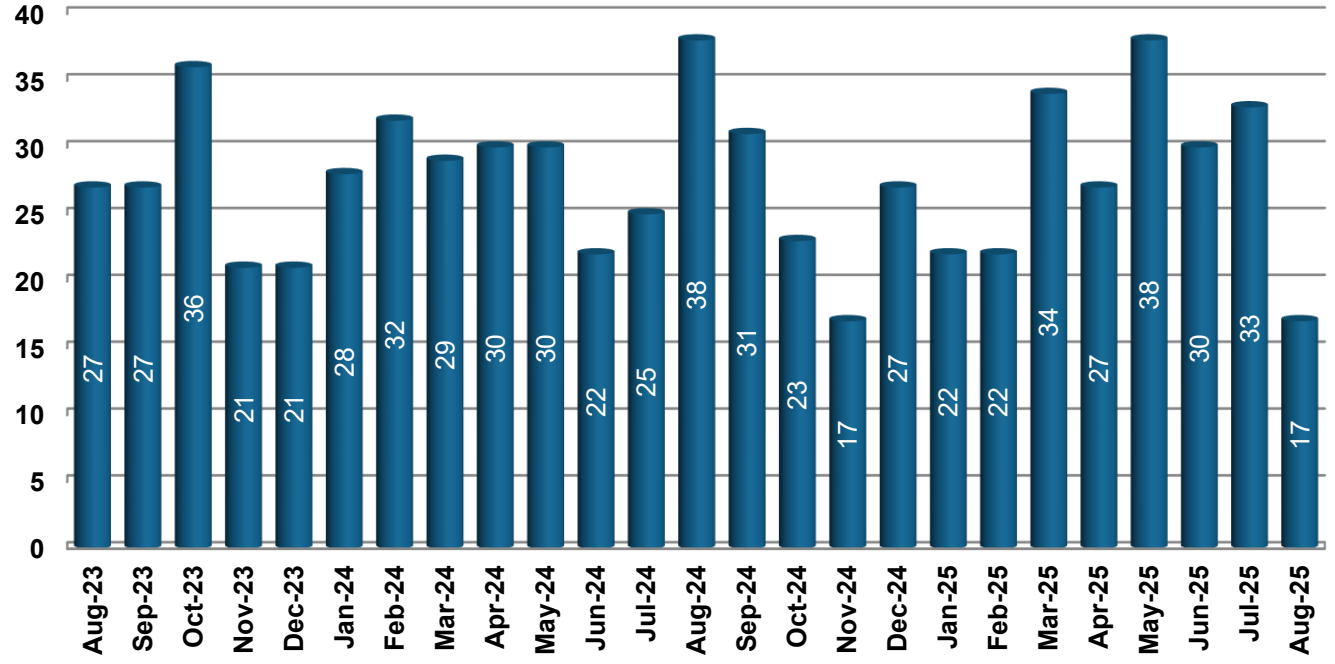
Land Development Services Statistics



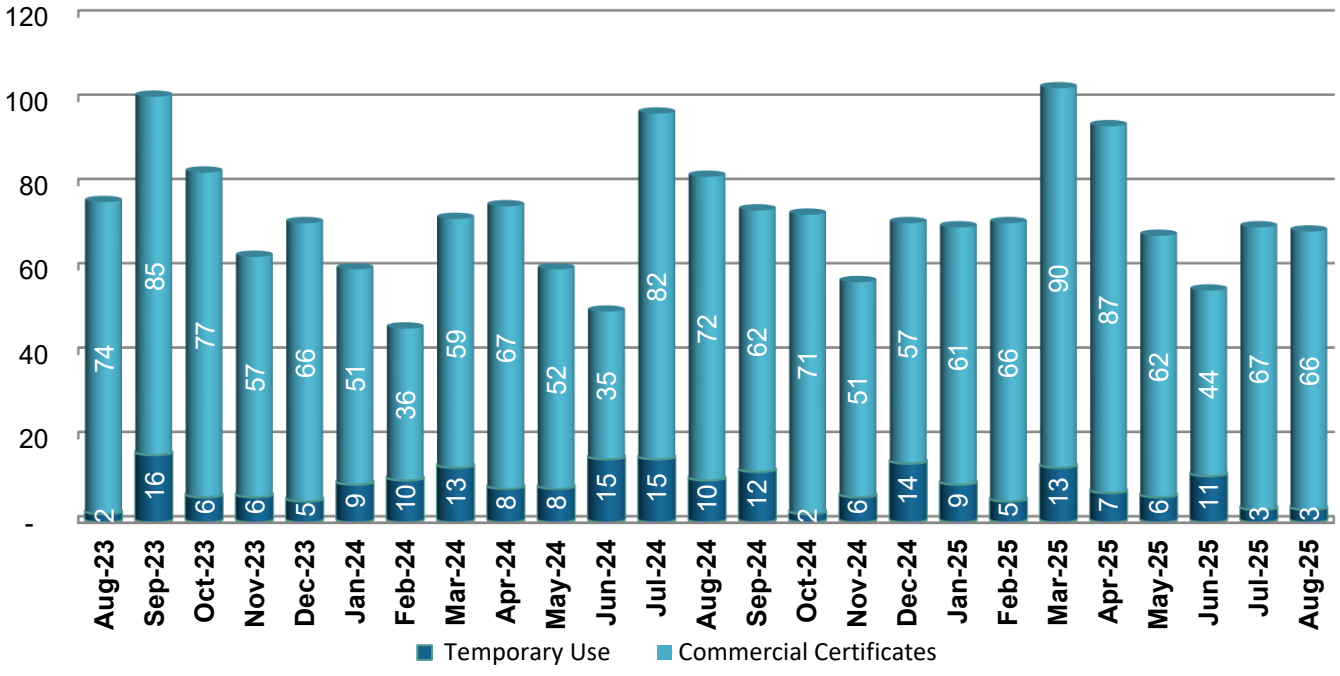


Land Development Services Statistics

Pre-application Meetings by Month

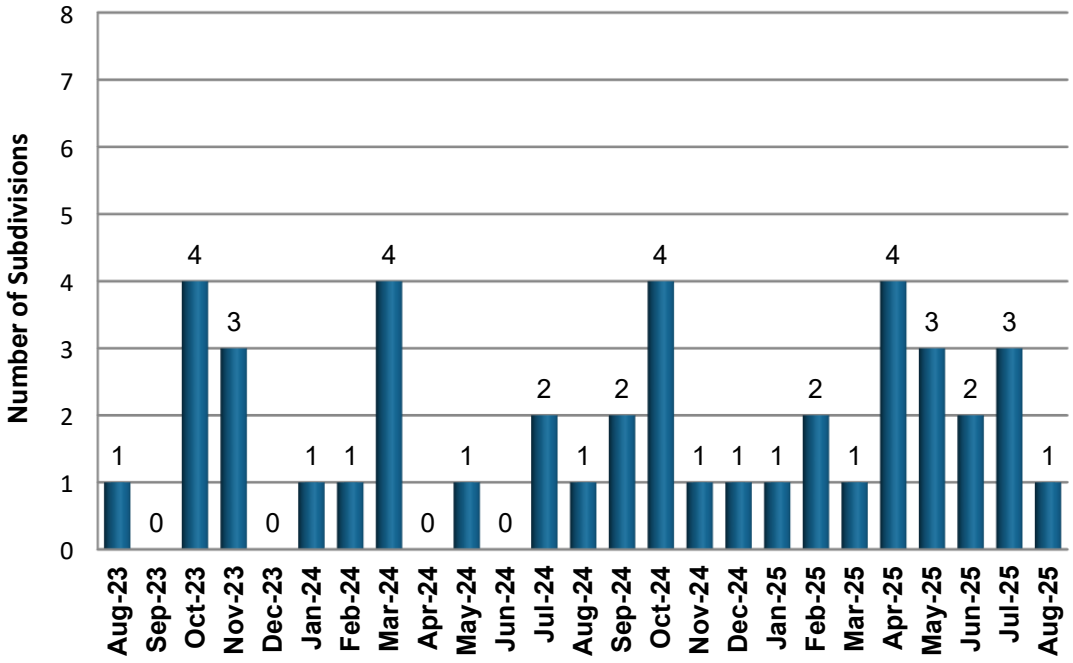


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

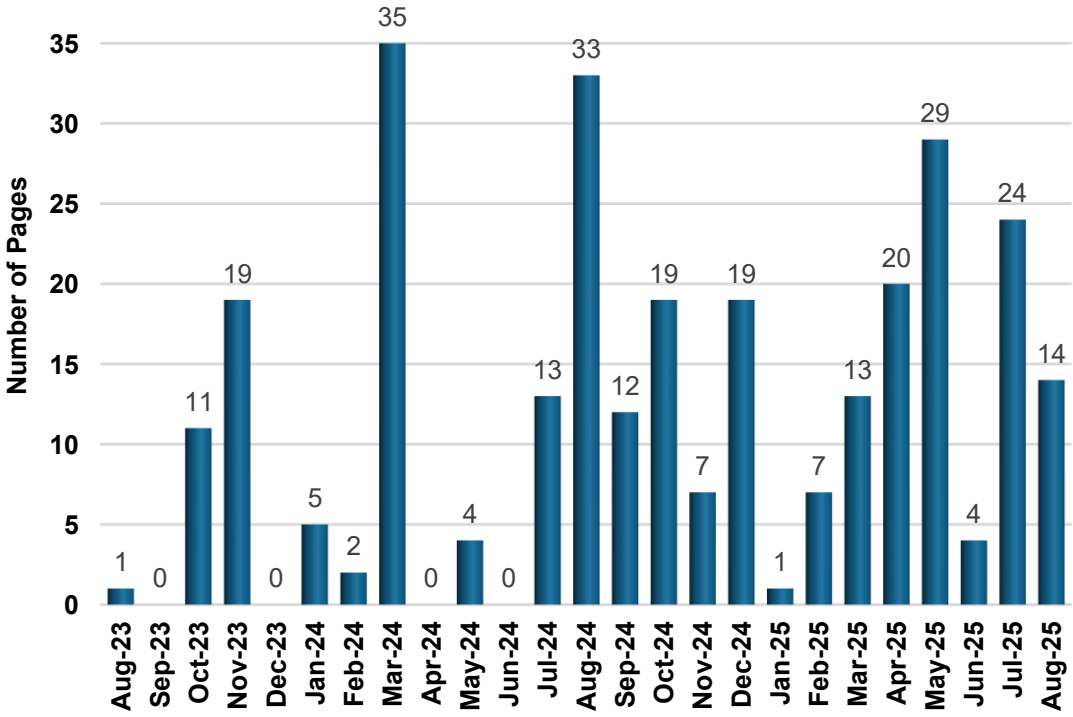
Number of New Subdivisions Recorded per Month



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

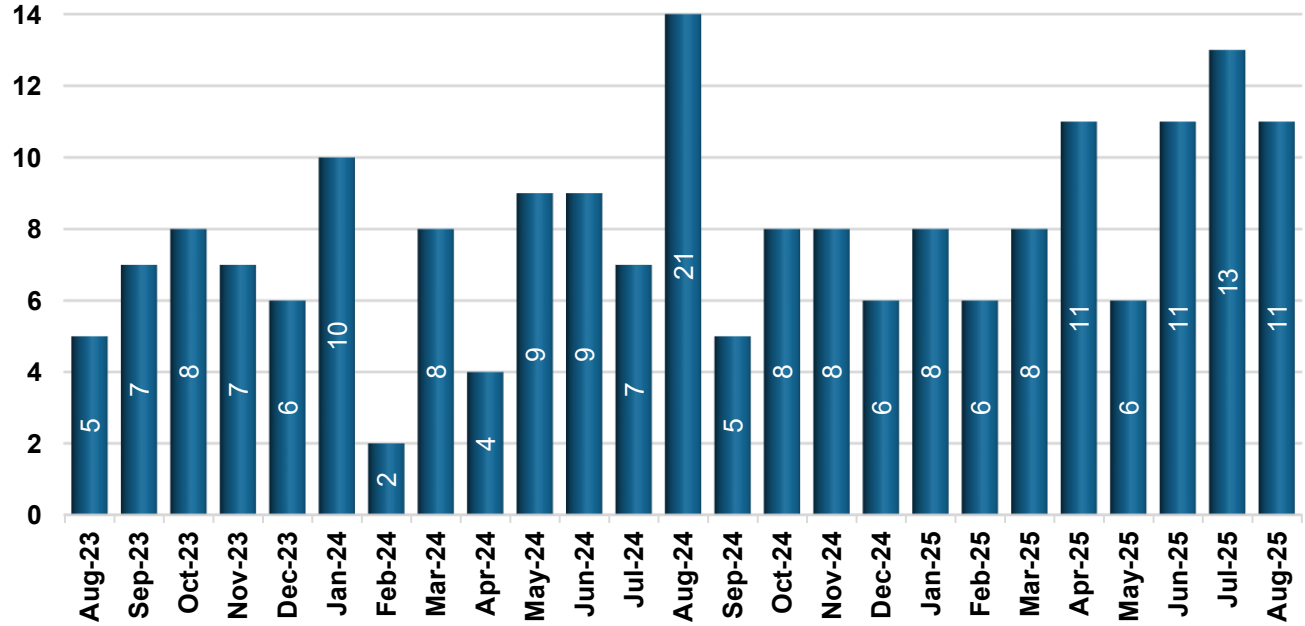
Plat Pages Recorded per Month



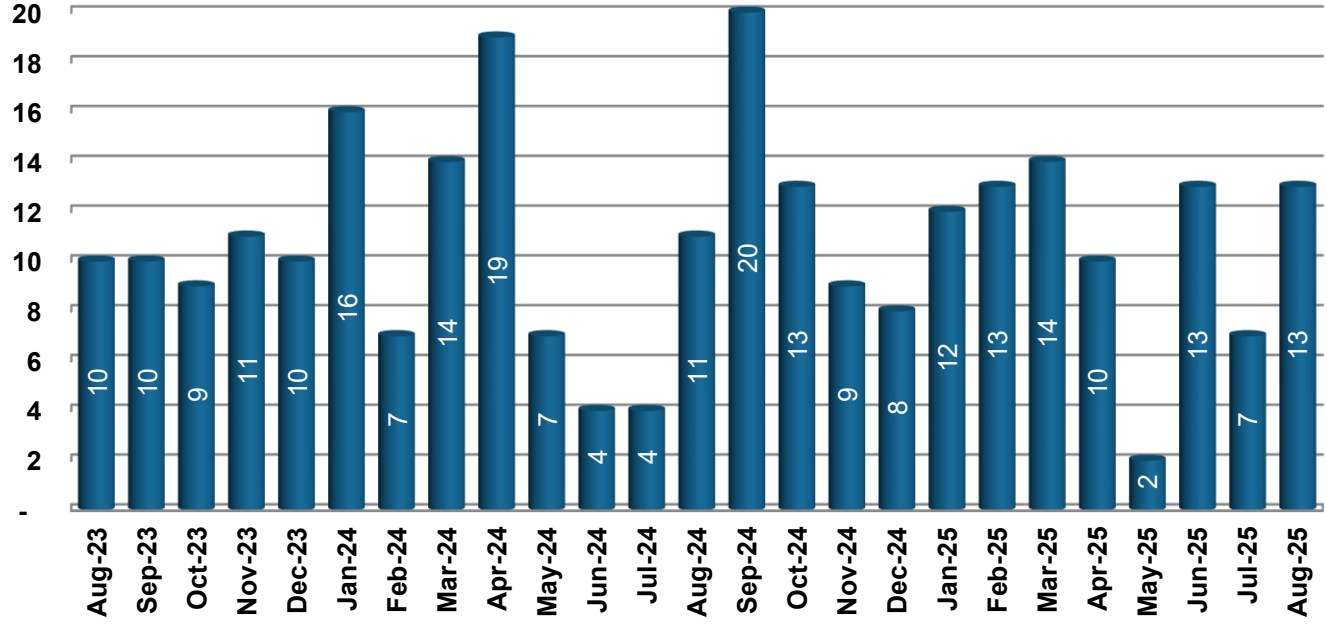
Yearly Totals Pages
2020 – 152
2021 – 188
2022 – 175
2023 – 100
2024 – 154
2025 – 116

Land Development Services Statistics

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

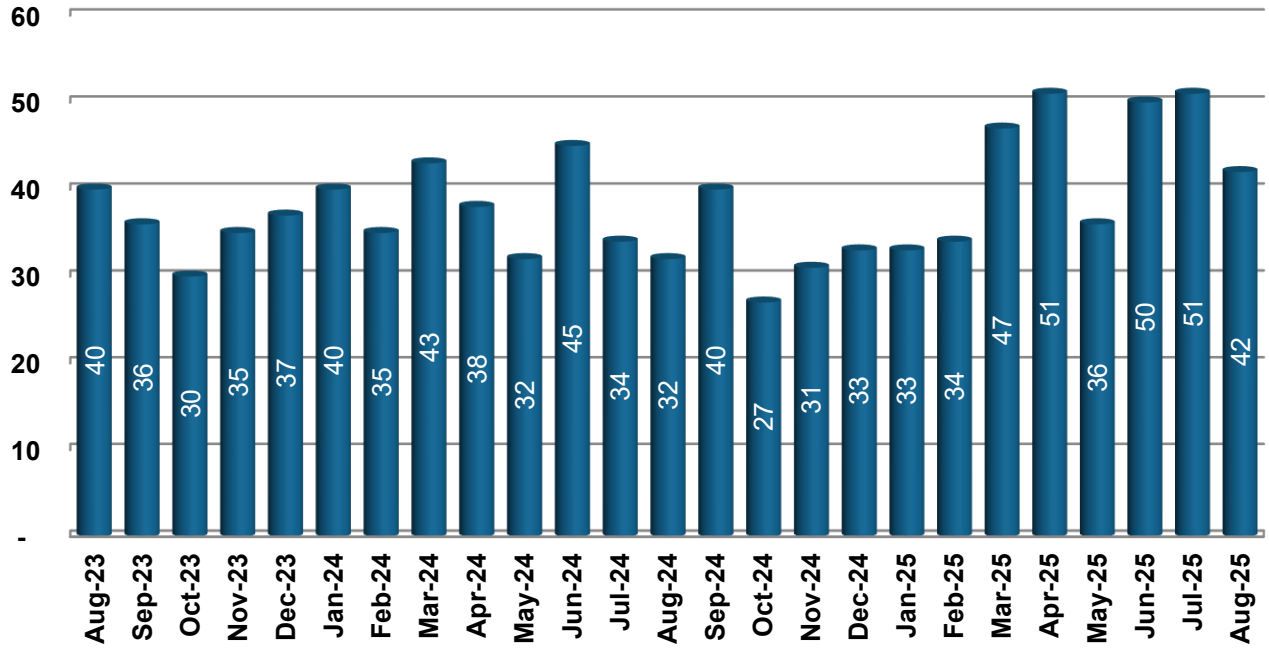


Monthly Total of Subdivision Re-submittals/Corrections (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

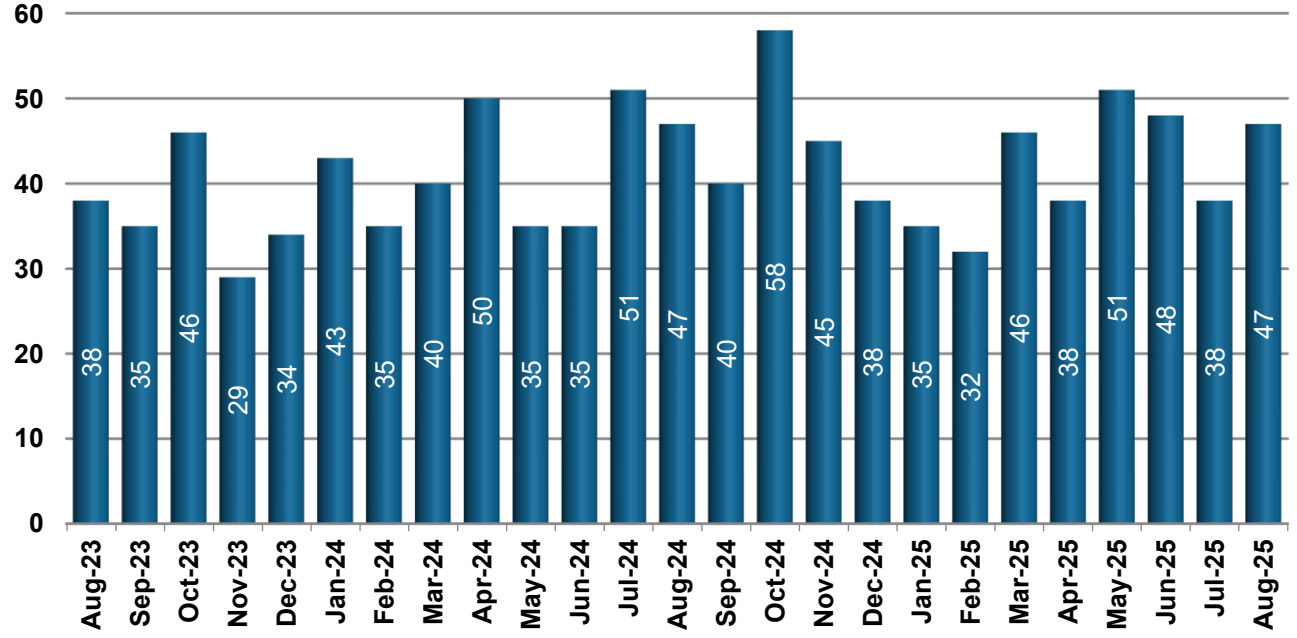


Land Development Services Statistics

Monthly Total of Site Plan Applications (SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

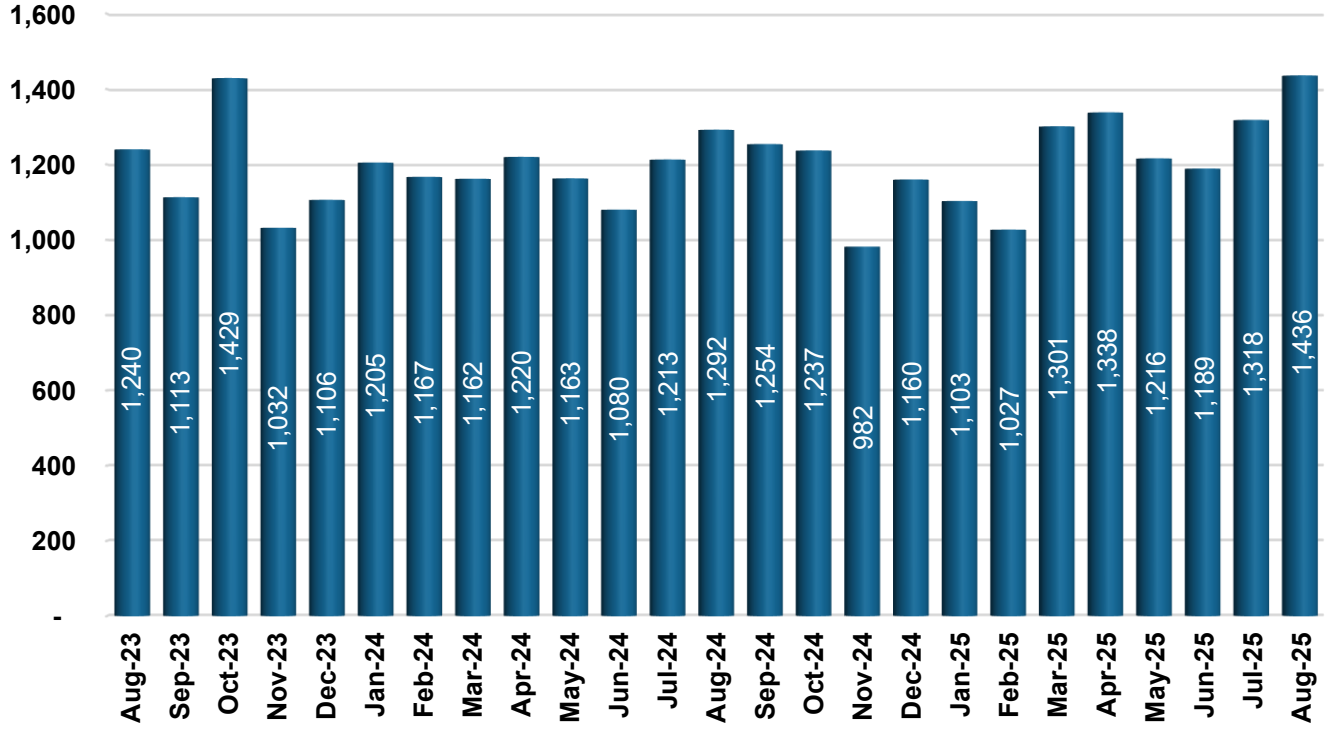


Monthly Total of Site Plan Re-submittals/Corrections (SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

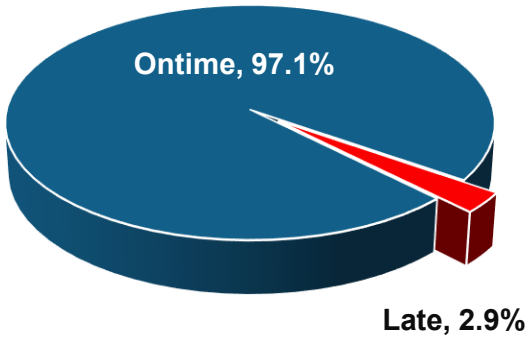


Reviews for Land Development Services

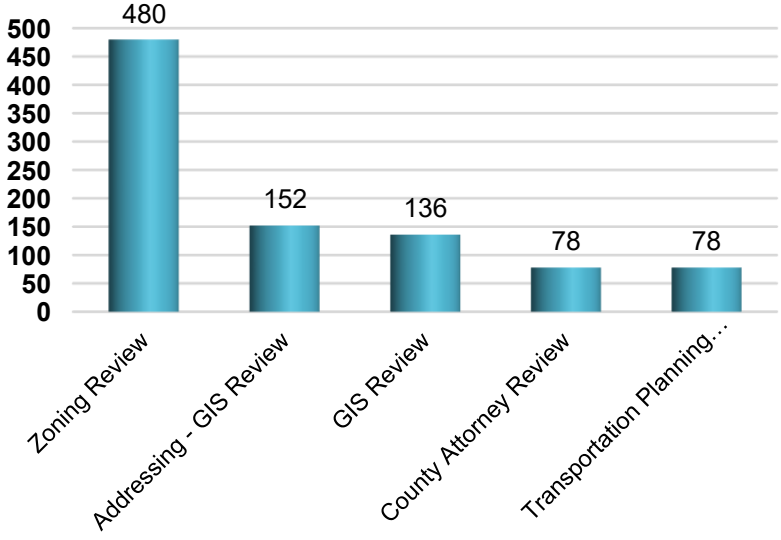
Number of Land Development Reviews



Percent Ontime for the Month

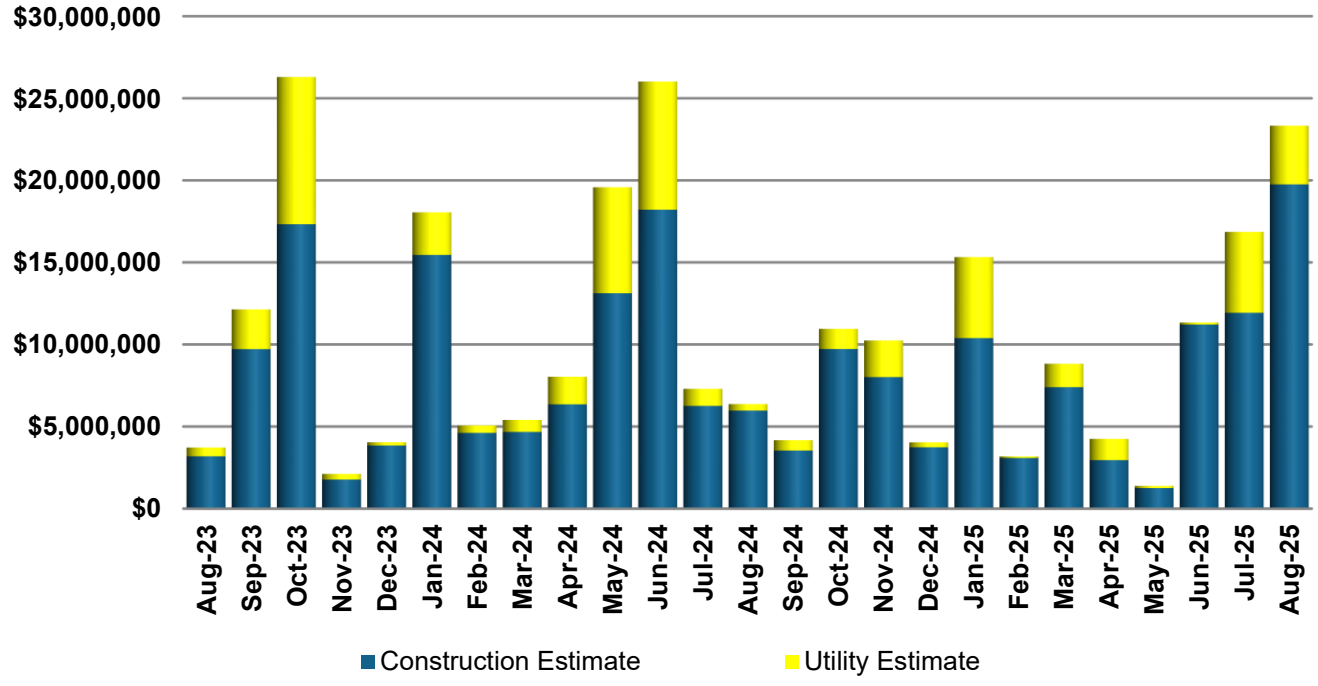


Top 5 Land Development Reviews

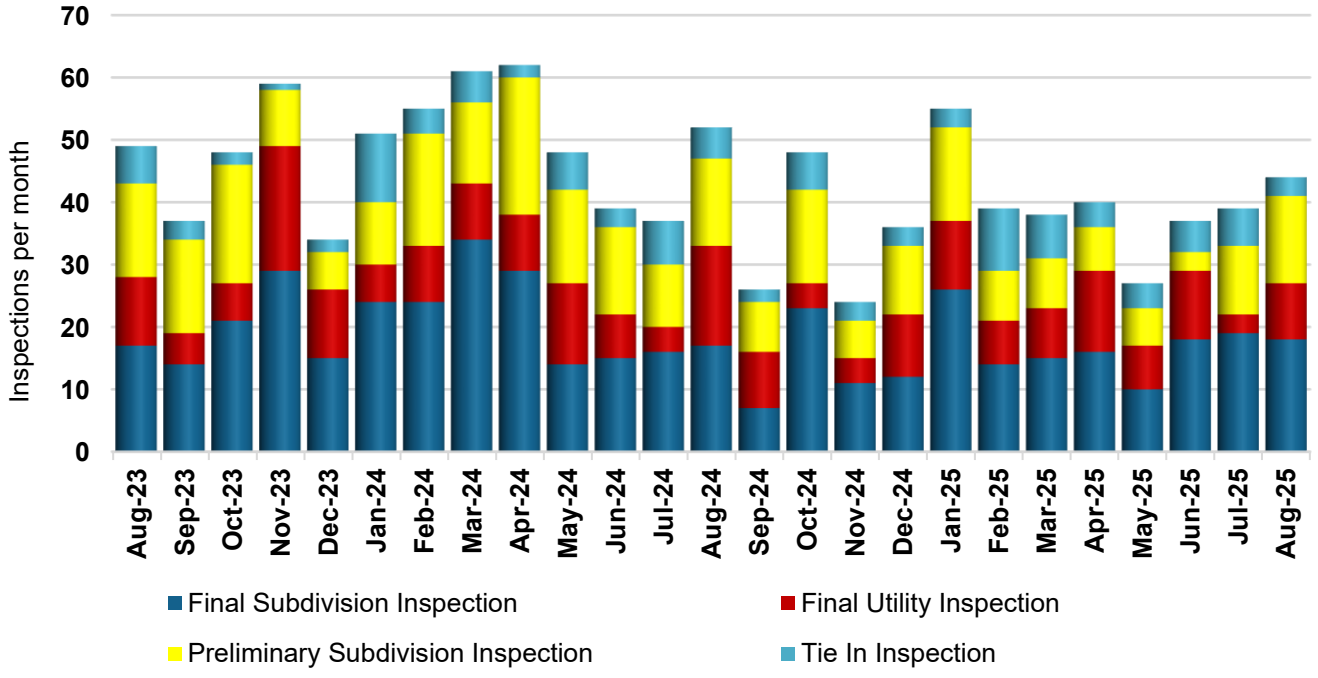


Land Development Services Statistics

Total Applied Construction Valuation Estimate

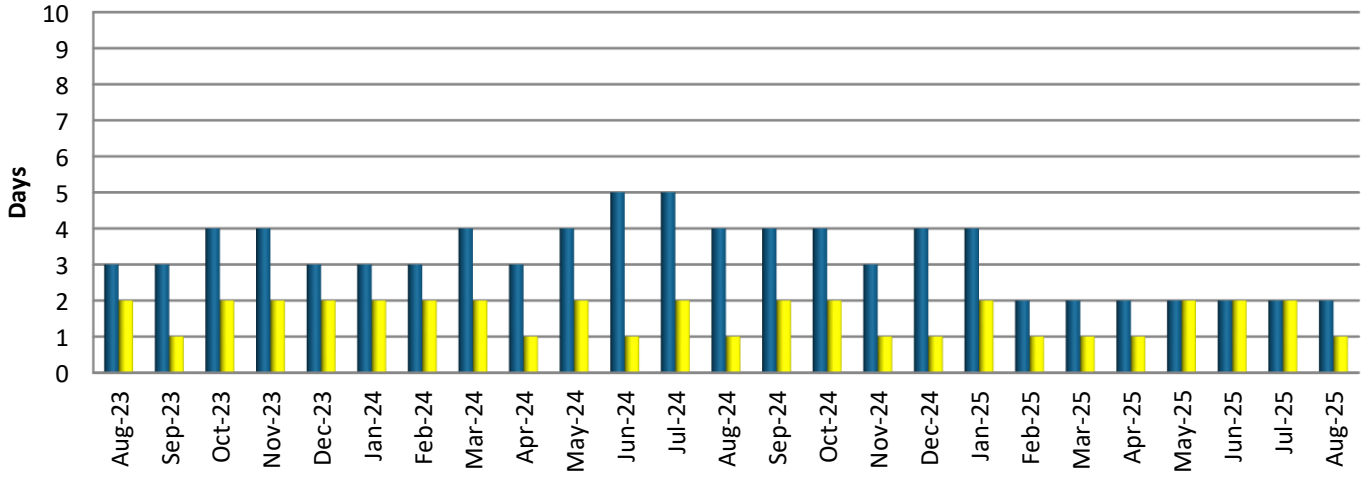


Site & Utility Inspections



Fire Review Statistics

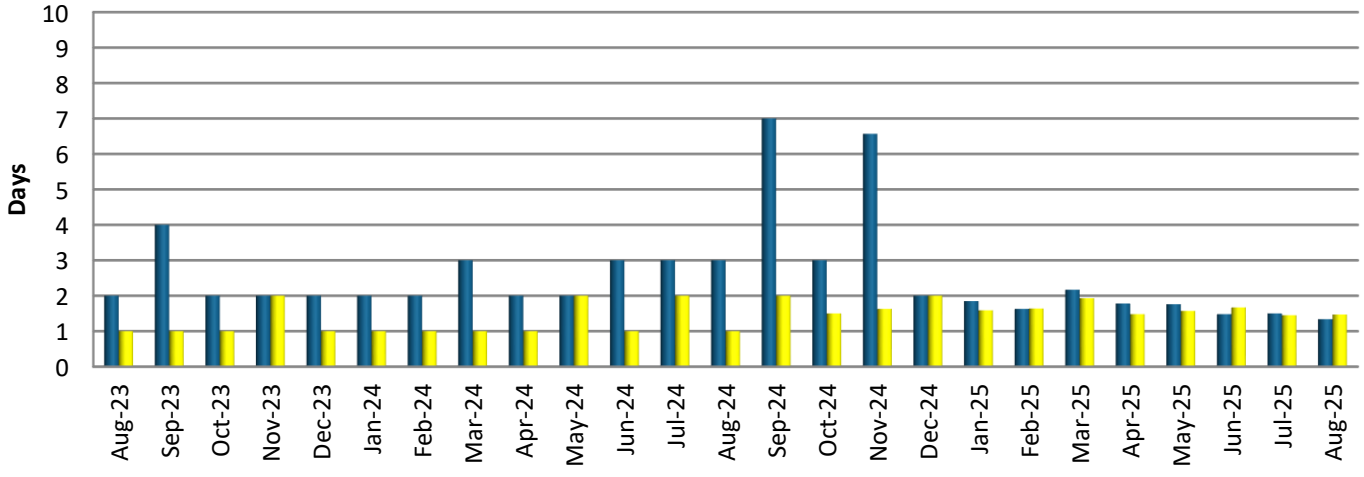
Building Fire Review Average Number of Days



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

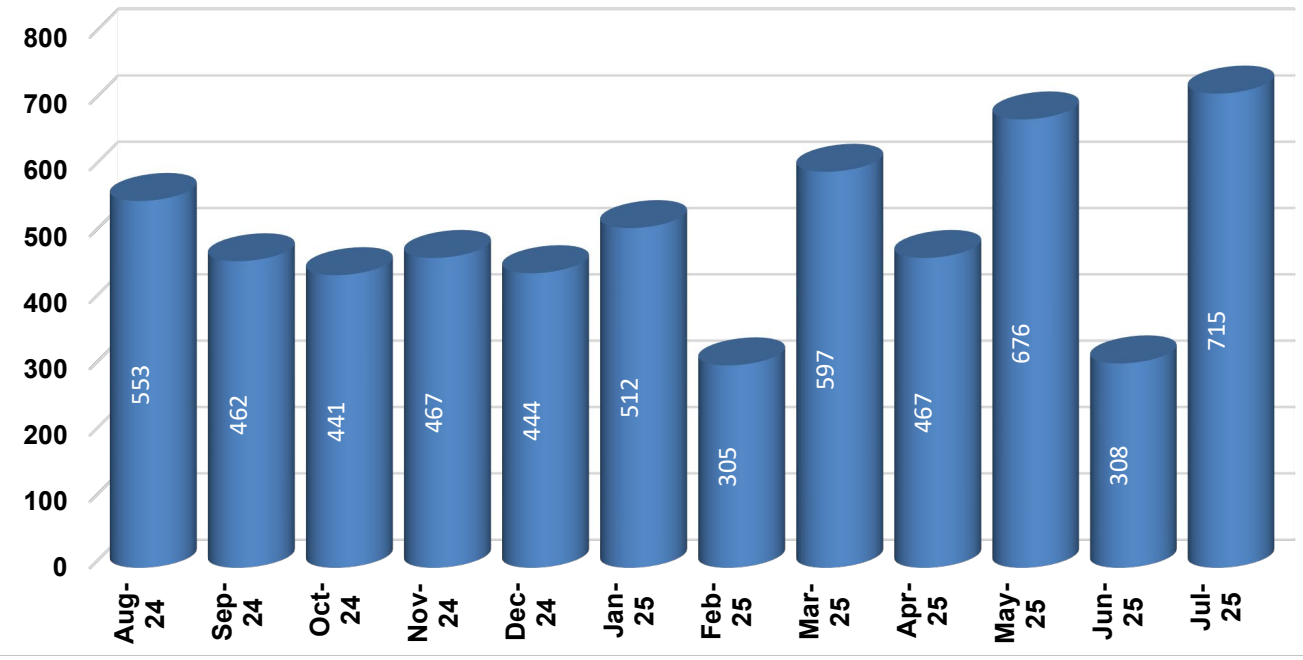
Collier County

August 2025 Code Enforcement Monthly Statistics

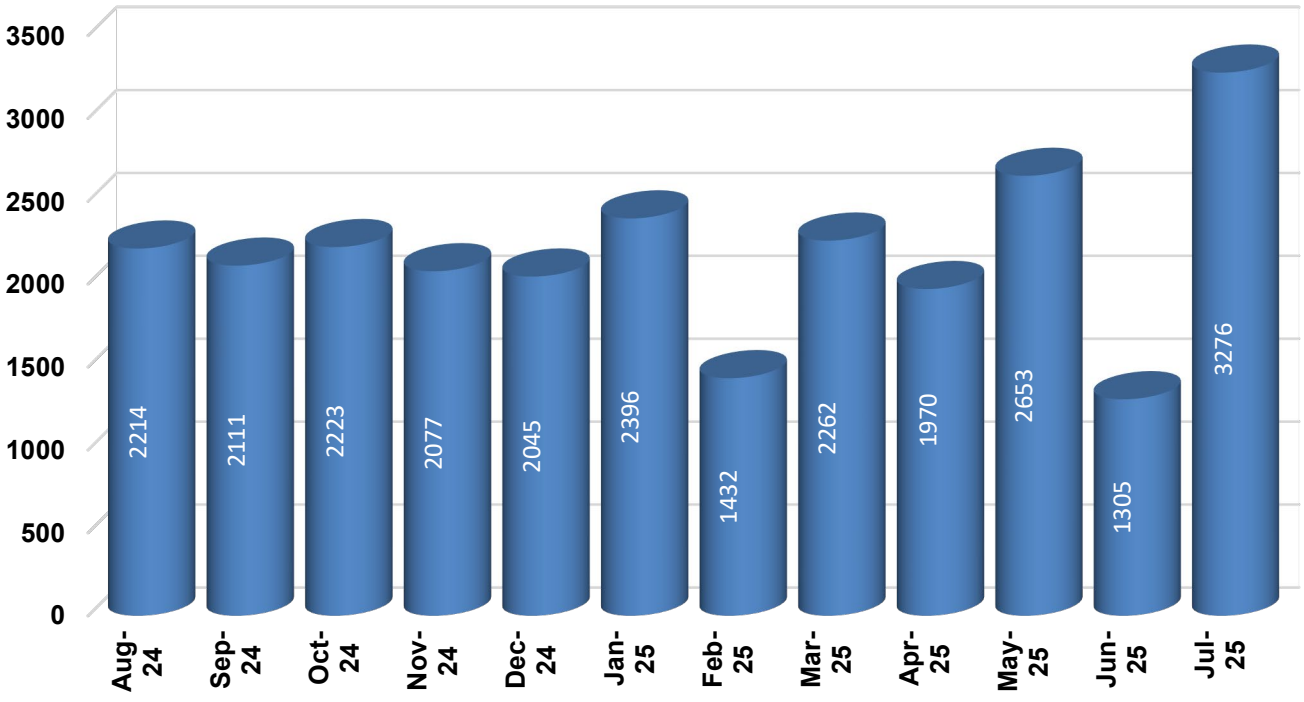


Code Enforcement Reports

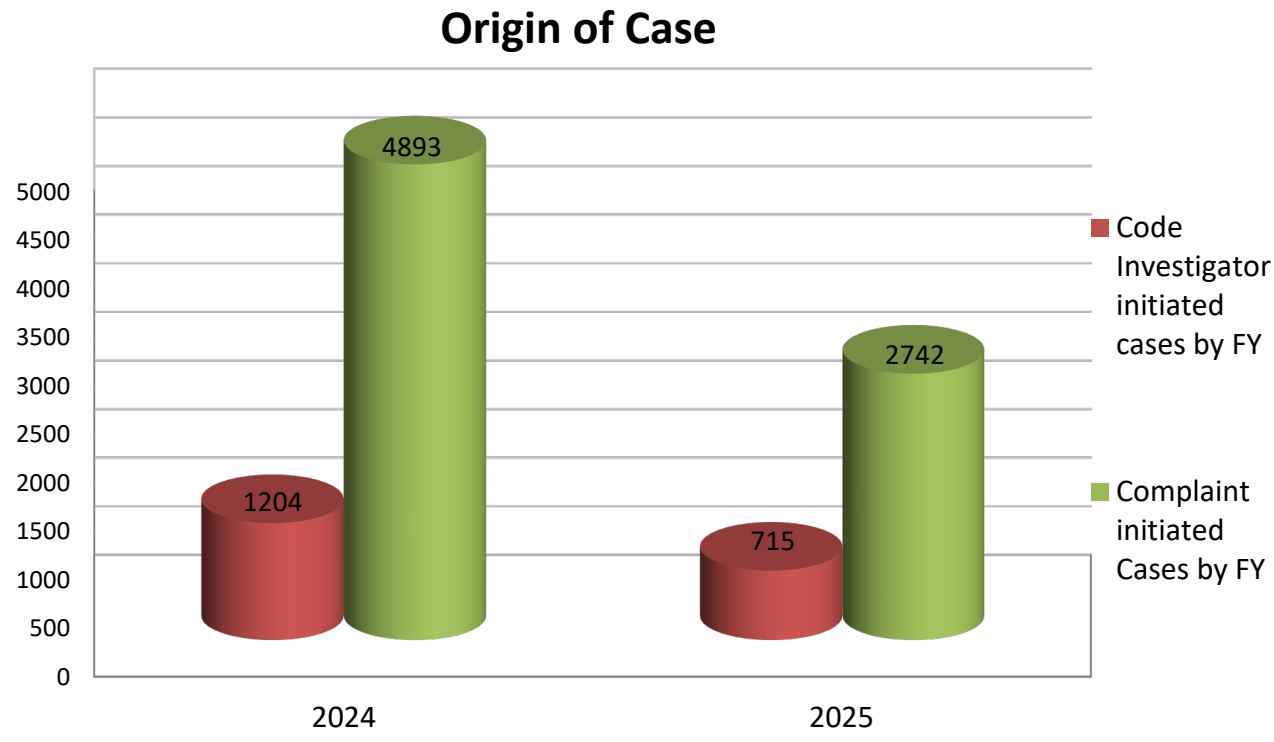
Cases Opened Per Month

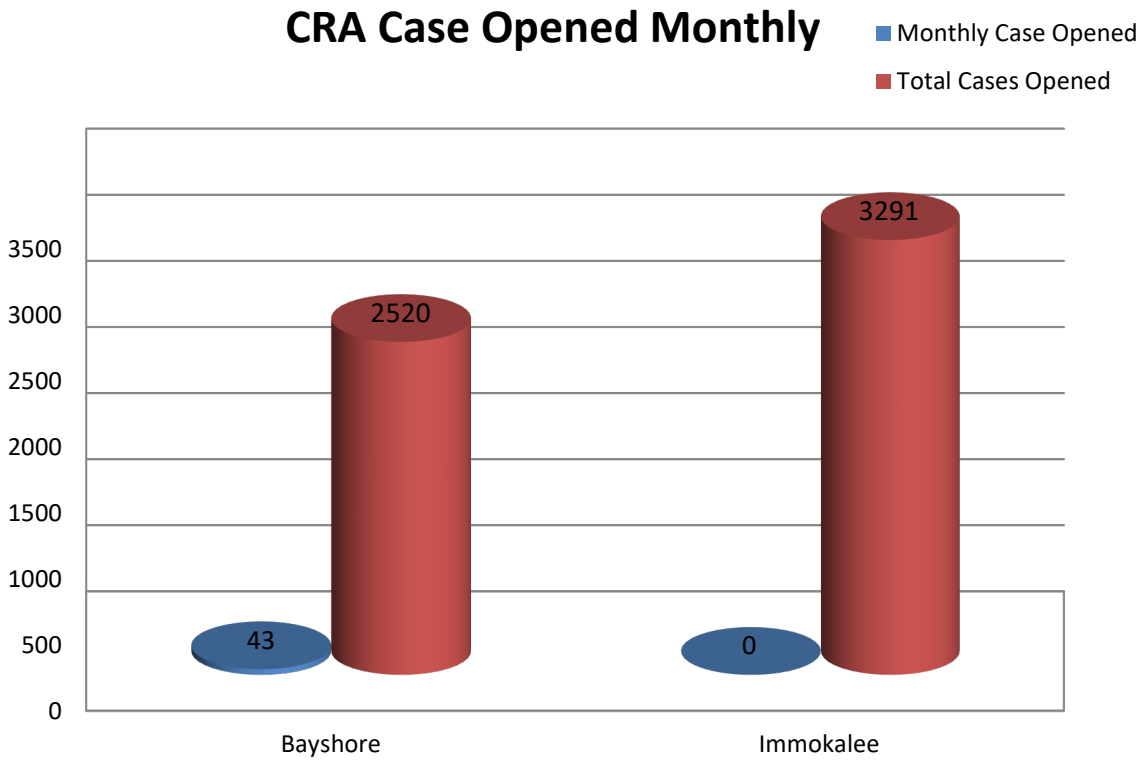


Code Inspections Per Month



Code Enforcement Reports



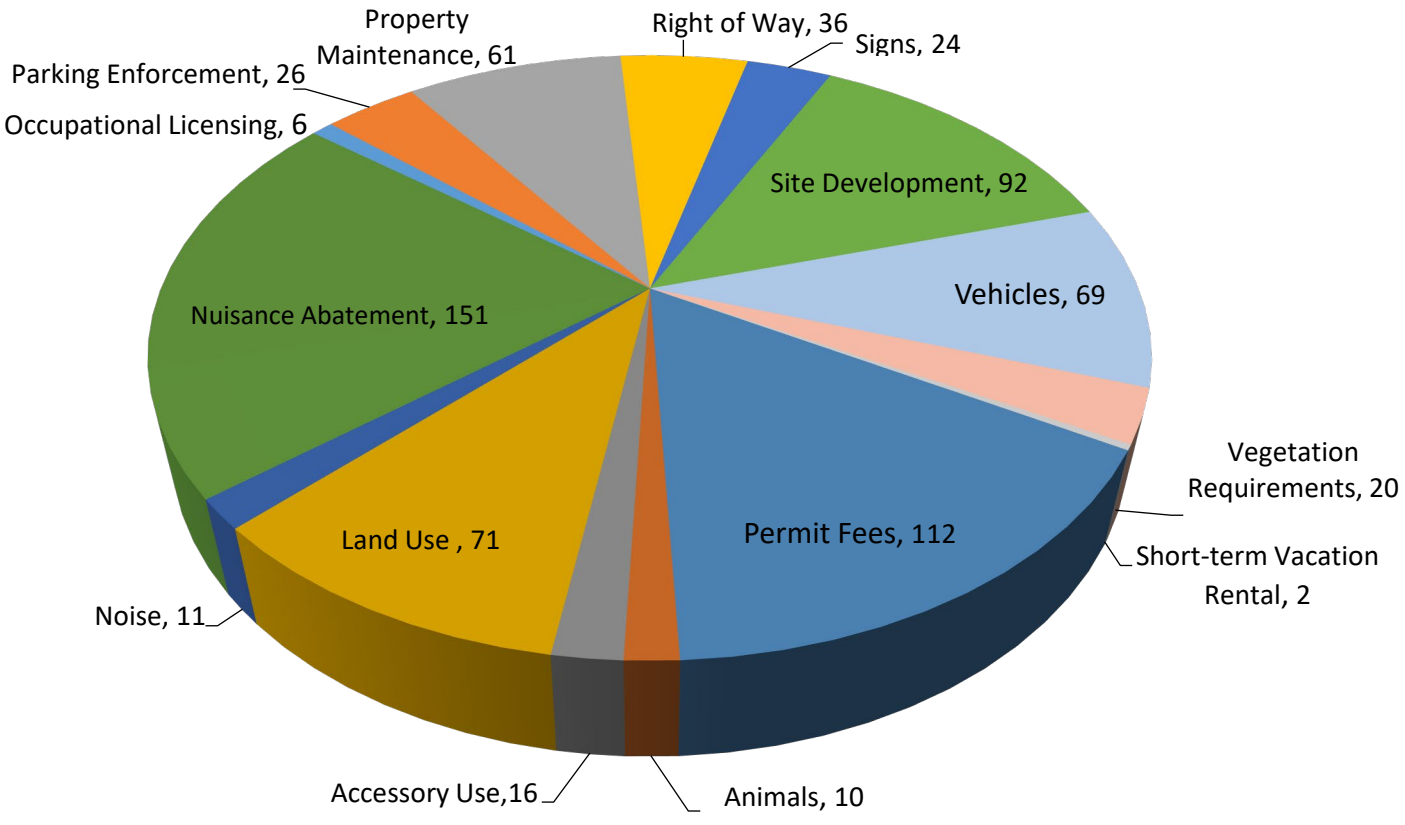


Code Enforcement Reports

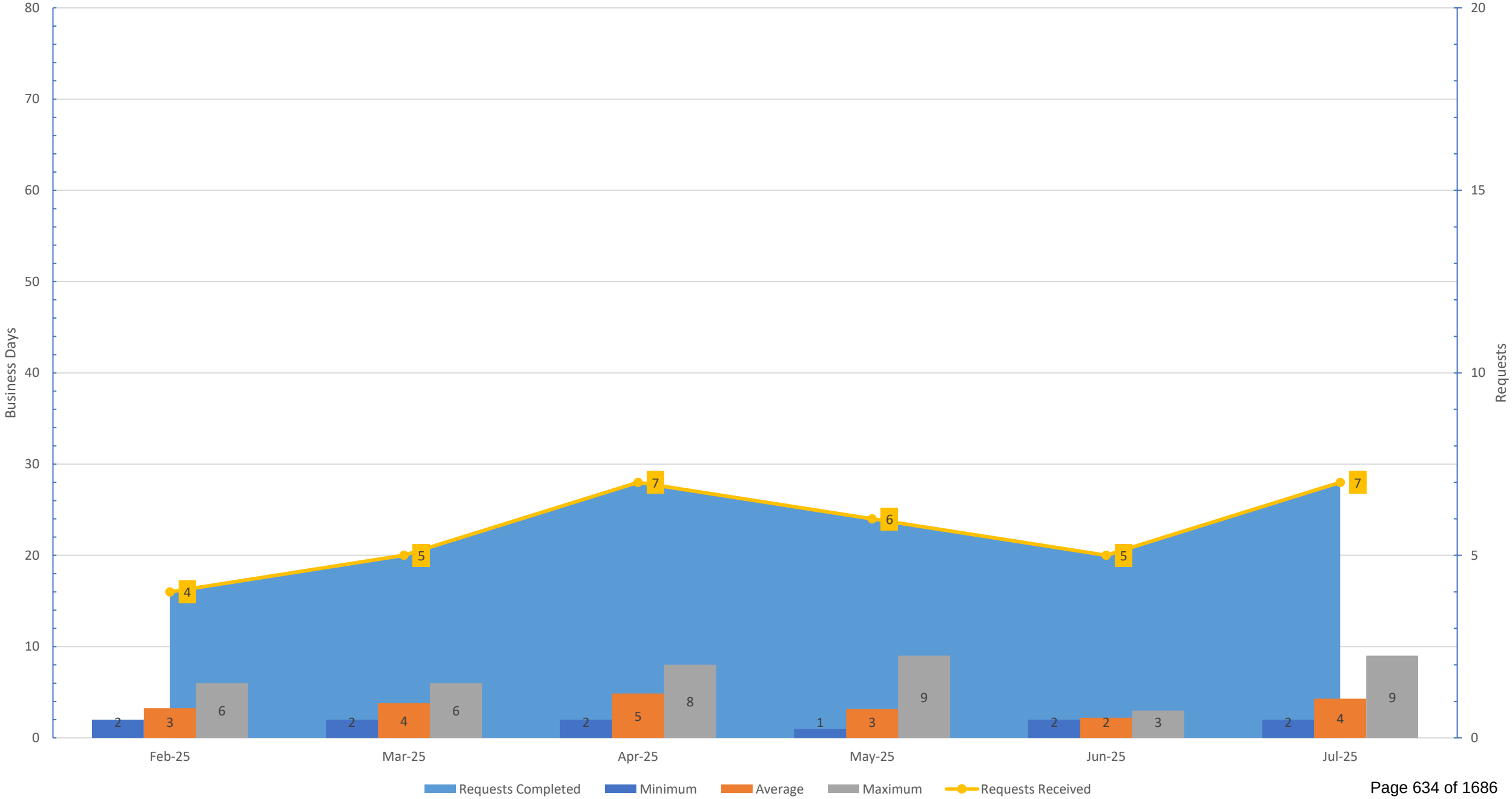
July 22, 2025 – August 21, 2025 Highlights

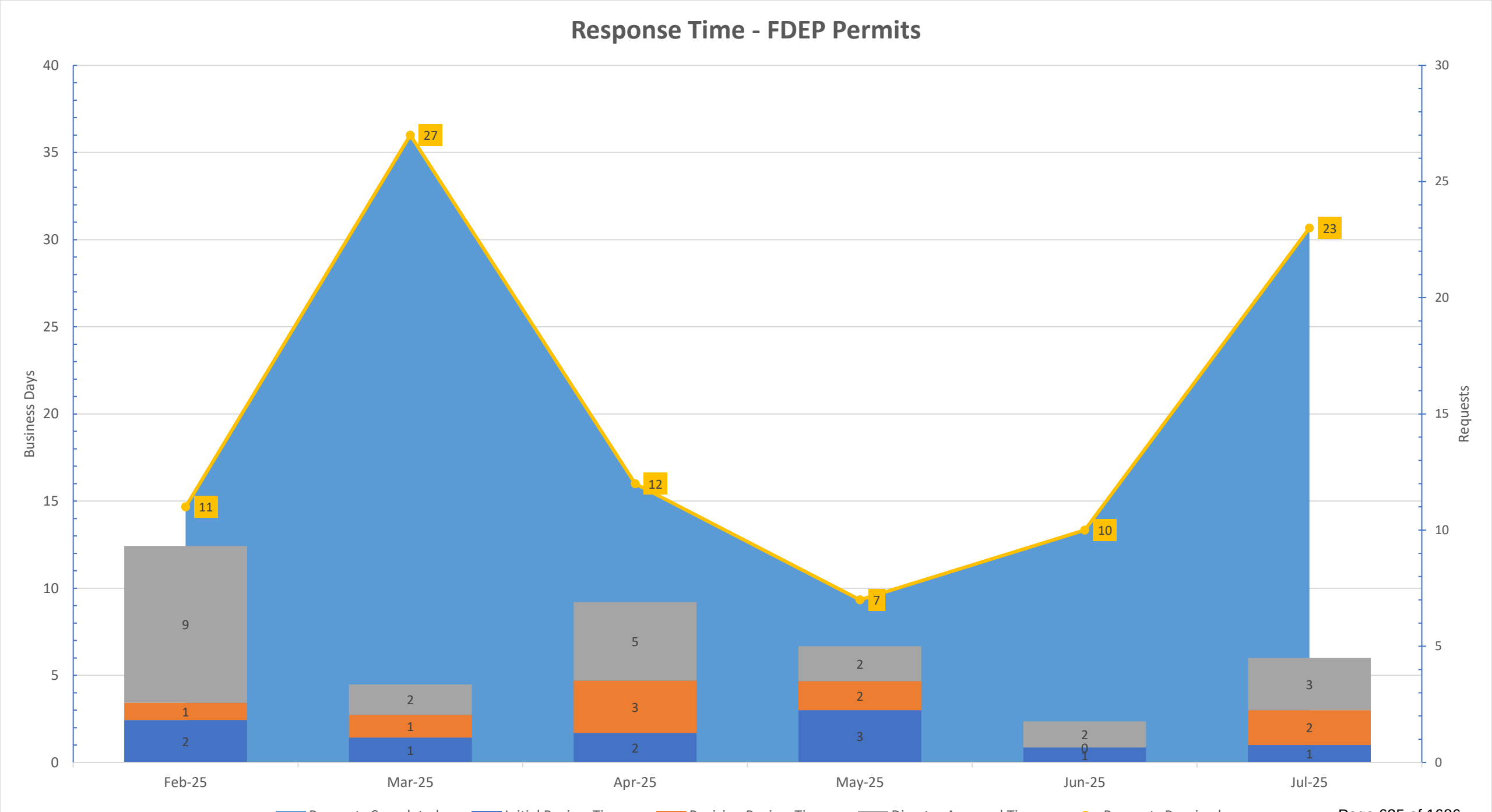
- Cases opened: 715
- Cases closed due to voluntary compliance: 419
- Property inspections: 3276
- Lien searches requested: 681

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
11
27
12
7
10
23
9
1
2
2
1
1
5
3
2
2
2
3
2
0
1
3
2
1
Feb-25
Mar-25
Apr-25
May-25
Jun-25
Jul-25
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:

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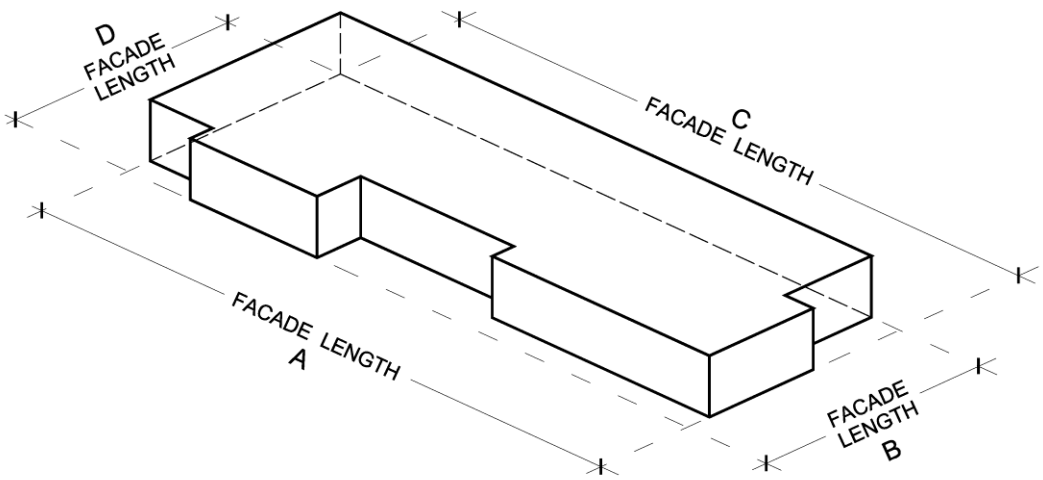
c. Vine planted arbors, wall planters, and trellis structures may be used to meet up to 15 percent of the required building foundation planting area.

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.

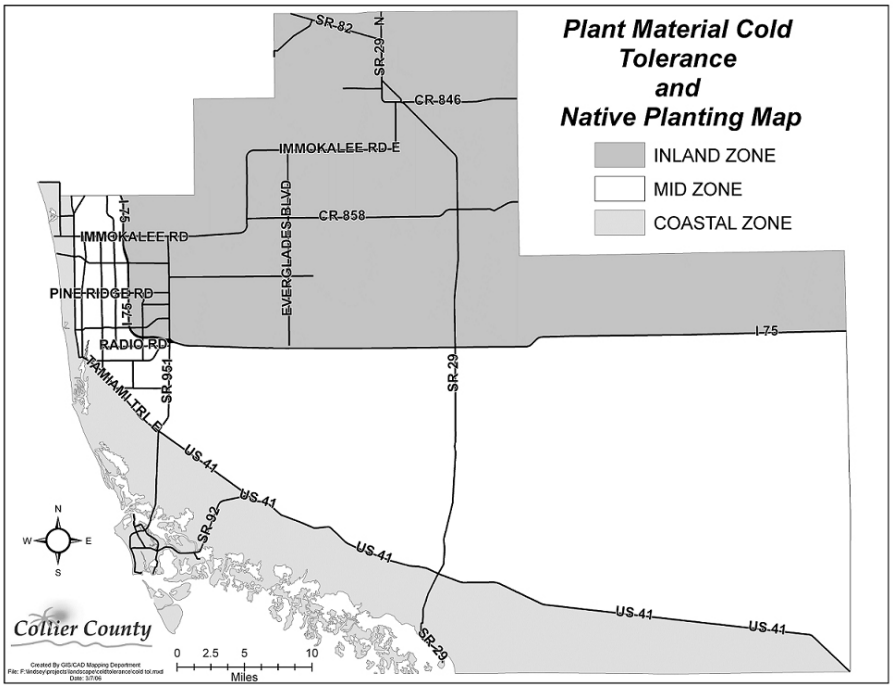

Figure 4.06.05 E~~D~~.

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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:

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

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).

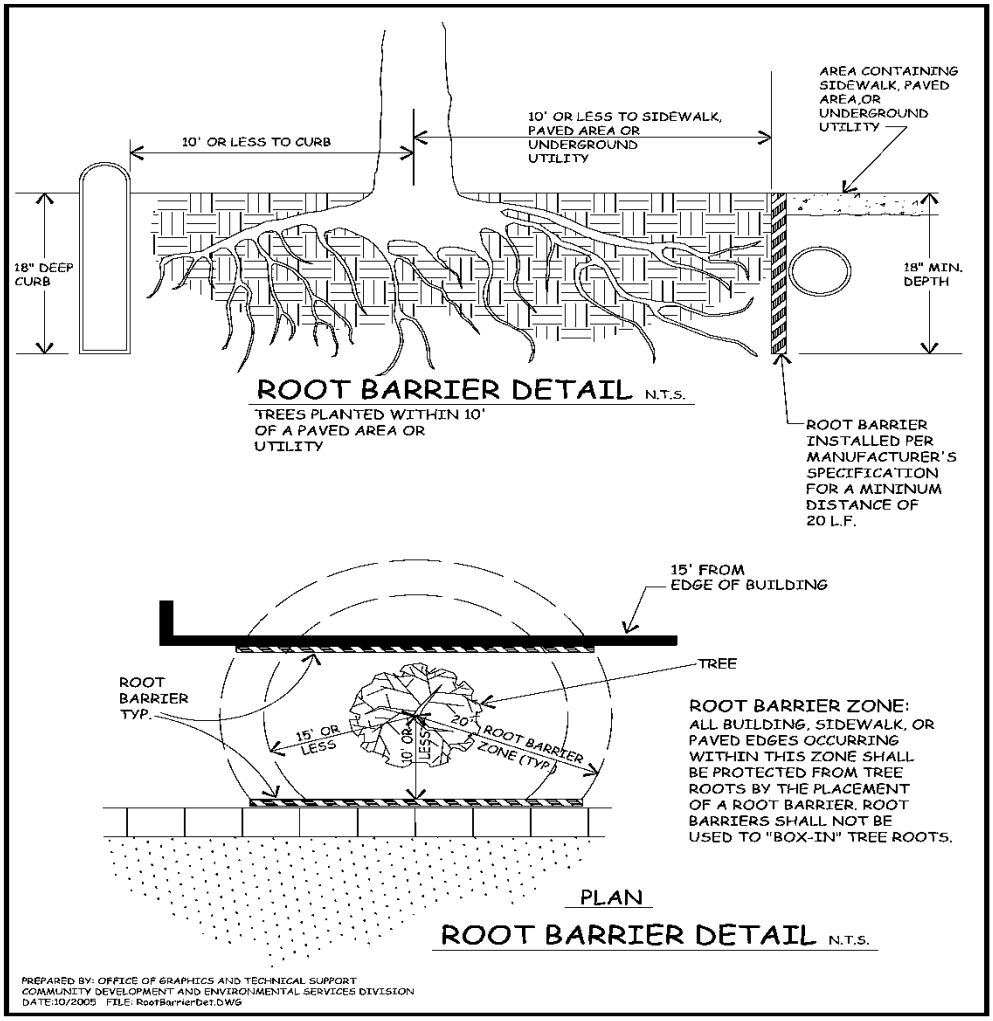

Figure 4.06.05 ~~H~~ I.A.

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)

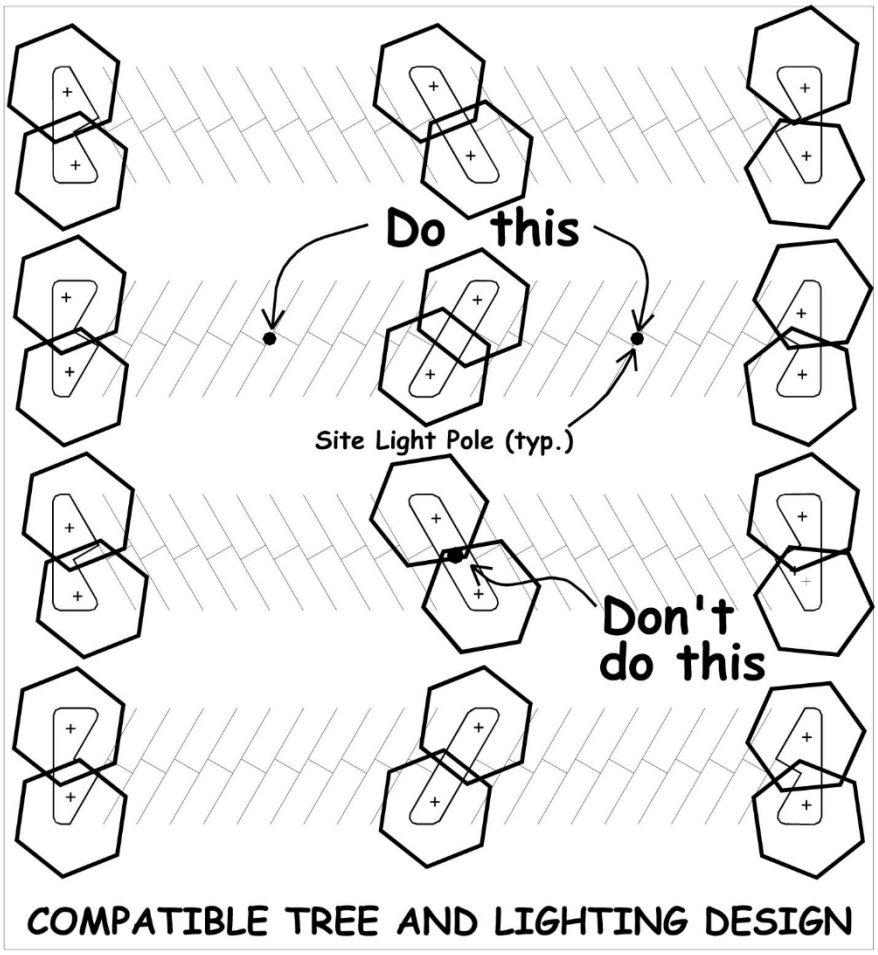

Figure 4.06.05 ~~I~~ ~~H~~.B.

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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.

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

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.

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.

3/12/2024 3:53 PM

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:

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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.

* * * * * * * * * * * * *
# # # # # # # # # # # # #

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~~.

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

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.

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

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.

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

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.

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

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.

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

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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

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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.

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Updated Res. 2025-XXX

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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.

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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.

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Updated Res. 2025-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

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.

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

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

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.

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(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.

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

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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
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Collier County
School 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 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)

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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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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.

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.

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.

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) (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)

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.

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)

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**.

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:

$$\frac{\text{((Days per Week x Employee Hours in Place) + (Visitors per Employee x Visitor Hours per Trip x Days per Week)}}{\text{(24 Hours per Day x 7 Days per Week)}}$$

(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.

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:

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

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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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 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

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

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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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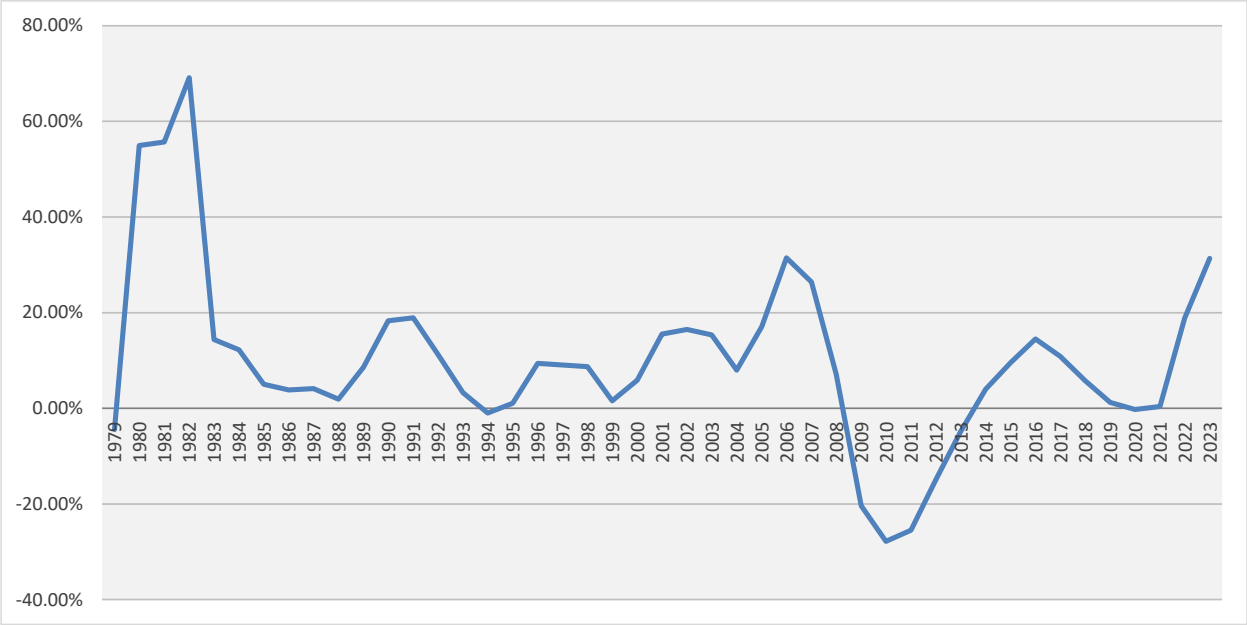
Appendix A - Land Value Analysis

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.

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.

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 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.

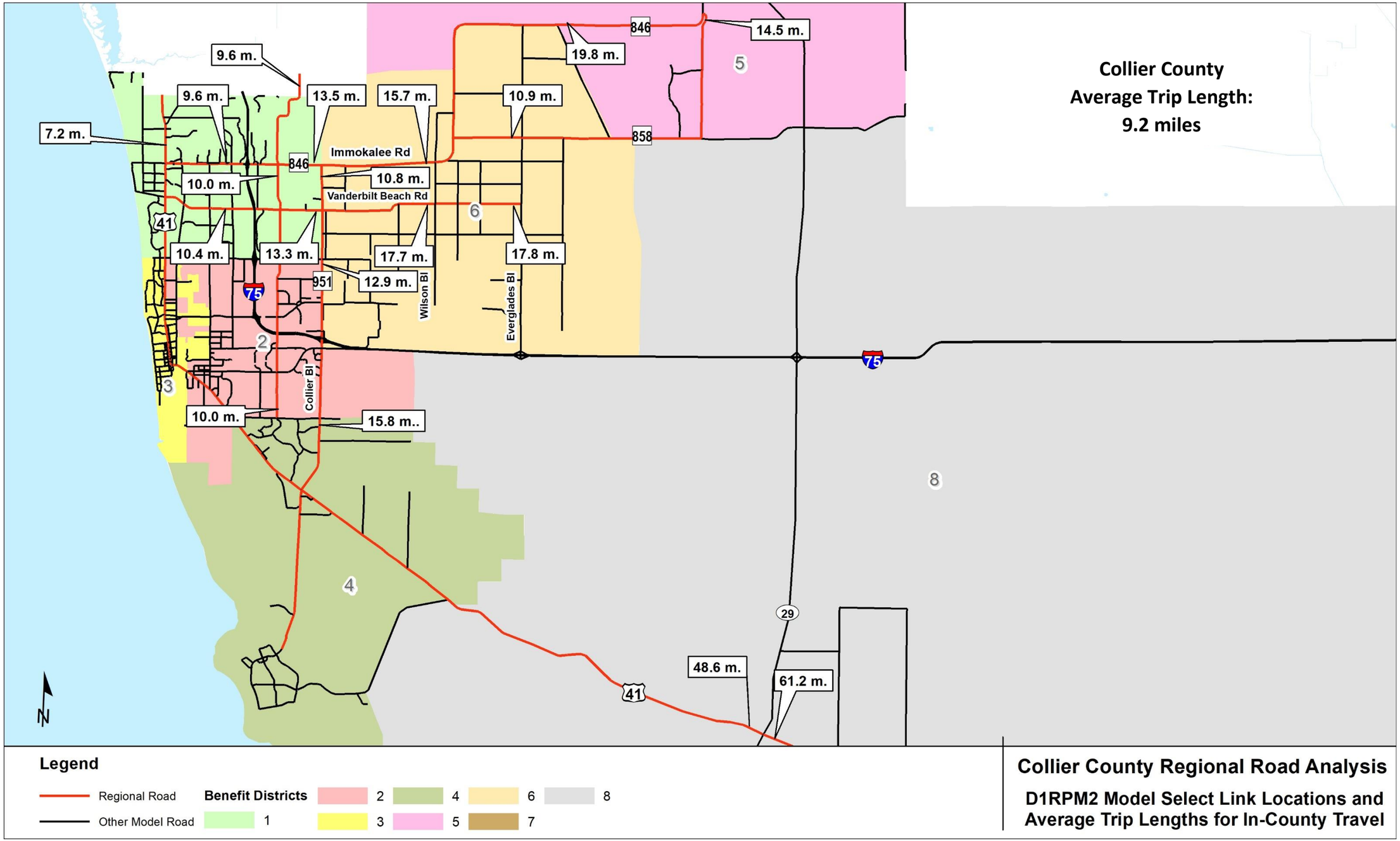
As shown on Map 1, all regional corridors (with the exception of the northern portion of US 41) have higher than average trip lengths, determined through the select link analysis. The average trip length countywide is approximately 9.2 miles, while the corridors identified on Map 1 range from 7.2 miles 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

DRAFT

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

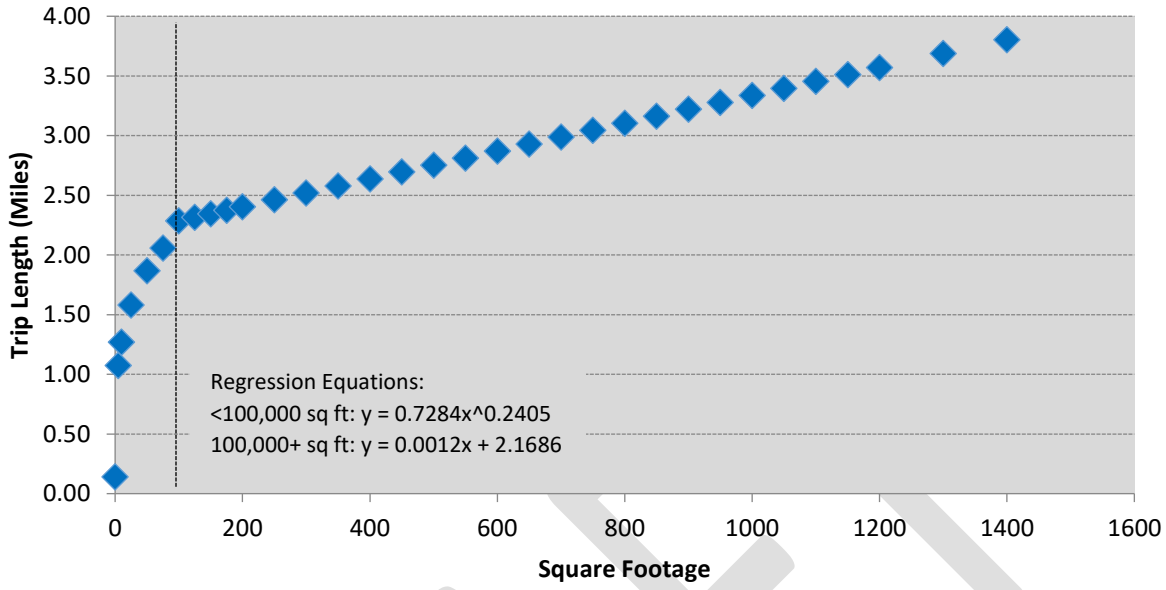
Table A-21

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

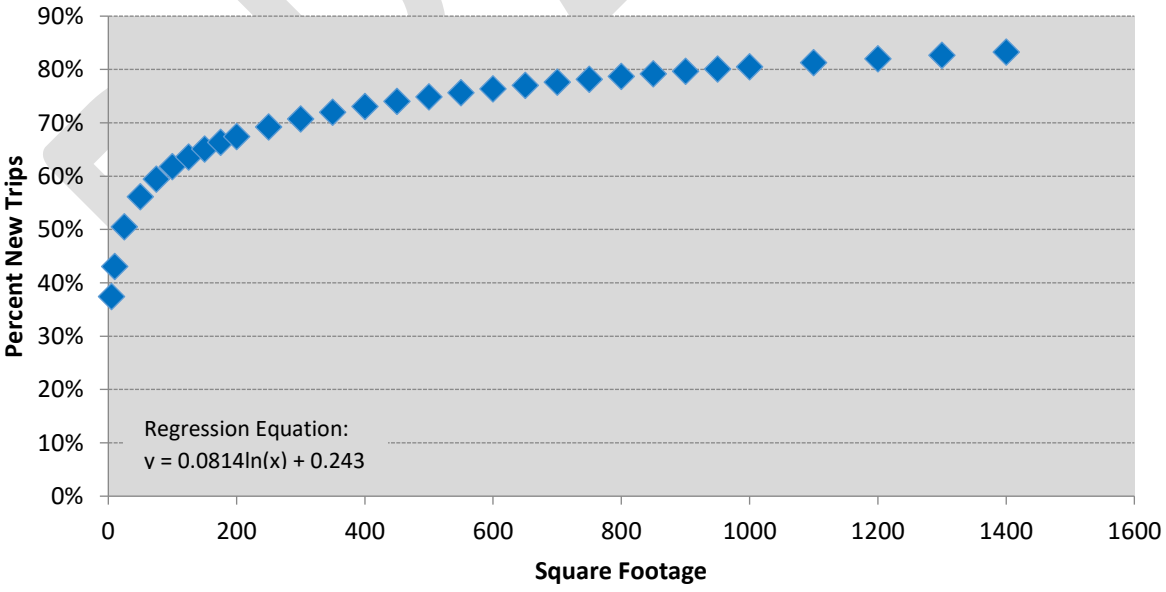
LUC 820-822: Retail/Shopping Center – Florida Curve Trip Length Regression



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

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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

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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.

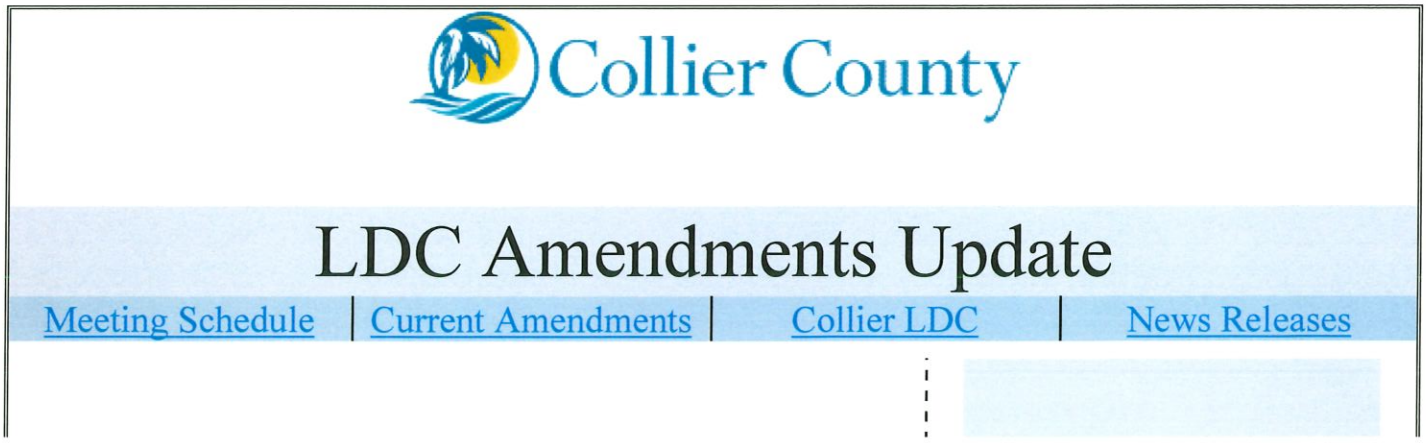
These are all still legit reasons to reject this proposal. Since these items seem were not sufficient may I add one more. That of fire / fuel loads in Golden Gate Estates.

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

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING

Naples, Florida
September 3, 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
James French, Department Head, GMCD
Mike Bosi, Director – Zoning, GMCD
Christopher Mason, Director – Community Planning & Resiliency, GMCD
Jaime Cook, Director – Development Review, GMCD
Michael Stark, Director – Operations & Regulatory Management, GMCD
James French, Department Head, GMCD Designee for Building Review & Permitting Division, GMCD
Captain Michael Cruz, Collier County Fire Review – NOT IN ATTENDANCE
Captain Bryan Horbal, North Collier Fire Review
Thomas Iandimarino, Director – Code Enforcement, GMCD
Stephen Sarabia, Project Manager II – Public Utilities Engineering & Project Management, PUD
Lorraine Lantz, Manager – Transportation Management Services, Transportation Engineering Division
Eric Johnson, LDC Planning Manager – GMCD
Richard Henderlong, Planner III – Zoning, GMCD
Angela Galiano, Planner II – Zoning, GMCD
Heather Cartwright-Yilmaz, Management Analyst I / Staff Liaison, GMCD
Gino Santabarbara, Manager, Impact Fees – Corporate Financial & Management Services

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**
   William Varian
   Development Service Advisory Committee, Wednesday, September 3, 2025, was called to order at 3:00 PM.

2. **APPROVAL OF AGENDA**
   William Varian- Motioned to amend the Agenda moving Old Business- Impact Review Study up.
   Motion Seconded-Jeff Curl
   Motion passed unanimously

3. **APPROVAL OF MINUTES**
   a. **DSAC-IFR: 07.16.2025**
      Motion to Approve- Robert Mulhere
      Motion Seconded- Blair Foley
   b. **DSAC: 08.06.2025**
      Motion to Approve- Jeff Curl
      Motion Seconded- Chris Mitchell
      Minutes approved unanimously

4. **PUBLIC SPEAKERS**
   Amelia Vasquez, CBIA
   Thanks county staff Gino for agreeing to meet with CBIA later this month. They want to be head of the table. They have an impact fee committee and would like to be involved and engaged in discussion on impact fees. Thanks Bill and Tom for starting the discussion on what they are going through as an industry. Would like CBIA leadership involved in discussion for Human Resources in the future.

5. **STAFF ANNOUNCEMENTS**
   a. **Zoning Division – [Mike Bosi, Director]**
   b. **Community Planning & Resiliency Division – [Christopher Mason, Director]**
      - Vulnerability assessment completed. Moving into adaptation plan. Will be working with a consultant starting in October.
      - Completed a repetitive loss area analysis with FEMA to determine areas that are susceptible to flood loss.
      - Preliminary FEMA Maps for interior portion of county. Looking to complete and release maps by Fall of 2026.
   c. **Housing Policy & Economic Development – [Cormac Giblin, Director]**
      620 New affordable housing units housed YTD.
      Board approved 3 of 4 Land development code amendments at their last meeting**.**

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

- Staff notes- Joe Bianci has relocated to Maine. Looking to fill the position**.**

e. Operations Support & Regulatory Management Division – [James French, Department Head]

- Report submitted shows stabilization YOY in the single-family home market.
- Concerns- Discussed meeting with HR Staff at recent meeting.
  William Varian- Amy Lyberg, Alberto and Stephanie from HR were present for meeting. Tom Lykos, local builder, was present as well. Discussed pay scales, discussed recruiting for open positions. Discussed implementing training programs to work on promoting from within.
  James French- 4 new positions approved to fill. 1 Code Enforcement, 1 Animal Control Officer, 1 Building plans reviewer, 1 Building inspector. I have asked for an independent study to determine competitive wages. Struggling to keep employees due to neighboring counties offering higher wages, lower cost of living, sign on bonuses.

f. Building Review & Permitting Division – [James French, Department Head]

- Discussed certain repairs being forced to go through engineering for review before permits issuance. William Varian and Mario Valle gave examples of bathroom remodels being forced to go through engineering when it should not have been needed.
- Fee Schedule- We received a $2M loan from the General fund to keep operations active for this year. Reserve payroll fund has enough to sustain 3 months of operations. Contracted with Raftelis to do a fee study. Looking at 5-year plan to implement increases in fees. I want to bring the plan back to DASAC at your next meeting to review and provide your feedback. Then on to the BOCC at their October meeting to vote on.

g. Collier County Fire Review – [Michael Cruz, Captain]

No Report- Not present

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

- 613 permits came in. 2 day turn around on plan review. 44 permits were in turned around in 1 ½ day turn around. Next day on inspections. 1365 new construction inspections. 2 open Plan reviewer positions.

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

- Handfull of Code Lein relief applications come through that are moving forward to the BCC. Due to change in ownership/property sales.
  William Varian- From June-July cases/inspections doubled. Any specific reason?
  Thomas Iandimarino- Catching up on inspections that were missed while staff was out on training/vacations from the previous months. A saturation patrol was done down Golden Gate Blvd and cross streets.
  Mario Valle- How is the program going since you took over Animal control?
  Thomas Iandimarino- Animal control officers we have are doing a good job. We are struggling to hire qualified people who will stay and can handle the hard parts of the job.

j. Public Utilities Department – [Stephen Sarabia, Project Manager II]

- Nothing new to report.

k. Transportation Management Services, Transportation Engineering – [Lorraine Lantz, Manager]

- Access management policy has been updated and revised. New Resolution number is 2025-150. Mike Sawyer will be sending it out and it will be posted on our website.
- Ribbon cutting for Immokalee Tiger project has been rescheduled for 10/1/25 at 9:30am.
- Golden Gate Parkway Corridor study will host a public meeting in November. Tentatively scheduled for November 20th, 2025.
  Clay Brooker- Wilson extension has been put on hold. Can you explain why.
  Lorraine Lantz- Put it on hold to look at additional alignments, look into the mine, coordinate with property owners and the landfill operations.

6. NEW BUSINESS

a. PL20250009062 - Reasonable Accommodation for Certified Recovery Residencies LDCA
Heidi Ashton- Cicko-Managing Assistant County Attorney
Courtney DaSilva- Assistant County Attorney
Petition PL20250009062 in relation to Florida Statute 397.487

Clay Brooker- Can you give a summary of what we are creating. Why we are doing this and give us an example of what kind of accommodation might be requested of the BCC.
Heidi Ashton-Cicko- Occupancy related accommodations.
Clay Brooker- The RUB is going to be traditional family home with 6 occupants and is now going to have 8 unrelated recovering individuals living there. Is notice going out to all surrounding homes and is there opportunity to be heard?
Heidi- Notice will go out to residents within 150ft of the property. Decision must be made within 60 days and back to the property owner.
Clay Brooker- Is the 150ft and not advertised the parameters in the State Law or is that what the county is proposing?
Heidi- Zoning director will have to look at compatibility before making a decision.
William Varian- Could this be an existing residence that is adapted or remodeled.
Heidi- They generally go into a single-family home. But it could be a request for reasonable accommodation. We are trying to prevent density from being an issue.
Mark McLean- Is there a requirement for supervision on site
Courtney- There is a separate state statute that will govern how many people need to supervise depending on occupancy.
Mark McLean- This allows occupancy up to 8, does that state statute say 6 or 10 and if this is 8 would be unsupervised.
Courtney- The state statute has classification levels depending on how many occupants are actually in the home. That statute will dictate how many supervisors need to be there. That is unrelated to this process
Heidi- Currently in certain zoning districts you can have up to 6 unrelated people. This does not address density. That is not what this ordinance is about. If you want to make a recommendation that density should be something that is considered as part of a reasonable accommodation process, you can make the recommendation.
Clay Brooker- Density is not on the table for negotiation when it comes to accommodation. That's what's written in the code as proposed. There is also a safeguard built in where compatibility is required. The required notice should be larger than 150ft.

Heidi- As to the 6 resident sober home, we are currently preempted. We are limiting the reasonable accommodation request to design standards as opposed to number occupants.
William Varian- Does this allow for this to happen everywhere.
Heidi- We feel it does if we open the density. That is why we have excluded it. As we evaluate the federal law, we might have to open it up and include density**.**
Clay Brooker- There is overconcentration limitation here. The burden would be on the applicant to show there is not an overconcentration of recovery residences in near proximity to one another.
Mark McLean- Could an HOA guideline supersede this?
Heidi- This state law does not preempt the HOA rules you agree to when you buy in.
Clay Brooker- Motion to recommend approval with the following suggestions.

1. Density exclusion as a reasonable accommodation be kept included in the proposal.
2. Notice to surrounding properties owners be increased from 150ft to 500ft in the urban areas and 1000ft in the rural areas.
3. In regard to proximity definition, we will adopt what is already in the code as 1000ft.

Motion seconded- Jeff Curl.
Motion passed unanimously

b. PL20250005385 - Scrivener's Errors and Cross-Reference Corrections LDCA
Angela Galiano, Planner II, Zoning, GMCD
LDR Subcommittee reviewed and approved on 8/19/2025
Motion to Approve- Clay Brooker
Motion seconded by- Mark McLean
Motion passed unanimously

c. PL20250006145 - Removal of Prohibited Exotic Vegetation LDCA
Eric Johnson, LDC Planning Manager, GMCD
2023- Commissioner Hall asked the staff to update the LDC as it pertains to the removal of exotic vegetation. LDCA-PL20230018350. Subcommittee reviewed approval with changes.
DSAC recommended denial February 7th, 2024**.**
Collier County Planning commission recommended denial**.**
BOCC voted to continue. Staff drafted new language**.**

New petition
Main change in language is

- If a property has a CO for a principal dwelling that the applicant on an estate zoned lot shall only be responsible for removing exotics within 30 feet of the proposed addition or modification submitted on or after December 12th, 2023.

Jeff Curl- We should be encouraging exotic removal. Not writing an ordinance to exempt it. For wildfire 2prevention, reduce fire load.
Clay Brooker- We discussed this at the LDC subcommittee meeting. Existing code requires removal of all exotics.
Mark McLean- I make a motion based on the subcommittee's denial 3-2 we adopt their denial.

Motion to adopt denial- Mark McLean
Motion seconded by- Jeff Curl
Motion to Recommend denial passed 10-1

d. PL20250007882 - Administrative Plat Approval LDCA
Richard Henderlong, Planner III, Zoning, GMCD
Motion to approve- Jeff Curl- I move to approve the amended draft provided by staff and reviewed by legal.
Motion seconded by- Mark McLean
Motion passed unanimously

e. PL20250008677 - Plat, Replat and Construction Documents, Code of Law Amendment (Informational Item only)

f. Fee Schedule Status
Discussed in Staff announcements with James French, Department Head, GMCD

7. OLD BUSINESS

a. Review Impact Fee Recommendations – Corporate Financial & Management Services
Gino Santabarbara, Manager, Impact Fees – Corporate Financial & Management Services

William Varian- Gino would like a recommendation from this board for the impact fee review to move forward to the BCC.
Mario Valle- Impact Fee Subcommittee chairman. Vast majority of the methodology was fine. An area that board questioned was in the School impact fees, in regard to land acquisitions. Developers were contributing land at $22,000.00 per acre. That information should be adopted back into the study.
William Varian- In the study they are carrying $73,000.00 per acre. Most of the developments would be East of 951, we believe that most of those developers have made an agreement for $22,000.00 as part of their agreement. So why are we carrying $73,000.00 per acre?
Mario Valle- Has a disagreement with the Emergency Services methodology including funding to build an additional Emergency Operations Center for $14 Million dollars when we have no plans to build another EOC. It has a meaningful financial impact to the Collier County taxpayers. Impact fees will be reviewed again in 5 years. It could be re-addressed at that time.
Robert Mulhere- We talked about implementing a regular review cycle, a certain number, every couple of years. What was that?
Gino Santabarbara- Once these impact fees are approved there will be a 4-year phase in. After that we will be reviewing and addressing 2 categories per year going forward.
Nick Kouloheras- How do we change the process where the methodology is changed in future studies.

Mario Valle- Methodology has been consistent. The time in between reviews has been the issue and considerable increases because of the time has been the problem. As the impact fee committee chairman, I make a motion for the impact fees I reviewed, except for Law enforcement and corrections, that the DSAC committee accept the methodology for all of them noting that there is a question of the inclusion of the Emergency Operations Center within the EMS Impact Fee review. The BOCC should take that into consideration.
Robert Mulhere- Amendment- the inclusion of the consultants agreement to look at the potential of including a lower per acre cost in Eastern Collier.
Mario Valle- Accepts the amendment.
Motion Seconded- Robert Mulhere
Motion passed unanimously.

Mario Valle excused himself for the discussion on Law Enforcement and Corrections.

Law Enforcement and corrections- Impact Fee
Motion to Approve- Robert Mulhere
Motion seconded-
Motion passed unanimously

8. COMMITTEE MEMBER COMMENTS
None

9. ADJOURN

There being no further business for the good of the County, the meeting was adjourned at 5:00PM.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE

William Varian, Chairman

These minutes were approved by the Committee/Chairman on 10/1/25,
(check one) as submitted ✓ or as amended _____.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

August 21, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Collier County, Florida

September 03, 2025
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee** will meet on **Wednesday, September 03, 2025,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Heather Cartwright-Yilmaz at (239) 252-8389.

###

Collier County

Growth Management Community Development

Development Services Advisory Committee

Land Development Review Subcommittee

Tuesday, September 16, 2025
3:00 pm

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

Please contact Eric Johnson at (239) 252-2931 or Eric.Johnson@colliercountyfl.gov if you have any questions or wish to meet with staff.

Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

DSAC – Land Development Review Subcommittee
2025 Land Development Code Amendments

Agenda
Tuesday, September 16, 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. Old Business
4. New Business
    a. PL20240006969 - Rural Fringe Mixed Use District (RFMUD) Restudy – LDCA
    b. PL20250010243 - Development Order Process and Timeframes – LDCA
5. Public Speakers
6. Reminders of Upcoming DSAC-LDR Subcommittee Meeting Dates Discussion:
    a. Tuesday, November 18, 2025
    b. Tuesday, December 16, 2025
7. Adjourn

For more information, please contact Eric Johnson at (239) 252-2931
or at Eric.Johnson@colliercountyfl.gov

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20240006969

ORIGIN
Growth Management Community Department (GMCD)

SUMMARY OF AMENDMENT
This Land Development Code (LDC) amendment proposes to update the Rural Fringe Mixed Use District (RFMUD) in concert with the changes approved to the Growth Management Plan (GMP) with the adoption of Ordinance 2023-25 and Ordinance 2025-16. 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	08/19/2025

LDC SECTION TO BE AMENDED	
02.03.07	Overlay Zoning Districts
02.03.08	Rural Fringe Zoning Districts
02.06.01	Generally

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND

On May 23, 2023, the Board adopted Ordinance 2023-25, which consisted of amending Future Land Use Element (FLUE), Future Land Use Map (FLUM) and Map series as part of the RFMUD restudy. This LDC amendment implements updates to the LDC resulting from the approved RFMUD restudy and subsequent Board adopted GMP clean-up, Ordinance 2025-16, as follows: increasing of the number of base Transfer of Development Rights (TDR) credits generated per acre/per nonconforming lot, increasing of density on receiving lands for affordable housing, allowance of active recreation in the sending lands as conditional uses, addition of Belle Meade Hydrologic Enhancement Overlay (BMHEO) provisions, changes to Environmental Restoration and Maintenance TDR Bonus credit generation, introduction of Business and Industrial Uses in the receiving lands with specific uses, development standards and locational criteria to be identified within the LDC, introduction of Neighborhood commercial uses within Affordable Housing projects with specific uses, design standards, development standards and locational criteria to be identified within the LDC, additional development standards and location criteria for housing that is affordable within the RFMUD receiving lands, addition of clustering provisions for RFMUD sending lands, addition of Conservation TDR Credits, changes to Rural Village design criteria and density bonus for low-income residential units provided, and reduction of open space requirement for housing that is affordable projects.

FISCAL & OPERATIONAL IMPACTS
The fiscal impacts to Collier County resulting from this amendment are for staff time to prepare the amendment and costs for the associated legal advertising/public notice for

GMP CONSISTENCY
The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

the public hearings. Funds will be available from the Unincorporated Area General Fund (1011) and the Comprehensive Planning Cost Center.

EXHIBITS: A) None

Amend the LDC as follows:

2.03.07 – Overlay Zoning Districts

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

D. Special Treatment Overlay (ST)

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

4. Transfer of Development Rights (TDR).

a. Purpose, Intent and Applicability.

i. *Purpose*. The primary purpose of the TDR process is to establish an equitable method of protecting and conserving lands determined to have significant environmental value, including large connected wetland systems and significant areas of habitat for listed species; and
To provide a viable mechanism for property owners of such environmentally valuable lands to recoup lost value and development potential which may be associated with the application of environmental preservations standards to such lands.

ii. *Intent*. These TDR provisions are intended to accomplish the above stated purpose through an economically viable process of transferring development rights from less suitable non-RFMU sending areas to more suitable non-RFMU receiving areas, and from ~~non-RFMU sending areas, and~~ less suitable RFMU receiving, neutral and sending lands to more suitable ~~non-RFMU receiving areas and~~ RFMU receiving lands and non-RFMU receiving areas.

iii. *Applicability*. These TDR provisions shall be applicable to those areas specifically identified in (b), (c) and (d) below. These TDR provisions shall not be applicable to the any transfer of development rights within the RLSA District.

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

c. TDR credits from RFMU sending lands: General Provisions.

i. Creation of TDR credits.

a) TDR credits are generated from RFMU sending lands at a rate of 2~~1~~ TDR credits per 5 acres of RFMU ~~S~~sending ~~L~~land or, for those legal non-conforming lots or parcels of less than 5 acres that were in existence as of June 22, 1999, at a rate of 2~~1~~ TDR credits per legal non-conforming lot or parcel.

b) For lots and parcels 5 acres or larger, the number of TDR credits generated shall be calculated using the following formula:

# of acres x 0.42 = # of TDR credits generated.

Where the number of TDR credits thus calculated is a fractional number, the number of TDR credits created shall be rounded to the nearest 1/100th.

ii. Creation of TDR Bonus credits. TDR Bonus credits shall only be generated from RFMU sending land property from which TDR credits have been severed. The three types of TDR Bonus credits are as follows:

a) Environmental Restoration and Maintenance Bonus credits. Environmental Restoration and Maintenance Bonus credits are generated at a rate of up to 0.6 1 credits for each TDR credit severed from that RFMU sending land for which a Restoration and Management Plan (RMP) has been accepted by the County but in no case less than 0.2 TDR credits per acre. In order for the County to be accepted an RMP, a the RMP shall satisfy the following:

i) 1) The RMP shall include a listed species management plan.

ii) 2) The RMP shall comply with the criteria set forth in LDC section 3.05.08.A., and B.

iii) 3) The RMP shall provide financial assurance, in the form of a letter of credit or similar financial security, establishing that the RMP shall remain in place and be performed, until the earlier of the following occurs:

1) a. Viable and sustainable ecological and hydrological functionality has been achieved on the property as measured by the success criteria set forth in the RMP.

2) b. The property is conveyed to a County, state, or federal agency as provided in b) below.

iv) 4) The RMP shall provide for the exotic vegetation removal and maintenance to be performed by an environmental contractor acceptable to the County.

v) In the case of legal nonconforming lots or parcels in existence as of June 22, 1999, where such lot or parcel is less than 5 acres, up to three TDR credits may be severed from said lot or parcel depending on the activities contained in this section that are performed. The generation rate of bonus credits shall be based on the type of activity completed and meeting additional criteria as follows:

1) Exotic vegetation removal, non-native vegetation and nuisance or invasive plant control and maintenance shall generate 0.2 TDR credits for each acre of exotic vegetation removal, and control and maintenance.

2) Listed species restoration areas, other than wading birds, shall generate 0.3 TDR credits for each acre of restored land that has met applicable success criteria as determined by the permitting or commenting agency authorizing said restoration.

3) Wading bird restoration areas shall generate 0.4 TDR credits for each acre of restored land that has met applicable success criteria as determined by the permitting or commenting agency authorizing said restoration.

4) Connector wetlands and flow way restoration areas shall generate 0.6 TDR credits for each acre of restored land that has met applicable success criteria as determined by the permitting or commenting agency authorizing said restoration.

5) Large mammal corridor creation, restoration, or enhancement shall generate 0.6 TDR credits for each acre of land created, restored, or enhanced upon demonstration that the respective activities have met applicable success criteria as determined by the permitting or commenting agency authorizing said activities. The awarding of the 0.6 TDR credits may be phased to coincide with a phased implementation process in accordance with the permitting or commenting agency.

6) Invasive exotic vegetation removal and dedication of a "Flow-Way Easement" to Collier County shall generate 0.2 TDR credits for each acre of such land. Properties shall be located entirely or partially within the Belle Meade Hydraulic Enhancement Overlay (BMHEO), as depicted on the BMHEO Map of the FLUM series. This bonus TDR credit shall only be applicable within two (2) years of the effective date of adoption in the FLUE (adopted May 23, 2023). The County will assume the responsibility for the recording of the "Flow-Way Easement" and the perpetual exotic maintenance of the parcel as a condition of the property owner granting the easement.

b) Conveyance Bonus credits. Conveyance Bonus credits are generated at a rate of 1 credit for each TDR credit severed from that RFMU sending land that is conveyed in fee simple to a government agency as a gift, or to a not-for-profit entity or land trust, approved by the Board of County Commissioners, by gift. Conveyance Bonus credits shall only be generated from those RFMU sending land properties on which an RMP has been accepted as provided in a) above.

c) Belle Meade Flow-Way TDR Bonus. Owners of private property located entirely or partially within the BMHEO (adopted May 23, 2023), as depicted on the BMHEO Map, are eligible to transfer development rights from Sending Lands at a maximum rate of 0.4 TDR credits per acre (two TDR credits per five acres) or legal nonconforming lot of record in exchange for providing a "Flow-Way Easement" to Collier County. Eligibility is limited to within two years of adoption of the establishment of the BMHEO. Eligible parcels area identified on the Belle Meade Hydrologic Enhancement Overlay Area Flow-Way TDR Bonus Credit Eligibility Map, adopted by separate resolution. ~~Early Entry Bonus credits. Early Entry Bonus credits shall be generated at a rate of 1 additional credit for each TDR credit that is severed from RFMU sending land for the period from March 5, 2004, until September 27, 2022, unless further extended by resolution by the Board of County Commissioners. Early Entry Bonus credits shall cease to be generated after the termination of this early entry bonus period. However, Early Entry Bonus credits may continue to be used to increase density in RFMU and non- RFMU Receiving Lands after the termination of the Early Entry Bonus period.~~

iii. Calculation of TDR Bonus credits.

a) Environmental Restoration and Maintenance Bonus credits are calculated as follows:

TDR credits generated from property × % property subject to an approved RMP.

b) Conveyance Bonus credits are calculated as follows:

TDR credits generated from property × % property subject to an approved RMP and conveyed as provided in ii.b) above.

~~c) Early Entry Bonus credits are calculated as follows:~~

~~# TDR credits generated within Early Entry period × 1.~~

c) Belle Meade Flow-Way Bonus credits are calculated as follows:

TDR credits generated from property × % property subject to an approved RMP and conveyed as provided in ii.c) above.

iv. Receipt of TDR credits or TDR Bonus credits from RFMU sending lands. TDR credits or TDR Bonus credits from RFMU sending lands may be redeemed into Urban Areas, the Urban Residential Fringe, and RFMU receiving lands, as provided in subsections 2.03.07 D.4.~~d~~ e. and ~~e~~f. below.

v. Prohibition on redemption of fractional TDR credits and TDR Bonus credits. While fractional TDR credits and TDR Bonus credits may be created, as provided in (ii) above, TDR credits and TDR Bonus credits may only be redeemed in increments of whole, not fractional, dwelling units. Consequently, fractional TDR credits and fractional TDR Bonus credits must be aggregated to form whole units, before they can be utilized to increase density in either non-RFMU Receiving Areas or RFMU ~~R~~receiving lands.

vi. Prohibition on severance of development rights.

a) ~~Neither~~ TDR credits ~~nor TDR Early Entry Bonus credits~~ shall not be generated from RFMU sending lands where a conservation easement or other similar development restriction prohibits the residential development of such property, with the exception of those TDR Early Entry Bonus credits associated with TDR credits severed from March 5, 2004, until July 20, 2023, (the effective date of Ordinance No. 2023-25, that amended the Growth Management Plan

to eliminate the TDR Early Entry Bonus credit) ~~[the effective date of this provision]~~. Environmental Restoration and Maintenance Bonus credits and Conveyance Bonus credits may only be generated from those RFMU sending lands where a conservation easement or other similar development restriction on development was imposed in conjunction with the severance of TDR credits.

b) Neither TDR credits nor any TDR Bonus credits shall be generated from RFMU sending lands that were cleared for agricultural operations after June 19, 2002, for a period of twenty-five (25) years after such clearing occurs.

d. TDR credits from RFMU neutral lands or receiving lands, including lands within the NBMO: General Provisions.

i. Creation of TDR credits from RFMU neutral lands or receiving lands, including lands within the NBMO. A TDR credit shall be issued to the owner of private property for each five (5) acre parcel or legal nonconforming lot of record designated neutral lands, or receiving Lands, including lands within the NBMO, at the transfer rate of one (1) TDR credit for each five acres or legal nonconforming lot of record, utilized for conservation use. A perpetual easement shall be placed on such conservation lands used for conservation uses to protect these lands in perpetuity. A restrictive covenant in favor of Collier County will be placed on lands used for conservation restricting the use in perpetuity to protect against non-conservation development. This TDR credit shall not apply to receiving lands or neutral lands, including lands within the NBMO that are preserved within a development project to comply with Native Vegetation Preservation requirements.

ii. Receipt of TDR credits from RFMU neutral lands, or receiving lands, including receiving lands within the NBMO. TDR credits from RFMU neutral lands, or receiving lands, including receiving lands within the NBMO may be redeemed into Urban Areas, the Urban Residential Fringe, and RFMU receiving lands, as provided in LDC subsections 2.03.07 D.4.e. and f. below.

iii. Prohibition on redemption of fractional TDR credits. While fractional TDR credits may be created, TDR credits may only be redeemed in increments of whole, not fractional, dwelling units.

e~~d~~. Redemption of TDRs into non-RFMU receiving areas. Redemptions into the Urban Residential Fringe shall be permitted exclusively through the use of TDR credits and TDR Bonus credits derived from the RFMU to increase density by a maximum of 1.0 dwelling units per acre, allowing for a density increase from the existing allowable base density of 1.5 dwelling units per acre to a maximum of 2.5 dwelling units per gross acre.

~~i. Redemption of TDRs into urban area.~~

~~a) Maximum density increase. In order to encourage residential in-fill in urban areas of existing development outside of the Coastal High Hazard Area, a maximum of 3 residential dwelling units per gross acre may be requested through a rezone petition for projects qualifying under this residential infill provisions of the Future Land Use Element density Rating System, subject to the applicable provisions of Chapters 2 and 9 of this Code, and the following conditions:~~

~~i) The project is 20 acres or less in size;~~

~~ii) At time of development, the project will be served by central public water and sewer;~~

~~iii) The property in question has no common site development plan in common with adjacent property;~~

~~iv) There is no common ownership with any adjacent parcels; and~~

~~v) The parcel in question was not created to take advantage of the in-fill residential density bonus and was created prior to the adoption of this provision in the Growth Management Plan on January 10, 1989.~~

~~vi) Of the maximum 3 additional units, one (1) dwelling unit per acre shall be derived from RFMU sending lands and redeemed at Site Plan or prior to Plat recordation.~~

~~b) Developments which meet the residential infill conditions i) through v) above may increase the base density administratively through a Site Development Plan or Plat approval by a maximum of one dwelling unit per acre by redeeming additional density derived from RFMU district Sending Lands.~~

~~ii. Redemptions into the Urban Residential Fringe shall be permitted exclusively through the use of TDR credits and TDR Bonus credits derived from RFMU sending lands located within one mile of the Urban Boundary to increase density by a maximum of 1.0 dwelling units per acre, allowing for a density increase from the existing allowable base density of 1.5 dwelling units per acre to a maximum of 2.5 dwelling units per gross acre.~~

f~~e~~. Redemption into RFMU receiving lands.

i. Maximum density on RFMU receiving lands when TDR credits are redeemed.

a) The base residential density allowable shall be as provided in sections 2.03.08 A.2.a.(2)(a) and 2.03.08 A.2.b.(3)(a).

b) The density achievable through the redemption of TDR credits and TDR Bonus credits into RFMU receiving lands shall be as provided for in section 2.03.08 A.2.a.(2)(b)(i) outside of rural villages and sections 2.03.08 A.2.b.(3)(b) and 2.03.08 A.2.b.(3)(c)~~(i)~~ inside of rural villages.

ii. Remainder uses after TDR credits are severed from RFMU sending lands. Where development rights have been severed from RFMU district Sending Lands, such lands may be retained in private ownership and may be used as set forth in LDC section 2.03.08 A.4.b.

g~~f~~. Procedures applicable to the severance and redemption of TDR credits and the generation of TDR Bonus credits from RFMU sending lands.

i. General. Those developments that utilize such TDR credits or TDR Bonus credits are subject to all applicable permitting and approval requirements of this Code, including but not limited to those applicable to site development plans, plat approvals, PUDs, and DRIs.

a) The severance of TDR credits ~~and the generation of Early Entry Bonus credits~~ from RFMU sending lands does not require further approval of the County if the County determines that information demonstrating compliance with all of the criteria set forth in ii.a) below has been submitted. However, those developments that utilize such TDR credits and Early Entry Bonus credits are subject to all applicable permitting and approval requirements of this Code, including but not limited to those applicable to site development plans, plat approvals, PUDs, and DRIs.

b) The generation of Environmental Restoration and Maintenance Bonus credits and Conveyance Bonus credits requires acceptance by the County of a RMP.

ii. In order to facilitate the County's monitoring and regulation of the TDR Program, the County shall serve as the central registry for all TDR severances, transfers (sales) and redemptions, as well as maintain a public listing of TDR credits available for sale along with a listing of purchasers seeking TDR credits. No TDR credit generated from RFMU sending lands, may be utilized to increase

density in any area unless the following procedures are complied with in full.

a) TDR credits shall not be used to increase density in either non-RFMU Receiving Areas or RFMU receiving lands until severed from RFMU sending lands. TDR credits shall be deemed to be severed from RFMU sending lands at such time as a TDR credit Certificate is obtained from the County. TDR credit Certificates shall be issued only by the County and upon submission of the following:

i) ~~a~~A legal description of the property from which the RFMU TDR credits originated, including the total acreage;

ii) ~~a~~A title opinion establishing that, prior to the severance of the TDR credits from RFMU sending lands, such sending lands were not subject to a conservation restriction or any other development restriction that prohibited residential development;

iii) ~~a~~An affidavit, signed by the owner, stating that the property was not subject to a conservation restriction or any other development restriction that prohibited residential development during the period between the effective date of the title opinion and conservation easement recordation;

iv) ~~a~~An executed Limitation of Development Rights Agreement, prepared in accord with the form provided by the County, that limits the allowable uses on the property after the severance of TDR credits as set forth in LDC section 2.03.08 A.4.b.; and

v) ~~a~~A statement attesting that the TDR credits are not being severed from RFMU sending lands in violation of LDC ~~sub~~section 2.03.07 D.4.c.vi.b) ~~of the Code~~.

vi) ~~d~~Documented evidence that, if the property from which TDRs are being severed is subject to a mortgage, lien, or any other security interest; the mortgagee, lien holder, or holder of the security interest has consented to the recordation of the Limitation of Development Rights Agreement required for TDR severance; transfer (sale) of TDR credit; and redemption of TDR credit.

b) TDR Bonus credits shall not be used to increase density in either non-RFMU receiving areas or RFMU receiving lands

until a TDR credit certificate reflecting the TDR Bonus credits is obtained from the County and recorded.

~~1)~~ ~~Early Entry Bonus credits. All TDR credit certificates issued by the County for the period from the effective date of this provision until September 27, 2022, unless further extended by resolution by the Board of County Commissioners, shall include one Early Entry Bonus credit or fractional Early Entry Bonus credit for each TDR credit or fractional TDR credit reflected on the TDR credit certificate. Where TDR credits were severed from March 5, 2004, until the effective date of this provision, the County shall, upon receipt of a copy of the TDR credit certificate reflecting those previously severed TDR credits, issue a TDR credit certificate entitling Early Entry Bonus credits equal in number to the previously severed TDR credits.~~

1~~2~~) Environmental Restoration and Maintenance Bonus credit. A TDR certificate reflecting Environmental Restoration and Maintenance Bonus credits shall not be issued until the County has accepted a RMP for the sending lands from which the Environmental Restoration and Maintenance Bonus credit is being generated. Any sending lands from which TDR credits have been severed may also be used for mitigation programs and associated mitigation activities and uses in conjunction with any county, state or federal permitting. Where the Environmental Restoration and Maintenance Credit is applied for sending lands that are also being used (title or easement) for mitigation for permits or approvals from the U.S. Army Corps of Engineers, U. S. Fish and Wildlife Service, Florida Department of Environmental Protection, Florida Fish and Wildlife Conservation Commission, or the South Florida Water Management District, the County shall accept as the RMP for the sending mitigation lands, the restoration and/or maintenance requirements of permits issued by any of the foregoing governmental agencies for said lands.

2~~3~~) Conveyance Bonus credit. A TDR certificate reflecting Conveyance Bonus credits shall not be issued until the County has accepted a RMP for the Sending Lands from which the Conveyance Bonus credit is being generated and such sending lands have been conveyed, in fee simple, to a County, state, or federal government agency.

c) A PUD or DRI utilizing TDR credits or TDR Bonus credits may be conditionally approved, but no subsequent application for site development plan or subdivision plat within the PUD or DRI shall be approved, until the developer submits the following:

i) Documentation that the developer has acquired all TDR credits and TDR Bonus credits needed for that phase of the development that is the subject of the site development plan or subdivision plat.

d) The developer shall provide documentation of the acquisition of full ownership and control of all TDR credits and TDR Bonus credits needed for the development prior to the approval of any site development plan, subdivision plat, or other final local development order, other than a PUD or DRI.

e) Each TDR credit shall have an individual and distinct tracking number, which shall be identified on the TDR certificate that reflects the TDR credit. The County TDR Activity Log shall maintain an ongoing database that categorizes all TDR credits relative to severance, transfer (sale) and redemption activity.

f) Each TDR Bonus credit shall have an individual and distinct tracking number, which shall be identified on the TDR certificate and which shall identify the specific TDR credit associated with the TDR Bonus credit. The County TDR Registry shall maintain a record of all TDR Bonus credits, to include a designation of those that have been expended.

g) The County bears no responsibility to provide notice to any person or entity holding a lien or other security interest in Sending Lands that TDR credits have been severed from the property or that an application for such severance has been filed.

hg. Proportional utilization of TDR credits and TDR Bonus credits. Upon the issuance of approval of a site development plan or subdivision plat that is part of a PUD or DRI, TDR credits and TDR Bonus credits shall be redeemed at a rate proportional to percentage of the PUD or DRI's approved gross density that is derived through TDR credits and TDR Bonus credits. All PUDs and DRIs utilizing TDR credits and TDR Bonus credits shall require that the rate of TDR credit and TDR Bonus credits consumption be reported through the monitoring provisions of section 10.02.12 and subsection 10.02.07.C.1.b of this Code.

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2.03.08 – Rural Fringe Zoning Districts

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.

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2. RFMU receiving lands. RFMU receiving lands are those lands within the RFMU district that have been identified as being most appropriate for development and to which residential development units may be transferred from RFMU sending lands. Based on the evaluation of available data, RFMU receiving lands have a lesser degree of environmental or listed species habitat value than RFMU sending lands and generally have been disturbed through development or previous or existing agricultural operations. Various incentives are employed to direct development into RFMU receiving lands and away from RFMU sending lands, thereby maximizing native vegetation and habitat preservation and restoration. Such incentives include, but are not limited to: the TDR process; clustered development; density bonus incentives; and, provisions for central sewer and water. Within RFMU receiving lands, the following standards shall apply, except as noted in LDC subsection 2.03.08 A.1 above, or as more specifically provided in an applicable PUD.

a. Outside rural villages.

(1) NBMO Exemption. Except as specifically provided herein NBMO Receiving Lands are only subject to the provisions of LDC section 2.03.08 C & LDC section 2.03.07 D.4.d.

(2) Maximum Density.

(a) Base density. The base residential density allowable within RFMU receiving lands, exclusive of the applicable density blending provisions set forth in LDC section 2.05.02, is 1 unit

per 5 gross acres (0.2 dwelling units per acre) or, for those legal nonconforming lots or parcels in existence as of June 22, 1999, 1 unit per lot or parcel.

(b) Additional density

i. Additional Density Allowed Through the TDR Process. Outside of rural villages, the maximum density achievable in RFMU Receiving Lands through TDR credits and TDR Bonus Credits is 1 dwelling unit per acre.

a) Clustering Required. Where the transfer of development rights is employed to increase residential density within RFMU receiving lands, such residential development shall be clustered in accordance with the following provisions:

i) Central water and sewer shall be extended to the project. Where County sewer or water services may not be available concurrent with development in RFMU receiving lands, interim private water and sewer facilities may be approved.

ii) The maximum lot size allowable for a single-family detached dwelling unit is 1 acre.

iii) The clustered development shall be located on the site so as to provide to the greatest degree practicable: protection for listed species habitat; preservation of the highest quality native vegetation; connectivity to adjacent natural reservations or preservation areas on adjacent developments; and, creation, maintenance or enhancement of wildlife corridors.

b) Minimum Project Size. The minimum project size required in order to receive transferred dwelling units is 40 contiguous acres, except that no minimum project size is required for the Receiving Lands areas along Immokalee Road.

c) Emergency Preparedness. In order to reduce the likelihood of threat to life and property from a tropical storm or hurricane event any development approved under the provisions of this section shall demonstrate that adequate emergency preparedness and disaster prevention measures have been taken by, at a minimum:

i) Designing community facilities, schools, or other public buildings to serve as storm shelters if located outside of areas that may experience inundation during a Category 1 or worse storm event. While the need to utilize such shelters will be determined on a case-by-case basis, areas which are susceptible to inundation during such storm events are identified on the Sea, Lake, and Overland Surge from Hurricane (SLOSH) Map for Collier County.

ii) Evaluating impacts on evacuation routes, if any, and working with the Collier County Emergency Management staff to develop an Emergency Preparedness Plan to include provisions for storm shelter space, a plan for emergency evacuation, and other provisions that may be deemed appropriate and necessary to mitigate against a potential disaster.

iii) Working with the Florida Division of Forestry, Collier County Emergency Management staff, and the managers of any adjacent or nearby public lands, to develop a Wildfire Prevention and Mitigation Plan that will reduce the likelihood of threat to life and property from wildfires. This plan shall address, at a minimum: project structural design; the use of materials and location of structures so as to reduce wildfire threat; firebreaks and buffers; water features; and, the rationale for

prescribed burning on adjacent or nearby lands.

ii. Additional density allowed through the provisions of housing that is affordable. Outside of rural villages, the maximum density achievable in RFMU Receiving Lands through housing that is achievable provisions is 12.2 dwelling units per acre, subject to an affordable housing density bonus agreement consistent with LDC Section 2.06.06. TDR credits are not required or allowed to achieve density. Where the provisions of housing that is affordable are employed to increase residential density within RFMU receiving lands, such residential development shall be clustered in accordance with the following provisions:

a) The project shall be located along a road classified as an arterial or collector or located along a road that has direct access to an arterial or collector street. The project shall be located no further than one-half mile (2,640 feet) from an arterial or collector street.

b) Central water and sewer shall be extended to the project.

c) The maximum lot size allowable for a single-family detached dwelling unit is 1 acre.

d) The clustered development shall group principal buildings and structures together into one or more groups on a portion of the site to the greatest degree practicable to create more expansive and less fragmented open space areas with priority placed on the following: Protection for listed species habitat; preservation of the highest quality native vegetation; connectivity to adjacent natural reservations or preservation areas on adjacent developments; and, creation, maintenance or enhancement of wildlife corridors. The development shall be sited to lessen the land area devoted to roads and infrastructure within the development.

e) Emergency Preparedness. The cluster development shall demonstrate that adequate emergency preparedness and

disaster prevention measures have been taken as set forth in LDC section 2.03.08 A.2.a.(2)(b)(i)c).

iii. Additional density Allowed Through Other Density Bonuses. Once a density of one (1) unit per acre is achieved through the use of TDR credits and TDR Bonus credits, additional density may be achieved as follows:

a) A density bonus of 0.1 unit per acre shall be allowed for the preservation of additional native vegetation as set forth in Section 3.05.07 E.1. of the Code.

b) A density bonus of 0.1 units per acre shall be allowed for projects that incorporate those additional wetlands mitigation measures set forth in LDC ~~S~~section 3.05.07 F.~~4.b~~3.g.ii. ~~of the Code~~.

(3) Allowable Uses.

(a) The Table of Uses identifies uses as permitted uses (P) or conditional uses (CU). Conditional uses shall require approval in accordance with the procedures set forth in LDC section 10.08.00.

~~(a) Uses Permitted as of Right. The following uses are permitted as of right, or as uses accessory to permitted uses:~~

~~i. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and aquaculture for native species subject to the State of Florida Fish and Wildlife Conservation Commission permits. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:~~

~~a) Fighting or baiting any animal by the owner of such facility or any other person or entity.~~

~~b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.~~

c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

ii. Single-family residential dwelling units, including mobile homes where a mobile home Zoning Overlay exists.

iii. Multi-family residential structures, if clustering is employed.

iv. Rural villages, subject to the provisions set forth under section 2.03.08 A.2.b. below.

v. Dormitories, duplexes and other types of staff housing, as may be incidental to, and in support of, conservation uses.

vi. Family Care Facilities: 1 unit per 5 acres and subject to section 5.05.04 of this Code.

vii. Staff housing as may be incidental to, and in support of, safety service facilities and essential services.

viii. Farm labor housing limited to 10 acres in any single location:

a) Single family/duplex/mobile home: 11 dwelling units per acre; and

b) Multifamily/dormitory: 22 dwelling units/beds per acre.

ix. Sporting and Recreational camps not to exceed 1 cabin/lodging unit per 5 gross acres.

x. Those essential services identified as permitted uses in section 2.01.03 (A) and in accordance with the provisions, conditions and limitations set forth therein.

xi. Golf courses or driving ranges, subject to the following standards:

a) The minimum density shall be as follows:

i) For golf course projects: one (1) dwelling unit per five (5) gross acres.

ii) For golf course projects not utilizing density blending Provisions set forth in the Density Rating System of the FLUE, including free standing golf courses: one TDR credit or TDR Bonus credit shall be required per five (5) gross acres for the land area utilized as part of the golf course, including the clubhouse area, rough, fairways, greens, and lakes, but excluding any area dedicated as conservation, which is non-irrigated and retained in a natural state. A TDR credit or TDR Bonus credit used to entitle golf course acreage may not also be used to entitle a residential dwelling unit.

b) Golf courses shall be designed, constructed, and managed in accordance with the Best Management Practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management. Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and BUILDING Design) have been incorporated into the golf course's design and operational procedures.

c) In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, May 1995.

d) To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:

i) The use of slow release nitrogen sources;

ii) The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;

iii) The use of an integrated pest management program using both biological and chemical agents to control various pests;

iv) The coordination of pesticide applications with the timing and application of irrigation water; and

v) The use of the procedure contained in IFAS Circular 1011, Managing Pesticides for Golf Course Maintenance and Water Quality Protection, May 1991 (revised 1995) to select pesticides that will have a minimum adverse impact on water quality.

e) To ensure water conservation, golf courses shall incorporate the following in their design and operation:

i) Irrigation systems shall be designed to use weather station information and moisture sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.

ii) Golf courses shall utilize treated effluent reuse water consistent with Sanitary Sewer Sub-Element Objective 1.4 and its policies to the extent that a sufficient amount of such water is available and the piping or other conveyance necessary for delivery of such water exists at a location abutting the golf course property boundary or within 50 feet of such boundary and accessible via existing rights of way or easements;

iii) Native plants shall be used exclusively except for special

~~purpose areas such as golf greens, fairways, and building sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze tolerant native Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.~~

~~f) Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the shoreline. Credits to the site preservation area requirements, on an acre-to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.~~

~~g) Site preservation and native vegetation retention requirements shall be those set forth in section 4.06.00 of this Code.~~

~~xii. Public educational plants and ancillary plants.~~

~~xiii. Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the~~

~~requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.~~

~~xiv. Park, open space, and recreational uses.~~

~~xv. Private schools.~~

(b) Accessory uses~~.~~ shall be regulated as follows:

i. Accessory uses as set forth in LDC section 2.03.01 ~~of this Code~~.

ii. Accessory uses and structures that are accessory and incidental to uses permitted as of right in the RFMU district.

iii. Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed, and approved on a site development plan or preliminary subdivision plat for that development. Recreational facilities may include, but are not limited to clubhouse, community center building, tennis facilities, playgrounds and playfields.

(c) Any use not listed in the Table of Uses is prohibited unless the County Manager or designee determines that it falls within the same class as a listed use through the process outlined in LDC section 1.06.00, Rules of Interpretation. ~~Conditional uses. The following uses are permissible as conditional uses subject to the standards and procedures established in LDC section 10.08.00.~~

~~i. Oil and gas field development and production, subject to state field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This~~

~~requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.~~

~~ii. Group care facilities and other care housing facilities, other than family care facilities, subject to a maximum floor area ratio of 0.45.~~

~~iii. Zoos, aquariums, and botanical gardens, and similar uses.~~

~~iv. Facilities for the collection, transfer, processing, and reduction of solid waste.~~

~~v. Community facilities, such as, places of worship, childcare facilities, cemeteries, and social and fraternal organizations.~~

~~vi. Travel trailer recreation vehicle parks, subject to the following criteria:~~

~~a) the site is adjacent to an existing travel trailer recreational vehicle site; and~~

~~b) the site is no greater than 100% of the size of the existing adjacent park site.~~

~~vii. Those essential services identified in sections 2.01.03 (G)(1) and (G)(3).~~

~~viii. In RFMU receiving lands other than those within the NBMO, asphalt and concrete batch-making plants.~~

~~ix. In RFMU receiving lands other than those within the NBMO, earth mining and extraction.~~

~~x. Wireless communication facilities, subject to LDC section 5.05.09.~~

(d) Table of Uses.

i. Agricultural		
a)	Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and aquaculture for native species subject to the State of Florida Fish and Wildlife Conservation Commission permits.	P[1]
ii. Residential		
b)	Dormitories, duplexes and other types of staff housing, as may be incidental to, and in support of, conservation uses.	P
c)	Family Care Facilities: 1 unit per 5 acres and subject to LDC section 5.05.04.	P
d)	Farm labor housing limited to 10 acres in any single location: a) Single family/duplex/mobile home: 11 dwelling units per acre; and b) Multifamily/dormitory: 22 dwelling units/beds per acre.	P
e)	Group care facilities and other care housing facilities, other than family care facilities, subject to a maximum floor area ratio of 0.45.	CU
f)	Multi-family residential structures. Subject to residential clustering provisions outlined in LDC section 2.03.08 A.3.b(2).	P
g)	Single-family residential dwelling units, including mobile homes where a mobile home Zoning Overlay exists.	P
h)	Staff housing as may be incidental to, and in support of, safety service facilities and essential services.	P
iii. Mixed Use, when developed as part of a housing that is affordable project		
a)	Any permitted use in the C-1 and C-2 zoning districts, except gasoline service stations (SIC 5541) and standalone drive-through restaurants (SIC 5812) shall be prohibited.	P[2]
b)	Amusement and recreation services, indoor (SIC 7999 martial arts, yoga and gymnastics instruction, gymnastic schools, and recreation involving physical fitness exercise only)	P[2]
c)	Amusement and recreation services, outdoor (SIC 7999 miniature golf course, bicycle, and moped rental only)	CU[2]
d)	Animal specialty services, except veterinary (SIC 0752, excluding outside kenneling)	P[2]

e)	Apparel and accessory stores (SIC 5611- 5699) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
f)	Auto and home supply stores (SIC 5531) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
g)	Bowling centers (SIC 7933)	CU[2]
h)	Business associations (SIC 8611)	P[2]
i)	Business services — miscellaneous (SIC 7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bondspersons, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories- telephone, drive- away automobile, exhibits- building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, process serving services, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, tax collection agencies, texture designers, textile folding, tobacco sheeting, window trimming and yacht broker)	P[2]
j)	Drug stores (SIC 5912)	P[2]
k)	Eating places (SIC 5812 only) with 6,000 square feet or less in gross floor area in the principal structure	P[2]
l)	Food stores (groups 5411—5499) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
m)	General merchandise stores (SIC 5331—5399, except poultry dealer) with 5,000 square feet or less of gross floor area in the principal structure.	P[2]
n)	Health services, office and clinics (SIC 8011-8049, 8071, 8092, 8099, except for blood banks, blood donor stations, plasmapheresis centers and sperm banks	P[2]
o)	Home furniture and furnishings stores (SIC 5712—5719) with 5,000 square feet or less of gross floor area in the principal structure.	P[2]
p)	Household appliance stores (SIC 5722) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
q)	Laundries, family and commercial (SIC 7211)	P[2]
r)	Membership organizations, miscellaneous (SIC 8699)	P[2]
s)	Musical instrument stores (SIC 5736) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
t)	Paint stores (SIC 5231) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
u)	Personal credit institutions (SIC 6141)	P[2]
v)	Personal services, miscellaneous (SIC 7299 - babysitting bureaus, clothing rental, costume rental, dating service, debt counseling, depilatory salons, diet workshops, dress suit rental,	P[2]

	electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure	
w)	Personnel supply services (SIC 7361 and 7363)	P[2]
x)	Physical fitness facilities (SIC 7991; 7911, except discotheques)	P[2]
y)	Political organizations (SIC 8651)	P[2]
z)	Radio, television and consumer electronics stores (SIC 5731) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
aa)	Membership sports and recreational clubs indoor only (SIC 7997)	CU[2]
bb)	Repair services - miscellaneous (SIC 7629—7631, 7699 - bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only)	P[2]
cc)	Retail nurseries, lawn and garden supply stores (SIC 5261) with 5,000 square feet or less of gross floor area in the principal structure	P[2]
dd)	Retail services - miscellaneous (SIC 5921—5963 except pawnshops and building materials, SIC 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths) with 5,000 square feet or less of gross floor area in the principal structure.	P[2]
ee)	Vocational schools (SIC 8243-8299, except automobile driving instruction, charm schools, charm and modeling finishing schools, flying instruction, hypnosis schools, survival schools and truck driving schools. Music and drama schools shall be limited to 60 decibels audible from outside	CU[2]
iv. Rural Villages		
a)	Rural villages, subject to the provisions set forth under LDC section 2.03.08 A.2.b. below.	P
v. Economic Development uses that are business and industrial uses and meet the intent of the Florida Qualified Targeted Industrial uses, as identified in the GMP.		
a)	Apparel and other finished products (2311—2399)	P[3]
b)	Business services (7311—7313, 7319, 73344—7336, 7342,7389), including auction rooms (5999), subject to parking and landscaping for retail use	P[3]
d)	Communications (4812—4899 including communications towers up to specified heights, subject to LDC section 5.05.09)	P[3]
e)	Depository and non-depository institutions (6011—6163)	CU[3]
f)	Drugs (2833—2835)	P[3]
g)	Educational services (8221- 8299)	CU[3]
h)	Electronic and other electrical equipment (3612—3699)	P[3]
i)	Engineering, accounting, research, management, and related services (8711—8748)	P[3]

k)	Food and kindred products (2011—2015 except slaughtering plants, 2021—2099)	P[3]
l)	Furniture and fixtures (2511—2599)	P[3]
n)	Health services (8011—8049, 8092, 8093)	CU[3]
o)	Holding and other investment offices (6712—6799)	CU[3]
p)	Industrial and commercial machinery and computer equipment (3511—3599)	P[3]
q)	Insurance agents, brokers, and service (6411)	CU[3]
r)	Insurance carriers (6311—6399)	CU[3]
s)	Job Training and Vocational Rehabilitation Services (8331)	CU[3]
t)	Leather and leather products (3131—3198)	P[3]
u)	Legal services (8111)	P[3]
v)	Local and suburban transit (4111—4173)	CU[3]
w)	Lumber and wood products (2426, 2431—2499)	P[3]
x)	Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks manufacturing (3812—3873)	P[3]
y)	Medical and dental laboratories (8071, 8072)	P[3]
z)	Medicinal chemicals and botanical products (2833 vitamins only)	P[3]
aa)	Miscellaneous manufacturing industries (3911—3996, 3999 including "additive manufacturing," as defined in ISO ASTM 52900)	P[3]
bb)	Miscellaneous services (8999)	CU[3]
cc)	Motion pictures (7812—7829)	P[3]
dd)	Motion pictures (7832—7833)	CU[3]
ee)	Motor freight transportation and warehousing (4212—~~42254~~4222, 4226 except oil and gas storage, and petroleum and chemical bulk stations)	P[3]
gg)	Paper and paperboard mills (2621, 2631)	CU[3]
hh)	Printing, publishing, and allied industries (2711—2796)	P[3]
jj)	Rubber and miscellaneous plastic products (3021—3089)	CU[3]
kk)	Sawmills and planing mills (2421, 2429)	CU[3]
ll)	Security brokers, dealers, and flotation companies (6211)	CU[3]
mm)	Space research and technology (9661)	P[3]
nn)	Stone, clay, glass, and concrete products (3211, 3221, 3231, 3251—3273, 3275, 3281), indoor only, with no outside storage of materials or equipment.	CU[3]
oo)	Textile mill products (2211—2298)	CU[3]
pp)	Title Abstract Offices (6541)	CU[3]
qq)	Transportation equipment (3714, 3716, 3721—3751, 3792, 3799)	P[3]
rr)	Transportation services (4724—4783, 4789 except stockyards)	CU[3]
ss)	United States Postal services (4311)	P[3]
tt)	Vocational schools (8243—8249)	P[3]
uu)	Wholesale trade—Durable goods (5012—5014, 5021—5049, 5063—5092, 5094, 5099), indoor only, with no outside storage of materials and equipment.	P[3]

vv)	Wholesale trade—Nondurable Goods (5111—5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district, 5192—5199)	P[3]
	vi. Miscellaneous	
a)	Asphalt and concrete batch-making plants in RFMU receiving lands other than those within the NBMO.	CU
b)	Community facilities, such as, places of worship, childcare facilities, cemeteries, and social and fraternal organizations.	CU
c)	Earth mining and extraction in RFMU receiving lands other than those within the NBMO	CU
d)	Essential services identified in LDC sections 2.01.03 G.1. and G.3.	CU
e)	Facilities for the collection, transfer, processing, and reduction of solid waste.	CU
f)	Golf courses or driving ranges.	P[4]
g)	Oil and gas field development and production, subject to state field development permits and Collier County non-environmental site development plan review procedures.	CU[5]
h)	Park, open space, and recreational uses.	P
i)	Private schools.	P
j)	Public educational plants and ancillary plants.	P
k)	Travel trailer recreation vehicle parks.	CU[6]
l)	Sporting and Recreational camps not to exceed 1 cabin/lodging unit per 5 gross acres.	P
m)	Zoos, aquariums, botanical gardens, and similar uses.	CU

[1] Owning, maintaining, or operating any facility or part thereof for the following purposes is prohibited:

i) Fighting or baiting any animal by the owner of such facility or any other person or entity.

ii) Raising any animal or animals that is/are intended to be ultimately used for fighting or baiting purposes.

iii) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

[2] All permitted neighborhood commercial uses within Affordable Housing projects are subject to the following standards in LDC section 2.03.08 A.2.a.(7).

[3] All permitted economic development uses shall be subject to LDC section 2.03.08 A.2.a.(8).

[4] For golf course projects, the following standards shall apply:

i) The minimum density shall be one dwelling unit per five gross acres. For golf course projects not utilizing density blending Provisions set forth in the Density Rating System of the FLUE, including free standing golf courses: one TDR credit or TDR Bonus credit shall be required per five (5) gross acres for the land area utilized as part of the golf course, including the clubhouse area, rough, fairways, greens, and lakes, but excluding any area dedicated as conservation, which is non-irrigated and retained in a natural state. A TDR credit or TDR Bonus credit used to entitle golf course acreage may not also be used to entitle a residential dwelling unit.

ii) Golf courses shall be designed, constructed, and managed in accordance with the Best Management Practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management. Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and BUILDING Design) have been incorporated into the golf course's design and operational procedures.

iii) In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, September 2012.

iv) Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the shoreline. Credits to the site preservation area requirements, on an acre- to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

v) Site preservation and native vegetation retention requirements shall be those set forth in LDC section 3.05.07

[5] Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.

[6] Subject to the following criteria:

i) The site is adjacent to an existing travel trailer recreational vehicle site; and

ii) The site is no greater than 100% of the size of the existing adjacent park site.

(4) Design Standards.

(a) Development Not Utilizing clustering, except for Mixed Use and Economic Development are subject to LDC sections 2.03.08 A.2.a.(7) and 2.03.08 A.2.a.(8), respectively:

i. Minimum lot area: 5 Acres.

ii. Minimum lot width: 165 Feet.

iii. Minimum yard requirements:

a) Front yard: 50 feet

b) Side yard: 30 feet

c) Rear yard: 50 feet

d) Nonconforming lots in existence as of June 22, 1999:

i) Front yard: 40 feet.

ii) Side yard: 10 percent of lot width, not to exceed 20 feet on each side.

iii) Rear yard: 50 feet.

(b) Clustered development:

i. Lot areas and widths:

a) Ssingle-family:

i) Minimum lot area: 4,500 square feet.

ii) Maximum lot area: One Acre.

iii) Minimum lot width: Interior lots 40 feet.

iv. Maximum lot width: 150 feet.

b) Mmulti-family:

i) Minimum lot area: One Acre.

ii) Maximum lot area: None.

iii) Minimum lot width: 150 feet.

iv) Maximum lot width: None.

ii. Minimum yard requirements:

a) Single-Family. Each single-family lot or parcel minimum yard requirement shall be established within an approved PUD, or shall comply with the following standards:

i) Front: 20 feet (Note front yard setback may be reduced to 10 feet where parking for the unit is accessed via a rear alley).

ii) Side: 6 feet.

iii) Rear: 15 feet.

iv) Accessory: Per LDC section 4.02.03.

b) Additional setbacks from roadway (s) for projects using housing that is affordable provisions:

i) No single-family dwelling may be located closer than 50 feet to a roadway classified as a public local or a collector roadway.

ii) No single-family dwelling may be located closer than 100 feet to a roadway classified as an arterial roadway.

c~~b~~) Multi-Family. For each multi-family lot or parcel minimum yard shall be established within an approved PUD, or shall comply with the following standards:

i) Setback from Arterial or Collector roadway(s): no multi-family dwelling may be located closer than 200 feet to a roadway classified or defined as an arterial roadway or 100 feet from any roadway classified or defined as a collector roadway.

ii) Additional setbacks from roadway (s) for projects using housing that is affordable provisions: no multi-family dwelling may be located closer than 75 feet to a roadway classified as a public local roadway. Requirement shall only apply to roadways external to the development. ~~Front: 30 feet.~~

iii) Front: 30 feet.

iv~~iii~~) Rear: 30 feet.

~~i~~v) Side yard/separation between any multi-family buildings: One-half of the

building height or 15 feet, whichever is greater.

vi) Accessory: Per LDC section 4.02.03.

iii. Additional setbacks for developments using housing that is affordable provisions:

a) Perimeter setbacks from all adjacent single-family residential or agriculturally zoned property shall be no less than the front setback requirement for the adjacent zoning district or a minimum of one foot (setback) per one-foot maximum zoned height for principal structures, whichever is greater.

b) Clubhouse(s), amenity centers, maintenance buildings, vehicle service areas, amenity centers that include active recreation areas such as outdoor pools, tennis courts, etc. must be located at least 350 feet from the boundaries of any adjacent conservation area or zoned RFMU sending lands.

c) Development must incorporate 100-foot-wide setbacks where adjacent to any conservation area and comply with the following:

i) No yard or dwelling unit shall be permitted within this setback.

ii) No lights, generators, pumps, other fixed motors or accessory structures except as noted below shall be permitted within this setback.

iii) Passive recreation such as hiking, jogging, biking and walking will be allowed along designated trail and boardwalk systems and must interconnect with existing trail systems.

iv) Lakes may extend into this setback but shall not incorporate lights or structures, other than drainage structures.

v) Any sewer or electrical lines that is placed within this setback must be buried.

iv~~iii~~. Height limitations

a) Principal structures

i) Single Family: 35 feet.

ii) Multi-family: Five Stories not to exceed 60 feet.

iii) Other structures: 35 feet except for golf course/community clubhouses, which may be 50 feet in height.

b) Accessory structures. 20 feet, except for screen enclosures, which may be the same height as the principal structure.

~~i~~v. Minimum floor space

a) Single Family: 800 square feet

b) Multi-family:

i) Efficiency: 450 Square feet

ii) One Bedroom: 600 square feet

iii) Two or More Bedrooms: 800 square feet

(c) Parking. As required in Chapter 4 of this Code.

(d) Landscaping. As required in Chapter 4 of this Code, except as provided below for residential projects or residential-only components of projects with a density greater than one dwelling unit per acre, including projects using housing that is affordable provisions.

i. A Type B Buffer shall be required for all project boundaries that abut property zoned or developed for single family residential use.

ii. A minimum 20-foot-wide Type D Buffer shall be required where abutting an arterial or collector roadway. At minimum, the buffer shall consist of the following at the time of planting:

a) Canopy trees, with a minimum height of 12 feet, minimum spread of six feet, and a maximum spacing of 30 feet on center. Palm trees may be installed within this buffer but shall not be used as a substitute for the required canopy trees.

a) A continuous double row of three-gallon hedges, 36 inches in height with a maximum spacing of three feet on center. The hedges shall be maintained at a minimum height of 36 inches.

b) A meandering bed of groundcover placed between the hedges and the roadway. The bed of groundcover shall be a minimum width of three feet, a maximum width of five feet, and achieve 100 percent opacity and coverage within one year of planting.

iii. All other project boundaries shall meet the buffer requirements of LDC section 4.06.02, except that palm trees shall not be substituted for canopy trees.

(e) Signs. As required in section 5.06.00 of this Code.

(5) Native vegetation Retention. As required in section 3.05.074~~.06.00~~ of this Code.

(6) Usable open space.

(a) Projects utilizing TDR credits ~~of 40 or more acres in size~~ shall provide a minimum of 70~~%~~ percent usable open space. Projects developed in accordance with LDC section 2.06.00 shall provide a minimum of 50 percent usable open space.

(b) Usable open space includes active or passive recreation areas such as parks, playgrounds, golf courses, waterways, lakes, nature trails, and other similar open spaces. Usable open space shall also include areas set aside for conservation or preservation of native vegetation and landscape areas.

(c) Open water beyond the perimeter of the site, street right-of-way, except where dedicated or donated for public uses, driveways, off-street parking and loading areas, shall not be counted towards required usable open space.

(d) For projects that provide housing that is affordable, the following standards shall apply:

i. All usable open space areas shall be part of a larger continuous and integrated open space system within the development. The development shall include an internal pedestrian circulation system that provides safe and easy access to usable open space from all portions of the development. For the purpose of this subsection, areas shall be considered part of a continuous open space system if they are within 50 feet of each other.

ii. A minimum of 60 percent of the total required usable open space shall be required as common open space. For the purpose of this subsection common open space shall include all usable open space accessible to all residents of the development.

iii. Common open space shall not be less than 30 feet in width; except for landscape buffer areas and boulevard medians.

iv. Access rights to common open space for all residents within the development shall be guaranteed. Pedestrian access to usable open space via street right-of-way crossing shall contain clearly marked crosswalks and signage.

v. Stormwater drainage and detention areas may be included as part of common open space, provided they are unfenced, and improved with walking trails, nature paths, picnic facilities, benches and similar amenities or for common use by all residents within the development.

vi. Land utilized for common open space shall be restricted to common open space in perpetuity by appropriate legal instruments satisfactory to Collier County. Such instrument shall be binding upon the owner, developer, his successors, and assigns, and shall constitute a covenant running with the land, and be in recordable form.

(7) Mixed use projects providing housing that is affordable.

(a) Project shall have an affordable housing density bonus agreement consistent with LDC section 2.06.00.

(b) The total eligible density shall not exceed the maximum density allowed pursuant to the GMP and subject to the affordable housing density bonus per LDC section 2.06.00.

(c) Residential density shall be calculated based on gross project acreage whether located within the commercial component of the project, whether located above commercial uses in the same building, in an attached building, or in a freestanding building.

(d) Projects shall comply with the design standards, development standards and locational criteria below:

i. Minimum project size shall be greater than 15 acres.

ii. Maximum floor area ratio for neighborhood commercial component: 0.30.

iii. Minimum total square footage of the residential component of the project shall consist of at least 65% of the development.

iv. No single commercial use in the commercial component shall exceed 15,000 square feet of gross leasable floor area, except that a grocery store or supermarket shall not exceed 45,000 square feet of gross leasable floor area.

v. Residential uses shall be constructed concurrently with or prior to the construction of commercial uses. The following table indicates the maximum proportion of the total permitted commercial floorspace that may be occupied for a minimum proportion of residential land uses commenced.

Phasing Limits

Minimum Residential Development	Maximum Commercial Development
25%	25%
50%	50%
75%	100%

vi. Neighborhood commercial uses shall be located within 1/4 mile of at least 50% of the total number of approved residential units.

vii. Minimum lot width: 75 feet.

viii. Minimum lot area: 10,000 square feet.

ix. Maximum height. Buildings shall have a maximum zoned height of 50 feet and a maximum actual height of 55 feet.

x. Minimum yards.

a) Perimeter setbacks from all adjacent single-family residential or agriculturally zoned property shall be no less than the front setback requirement for the adjacent zoning district or a minimum of one foot (setback) per one-foot maximum zoned height for principal structures, whichever is greater.

b) Front yard: 50% of the building height but not less than 25 feet.

c) Side yard: 25 feet.

xi. The development shall provide vehicular network interconnections between internal uses and external connections to adjoining neighborhoods and land uses. The network shall fully accommodate pedestrian, bicycle, and transit. Vehicular and pedestrian interconnection shall be provided to the property line to allow access to all connection points with the abutting development.

xii. The commercial component shall be interconnected with the residential component of the project by streets, or pedestrian pathways, and bike lanes, unless precluded by the existence of wetlands or other environmentally sensitive habitats. In such instance, no less than one type of interconnection shall be provided.

xiii. The project shall have direct access to a road classified as an arterial or collector and the type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the adjacent arterial or collector roadway.

xiv. The neighborhood commercial component of the project may be located internal to the project or along the boundary; however, if externally located, internal access roads shall be provided, so as not to promote strip commercial development along external collector and arterial roadways.

xv. Development must incorporate a setback of 150 feet where adjacent to any conservation area. In addition, the following shall apply:

a) No structure shall be permitted within this setback.

b) No lights, generators, pumps, other fixed motors or accessory structures, except as noted below, shall be permitted within this setback.

i) Passive recreation, such as hiking, jogging, biking and walking will be allowed along designated trail and boardwalk systems and must interconnect with existing trail systems.

ii) Lakes may extend into this setback but shall not incorporate lights or structures, other than drainage structures.

iii) Any sewer or electrical lines placed within this setback must be buried.

xvi. Operations.

a) There shall be no associated repair of vehicles with the commercial component.

b) The hours of operation for any eating establishment shall be limited to the hours between 5:30 a.m. to 11:00 p.m.

c) There shall be no outdoor display of merchandise associated with hardware stores.

d) There shall be no outdoor amplified sound, televisions or music within the commercial component.

xvii. Service area.

a) Loading docks, solid waste facilities, recycling facilities and other services shall be placed to the rear or side yard of

the building in visually unobtrusive locations with minimum impacts on view.

b) Refuse containers and facilities shall be hidden by an opaque wall or fencing of sufficient height to screen the bin and any appurtenances, but not less than six (6) feet in height. Chain link fencing, wood fencing and chain link gates are not allowed. Walls shall be constructed of a material compatible with the principal structure it is serving. Landscaping with vines or other plants is encouraged. Enclosures shall include solid latchable gates to avoid blowing refuse.

c) Service area recesses in the building and/or depressed access ramps should also be used where applicable.

d) Businesses are encouraged to consolidate and share refuse areas and equipment.

xviii. Landscape buffers.

a) A Type B Buffer shall be required along all project boundaries that abut property zoned or developed for single family residential use.

b) A minimum 20-foot-wide Type D Buffer shall be required where abutting an arterial or collector roadway. At minimum, the buffer shall consist of the following at the time of planting:

i) Canopy trees, with a minimum height of 12 feet, minimum spread of six feet, and a maximum spacing of 30 feet on center. Palm trees may be installed within this buffer but shall not be used as a substitute for the required shade trees.

ii) A continuous double row of three-gallon hedges, 36 inches in height with a maximum spacing of three feet on center. The hedges shall be maintained at a minimum height of 36 inches.

iii) A meandering bed of groundcover placed between the hedges and the roadway. The bed of groundcover shall be a minimum width of three feet, a maximum width of five feet, and achieve 100 percent opacity and coverage within one year of planting.

c) All other project boundaries shall meet the buffer requirements of LDC section 4.06.02, except that palm trees shall not be substituted for shade trees.

xix. Architectural design. The neighborhood commercial component of the project shall meet design guidelines identified in LDC section 5.05.08 of this LDC, except as otherwise excepted or required herein.

(8) For economic development uses allowed in accordance with LDC section 2.03.08 A.2.a.(3)(d)v.:

(a) Minimum project size. The minimum project size shall be 20 contiguous acres. The term contiguous shall include adjacent properties that are separated by either an intervening, planned, or developed public street right-of-way, provided that no such portions of separated properties are less than five acres.

(b) The project shall have direct access to a road classified as an arterial or collector. The project shall have an internal circulation system that prohibits traffic from traveling through predominantly residential areas. The types of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the adjacent arterial or collector roadway.

(c) The project shall have central water and sewer.

(d) A maximum floor area ratio shall not exceed 0.50.

(e) Minimum lot width: 100 feet.

(f) Minimum lot area: 20,000 square feet

(g) Maximum height. Buildings shall have a maximum zoned height of 50 feet and a maximum actual height of 55 feet.

(h) Minimum yards.

i. Front yard: 50 feet.

ii. Side yard: 50 feet.

iii. Rear yard: 50 feet.

iv. All yards abutting residential uses, residential zoning, or roadways classified as a collector or arterial shall comply with the transition zone height setbacks identified below.

a) For buildings with an actual height of 35 feet or less: 50 feet.

b) For buildings with an actual height of 45 feet and greater than 35 feet: 80 feet.

c) For buildings with an actual height of 55 feet and greater than 45 feet: 110 feet.

v. For lots adjacent to a water body, the minimum yard requirement is 25 feet.

(i) Parking. As required in Chapter 4 of this Code.

(j) Landscape buffers.

i. A 25-foot-wide Type C Buffer shall be required along all project boundaries that abut property zoned or developed for residential use. At minimum, the buffer shall include an architecturally finished masonry wall, berm, or combination thereof, and all must be opaque and at least six feet in height.

ii. A minimum 25-foot-wide Type C Buffer shall be required where abutting an arterial or collector roadway. At minimum, the buffer shall consist of the following at the time of planting:

a) Canopy trees, with a minimum height of 12 feet, and maximum spacing of 30 feet on center. Palm trees may be installed within this buffer but shall not be used as a substitute for the required canopy trees.

b) A continuous double row of three-gallon hedges, 36 inches in height, with a maximum spacing of three feet on center. The hedges shall be maintained at a minimum height of 36 inches.

c) A meandering bed of groundcover placed between the hedges and the roadway. The bed of groundcover shall be a minimum width of three feet, a maximum width of five feet, and achieve 100 percent opacity and coverage within one year of planting.

iii. All other project boundaries shall meet the buffer requirements of a Type C Buffer. Palm trees shall not be substituted for canopy trees.

v. Development must incorporate 100-foot-wide setbacks where adjacent to any conservation area and comply with the following:

a) No yard or dwelling unit shall be permitted within this setback.

b) No lights, generators, pumps, other fixed motors or accessory structures except as noted below shall be permitted within this setback.

c) Passive recreation such as hiking, jogging, biking and walking will be allowed along designated trail and boardwalk systems and must interconnect with existing trail systems.

d) Lakes may extend into this setback but shall not incorporate lights or structures, other than drainage structures.

e) Any sewer or electrical lines that is placed within this setback must be buried.

(k) Loading areas. All loading areas shall be oriented away from adjacent residential uses, except for where obstructed by an intervening building.

(l) Outside storage and display. No outside storage and display shall be permitted except when approved as part of a temporary/special event in accordance with LDC section 5.04.05.

(m) Operations.

i. All activity associated with the uses in this category shall be conducted within a fully enclosed building. Activity includes but is not limited to the following:

a) The use or storage of any fixed or movable business equipment.

b) The use, storage, display, sale, delivery, offering for sale, production, or consumption in any business, or by any business invitee on the premises of the business, of any goods, wares, merchandise, products, or foods.

iii) The performance of any work or services.

iv) All use operations and equipment, including accessory process equipment, such as compressors and air handlers, shall be contained in an enclosed structure.

ii. Noise. No use shall produce noise exceeding the sound level limits for Commercial or Tourist uses as set forth in the Collier County Noise Control Ordinance No. 90-17, as amended.

iii. Odors. No use shall cause or allow the emission of odor.

iv. Vibrations. No use shall operate to produce ground vibration noticeable by a reasonable person with normal sensitivity, outside the building for single-use buildings or outside the Economic Development use space inside mixed use and multi-tenant buildings.

v. Smoke and particulate matter. No use shall discharge outside the building for single-use buildings or outside the Economic Development use space inside mixed use and multi-tenant building any toxic or noxious matter in such a concentration that will endanger the public health, safety, comfort, or general welfare.

vi. Electrical disturbance. No use shall create any electrical disturbance which interferes unduly with the normal operation of equipment or instruments or which is reasonably likely to cause injury to any person located inside or outside building.

vii. Secondary containment. Secondary containment such as double walled tanks, leak-proof trays, floor curbing or other containment systems which provide secondary liquid containment shall be installed for

facilities that use, store, or handle, regulated substances in a single container of 55 gallons or more. The containment structure shall be capable of containing 110% of the volume of the largest container located within, be composed of materials impervious to the regulated substance, and be able to withstand deterioration from external environmental conditions. For containment areas with more than one storage container, capacity calculations shall be made after deducting the volume of the largest storage containers, other than the largest container. All regulated substances must be removed from the containment structure within 24-hours of a spill or accidental release. Containment structures shall be sheltered so that the intrusion of precipitation is effectively prevented. These requirements shall apply to all areas of storage use, handling, and production, loading and off-loading areas, and to aboveground and underground storage areas.

(n) Architectural and site design standards.

i. Appearance. Industrial/factory buildings shall be designed in accordance with the provisions of LDC section 5.05.08, excluding the exceptions, modifications, and additions listed in LDC section 5.05.08 E.7.b through h.

ii. Rooftop mechanical equipment shall be fully screened by parapets or other methods of screening and such parapets or other screening material shall not exceed 10 feet in height.

iii. Loading areas. All loading areas shall be oriented away from adjacent residential uses, except for where obstructed by an intervening building. Loading areas, solid waste facilities, recycling facilities, and other services elements shall be placed to the sides or rear of the building.

iv. All exterior lighting fixtures shall be directed away or shielded from neighboring properties.

v. Illumination levels for exterior lighting shall not exceed 0.5 footcandles at property lines where adjacent to residential development or residentially zoned property, excluding where required pursuant to LDC section 6.06.03.

b. Rural villages. Rural villages, including rural villages within the NBMO, may be approved within the boundaries of RFMU receiving lands, subject to the following:

(1) Allowable Uses:

(a) All permitted uses identified in section 2.03.08A.2.a.(3)(a), when specifically identified in, and approved as part of, a RURAL VILLAGE PUD.

(b) CONDITIONAL USES 1 through 5, and 7 identified in section 2.03.08A.2.a.(3)(c), when specifically identified in, and approved as part of a RURAL VILLAGE PUD.

(c) All permitted and accessory uses listed in the C-4 General Commercial District, section 2.03.02 (E), subject to the design guidelines and development standards set forth in this Section.

(d) Research and Technology Parks, with a minimum size of 19 acres ~~and a maximum size of 4% of the total rural village acreage~~, subject to the design guidelines and development standards set forth herein, the applicable standards contained in LDC section 2.03.06 C.7. Research and technology park planned unit development district guidelines and development standards, and further subject to the following:

i. Research and Technology Parks shall be permitted to include up to 20% of the total acreage for non-target industry uses of the type identified in paragraph (3) below; and, up to 20% of the total acreage for workforce housing, except as provided in paragraph (7) below. At a minimum, 60% of the total park acreage must be devoted to target industry uses identified in paragraph (2) below. The specific percentage and mix of each category of use shall be determined at the time of rural village PUD rezoning.

ii. The target industries identified by the Economic development Council of Collier County are aviation/aerospace industry, health technology industry and information technology industry, and include the following uses: software development and programming; internet technologies and electronic commerce; multimedia activities and CD-ROM development; data and information processing; call center and customer support activities; professional services that are export based such as laboratory research or testing

activities; light manufacturing in the high tech target sectors of aviation/aerospace and health and information technologies; office uses in connection with on-site research; development testing and related manufacturing; general administrative offices of a research and development firm; educational, scientific and research organizations; production facilities and operations.

iii. Non-target industry uses may include hotels at a density consistent with the provisions in section 2.03.02 and those uses in the C-1 through C-3 Zoning Districts that provide support services to the target industries such as general office, banks, fitness centers, personal and professional services, medical, financial and convenience sales and services, computer related businesses and services, employee training, technical conferencing, day care centers, restaurants and corporate and government offices.

iv. The rural village PUD shall include standards for the development of individual building parcels within the park and general standards shall be adopted for pedestrian and vehicular interconnections, buffering, landscaping, open spaces, signage, lighting, screening of outdoor storage, parking and access management, all to be consistent with and compatible to the other uses within the village.

v. The Research and Technology Park must be adjacent to, and have direct access via an existing or developer constructed local road to an arterial or collector roadway. The portion of the local roadway intended to provide access to the Research and Technology Park shall not be within a residential neighborhood and does not service a predominately residential area.

vi. The Research and Technology Park shall be compatible with surrounding land uses. Accordingly, it shall be separated from any residentially zoned or designated land within the rural village by a minimum Type "C" landscape buffer, as set forth in section 4.06.00 of this Code.

vii. Whenever workforce housing is provided, it shall be fully integrated with other compatible uses in the park through mixed-use buildings and/or through pedestrian and vehicular interconnections.

viii. Building permits for non-target industry uses identified in paragraph (3) above shall not be issued prior to issuance of the first building permit for a target industry use.

(e) Any other use deemed by the Board of County Commissioner to be appropriate and compatible within a rural village.

(2) Mix of Neighborhood Types. Rural villages shall be comprised of several neighborhoods designed in a compact nature such that a majority of residential development is within one-quarter mile of a neighborhood center or village center. ~~n~~Neighborhood centers may include small-scale service retail and office uses, and shall include a public park, square, or green. Village centers shall ~~be designed to~~ serve the retail, office, civic, government uses and service needs of the residents of the rural village. The village center shall be the primary location for commercial uses. rural villages shall be surrounded by a green belt in order to protect the character of the rural landscape and to provide separation between rural villages and the low density rural development, agricultural uses, and conservation lands that may surround the rural village. Rural villages shall be designed to include the following: a mixture of residential housing types; institutional and/or commercial uses; and recreational uses, all of which shall be sufficient to serve the residents of the rural village and the surrounding lands. In addition, except as specifically provided otherwise for rural villages within the NBMO, the following criteria and conditions shall apply to all rural villages.

(a) Allocation of Land Uses. Specific allocations for land uses including residential, commercial and other non-residential uses within rural villages, shall include, but are not limited to:

i. A mixture of housing types, including attached and/or detached single family, as well as multi-family shall be provided within a rural village. A minimum of 0.2 units per acre in a rural village shall be affordable housing, of which at least 0.1 units per acre shall be workforce housing. The rural village shall be designed so as to disperse the Affordable and workforce housing units throughout the Village rather than concentrate them in a single location.

ii. A mixture of recreational uses, including parks and village greens.

iii. Civic, community, and other institutional uses.

iv. A mixture of lot sizes, with a design that includes more compact development and attached dwelling units within neighborhood centers and the village center, and reduced net densities and increasingly larger lot sizes for detached residential dwellings generally occurring as development extends outward from the village center.

v. A mixture of retail, office, and services uses.

vi. If requested by the Collier County School Board during the PUD ~~and/or DRI~~ review process, school sites shall be provided and shall be located to serve a maximum number of residential dwelling units within walking distance to the schools, subject to the following criteria:

a) Schools shall be located within or adjacent to the village center;

b) A credit toward any applicable school impacts fees shall be provided based upon an independent evaluation/appraisal of the value of the land and/or improvements provided by the developer; and

c) Schools shall be located in order to minimize busing of students and to co-locate schools with public facilities and civic structures such as parks, libraries, community centers, public squares, greens and civic areas.

vii. Within the NBM Overlay, elementary schools shall be accessed by local streets, pedestrian and bicycle facilities, and shall be allowed in and adjacent to the rural village center, provided such local streets provide adequate access as needed by the School Board.

viii. Greater than 50 percent of residential development shall be located within one quarter mile of a Neighborhood Center or Village Center.

ix. Rural villages shall include a Village Center and a minimum of two distinct neighborhoods.

(b) Acreage Limitations.

i. Rural villages shall be a minimum of 300 acres and a maximum of 1,500 acres, exclusive of the required green belt, with exception that the maximum size of a rural village within those RFMU receiving lands south of the Belle Meade NRPA shall not exceed 2,500 acres.

ii. Neighborhood center - ~~0.5% of the total rural village acreage, not to exceed 10 acres, within each neighborhood center.~~

a) Small-scale service retail and office uses allowed with a maximum FAR of 0.5.

b) Parks and public green spaces shall be required within the neighborhood center with a minimum size of one percent of the total village acreage.

~~iii. Neighborhood center Commercial - Not to exceed 40% of the neighborhood center acreage and 8,500 square feet of gross leasable floor area per acre.~~

~~iv~~iii. Village center. ~~– Not to exceed 10% of the total rural village acreage.~~

~~v. Village center commercial - Not to exceed 30% of the village center acreage and 10,000 square feet of gross leasable floor area per acre.~~

a) Retail and office uses shall have a maximum FAR of 0.5.

b) Civic, government, and institutional services shall have a maximum FAR of 0.6.

c) Group housing uses shall have a maximum FAR of 0.45.

d) Transient lodging shall have a maximum of 26 units net acre.

e) Goods and services shall be required in the village center and with a minimum of 53 square feet of gross building area per dwelling unit.

f) Civic, government, and institutional services shall be required in the village center and

with a minimum of 10 square feet per dwelling unit.

~~vi~~iv. Research and Technology Parks are allowed, provided they are ~~limited to~~ a minimum size of 19 acres ~~and a maximum size of 4% of the total rural village acreage~~.

~~vii. Civic Uses and Public Parks - Minimum of 10% of the total rural village acreage.~~

(3) Density. A rural village shall have a minimum density of 2.0 units per gross acre and a maximum density of 3.0 units per gross acre, except that the minimum density within a NBMO rural village shall be 1.5 units per gross acre. Those densities shall be achieved as follows:

(a) Base density. A base density of 0.2 dwelling units per acre (1.0 dwelling units per five acres) for lands within the rural village~~, and the land area designated as a greenbelt surrounding the rural village,~~ is granted by right for allocation within the designated rural village.

(b) Minimum density. The minimum gross density in a rural village is 2.0 units per acre outside of the NBMO and 1.5 units per acre within the NBMO.

i. For each TDR credit used to achieve the minimum required density in a rural village, one Rural Village Bonus Credit shall be granted. Rural Village Bonus Credits may only be utilized in rural villages and shall not be available for use once the minimum required density is achieved.

ii. The minimum density shall be achieved through any combination of TDR Credits, Rural Village Bonus Credits, and TDR Bonus Credits.

(c) Maximum density. The maximum gross density allowed in a rural village is 3.0 units per acre. The maximum density shall be achieved through any of the following, either in combination or individually:

i. TDR credits;

ii. TDR Bonus Credits;

iii. An additional density bonus 0.3 units per acre for the additional preservation of native vegetation as set forth in Chapter 4;

iv. An additional density bonus of 0.3 units per acre for additional wetlands mitigation as set forth in Chapter 4; and/or

v. An additional density bonus of ~~0.5~~ 1 unit~~s per acre for each Affordable or workforce housing unit~~ for each (1) unit that is provided for low-income residents, as identified in LDC section 2.06.03.

(4) Other Design Standards

(a) Transportation System Design.

i. The rural village shall be designed with a formal street layout, using primarily a grid design and incorporating village greens, squares and civic uses as focal points.

ii. Each rural village shall be served by a primary road system that is accessible by the public. Neighborhood Circulator, Local Residential Access and Residential Loop roads may be gated. The primary roads within the rural village shall consist of Rural Major Collectors at a minimum and be designed to meet County standards and shall be dedicated to the public.

iii. A rural village shall not be split by an arterial roadway.

iv. Interconnection between the rural village and adjacent development~~-~~s shall be required.

v. Neighborhoods, neighborhood centers, and the village center shall be connected through local and collector streets and shall incorporate traffic calming techniques as may be appropriate to discourage high-speed traffic.

vi. Public transit and school bus stops shall be co-located, where practicable.

vii. Pedestrian paths and bikeways shall be designed so as to provide access and interconnectivity.

(b) Location Restrictions and Standards.

i. In locating both schools and housing units within the rural village, consideration shall be given to minimizing busing needs within the community.

ii. Reserved. ~~A rural village shall not be located any closer than 3.0 miles from another rural village.~~

iii. Reserved. ~~No more than one rural village may be located in each of the distinct RFMU district Receiving Areas depicted on the FLUM and on the Official Collier County Zoning Atlas maps.~~

iv. A rural village shall have direct access to a roadway classified by Collier County as an arterial or collector roadway. Alternatively, access to the rural village may be via a new collector roadway directly accessing an existing arterial, the cost of which shall be borne entirely by the developer.

v. A rural village shall be located where other public infrastructure, such as potable water and sewer facilities, already exist or are planned.

(c) Size Limitations. R~~r~~ural villages shall be a minimum of 300 acres and a maximum of 1,500 acres, except within RFMU receiving lands south of the Belle Meade NRPA where the maximum size may not exceed 2,500 acres. This required rural village size is exclusive of the required greenbelt area set forth in section 2.03.08 (A)(2)(b)(6).

(d) Additional Village Design Criteria: Rural villages shall be designed in accordance with the following provisions:

i. Rural villages shall be developed in a progressive urban to rural continuum with the greatest density, intensity and diversity occurring within the village center, to the least density, intensity and diversity occurring within the edge of the neighborhoods approaching the greenbelt.

ii. Rural villages may include "special districts" in addition to the village center, neighborhood center and Neighborhoods, to accommodate uses that may require use specific design standards not otherwise provided for herein. Such Special Districts, their proposed uses, and applicable design standards shall be identified as part of the rural village PUD rezone process.

iii. The rural village PUD Master Plan shall designate the location of the village center and each neighborhood, neighborhood center and as may be applicable, Special Districts. ~~Rural villages shall include a village center and a minimum of two distinct neighborhoods, with defined neighborhood centers.~~

iv. A mixture of allowable uses is encouraged to occur within buildings in the village center and neighborhood centers.

v. Reserved. ~~Transient lodging is permitted at up to 26 guest units per acre calculated on the acreage of the parcel occupied by the transient lodging and its ancillary facilities, if such parcel includes multiple uses.~~

vi. Building heights may vary within the village center and neighborhood centers, but shall not exceed 5 stories not exceeding 65 feet with the village center, or 4 stories no exceeding 55 feet within the neighborhood center, and 3 stories not to exceed 40 feet within 200 feet of the greenbelt. The height exclusions set forth in section 4.02.01 of this Code apply within a rural village. The height exclusion set forth in section 4.02.01 applies in the village center only, except that:

a) section 4.02.01 requiring 300 square feet of green spaces for each parking space for which the height waiver is granted shall not apply; however,

b) For each parking space for which the height waiver is granted, an equal amount of square footage of open space shall be provided in excess of the minimum set forth in section 2.03.08(A)(2)(b)(7).

vii. The minimum lot area shall be 1,000 SF; however, within neighborhoods, especially approaching the edge of the Village and the surrounding green belt, less compact larger lot residential development may occur.

viii. Within the village center and neighborhood centers, individual block perimeters shall not exceed 2,500 linear feet.

ix. Within the village center and neighborhood centers required yards shall be as follows:

a) Front setbacks - 0 to 10 feet from the right-of-way line

b) Side setbacks - 0 feet

c) Rear setbacks - 0 feet

x. Within neighborhoods outside of a Neighborhood or village center required yards may vary but shall be designed so as to provide for adequate light, opens space ad movement of air, and shall consider the design objective of the urban to rural continuum with the greatest density, intensity and diversity occurring within the village center, to the least density, intensity and diversity occurring within the edge of the neighborhoods approaching the greenbelt.

xi. Within the village center and neighborhood centers overhead encroachments such as awnings, balconies, arcades and the like, must maintain a clear distance of 9 feet above the sidewalk and 15 feet above the street.

xii. Seating for outdoor dining shall be permitted to encroach the public sidewalks and shall leave a minimum 6-foot clear pedestrian way between the outdoor dining and the streetscape planting area.

xiii. Civic or Institutional Buildings shall be subject to the specific standards of this subsection that regulate building height, building placement, building use, parking, and signage except as deviations are deemed appropriate by the Collier County planning staff with respect to the creation of focal points, vistas, and significant community landmarks. Specific design standards shall be provided in the rural village PUD document.

xiv. Architectural Standards: Buildings within the village center shall be made compatible through similar massing, volume, frontage, scale and architectural features. The PUD document shall adhere to the provisions of section 5.05.08 of this Code; however, deviations may be requested where such deviations are shown to further these rural village design standards.

xv. Required vehicular parking and loading amounts and design criteria:

a) The amount of required parking shall be demonstrated through a shared parking analysis submitted application as part of the rural village PUD. Parking shall be determined utilizing the modal splits and parking demands for various uses recognized by the ITE, ULI or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

b) On-site parking areas shall be organized into a series of small bays delineated by landscape islands of varied sized. A maximum spacing between landscape islands shall be 10 spaces. Landscape islands and tree diamonds shall have a minimum of one canopy tree.

c) Parking lots shall be accessed from alleys, service lanes or secondary streets.

d) Any or all of the above parking requirements may be further reduced if a shared parking plan is submitted as part of a rural village PUD or subsequent site development plan application. The shared parking plan shall demonstrate that the reduced parking is warranted as a result of the following: shared building and/or block use(s) where parking demands for certain uses are low when other demands are higher; a concentration of residential dwelling units located within 600 feet of non-residential uses; the existence of transit for use by residents and visitors.

xvi. Landscaping minimums within the village center or within neighborhood centers shall be met by:

a) Providing landscaping within parking lots as described, and by providing a streetscape area between the sidewalk and curb at a minimum of 5 Ft. in width;

b) Planting street trees every 40 Ft. O.C. The street tree pattern may be interrupted by architectural elements such as arcades and columns.

c) Plantings areas, raised planters, or planter boxes in the front of and adjacent to the buildings, where such planting areas do not interfere with pedestrian access and mobility.

d) Providing for additional pubic use landscape areas at intervals within the streetscape, on identified parcels with blocks, or as part of public greens, squares, parks or civic uses.

xvii. Signs: The PUD document shall adhere to the provisions of section 5.06.00 of this Code; however, deviations may be requested where such deviations are shown to further these rural village design standards by providing for pedestrian scale signage standards with neighborhood centers or the village center.

(5) Native vegetation. Native vegetation shall be preserved as set forth in section 4.06.04.

(6) Greenbelt. Except within the NBMO rural village, a greenbelt averaging a minimum of 200 ~~300~~ feet in width, but not less than 100 ~~200~~ feet in width at any location, shall be required at the perimeter of the rural village. The greenbelt is required to ensure a permanently undeveloped edge surrounding the rural village, thereby discouraging sprawl. Greenbelts shall conform to the following:

(a) Greenbelts may only be designated on RFMU receiving lands.

(b) The allowable residential density shall be shifted from the designated greenbelt to the rural village.

(c) ~~The greenbelt may be concentrated to a greater degree in areas where it is necessary to protect listed species habitat, including wetlands and uplands, provide for a buffer from adjacent natural reservations, or provide for wellfield or aquifer protection. However, at no location shall the greenbelt be less than 300 feet in width.~~

~~(d)~~ Golf courses and existing agriculture operations are permitted within the greenbelt, subject to the vegetation

retention standards set forth in section 4.06.04. However, golf course turf areas shall only be located within 100 feet of the greenbelt boundaries (interior and exterior boundary); further, these turf areas shall only be located in previously cleared or disturbed areas.

(7) Open space: Within the rural village, a minimum of 40% of open space shall be provided, inclusive of the greenbelt.

(8) Process for Approval of a rural village. Applications for approval shall be submitted in the form of a Planned Unit Development (PUD) rezone utilizing the standard form(s) developed by Collier County, and subject to the Fees established for a PUD rezone application. ~~Where applicable, the rural village PUD application will be submitted in conjunction with a development of Regional Impact (DRI) application as provided for in Chapter 380 of Florida Statutes, or in conjunction with any other Florida provisions of law that may supercede the DRI process~~. The applicant shall notify the owner(s) of subsurface mineral rights to the property within the boundaries of the proposed rural village prior to approval of the PUD. The Application for rural village PUD approval shall demonstrate general compliance with the provisions of section 2.03.06 and shall include the following additional submittal requirements:

(a) EIS. An environmental impact statement for the rural village and surrounding greenbelt area shall be submitted an accordance with the requirements of Chapter 10 of this Code.

(b) Demonstration of Fiscal Neutrality. An analysis that demonstrates that the rural village will be fiscally neutral to county taxpayers outside of the rural village. This analysis shall evaluate the demand and impacts on levels of service for public facilities and the cost of such facilities and services necessary to serve the rural village. In addition, this evaluation shall identify projected revenue sources for services and any capital improvements that may be necessary to support the rural village. In conclusion, this analysis shall indicate what provisions and/or commitments will be to ensure that the provision of necessary facilities and services will be fiscally neutral to County taxpayers outside of the rural village. At a minimum, the analysis shall consider the following:

i. Stormwater/drainage facilities;

ii. Potable water provisions and facilities;

iii. Reuse or "Grey" water provisions for irrigation;

iv. Central sewer provisions and facilities;

v. Law enforcement facilities;

vi. School facilities;

vii. Roads~~, transit, bicycle and pedestrian facilities and pathways~~;

viii. ~~a)~~ Solid waste facilities.

ix. ~~b)~~ Development phasing and funding mechanisms to address any impacts to level of service in accordance with the county's adopted concurrency management program to ensure that there will be no degradation to the adopted level of service for public facilities and infrastructure identified in (i.~~1~~) through (viii.~~7~~) above.

3. Neutral lands. Neutral lands have been identified for limited semi-rural residential development. Available data indicates that neutral lands have a higher ratio of native vegetation, and thus higher habitat values, than lands designated as RFMU receiving lands, but these values do not approach those of RFMU sending lands. Therefore, these lands are appropriate for limited development, if such development is directed away from existing native vegetation and habitat. Within neutral lands, the following standards shall apply:

a. Allowable uses. The following uses are permitted as of right:

(1) Uses Permitted as of Right.

(a) Agricultural activities, including, but not limited to: Crop raising, horticulture, fruit and nut production, forestry, groves, nurseries, ranching, beekeeping, poultry and egg production, milk production, livestock raising, and aquaculture for native species subject to the State of Florida Fish and Wildlife Conservation Commission. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

i. Fighting or baiting any animal by the owner of such facility or any other person or entity.

ii. Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

iii. For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

(b) Single-family residential dwelling units, including mobile homes where a mobile home Zoning Overlay exists.

(c) Dormitories, duplexes and other types of staff housing, as may be incidental to, and in support of, conservation uses.

(d) Group housing uses subject to the following density/intensity limitations:

(e) Family Care Facilities: 1 unit per 5 acres;

(f) Group Care Facilities and other Care Housing Facilities: Maximum floor area ratio (FAR) not to exceed 0.45.

(g) Staff housing as may be incidental to, and in support of, safety service facilities and essential services.

(h) Farm labor housing limited to 10 acres in any single location:

i. Single family/duplex/mobile home: 11 dwelling units per acre;

ii. Multifamily/dormitory: 22 dwelling units/beds per acre.

(i) Sporting and Recreational camps, not to exceed 1 cabin/lodging unit per 5 gross acres.

(j) Those essential services identified in LDC section 2.01.03 ~~(~~A~~)~~.

(k) Golf courses or driving ranges, subject to the following standards:

i. Golf courses shall be designed, constructed, and managed in accordance with the best management practices of Audubon International's Gold Signature Program. The project shall demonstrate that the Principles for Resource Management required by the Gold Signature Program (Site Specific Assessment, Habitat Sensitivity, Native and Naturalized Plants and Natural Landscaping, Water Conservation, Waste Management, Energy Conservation & Renewable Energy Sources, Transportation, Greenspace and Corridors, Agriculture, and Building Design) have been incorporated into the golf course's design and operational procedures.

ii. In order to prevent the contamination of soil, surface water and ground water by the materials stored and handled by golf course maintenance operations, golf courses shall comply with the Best Management Practices for Golf Course Maintenance Departments, prepared by the Florida Department of Environmental Protection, September 2012 ~~May 1995~~.

~~iii. To protect ground and surface water quality from fertilizer and pesticide usage, golf courses shall demonstrate the following management practices:~~

~~a) The use of slow release nitrogen sources;~~

~~b) The use of soil and plant tissue analysis to adjust timing and amount of fertilization applications;~~

~~c) The use of an integrated pest management program using both biological and chemical agents to control various pests;~~

~~d) The coordination of pesticide applications with the timing and application of irrigation water;~~

~~e) The use of the procedure contained in IFAS Circular 1011, Managing Pesticides for Golf Course Maintenance and Water Quality Protection, May 1991 (revised 1995) to select pesticides that will have a minimum adverse impact on water quality.~~

~~iv. To ensure water conservation, golf courses shall incorporate the following in their design and operation:~~

~~a) Irrigation systems shall be designed to use weather station information and moisture-sensing systems to determine the optimum amount of irrigation water needed considering soil moisture and evapotranspiration rates.~~

~~b) As available, golf courses shall utilize treated effluent reuse water consistent with Sanitary Sewer Sub-Element Objective 1.4 and its policies.~~

~~c) Native plants shall be used exclusively except for special purpose areas such as golf greens, fairways, and building sites. Within these excepted areas, landscaping plans shall require that at least 75% of the trees and 50% of the shrubs be freeze-tolerant native Floridian species. At least 75% of the required native trees and shrubs shall also be drought tolerant species.~~

v. Stormwater management ponds shall be designed to mimic the functions of natural systems: by establishing shorelines that are sinuous in configuration in order to provide increased length and diversity of the littoral zone. A Littoral shelf shall be established to provide a feeding area for water dependent avian species. The combined length of vertical and rip-rapped walls shall be limited to 25% of the shoreline. Credits to the site preservation area requirements, on an acre- to- acre basis, shall be given for littoral shelves that exceed these littoral shelf area requirements.

vi. Site preservation and native vegetation retention requirements shall be the same as those set forth in the RFMU district criteria. Site preservation areas are intended to provide habitat functions and shall meet minimum dimensions as set forth in the LDC. These standards shall be established within one year.

(l) Public educational plants and ancillary plants.

(m) Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [effective date of this provision] regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with

the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

n. Park, open space, and recreational uses.

o. Private schools.

(2) Accessory uses. The following uses are permitted as accessory to uses permitted as of right or to approved conditional uses:

(a) Accessory uses and structures that are accessory and incidental to uses permitted as of right in section 2.03.08(A)(3)(a)(1) above.

(b) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed, and approved on a site development plan or preliminary subdivision plat for that development. Recreational facilities may include, but are not limited to clubhouse, community center building, tennis facilities, playgrounds and playfields.

(3) Conditional uses. The following uses are permissible as conditional uses subject to the standards and procedures established in LDC section 10.08.00.

(a) Zoo, aquarium, botanical garden, or other similar uses.

(b) Community facilities, such as, places of worship, childcare facilities, cemeteries, social and fraternal organizations.

(c) Sports instructional schools and camps.

(d) Multi-family residential structures, subject to the following development standards:

(i) Building height limitation: 2 stories

(ii) Buffer: 10 foot wide landscape buffer with trees spaced no more than 30 feet on center;

(iii) Setbacks: 50% of the height of the building, but not less than 15 feet.

(e) Those essential services identified in LDC sections 2.01.03 G.1. and G.3 ~~(G)(1)~~ and ~~(G)(3)~~.

(f) Oil and gas field development and production, subject to applicable state and federal field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 14, 2005, regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(g) Earth mining and extraction and related processing.

(h) Facilities for the collection, transfer, processing, and reduction of solid waste.

(i) Those essential services identified in sections 2.01.03 G.1. and G.3~~(G)(1) and (G)(3)~~.

(j) Oil and gas field development and production, subject to state field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a

state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62-30.005(2)(a)(1) through (12), F.A.C.

(k) Earth mining and extraction and related processing.

b. Density.

(1) Maximum gross density. The maximum gross density in neutral lands shall not exceed one dwelling unit per five gross acres (0.2 dwelling units per acre), except that the maximum gross density for those legal nonconforming lots or parcels in existence as of June 22, 1999, shall be one dwelling unit per lot or parcel.

(2) Residential clustering. Clustering of residential development is allowed and encouraged. Where clustered development is employed, it shall be in accordance with the following provisions:

(a) If within the boundaries of the Rural Transition Water and Sewer District, as delineated on the Urban-Rural Fringe Transition Zone Overlay Map in the Future Land Use Element of the GMP, and consistent with the provisions of the Potable Water and Sanitary Sewer Sub-elements of this Plan, central water and sewer shall be extended to the project. Where County sewer or water services may not be available concurrent with development in neutral lands, interim private water and sewer facilities may be approved.

(b) The clustered development shall be located on the site so as to provide to the greatest degree practicable:

i. protection for listed species habitat;

ii. preservation of the highest quality native vegetation

iii. connectivity to adjacent natural reservations or preservation areas on adjacent development; ~~.....b§~~ and

iv. creation, maintenance or enhancement of wildlife corridors.

~~(c) The minimum project size shall be at least 40 acres.~~

c. Dimensional and design standards. Dimensional and Design Standards set forth in section 4.02.01 of this Code shall apply to all development in neutral lands, except for development utilizing the residential clustering provisions in section 2.03.08 (A)(3)(b)(2) above. In the case of such clustered development, the following dimensional standards shall apply to all permitted housing structure types, accessory, and conditional uses:

(1) Development that is Not Clustered:

(a) Minimum lot area: 5 Acres.

(b) Minimum lot width: 165 Feet.

(c) Minimum yard Requirements:

i. Front yard: 50 feet.

ii. Side yard: 30 feet.

iii. Rear yard: 50 feet.

iv. Nonconforming lots in existence as of June 22, 1999:

a) Front yard: 40 feet.

b) Side yard: 10 percent of lot width, not to exceed 20 feet on each side.

c) Rear yard: 50 feet.

(2) Development that is Clustered.

(a) Minimum lot area: 4,500 square feet.

(b) Maximum lot area: One Acre.

(c) Minimum lot width: Interior lots 40 feet.

(d) Maximum lot width: 150 feet.

(3) Height Limitations.

(a) Principal: 35 feet.

(b) Accessory: 20 feet, except for screen enclosures, which may be the same height as the principal structure.

(c) Golf course/community clubhouses: 50 feet.

(4) Floor area. The minimum floor area for each dwelling unit shall be 800 square feet.

(5) Parking. As required in Chapter 4.

(6) Landscaping. As required in Chapter 4.

(7) Signs: As required in section 5.06.00.

d. Native vegetation retention. Native vegetation shall be preserved as set forth in Chapter 4.

e. Usable open space.

(1) Projects of 40 acres or more in size shall provide a minimum of 70% usable open space.

(2) Usable open space includes active or passive recreation areas such as parks, playgrounds, golf courses, waterways, lakes, nature trails, and other similar open spaces. Usable open space shall also include areas set aside for conservation or preservation of native vegetation and landscape areas.

(3) Open water beyond the perimeter of the site, street right-of-way, except where dedicated or donated for public uses, driveways, off-street parking and loading areas, shall not be counted towards required usable open space.

4. RFMU sending lands. RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending lands as provided in LDC section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands. With the exception of specific provisions applicable only to NBMO neutral lands, the following standards shall apply within all RFMU sending lands:

a. Allowable uses where TDR credits have not been severed.

(1) Uses Permitted as of Right:

(a) Agricultural uses consistent with Sections 163.3162 and 823.14(6) Florida Statutes (Florida Right to Farm Act).

(b) Detached single-family dwelling units, including mobile homes where the mobile home Zoning Overlay exists,

(c) Habitat preservation and conservation uses.

(d) Passive parks and other passive recreational uses.

(e) Sporting and Recreational camps, within which the lodging component shall not exceed 1 unit per 5 gross acres.

(f) Those essential services identified in section 2.01.03~~(~~B~~)~~.

(g) Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as such rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(2) Accessory uses. Accessory uses and structures that are accessory and incidental to uses permitted as of right in LDC section 2.03.08 A.4.a.(1) above.

(3) Conditional uses.

(a) Those essential services identified in LDC sections 2.01.03 G.2 and G.4.

(b) Public facilities, including solid waste and resource recovery facilities, and public vehicle and equipment storage and repair facilities, shall be permitted within Section 25, Township 49S, Range 26E, on lands adjacent to the existing County landfill. This shall not be interpreted to allow for the expansion of the landfill into Section 25 for the purpose of solid waste disposal.

(c) Oil and gas field development and production, subject to applicable state and federal field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(d) Commercial uses accessory to permitted uses 1.a, 1.c. and 1.d above, such as retail sales of produce accessory to farming, or a restaurant accessory to a park or preserve, so long as restrictions or limitations are imposed to insure the commercial use functions as an accessory, subordinate use.

(e) Active recreational uses, such as airboats, swamp buggies, horses, and similar modes of transportation used for

transporting participants, viewers or patrons in connection with ecotourism operations or environmental education activities only on lands owned by governmental entities other than the State of Florida and designated North Belle Meade Overlay. Said uses are subject to compliance with criteria (i-ix) outlined in LDC Section 2.03.01 A.1.c.(22).

b. Allowable uses where TDR credits have been severed.

(1) Uses Permitted as of Right:

(a) Agricultural uses consistent with Sections 163.3162 and 823.14(6) Florida Statutes (Florida Right to Farm Act), including water management facilities, to the extent and intensity that such operations exist at the date of any transfer of development rights.

(b) Cattle grazing on unimproved pasture where no clearing is required;

(c) Detached single-family dwelling units, including mobile homes where the mobile home Zoning Overlay exists, at a maximum density of one dwelling unit per 40 acres. In order to retain these development rights after any transfer, up to one dwelling must be retained (not transferred) per 40 acres.

(d) One detached dwelling unit, including mobile homes where the mobile home zoning overlay exists, per lot or parcel in existence as of June 22, 1999, that is less than 40 acres. In order to retain these development rights after any transfer, up to one dwelling must be retained (not transferred) per each lot or parcel. For the purposes of this provision, a lot or parcel shall be deemed to have been in existence as of June 22, 1999, upon a showing of any of the following:

i. the lot or parcel is part of a subdivision that was recorded in the public records of the County on or before June 22, 1999;

ii. a description of the lot or parcel, by metes and bounds or other specific legal description, was recorded in the public records of the County on or before June 22, 1999; or

iii. an agreement for deed for the lot or parcel, which includes description of the lot or parcel by limited fixed boundary, was executed on or before June 22, 1999.

(e) Habitat preservation and conservation uses.

(f) Passive parks and passive recreational uses.

(g) Those essential services identified in section 2.01.03 B.

(h) Oil and gas exploration, subject to applicable state and federal drilling permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(i) Mitigation in conjunction with any County, state, or federal permitting.

(2) Conditional uses:

(a) Those essential services identified in LDC section 2.01.03 G.2 and 4.

(b) Oil and gas field development and production, subject to applicable state and federal field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied

upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(c) Conditional use approval criteria: In addition to the criteria set forth in section 10.08.00 of this Code, the following additional criteria shall apply to the approval of conditional uses within RFMU sending lands:

i. The applicant shall submit a plan for development that demonstrates that wetlands, listed species and their habitat are adequately protected as specified in Chapters 3, 4 and 10.

ii. Conditions may be imposed, as deemed appropriate, to limit the size, location, and access to the conditional use.

c. Density.

(1) 1.0 dwelling units per 40 gross acres; or

(2) 1.0 dwelling unit per nonconforming lot or parcel in existence as of June 22, 1999. For the purpose of this provision, a lot or parcel which is deemed to have been in existence on or before June 22, 1999 is:

(a) A lot or parcel which is part of a subdivision recorded in the public records of Collier County, Florida;

(b) A lot or parcel which has limited fixed boundaries, described by metes and bounds or other specific legal description, the

description of which has been recorded in the public records of Collier County Florida on or before June 22, 1999; or

(c) A lot or parcel which has limited fixed boundaries and for which an agreement for deed was executed prior to June 22, 1999.

d. Native vegetation retention. As required in Chapter 4.

e. Other dimensional design standards. Dimensional standards set forth in section 4.02.01 of this Code shall apply to all development in Sending designated lands of the RFMU district, except as follows:

(1) Lot Area and Width.

(a) Minimum lot Area: 40 acres.

(b) Minimum lot Width: 300 Feet.

(2) Parking. As required in Chapter 4.

(3) Landscaping. As required in Chapter 4.

(4) Signs. As required in section 5.06.00.

5. Specific vegetation standards for the RFMU district. For these specific standards, please refer to LDC sections 3.05.07 C. through 3.05.07 E. ~~of this Code.~~

f. Clustering. Parcels must be a minimum of 80 acres, or an aggregation of parcels where each is a minimum of 40 acres, clustering is allowed, provided that the following standard is met:

(1) Each clustered dwelling unit shall be located no greater than 300 feet from the common property line of another parcel containing a clustered dwelling unit. In the event of an intervening road right-of-way, the 300 feet measurement shall be from the midpoint of said right-of-way.

(2) The clustered development shall be located on the site so as to provide to the greatest extent practicable, protection for listed species habitat, preservation of the highest quality native vegetation, connectivity to adjacent natural reservations or preservation areas on adjacent developments, and creation, maintenance, or enhancement of wildlife corridors.

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

2.06.00 - AFFORDABLE HOUSING DENSITY BONUS

2.06.01 – Generally

Within most of the coastal urban designated areas identified on the future land use map of the Collier County GMP, a base density of four residential dwelling units per gross acre is permitted. However, the base density may be adjusted depending on the characteristics of the development. One characteristic of a housing development which would allow the addition of density bonuses in order to increase the density over the base density is the provision of affordable housing in the development. The provision of affordable housing units may add up to 12 dwelling units per gross acre to the base density of four residential dwelling units per gross acre, plus any other density bonuses available and minus any density reduction that is required, pursuant to the GMP. For a project providing housing that is affordable in the Receiving Lands within the Rural Fringe Mixed Use District (RFMUD), the maximum density of 12.2 units per acre is allowed, subject to rezoning approval and to the approval of an "Affordable Housing Agreement," pursuant to LDC section 2.06.03. The total eligible density must not exceed the maximum density allowed pursuant to the GMP. The program to accomplish this increase to provide affordable housing is called the affordable housing density bonus (AHDB) program.

B. Within most of the Immokalee Urban area, as identified on the Immokalee area master plan future land use map of the growth management plan, base densities are four or six or eight residential dwelling units per gross acre. However, the base density may be adjusted depending on the characteristics of the development. One characteristic of a housing development that would allow the addition of density bonuses is the provision of affordable housing in the development. The provision of affordable housing units may add up to 12 dwelling units per gross acre to the base density plus any other density bonuses available. The total eligible density must not exceed the maximum allowed pursuant to the GMP.

C. Within the Rural Lands Stewardship Area Overlay of the Agricultural/Rural area, as identified on the future land use map of the growth management plan, towns, villages, hamlets and compact rural developments are allowed at a density range of one-half to four dwelling units per gross acre. The allowed density may be adjusted depending on the characteristics of the development. One characteristic of a housing development that would allow the addition of density bonuses is the provision of affordable housing in the development. The provision of affordable housing units may add up to eight dwelling units per gross acre to the allowed density of one-half to four dwelling units per gross acre, for a total of eight and one-half to twelve and one-half residential dwelling units per gross acre, plus any other density bonuses available.

D. In order to qualify for the AHDB for a development, the developer must apply for and obtain the AHDB from the County for a development in accordance with this section, especially in accordance with the provisions of the AHDB program, including the AHDB rating system, the AHDB monitoring program, and the limitations on the AHDB.

1. *Preapplication conference*. Prior to submitting an application for AHDB, a preapplication conference may be scheduled with the County Manager or designee. The preapplication conference provides an opportunity to familiarize the applicant with the AHDB program and provides an opportunity for the county staff to obtain a clear understanding of the proposed development. The AHDB rating system, the AHDB monitoring program, the limitations, criteria, procedures, standard conditions, standard forms, and other information will be discussed and

made available to the applicant. Depending on the type of development proposed, the application may be combined with an application for a planned unit development (PUD), a rezone, or a Stewardship Receiving Area.

2. *Application*. An application for AHDB for a development must be submitted to the County Manager or designee in the form established by the County Manager or designee. The application must, at a minimum, include:

   a. Zoning districts proposed by the applicant on the property and acreage of each;

   b. The total number of residential dwelling units in the proposed development, categorized by number of bedrooms and whether the unit is to be rented or owner-occupied;

   c. The total number of AHDB units requested, categorized by number of bedrooms and whether the unit is to be rented or owner-occupied;

   d. Total number of affordable housing units proposed in the development, categorized by level of income, number of bedrooms (one bedroom, two bedrooms, three bedrooms, or more), and rental units and owner-occupied units:

      i. Gap-income households.

      ii. Moderate-income households.

      iii. Low-income households.

      iv. Very-low-income housing units.

   e. Gross density of the proposed development;

   f. Whether the AHDB is requested in conjunction with an application for a PUD, rezoning, SRA, or a conditional use for a Commercial Mixed-Use project as provided for within LDC section 4.02.38; and

   g. Any other information which would reasonably be needed to address the request for AHDB for the development pursuant to the requirements set forth in this section.

3. *Determination of completeness*. After receipt of an application for AHDB, the County Manager or designee shall determine whether the application submitted is complete. If it is determined that the application is not complete, the County Manager or designee shall notify the applicant in writing of the deficiencies. The County Manager or designee shall take no further steps to process the application until the deficiencies have been remedied.

4. *Review and recommendation by the County Manager or designee*. After receipt of a completed application for AHDB, the County Manager or designee must review

and evaluate the application in light of the AHDB rating system, the AHDB monitoring program and the requirements of this section. The County Manager or designee must coordinate with the Zoning Division director or designee to schedule the AHDB application with the companion application for a PUD, rezoning, SRA, or conditional use, and must recommend to the planning commission and the BCC to deny, grant, or grant with conditions, the AHDB application. The recommendation of the County Manager or designee must include a report in support of recommendation.

5. *Review and recommendation by the planning commission*. Upon receipt by the planning commission of the application for AHDB and the written recommendation and report of the County Manager or designee, the planning commission must schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a PUD, rezoning, SRA, or conditional use, then the hearing must be consolidated and made a part of the public hearing on the respective application before the planning commission. The planning commission must consider the application for AHDB in conjunction with the application for the PUD, rezoning, SRA, or conditional use. After the close of the public hearing, the planning commission must review and evaluate the application in light of the requirements of this section and the requirements for a PUD, rezoning, SRA, or conditional use, as applicable, and must recommend to the BCC that the application be denied, granted or granted with conditions.

6. *Review and determination by Board of County Commissioners*. Upon receipt by the BCC of the application for AHDB and the written recommendation and report of the County Manager or designee and recommendation of the planning commission, the BCC must schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a PUD, rezoning, SRA, or conditional use, then the hearing must be consolidated and made a part of the public hearing on the respective application before the BCC, and the BCC must consider the application for AHDB in conjunction with the application for the PUD, rezoning, SRA, or conditional use. After the close of the public hearing, the BCC must review and evaluate the application in light of the requirements of this section and the requirements for a PUD, rezoning, SRA, or conditional use, and must deny, grant, or grant with conditions, the application in accordance with the AHDB rating system and the AHDB monitoring program.

E. The procedures to request approval of a density bonus are described in Chapter 10 of this LDC, along with requirements for the developer's agreement to ensure compliance.

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Rural Fringe Mixed Use District Overlay

Land Development Code Amendment

PL20240006969









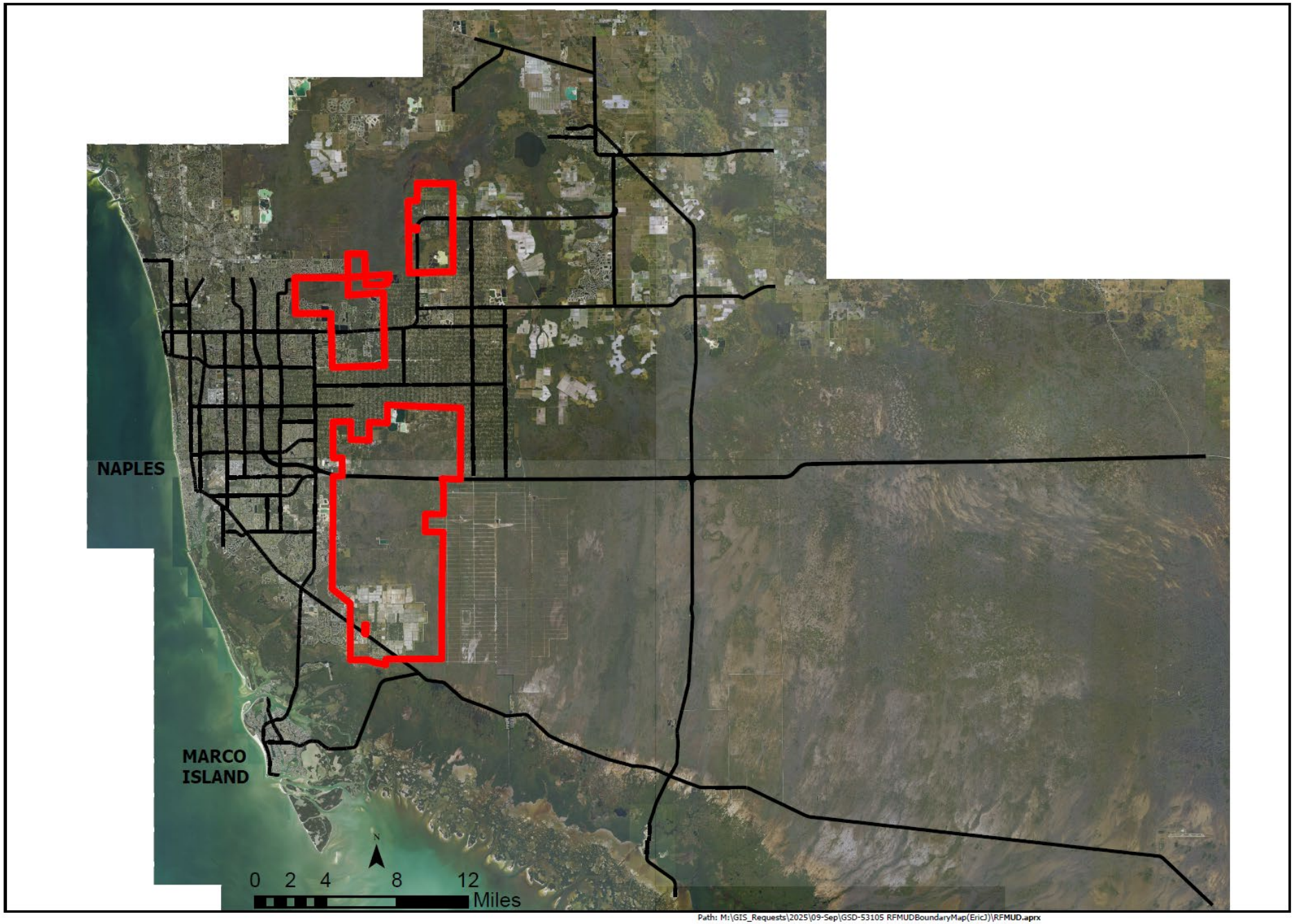
Collier County

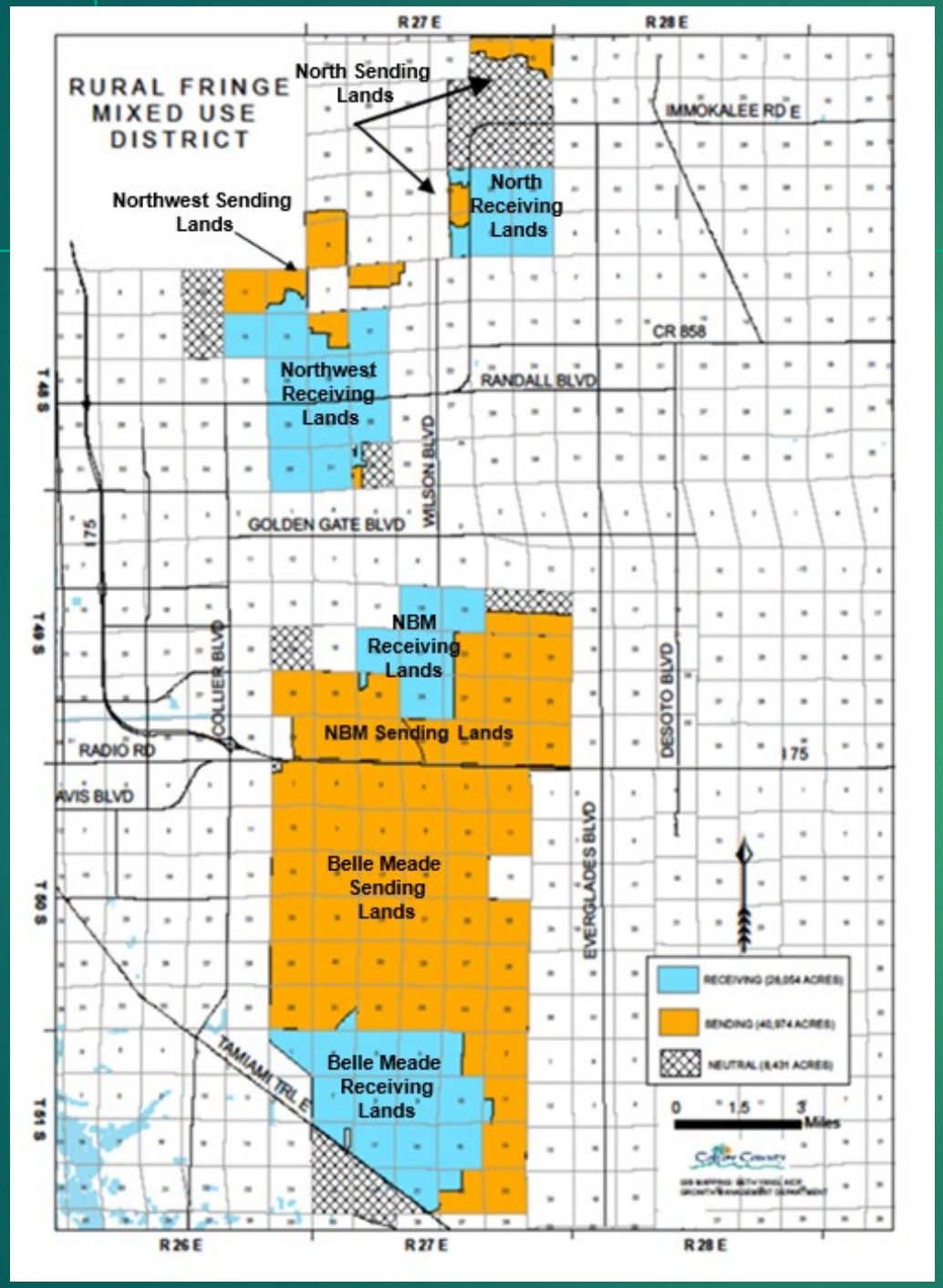
09-16-2025

RFMUD Overview

- 1999, the State of Florida imposed a Final Order on Collier County to perform a 3-year Rural and Agricultural Assessment of the GMP:
  - (1) Protect prime Ag areas – prevent premature conversion to other land uses;
  - (2) Protect natural resources - water quality & quantity, listed species & their habitat;
  - (3) Discourage urban sprawl - direct incompatible uses away from critical habitat, encourage development that uses creative land use planning techniques, e.g., urban villages
- RFMU: Initially adopted into GMP in 2002 and into the LDC in 2004.
- The plan is based on the principles of Transfer of Development Rights.
- Areas designated as “sending” are areas of higher quality habitat to direct growth away; “receiving” are areas where development is more suitable.
- Landowners in the sending areas can voluntarily use the program to obtain and sell their TDR credits to developers in the receiving areas.
- This LDC amendment adopts GMPA (Ord. 2023-25).

Boundary of RFMUD

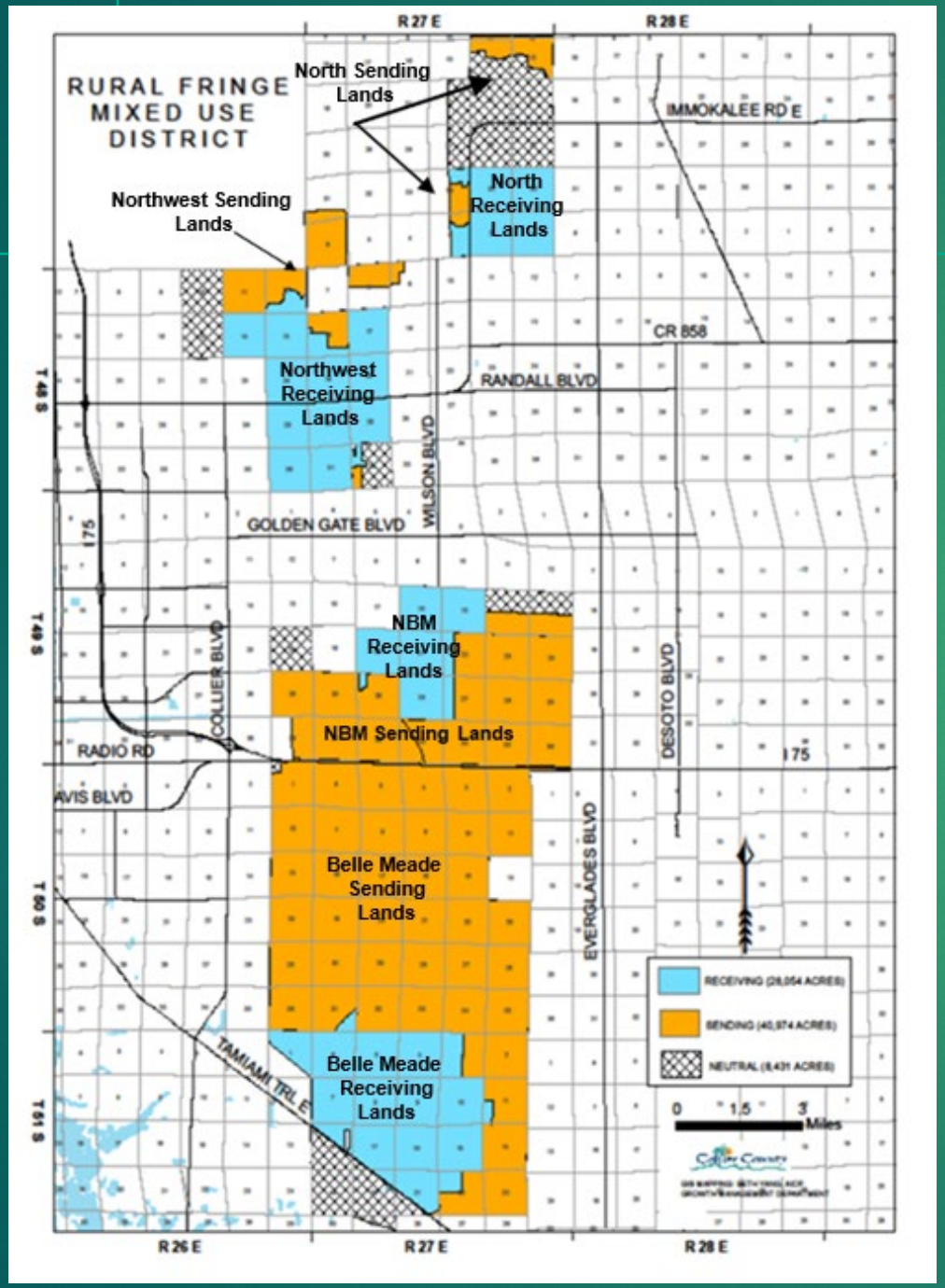




RFMUD Today

- Entire RFMUD = 77,200 acres* (6%)
- Receiving Lands = 22,373 acres*
- Sending Lands = 45,000 acres*
- Neutral Lands = 9,427 acres*
- As of May 2023:
  - 5,500 tax parcels
  - 3,835 separate/distinct property owners

*All acreage amounts are approximate.



Receiving, Sending, and Neutral Lands

Receiving Lands:

- Density: 1 du per 5 acres.
- Native vegetation retention 40%, NTE 25% of site.

Sending Lands:

- Density: 1 du per 40 acres.
- Native vegetation retention 80%, NTE 60% of site.

Neutral Lands:

- Density: 1 du per 5 acres.
- Native vegetation retention 60%, NTE 45% of site.

LDC Changes in a Nutshell (1 of 2)

- Increasing the number of base TDR credits generated per acre/per nonconforming lot.
- Changing the calculation of TDR bonus credits.
- Addition of Conservation TDR credits.
- Addition of Belle Meade Hydrologic Enhancement Overlay (BMHEO) provisions.
- Changes to Environmental Restoration and Maintenance TDR Bonus credit generation.
- Introduction of Business and Industrial Uses in the receiving lands with specific uses, development standards and locational criteria to be identified within the LDC.
- Revising the table of allowable uses for RFMUD receiving lands-Outside Rural Villages.

LDC Changes in a Nutshell (2 of 2)

- Changes to Rural Village design criteria and density bonus for low-income residential housing units.
- Addition of clustering provisions for RFMUD sending lands.
- Introduction of Neighborhood commercial uses with Affordable Housing projects with specific uses, design and development standards and locational criteria to be identified with the LDC.
- Reduction of open space requirements for housing that is affordable projects.
- Allowance of active recreation in the sending lands as Conditional Uses
- Additional development standards and location criteria for housing that is affordable within the receiving lands.

Questions?

Recommendation

Recommendation of approval of the proposed changes to the LDC for PL 2024 000 6969

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LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250010243

ORIGIN
Growth Management Community Development Department (GMCDD)

SUMMARY OF AMENDMENT
This amendment shall establish compliance with the Laws of Florida, Chapter 2025-177 that revised timeframes for processing applications for approval of development permits or development orders. It defines the term "substantial change" and provides refund parameters in situations where the county fails to meet certain timeframes. The timeframes are not applicable to statutory Areas of Critical State Concern (ACSC). 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	TBD

LDC SECTION TO BE AMENDED

10.02.03	Requirements for Site Development, Site Improvement Plans and Amendments thereof
10.02.04	Requirements for Subdivision Plats
10.02.08	Requirements for Amendments to the Official Zoning Atlas
10.02.13	Planned Unit Development (PUD) Procedures
10.04.01	Determination of Completeness
10.04.03	Applications Subject to Type II Review
10.08.00	CONDITIONAL USE PROCEDURES
10.09.00	VARIANCE PROCEDURES

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND

On June 24, 2025, the governor approved Senate Bill 1080 which amended certain statues (i.e., F.S.125.022, F.S.163.31801, and F.S. 166.033) that regulate the review and approval of land development permits and development order applications by local governments. The new law, Chapter 2025-177, will become effective on October 1, 2025. It requires counties and municipalities to specify minimun information for certain applications; revise timeframes for processing applications for development permits or orders; provide for refund parameters when the county fails to meet certain timeframes, and expedites the review for comprehensive plan amendments.

The LDC amendment identifies those applications, and development order permits for clear communication and timely responses to applicants and recognizes the refund provisions resulting from processing delays. The required processing of an application starts with an acknowledgement of receipt within five business days of an application. Next, the application must be reviewed for completeness within 30 days, with any deficiencies being specified. Non-quasi-judicial hearing applications must be approved or denied within 120 days from when the application is deemed complete and quasi-judicial hearing applications within 180 days. During a public meeting or hearing, the applicant and county may agree, in writing, to an extension of time. If there is a "substantial change" (defined in the statue as 15 percent or more in proposed density, intensity, or square footage of a parcel) to the application, the timeframes restart.

Pursuant to F.S.125.022 (3)(a), "When reviewing an application for a development permit or development order

that is certified by a professional listed in F.S. 403.0877, the county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing."
F.S. 125.022 (d) also states: "Before the third request for addition information, the applicant must be offered a meeting to attempt to resolve any outstanding issues."

If the County fails to meet the statue's stipulated timeframes, a percentage of refunds must be issued to the applicant as follows:

- 10 percent for failure to issue written notice of completeness or areas of deficiencies within 30 days after receiving the application submittal or request for additional information,
- 20 percent for failure to send written notice or areas of deficiencies within 10 days of the second request for information and the applicant submits required information within 30 days,
- 50 percent if the county fails to approve, approve with conditions, or deny the application within 30 days after conclusion of the 120-day or 180-day public hearing timeframe, and
- 100 percent if the county fails to act after 30 days and the conclusion of the 120-day or 180-day timeframe.

Additionally, if "…the applicant and county agree to an extension of time, the delay is caused by the applicant, or attributable to a force majeure or other extraordinary circumstance," the county is not required to issue a refund.

In accordance with the amended F.S. 177.071-Approval of Plat by Governing Bodies, final plats are now administratively reviewed and approved by a designated authority (County Manager or designee). In LDC section 10.04.03, the amendment will delete "*Final Plats*" from the graphic illustration for Applications Subject to Type II Review.

This LDC amendment will also modify relevant sections of the Land Development Code and Administrative Code for Land Development for compliance with the Laws of Florida Chapter 2025-177.

FISCAL & OPERATIONAL IMPACTS
A percentage of refund fees to the applicant can occur in the event of an application processing delay. Operationally, the county will incur administrative costs to update applications review timeframes.

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

EXHIBITS: A) Administrative Code Amendment, B) Laws of Florida Chapter 2025-177

Amend the LDC as follows:

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

H. *Time limits for review, approval, and construction of site **development plans**, site improvement plans, and amendments thereof.*

1. Site development plans, site improvement plans, and amendments thereof, 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 the site development plan, site improvement plan, and amendments thereof 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 subject to the ~~then~~ current LDC.

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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."

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

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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.

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10.02.08 Requirements for Amendments to the Official Zoning Atlas

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D. All proposals for zoning amendments shall be submitted as established in the Administrative Code and accompanied by all pertinent information required by the LDC and which may be required by the Planning Commission for proper consideration of the matter, along with payment of such fees and charges as have been established by the Board of County Commissioners. No application for zoning amendment shall be heard by the Planning Commission until such fees and charges have been paid.

~~1.~~ Rezoning application processing time. Once an application for a variance has been determined to be complete, the application will remain active until ~~An application for a rezoning, amendment or change will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a rezoning, amendment or change will be considered "closed" when~~ the applicant withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, amendment or change, for a period of 6 months, or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the petitioner withdraws the application through written notice or a response is not received within 6 months, the project will be considered withdrawn. 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. An ~~application deemed "closed" will not receive further processing and shall be withdrawn.~~ An application "closed" through inactivity shall be deemed withdrawn. The County Manager or designee will notify the applicant of closure, however, failure to notify by the county shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. ~~An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code~~. Further review of the project will require a new application and the appropriate fees paid by the applicant. ~~An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code.~~

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10.02.13 Planned Unit Development (PUD) Procedures

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B. *Procedures for planned unit development zoning.* Petitions for rezoning to PUD in accordance with LDC section 10.02.08 shall be submitted and processed as for a rezoning amendment generally pursuant to LDC section 10.02.08 and in accordance with the following special procedures:

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6. *Action by Board of County Commissioners.* Unless the application is withdrawn by the applicant, exceeds the time limits specified in F.S. 125.022 ~~or deemed "closed" pursuant to LDC section 2.03.06~~, the Board of County Commissioners shall, upon receipt of the Planning Commission's recommendation, advertise and hold a public hearing on the application. The notice and hearing shall be on the PUD rezone application, PUD master plan of development and PUD ordinance, as recommended by the Planning Commission to the Board of County Commissioners. The Board of County Commissioners shall either approve the proposed rezoning to PUD; approve with conditions or modifications; or deny the application for PUD rezoning.

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10.04.01 Determination of Completeness

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B. Approval of regulated **development** and certificates to operate for wellfield operations.

5. *Administrative review.* Certificates to operate shall be processed and reviewed, and shall be administratively approved, approved with conditions, or denied by the County Manager as provided in this section. Application for certificate to operate shall be made on a form prepared by the County Manager.

a. Completeness review.

i. Within 30 days of receipt of a completed application, the County Manager shall review the application for compliance with the standards of LDC sections 3.06.12 and 3.06.13 hereof.

ii. If the application is found not to be in compliance, the County Manager shall advise the owner/operator of the noted deficiencies or required information by certified mail return receipt requested to the address listed in the application.

iii. Within 30 days of the owner's/operator's receipt of the county's notice, the owner/operator shall:

(a) Provide the requested information or provide written notice to the County Manager of its intent to either furnish the requested information; or

(b) Provide written notice to the County Manager of its intent to have the application processed "as is" with the information it then contains

b. Substantive review.

i. Upon a determination by the County Manager that the application is complete, or upon receipt of written notice from the [sic] owner/operator that the application should be processed as is, the County Manager shall issue a determination of completeness and provide a copy to the owner/operator by ~~regular U.S.~~ electronic mail.

ii. Within 30 days of issuance of a determination of completeness, the County Manager shall render a written evaluation of the application in accordance with the standards of sections 3.06.12 and 3.06.13 hereof and render a notice of intent to issue or deny the application, a copy of which shall be sent to the owner/operator by ~~regular U.S.~~ electronic mail.

iii. The owner/operator may appeal an adverse notice of intent to the board as provided in section 10.04.11, hereof.

iv. The certificate to operate will be issued or denied by the department within 15 days of issuance of the notice of intent, unless an appeal is taken as provided in section (iii) above

c. Extension of administrative review and withdrawal [of] application.

i. The County Manager may, in his sole discretion, extend the time frame for administrative review set forth in section 10.04.01 B.5.a. and section 10.04.01 B.5.b. hereof or until the time frames specified in F.S. 125.022 for the purposes of requesting and receiving additional information necessary to complete the substantive review of the application.

ii. If the owner/operator does not provide the information requested by the County Manager or advises the county that the application is to be processed "as is" within 45 days of such request, the application shall be considered withdrawal [withdrawn] and fees paid shall be surrendered.

iii. The owner/operator may voluntarily withdraw the application at any time prior to the issuance of the County Manager's notice of intent by submitting a written notice to the County Manager stating its intent to withdraw.

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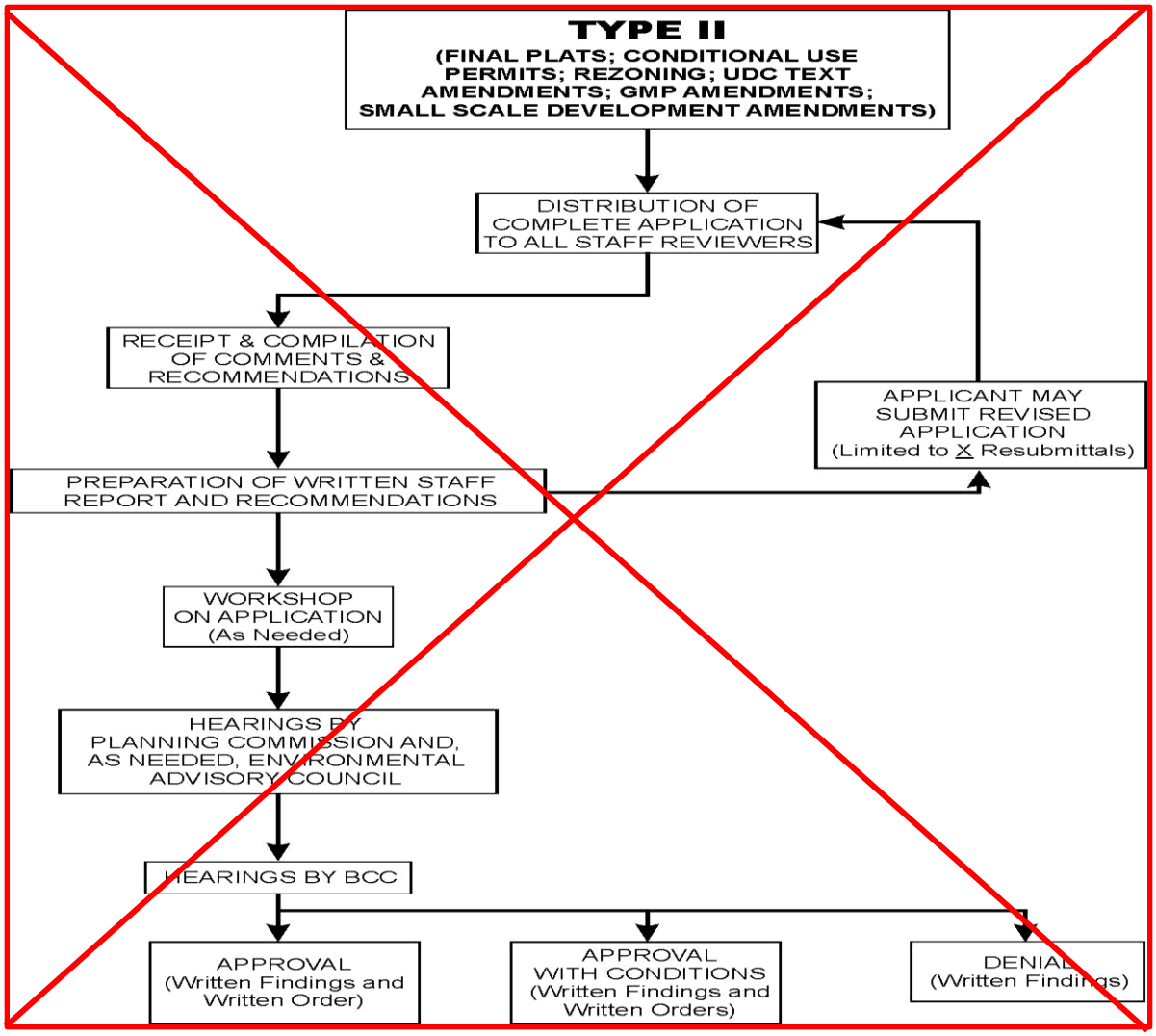
10.04.03 - Applications Subject to Type II Review

The following applications are subject to Type II review: Conditional use Permits; Rezoning; LDC Text Amendments; GMP Amendments; and ~~s~~Small-~~s~~Scale ~~d~~Development Amendments. For a graphic depiction of the review procedure, please see Illustration 10.04.03 A.



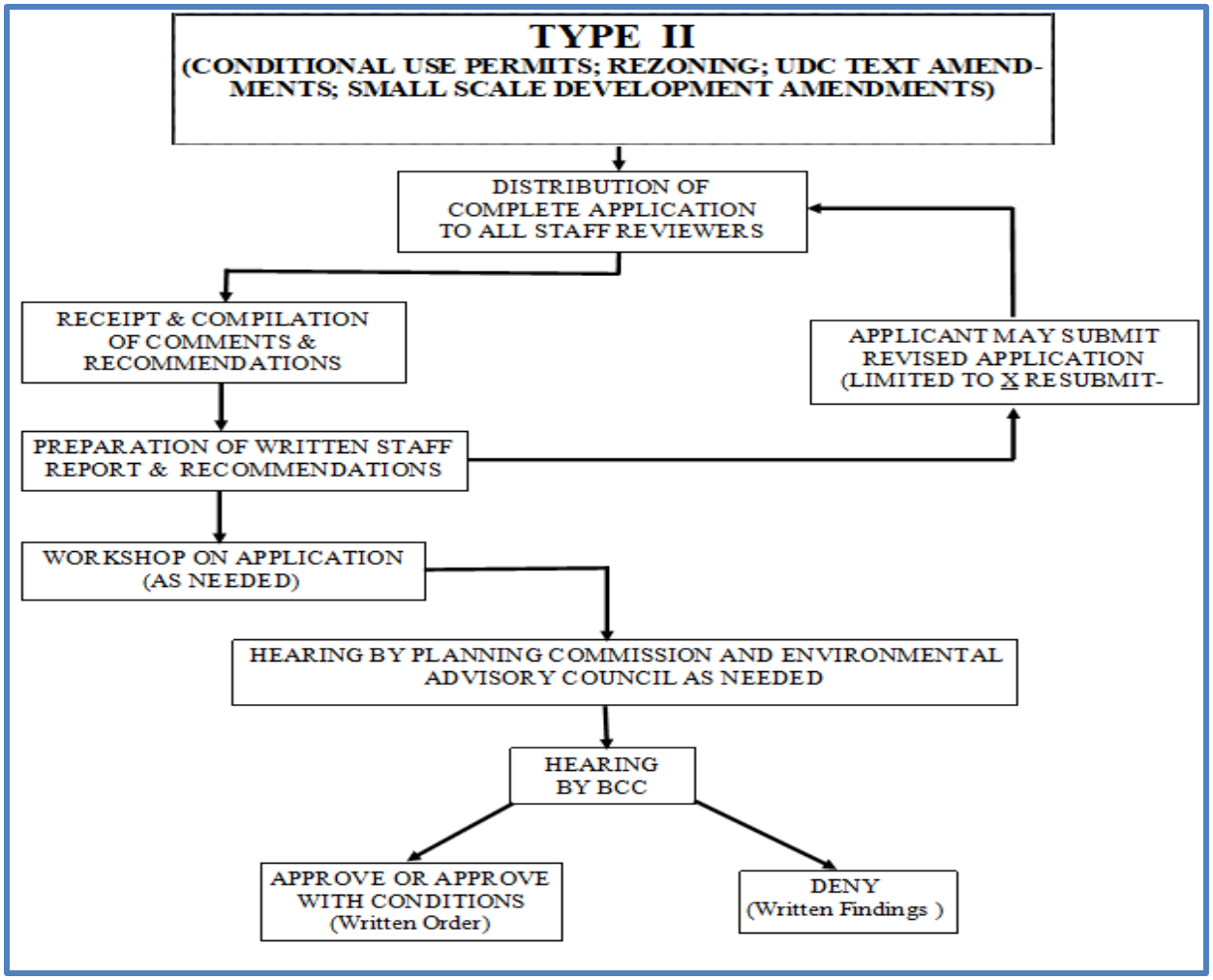


Illustration 10.04.03 A.

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10.08.00 CONDITIONAL USE PROCEDURES

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C. *Application.* The Administrative Code shall establish the submittal requirements for a conditional use application.

~~1.~~ Conditional use application processing time. ~~An application for a **conditional use** will be considered "open," when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a **conditional use** will be considered "closed" when~~ Once an application for a conditional use has been determined to be complete, the application will remain active until the applicant withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the conditional use, for a period of ~~6~~ six months or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the

petitioner withdraws the application through written notice or a response is not received within six months, the project will be considered withdrawn. 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 ~~An application deemed "closed" will not receive further processing and shall be withdrawn and an application "closed" through inactivity shall be deemed withdrawn.~~ The ~~Planning and Zoning Department~~ County Manager or designee will notify the applicant of closure by certified mail, return receipt requested; however, failure to notify by the County shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. Further review of the project will require a new application, and the appropriate fees paid by the applicant. ~~An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency." Further review of the request will be subject to the then current LDC.~~

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10.09.00 VARIANCE PROCEDURES

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I. *Variance application processing time.* ~~An application for a variance will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a variance will be considered "closed" when~~ Once an application for a variance has been determined to be complete, the application will remain active until the petitioner withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the variance, for a period of ~~6~~ six months or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the petitioner withdraws the application through written notice or a response is not received within six months, the project will be considered withdrawn. 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. ~~An application deemed "closed" will not receive further processing and shall be withdrawn and an application "closed" through inactivity shall be deemed withdrawn.~~ The ~~planning services department~~ County Manager or designee will notify the applicant of closure, however, failure to notify by the county shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. ~~An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency". Further review of the request will be subject to the then current code~~. Further review of the project will require a new application and the appropriate fees paid by the applicant.

~~1. Applicability. All applications for a variance whether submitted before or after June 26, 2003, shall comply with the processing time procedures set forth in section I. above.~~

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Collier County Land Development Code | *Administrative Procedures Manual*
Chapter 4 | Administrative Procedures

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I. Site Development Plan

I.1 Conceptual Site Plan (CSP)

Reference LDC sections 10.02.03 C.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with LDC section 10.02.03 and other provisions of the LDC.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.2. Site Development Plan (SDP)

Reference LDC sections 10.02.03. and other provisions of the **LDC.**

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.3. Site Improvement Plan (SIP)

Reference LDC sections 10.02.03 E. and other provisions of the **LDC.**

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.3.a. Immokalee Nonconforming Mobile Home Parks or Mobile Home Sites-Existing Conditions Site Improvement Plan

Reference LDC sections 2.03.07 G.6.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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Chapter 5 | Subdivision Procedures

D. Construction Plan and Final Subdivision Plat (PPL)

D.1. Construction Plan and Final Subdivision Plat - Standard

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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 or the applicant exceeds the time limits specified in F.S.125.022, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. . If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

The County Manager or designee 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 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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D.2. Construction Plans and Final Subdivision Plat Amendment (PPLA)

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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 days of the date on which the comments were sent to the **applicant.** If a response is not received within this time or the applicant exceeds the time limits specified in F.S.125.022, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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

Reference **LDC** sections 10.02.04.B and 10.02.04 C and other provisions of the **LDC**.

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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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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E. Construction Plans (CNSTR)

E.1. Construction Plans - Standard

Reference LDC sections 10.02.04 E.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with LDC section 10.02.04 E and shall approve or deny the application.

Once submitted for review, the construction plans 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 or the applicant exceeds the time limits specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and

the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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E.2. Insubstantial Change to Construction Plans – (ICP)

Reference LDC sections 10.02.04 B.5 and 10.02.05 A.5

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Review Process The Development Review Division will review the application and identify whether additional materials are needed and review the application for compliance with LDC sections 10.02.04 and 10.02.05 and any other applicable LDC sections.

Once submitted for review, the insubstantial change 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 or the applicant exceeds the time limits specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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F. Minor Final Subdivision Plat (FP)

Reference **LDC** section 10.02.04 D.

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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 or until the time frames specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. . If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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Text underlined is new text to be added
~~Text strikethrough is current text to be deleted~~

CHAPTER 2025-177

Committee Substitute for Senate Bill No. 1080

An act relating to local government land regulation; amending s. 125.022, F.S.; requiring counties to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the county fails to meet certain timeframes; providing exceptions; amending s. 163.3180, F.S.; prohibiting a school district from collecting, charging, or imposing certain fees unless they meet certain requirements; providing a standard of review for actions challenging such fees; amending s. 553.80, F.S.; specifying certain purposes for which local governments may use certain fees to carry out activities relating to obtaining or finalizing a building permit; amending s. 163.31801, F.S.; revising the voting threshold required for approval of certain impact fee increase ordinances by local governments, school districts, and special districts; requiring that certain impact fee increases be implemented in specified increments; prohibiting a local government from increasing an impact fee rate beyond certain phase-in limitations under certain circumstances; deleting retroactive applicability; amending s. 163.3184, F.S.; providing that if comprehensive plan amendments are not adopted at a specified hearing, such amendments must be formally adopted within a certain time period or they are deemed withdrawn; increasing the time period within which comprehensive plan amendments must be transmitted; amending s. 166.033, F.S.; requiring municipalities to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the municipality fails to meet certain timeframes; providing exceptions; providing effective dates.

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

Section 1. Section 125.022, Florida Statutes, is amended to read:

125.022 Development permits and orders.—

(1) A county shall specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A county shall make the minimum information available for inspection and copying at the location where the county receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the county's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a county shall confirm receipt of

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the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the county has deemed the application complete., ~~or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a)~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a county makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a county makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a county makes a third request for additional information and the applicant submits

the required additional information within 30 days after receiving the request, the county must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A county must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the county fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the county fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the county fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A county is not required to issue a refund if the applicant and the county agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a county denies an application for a development permit or development order, the county shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing

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a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9)~~(7)~~ This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply.

Section 2. Present paragraph (j) of subsection (6) of section 163.3180, Florida Statutes, is redesignated as paragraph (k), and a new paragraph (j) is added to that subsection, to read:

163.3180 Concurrency.—

(6)

(j) A school district may not collect, charge, or impose any alternative fee in lieu of an impact fee to mitigate the impact of development on educational facilities unless such fee meets the requirements of s. 163.31801(4)(f) and (g). In any action challenging a fee under this paragraph, the school district has the burden of proving by a preponderance of the evidence that the imposition and amount of the fee meet the requirements of state legal precedent.

Section 3. Paragraph (a) of subsection (7) of section 553.80, Florida Statutes, is amended to read:

553.80 Enforcement.—

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry

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forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged must be consistently applied.

1. As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses a local government's building code enforcement agency, or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years. An owner or builder who has a valid building permit issued by a local government for a fee, or an association of owners or builders located in the state that has members with valid building permits issued by a local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce this subparagraph.

3. The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities not related to obtaining a building permit.

b. Inspections of public buildings for a reduced fee or no fee.

c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.

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d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government must use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

a. Providing proof of licensure under chapter 489;

b. Recording or filing a license issued under this chapter;

c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or

d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

Section 4. Effective January 1, 2026, paragraphs (g) and (h) of subsection (6) of section 163.31801, Florida Statutes, are amended to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a.~~1.~~ A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b.~~2.~~ The local government jurisdiction has held at least ~~not less than~~ two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c.~~3.~~ The impact fee increase ordinance is approved by ~~at least~~ a unanimous ~~two-thirds~~ vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

~~(h) This subsection operates retroactively to January 1, 2021.~~

Section 5. Paragraphs (b) and (c) of subsection (3) of section 163.3184, Florida Statutes, are amended to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), shall transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body shall also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted:

a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.

f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. If the amendments are not adopted at the second public hearing, the amendments shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendments are deemed withdrawn ~~The 180-day limitation does not apply to amendments processed pursuant to s. 380.06~~.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 30 ~~10~~ working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 30 ~~10~~ working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full, executed copy of:

a. The adoption ordinance or ordinances;

b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land

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planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Section 6. Section 166.033, Florida Statutes, is amended to read:

166.033 Development permits and orders.—

(1) A municipality shall specify in writing the minimum information that must be submitted for an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A municipality shall make the minimum information available for inspection and copying at the location where the municipality receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the municipality's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a municipality shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the municipality has deemed the application complete., ~~or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the municipality has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a)~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a

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municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A municipality must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the municipality fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the municipality fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A municipality is not required to issue a refund if the applicant and the municipality agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a municipality denies an application for a development permit or development order, the municipality shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the municipality after July 1, 2012, a municipality may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9)~~(7)~~ This section does not prohibit a municipality from providing information to an applicant regarding what other state or federal permits may apply.

Section 7. Except as otherwise expressly provided in this act, this act shall take effect October 1, 2025.

Approved by the Governor June 24, 2025.

Filed in Office Secretary of State June 24, 2025.

LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20250010243

ORIGIN
Growth Management Community Development Department (GMCDD)

SUMMARY OF AMENDMENT
This amendment shall establish compliance with the Laws of Florida, Chapter 2025-177 that revised timeframes for processing applications for approval of development permits or development orders. It defines the term "substantial change" and provides refund parameters in situations where the county fails to meet certain timeframes. The timeframes are not applicable to statutory Areas of Critical State Concern (ACSC). 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	TBD

LDC SECTION TO BE AMENDED

10.02.03	Requirements for Site Development, Site Improvement Plans and Amendments thereof
10.02.04	Requirements for Subdivision Plats
10.02.08	Requirements for Amendments to the Official Zoning Atlas
10.02.13	Planned Unit Development (PUD) Procedures
10.04.01	Determination of Completeness
10.04.03	Applications Subject to Type II Review
10.08.00	CONDITIONAL USE PROCEDURES
10.09.00	VARIANCE PROCEDURES

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND

On June 24, 2025, the governor approved Senate Bill 1080 which amended certain statues (i.e., F.S.125.022 ~~F.S.163.31801,~~ and F.S. 166.033) that regulate the review and approval of land development permits and development order applications by local governments. The new law, Chapter 2025-177, will become effective on October 1, 2025. It requires counties and municipalities to specify minimun information for certain applications; revise timeframes for processing applications for development permits or orders; provide for refund parameters when the county fails to meet certain timeframes, and expedites the review for comprehensive plan amendments.

The LDC amendment identifies those applications, and development order permits for clear communication and timely responses to applicants and recognizes the refund provisions resulting from processing delays. The required processing of an application starts with an acknowledgement of receipt within five business days of an application. Next, the application must be reviewed for completeness within 30 days, with any deficiencies being specified. Non-quasi-judicial hearing applications must be approved or denied within 120 days from when the application is deemed complete and quasi-judicial hearing applications within 180 days. During a public meeting or hearing, the applicant and county may agree, in writing, to an extension of time. If there is a "substantial change" (defined in the statue as 15 percent or more in proposed density, intensity, or square footage of a parcel) to the application, the timeframes restart.

Pursuant to F.S.125.022 (3)(a), "When reviewing an application for a development permit or development order

that is certified by a professional listed in F.S. 403.0877, the county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing."
F.S. 125.022 (d) also states: "Before the third request for addition information, the applicant must be offered a meeting to attempt to resolve any outstanding issues."

If the County fails to meet the statue's stipulated timeframes, a percentage of refunds must be issued to the applicant as follows:

- 10 percent for failure to issue written notice of completeness or areas of deficiencies within 30 days after receiving the application submittal or request for additional information,
- 20 percent for failure to send written notice or areas of deficiencies within 10 days of the second request for information and the applicant submits required information within 30 days,
- 50 percent if the county fails to approve, approve with conditions, or deny the application within 30 days after conclusion of the 120-day or 180-day public hearing timeframe, and
- 100 percent if the county fails to act after 30 days and the conclusion of the 120-day or 180-day timeframe.

Additionally, if "…the applicant and county agree to an extension of time, the delay is caused by the applicant, or attributable to a force majeure or other extraordinary circumstance," the county is not required to issue a refund.

In accordance with the amended F.S. 177.071-Approval of Plat by Governing Bodies, final plats are now administratively reviewed and approved by a designated authority (County Manager or designee). In LDC section 10.04.03, the amendment will delete "*Final Plats*" from the graphic illustration for Applications Subject to Type II Review.

This LDC amendment will also modify relevant sections of the Land Development Code and Administrative Code for Land Development for compliance with the Laws of Florida Chapter 2025-177.

FISCAL & OPERATIONAL IMPACTS
A percentage of refund fees to the applicant can occur in the event of an application processing delay. Operationally, the county will incur administrative costs to update applications review timeframes.

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

EXHIBITS: A) Administrative Code Amendment, B) Laws of Florida Chapter 2025-177

Amend the LDC as follows:

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

H. *Time limits for review, approval, and construction of site **development plans**, site improvement plans, and amendments thereof.*

1. Site development plans, site improvement plans, and amendments thereof, 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 the site development plan, site improvement plan, and amendments thereof 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 subject to the ~~then~~ current LDC.

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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."

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

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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.

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10.02.08 Requirements for Amendments to the Official Zoning Atlas

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D. All proposals for zoning amendments shall be submitted as established in the Administrative Code and accompanied by all pertinent information required by the LDC and which may be required by the Planning Commission for proper consideration of the matter, along with payment of such fees and charges as have been established by the Board of County Commissioners. No application for zoning amendment shall be heard by the Planning Commission until such fees and charges have been paid.

~~1.~~ Rezoning application processing time. Once an application ~~for a variance~~ has been determined to be complete, the application will remain active until ~~An application for a rezoning, amendment or change will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a rezoning, amendment or change will be considered "closed" when~~ the applicant withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the rezoning, amendment or change, for a period of 6 months, or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the petitioner withdraws the application through written notice or a response is not received within 6 months, the project will be considered withdrawn. 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. ~~An application deemed "closed" will not receive further processing and shall be withdrawn.~~ An application "closed" through inactivity shall be deemed withdrawn. The County Manager or designee will notify the applicant of closure, however, failure to notify by the county shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. ~~An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code~~. Further review of the project will require a new application and the appropriate fees paid by the applicant. ~~An application deemed "closed" may be re-opened by submission of a new application, repayment of all application fees and the grant of a determination of "sufficiency". Further review of the request will be subject to the then current code.~~

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10.02.13 Planned Unit Development (PUD) Procedures

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B. *Procedures for planned unit development zoning.* Petitions for rezoning to PUD in accordance with LDC section 10.02.08 shall be submitted and processed as for a rezoning amendment generally pursuant to LDC section 10.02.08 and in accordance with the following special procedures:

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6. *Action by Board of County Commissioners.* Unless the application is withdrawn by the applicant, exceeds the time limits specified in F.S. 125.022 ~~or deemed "closed" pursuant to LDC section 2.03.06~~, the Board of County Commissioners shall, upon receipt of the Planning Commission's recommendation, advertise and hold a public hearing on the application. The notice and hearing shall be on the PUD rezone application, PUD master plan of development and PUD ordinance, as recommended by the Planning Commission to the Board of County Commissioners. The Board of County Commissioners shall either approve the proposed rezoning to PUD; approve with conditions or modifications; or deny the application for PUD rezoning.

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10.04.01 Determination of Completeness

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B. Approval of regulated **development** and certificates to operate for wellfield operations.

5. *Administrative review.* Certificates to operate shall be processed and reviewed, and shall be administratively approved, approved with conditions, or denied by the County Manager as provided in this section. Application for certificate to operate shall be made on a form prepared by the County Manager.

a. Completeness review.

i. Within 30 days of receipt of a completed application, the County Manager shall review the application for compliance with the standards of LDC sections 3.06.12 and 3.06.13 hereof.

ii. If the application is found not to be in compliance, the County Manager shall advise the owner/operator of the noted deficiencies or required information by certified mail return receipt requested to the address listed in the application.

iii. Within 30 days of the owner's/operator's receipt of the county's notice, the owner/operator shall:

(a) Provide the requested information or provide written notice to the County Manager of its intent to either furnish the requested information; or

(b) Provide written notice to the County Manager of its intent to have the application processed "as is" with the information it then contains

b. Substantive review.

i. Upon a determination by the County Manager that the application is complete, or upon receipt of written notice from the [sic] owner/operator that the application should be processed as is, the County Manager shall issue a determination of completeness and provide a copy to the owner/operator by ~~regular U.S.~~ electronic mail.

ii. Within 30 days of issuance of a determination of completeness, the County Manager shall render a written evaluation of the application in accordance with the standards of sections 3.06.12 and 3.06.13 hereof and render a notice of intent to issue or deny the application, a copy of which shall be sent to the owner/operator by ~~regular U.S.~~ electronic mail.

iii. The owner/operator may appeal an adverse notice of intent to the board as provided in LDC section 10.04.11, hereof.

iv. The certificate to operate will be issued or denied by the department within 15 days of issuance of the notice of intent, unless an appeal is taken as provided in section (iii) above

c. Extension of administrative review and withdrawal [of] application.

i. The County Manager may, in his sole discretion, extend the time frame for administrative review set forth in LDC section 10.04.01 B.5.a. and LDC section 10.04.01 B.5.b. hereof or until the time frames specified in F.S. 125.022 for the purposes of requesting and receiving additional information necessary to complete the substantive review of the application.

ii. If the owner/operator does not provide the information requested by the County Manager or advises the county that the application is to be processed "as is" within 45 days of such request, the application shall be considered withdrawal [withdrawn] and fees paid shall be surrendered.

iii. The owner/operator may voluntarily withdraw the application at any time prior to the issuance of the County Manager's notice of intent by submitting a written notice to the County Manager stating its intent to withdraw.

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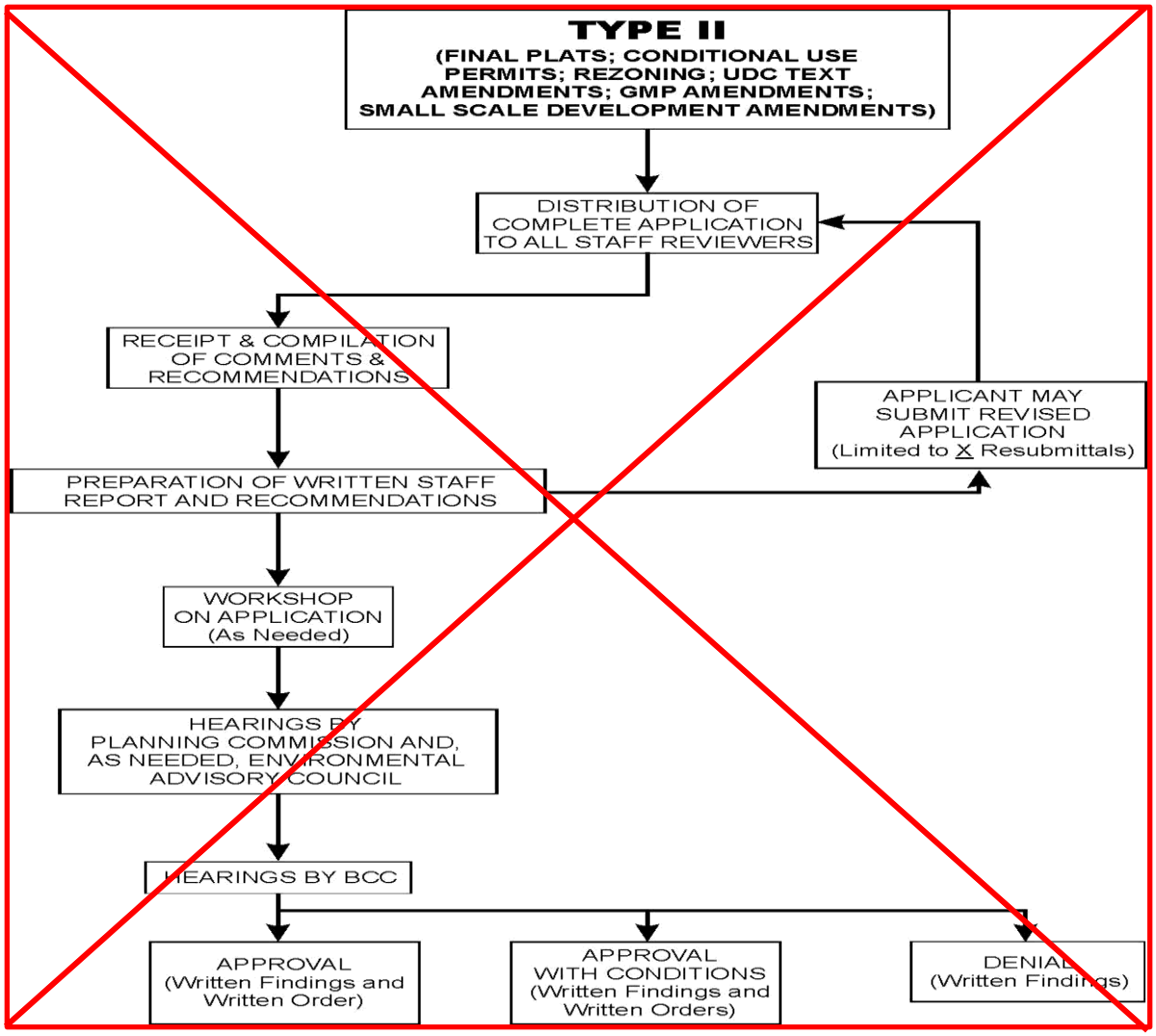
10.04.03 - Applications Subject to Type II Review

The following applications are subject to Type II review: Conditional use Permits; Rezoning; LDC Text Amendments; GMP Amendments; and ~~s~~Small-~~s~~Scale ~~d~~Development Amendments. For a graphic depiction of the review procedure, please see Illustration 10.04.03 A.



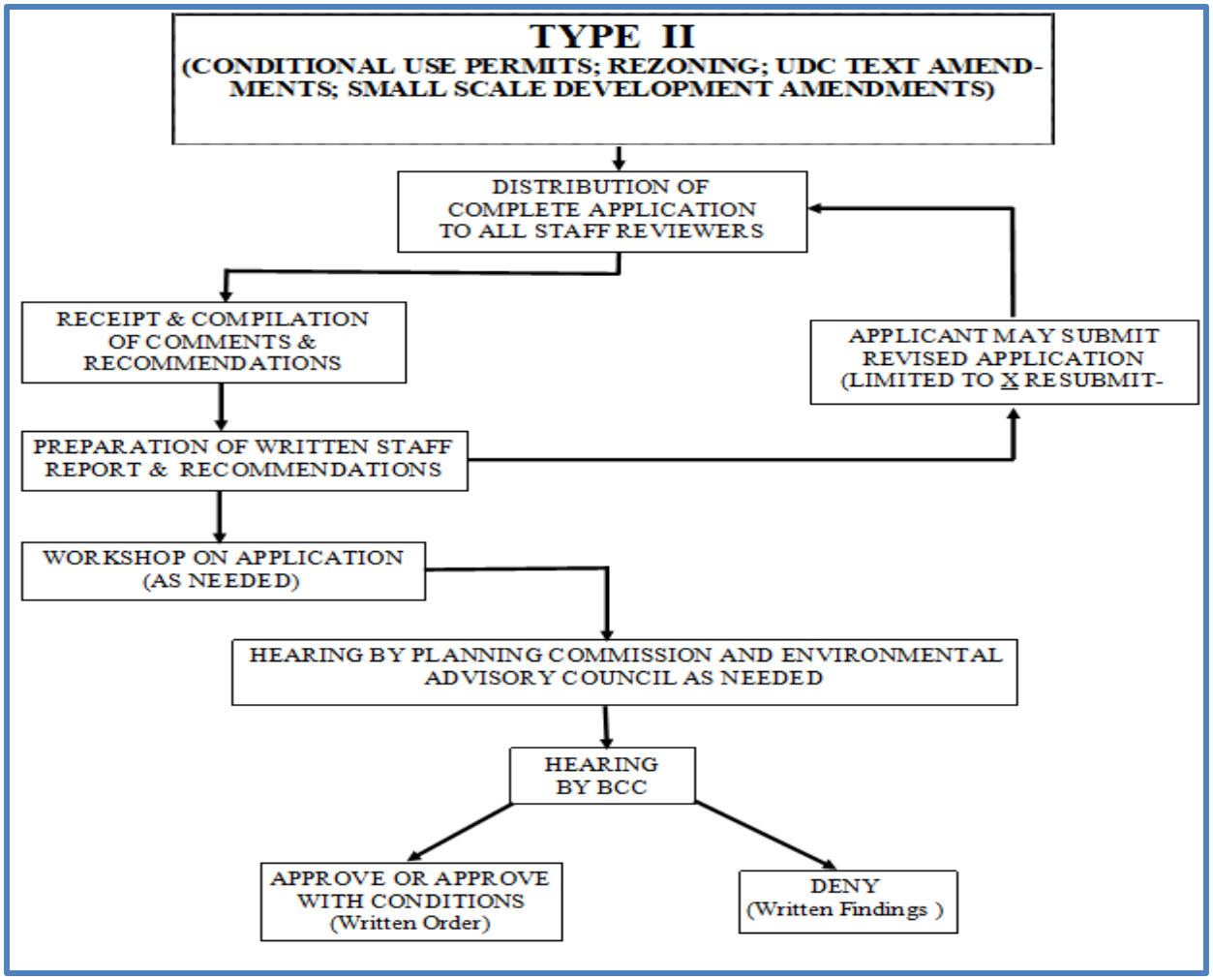


Illustration 10.04.03 A.

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10.08.00 CONDITIONAL USE PROCEDURES

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C. *Application.* The Administrative Code shall establish the submittal requirements for a conditional use application.

~~1.~~ Conditional use application processing time. ~~An application for a **conditional use** will be considered "open," when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a **conditional use** will be considered "closed" when~~ Once an application for a conditional use has been determined to be complete, the application will remain active until the applicant withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the conditional use, for a period of ~~6~~ six months or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the

petitioner withdraws the application through written notice or a response is not received within six months, the project will be considered withdrawn. 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 ~~An application deemed "closed" will not receive further processing and shall be withdrawn and an application "closed" through inactivity shall be deemed withdrawn.~~ The ~~Planning and Zoning Department~~ County Manager or designee will notify the applicant of closure by certified mail, return receipt requested; however, failure to notify by the County shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. Further review of the project will require a new application, and the appropriate fees paid by the applicant. ~~An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency." Further review of the request will be subject to the then current LDC.~~

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10.09.00 VARIANCE PROCEDURES

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I. *Variance application processing time.* ~~An application for a variance will be considered "open" when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a variance will be considered "closed" when~~ Once an application for a variance has been determined to be complete, the application will remain active until the petitioner withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the variance, for a period of ~~6~~ six months or until the time frames specified in F.S. 125.022. If a waiver of time limits is submitted and the petitioner withdraws the application through written notice or a response is not received within six months, the project will be considered withdrawn. 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. ~~An application deemed "closed" will not receive further processing and shall be withdrawn and an application "closed" through inactivity shall be deemed withdrawn.~~ The ~~planning services department~~ County Manager or designee will notify the applicant of closure, however, failure to notify by the county shall not eliminate the ~~"closed"~~ withdrawn or denied status of a petition. ~~An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency". Further review of the request will be subject to the then current code~~. Further review of the project will require a new application and the appropriate fees paid by the applicant.

~~1. Applicability. All applications for a variance whether submitted before or after June 26, 2003, shall comply with the processing time procedures set forth in section I. above.~~

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Collier County Land Development Code | *Administrative Procedures Manual*
Chapter 4 | Administrative Procedures

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I. Site Development Plan

I.1 Conceptual Site Plan (CSP)

Reference LDC sections 10.02.03 C.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with LDC section 10.02.03 and other provisions of the LDC.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.2. Site Development Plan (SDP)

Reference LDC sections 10.02.03. and other provisions of the **LDC.**

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.3. Site Improvement Plan (SIP)

Reference LDC sections 10.02.03 E. and other provisions of the **LDC.**

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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I.3.a. Immokalee Nonconforming Mobile Home Parks or Mobile Home Sites-Existing Conditions Site Improvement Plan

Reference LDC sections 2.03.07 G.6.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and approve, approve with conditions or deny the application utilizing the criteria identified in the applicable LDC sections.

Once submitted for review, the 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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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Chapter 5 | Subdivision Procedures

D. Construction Plan and Final Subdivision Plat (PPL)

D.1. Construction Plan and Final Subdivision Plat - Standard

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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 or the applicant exceeds the time limits specified in F.S.125.022, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. . If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

The County Manager or designee 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 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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D.2. Construction Plans and Final Subdivision Plat Amendment (PPLA)

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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 days of the date on which the comments were sent to the **applicant.** If a response is not received within this time or the applicant exceeds the time limits specified in F.S.125.022, the application will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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

Reference **LDC** sections 10.02.04.B and 10.02.04 C and other provisions of the **LDC**.

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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 or the applicant exceeds the time limits specified in F.S.125.022, or withdraws the application through written notice, the application review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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E. Construction Plans (CNSTR)

E.1. Construction Plans - Standard

Reference LDC sections 10.02.04 E.

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Review Process The Development Review Division will review the application, identify whether additional materials are needed and review the application for compliance with LDC section 10.02.04 E and shall approve or deny the application.

Once submitted for review, the construction plans 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 or the applicant exceeds the time limits specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and

the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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E.2. Insubstantial Change to Construction Plans – (ICP)

Reference LDC sections 10.02.04 B.5 and 10.02.05 A.5

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Review Process The Development Review Division will review the application and identify whether additional materials are needed and review the application for compliance with LDC sections 10.02.04 and 10.02.05 and any other applicable LDC sections.

Once submitted for review, the insubstantial change 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 or the applicant exceeds the time limits specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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F. Minor Final Subdivision Plat (FP)

Reference **LDC** section 10.02.04 D.

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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 or until the time frames specified in F.S.125.022, the application for review will be considered withdrawn and cancelled. Further review of the project will require a new application together with appropriate fees. . If there is no waiver of time limits submitted by the applicant and the applicant exceeds the time limits specified in F.S.125.022, the application will be considered denied.

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

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CHAPTER 2025-177

Committee Substitute for Senate Bill No. 1080

An act relating to local government land regulation; amending s. 125.022, F.S.; requiring counties to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the county fails to meet certain timeframes; providing exceptions; amending s. 163.3180, F.S.; prohibiting a school district from collecting, charging, or imposing certain fees unless they meet certain requirements; providing a standard of review for actions challenging such fees; amending s. 553.80, F.S.; specifying certain purposes for which local governments may use certain fees to carry out activities relating to obtaining or finalizing a building permit; amending s. 163.31801, F.S.; revising the voting threshold required for approval of certain impact fee increase ordinances by local governments, school districts, and special districts; requiring that certain impact fee increases be implemented in specified increments; prohibiting a local government from increasing an impact fee rate beyond certain phase-in limitations under certain circumstances; deleting retroactive applicability; amending s. 163.3184, F.S.; providing that if comprehensive plan amendments are not adopted at a specified hearing, such amendments must be formally adopted within a certain time period or they are deemed withdrawn; increasing the time period within which comprehensive plan amendments must be transmitted; amending s. 166.033, F.S.; requiring municipalities to specify minimum information necessary for certain applications; revising timeframes for processing applications for approval of development permits or development orders; defining the term "substantive change"; providing refund parameters in situations where the municipality fails to meet certain timeframes; providing exceptions; providing effective dates.

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

Section 1. Section 125.022, Florida Statutes, is amended to read:

125.022 Development permits and orders.—

(1) A county shall specify in writing the minimum information that must be submitted in an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A county shall make the minimum information available for inspection and copying at the location where the county receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the county's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a county shall confirm receipt of

the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a county must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the county has deemed the application complete., ~~or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the county must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the county's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a)~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a county may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a county makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a county makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the county must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a county makes a third request for additional information and the applicant submits

the required additional information within 30 days after receiving the request, the county must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the county's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the county, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A county must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the county fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the county fails to issue a written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the county fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the county fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A county is not required to issue a refund if the applicant and the county agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a county denies an application for a development permit or development order, the county shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing

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a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county shall attach such a disclaimer to the issuance of a development permit and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9)~~(7)~~ This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply.

Section 2. Present paragraph (j) of subsection (6) of section 163.3180, Florida Statutes, is redesignated as paragraph (k), and a new paragraph (j) is added to that subsection, to read:

163.3180 Concurrency.—

(6)

(j) A school district may not collect, charge, or impose any alternative fee in lieu of an impact fee to mitigate the impact of development on educational facilities unless such fee meets the requirements of s. 163.31801(4)(f) and (g). In any action challenging a fee under this paragraph, the school district has the burden of proving by a preponderance of the evidence that the imposition and amount of the fee meet the requirements of state legal precedent.

Section 3. Paragraph (a) of subsection (7) of section 553.80, Florida Statutes, is amended to read:

553.80 Enforcement.—

(7)(a) The governing bodies of local governments may provide a schedule of reasonable fees, as authorized by s. 125.56(2) or s. 166.222 and this section, for enforcing this part. These fees, and any fines or investment earnings related to the fees, may only be used for carrying out the local government's responsibilities in enforcing the Florida Building Code, including, but not limited to, any process or enforcement related to obtaining or finalizing a building permit. When providing a schedule of reasonable fees, the total estimated annual revenue derived from fees, and the fines and investment earnings related to the fees, may not exceed the total estimated annual costs of allowable activities. Any unexpended balances must be carried forward to future years for allowable activities or must be refunded at the discretion of the local government. A local government may not carry

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forward an amount exceeding the average of its operating budget for enforcing the Florida Building Code for the previous 4 fiscal years. For purposes of this subsection, the term "operating budget" does not include reserve amounts. Any amount exceeding this limit must be used as authorized in subparagraph 2. However, a local government that established, as of January 1, 2019, a Building Inspections Fund Advisory Board consisting of five members from the construction stakeholder community and carries an unexpended balance in excess of the average of its operating budget for the previous 4 fiscal years may continue to carry such excess funds forward upon the recommendation of the advisory board. The basis for a fee structure for allowable activities must relate to the level of service provided by the local government and must include consideration for refunding fees due to reduced services based on services provided as prescribed by s. 553.791, but not provided by the local government. Fees charged must be consistently applied.

1. As used in this subsection, the phrase "enforcing the Florida Building Code" includes the direct costs and reasonable indirect costs associated with review of building plans, building inspections, reinspections, and building permit processing; building code enforcement; and fire inspections associated with new construction. The phrase may also include training costs associated with the enforcement of the Florida Building Code and enforcement action pertaining to unlicensed contractor activity to the extent not funded by other user fees.

2. A local government must use any excess funds that it is prohibited from carrying forward to rebate and reduce fees, to upgrade technology hardware and software systems to enhance service delivery, to pay for the construction of a building or structure that houses a local government's building code enforcement agency, or for training programs for building officials, inspectors, or plans examiners associated with the enforcement of the Florida Building Code. Excess funds used to construct such a building or structure must be designated for such purpose by the local government and may not be carried forward for more than 4 consecutive years. An owner or builder who has a valid building permit issued by a local government for a fee, or an association of owners or builders located in the state that has members with valid building permits issued by a local government for a fee, may bring a civil action against the local government that issued the permit for a fee to enforce this subparagraph.

3. The following activities may not be funded with fees adopted for enforcing the Florida Building Code:

a. Planning and zoning or other general government activities <u>not related to obtaining a building permit</u>.

b. Inspections of public buildings for a reduced fee or no fee.

c. Public information requests, community functions, boards, and any program not directly related to enforcement of the Florida Building Code.

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d. Enforcement and implementation of any other local ordinance, excluding validly adopted local amendments to the Florida Building Code and excluding any local ordinance directly related to enforcing the Florida Building Code as defined in subparagraph 1.

4. A local government must use recognized management, accounting, and oversight practices to ensure that fees, fines, and investment earnings generated under this subsection are maintained and allocated or used solely for the purposes described in subparagraph 1.

5. The local enforcement agency, independent district, or special district may not require at any time, including at the time of application for a permit, the payment of any additional fees, charges, or expenses associated with:

a. Providing proof of licensure under chapter 489;

b. Recording or filing a license issued under this chapter;

c. Providing, recording, or filing evidence of workers' compensation insurance coverage as required by chapter 440; or

d. Charging surcharges or other similar fees not directly related to enforcing the Florida Building Code.

Section 4. Effective January 1, 2026, paragraphs (g) and (h) of subsection (6) of section 163.31801, Florida Statutes, are amended to read:

163.31801 Impact fees; short title; intent; minimum requirements; audits; challenges.—

(6) A local government, school district, or special district may increase an impact fee only as provided in this subsection.

(g)1. A local government, school district, or special district may increase an impact fee rate beyond the phase-in limitations established under paragraph (b), paragraph (c), paragraph (d), or paragraph (e) by establishing the need for such increase in full compliance with the requirements of subsection (4), provided the following criteria are met:

a.~~1.~~ A demonstrated-need study justifying any increase in excess of those authorized in paragraph (b), paragraph (c), paragraph (d), or paragraph (e) has been completed within the 12 months before the adoption of the impact fee increase and expressly demonstrates the extraordinary circumstances necessitating the need to exceed the phase-in limitations.

b.~~2.~~ The local government jurisdiction has held at least ~~not less than~~ two publicly noticed workshops dedicated to the extraordinary circumstances necessitating the need to exceed the phase-in limitations set forth in paragraph (b), paragraph (c), paragraph (d), or paragraph (e).

c.~~3.~~ The impact fee increase ordinance is approved by ~~at least~~ a unanimous ~~two-thirds~~ vote of the governing body.

2. An impact fee increase approved under this paragraph must be implemented in at least two but not more than four equal annual increments beginning with the date on which the impact fee increase ordinance is adopted.

3. A local government may not increase an impact fee rate beyond the phase-in limitations under this paragraph if the local government has not increased the impact fee within the past 5 years. Any year in which the local government is prohibited from increasing an impact fee because the jurisdiction is in a hurricane disaster area is not included in the 5-year period.

~~(h) This subsection operates retroactively to January 1, 2021.~~

Section 5. Paragraphs (b) and (c) of subsection (3) of section 163.3184, Florida Statutes, are amended to read:

163.3184 Process for adoption of comprehensive plan or plan amendment.—

(3) EXPEDITED STATE REVIEW PROCESS FOR ADOPTION OF COMPREHENSIVE PLAN AMENDMENTS.—

(b)1. If a plan amendment or amendments are adopted, the local government, after the initial public hearing held pursuant to subsection (11), shall transmit, within 10 working days after the date of adoption, the amendment or amendments and appropriate supporting data and analyses to the reviewing agencies. The local governing body shall also transmit a copy of the amendments and supporting data and analyses to any other local government or governmental agency that has filed a written request with the governing body.

2. The reviewing agencies and any other local government or governmental agency specified in subparagraph 1. may provide comments regarding the amendment or amendments to the local government. State agencies shall only comment on important state resources and facilities that will be adversely impacted by the amendment if adopted. Comments provided by state agencies shall state with specificity how the plan amendment will adversely impact an important state resource or facility and shall identify measures the local government may take to eliminate, reduce, or mitigate the adverse impacts. Such comments, if not resolved, may result in a challenge by the state land planning agency to the plan amendment. Agencies and local governments must transmit their comments to the affected local government such that they are received by the local government not later than 30 days after the date on which the agency or government received the amendment or amendments. Reviewing agencies shall also send a copy of their comments to the state land planning agency.

3. Comments to the local government from a regional planning council, county, or municipality shall be limited as follows:

a. The regional planning council review and comments shall be limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A regional planning council may not review and comment on a proposed comprehensive plan amendment prepared by such council unless the plan amendment has been changed by the local government subsequent to the preparation of the plan amendment by the regional planning council.

b. County comments shall be in the context of the relationship and effect of the proposed plan amendments on the county plan.

c. Municipal comments shall be in the context of the relationship and effect of the proposed plan amendments on the municipal plan.

d. Military installation comments shall be provided in accordance with s. 163.3175.

4. Comments to the local government from state agencies shall be limited to the following subjects as they relate to important state resources and facilities that will be adversely impacted by the amendment if adopted:

a. The Department of Environmental Protection shall limit its comments to the subjects of air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, and conservation easements; solid waste; water and wastewater treatment; and the Everglades ecosystem restoration.

b. The Department of State shall limit its comments to the subjects of historic and archaeological resources.

c. The Department of Transportation shall limit its comments to issues within the agency's jurisdiction as it relates to transportation resources and facilities of state importance.

d. The Fish and Wildlife Conservation Commission shall limit its comments to subjects relating to fish and wildlife habitat and listed species and their habitat.

e. The Department of Agriculture and Consumer Services shall limit its comments to the subjects of agriculture, forestry, and aquaculture issues.

f. The Department of Education shall limit its comments to the subject of public school facilities.

g. The appropriate water management district shall limit its comments to flood protection and floodplain management, wetlands and other surface waters, and regional water supply.

h. The state land planning agency shall limit its comments to important state resources and facilities outside the jurisdiction of other commenting state agencies and may include comments on countervailing planning policies and objectives served by the plan amendment that should be balanced against potential adverse impacts to important state resources and facilities.

(c)1. The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, ~~and to adopt the comprehensive plan amendments,~~ the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. If the amendments are not adopted at the second public hearing, the amendments shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendments are deemed withdrawn ~~The 180-day limitation does not apply to amendments processed pursuant to s. 380.06~~.

2. All comprehensive plan amendments adopted by the governing body, along with the supporting data and analysis, shall be transmitted within 30 ~~10~~ working days after the final adoption hearing to the state land planning agency and any other agency or local government that provided timely comments under subparagraph (b)2. If the local government fails to transmit the comprehensive plan amendments within 30 ~~10~~ working days after the final adoption hearing, the amendments are deemed withdrawn.

3. The state land planning agency shall notify the local government of any deficiencies within 5 working days after receipt of an amendment package. For purposes of completeness, an amendment shall be deemed complete if it contains a full, executed copy of:

a. The adoption ordinance or ordinances;

b. In the case of a text amendment, the amended language in legislative format with new words inserted in the text underlined, and words deleted stricken with hyphens;

c. In the case of a future land use map amendment, the future land use map clearly depicting the parcel, its existing future land use designation, and its adopted designation; and

d. Any data and analyses the local government deems appropriate.

4. An amendment adopted under this paragraph does not become effective until 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the state land

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planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

Section 6. Section 166.033, Florida Statutes, is amended to read:

166.033 Development permits and orders.—

(1) A municipality shall specify in writing the minimum information that must be submitted for an application for a zoning approval, rezoning approval, subdivision approval, certification, special exception, or variance. A municipality shall make the minimum information available for inspection and copying at the location where the municipality receives applications for development permits and orders, provide the information to the applicant at a preapplication meeting, or post the information on the municipality's website.

(2) Within 5 business days after receiving an application for approval of a development permit or development order, a municipality shall confirm receipt of the application using contact information provided by the applicant. Within 30 days after receiving an application for approval of a development permit or development order, a municipality must review the application for completeness and issue a written notification to the applicant ~~letter~~ indicating that all required information is submitted or specify in writing ~~specifying~~ with particularity any areas that are deficient. If the application is deficient, the applicant has 30 days to address the deficiencies by submitting the required additional information. For applications that do not require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 120 days after the municipality has deemed the application complete., ~~or 180 days~~ For applications that require final action through a quasi-judicial hearing or a public hearing, the municipality must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the municipality has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to ~~a reasonable request for~~ an extension of time, particularly in the event of a force majeure or other extraordinary circumstance. An approval, approval with conditions, or denial of the application for a development permit or development order must include written findings supporting the municipality's decision. The timeframes contained in this subsection do not apply in an area of critical state concern, as designated in s. 380.0552 or chapter 28-36, Florida Administrative Code. The timeframes contained in this subsection restart if an applicant makes a substantive change to the application. As used in this subsection, the term "substantive change" means an applicant-initiated change of 15 percent or more in the proposed density, intensity, or square footage of a parcel.

(3)(a)~~(2)(a)~~ When reviewing an application for a development permit or development order that is certified by a professional listed in s. 403.0877, a

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municipality may not request additional information from the applicant more than three times, unless the applicant waives the limitation in writing.

(b) If a municipality makes a request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 30 days after receiving the additional information.

(c) If a municipality makes a second request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must review the application for completeness and issue a letter indicating that all required information has been submitted or specify with particularity any areas that are deficient within 10 days after receiving the additional information.

(d) Before a third request for additional information, the applicant must be offered a meeting to attempt to resolve outstanding issues. If a municipality makes a third request for additional information and the applicant submits the required additional information within 30 days after receiving the request, the municipality must deem the application complete within 10 days after receiving the additional information or proceed to process the application for approval or denial unless the applicant waived the municipality's limitation in writing as described in paragraph (a).

(e) Except as provided in subsection (7) ~~(5)~~, if the applicant believes the request for additional information is not authorized by ordinance, rule, statute, or other legal authority, the municipality, at the applicant's request, shall proceed to process the application for approval or denial.

(4) A municipality must issue a refund to an applicant equal to:

(a) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the application.

(b) Ten percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 30 days after receiving the additional information pursuant to paragraph (3)(b).

(c) Twenty percent of the application fee if the municipality fails to issue written notification of completeness or written specification of areas of deficiency within 10 days after receiving the additional information pursuant to paragraph (3)(c).

(d) Fifty percent of the application fee if the municipality fails to approve, approves with conditions, or denies the application within 30 days after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

(e) One hundred percent of the application fee if the municipality fails to approve, approves with conditions, or denies an application 31 days or more after conclusion of the 120-day or 180-day timeframe specified in subsection (2).

A municipality is not required to issue a refund if the applicant and the municipality agree to an extension of time, the delay is caused by the applicant, or the delay is attributable to a force majeure or other extraordinary circumstance.

(5)~~(3)~~ When a municipality denies an application for a development permit or development order, the municipality shall give written notice to the applicant. The notice must include a citation to the applicable portions of an ordinance, rule, statute, or other legal authority for the denial of the permit or order.

(6)~~(4)~~ As used in this section, the terms "development permit" and "development order" have the same meaning as in s. 163.3164, but do not include building permits.

(7)~~(5)~~ For any development permit application filed with the municipality after July 1, 2012, a municipality may not require as a condition of processing or issuing a development permit or development order that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the municipal action on the local development permit.

(8)~~(6)~~ Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.

(9)~~(7)~~ This section does not prohibit a municipality from providing information to an applicant regarding what other state or federal permits may apply.

Section 7. Except as otherwise expressly provided in this act, this act shall take effect October 1, 2025.

Approved by the Governor June 24, 2025.

Filed in Office Secretary of State June 24, 2025.

Processing Time Frames
Pursuant to F. S. 125.022 Development Permits and Orders

INTAKE

" A County must specify in writing the minimum information to be submitted in an application for a zoning, rezoning, or subdivision approval, certification, special exception, or variance. The County shall make the minimum information available, ... at the location where the county receives the application for development permits and orders, provide the information to the applicant at a pre-application meeting or post the information on the county's website."

Within 5 business days after receiving the application, the county shall confirm receipt of the application and within 30 days after receiving the application, the county must *review the application for completeness* and issue written notification indicating that all required information is submitted or specify any areas of deficiency.

If County Requests Additional Information	**Applicant's Submittal Response**	**County Issues a Letter of Response to Applicant's Response that all Information has been Submitted or Specify Areas of Deficiency)**
1st Request	Within 30 days	Letter within 30 days
2nd Request		Letter within 10 days
Before 3rd Request by County for Additional Information *Applicant must be offered a meeting to resolve outstanding issues.*		
If there is a 3rd Request for additional information, applicant must waive time limits in writing.	Within 30 days	Within 10 days, **information must be deemed complete** or proceed to *process the application for approval or denial*, unless the applicant waives the time limits

REVIEW

- Within 120 days, if applications do not require a quasi-judicial or public hearing, the county must approve, approve with conditions, or deny the application.
- Within 180 days, for applications that do require a quasi-judicial or public hearing, the county must approve, approve with conditions, or deny the application.
- Both the county and applicant may agree in writing or in a public meeting or hearing to an extension of time , in the event of a force majeure (due to causes outside of the control of the county and applicant) or other extraordinary circumstance.

Additional County requirement: An application remains under review, so long as a resubmittal in response to the County's rejection comments are received within 270 days. Otherwise, the application is withdrawn and cancelled.

Richard Henderlong

From: Jeffrey S Curl <jcurl@emergedesign.biz>
Sent: Tuesday, September 16, 2025 8:38 AM
To: Eric Johnson; Richard Henderlong; Angela Galiano
Subject: DSAC-LDR

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.

Good morning,
I have some funky bug that I'd rather not bring into the building, nor today's meeting...

- As a quick aside: I cannot help but laugh at the irony of a TDR credit for the eradication and control of exotics, in light our of our last meeting / proposed relaxation of exotics in the Estates...

- My only comments for today [RFMUD LDCA], and they may be more q/a than comments, are on the buffers' suggested language vs base code, D buffers:

1. Trees, 12' (not 10) high and palms cannot be used to satisfy 'd' buffers (vs palms allowed to use for code trees up to 30% of the required trees) - WHY the change along a roadway?
2. Shrubs, no change
3. Groundcover requirements: first, why? Second, as stated folks will just do a 3' "line" - IF the intent is a 3' to 5' AVERAGE width, I would state that.

For B buffers [that I believe impact the 'public' more than roadway travelers at high speeds], a 6 story building next to existing SF (think their back yard), should certainly consider taller trees (12' x 5' spread / width vs. 10' x 4', base code) with the base code 5' hedge/6' maintained to ameliorate new height impacts to neighbors.....

Thank you and that's what I would offer to other committee members this afternoon.
I apologize for the late notice,
Jeff

Jeffrey S. Curl ASLA CLARB | President

eMERGE design LLC

239.272.7933 | emergedesign.biz

Attendance Roster – Date: September 16, 2025

DSAC – Land Development Review Subcommittee

****Must have (3) members for a quorum****

Committee Members	
Name	**Signature**
Clay Brooker:	
Blair Foley:	
Robert Mulhere: Excused	
Mark McLean:	
Jeffrey Curl: Excused	

Staff Members	
Mike Bosi, Planning and Zoning Division Director, GMCD	Present
Eric Johnson, LDC Planning Manager, GMCD	
Richard Henderlong, Planner III, GMCD	
Angela Galiano, Planner II, GMCD	
Heather Cartwright-Yilmaz, Management Analyst/Liaison, GMCD	Present
Lisa Blacklidge, Manager, GMCD	Present
Michele Mosca, Planner III, GMCD	Present

Attendance Roster – Date: September 16, 2025

DSAC – Land Development Review Subcommittee

Public Sign-in Sheet

Please Print

NAME	REPRESENTING	PHONE NO.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

August 21, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Land Development Review Subcommittee
Collier County, Florida

September 16, 2025
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee - Land Development Review Subcommittee (DSAC-LDR)** will meet on **Tuesday, September 16, 2025,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate in the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Eric Johnson at (239) 252-2931.

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MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE MEETING
Naples, Florida
September 16, 2025

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

Chairman:	Clay Brooker
	Blair Foley
	Jeff Curl - EXCUSED
	Mark McLean
	Robert Mulhere - EXCUSED

The following County Staff were in attendance:
Michael Bosi, Director, Planning and Zoning, GMCD
Lisa Blacklidge, Manager, GMCD
Michele Mosca, Planner III, GMCD
Eric Johnson, LDC Planning Manager, GMCD
Richard Henderlong, Planner III, GMCD
Angela Galiano, Planner II, GMCD
Heather Cartwright-Yilmaz, Management Analyst/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- Clay Brooker
   Development Service Advisory Committee – Land Development Review Subcommittee, Tuesday, 16th September 2025

2. **APPROVAL OF AGENDA**
   Motion to hear Item B first**.**
   Mark McLean made the motion.
   Blair Foley Motion seconded
   Motion passed

3. **Old Business**
   None

4. **New Business**
   b. PL20250010243- Development Order Process and Timeframes – LDCA
   Richard Henderlong, Planner III, GMCD
   On June 24th, 2025, the governor approved Senate Bill 1080 which amended Statutes FS.125.022, FS.163.31801 and FS.166.033. That regulates the review and approval of land development permits and development order applications by local governments.

   The new Law Chapter 2025-177 will become effective on October 1st, 2025.
   1. The required processing starts with an acknowledgement of receipt within 5 days.
   2. Application must be reviewed for completeness within 30 days
   3. Non-quasi-judicial hearing applications must be approved or denied within 120 days.
   4. Quasi-judicial applications within 180 days.
   5. During a public meeting/hearing and applicant can request an extension in writing.

   Blair Foley- Based on my experience no applications that have been submitted have been acknowledged in 5 days. All the county has to do within 5 days is acknowledge receipt. Within 30 days it must be reviewed for completeness.
   Mark McLean- So then an application could sit without being reviewed and then rejected at 29 days
   Lisa Blacklidge- We are still going to try to process and review within the 5-day mark.
   Mark McLean- But it could happen
   Lisa Blacklidge- We are trying to improve timelines
   Mark McLean- These timelines don't designate between types of applications.
   Blair Foley- Under the 3rd submittal, in plans and plats, if we have a third submittal the county is great about getting in done. If there is a minor submittal, would we still have 2 reviewers or less, is that still applicable.
   Lisa Blacklidge- It is still applicable. 1st, 2nd and 3rd submittal is still intake.

Richard Henderlong- First- If an applicant makes a substantial change to 15% or more in density or the square footage of the parcel, it automatically resets the 120–180-day timeclock. Secondly, the statute requires the county to issue refunds as a percentage of the application fee in the event it fails to meet the review time.

1. 10 percent for failure to issue written notice of completeness or areas of deficiencies within 30 days after receiving the application submittal or request for additional information
2. 20 percent for failure to send written notice or areas of deficiencies within 10 days of the second request for information and the applicant submits required information within 30 days
3. 50 percent if the county fails to approve, approve with conditions, or deny the application within 30 days after conclusion of the 120-day or 180-day public hearing timeframe
4. 100 percent if the county fails to act after 30 days and the conclusion of the 120-day or 180-day timeframe
5. If the applicant and county agree to an extension of time, the delay is caused by the applicant or attributable to a force majeure, the county is not required to issue a refund.

Clay Brooker-The language "the waiver of time limits is submitted" is used throughout this. Is the applicant releasing the county from its deadline to respond?
Richard Henderlong- Yes. You are waiving the statutory time limits.
Mark McLean- Once you put them on the statutory obligation to respond, when they kick something out you have 10 days to respond. By waiving yours, you are also waiving theirs.
Lisa Blacklidge- That would only apply to intake. If you are under review the 10 days does not apply. 120-180 days start when you pay and go to review.
Blair Foley- Will there be any communication with staff during this process
Lisa Blacklidge- Yes. Development review, you will have the option when you submit. You will have the option when you get your correction letter and 15 days prior to the 120 mark.
Clay Brooker- If I have a rezone that goes CCPC and BCC and I'm at 180 days, takes 30 days between CCPC and BCC, 45 days before CCPC, I am at 75 days off my 180 days. Is that the way it's really supposed to work.
Lisa Blacklidge- Not sure why it did that.
Mike Bosi- That is why we have talked about developing the waiver timeline.
Mark McLean- The intent of this is to prevent municipalities from taking a year to permit something. What this is now, if you are not on your toes and you do not sign a waiver you can get pushed out with a denial.
Richard Henderlong- This does take effect on 10/1/25
Clay Brooker- The state law says what it says. This mirrors it. I do not see the refund codifying anywhere. Admin code maybe?
Mike Bosi- Its still applicable. It should be in admin code.
Lisa Blacklidge- 120/180 days have been in code for years.

Mark McLean- The intention is to speed the system up, but if you sign a waiver, it could actually slow everything down. If you sign the waiver the county has an open-ended timeframe to approve.

Motion to approve to send to DSAC- Blair Foley- with the codification of the fees in the admin code.
Motion seconded- Mark McLean
Motion passed

a. PL20240006969 - Rural Fringe Mixed Use District (RFMUD) Restudy – LDCA
Eric Johnson, LDC Planning Manager, GMCD
Will amend 3 different sections of the Land Development code. Section 20307, 20308 and 020601.

In 1999 the State of Florida imposed a Final Order on Collier County to perform a 3 year Rural and Agricultural Assessment of the GMP:
1. Protect prime AG areas- prevent premature conversion to other land uses
2. Protect natural resources- water quality & quantity, listed species & their habitat
3. Discourage urban sprawl.

Areas designated as "sending" are areas of higher quality habitat to direct growth away; "receiving" are areas where development is more suitable. Landowners in the sending areas can voluntarily use the program to obtain and sell their TDR credits to developers in the receiving areas. This LDC amendment adopts GMPA (Ord. 2023-25)

LDC Changes
1. Increases the number of base TDR credits generated per acre/per non-conforming lot.
2. Changing the calculation of TDR Bonus Credits
3. Addition of Conservation TDR credits.
4. Addition of Belle Meade Hydrologic enhancement overlay provisions.
5. Changes to Environmental Restoration and Maintenance TDR bonus credit
6. Introduction of Business and Industrial Uses in the receiving lands with specific uses, development standards and locational criteria to be identified within the LDC
7. Revising the table of allowable uses for RFMUD receive lands-Outside Rural villages
8. Changes to Rural Village design and density bonus for low-income residential housing units.
9. Addition of Clustering provisions for RFMUD sending lands.
10. Introduction of neighborhood commercial uses with affordable housing projects with specific uses, design and development standards
11. Reduction of open space requirements for housing that is affordable projects.
12. Allowance of active recreation in the sending lands as conditional uses
13. Additional development standards and location criteria for housing the is affordable within the receiving lands.

Mark Mclean- How do you transfer density from one area to another

Mike Bosi- You have to own the property. 4 TDR for 5 Acres. 2 for your first participation bonus. You have restoration and conveyance. Create development rights agreement. You take the TDR so they can be utilized. Using TDR, you can get that up to 1 unit per 5 Acres. Grouping TDR with another 5 acre parcel you can develop a subdivision with 1 unit per acre. Or you can take the credits and develop a village.
Mark McLean- Why are we doing this here, who is this benefiting.
Mike Bosi- These were determined in 1999-2000, The criteria was based on environmental data.
Mark McLean- So the data that's created this is 25 years old. The traffic in these areas is already extremely bad.
Clay Brooker- If you own land that is currently blue, (receiving lands) you're suggesting now that you take away the TDR possibility to that landowner, they are going to have something to say about it.
Mike Bosi- Based on the previous 25 years of development, yes that's my suggestion.
Clay Brooker- If I own a sending land in Belle Meade and I strip for credits, can I sell them to NW receiving land.
Mike Bosi- Yes, there is no restriction on where a sending land credit can be spent at.
Clay Brooker- If there are no receiving lands anywhere, then the program has come to a stall
Lisa Blacklidge- There is no more NW receiving lands, but in the southern area there is still some areas.
Mike Bosi- There is still land available in the Southern area.
Lisa Blacklidge- North Belle Meade and Belle Meade there is a lot of acreage available.
Blair Foley- What is the timing on this? There is a lot of information in this.
Eric- We are aiming for a nighttime CCPC hearing in November. If you feel like you need more time to review, then take more time.
Clay Brooker- We need Bob Mulhere to get his eyes on this.
Blair Foley- Can we make a motion to continue to the next LDC meeting with Bob and Jeff present.

Motion to Continue- Blair Foley
Motion seconded- Mark McLean

5. **Public Speakers**
   No public speakers

6. **REMINDERS OF UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:**
   a. Tuesday November 18, 2025
   b. Tuesday December 16, 2025

7. **ADJOURN**
   Blair Foley- Motion to adjourn

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 4:09 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE

~~**Clay Brooker, Chairman**~~ BLAIR FOLEY, VICE CHAIR

These minutes were approved by the Committee/Chairman on 10/1/25,
(check one) as submitted ✓ or as amended _____.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

August 21, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Development Services Advisory Committee
Land Development Review Subcommittee
Collier County, Florida

September 16, 2025
3:00 p.m.

Notice is hereby given that the **Collier County Development Services Advisory Committee - Land Development Review Subcommittee (DSAC-LDR)** will meet on **Tuesday, September 16, 2025,** at **3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:
Two or more members of the Board of County Commissioners may be present and may participate in the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Eric Johnson at (239) 252-2931.

###

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

colliercountyfl.gov
twitter.com/CollierPIO
facebook.com/CollierGov
youtube.com/CollierGov

October 2, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Forest Lakes Roadway & Drainage MSTU Advisory Committee
Collier County, Florida

October 7, 2025
10:00 a.m.

Notice is hereby given that the **Forest Lakes Roadway & Drainage Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Tuesday, October 7, 2025,** at **10:00 a.m.** in the Clubhouse at Forest Lakes, 1058 Forest Lakes Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

The agenda will be available on the Collier County Government website at www.collierptne.com/mtsu/forest-lakes-roadway-drainage-advisory-commitee/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

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For more information, call Jeffrey Felger at (239) 252-5775.

FOREST LAKES

ROADWAY AND DRAINAGE M.S.T.U.
ADVISORY COMMITTEE
8300 Radio Road
Naples, FL 34104

AGENDA

October 7, 2025

I. CALL TO ORDER

II. ATTENDANCE

Advisory Committee:

Greg Pollock – Chair (4/21/2026)
Kathy Thomson – Vice Chair (4/21/2027)
Patrick Bernal (4/21/2027)
Marianne Fanning (4/21/2026)
Jerry Norsic (4/21/2028)

County Staff:

Ellen Sheffey – Director, PTNE (Interim)
Jeffrey Felger – MSTU Project Manager

Contractor(s):

Aaron Gross – Ground Zero Landscaping

III. APPROVAL OF AGENDA

IV. APPROVAL OF MINUTES – SEPTEMBER 2, 2025

V. CONTRACTOR REPORTS

A. Ground Zero Landscaping – Aaron Gross

VI. PROJECT MANAGERS REPORT – Jeffrey Felger

A. BUDGET REPORT

B. Ordinance Amendment

- **August 12th BCC Agenda Item for Approval**
  - **Lake 15 Wall Replacement**
  - **Lakes Rip-Rap Replenishment**

VII. ONGOING BUSINESS

A. Shopping Center Screening – Fence & Riprap Berm
B. Sidewalk Light Poles

- **Lamp Replacements - Completed**
- **Pole #33 Replacement (Woodshire Ln)**

VIII. NEW BUSINESS

A. Lake Fountain Maintenance

B. Fertilizer October/November- Gound Zero Landscaping

IX. COMMITTEE MEMBER COMMENTS

X. PUBLIC COMMENTS

XI. ADJOURNMENT

NEXT MEETING

NOVEMBER 4TH, 2025 - 10:00 AM
FOREST LAKES CONDO ASSOCIATION CLUBHOUSE
1058 FOREST LAKES DRIVE, NAPLES, FL 34112
(239) 261-5497

FOREST LAKES

ROADWAY AND DRAINAGE M.S.T.U. ADVISORY COMMITTEE

8300 Radio Road - Naples, FL 34104

MINUTES

SEPTEMBER 2, 2025

I. CALL TO ORDER

Chair Pollock called the meeting to order at 10:01 A.M. Roll call was taken, and a quorum of five were present.

II. ATTENDANCE

Advisory Committee	Greg Pollock – Chair
	Kathy Thomson – Vice Chair
	Patrick Bernal
	Marianne Fanning
	Jerry Norsic
Staff	Ellen Sheffey – Director, PTNE (Interim – Excused)
	Dan Schumacher – Project Manager
	Rosio Garcia – Operations Coordinator (Excused)
Contractors	Aaron Gross - Ground Zero Landscaping
	Wendy Warren - Premier Staffing (Transcription)
Public Attendees	Doug Burnham – General Manager, QRGC
	Jack Hedenstrom - Resident
	Deborah Hestrup – Resident
	Stacie Young – Resident

III. APPROVAL OF AGENDA

Vice Chair Thomson moved to approve the September 2, 2025, Agenda of the Forest Lakes Roadway and Drainage MSTU Advisory Committee. Second by Ms. Fanning. Carried unanimously 5 - 0.

IV. APPROVAL OF MINUTES – August 5, 2025

Mr. Norsic moved to approve the minutes of the August 5, 2025, Forest Lakes Roadway and Drainage MSTU Advisory Committee meeting as presented. Second by Vice Chair Thomson. Carried unanimously 5 – 0.

V. CONTRACTOR REPORTS

A. Ground Zero Landscaping – Aaron Gross

Mr. Gross reported:

- Landscaping is well trimmed and in good condition.
- Entryway annual flowers are healthy. Beds will be cleaned out and seasonal winter annuals planted in November/December.
- Trees and shrubs with branches overhanging the sidewalk were pruned.
- Sabal Palm trees on Woodshire Lane were flush cut and removed in preparation for installation of the fence.

- A landscape plan to beautify the front entrance will be prepared for the Committee to review at the November meeting. Aged Junipers will be removed.

VI. PROJECT MANAGERS REPORT – Dan Schumacher

A. Budget Report

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*
Forest Lakes MSTU Fund 1626 Budget for September 2, 2025, prepared August 25, 2025.

Mr. Schumacher provided an overview of the budget highlighting:

Purchase Orders

1. City of Naples – reclaimed irrigation water.
2. Carter Fence Company – Woodshire Lane fence.
3. FPL – electricity.
4. Ground Zero Landscaping – grounds maintenance.
   a. Incidentals – landscape materials and refurbishment.
   b. Maintenance – regular landscape, swales & irrigation maintenance.
5. Lake Doctors – lake fountain(s).
6. LJA Engineering – engineering consulting services.
7. Pavement Maintenance – concrete sidewalk curbs.
8. Preferred Materials – roadway repaving.
9. Premier Staffing – transcription services.
10. Simmonds Electrical – lighting & general electrical services.
11. SiteOne Landscape Supply – irrigation parts and pumps.
12. Tigris Aquatic Services – Lake's maintenance, aquatic vegetation control.

Budget Summary

1. Line 1, Revenue – Of the $1,268,800 Millage assessed, $1,200,694 has been collected, balance due is $68,105.
2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds 2,504,100.
3. Line 3, Revenue Total – A total of $3,772,900.
4. Line 22, Operating Expense – Of the $301,060 budgeted, $50,142 is committed to existing Purchase Orders and $243,608 is expended, leaving the remainder of $7,309 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the $108,500 budgeted, $108,227 has been transferred and a balance of $272 remains for transfer. (PTNE Staff & support, Property Appraiser & Tax Collector).
6. Line 31, Capital Reserves' total balance is $3,353,200.
   i. Reserves for Capital (Line 29) – a balance of $2,953,200 remains for improvement projects.
   ii. Reserves for Roadway Paving (Line 30) – a $400,000 earmark.
7. Line 32, All Expenses – Of the $3,772,900 budgeted, $50,142 remains committed to existing Purchase Orders and $361,966 has been expended, leaving $3,360,790 available within budget for additional expenses as needed.
8. Line 33, FY-25 Budget Grand Total – budgeted Revenues (Line 3) and All Expenses (Line 32) are equal and cancel-out, $50,142 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $838,528 and $788,585 are Unexpended.

General

1. MSTU Millage Rate to maintain MSTU Roadways, Stormwater Drainage, and assets within the taxing district.
   - 2025: 4.0000 Mills per $1000.00 of taxable value.
   - 2026: 2.5000 Mills per $1000.00 of taxable value.
2. The Ad Valorem property tax value increased 7.65% for fiscal year 2025 over 2024 generating additional revenue of $87,975.
3. Funds collected by the Forest Lakes MSTU cannot be utilized outside of the MSTU.

Mr. Schumacher noted:

- Revenue collected for FY-26 will be less than FY-25 as the millage rate was reduced from 4.0000 to 2.5000.
- The Office of Budget Management assumes 5% of millage assessed will be delinquent and factors the funds into the budget.
- Funds are available to cover the expenditure overage for Landscape Incidentals.
- The purchase of mulch was invoiced under Ground Zero Landscaping's contract.
- A Purchase Order was issued to Carter Fence for installation of the Woodshire Lane fence.
- Preferred Materials repaving of Woodshire Lane and Forest Lakes Drive, defined as "repairs to existing assets," is recorded under Other Contractual, Line 8.
- A budget amendment will transfer the funds earmarked for roadway paving in the Capital Reserves category, Line 31, to the Other Contractual category.

B. Ordinance Amendment

Mr. Schumacher reported:

The proposed Amendment to Section One of Ordinance 91-107 was approved for advertisement by the Board of County Commissions Agenda at the August 12, 2025, meeting.

The Amendment will be considered at the Board of County Commissioners' meeting on September 23, 2025. He noted:

Amendment Items for Approval

- Lake 15 Wall Replacement
- Lakes Rip-Rap Replenishment
- The Amendment to the Ordinance was approved by the Committee on May 6, 2025.

Lake 15 Wall Replacement and Lake Riprap Replenishment

Lake wall replacement and riprap replenishment are incorporated into the Amendment of Section One of Ordinance 91- 10, permitting the MSTU to undertake repairs to the Quail Run Golf Club property with approval by the Committee.

C. Project List and Criteria

Mr. Schumacher summarized the Forest Lakes MSTU *Project List*, dated September 2, 2025. *(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

- The list can be re-prioritized at the Committee's discretion.
- A Purchase Order has been issued to Carter Fence LLC for the purchase of equipment and installation for the Woodshire Lane fence.

- The contract for fountain maintenance with Agri Services International (ASI) is for three years with a two-year renewal option. A quote to repair the Lake 14 pump station has been requested.
- The Lake #15 wall repair is pending the Ordinance Amendment. The two phases include design and construction.
- The Riprap stone installation for Lake perimeters is pending an Ordinance Amendment. The stone is available to order and drop ship.
- The *Asset Management Plan*, prepared June 4, 2024, which estimates life expectancies of MSTU assets and corresponding expenditure projections to fund maintenance and repairs of these assets through 2028, totaling $2,140,995, will be updated.

Quail Run Golf Club Ad Valorem Taxes and MSTU Tax Recap

- As part of the Ordinance Amendment, the BCC required a Commercial Impact Statement that indicates that businesses within the tax district are not expected to acquire new taxes because of the change.
- The QRGC millage rate is the same as the MSTU.
- MSTU purchases do not financially impact the Quail Run Golf Club.
- A recap of the analysis, based on 2024 Ad Valorem taxes, was provided.

VII. ONGOING BUSINESS

A. Shopping Center Screening – Fence & Riprap Berm

Mr. Schumacher reported:

Fence Installation Woodshire Lane/Pine Ridge Crossing Shopping Center

- A Purchase Order was issued to Carter Fence LLC in the amount of $15,025.00 to purchase equipment and install a black vinyl fence extending from the existing fence south of this area to The Crossings parking lot entrance off Woodshire Lane at the north end.
- Ground Zero Landscaping will construct a riprap berm in the ravine, and install a weed mat roll cloth and riprap, at a cost of $2,717.25.

B. Sidewalk Light Poles

Mr. Schumacher reported:

Lamp replacement

- Simmonds Electrical installed forty-eight (+) streetlamp bulbs around the perimeter with GE brand High Pressure Sodium (HPS) bulbs.
- Seventy-five bulbs remain in inventory for future replacements.
- A retrofit conversion option to replace the HPS lamps, which are being phased out with amber LED's, will be considered when an option becomes available.

Pole #33 Replacement (Woodshire Lane)

- Sternberg is researching replacement options for pole #33.

VIII. NEW BUSINESS

A. Lake Fountain Replacement

- A quote to repair the Lake 14 pump station has been requested.
- Lake Doctors completed the pump installation for the Lake #9 fountain on March 26, 2025.

B. Crosswalk Sign

- The downed crosswalk sign at Forest Lakes Boulevard and Forest Lakes Drive will be re-installed.

IX. COMMITTEE MEMBER COMMENTS

None

X. PUBLIC COMMENTS

Swale Maintenance

Ground Zero Landscaping will evaluate the condition of the golf course swales and perform maintenance when the water recedes.

Mr. Schumacher *reported that he is retiring at the end of September 2025. A successor will be announced at a later date.*

XI. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 10:48 A.M.

FOREST LAKES ROADWAY AND DRAINAGE MSTU ADVISORY COMMITTEE

_____

Greg Pollock, Chair

The Minutes were approved by the Committee on _____,2025 as presented ___, or as amended ____.

https://www.collierptne.com/forest-lakes-roadway-drainage-advisory-committee/

NEXT MEETING: **OCTOBER 7, 2025 - 10:00 A.M.**
FOREST LAKES CONDO ASSOCIATION CLUBHOUSE
NAPLES, FL 34105
(239) 261-5497

Forest Lakes M.S.T.U.
Fund 1626
October 7, 2025
FY26

	FY-26	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST		MSTU Revenues		$ (849,700.00)	$ -	$ -	$ (849,700.00)
2	CARRY FORWARD		Unexpended Prior Year Funds		$ (3,617,825.00)	$ -	$ -	$ (3,617,825.00)
3	**ALL REVENUES**				**$ (4,467,525.00)**	**$ -**	**$ -**	**$ (4,467,525.00)**
4	ENG. FEES & OTHERS (631403)				$ 25,000.00	$ -	$ -	$ 25,000.00
5	INDIRECT COST REIMBURSE	Collier County	Indirect Cost	Direct Pay	$ 4,200.00	$ 4,200.00	$ -	$ -
6	INTERDEPARTMENT PAYMENT						$ -	$ -
7	LANDSCAPE INCIDENTALS (634990)				$ 20,000.00	$ 15,000.00	$ -	$ 5,000.00
		Ground Zero Landscaping	Grounds Maintenance			$ 70,000.00	$ -	$ -
8	**OTHER CONTRACTUAL (634999)**				**$ 113,900.00**	**$ 70,000.00**	**$ -**	**$ 43,900.00**
		Carter Fence	Black Chain Link Fence	4500240046		$ 15,025.00		
9	**OTHER CONTRACTUAL (639990)**				**$ 134,625.00**	**$ 15,025.00**	**$ -**	**$ 119,600.00**
10	ELECTRICITY	FPL	Electricity		$ 13,500.00	$ 14,300.00	$ -	$ (800.00)
11	WATER & SEWER	City of Naples	Water - Reclaimed Irrigation		$ 3,000.00	$ 3,000.00	$ -	$ -
12	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	$ 900.00	$ 900.00	$ -	$ -
13	SPRINKLER SYSTEM	SiteOne	Irrigation Parts & Pumps		$ 12,000.00	$ -	$ -	$ 12,000.00
14	MULCH				$ 1,000.00	$ -	$ -	$ 1,000.00
15	LIGHTING MAINTENANCE (646451)	Simmonds Electrical	Electrical Services		$ 10,000.00	$ 14,000.00	$ -	$ (4,000.00)
16	LICENSE & PERMITS				$ 2,000.00	$ -	$ -	$ 2,000.00
17	OTHER MISCELLANEOUS (649990)	Premier Staffing	Transcription		$ 3,000.00	$ -	$ -	$ 3,000.00
18	OFFICE SUPPLIES				$ 100.00	$ -	$ -	$ 100.00
19	COPYING CHARGES	J.M. Todd	Copier CPC		$ 200.00	$ 150.00	$ -	$ 50.00
20	FERT HERB CHEM				$ 500.00	$ -	$ -	$ 500.00
21	OTHER OPERATING				$ 300.00	$ -	$ -	$ 300.00
22	TRAFFIC SIGNS (63710)				$ 5,000.00	$ -	$ -	$ 5,000.00
23	**OPERATING EXPENSES**				**$ 349,225.00**	**$ 136,575.00**	**$ -**	**$ 212,650.00**
					$ -		$ -	$ -
24	**CAPITAL OUTLAY**				**$ -**	**$ -**	**$ -**	**$ -**
25	PTNE STAFF & DIVISION OVERHEAD				$ 72,700.00	$ -	$ -	$ 72,700.00
26	PROPERTY APPRAISER				$ 10,000.00	$ -	$ -	$ 10,000.00
27	TAX COLLECTOR				$ 26,500.00	$ -	$ -	$ 26,500.00
28	**COUNTY OVERHEAD**				**$ 109,200.00**	**$ -**	**$ -**	**$ 109,200.00**
29	RESERVES FOR CAPITAL				$ 4,009,100.00	$ -	$ -	$ 4,009,100.00
30								
31	**CAPITAL RESERVES**				**$ 4,009,100.00**	**$ -**	**$ -**	**$ 4,009,100.00**
32	**ALL EXPENSES**				**$ 4,467,525.00**	**$ 136,575.00**	**$ -**	**$ 4,330,950.00**
33	**FY-26 BUDGET GRAND TOTAL**		= ALL REVENUES - ALL EXPENSES		**$ -**	**$ 136,575.00**	**$ -**	**$ (136,575.00)**

129,715,669	FY 13 Final Taxable Value	-2.4%
129,977,881	FY 14 Final Taxable Value	0.2%
140,171,072	FY 15 Final Taxable Value	7.8%
152,711,783	FY 16 Final Taxable Value	8.9%
165,722,702	FY 17 Final Taxable Value	8.5%
190,428,196	FY 18 Final Taxable Value	14.9%
202,132,375	FY 19 Final Taxable Value	6.1%
210,299,015	FY 20 Final Taxable Value	4.0%
219,999,549	FY 21 Final Taxable Value	4.6%
227,701,198	FY 22 Final Taxable Value	3.5%
257,799,765	FY 23 Final Taxable Value	13.2%
294,456,887	FY 24 Final Taxable Value	14.2%
316,446,199	FY 25 Gross Taxable Value	7.5%
338,697,670	FY 26 Gross Taxable Value	7.0%
7.03%	**Adjustment FY 25 to FY 26**	
	FY 26 Gross MSTU Revenue	FY 25

Total Available Balance	**$ 4,330,950.00**
Plus Commited And Not Spent	**$ 136,575.00**
Estimated Cash	**$ 4,467,525.00**

Prepared 10.03.2025 MV

Forest Lakes M.S.T.U.
Fund 1626
October 7, 2025
FY26

Millage	**2.5000**	4.0000	**4.0 mill cap**
Tax Dollars	**$846,744**	$1,265,785	**($419,041)**

FOREST LAKES

ROADWAY AND DRAINAGE M.S.T.U.
ADVISORY COMMITTEE
8300 Radio Road - Naples, FL 34104

MINUTES

SEPTEMBER 2, 2025

I. CALL TO ORDER

Chair Pollock called the meeting to order at 10:01 A.M. Roll call was taken, and a quorum of five were present.

II. ATTENDANCE

Advisory Committee	Greg Pollock – Chair
	Kathy Thomson – Vice Chair
	Patrick Bernal
	Marianne Fanning
	Jerry Norsic
Staff	Ellen Sheffey – Director, PTNE (Interim – Excused)
	Dan Schumacher – Project Manager
	Rosio Garcia – Operations Coordinator (Excused)
Contractors	Aaron Gross - Ground Zero Landscaping
	Wendy Warren - Premier Staffing (Transcription)
Public Attendees	Doug Burnham – General Manager, QRGC
	Jack Hedenstrom - Resident
	Deborah Hestrup – Resident
	Stacie Young – Resident

III. APPROVAL OF AGENDA

Vice Chair Thomson moved to approve the September 2, 2025, Agenda of the Forest Lakes Roadway and Drainage MSTU Advisory Committee. Second by Ms. Fanning. Carried unanimously 5 - 0.

IV. APPROVAL OF MINUTES – August 5, 2025

Mr. Norsic moved to approve the minutes of the August 5, 2025, Forest Lakes Roadway and Drainage MSTU Advisory Committee meeting as presented. Second by Vice Chair Thomson. Carried unanimously 5 – 0.

V. CONTRACTOR REPORTS

A. Ground Zero Landscaping – Aaron Gross

Mr. Gross reported:

- Landscaping is well trimmed and in good condition.
- Entryway annual flowers are healthy. Beds will be cleaned out and seasonal winter annuals planted in November/December.
- Trees and shrubs with branches overhanging the sidewalk were pruned.
- Sabal Palm trees on Woodshire Lane were flush cut and removed in preparation for installation of the fence.

- A landscape plan to beautify the front entrance will be prepared for the Committee to review at the November meeting. Aged Junipers will be removed.

VI. PROJECT MANAGERS REPORT – Dan Schumacher

A. Budget Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).
Forest Lakes MSTU Fund 1626 Budget for September 2, 2025, prepared August 25, 2025.

Mr. Schumacher provided an overview of the budget highlighting:

Purchase Orders

1. City of Naples – reclaimed irrigation water.
2. Carter Fence Company – Woodshire Lane fence.
3. FPL – electricity.
4. Ground Zero Landscaping – grounds maintenance.
   a. Incidentals – landscape materials and refurbishment.
   b. Maintenance – regular landscape, swales & irrigation maintenance.
5. Lake Doctors – lake fountain(s).
6. LJA Engineering – engineering consulting services.
7. Pavement Maintenance – concrete sidewalk curbs.
8. Preferred Materials – roadway repaving.
9. Premier Staffing – transcription services.
10. Simmonds Electrical – lighting & general electrical services.
11. SiteOne Landscape Supply – irrigation parts and pumps.
12. Tigris Aquatic Services – Lake's maintenance, aquatic vegetation control.

Budget Summary

1. Line 1, Revenue – Of the $1,268,800 Millage assessed, $1,200,694 has been collected, balance due is $68,105.
2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds 2,504,100.
3. Line 3, Revenue Total – A total of $3,772,900.
4. Line 22, Operating Expense – Of the $301,060 budgeted, $50,142 is committed to existing Purchase Orders and $243,608 is expended, leaving the remainder of $7,309 available within budget for additional operating expenses as needed.
5. Line 28, County Overhead – Of the $108,500 budgeted, $108,227 has been transferred and a balance of $272 remains for transfer. (PTNE Staff & support, Property Appraiser & Tax Collector).
6. Line 31, Capital Reserves' total balance is $3,353,200.
   i. Reserves for Capital (Line 29) – a balance of $2,953,200 remains for improvement projects.
   ii. Reserves for Roadway Paving (Line 30) – a $400,000 earmark.
7. Line 32, All Expenses – Of the $3,772,900 budgeted, $50,142 remains committed to existing Purchase Orders and $361,966 has been expended, leaving $3,360,790 available within budget for additional expenses as needed.
8. Line 33, FY-25 Budget Grand Total – budgeted Revenues (Line 3) and All Expenses (Line 32) are equal and cancel-out, $50,142 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $838,528 and $788,585 are Unexpended.

General

1. MSTU Millage Rate to maintain MSTU Roadways, Stormwater Drainage, and assets within the taxing district.
   - 2025: 4.0000 Mills per $1000.00 of taxable value.
   - 2026: 2.5000 Mills per $1000.00 of taxable value.
2. The Ad Valorem property tax value increased 7.65% for fiscal year 2025 over 2024 generating additional revenue of $87,975.
3. Funds collected by the Forest Lakes MSTU cannot be utilized outside of the MSTU.

Mr. Schumacher noted:

- Revenue collected for FY-26 will be less than FY-25 as the millage rate was reduced from 4.0000 to 2.5000.
- The Office of Budget Management assumes 5% of millage assessed will be delinquent and factors the funds into the budget.
- Funds are available to cover the expenditure overage for Landscape Incidentals.
- The purchase of mulch was invoiced under Ground Zero Landscaping's contract.
- A Purchase Order was issued to Carter Fence for installation of the Woodshire Lane fence.
- Preferred Materials repaving of Woodshire Lane and Forest Lakes Drive, defined as "repairs to existing assets," is recorded under Other Contractual, Line 8.
- A budget amendment will transfer the funds earmarked for roadway paving in the Capital Reserves category, Line 31, to the Other Contractual category.

B. Ordinance Amendment

Mr. Schumacher reported:

The proposed Amendment to Section One of Ordinance 91-107 was approved for advertisement by the Board of County Commissions Agenda at the August 12, 2025, meeting.

The Amendment will be considered at the Board of County Commissioners' meeting on September 23, 2025. He noted:

Amendment Items for Approval

- Lake 15 Wall Replacement
- Lakes Rip-Rap Replenishment
- The Amendment to the Ordinance was approved by the Committee on May 6, 2025.

Lake 15 Wall Replacement and Lake Riprap Replenishment

Lake wall replacement and riprap replenishment are incorporated into the Amendment of Section One of Ordinance 91- 10, permitting the MSTU to undertake repairs to the Quail Run Golf Club property with approval by the Committee.

C. Project List and Criteria

Mr. Schumacher summarized the Forest Lakes MSTU *Project List*, dated September 2, 2025. *(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

- The list can be re-prioritized at the Committee's discretion.
- A Purchase Order has been issued to Carter Fence LLC for the purchase of equipment and installation for the Woodshire Lane fence.

- The contract for fountain maintenance with Agri Services International (ASI) is for three years with a two-year renewal option. A quote to repair the Lake 14 pump station has been requested.
- The Lake #15 wall repair is pending the Ordinance Amendment. The two phases include design and construction.
- The Riprap stone installation for Lake perimeters is pending an Ordinance Amendment. The stone is available to order and drop ship.
- The *Asset Management Plan*, prepared June 4, 2024, which estimates life expectancies of MSTU assets and corresponding expenditure projections to fund maintenance and repairs of these assets through 2028, totaling $2,140,995, will be updated.

Quail Run Golf Club Ad Valorem Taxes and MSTU Tax Recap

- As part of the Ordinance Amendment, the BCC required a Commercial Impact Statement that indicates that businesses within the tax district are not expected to acquire new taxes because of the change.
- The QRGC millage rate is the same as the MSTU.
- MSTU purchases do not financially impact the Quail Run Golf Club.
- A recap of the analysis, based on 2024 Ad Valorem taxes, was provided.

VII. ONGOING BUSINESS

A. Shopping Center Screening – Fence & Riprap Berm

Mr. Schumacher reported:

Fence Installation Woodshire Lane/Pine Ridge Crossing Shopping Center

- A Purchase Order was issued to Carter Fence LLC in the amount of $15,025.00 to purchase equipment and install a black vinyl fence extending from the existing fence south of this area to The Crossings parking lot entrance off Woodshire Lane at the north end.
- Ground Zero Landscaping will construct a riprap berm in the ravine, and install a weed mat roll cloth and riprap, at a cost of $2,717.25.

B. Sidewalk Light Poles

Mr. Schumacher reported:

Lamp replacement

- Simmonds Electrical installed forty-eight (+) streetlamp bulbs around the perimeter with GE brand High Pressure Sodium (HPS) bulbs.
- Seventy-five bulbs remain in inventory for future replacements.
- A retrofit conversion option to replace the HPS lamps, which are being phased out with amber LED's, will be considered when an option becomes available.

Pole #33 Replacement (Woodshire Lane)

- Sternberg is researching replacement options for pole #33.

VIII. NEW BUSINESS

A. Lake Fountain Replacement

- A quote to repair the Lake 14 pump station has been requested.
- Lake Doctors completed the pump installation for the Lake #9 fountain on March 26, 2025.

B. Crosswalk Sign

- The downed crosswalk sign at Forest Lakes Boulevard and Forest Lakes Drive will be re-installed.

IX. COMMITTEE MEMBER COMMENTS

None

X. PUBLIC COMMENTS

Swale Maintenance

Ground Zero Landscaping will evaluate the condition of the golf course swales and perform maintenance when the water recedes.

Mr. Schumacher *reported that he is retiring at the end of September 2025. A successor will be announced at a later date.*

XI. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 10:48 A.M.

FOREST LAKES ROADWAY AND DRAINAGE MSTU ADVISORY COMMITTEE

Kathy T. Quinn

Greg Pollock, Chair Vice Chair

The Minutes were approved by the Committee on Oct 7 ,2025 as presented X, or as amended ____.

https://www.collierptne.com/forest-lakes-roadway-drainage-advisory-committee/

NEXT MEETING: **OCTOBER 7, 2025 - 10:00 A.M.**
FOREST LAKES CONDO ASSOCIATION CLUBHOUSE
NAPLES, FL 34105
(239) 261-5497

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

October 16, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Golden Gate Beautification MSTU Advisory Committee
Collier County, Florida

October 21 2025
4:30 p.m.

Notice is hereby given that the **Golden Gate Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Tuesday, October 21, 2025,** at **4:30 p.m.** at the Golden Gate Community Center, 4701 Golden Gate Parkway, Naples, Florida.

The agenda will be available on the Collier County Government website at https://www.collierptne.com/mtsu/golden-gate-beautification-advisory-committee/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Jeffrey Felger at (239) 252-5775.

###

GOLDEN GATE BEAUTIFICATION M.S.T.U.

8300 Radio Road
Naples, FL 34104

OCTOBER 21, 2025

1. **CALL TO ORDER**
2. **ATTENDANCE**

Advisory Committee	Patricia Spencer – Chair (10/06/2029)
	Florence "Dusty" Holmes (10/06/2029)
	Ron Jefferson (10/06/2026)
	- Committee Vacancy -
	- Committee Vacancy -
Staff	Ellen Sheffey – PTNE Director (Interim)
	Jeffrey Felger – Project Manager
	Rosio Garcia – Operation Analyst
Contractors	Mike McGee – Landscape Architect (McGee & Assoc)
	Joan Cruz – Grounds Maintenance (Superior Landscaping)
	Wendy Warren – Transcription (Premier)

3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES –** September 16, 2025
6. **LANDSCAPE MAINTENANCE REPORT – A&M PROPERTY MAINTENANCE**
7. **LANDSCAPE ARCHITECT'S REPORTS – M^{C}GEE & ASSOCIATES**
   - **a.** Sunshine Boulevard
   - **b.** Coronado Parkway & Hunter Boulevard
   - **c.** Tropicana Boulevard
8. **PROJECT MANAGER'S REPORT**
   - **a.** Budget Report
9. **ONGOING BUSINESS**
   - **a.** Irrigation Extension - Pkwy Median 2 & New Bridge over Santa Barbara Canal
     - Estimated Cost – Road, Bridge, & Stormwater Division (RBSD)- Pam Lulich is writing the executive summary. More info will be available soon.
   - **b.** Sunshine Irrigation Pump Station - still down.
     - Naples Electric & Motor Works - Finding a solution / Also the need for a filter to be added to the pump. (life and longevity for all components and irrigation) – Naples Electric will provide a quote.

10. NEW BUSINESS

- **a.** Holiday Decorations 2025 – will be installed the second week of November - $3500.00
- **b.** Tree Scaping of Naples - They will be trimming up the trees and getting them ready for Decorations / Seasonal Maintenance at the end of October or the first week of November.
- **c.** Working with Simmonds Electric on the missing light pole - From the accident on 28th and Tropicana. Will be working with Risk on the police file they have on it.
- **d.** Fertilizing - Will take place mid-November to beginning of December
- **e.** Mulching - Will take place mid-December
- **f.** Meeting time/Location Change.

11. PUBLIC COMMENTS

12. ADJOURNMENT

NEXT MEETING:
NOVEMBER 18, 2025 – 4:30 PM
GOLDEN GATE COMMUNITY CENTER
4701 GOLDEN GATE PARKWAY
NAPLES, FL 34116



GOLDEN GATE M.S.T.U. ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104
September 16, 2025

MINUTES

I. CALL TO ORDER

The meeting was called to order at 4:28 P.M. by Chair Spencer. Attendance was called and a quorum of three was established.

II. ATTENDANCE

Advisory Committee	Patricia Spencer – Chair
	Paula Rogan – Vice Chair (Excused)
	Florence "Dusty" Holmes
	Ron Jefferson
	Open Seat
Staff	Ellen Sheffey – PTNE Interim Director (Excused)
	Dan Schumacher – Project Manager
Landscape	Mike McGee – Landscape Architect, McGee & Associates
	Armando Yzaguirre – Grounds Maintenance, A & M Property Maintenance (Excused)
Others	Wendy Warren – Transcription, Premier

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was not recited.

IV. APPROVAL OF AGENDA

Ms. Holmes motioned to approve the Agenda of the Golden Gate MSTU Advisory Committee as presented. Second by Mr. Jefferson. Carried unanimously 3 - 0.

V. APPROVAL OF MINUTES – August 19, 2025

Chair Spencer moved to approve the Golden Gate MSTU Advisory Committee meeting minutes of August 19, 2025, as presented. Second by Mr. Jefferson. Carried unanimously 3 - 0.

VI. LANDSCAPE MAINTENANCE REPORT

Mr. Schumacher reported:

- Routine landscape maintenance services have been performed on all MSTU roadways.
- Sunshine Boulevard median refurbishments are pending resolution of the irrigation issues.

Grounds Maintenance Multi-Year Contract

- A multi-year contract for three (3) years with a two (2) year renewal option has been awarded to Superior Landscaping and Lawn Service.
- He will drive through the community for a new vendor orientation if the paperwork is submitted prior to the end of September.

VII. LANDSCAPE ARCHITECT'S REPORT – McGee & Associates

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Mr. McGee summarized the September 3, 2025, observation report noting format highlighting designation:

- Yellow - maintenance recommendation.
- Red - multiple plant loss will occur if not addressed.
- Purple – plants are under warranty and the responsibility of the landscaping contractor to replace.
- Blue (RFQ) – a quote for replacement plants has been requested.
- Strikethrough – items have been, or are being, addressed.

All locations

- Increase irrigation schedule in dry areas.
- Review accent lighting fixtures for cleaning and/or replacement.
- Tracer spray, to identify herbicide applications and provide a visual guide of where the herbicide has been sprayed, should be used to help prevent over spraying, drift, and accidental application to unintended areas.

Sunshine Boulevard

- All replacement plantings are on hold due to irrigation pump system not functioning.
- Review all duckbill guy systems on trees to ensure proper condition.
- All volunteer weeds and tree sprouts need to be removed.

Coronado Parkway & Hunter Boulevard

- A quote has been requested for replacement of Perennial Peanut in Median numbers 3, 4, 5, 6, 10 and 11, east and west ends, and 12. Mr. McGee is unable to identify the cause and suggested replacement with a different material such as Ecoturf.
- Recommend all paver areas be cleaned with "Wet & Forget Outdoor" mold and mildew remover.
- Recommend reviewing all valve locations for green reflective markers that are missing.
- Median end numbering needs to be repainted.

- Median #6 – Remove concrete debris from FPL streetlight pole damaged by a vehicle.
- Medians #5, #6, and #12: Remove Alexander palms, and one stump, and replant with ten-foot clear trunk Alexander palms.
- Median #11 – Recommend reviewing plantings and irrigation upon repair of the median guardrail.
- Median #14
    - Recommend removal of rock/concrete debris from median prior to mulching.
    - Repair paver border. Extend base twelve inches beyond current edge of pavers.

Tropicana Boulevard

- All Volunteer plants and vines growing within ground covers or shrub beds need to be removed.
- Recommend all paver areas be pressure washed and treated with "Wet & Forget" mold treatment spray.
- Repaint median end numbering.
- Median #2: Remove the coupler valve box top and lid and install new ones.
- Median #3 (bridge): Remove Blueberry Flax Lily growing in Iris.
- Median #4 and #5:
    - Remove Asparagus fern growing in Juniper plants.
    - Install four Crape Myrtles.

Fertilizer Schedule

The 2025 – 2026 recommended fertilization schedule for all roadways are included with the report.

Comments

Mr. Schumacher reported:

- A vehicular accident downed a decorative light pole on the south end of Median #5.
- Power was turned off and Simmonds Electrical, Inc. notified, and a repair/replacement quote requested.
- An insurance claim will be filed with the Risk Management Division if an accident report is available from the Sheriff's Office.

VIII. PROJECT MANAGER'S REPORT

Mr. Schumacher reported:

A. Budget Report

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Golden Gate MSTU Fund 1621 Budget for September 16, 2025, prepared September 8, 2025.

- Purchase Orders
    1. Agriculture Service International – irrigation services.
    2. A & M Property Maintenance – ground maintenance.
        a. Incidentals – landscape plants, materials, and refurbishment.
        b. Maintenance – regular landscape & irrigation maintenance.
    3. FPL – electricity.
    4. Howard Fertilizer – fertilizer.
    5. Lykins-Signtek – "Welcome Sign"
    6. McGee & Associates – landscape architectural services.
    7. Naples Christmas Lighting – Holiday decorations.
    8. Naples Electric motor Works (NEMW) – pump station maintenance.

9. Premier Staffing – transcription services.
10. Simmonds Electrical – electrical maintenance and repairs.
11. SiteOne Landscape Supply – irrigation parts & components.
12. Southeast Spreading – mulch.
13. Tree Scaping of Naples – tree pruning and removal.

- Budget Summary
  1. Line 1, Revenues and Interest – Of the $743,200 budgeted, $783,427 has been collected, a surplus of $40,227.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds $2,006,206.
  3. All Revenues – Of the $2,749,406 budgeted, $783,427 has been collected leaving an available balance of $1,966,978 (the sum of lines 1 and 2) minus Expenditures.
  4. Line 21, Operating Expense – Of $384,906 budgeted, $78,834 is committed on to existing Purchase Orders and $267,453 is expended, leaving the remainder of $42,618 available within budget for additional operating expenses as needed.
  5. Line 25, County Overhead – Of the $87,300 budgeted, $87,171 has been transferred, and a balance of $126 remains for transfer (PTNE Staff & support, Property Appraiser, & Tax Collector).
  6. Line 28, Capital Projects – Of the $2,277,200 budgeted, a Purchase Order in the amount of $31,738 has been issued for irrigation repairs, leaving $2,245,461 available for improvement projects.
  7. Line 29, All Expenses – Of $2,749,406 budgeted, $106,572 is committed in existing Purchase Orders, $354,624 has been expended, leaving a remainder of $2,288,208 available for MSTU expenditures.
  8. Line 30, FY-25 Budget Grand Total – budgeted Revenues (Line 3) and All Expenses (Line 28) are equal and cancel-out, $106,572 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $428,802 and $322,229 are Unexpended.

- General
  1. MSTU Tax Rate: 0.5000 Mills is for beautification improvements and maintenance within the taxing district.
  2. The Ad Valorem taxable value increased 8.94% for fiscal year 2025 over 2024 generating additional revenue of $129,275.
  3. Tax millage and interest collected by the Golden Gate Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- The Capital Projects category will fund pump station repairs and the proposed irrigation and landscape project(s) on Golden Gate Parkway.
- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- The Office of Budget Management (OMB) will be requested to add a line item in the FY-26 budget to allocate $150,000 for each of the four MSTU roadways in the Capital Improvements category dedicated to funding expenses incurred for disaster/catastrophic events.

Fiscal Year 2026 Budget

- The FY-26 budget is effective October 1, 2025.

- The Ad Valorem taxable value will be updated in the FY-26 budget.
- Funds not spent on FY-25 will be carried forward to FY-26.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.

B. Committee Terms Expiring and Reapplications

Mr. Schumacher reported two seats, each for a four-year term, are available on the Golden Gate Beautification MSTU Advisory Committee.

Patricia Spencer and Florence Holmes applied for reappointment.

The applicants recommended will be considered for appointment to the Advisory Committee at the October meeting of the Board of County Commissioners.

Meeting Schedule

The October 21,2025 is cancelled. The next MSTU meeting is scheduled for November 18, 2025.

IX. ONGOING BUSINESS

A. Parkway Landscape & Irrigation Median Improvements

Proposed Cost Share – Road, Bridge & Stormwater Division (RBSD)

- Estimated cost proposals for Landscape and Irrigation improvements on Golden Gate Parkway/Golden Gate Bridge, west of the welcome sign at the intersection of Santa Barbara Boulevard, and east toward the bridge over the canal, were presented.
- Irrigation installation will commence, based on the contractor's availability and issuance of a Purchase Order.
- The formal bid package for landscaping will be distributed on September 25, 2025.
- A Notice-to-Proceed will be issued upon completion of the irrigation installation.
- The Road Maintenance Division will be responsible for installing and maintaining the improvements.

Mr. Jefferson motioned to approve the Road Maintenance Division's cost sharing proposal for Parkway Landscape and Irrigation Median Improvements from Santa Barbara Boulevard to 52nd. Terrace SW (including the Parkway canal bridge) for an amount of fifty per cent of total cost, not to exceed $70,000.00. Second by Ms. Holmes. Carried unanimously 3 – 0.

List of Beautification Master Plan

The Committee will consider participating in the landscape improvement project for Santa Barbara Boulevard from I75 to Copperleaf Lane at a future date.

B. Sunshine Irrigation Pump Station

Mr. Schumacher reported:

- Agricultural Services International (ASI) installed a pre-manufactured *Rain Bird* Compact Low Profile VFD Pump Station.
- The FPL power pole is single phase power input; the irrigation pump motor is three phase power output. The Variable Frequency Drive (VFD) will be revised with a compatible VFD component.
- The meter and/or piping will be moved into an underground box.
- ASI is scheduled to complete the installation week ending September 27, 2025.

- The vendor is paid when the project is complete.

X. NEW BUSINESS

Mr. Schumacher reported:

A. Holiday Décor 2025

- Naples Christmas Lighting, a Division of Sight N Sound, submitted quote #1097, dated September 11, 2025, in the amount of $3,500.00, to install holiday decorations and lighting in the Right-of-Way (ROW) on Golden Gate Parkway, at the intersection of Santa Barbara Blvd.
- The Committee decorations will incorporate the renovated community sign and surrounding foliage.
- Warm white and multi-colored lights will be placed in palm bushes.
- Four Palm trees behind the sign will be wrapped with lights.
- Decorations will be confined to the mulched bed area.
- Text and email contact information was provided to report seasonal light outages.

Mr. Schumacher *will confirm the low plants in front of the sign will be lit.*

Mr. Jefferson motioned to approved Naples Christmas Lighting's quote #1097, dated September 11, 2025, for an amount not to exceed $5,000.00, to install holiday decorations and LED lighting in the Right-of-Way on Golden Gate Parkway, at the intersection of Santa Barbara Boulevard. Second by Ms. Holmes. Carried unanimously 3 – 0

XI. COMMITTEE MEMBER COMMENTS

Mr. Schumacher updated the Committee on the Public Utility Department's (PUD) relocation of the Tropicana Pedestrian Shelter.

- Q Grady Minor & Associates, LLC, the civil engineering consultants for the project, was notified of the Committees recommendation to remove the structure.
- Pavers and the trash receptacle for the existing shelter will be salvaged and stored by the County for use in other areas as needed.

Mr. Schumacher *will recommend removal of the structure down to the anchor poles.*

XII. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 5:23 P.M.

GOLDEN GATE MSTU ADVISORY COMMITTEE

_____

Patricia Spencer, Chair

The Minutes were approved by the Committee on _____,2025 as presented ____ or as amended ____.

GoldenGateBeautificationMSTU/CollierPTNE

NEXT MEETING: **OCTOBER 21, 2025 – 4:30 PM**
GOLDEN GATE COMMUNITY CENTER
4701 GOLDEN GATE PARKWAY
NAPLES, FL 34116

Golden Gate M.S.T.U.
Fund 1621
October 21, 2025

	FY-25	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST		MSTU Revenues		$ (781,500.00)	$ -	$ -	$ (781,500.00)
2	CARRY FORWARD		Unexpended Prior Year Funds		$ (2,538,938.40)	$ -	$ -	$ (2,538,938.40)
	ALL REVENUES				**$ (3,320,438.40)**	**$ -**	**$ -**	**$ (3,320,438.40)**
		McGee & Associates	Landscape Architect (FY-25)	4500234204		$ 10,133.25	$ -	
3	ENG. FEES & OTHERS (631403)				$ 35,000.00	$ 10,133.25	$ -	$ 24,866.75
4	INDIRECT COST REIMBURSE (634970)	Collier County	Indirect Cost	Direct Pay	$ 4,900.00	$ 4,900.00	$ -	$ -
		Superior Landscaping & Maintenance		4500241695		$ 60,000.00	$ -	
5	LANDSCAPE INCIDENTALS (634990)				$ 50,000.00	$ 60,000.00	$ -	$ (10,000.00)
		Superior Landscaping & Maintenance		4500241695		$ 130,000.00	$ -	
6	OTHER CONTRACTUAL (634999)				$ 224,100.00	$ 130,000.00	$ -	$ 94,100.00
		Tree Scaping	Tree & Palm - Pruning	4500241163		$ 40,000.00	$ -	
		Naples Electric Motor Works	Pump Station Services			$ -	$ -	
7	OTHER CONTRACTUAL (639990)				$ 50,000.00	$ 40,000.00	$ -	$ 10,000.00
8	ELECTRICITY (643100)	FPL	Electricity	4700005322	$ 3,500.00	$ 3,577.19	$ 122.81	$ (200.00)
9	INSURANCE GENERAL(645100)	Collier County	Insurance	Direct Pay	$ 600.00	$ 600.00	$ -	$ -
	BUILDING RM							
12	SPRINKLER SYSTEM(646311)	SiteOne	Irrigation Parts & Pumps		$ 10,000.00	$ 13,250.00	$ -	$ (3,250.00)
13	MULCH(646318)	Southeast Spreading			$ 25,000.00	$ 23,500.00	$ -	$ 1,500.00
		Simmonds Electrical	Electrical Services			$ 5,000.00	$ -	
14	LIGHTING MAINTENANCE(646451)				$ 5,000.00	$ 5,000.00	$ -	$ -
15	LICENSE & PERMITS(649010)				$ 2,000.00	$ -	$ -	$ 2,000.00
		Premier Staffing	Transcription			$ 3,500.00	$ -	
		Naples Christmas Lighting DBA Sight I	Holiday Decorations			$ 3,500.00	$ -	
16	OTHER MISCELLANEOUS (649990)				$ 5,000.00	$ 7,000.00	$ -	$ (2,000.00)
17	OFFICE SUPPLIES (651110)				$ -	$ -	$ -	$ -
18	COPYING CHARGES(651210)	J.M. Todd	Copier CPC	4500241387	$ 200.00	$ 150.00	$ -	$ 50.00
19	FERT HERB CHEM(652310)				$ 5,000.00	$ -	$ -	$ 5,000.00
20	OTHER OPERATING (652990)				$ 500.00	$ -	$ -	$ 500.00
21	**OPERATING EXPENSES**				**$ 420,800.00**	**$ 298,110.44**	**$ 122.81**	**$ 122,566.75**
22	PTNE STAFF & DIVISION OVERHEAD (911011)				$ 69,000.00	$ -	$ -	$ 69,000.00
23	PROPERTY APPRAISER (930600)				$ 6,200.00	$ -	$ 1,391.23	$ 4,808.77
24	TAX COLLECTOR (930700)				$ 15,500.00	$ -	$ -	$ 15,500.00
25	**COUNTY OVERHEAD**				**$ 90,700.00**	**$ -**	**$ 1,391.23**	**$ 89,308.77**
26		Agricultural Serv International	Irrigation Pump Sunshine Blvd	4500238759		$ 31,738.40	$ -	
27	IMPROVEMENTS GENERAL (763100)				$ 2,808,938.40	$ 31,738.40	$ -	$ 2,777,200.00
28	**CAPITAL PROJECTS**				**$ 2,808,938.40**	**$ 31,738.40**	**$ -**	**$ 2,777,200.00**
28	**ALL EXPENSES**				**$ 3,320,438.40**	**$ 329,848.84**	**$ 1,514.04**	**$ 2,989,075.52**
29	**FY-26 BUDGET GRAND TOTAL**		= ALL REVENUES - ALL EXPENSES		**$ -**	**$ 329,848.84**	**$ 1,514.04**	**$ (331,362.88)**

516,253,177	FY 13 Final Taxable Value	7.8%
533,888,677	FY 14 Final Taxable Value	3.4%
575,541,732	FY 15 Final Taxable Value	7.8%
611,031,317	FY 16 Final Taxable Value	6.2%
673,743,701	FY 17 Final Taxable Value	10.3%
749,340,700	FY 18 Final Taxable Value	11.2%
813,136,298	FY 19 Final Taxable Value	8.5%
885,583,987	FY 20 Final Taxable Value	8.9%
987,248,891	FY 21 Final Taxable Value	11.5%
1,067,233,321	FY 22 Final Taxable Value	8.1%
1,214,827,173	FY 23 Final Taxable Value	13.8%
1,351,201,209	FY 24 Final Taxable Value	11.2%
$1,473,376,239	**FY 25 Gross Taxable Value**	

+9.1% Average

Total Available Balance	**$ 2,989,075.52**
Plus Commited And Not Spent	**$ 329,848.84**
Estimated Cash	**$ 3,318,924.36**

Prepared 10.15.2025 MV

Golden Gate M.S.T.U.
Fund 1621
October 21, 2025

8.94%	Adjustment FY 24 to FY 25			
	FY 25 Gross MSTU Revenue	FY 24		
Millage	0.5000	0.5000	0.5 mill cap	
Tax Dollars	$736,688	$675,601	$129,275	Increase

GOLDEN GATE COMMUNITY CENTER ADVISORY BOARD (GGCCAB)
MEETING MINUTES
09/03/2025

ADVISORY BOARD MEMBERS PRESENT:

KAYDEE TUFF, ADVISORY BOARD CHAIR

WILLIE BRICE, ADVISORY BOARD MEMBER

ANGELA RICHBERG, ADVISORY BOARD MEMBER

CONSTANCE BETTINGER, ADVISORY BOARD MEMBER

LIZETTE HOMAR-RAMOS, ADVISORY BOARD MEMBER

ALSO PRESENT:

COLLIER COUNTY COMMISSIONER BURT SAUNDERS

BRIAN DELONY, DIVISION DIRECTOR – FACILITIES MANAGEMENT

JOHN DUNNUCK, EXECUTIVE DIRECTOR – FACILITIES & REDEVELOPMENT

KRISTI SONNTAG, DIVISION DIRECTOR – COMMUNITY & HUMAN SERVICES

JENNIFER BELPEDIO, PROPERTY ACQUISITION MANAGER – OPERATIONS & PERFORMANCE MGMT.

JAMES HANRAHAN, INTERIM DIRECTOR – PARKS & RECREATION & INTERIM SUPERINITENDENT OF MAINTENANCE

EVELYN TRIMINO, MANAGER, FINANCIAL OPERATIONS – GROWTH MANAGEMENT'S DEPARTMENT OPERATIONS & REGULATORY MANAGEMENT

BROOKE ROXBERRY, MANAGEMENT ANALYST – GROWTH MANAGEMENT'S DEPARTMENT OPERATIONS & REGULATORY MANAGEMENT

MICHAEL OSORIO, INTERIM REGIONAL MANAGER, REGION 1 – PARKS & RECREATION

RAY CORIANO, GGCC SUPERVISOR – PARKS & RECREATION

MARIAH BOSETTI, GGCC TRANSCRIPTIONIST – PARKS & RECREATION

BETH WANIEWSKI, MEMBER OF THE PUBLIC

I. Call to Order
Ms. Tuff called the Meeting to order at 6:02 PM.

II. Attendance/Establish a Quorum
Roll Call was taken by Ms. Tuff. All the members were present. A quorum was established.

III. Pledge of Allegiance
Mr. Brice led the Pledge of Allegiance.

IV. Approval of Agenda
Ms. Tuff called for a motion to move up the 'Old Business' Agenda Item 'A' to immediately follow Public Comment, prior to the Monthly Budget Report, so that the discussion for the opportunity for Senior Center to utilize the Center can be discuss without holding public attendance through the entire agenda. The motion was seconded by Ms. Bettinger. All members were in favor. The motion was carried.

Ms. Tuff called for a motion to approve the Meeting Agenda. Ms. Bettinger entered the motion to accept the agenda as amended; it was seconded by Mr. Brice. All members were in favor. The motion was carried.

V. Approval of Minutes – August 4th, 2025
Ms. Tuff called for a motion to approve the Meeting Minutes from August 4th, 2025. Mr. Brice entered the motion; it was seconded by Ms. Bettinger. All members were in favor. The motion was carried.

VI. Public Comments
No members of the Public had comments for the Advisory Borad.

VII. Old Business
Mr. Coriano reviewed the past notes & comments from the previous meeting and proceeded to have the Board Members to complete the discussion on what we have left for the possible agreement.

A. Consideration of Senior Center moving into Community Center
Ms. Tuff stated that the Golden Gate Community Center Advisory Board is open to the Collier County Senior Center using the Auditorium and Kitchen, only. The Kitchen will be used for staging/serving food, no cooking or storage. We don't feel that we have room for office spaces for them. All of our offices already have two staff members in them. They can use space within the Auditorium for office(s), if they can figure out a way to keep them secure. The Auditorium will need to remain clean so that The Studio Players, and other rentals can be held in the Auditorium outside of the Senior Center's business hours.

Ms. Bettinger asked what was going to be done for voting. Mr. Dunnuck stated that based on the survey that the Supervisor of Elections did last week, they think that the Primary Election may be able to be held in Room B, but for the General Election they would need the Auditorium. The Senior Center will determine what to do for those 10 days, and for office space, they are going to have office space over at the Library. Ms. Bettinger also stated that, at the federal level, they are talking about possibly getting rid of mail-in balloting. If that becomes a reality, there will be a lot of people voting, and they will need the Auditorium for both elections. Mr. Coriano stated that they would have to get the Supervisor of Election's perspective on that issue.

Ms. Tuff asked just how much they Community Center would be reimbursed for the use of the rooms. She also emphasized that the rooms should remain clean. They should be responsible for the set up and tear down each day; GGCC staff will not be responsible for cleaning. Finally, all six of our bathrooms need to be renovated before the start of February 2025. Mr. Dunnuck stated that the bathroom renovations would be done in-house (through Facilities Management). The first set

of bathrooms on the east side of the building would be done by the beginning of February. Maybe also the second set on the west side of the building, but definitely the first set. They are planning on starting construction on the bathrooms in late fall.

Mr. Dunnuck also stated, as far as the market rental rate goes; based on the research done by Ms. Belpedio, in Real Property, what they propose to offer is a rate of $24/sq ft for the rental. The Senior Center intends to pay GGCC with funds from one of their grants. He stated that the Senior Center's hours of operation, currently are from 9am – 5pm, Monday through Friday, but that time could be adjusted. The Senior Center has agreed to that. He stated that Ms. Ester Tully, Director of the Collier County Senior Center had indicated that they were typically done by 3:30pm each day, and they were possibly reducing their number of programs.

Ms. Tuff mentioned that she has driven past the Senior Center in the morning, before they open, and there are a lot of people there already. Mr. Dunnuck stated that they wouldn't start before 9am. Ms. Tuff stated that that is when they open. We may need to think about seating/benches for them to wait before 9am. Mr. Dunnuck stated they would address that with the Senior Center.

Ms. Tuff stated that; having addressed all the issues that the Advisory Board presented to the County. She suggested the Advisory Board make a motion to approve an agreement to allow an 18-month agreement with the Collier Senior Center at Golden Gate to utilize the Joan Jenks Auditorium and the Kitchen, as a staging area for serving food. We will not be able to accommodate any indoor food pantry. The GGCC staff and other County employee will also maintain use of the Kitchen.

Ms. Bettinger asked that if, when the 18 months is up and the project isn't finished, then what? Mr. Dunnuck stated that, if that was the case, they would come to the Advisory Board well before the 18th month to extend the contract. Mr. Hanrahan stated that he and Mr. Delony speak frequently, so they could report back to the Advisory Board on a quarterly basis with the status/milestones of the project. Ms. Tuff asked if the Advisory Board would be able to review the lease agreement before it is finalized and Mr. Dunnuck and Mr. Hanrahan stated that the Advisory Board would "absolutely" be able to review the lease agreement.

Ms. Tuff stated that given all the considerations and the comments and the agreements that have been expressed this evening, Ms. Tuff called for a motion for support of an agreement between Collier County and the Collier Senior Center for the Senior Center to utilize the Golden Gate Community Center's Joan Jenks Auditorium for use of the Collier Senior Center activities during the proposed 18-months during the renovation of their facility. Mr. Brice entered the motion; it was seconded by Ms. Homar-Ramos. All members were in favor. The motion was carried.

Commissioner Saunders stated that he wanted to thank the Advisory Board for their vote of approval. He stated that 40% of the seniors that go to the Senior Center live in Golden Gate City. As well as about the same percentage of people that volunteer at the Senior Center live in Golden Gate City. Ms. Tuff stated that she wanted to extend her appreciation to those County officials in attendance, for coming and hearing the Advisory Board's questions and concerns.

B. Parks & Recreation Regions Re-Alignments

Mr. Coriano stated that he didn't have anything to add for this item from the last reporting.

C. End of Summer Camp 2025

Mr. Coriano stated that he didn't have anything to add for this item from the last reporting.

D. Special Events Planning (Halloween & Winterfest)

Halloween Family Monster Bash – Friday, October 24th

This year we will have a glow party, a (family friendly) costume contest with prizes, vendors with treat tables, etc.

Winterfest – Friday, December 19th (We changed the date to give us a little more time between events for planning & purchasing.)

VIII. Monthly Budget Report

Mr. Coriano gave the Budget overview for the month of August.

FY2025 Budget Amended: $553,700.00

A. Revenues

1. **FY2025 Amended: $954,400.00**
2. **Actual Monthly Revenues for GGCC: AUGUST: $15,491.71**
3. **FY2025 Total Actuals: $937,561.63**
4. **Available: $16,838.37**

At 98.2% Consumption on Revenue for FY2025.
Fall athletic programs kicked off with great registration numbers. Last month we generated $3,600 for our athletic programs, and $7,000 in room rentals.

Ms. Tuff asked if they could get a side-by-side comparison with the numbers from last year and the upcoming year, Mr. Coriano stated that he could have that available for the next meeting.

B. Operating Expenses:

1. **FY2025 Amended: $749,000.00**
2. **Actual Monthly Expenses for GGCC: AUGUST: $15,673.16**
3. **FY2025 Total Actuals: $530,117.38**
4. **Available: $164,386.44**

At 78.1% Consumption on Expenses for FY2025.
With the help of Ms. Roxberry, we were able to purchase some playground equipment (new swing seats & dividers) and the re-mulching of the playground.

IX. Community Center & Wheels Park Facilities Updates

Mr. Coriano gave updates on the following Community Center & Wheels Park Facilities projects with updates from Ms. Brook Roxberry.

A. Community Center:

1. **Restroom Floors (Open Item)**

Ms. Roxberry stated that the tile for the floor will remain the same as the Advisory Board previously selected. Ms. Bettinger asked if these selections would be easy to clean. Mr. Delony responded that Facilities Management is doing the installation. All the selections have been selected to be the easiest to clean, because they (Facilities Management) are responsible for getting it clean.

Ms. Bettinger asked if we would get automatic toilets installed, Mr. Coriano stated they would remain manual.

Ms. Tuff called for a motion to approve the Advisory Board's selections for the wet walls (marble design selection) and stall partitions (grey faux wood grain with the 2 week lead time). Mr. Brice entered the motion; it was seconded by Ms. Homar-Ramos. All members were in favor. The motion was carried.

2. **Gym Floor (Open Item)**

Ms. Roxberry stated that they submitted for the full gym renovation two-weeks ago to the Procurement Department. Mr. Dayne Atkinson, Procurement Strategist, will run this project for us. We are still looking at an 8 – 12-month solicitation process.

3. **Marquee Sign (Open Item)**
The Purchase Order is approved. Lykins Signtek is working with GMD on the permitting process. They are waiting for the finalized design to go to the Permitting Department, and then Facilities will need to sign off to allow them to begin work. They are looking at the approximate start date of the week of October 20th.

B. Wheels Skate & BMX Park

1. **Wheels Room 1 & 2**
Mr. Coriano had mentioned that there was mold found in the Judo room (Room1) from when there was a bad leak in the roof. It was treated, along with Room 2 by Fire Services. During a roof inspection they saw on the top side of the roof from the acoustic area; on the concrete slab there is a large crack in the corner. There is still the possibility that when it rains and there is wind, water could get inside this area. They are going to do a leak test to make sure there aren't any leaks coming from the new roof and top area of Amphitheater.

Mr. Coriano did speak with both Ms. Betty with the Zumba class, and Mr. Ruperto with Judo, to ensure rear doors will remain closed during classes. He made it a point, if he finds out they are having class with those doors open; they will be held responsible for any issues in the room.

2. **Announcing Tower Tarp Replacement (Open Item)**
Ms. Roxberry stated that she didn't have any updates right now. Mr. Michael Levy, Project Manager, Facilities Management, is running that project. It's a FEMA-funded project; they are trying to run multiple parks under that P.O. with a company named Big Sky, and she will be notified once there is an update.

X. New Business:

A. Storage Charge for Room Rentals
Mr. Coriano stated that Ms. Roxberry had brought up the issue of liability for the County previously. He brought it up to Ms. Jeanine McPherson, Management Analyst II, Parks & Recreation, and they had discussed a possible fee structure. That was where it was left off; trying to see what we would charge. Ms. Trimino stated that it is a liability for the County to have on County property equipment or assets for any vendor/organization. If it is stolen, damaged, etc., the County is liable for that. This is being done throughout the County.
Mr. Coriano stated that if that was the case, we would have to give New Life Church and The Studio Players notice, and they would have a set amount of time to move it all out. Mr. Hanrahan stated there is a difference between a rental and a lease agreement, where storage might be allowed. At Parks & Recreation storage is the premium that we need. We understand agreements were in place historically, but this is how we are moving forward with this.

Ms. Bettinger asked what was being done to get access to the locked cabinets in Room B, and Mr. Coriano stated that he spoke with one of our locksmiths. They said they could drill out the locks for those who we couldn't find keys for.

B. Winter/Spring 2026 Programs
We are already entering in our programs for Winter/Spring Sessions. Our main Winter/Spring programs will be the Basketball Spring League and our Volleyball Skills Clinics.

XI. Member Comments

+Ms. Tuff stated that she had been talking with Commissioner Saunders earlier. Has there been any movement on raising the threshold amounts for bidding? Ms. Roxberry stated that the changes became official yesterday.

They include:

1. Small Purchases: Increased from $3,000 to $10,000.
2. Informal Competition: Increased from $3,000-$50,000 to $10,000-$250,000 (quotes from $50,000-$250,000 are required through Procurement's bidding platform).
3. Formal Competition: Now $250,000, plus, requiring Board approval.
4. The County Manager's approval authority increased from $50,000 to $250,000.

Ms. Bettinger stated that she just wanted to remember that Mr. Brice had been talking about how a lot of people walk around the Center. We had talked about putting distance markers in so that you can know how far you have walked. Where are we at with that/what can we do about that? Mr. Coriano stated that we had stopped moving forward with that because of the construction going on with the pipes being installed in the ground all around the Center. The other issue is that Roads & Grounds were here last week regarding uneven concrete slabs on our walkway. We'll just have to wait until they get to us on their list for that first and once that is completed, then we can finally start measuring.

Ms. Homar-Ramos stated that she wants us to try to our best to accommodate Summer Camp with now the move of the Senior Center. She has been here for 35 years, she would like to continue to be able to bring her grandkids to the Center and she doesn't want this Senior Center business to affect that. Mr. Coriano stated that we will work our magic, but his concern is to not lose our parents. If we lose those parents, when we reopen it will be hard to get the people back.

Mr. Brice stated that he thinks this will help the community. But hopefully, the kids won't be impacted. He passes by the Senior Center when he's walking in the mornings, and he sees the traffic there. He sees the need for them also. There's a little give and take. Hopefully that give and take will continue. Hopefully we can keep the Center programs running and not severely impacted. He knows they will be impacted a little bit, but maybe we can offer other programs.

Ms. Tuff asked if there was a way to prioritize residents of the MSTU? Offering residents reduced rates for rentals, etc. Or is it first-come, first served? Mr. Coriano stated that it is, first come, first served. The system we use is set up that way. We are aware of parents in our community that have certain needs, we know who they are. We try to be as proactive as we can to let them know when programs are coming up, and when registrations are opening.

Ms. Richberg stated that she didn't like their push for this. They aren't thinking about the Center's young people, or our programs. They already made up their minds and that didn't sit well with her. She stated that she was disappointed in the meeting because they just wanted what they wanted. It's like the young people aren't important, because they want the Senior Center here. Are they going to care if we fall short on our revenues? She doesn't think that they care. Ms. Tuff stated that it was certainly more convenient for them. She thinks that they did try, and it is only temporary. Ms. Bettinger stated the Senior Center Director has yet to come to an Advisory Board meeting to talk to us. In three months, we specifically invited them, but to no avail. That bothers her a lot. Ms. Tuff stated that she is sure we will meet her soon. It wasn't a good situation. Hopefully they will have a beautiful Senior Center out of it.

XII. Adjournment

With no further topics for discussion, Ms. Tuff called for a motion to adjourn the Meeting. Mr. Brice. entered the motion; Ms. Homar-Ramos seconded the motion, and all agreed. The Meeting was adjourned at 7:35PM.

Golden Gate Community Center Advisory Board

Willie Brice for Kaydee Tuff, Chairman

These minutes approved by the Board on 10/6/25 as presented,

or as amended _____.

Next Meeting, Monday, October 6th, 2025, at 6:00PM
Golden Gate Community Center • 4701 Golden Gate Parkway, Rm. C, Naples, FL 34116

GOLDEN GATE COMMUNITY CENTER
ADVISORY BOARD
AGENDA

October 6th, 2025
6:00p.m.

I. Call to Order

II. Attendance – Establish a Quorum

III. Pledge of Allegiance

IV. Approval of Agenda

V. Approval of Minutes – September 3rd, 2025

VI. Public Comments

VII Monthly Budget Report

FY2025 = 1605 – 157710

A. Revenues:

1. FY2025 Amended: **$954,400.00**
2. Actual Monthly Revenues for GGCC: **SEP: $9,779.63**
3. FY2025 Total Actuals: **$949,278.26**
4. Available: **$5,121.74**

B. Operating Expenses:

1. FY2025 Amended: **$749,000.00**
2. Actual Monthly Expenses for GGCC: **AUG - $18,944.16**
3. FY2025 Total Actuals: **$547,757.05**
4. Available: **$168,689.95**

VIII. Community Center & Wheels Park Facilities Updates

A. Community Center:

1. Restroom Floors (Open Item)

2. Gym Floor (Open Item)

3. Marquee Sign (Open Item)
4. Shade Panel in Playground
5. Floor Polishing at Center & Wheels Park
6. Replacements of Air Vents through the Center

C. Wheels Skate & BMX Park:

1. Announcing Tower Tarp Replacement (Open Item)
2. Skate Park Maintenance

IX. Old Business

A. Storage Charge for Room Rentals

B. Winter/Spring 2026 Programs

C. Special Events Planning

X. New Business

A. FY2026 Amended Budget

B. Wheels/Naples BMX Events

1. Naples BMX “Banging Bars” Race (Friday, DEC 12th)
2. Naples BMX State Qualifier (Thursday, JAN 8th – Sunday, JAN 11th)

XI. Member Comments

XII. Adjournment

The next meeting is scheduled for Monday, November 3rd, 2025,
Golden Gate Community Center, Room C
4701 Golden Gate Pkwy, Naples FL 34116

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

colliercountyfl.gov
twitter.com/CollierPIO
facebook.com/CollierGov
youtube.com/CollierGov

September 25, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Golden Gate Community Center Advisory Board
Collier County, Florida

October 6, 2025
6:00 p.m.

Notice is hereby given that the **Golden Gate Community Center Advisory Board** will meet on Monday, October 6, 2025, at **6:00 p.m.** This meeting will be held at the Golden Gate Community Center, Conference Room C, 4701 Golden Gate Parkway, Naples, Florida.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of that board.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call the Collier County Parks & Recreation Division at (239) 252-4000.

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Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

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October 16, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Collier County Community Redevelopment Agency
Immokalee Community Redevelopment Advisory Board
Collier County, Florida

October 29, 2025
9:00 a.m.

Notice is hereby given that the **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday**, October 29th** at **9:00 a.m.** This will be a Hybrid Remote Meeting, and it will be held at **Immokalee Community Park, 321 N 1st Street, Immokalee, Florida**. Some of the Board Members and staff may be appearing remotely, with staff present in person. The public may attend either remotely or in person.

Individuals who would like to participate remotely should email Yuridia Zaragoza at Yuridia.Zaragoza@collier.gov by October 28th at 4:00 p.m.

The agenda will be posted on the Immokalee CRA's website at https://immokaleecra.com/meetings-information-1.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of those boards, councils or agencies.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as

possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Yuridia Zaragoza at (239) 867-0025**.**

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Collier County Community Redevelopment Agency
IMMOKALEE CRA
The Place to Call Home!

CRA Board

Commissioner
William McDaniel Jr.
Co-Chair
District 5

Commissioner
Dan Kowal
Co-Chair
District 4

Commissioner
Burt L. Saunders
District 3

Commissioner
Chris Hall
District 2

Commissioner
Rick LoCastro
District 1

CRA Advisory Board

Mike Facundo
Chairman

Bernardo Barnhart
Vice-Chair

Mark Lemke
Anne Goodnight
Yvar Pierre
Paul Thein
Lupita Vazquez Reyes
Jimmy Nieves
Oscar Lugo
Edward "Ski" Olesky
Estil Null

CRA Staff

John Dunnuck
Executive Director
Facilities & CRA

Christie Betancourt
CRA Assistant Director

Yvonne Blair
CRA Project Manager

Yuridia Zaragoza
CRA Operations Support
Specialist I

Meeting of the Collier County Community Redevelopment Agency
Immokalee Community Redevelopment Advisory Board.

AGENDA
Hybrid Remote Public Meeting
(*Please see details below)

Immokalee Community Park
321 N 1st Street
Immokalee, FL 34142
239.252.4449 (Park)
239.867.0025 (CRA Office)

October 29, 2025 – 9:00 A.M.

A. Call to Order.
B. Pledge of Allegiance and Prayer.
C. Roll Call and Announcement of a Quorum.
D. Voting Privileges for Board Members via Zoom. *(Action Item)*
E. Approval of Agenda. *(Action Item)*
F. Approval of Consent Agenda. *(Action Item)*
   1. Minutes
      i. Immokalee CRA Board Meeting for September 17, 2025 (Enclosure 1)
   2. Budget Reports (Enclosure 2)
   3. Code Enforcement Report (Enclosure 3)
   4. Staff Reports
      i. Assistant Director Report (Enclosure 4)
      ii. Project Manager Report (Enclosure 5)
      iii. Project Manager Field Observation Report (Enclosure 6)
      iv. Community Meetings (Enclosure 7)
G. Public Comments
H. Announcements.
   1. Public Comment speaker slips
   2. Communications Folder
   3. 2025 FRA Conference Update (Enclosure 8)
I. Other Agencies.
   1. FDOT updates
   2. Other Community Agencies
      i. Immokalee Water and Sewer District (IWSD)
      ii. Collier County Code Enforcement
      iii. Collier County Parks and Recreation
      iv. Immokalee Eastern Chamber of Commerce
J. Community Presentations.
   1. El Gran Taco Loco Project (Enclosure 9)
K. Old Business.
   1. Contactor Maintenance Reports
      i. A&M Property Maintenance Report & Schedule (Enclosure 10)
   2. Development Report by Johnson Engineering (Enclosure 11)
   3. 2025/2026 Strategic Plan Update (Enclosure 12)

4. Budget Update (Enclosure 13)
5. New Market Road Commercial Project (Parcel along Pinellas Street)
    i. Staff Report for Vacating the Alley update (Enclosure 14)
6. Immokalee Regional Airport Improvements
    i. Staff Report for Global Flight Training Solutions (GFTS) (Enclosure 15)
7. Brief Staff project update
    i. Immokalee Sidewalk Phase III – Eustis Ave. and W. Delaware Ave.
    ii. First Street Corridor Safety Project

L. New Business

M. Public Comments on General Topics not on the Current or Future Agenda.

N. Next Meeting Date. The **CRA Board** will meet on ***Wednesday, November 12, 2025,*** at 9:00 A.M. at the **Immokalee Community Park**.

O. Adjournment

*** Hybrid Remote Public Meeting**

Some Advisory Board members and staff may be appearing remotely, with staff present in person. The public may attend either virtually or in person.

If you would like to provide public comment, participate, and/or attend the meeting, please contact Yuridia Zaragoza via email at Yuridia.Zaragoza@collier.gov by October 28, 2025, at 4:00 P.M.

You may attend the meeting in person on October 29, 2025, at the Immokalee Community Park meeting room, 321 N 1st Street, Immokalee, FL 34142.

The public is reminded that the CDC and Department of Health recommend social distancing and avoiding public gatherings when possible.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library, and provided to the County Public Information Department for distribution. Please contact Yuridia Zaragoza at 239.867.0025 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt at least 48 hours before the meeting. The public should be advised that members of the CRA/MSTU Advisory Committee are also members of other Boards and Committees, including, but not limited to: the Immokalee Fire Commission. In this regard, matters coming before the Advisory Committee/Board may come before one or more of the referenced Board and Committees from time to time.

MINUTES

Meeting of the Collier County Community Redevelopment Agency Immokalee Community Redevelopment Advisory Board on September 17, 2025. The Advisory Board members, staff, and public appeared virtually and in person.

Hybrid Remote Public Meeting
CareerSource
750 South 5th Street
Immokalee, FL 34142

A. Call to Order.
The meeting was called to order by CRA Chair Michael "Mike" Facundo at 9:00 A.M.

B. Pledge of Allegiance and Opening Prayer.
Michael "Mike" Facundo led the Pledge of Allegiance.

Rev. Olmes Milani with the Our Lady of Guadalupe Catholic Church led the Opening Prayer.

C. Roll Call and Announcement of a Quorum.
Christie Betancourt opened a roll call. A quorum was announced for the CRA Board.
CRA Advisory Board Members Present in Person:
Michael "Mike" Facundo, Bernardo Barnhart (9:13 A.M.), Mark Lemke, Patricia Anne Goodnight, Yvar Pierre, Paul Thein, Oscar Lugo, Edward "Ski" Olesky and Estil Null.
CRA Advisory Board Members Present via Zoom:
Jimmy Nieves.
CRA Advisory Board Members Absent/Excused:
Lupita Vazquez Reyes.
Others Present in Person:
Andrea Halman, Yolanda Flores, Sarah Harrington, Misty Smith, Yeimi Espinoza, Joseph "Joe" Mucha, Omar Deleon, Sarah Goolsby, Said Gomez, Rev. Olmes Milani, and Commissioner William "Bill" L. McDaniel, Jr.
Others Present via Zoom:
Estela Aguilar, Kelsie Boyette, Michael Patterson, Rafael Campo, Marlene Dimas, Jessica (Arrowhead), and Kyle Pryce.

Staff Present in Person: John Dunnuck, Christie Betancourt, Yvonne Blair, and Yuridia Zaragoza.

D. Voting Privileges for Board Members via Zoom
Staff commented that a Board member may attend via Zoom.

CRA Action: ***Ms. Patricia "Anne" Goodnight made a motion to allow board members to Zoom Privileges. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 6-0.***

E. Approval of Agenda.
Staff presented the Agenda to the board for approval.

Staff commented on a correction to the start time of the Next Meeting Date. The CRA Board will meet on Wednesday, October 29, 2025, at 9:00 A.M. at the Immokalee Community Park, not 8:30 A.M.

The Agenda was approved as amended.

CRA Action: ***Ms. Patricia "Anne" Goodnight made a motion to approve the Agenda as amended. Mr. Paul Thein seconded the motion, and it passed by unanimous vote. 6-0.***

F. Approval of Consent Agenda
   1. Minutes
      i. Immokalee CRA Board Meeting for August 20, 2025 (Enclosure 1)
   2. Budget Reports (Enclosure 2)
   3. Code Enforcement Report (Enclosure 3)
   4. Staff Reports
      i. Assistant Director Report (Enclosure 4)
      ii. Project Manager Report (Enclosure 5)
      iii. Project Observation Field Report (Enclosure 6)
      iv. Community Meetings (Enclosure 7)

Staff presented the Consent Agenda to the boards for approval. The Consent Agenda was approved as presented.

CRA Action: ***Mr. Mark Lemke made a motion to approve the Consent Agenda as presented. Ms. Patricia "Anne" Goodnight seconded the motion, and it passed by unanimous vote. 6-0.***

G. Public Comments.
   CRA Staff added public comments at the beginning of the meeting and the end of the meeting. If anyone would like to add something to the future agenda, they can make staff aware of the speaker slips.

H. Announcements.
   1. Public Comments speaker slips
      CRA Staff commented on the public 3-minute speaker slip policy for each Topic. The Board will give more time if they feel it's necessary.

   2. Communications Folder
      Staff provided a hard copy of all attachments in the communication folder to the board members. Staff reviewed the communication folder with the board and members of the public. Included in the folder were the public notice of the Immokalee Community Redevelopment Advisory Board Meeting, TIGER Ribbon Cutting Ceremony Flyer, Health Care Network Advisory Informational Flyer, International Coastal Cleanup flyer, Fox4 News articles on Immokalee, Peace Fair Flyer, and Parks and Recreation Trunk-or-Treat Event flyer.

I. Other Agencies
   1. FDOT Updates
      No Updates.

2. Other Community Agencies

i. Immokalee Water and Sewer District (IWSD)
CRA Staff announced that the Immokalee Water and Sewer District (IWSD) will be presenting at the November 12, 2025, meeting. They will be presenting on the connection fees that are set to be in place after October 1, 2025.

ii. Collier County Code Enforcement
Mr. Joseph "Joe" Mucha provided information on the successful Neighborhood Cleanup held on September 13, 2025. They were able to fill up 7 dumpsters. They served 75 clients in the Immokalee Area. The Collier County Sheriff's Office provided some weekenders for this event, which was a great help.

Mr. Mucha also thanked Mr. Hassam, owner of the 99 Cents Store, for allowing staff to use his lot for the Neighborhood Cleanup.

iii. Collier County Parks and Recreation
Mr. Said Gomez provided information on the October Parks and Recreation Advisory Board (PARAB) Meeting that will be held in Immokalee on October 15, 2025, at 6 P.M. at Immokalee Community Park. He has been made aware that most of the sports practices will be cancelled so that parents and other community members can attend the meeting.

Ms. Christie Betancourt asked if a Zoom option is available for the PARAB Meeting. Mr. Said Gomez said they have low engagement with Zoom; however, he can ask and get back to the staff.

iv. Immokalee Eastern Chamber of Commerce
Ms. Christie Betancourt provided information on the Cherryle Thomas Christmas Around the World Parade and Gala Event. The event this year will be held on the first Saturday of December, which is December 6, 2025. The Tree Lighting Event will be held on December 4, 2025.

v. Collier County Growth Management Community Development Department Housing Policy and Economic Development
Ms. Sarah Harrington provided information on the recent Affordable Housing Advisory Committee (AHAC) Meeting. A Local Government Area of Opportunity was selected. She commented that two cycles prior, half of the applications for the proposed developments that include components of affordable housing were from Immokalee. However, for this cycle, they did not receive anything from Immokalee, so they hope to include an application for Immokalee in the next cycle, which would begin next year.

Ms. Sarah Harrington and other County staff are having conversations with developers about properties in Immokalee. They are taking many initiatives to bring more affordable housing to Immokalee.

Also discussed at the AHAC Meeting was the Housing Demand Model, which calculates the number of units needed to support a 1% reduction for Affordable Housing units. Ms. Sarah Harrington discussed the Average Median Income (AMI) of Collier County and how it affects the cost of living and the economic development, as well as other factors.

Ms. Sarah Harrington had the opportunity to go to a Broadband conference. Immokalee qualifies as an unserved and undeserved area. She and other county staff are looking to see what they can do to bring better internet coverage and increase internet speed. A brief discussion was held on the lack of towers and coverage within the area, and the need to explore and work with others to maximize coverage.

J. Community Presentations

1. Collier Area Transit – Fare Study (Enclosure 8)

Ms. Sarah Goolsby introduced herself. She is part of the consultant team for the Collier Area Transit (CAT) Fare Study that is being conducted. She provided an overview of the Fare Study and said it's an evaluation of CAT's fare structure to ensure that the fares being offered are still fair and equitable to the community but also generate revenue for the Transit system. Due to CAT's 2015 Transit Development Plan, they recommended evaluating their fare structure about every 5 years. The last study was done in 2017. Ms. Goolsby commented that this is just a study, they are evaluating and also having some public outreach before any final recommendations are made. A workshop was previously held at the North Collier Regional Park and the Immokalee Community Park.

Ms. Sarah Goolsby provided an overview of the existing fare structure (fixed route), and highlighted the cost of one-way fares, Marco Express, and the Smart Card Pass. She also commented on the offers of the reduced rate, which is half the cost for Medicare members, Disability Community, age 65 and older, children under 17, high school and college students, and active/retired military personnel. There are also two special discount passes, which include the Summer Paw Pass (valid from June 1 to August 31 for students) and the 30-day Perk Pass (250+ Employees).

Also within the existing fare structure are the ADA trips. The fare for this service is $3 for a one-way trip. The ADA trip service cost was last increased in 2012. The Transportation Disadvantaged (TD) Trips are based on income scale and vary from $1, $3 or $4 per one-way trip.

Ms. Sarah Goolsby provided an overview of the Collier Area Transit fares and presented a comparative analysis to other transit peer groups like Breeze Transit, LeeTran (Lee County), Bayway (Bay County), ECAT (Escambia County) and other agencies. This was done to assist with the appropriateness of the current fare policy and structure. She commented on CAT's fixed-route fare and said the base one-way fare cost is slightly above the other transit agencies; however, the Daily Pass and 30-day pass are lower than other agencies. As for the Paratransit, CAT's fare cost is slightly above the peer group's mean. CAT has also reduced the fare for ADA trips, which is based on income level.

As for the Transportation Disadvantage fare, all of the peers have a flat fee for each one-way trip. Mr. Paul Thein asked what determines the qualification for the disadvantaged fare. Ms. Sarah Goolsby said it is based on income.

Mr. Omar Deleon commented that the Collier Transit program comprises of two different services, which are the ADA service, which is for individuals who have disabilities. The primary criterion for this is that the trip must originate and end within 3 quarters of a mile of fixed route service. As for Transportation Disadvantage, the service is for service outside of the 3 quarter of a mile services. The Transportation Disadvantage is a state-run program. One service is a Federal requirement, and the other is a State.

A discussion was held on whether an opportunity is present for those who have Medicaid to be able to afford Transportation without any out-of-pocket expense.

Mr. Omar Deleon clarified that Medicaid has its own branch for transportation. Further discussion was held on other opportunities that could be presented with a pilot program in Immokalee through Sunshine Health and have individual ride CAT without out-of-pocket funds. Mr. Omar Deleon said further discussion will need to be done to figure out the funding mechanism.

Ms. Sarah Goolsby provided a summary of CAT's existing fare structure compared to other peers. The CAT base fixed route fare and the ADA fare are above the peers' mean. Daily pass fare and monthly pass fare are below the peers' mean. Student and Military discounts are competitive. Ms. Goolsby further presented the ridership trends for fixed-route and paratransit, revenue trends for fixed-route, paratransit and farebox recovery ratio. Ms. Goolsby commented on the graph of the farebox recovery ratio trends and highlighted the percentage of each year the fare revenue covered the operating expenses. The graph highlighted showed that operating expenses have been increasing at a higher rate than the revenue.

Ms. Sarah Goolsby provided information on the conceptual fare alternatives. For fixed-route fares, Peer Alignment, Fare Capping Strategy, Employer Buy-in, and Revenue Recovery were discussed. As for the Paratransit conceptual fare alternative, staff have looked at increasing the base fare adjustment. Other conceptual fare alternatives looked into for Transportation Disadvantaged included the flat fare approach, two-tier simplification, adjustment of current tiers, and fixed route focus.

Mr. Paul Thein asked what is determined to be considered a financial disadvantage for CAT.

Mr. Omar Deleon commented that staff look into the federal poverty levels and guidelines to determine where an individual falls. To be considered, an application must be submitted. If approved, the application is good for three years.

Ms. Sarah Goolsby highlighted the 4 scenarios for a fully fixed route fare and the increase for a daily pass. Scenario 2 included a fare cap for the daily pass and 15-day and 30-day pass.

Scenario 3 included a perk pass change for the 30-day pass. Scenario 4, which is the revenue recovery alternative, included an increase to the 15-day and 30-day passes. Paratransit scenario 1 had an ADA fare of $3 to $3.25. Scenario 2 had an increase in the ADA fare from $3 to $3.50. Scenario 4 included an increase in the ADA fare of $3 to $4 and an increase in the reduced ADA Fare of $1 to $2.

Ms. Goolsby further presented information on the scenarios for the Transportation Disadvantage. Scenario 1, Tier simplification, included changes based on the Poverty level of an individual. The increase for this scenario would be about $1 more than the fare. As for Increasing Revenue Recovery, scenario 2, the increase for an individual would be about $2, based on where the individual is within the percentage of the poverty level. Scenario 3, Fixed Route Focus, included the same cost as Scenario 1, however, with an option to make the fixed route free for TD users. Scenario 4, Three Tier, included an increase of $1.

Ms. Sarah Goolsby provided information on the survey that is being carried out. Individuals can give their input on the CAT fare.

Ms. Andrea Halman asked if there was any effort in which the bus drivers speak to the bus riders and discuss the survey with them.

Mr. Omar Deleon commented on the efforts that are being made to share this survey. They have hosted two workshops and have their staff at the transfer station also surveying pass users. CAT staff would like to be transparent about this initiative and be sure that all are aware of any changes. The CAT Staff asked all to support them in distributing the survey. They are also working with other agencies that assist with the paratransit services. Information on the survey is also being shared on their social media. Mr. Omar Deleon clarified that a QR code is shown on all the buses to present information on the survey.

Mr. Mark Lemke suggested that the bus drivers have a clipboard with the QR Code and pass it to every person who rides the bus and encourage them to do the survey. Mr. Mark Lemke asked where a pass can be purchased.

Mr. Omar Deleon said that one can go in person to the Naples transfer station or download the mobile app to purchase passes. CAT staff are making efforts to allow individuals to reload funds at a convenience store if they do not have a credit card or bank account.

Mr. Mark Lemke asked if it's possible to have a vending machine in the transfer station in Naples or at the new Immokalee Transfer Station.

Mr. Omar Deleon commented that they have looked into this matter; however, they have been advised to steer clear of them due to the maintenance, inventory, as well as exposure to other elements. Further discussion was held on the outreach initiatives taken to make all aware of the 15-30 day passes and how it helps with the buses operating efficiently.

Mr. Paul Thein asked if there is any other funding available for other innovative programs to assist with the transportation cost.

Mr. Omar Deleon said they are always seeking grant opportunities. He provided information on the transit development plan and how it helps with seeking opportunities for the upcoming years. Mr. Deleon commented on the timeline for most grants and said they must think about the long-term of each grant. A discussion was held on the importance of the community having this transportation access.

Ms. Christie Betancourt asked about the timeline for the Fare Study completion and when it will be in effect. Mr. Omar Deleon said they are hoping to finalize this study at the beginning of next year. The recommendations made will go to the Board of Collier County Commissioners, who will have the final say. A modification as a result of the study will take effect mid-early next year. Ms. Betancourt also asked about the number of surveys already completed.

Mr. Omar Deleon commented that he is unsure about the overall number; however, they are hoping to have at least around 200-300 surveys completed. Mr. Omar Deleon also provided information on the services that are highly utilized and said the 15 and 30- day passes are utilized at a high percentage.

Mr. Rafael Campo commented on the Zoom Chat on whether a new route or extension can be added to serve the Kaicasa (Habitat for Humanity) development.

Mr. Omar Deleon commented that they need to evaluate the implications if a route or extension is added. This is something that is added to their transportation plan.

Mr. Michael “Mike” Facundo asked about the number of buses in Immokalee.

Mr. Omar Deleon commented that 2 buses are constantly in Immokalee. They also have Route 19, where the bus travels from Immokalee to Naples and Route 121, where the bus travels from Immokalee to Marco Island. A further discussion was held on the timespan of the buses and how an individual can plan their trip with the Transit App.

Mr. Oscar Lugo asked what the goal is to cover the operating costs. Mr. Omar Deleon commented that for pickup services, they would like to be between 10% -15%, especially when it comes to covering the operating costs. CAT staff would like to generate more revenue to help provide more services.

Further discussion was held on the type of ridership that is commonly used. Mr. Omar Deleon commented that for the Paratransit Program, ADA is the largest ridership. Previous scenarios have been evaluated for the paratransit program; however, the cost of providing another service is not very different from what is already in place.

K. Old Business

1. Contractor Maintenance Reports
   i. A&M Property Maintenance Report & Schedule (Enclosure 9)
   Staff presented the look-ahead schedule for all the maintenance work on Main Street, 1st Street and the Triangle area.

   Ms. Christie Betancourt complimented Mr. Joseph "Joe" Mucha and Mr. Scott Pickens' efforts in following up with Immokalee areas that needed trimming.

2. Development Report by Johnson Engineering (Enclosure 10)
   Ms. Kaitlyn Zindle highlighted a couple of new developments. There are 2 building additions and 3 new developments for Zoning Petitions. She provided an overview of the Iglesia Cristiana Mana, 502 New Market Road property, Immokalee Airport GFTS Parcel A South Aircraft Hangar, Pathways Early Learning Center, and the Jiron Market.

   Ms. Zindle also presented information on the previous projects with recent activity. This included the 1244 Arden Ave property, Sainvilus Subdivision, Boys and Girls Club of Immokalee Gym, A&H Invest Mult-Tenant Commercial Building, Immokalee Sports Complex, Onda Rose Multi-Family and the Pulte Foundation – Monarca Phase 1.

   There were 3 approved letters for zoning action issued to Lee County Electrical Co-op Immokalee Warehouse, Crestview Park Apartments, and the RCMA Immokalee MPUD.

3. 2025/2026 Strategic Plan Update
   No other update for the 2025/2026 Strategic Plan.

4. Budget Update
   Staff will have an updated amended budget. The budget will show the cost for Phase 2 design for the First Street Corridor Safety Project. Staff will present this at the next meeting.

5. New Market Road Commercial Project (Parcel along Pinellas Street)
   i. Vacating the Alley update
   Staff have put in a request to Real Property. Their Right-of-way group is handling the estimate/evaluation analysis. As soon as staff receive comments, they will follow up with the Transportation Department to get their in-kind for the New Market Area. Staff will have an update at the next meeting.

6. Brief Staff Project update
   i. Immokalee Sidewalk Phase III – Eustis Ave. and W Delaware Ave.
   Staff provided an overview of the project and information on the progress of the Immokalee Sidewalk Phase III project. Staff are in the process of finalizing the structures. Once the structures are manufactured and delivered, staff will use a Notice to Proceed, and the project will start. The project should take about 8 months to complete.

ii. First Street Corridor Safety Project
Staff recently had a Bid opening. This was a third attempt; the CRA staff had to legally advertise this a third time, since there were 2 failed bid openings. Only one bid was received for the previous 2 bid openings.

Phase I of the First Street Corridor Safety Project consists of 11 streetlights from Eustis Ave down to School Drive. Phase 1 has no easements that will need to be acquired. The bids are being vetted by Procurement. Once staff receive approval for the bid, they will move forward with the contract and go through the Board of Collier County Commissioners for approval.

As for Phase II, staff are working on finalizing the easements, so that Real Property Management and Transportation can start the acquisition process for the needed easements that are needed for Phase II. Staff anticipate having 100% plans ready by mid-October. It will be about a 12 to 18-month process of making the acquisitions.

L. New Business.
No New Business.

M. Citizen Comments.
Ms. Christie Betancourt presented Ms. Yvonne Blair a 5-year award for the County.

Mr. John Dunnuck provided information on the Williams Ranch. The Williams Ranch will be owned by the County. Mr. John Dunnuck also announced that he is retiring. His last day in the office will be January 9, 2026.

Ms. Andrea Halman commented that the Parks and Recreation Advisory Board meetings (PARAB) need to be advertised more. She also commented on the importance of having a virtual option for these types of meetings.

Ms. Christie Betancourt also commented on the importance of meetings having a virtual option; however, other factors come in play, such as the cost of the equipment, internet, and the amount of time one spends setting up.

Mr. John Dunnuck followed up and said that once the new Immokalee Government Center is done, it will have a nice community room, which will have the technology at the county's standard. Mr. John Dunnuck said staff will bring back a presentation on the new Government Center concept layout.

Ms. Andrea Halman also commented on the importance of sharing the agendas with others in the community, so that they are aware of the progress that is occurring in Immokalee.

N. Next Meeting Date
The **Immokalee Community Redevelopment Advisory Board** will meet on Wednesday, **October 29, 2025**, at 9:00 A.M. at the Immokalee Community Park.

O. Adjournment
Meeting adjourned at 10:35 A.M.

**** Zoom Meeting chat is attached to the minutes for the record.***

Zoom Chat
September 17, 2025 Immokalee CRA Hybrid Public Meeting

01:29:28 Rafael Campo: Question: Would a new route or extension be added to serve Kaicasa?

Collier County Community Redevelopment Agency

IMMOKALEE CRA

The Place to Call Home!

Certification of Minutes Approval Form

Prepared by:

Christie Betancourt, CRA Assistant Director
Immokalee Community Redevelopment Area

Approved by:

Michael "Mike" Facundo, Chairman

The Minutes for the September 17, 2025, CRA Advisory Board were approved by the CRA Advisory Board on October 29, 2025, as presented.

The next meeting will be a CRA Advisory Board meeting and will be held on November 12, 2025, at 9:00 A.M. at ~~the Immokalee Community Park.~~ Careersource SWFL.

All meetings will be publicly noticed in the W. Harmon Turner Building (Building F), posted at the Immokalee Public Library and provided to the County Public Information Department for distribution. Please call Christie Betancourt, at 239-867-0028 for additional information. In accordance with the American with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact Christie Betancourt, CRA Assistant Director, at least 48 hours before the meeting. The public should be advised that members of the CRA Advisory Board are also members of the other Boards and Committees, including, but not limited to: Immokalee Fire Commission, and the Collier County Housing Authority; etc. In this regard, matters coming before the Advisory Board may come before one or more of the referenced Board and Committees from time to time.

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

colliercountyfl.gov
twitter.com/CollierPIO
facebook.com/CollierGov
youtube.com/CollierGov

May 22, 2025

Notice of Public Meeting
Infrastructure Surtax Citizen Oversight Committee
Collier County, Florida

Thursday, June 12, 2025
8:30 a.m.

Notice is hereby given that the **Collier County Infrastructure Surtax Citizen Oversight Committee** will meet on **Thursday, June 12** at **8:30 a.m.** in the Board of County Commissioners Chambers, third floor, Collier County Government Center, 3299 Tamiami Trail E., Naples, Florida. The meeting will be broadcast live with closed captioning on Collier Television channel 97/98 and via live streaming at colliercountyfl.gov/ctv.

The seven-member committee was formed for the purpose of providing citizen review of the county's expenditure of the proceeds from the Collier County and Municipal Infrastructure One-cent Sales Surtax approved by voters in the general election in November 2018.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of that board.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication or other reasonable accommodations to participate in this proceeding should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodation will be provided at no cost to the individual.

For more information, contact Facilities Management at (239) 252-8380.

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COLLIER COUNTY
Infrastructure Surtax Citizen Oversight Committee

AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

June 12, 2025
8:30 AM

Scott J. Lepore – At Large – Chair
Kevin Johnson – District 1
Ronald A. Kezeske – District 2
Vacant – District 3
Lloyd Wirshba– District 4
Mike Petscher – District 5
Vacant – At Large
Kerry Geroy – Alternate
Scott L. Spitzer – Alternate

All interested parties are invited to attend and to register to speak and to submit their objections, if any, in writing, to the Committee prior to the meeting if applicable. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. For more information, please contact the Collier County Facilities Management Department located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380. Public comments will be limited to 3 minutes unless the Chairman grants permission for additional time. Collier County Ordinance No. 99-22 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners before the Board of County Commissioners and its advisory boards, register with the Clerk to the Board at the Board Minutes and Records Department.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**

5. Approval of Minutes

5.A. Meeting Minutes January 9, 2025. *(2025-783)*

6. Public Comments

7. New Business

7.A. Future Spending Plan *(2025-1993)*

8. Projects

8.A. Transportation

8.A.1. Recommendation to approve reallocation of Infrastructure Sales Surtax Funding from Bridge Replacement (11) (Project No. 66066) to the New Bridges Golden Gate Estates Mobility (11) (Project No. 60212), in the amount of $3,369,589.41. *(2025-1942)*

8.B. Facilities & Capital Replacements

8.C. Community Priorities

9. Old Business

9.A. Financial Report as of April 30, 2025 *(2025-785)*

9.B. Committee Support Documents Section 212.054 Florida Statutes & Collier County Ordinance 2018-21 *(2025-788)*

9.C. Validated Projects Update *(2025-1943)*

10. Announcements

11. Committee Member Discussion

12. Next Meeting Date

13. Adjourn

MINUTES OF THE REGULAR MEETING OF THE COLLIER COUNTY
Infrastructure Surtax Citizen Oversight Committee
January 9, 2025
Naples, Florida

LET IT BE REMEMBERED that the Collier County Infrastructure Surtax Citizen Oversight Committee met on this date at 8:30 A.M. at 3299 Tamiami Trail East, Building F, 3rd Floor, Board of County Commission Chambers, Naples, Florida, with the following Members Present:

Infrastructure Surtax Citizen Oversight Committee

Present: Scott Lepore
James DeLony
Ronald Kezeske
Katherine Basso
Lloyd Wirshba
Mike Petscher
Kerry Geroy
Scott Spitzer

Absent: Kevin Johnson

Also, Present: John Dunnuck – Executive Director, Facilities and Redevelopment Division
Bendisa Miller – Management Analyst II, Facilities Management, Division
Colleen Greene – Assistant County Attorney, County Attorney's Office

1. **Call to Order & Pledge of Allegiance**

   The Chairman calls the meeting to order at 8:30 AM.

2. **Pledge of Allegiance**

   Scott Lepore led the Pledge of Allegiance.

3. **Roll Call – Liaison**

   Eight Infrastructure Surtax Citizen Oversight Committee members are present, representing a quorum.

4. **Approval of The Agenda**

   The Chairman makes a motion to approve the agenda. James DeLony seconds the motion. The motion passes unanimously.

5. **Approval of Minutes from Previous Meeting**

   Meeting Minutes – September 12, 2024, and November 14, 2024
   The minutes are distributed to all present. The Chairman makes a motion to approve the meeting minutes for the meetings on September 12, 2024, and November 14, 2024, and James DeLony seconds the motion. The motion passes unanimously.

6. **Public Comment**

No public comments.

7. **New Business**

A. EMS / DAS Update

Domestic Animal Services (DAS) Update

1. **Original Plan:** $6 million in surtax funding was allocated to build a new DAS facility near the Sports Complex.
2. **Shift in Strategy:** The proposed location did not provide significant advantages (e.g., no additional space, no better livestock housing). Instead, the focus has shifted to **renovating the existing DAS facility** and evaluating a potential future satellite facility.
3. **Current Progress:**
    1. One building at DAS has been fully renovated, insulated, and air-conditioned.
    2. A phased renovation schedule for the remaining buildings is being developed.
4. **Funding Strategy:** The $6 million is insufficient for all necessary renovations. Additional budgeted funds will supplement the surtax while ensuring surtax dollars are spent appropriately. Costs related to the original design for the abandoned site are being reviewed, and inappropriate surtax expenses will be covered by other funding sources.
5. **Future Planning:** This year's budget includes funds to evaluate county property for a future additional DAS facility.

Emergency Medical Services (EMS) Update

1. **Planned EMS Stations:** Three stations were initially planned under the surtax:
    1. **Station 74 (Under Construction):**
        1. Located in Greater Naples, serving as a forward command for wildfire and disaster response.
        2. Total cost: $11 million, with **$6 million from the surtax** and additional legislative appropriations helping free up surtax funds.
        3. Completion target: **Summer 2025**
    2. **Heritage Bay:**
        1. Originally planned as a stand-alone EMS station, but reconsidered due to proximity to Greater Naples Headquarters.
        2. Instead, EMS may co-locate with existing fire stations on **951 or Beck Boulevard** for better efficiency.
    3. **Old 41/Performance Way Site:**
        1. Originally owned by the county but deemed unsuitable for an EMS/fire station due to size and access issues.
        2. The property will be sold, and proceeds will help cover EMS debt.
        3. EMS will instead **co-locate with North Collier Fire Department** at a more suitable site nearby.
2. **Future Planning & Challenges:**
    1. **East Naples:** A wetland site near **Fiddlers** is allocated for EMS and a library, but a co-located station with Greater Naples Fire (Station 26) and possibly the Sheriff's Office is being evaluated.

2. **Immokalee:** Response times remain a major concern, as EMS is the primary provider of ALS (Advanced Life Support). Commissioners emphasize **prioritizing Immokalee** in future funding efforts, including potential surtax funding.

B. For the Surtax Committee to make a recommendation on committee member applications to the Board of County Commissioners subject to confirmation by the Board.

The applications received were Kevin Johnson (District 1), John Nesselroade (District 1), Ronald Kezeske (District 2), Mike Petcher (District 5), Kerry Geroy (District 1, Alternate), and Scott Spitzer (District 1, Alternate). The Chairman motioned for the County Commission to reappoint the members already on the committee. Scott Spitzer seconds the motion. The motion passes unanimously.

8. Projects

A. Transportation

B. Facilities & Capital Replacements

C. Community Priorities

9. Old Business

A. Validated Project Updates

B. Committee Support Documents Section 212.054 Florida Statutes & Collier County Ordinance 2018-21

C. Financial Report as of November 30, 2024

Maggie Lopez, the Assistant Division Director for Corporate Financial and Management Services, explained the current financial state of the Surtax funding. Mr. Kezeske emphasized that before the committee starts evaluating new projects to be funded by the Surtax, the committee needs to ensure that the current projects do not require additional funding and ensure that the voter's priorities are met.

10. Announcements

No announcements.

11. Committee Member Discussion

12. Next Meeting Date

The next Infrastructure Surtax Citizen Oversight Committee meeting will occur on March 13, 2025, at 8:30 AM in the BCC Boardroom at 3299 Tamiami Trail E, Naples, FL 34112, on the third floor.

13. Adjournment

The Chairman makes a motion for this meeting to be adjourned. Lloyd Wirshba seconds the motion. The motion passes unanimously.

The meeting was adjourned at 9:33 AM with no further discussion.

Collier County Infrastructure Surtax Citizen Oversight Committee

Scott Lepore – Chairman

The preceding Minutes were approved by the Committee Chair on ~~January 9~~ June 12th, 2025, "as submitted" [ ] or "as amended" [ ]

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

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September 2, 2025

Notice of Public Meeting
Infrastructure Surtax Citizen Oversight Committee
Collier County, Florida

Thursday, September 11, 2025
8:30 a.m.

Notice is hereby given that the **Collier County Infrastructure Surtax Citizen Oversight Committee** will meet on **Thursday, September 11th** at **8:30 a.m.** in the Board of County Commissioners Chambers, third floor, Collier County Government Center, 3299 Tamiami Trail E., Naples, Florida. The meeting will be broadcast live with closed captioning on Collier Television channel 97/98 and via live streaming at colliercountyfl.gov/ctv.

The seven-member committee was formed for the purpose of providing citizen review of the county's expenditure of the proceeds from the Collier County and Municipal Infrastructure One-cent Sales Surtax approved by voters in the general election in November 2018.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of that board.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication or other reasonable accommodations to participate in this proceeding should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodation will be provided at no cost to the individual.

For more information, contact Facilities Management at (239) 252-8380.

###

COLLIER COUNTY
Infrastructure Surtax Citizen Oversight Committee

AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

September 11, 2025
8:30 AM

Scott J. Lepore – At Large – Chair
Kevin Johnson – District 1
Ronald A. Kezeske – District 2
Vacant – District 3
Lloyd Wirshba– District 4
Mike Petscher – District 5
Scott L. Spitzer – At Large
Kerry Geroy – Alternate
Vacant – Alternate

All interested parties are invited to attend and to register to speak and to submit their objections, if any, in writing, to the Committee prior to the meeting if applicable. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. For more information, please contact the Collier County Facilities Management Department located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380. Public comments will be limited to 3 minutes unless the Chairman grants permission for additional time. Collier County Ordinance No. 99-22 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners before the Board of County Commissioners and its advisory boards, register with the Clerk to the Board at the Board Minutes and Records Department.

1. Call to Order

2. Pledge of Allegiance

2.A. Moment of Silence in Remembrance of September 11, 2001 *(2025-2818)*

3. Roll Call

4. Approval of Agenda

5. Approval of Minutes

5.A. Meeting Minutes June 12, 2025 *(2025-2800)*

6. Public Comments

7. New Business

7.A. Appointment of New Vice-Chair *(2025-2898)*

7.B. For the Surtax Committee to make a recommendation on a committee member application for an Alternate At-Large seat to the Board of County Commissioners subject to confirmation by the Board. *(2025-2797)*

7.C. To validate $46.95 million in expenditures associated with five major infrastructure projects included in the approved spend-down plan. *(2025-2876)*

8. Projects

8.A. Transportation

8.B. Facilities & Capital Replacements

8.C. Community Priorities

8.C.1. To validate a proposed additional expenditure of $500,000 for construction of a deceleration and turn lane for the Golden Gate Parkway entrance to the State Veterans' Nursing Home project; to ensure that this project meets the requirements of F.S. 212.055, supports the community priority of construction of a veterans' nursing home, and is an eligible project in line with County Ordinance 2018-21 and the ballot language within; and to make a finding that the project expenditures are a valid use of Infrastructure Sales Surtax Funding. *(2025-2846)*

9. Old Business

9.A. Validated Projects Update *(2025-2795)*

9.B. Financial Report as of August 31, 2025 *(2025-2798)*

9.C. Committee Support Documents Section 212.055 Florida Statutes & Collier County Ordinance 2018-21 *(2025-2894)*

10. Announcements

11. Committee Member Discussion

12. Next Meeting Date

12.A. Next Meeting Date — Thursday, January 8, 2026 *(2025-2897)*

13. Adjourn

MINUTES OF THE REGULAR MEETING OF THE COLLIER COUNTY
Infrastructure Surtax Citizen Oversight Committee
June 12, 2025
Naples, Florida

LET IT BE REMEMBERED that the Collier County Infrastructure Surtax Citizen Oversight Committee met on this date at 8:30 A.M. at 3299 Tamiami Trail East, Building F, 3rd Floor, Board of County Commission Chambers, Naples, Florida, with the following Members Present:

Infrastructure Surtax Citizen Oversight Committee

Present: Scott Lepore
Kevin Johnson
Lloyd Wirshba
Kerry Geroy
Scott Spitzer

Absent: Ronald Kezeske and Mike Petscher

Also, Present: John Dunnuck – Executive Director, Facilities and Redevelopment Division
Bendisa Miller – Management Analyst II, Facilities Management, Division
Colleen Greene – Assistant County Attorney, County Attorney's Office

1. Call to Order & Pledge of Allegiance

The Chairman calls the meeting to order at 8:30 AM.

2. Pledge of Allegiance

The Chairman led the Pledge of Allegiance.

3. Roll Call – Liaison

Five members of the Infrastructure Surtax Citizen Oversight Committee are present, representing a quorum.

4. Approval of The Agenda

John Dunnuck requests a discussion on the vacant positions.

The Chairman makes a motion to approve the agenda and amend it to include filling the two positions. Scott Spitzer seconds the motion. The motion passes unanimously.

5. Approval of Minutes from Previous Meeting

Meeting Minutes – January 9, 2025
The minutes are distributed to all present. The Chairman makes a motion to approve the meeting minutes for the meetings held on January 9, 2025. Scott Spitzer seconds the motion. The motion passes unanimously.

6. Public Comment

No public comments.

7. New Business

A. Future Spending Plan

John Dunnuck, Executive Director of Facilities and County CRA, has identified five priority projects for allocation of the remaining $44,011,651 in Infrastructure Sales Surtax funds. John Dunnuck presents the first three projects. Brian DeLony presents the remaining two projects.

1. Vanderbilt Beach Road Extension – $27,200,000

This project, initially funded with limited surtax allocations. The County utilized a line of credit to fund a portion of the project. Allocating surtax funds to pay for a portion of the line of credit will avoid incurring interest expenses, resulting in an estimated savings of approximately $50 million for taxpayers.

2. Courthouse Jury Room – $2,000,000

The Board of County Commissioners previously approved the expansion of two courtrooms, funded through a dedicated judicial source. The Clerk of Court is responsible for the jury facilities, and it is recommended that surtax funds be utilized to support the expansion of the jury room.

3. Emergency Medical Station 21 – $1,250,000

The County is in the process of acquiring land for EMS Station 21, located on the East Trail. It is recommended that the cost of this land acquisition be reimbursed using surtax funding.

4. Naples Jail (J3) Roof – $1,500,000

This allocation continues an existing infrastructure improvement project, specifically the installation and upgrade of the J3 facility's roof and louver system.

5. Campus Underground Chilled Water Line Replacement – $15,000,000

This project involves replacing aging and partially looped chilled water lines serving Building K and the surrounding campus. Given the deteriorating condition of the underground infrastructure, initially installed in the 1970s, the system has experienced frequent failures. Due to the need for phased construction to maintain operational continuity, the estimated project timeline is four years.

Mr. Lepore asks if any surtax projects will not get done because we are going to shift money to these proposed projects. Mr. Dunnuck confirmed that reallocating funds to these new priority projects would not prevent the completion of other planned projects.

Mr. Dunnuck continues by stating that the County continues to coordinate with the School Board regarding potential changes to their funding needs, which may affect the use of certain design expenditures. Station 74, a consolidated EMS facility, is currently under development and has received a $3 million grant to offset surtax expenditures.

Mr. Wirshba asks when these priority projects will be done.

Project Timelines are provided:

- Vanderbilt Beach Road: Estimated completion – April 2026
- Courthouse Jury Room: Design phase to begin shortly; project completion anticipated within 18–24 months
- EMS Station 21: Land acquisition expected to close within 60 days
- J3 Roof: Completion expected within 24 months
- Chilled Water Line: Estimated duration – approximately four years

The Chairman makes a motion to approve the Future Spending Plan. Scott Spitzer seconds the motion. The motion passes unanimously.

B. Discussion on Vacancies

John Dunnuck recommends converting Agenda Item 7. B into a discussion on committee vacancies. Mr. Lepore reports two vacant seats: One At-Large seat resulting from Jim DeLony's departure and one in District 3, previously held by Katherine Baso. The Chairman makes a motion for the BCC to appoint the At-Large position, with either Kerry Geroy or Scott Spitzer, who are alternates, and to advertise for the vacant District 3 position. Kevin Johnson seconds the motion. The motion passes unanimously.

8. Projects

A. Transportation

A.1. Marlene Messam from the Transportation Engineering Division presents a request to reallocate $3,369,589.41 from the Bridge Replacement Project (11) (Project No. 66066) to the New Bridges Golden Gate Estates Mobility Project 60212. Ellen Sheffey, Division Director of Fiscal & Grant Services confirmed that this transfer would fully fund the construction of the 16th Street Northeast Bridge.

B. Facilities & Capital Replacements

C. Community Priorities

9. Old Business

A. Financial Report as of April 30, 2025

Maggie Lopez, Assistant Division Director of Corporate Financial and Management Services, presents the financial update. As of April 30, 2025:

- Interest earned: $29.9 million
- Total surtax collections for the County: $520.9 million

John Dunnuck expresses appreciation to Maggie Lopez for her preparation of a financial summary table outlining the $44 million cash flow.

B. Committee Support Documents Section 212.054 Florida Statutes & Collier County Ordinance 2018-21

C. Validated Project Updates:

Brian DeLony provides an update on several ongoing projects:

- Forensic Lab – Foundation underway and on schedule.
- VA Nursing Home – Awaiting federal input. Design coordination ongoing; permits pending.
- Chiller Plant Upgrade – Building K near completion; expected by August.
  DAS Renovation – John Dunnck states that the second kennel building is nearly done. Third delayed until off-season due to volunteer staffing. Brian DeLony continues by saying that the existing DAS buildings were previously non-climate-controlled. They have since been retrofitted to include air conditioning, with all floors epoxied and kennel walls rebuilt. Plumbing systems have also been upgraded from electric to natural gas.
- Affordable Housing (Golden Gate Golf Course) – Three concurrent projects are taking place on the site: (1) the development of affordable housing, (2) a stormwater management initiative, and (3) the Gates infrastructure project
- Williams Property – Awaiting site remediation and Board approval to finalize purchase.

10. Announcements

No announcements.

11. Committee Member Discussion

Mr. Lepore states that he is very impressed with the committee's attendance and that the committee members do a phenomenal job.

12. Next Meeting Date

The next Infrastructure Surtax Citizen Oversight Committee meeting will occur on September 11, 2025, at 8:30 AM in the BCC Boardroom at 3299 Tamiami Trail E, Naples, FL 34112, on the third floor.

13. Adjournment

The Chairman makes a motion for this meeting to be adjourned. Lloyd Wirshba seconds the motion. The motion passes unanimously.

The meeting was adjourned at 9:25 AM with no further discussion.

Collier County Infrastructure Surtax Citizen Oversight Committee

_____

Scott Lepore – Chairman

The preceding Minutes were approved by the Committee Chair on September 11, 2025, "as submitted" [ ] or "as amended" [ ]

AGENDA
CONSERVATION COLLIER
LAND ACQUISITION ADVISORY COMMITTEE

October 1, 2025, 9:00 A.M.
Growth Management Community Development
Conference Room 609/610

All interested parties are invited to attend, and to register to speak. Individuals who would like to participate in person must complete and submit a speaker form. Members of the public who would like to participate remotely should register HERE to complete the online speaker registration form. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. Individuals who register online will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. For additional information about the meeting, please call 239-252-2961 or email conservationcollier@colliercountyfl.gov

1. **Roll Call**
    - A. **Approval of CCLAAC members attending the meeting remotely**
2. **Approval of Agenda**
3. **Approval of September 3, 2025, Meeting Minutes**
4. **Old Business**
    - A. **Acquisition Updates**
      Current Acquisition Status report is updated monthly in advance of CCLAAC meeting and provided as part of the meeting packet. The report is posted online under Acquisition News at: www.conservationcollier.com
    - B. **Everglades Outpost Update**
5. **New Business**
    - A. **Re-ranking of Active Acquisition List B-category properties**
        1. NGGE Scrub Cycle 12 TPMA
            - a. McIntosh Family Trust
        2. North Belle Meade TPMA
            - a. Sarry Trust
6. **Subcommittee Reports**
    - A. **Lands Evaluation & Management –** Chair, Ron Clark – next meeting October 1, 2025
    - B. **Outreach –** Chair, John Courtright - last meeting April 23, 2025
    - C. **Ordinance, Policy and Rules –** Chair, Michele Lenhard - last meeting December 18, 2023
7. **Coordinator Communications**
    - A. **Miscellaneous**
        1. New Website Overview
    - B. **Upcoming events**
        1. Sunflower Viewing October 8-12 at Pepper Ranch
        2. Florida Panther Festival November 1 at Zoo
    - C. **BCC Items Related to Conservation Collier**
        1. **Previously Heard**
            - a. **9/09/2025:** No Items on BCC Agenda

b. **9/23/2025:** 2026 FWC Youth Hunt Memorandum of Agreement; Resolution Amending Resolution No. 2007-300 the Purchasing Policy for Conservation Collier.

2. **Upcoming**
   a. **10/14/2025:** No Items on BCC Agenda
   b. **10/28/2025:** No Items on BCC Agenda

8. **Chair and Committee Member Comments**
9. **Public Comments**
10. **Staff Comments**
11. **Next Meeting November 5, 2025**
12. **Adjourn**

Committee Members: Please email conservationcollier@colliercountyfl.gov no later than noon Monday, September 29, 2025, if you cannot attend this meeting or if you have a conflict and will abstain from voting on an agenda topic.

Collier County Government

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September 15, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Conservation Collier Land Acquisition Advisory Committee
Collier County, Florida

October 1, 2025
9:00 am

Notice is hereby given that the **Conservation Collier Land Acquisition Advisory Committee (CCLAAC)** will meet on **Wednesday, October 1, 2025,** at **9:00 a.m.** This will be a Hybrid Remote meeting, and it will be held at the Growth Management Community Development Conference Room 609/610, 2800 North Horseshoe Drive Naples, Florida. The public may attend either remotely or in person.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item. Individuals who would like to participate remotely must complete and submit the online speaker registration form prior to the beginning of the discussion about the item.

Individuals who would like to participate remotely should register in advance of the meeting at https://colliercountyfl.webex.com/weblink/register/rdac1168c26d1bbebe83b681666aed698 After registering, you will receive a confirmation email containing information about joining the meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of those boards, councils or agencies.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management

Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodation will be provided at no cost to the individual.

For more information, call (239) 252-2961 or email conservationcollier@colliercountyfl.gov

###

September 3, 2025

MINUTES OF THE CONSERVATION COLLIER LAND ACQUISITION ADVISORY COMMITTEE MEETING

Naples, Florida, September 3, 2025

LET IT BE REMEMBERED, the Conservation Collier Land Acquisition Advisory Committee in and for the County of Collier, having conducted business herein, met on this date at 9:00A.M. in REGULAR SESSION at the Growth Management Department Building, 2800 North Horseshoe Drive, Naples Florida with the following members present:

CHAIR:	Michele Lenhard
VICE CHAIR:	Ron Clark (Excused)
	Gary Bromley
	Rhys Watkins (via Zoom)
	John Courtright
	Nick Pearson
	Austin Howell
	Oriany Brito
	Christopher Satter (Excused)

ALSO PRESENT: Summer Araque, Environmental Supervisor, Conservation Collier
Melissa Hennig, Environmental Specialist, I
Angel Kelley, Environmental Specialist, I
Sally Ashkar, Assistant County Attorney
Matthew Denison, Environmental Manager
Kathlene Drew, Administrative Support Specialist, II

1. **Roll Call**
   Chair Lenhard called the meeting to order at 9:00AM. Roll call was taken and a quorum was established with 6 Members present.

   A. **Approval of CCLAAC Members attending the meeting remotely**
   Mr. Howell moved to allow Mr. Watkins to attend the meeting remotely due to an extraordinary circumstance. Second by Mr. Bromley. Carried unanimously 6 – 0.

2. **Approval of Agenda**
   Mr. Howell moved to approve the Agenda subject to addition of Item 4.C – Purchase Policy Update. Second by Mr. Bromley. Carried unanimously 7 – 0.

3. **Approval of the August 6, 2025 Meeting Minutes**
   Mr. Howell moved to approve the minutes of the August 6, 2025 meeting as presented. Second by Mr. Bromley. Carried unanimously 7– 0.

4. **Old Business**
   A. **Acquisition Updates** - *Current Acquisition Status report updated monthly in advance of CCLAAC meeting provided as part of meeting packet and under Acquisition News at www.conservationcollier.com* for information purposes. The report will be updated monthly (last updated 8/27/25) including parcels the County has acquired to date, offers made by the County, pending acquisitions and those properties where the owner withdrew the application.
   Ms. Araque presented the PowerPoint *"Conservation Collier Acquisition Update – September 3, 2025"* for information purposes: She noted:
      - Closed: Cypress Cove Gore Nature Center, Lautz.
      - Approved by the Board of County Commissioners (BCC): Golden Land Partners – closing TBD; Symphony – Closing 9/12/25; Williams Farm – Closing TBD.
      - Upcoming for BCC: HK Investments, Van Cleef, Wildflowerz and Wilson.
      - The BCC approved the Target Protection Mailing Areas mailing list and the letters will be sent to the owners this month.
      - New appraisals will be ordered for those on the active acquisition list after the revised purchase policy has been approved by the BCC.

   Mr. Denison noted he completed a review of acquisitions for the program since its inception to date and presented a Spreadsheet analysis of the data. He noted 5,126 acres have been acquired to date at a cost of $122,959,526. The data also included a breakdown of annual acquisitions, funds spent annually for the program and preserves, the cost per acre, etc. The review determined the average cost per acre of acquisitions in the program was $23,986 over the time frame.

   The Committee recommended the data include the cost per acre for purchases in the multi parcel project areas for planning purposes.

   B. **Budget Update**
   Ms. Araque provided the PowerPoint *"Conservation Collier Budget Acquisition Summary, September 3, 2025"* for information purposes. She noted a review of the data indicates changes in the information provided at the prior meeting as $16,624,600 will be available for acquisition in 2026. Currently 50 percent of the funds collected annually are dedicated to land management and it is anticipated percentage will remain the same for FY26.

C. **Purchasing Policy Update**
Staff reported consideration of the revised purchasing policy was delayed until the September 9th BCC meeting. The document was changed based on comments by the Committee at the prior meeting.

5. **New Business**

A. **Recognize Tom Mortenson**
Ms. Kelley provided a Slideshow of photographs and videos captured by Mr. Mortenson over the years at Pepper Ranch and Caracara Prairie Preserves. She noted:

- Mr. Mortenson places the cameras to capture wildlife images with 10 cameras in Pepper Ranch which led to 9,589 Florida Panther videos.
- He shares the information with the County at no cost or proprietary restrictions.

Staff and Committee Members thanked him for his effort which provides valuable information on activity at the Preserves.

Mr. Mortenson noted his hobby began at his property in Minnesota and continued the activity when he came to Florida. The data reveals the importance of wildlife habitat preservation for the various species in the area.

B. **Brewers Landing Preserve Update (Swallow Tail Kites) – Angel**
Ms. Kelley presented the PowerPoint *"Brewers Landing and Barfield Burrows Land Management Update"* for information purposes. She noted :

- Staff monitors the activity and behavior of the species at Brewers Landing Preserve, and the birds began arriving on June 18th and departed on August 1st.
- Surveys at Barfield Burrows indicate 140 Gopher Tortoise burrows and the monitoring helps Staff develop future plans for installation of fencing, adding native plants, land management practices, etc.
- The Burrowing Owls are also monitored, and recent management activities include hand removal of invasive species, adding native plants and pine trees, installing fencing in select locations, etc.
- Future improvements include building an observation area for public viewing of the Bald Eagles, installation of a kiosk, bench, signage and additional fencing.

C. **Initial Criteria Screening Report (ICSR) and Ranking**

1. **Everglades Outpost 2**
Mr. Denison presented the "*Conservation Collier Initial Criteria Screening Report – Everglades Outpost 2025 Conservation Collier Land Acquisition Advisory Committee"* for consideration.
He noted the parcel is located adjacent to the Everglades Airpark, is 33,5 acres and scored 178 out of 400. Staff does not have a recommendation for ranking of the parcel.

During Committee discussion it was noted:

- The property is encumbered by conservation easements and a determination should be made on the extent of the restrictions.
- Concern about the trend of the County utilizing Conservation Collier funds to partnership on purchases of property where the County is interested in portion of lands for other purposes.
- The property received a low score in the ranking criteria.

Speaker

Hunter Ward, Broker noted the property is not under contract by the County however negotiations are ongoing. Staff requested an application be submitted to Conservation Colier for possible acquisition of a 33 acre portion of the 52 acre parcel. His understanding is the 33 acres is under a conservation easement. The listing price for the entire 52 acre parcel is $9.5M, however it has been offered to the County at a lower price.

During Committee discussion it was noted the acquisition would need to meet the goals of the program. While some Members indicated it should be ranked on the C List for acquisition, it may be beneficial to continue the item to obtain further information including the status of any conservation easements, the impact of the easements on the cost of the parcel, intended uses on the other portion of the property by the County, etc. before a final determination is made.

Staff noted the Committee will provide a ranking recommendation to the Board of County Commissioners who will make the final decision on the acquisition of the property by the Program.

Mr. Howell moved to continue the item to next month's meeting. Second by Mr. Bromley. Carried unanimously 7 – 0.

2. **Dr. Robert H. Gore III Preserve TPMA**
   a. **Castillo**
   Ms. Hennig presented the "*Conservation Collier Initial Criteria Screening Report – Gore TPMA 2025 Conservation Collier Land Acquisition Advisory Committee"* for consideration. The parcel is located adjacent to the In the Dr. Robert H. Gore, III Preserve TPMA, is 5.0 acres and scored 284out of 400. Staff recommends the property be placed on the A List for acquisition.

   Mr. Bromley moved to place the parcel on the A-List for acquisition. Second by Mr. Howell. Carried unanimously 7 – 0.

6. **Subcommittee Reports**
   A. **Lands Evaluation & Management** – Chair, Ron Clark – Last meeting June 5, 2024 – *Upcoming Meeting Tentative 10/1/2025 Directly after the CCLAAC Meeting; backup date October 7.*
   No update necessary.

   B. **Outreach** – Chair, John Courtright – Last meeting April 23, 2025
   No update necessary.

   C. **Ordinance Policy and Rules** – Chair, Michele Lenhard - Last meeting December 18, 2023
   No update necessary.

7. **Coordinator Communications**
   A. **Miscellaneous**
      1. Re-ranking of B-category properties planned for October 1, 2025 CCLAAC

   B. **Upcoming events**
      1. **Sunflower Viewing October 8-12 at Pepper Ranch**
      2. **Florida Panther Festival November 1 at Zoo**

   C. **BCC Items Related to Conservation Collier**
   Ms. Araque provided the following updates:

1. **Previously Heard**
   a. **8/12/2025: No BCC Meeting**
   b. **8/26/2025: Purchase Agreement Golden Land Partners; May & June Active Acquisition Lists; 2025 Cycle Target Protection Areas.**

2. **Upcoming**
   a. **9/09/2025: Resolution Amending Resolution No. 2007-300 the Purchasing Policy for Conservation Collier**
   b. **9/23/2025: 2026 FWC Youth Hunt Memorandum of Agreement**

8. **Chair/Committee Member Comments**
   The Committee discussed the upcoming September 4th BCC budget meeting and Chair Lenhard noted, and the Committee agreed, she would send an email on the Committee's recommendation requesting the budget include the currently roll back millage rate and the land management funds be allocated at 50 percent of the collections.

9. **Public General Comments**
   None

10. **Staff Comments**
    None

11. **Next Meeting – October 1, 2025**

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:00AM.

Conservation Collier Land Acquisition Advisory Committee

Michele Lenhard, Chair

These minutes approved by the Committee on 10-1-25 as presented ✓ or as amended _____.

SUMMARY PAGE

ACQUISITION SUMMARY OF ALL CYCLE 10, 11A, 11B, and 12A PROPERTIES				
	Total Acres	Appraised Value	Purchase Price	Total number of properties
ACQUIRED PROPERTIES (CYCLE 10, 11A, 11B, 12A, and 12B)	**2,312.00**	**$33,780,535**	**$33,278,049**	**117**
PROPERTIES PENDING ACQUISITION (CYCLE 11B, 12A, 12B, 2024, and 2025)	**817.39**	**TBD**	**TBD**	**23**

ACQUIRED PROPERTIES (February 2022 - Present)						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Varney, Gail	Red Maple Swamp Preserve	10	1.14	$14,250	$14,250	Closed 2/14/22
Caberera, Mercedes	Red Maple Swamp Preserve	10	9.16	$114,500	$114,500	Closed 3/21/22
McLaughlin Trust, Geraldine	Red Maple Swamp Preserve	10	4.61	$57,625	$57,625	Closed 3/21/22
Setser, Carrie, Larry, and Ruby	Red Maple Swamp Preserve	10	5.00	$62,500	$62,500	Closed 3/21/22
Dessing, Carol A.	Winchester Head Preserve	10	1.14	$18,810	$18,810	Closed 3/28/22
Gonzalez, Isabel	Panther Walk Preserve	10	1.14	$50,000	$50,000	Closed 6/16/22
Rudnick, Carol - *Donation*	Dr. Robert H. Gore III Preserve	10	1.59	N/A	N/A	Closed 6/30/22
Gorman, Herman and Alice	Winchester Head Preserve	10	1.14	$18,810	$18,810	Closed 9/26/22
Popp, Joe	Rivers Road Preserve	10	19.40	$630,000	$630,000	Closed 9/26/22
Selvig, Maribeth - *Donation*	Panther Walk Preserve	10	1.14	N/A	N/A	Closed 9/26/22
Hussey Trust	North Belle Meade Preserve	10	256.00	$2,072,500	$2,072,500	Closed 11/14/22
Burns, Sandra	Panther Walk Preserve	10	1.14	$30,000	$30,000	Closed 1/30/23
Johnson, Tim R	Panther Walk Preserve	10	1.14	$30,000	$30,000	Closed 1/30/23
Meyer Trust	Panther Walk Preserve	10	1.59	$72,000	$72,000	Closed 1/30/23
Sanchez, PS & NE	Panther Walk Preserve	10	2.73	$63,000	$63,000	Closed 1/30/23
Thommen, William F	Panther Walk Preserve	10	5.00	$100,000	$100,000	Closed 1/30/23
Wright, David	Panther Walk Preserve	10	1.14	$30,000	$30,000	Closed 1/30/23
Zhuang, Joseph	Panther Walk Preserve	10	2.73	$63,000	$63,000	Closed 1/30/23
Aguilar, Jorge	Panther Walk Preserve	10	1.14	$40,000	$40,000	Closed 2/13/23
Pena, John	Panther Walk Preserve	10	2.27	$52,000	$52,000	Closed 2/13/23
Hofmann, Adelaida	Dr. Robert H. Gore III Preserve	10	1.59	$36,000	$36,000	Closed 2/27/23
D & J Investors	Panther Walk Preserve	10	1.14	$40,000	$40,000	Closed 6/9/23
Joyce, David	Panther Walk Preserve	10	2.27	$52,000	$52,000	Closed 6/9/23
Arnay, Henrietta	Panther Walk Preserve	10	1.14	$30,000	$30,000	Closed 6/16/23
Behnke, Lois	Panther Walk Preserve	10	1.14	$57,000	$57,000	Closed 6/16/23
Grossman, Barry	Panther Walk Preserve	10	2.73	$63,000	$63,000	Closed 6/16/23
Charles, Paulette	Dr. Robert H. Gore III Preserve	10	1.14	$25,100	$22,500	Closed 6/30/23
Toro, Michael	Winchester Head Preserve	10	1.59	$39,800	$35,820	Closed 6/30/23
Blocker, Brian	Pepper Ranch Preserve	10	24.50	$220,000	$220,000	Closed 7/7/23

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Guerra, Sigrid	Red Maple Swamp Preserve	10	1.14	$20,500	$20,500	Closed 7/7/23
Ruben Trust	Winchester Head Preserve	10	1.59	$39,800	$39,800	Closed 7/7/23
Zani, Paul	Dr. Robert H. Gore III Preserve	10	2.27	$49,900	$49,900	Closed 7/7/23
Castillo, Jose	Red Maple Swamp Preserve	10	5.41	$89,300	$84,835	Closed 7/14/23
Quevedo, Odalys	Dr. Robert H. Gore III Preserve	10	1.14	$28,000	$26,600	Closed 7/14/23
Sparkman Tamara Gibson	Panther Walk Preserve	10	1.14	$33,000	$33,000	Closed 7/14/23
Joyce, Martin and Elizabeth	Panther Walk Preserve	10	2.27	$61,300	$55,170	Closed 8/17/23
Martinez, Abel Chavez	Red Maple Swamp Preserve	10	2.27	$40,900	$36,000	Closed 8/17/23
Rodriguez (f.k.a. Lopez), Terri	Panther Walk Preserve	10	1.59	$42,900	$38,610	Closed 8/17/23
Salgado, Julio	Panther Walk Preserve	10	2.73	$73,700	$70,110	Closed 8/17/23
Fesser, Ivan	Winchester Head Preserve	10	2.27	$56,800	$53,960	Closed 9/1/23
Trofatter, Frederick	Winchester Head Preserve	10	1.14	$28,000	$25,650	Closed 9/7/23
Berman Trust, R F	Dr. Robert H. Gore III Preserve	11A	1.14	$30,000	$28,500	Closed 9/15/23
Craparo, Stephen	Dr. Robert H. Gore III Preserve	10	1.64	$44,000	$39,600	Closed 9/15/23
Fleming, Albert	Dr. Robert H. Gore III Preserve	10	1.64	$39,000	$37,500	Closed 9/15/23
Repola, Andrea	Panther Walk Preserve	11A	1.14	$45,000	$42,800	Closed 9/15/23
Vaz, Maurice J	Panther Walk Preserve	11A	1.59	$57,500	$57,000	Closed 9/15/23
Bailey, Charles E	Dr. Robert H. Gore III Preserve	10	1.14	$25,000	$25,000	Closed 9/20/23
Arias, Eladio	Dr. Robert H. Gore III Preserve	10	3.16	$63,000	$52,900	Closed 9/22/23
Arias, Eladio	Dr. Robert H. Gore III Preserve	10	3.78	$66,000	$63,200	Closed 9/22/23
Moody Crawford, Jim H	Pepper Ranch Preserve	10	59.79	$505,000	$505,000	Closed 9/22/23
McGinnis, Patricia	Panther Walk Preserve	11A	1.14	$45,000	$42,800	Closed 11/17/23
Scalley, William J and Martha	Panther Walk Preserve	11A	1.14	$45,000	$42,800	Closed 11/17/23
Trigoura, Delsina	Dr. Robert H. Gore III Preserve	11A	1.14	$30,000	$30,000	Closed 11/17/23
Perona, Barbara	Winchester Head Preserve	11A	1.59	$39,800	$39,800	Closed 12/1/23
Scotti, Mary	North Belle Meade Preserve	11A	8.74	$135,500	$128,700	Closed 12/1/23
Fontela, Maricel Aleu	Dr. Robert H. Gore III Preserve	11A	1.14	$25,700	$25,700	Closed 12/8/23
Sponseller, Robert	North Belle Meade Preserve	11A	5.00	$90,000	$90,000	Closed 12/8/23
VanCleave, Matthew	Rivers Road Preserve	11A	0.50	$52,500	$52,500	Closed 12/8/23
Weir Trust, Celine	Dr. Robert H. Gore III Preserve	11B	2.27	$39,500	$37,500	Closed 12/8/23

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Wilson Trust	Winchester Head Preserve	11B	1.59	$39,800	$39,800	Closed 12/8/23
Brewer, Richard	N/A	11B	14.78	$451,000	$405,900	Closed 12/15/23
Dibala Wood Trust	Dr. Robert H. Gore III Preserve	11B	18.28	$275,000	$261,300	Closed 12/15/23
Hackmann, Charles	Panther Walk Preserve	10	2.73	$70,000	$63,000	Closed 12/15/23
Annecy Marco LLC / Barfield	Marco Island	11A	2.13	$3,140,000	$3,140,000	Closed 1/5/24
Perez Castro, Pedro	Dr. Robert H. Gore III Preserve	11A	1.17	$29,000	$27,600	Closed 1/5/24
South Terra Corp	Marco Island	11A	0.56	$1,720,000	$1,620,000	Closed 1/5/24
Geren, Jonathan	North Belle Meade Preserve	11A	7.84	$129,500	$129,500	Closed 1/12/24
Gutierrez, Michael	North Belle Meade Preserve	11A	4.88	$85,400	$81,100	Closed 1/12/24
Bailey, Scott and Christopher	Winchester Head Preserve	11B	1.59	$39,800	$38,500	Closed 1/19/24
Dredge Management Assoc LLC	Shell Island Preserve	11B	18.73	$1,592,500	$1,512,875	Closed 1/19/24
English Trust	Pepper Ranch Preserve	11B	59.01	$515,000	$463,500	Closed 1/19/24
Williams	Nancy Payton Preserve	11B	0.50	$60,000	$60,000	Closed 1/19/24
Mooney/Hankins-Colon	Winchester Head Preserve	11B	1.59	$39,800	$39,800	Closed 2/16/24
A & T Kleinberger Rev Trust	Dr. Robert H. Gore III Preserve	12A	5.00	$110,000	$104,500	Closed 3/15/24
Rodriguez, Mario & Gisela	Panther Walk Preserve	12A	5.46	$158,400	$158,400	Closed 7/12/24
Murawski Trust	North Belle Meade Preserve	12A	4.87	$45,000	$42,750	Closed 7/24/24
Land Genie LLC	Dr. Robert H. Gore III Preserve	12A	2.73	$62,790	$62,790	Closed 8/9/24
Taylor, Ernesto & Ana	Dr. Robert H. Gore III Preserve	12A	5.00	$103,750	$98,650	Closed 8/9/24
Whittingham Corporation	Panther Walk Preserve	12A	1.59	$46,110	$45,990	Closed 8/16/24
Walsh, Nancy	Red Maple Swamp Preserve	12A	1.14	$20,520	$19,494	Closed 8/21/24
Arnold Trust	Dr. Robert H. Gore III Preserve	12A	7.16	$148,570	$141,140	Closed 8/23/24
Beckert, Marc & Elizabeth	Dr. Robert H. Gore III Preserve	12A	1.14	$26,220	$24,910	Closed 8/23/24
Granados, Nelson	Dr. Robert H. Gore III Preserve	12A	5.15	$106,860	$106,860	Closed 8/23/24
JA Moulton Trust	Dr. Robert H. Gore III Preserve	12A	7.17	$148,780	$141,340	Closed 8/23/24
Woodworth, Richard	Dr. Robert H. Gore III Preserve	12A	2.27	$52,210	$49,600	Closed 8/23/24
CDL Naples Investment LLC	Dr. Robert H. Gore III Preserve	12A	2.73	$62,790	$59,650	Closed 8/30/24
Langell Trust	Dr. Robert H. Gore III Preserve	12A	2.81	$61,120	$58,060	Closed 9/6/24
Hughes, Jeffrey & Melissa	Panther Walk Preserve	12A	1.59	$46,110	$46,110	Closed 9/11/24

ACQUIRED PROPERTIES (February 2022 - Present), cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Sardinas, Martha	Dr. Robert H. Gore III Preserve	12A	2.34	$53,820	$53,820	Closed 9/13/24
Volpe Trust	North Belle Meade Preserve	12A	8.50	$109,000	$103,550	Closed 9/13/24
Wilson, Kyle & Lisa Mason	Panther Walk Preserve	12A	1.59	$46,110	$46,110	Closed 9/20/24
Aristizabal	McIlvane Marsh Preserve	12A	5.00	$20,000	$20,000	Closed 10/25/24
Arndt, Linda	Winchester Head Preserve	12A	1.14	$31,920	$30,320	Closed 11/1/24
Ayra, Anacely	Dr. Robert H. Gore III Preserve	12A	3.18	$69,170	$65,710	Closed 11/1/24
Erickson, Gerald	Dr. Robert H. Gore III Preserve	12B	1.14	$26,220	$24,910	Closed 11/7/24
Ebanks, Marvin	Winchester Head Preserve	12A	1.14	$31,920	$31,920	Closed 11/8/24
Cassity, Cina Lu	Panther Walk Preserve	12A	1.59	$46,110	$46,110	Closed 12/6/24
Catania, James	Winchester Head Preserve	12A	1.14	$31,920	$30,320	Closed 12/6/24
SD Orange Blossom - *Donation*	Dr. Robert H. Gore III Preserve	12A	1.14	N/A	N/A	Closed 12/16/24
SD Orange Blossom - *Donation*	Winchester Head Preserve	12A	1.14	N/A	N/A	Closed 12/16/24
James F. Dinwiddie Rev Trust	Panther Walk Preserve	12A	1.14	$33,060	$33,060	Closed 12/19/24
Radel, Mark	Panther Walk Preserve	12A	1.14	$33,060	$33,060	Closed 12/19/24
Seepersad, Kausil	Dr. Robert H. Gore III Preserve	12B	1.14	$26,220	$24,910	Closed 12/19/24
Vikon Corporation	Panther Walk Preserve	12B	1.59	$50,880	$50,880	Closed 1/16/25
Dennison, Robert	Dr. Robert H. Gore III Preserve	12A	2.73	$62,790	$62,790	Closed 1/17/25
Ngo/Huynh/Lieu	Panther Walk Preserve	12B	2.73	$87,360	$87,360	Closed 1/31/25
Stone Trust	Panther Walk Preserve	12B	5.00	$141,250	$141,250	Closed 2/14/25
JOL Property Ventures	Panther Walk Preserve	12B	1.14	$36,480	$36,480	Closed 3/20/25
Martinez, Abel Chavez	Panther Walk Preserve	12B	1.14	$36,480	$36,480	Closed 3/27/25
Fernandez, Erik	Winchester Head Preserve	12A	1.59	$44,520	$44,520	Closed 4/10/2025
Descoteau, Donn & Donna	Dr. Robert H. Gore III Preserve	11B	1.14	$25,100	$25,100	Closed 4/23/2025
Fish, Monica	Panther Walk Preserve	12B	1.14	$36,480	$36,480	Closed 4/23/2025
Hendrix House	I-75 and Everglades Blvd.	12B	17.66	$502,500	$502,500	Closed 6/12/2025
Cypress Cove Conservancy	Dr. Robert H. Gore III Preserve	12B	10.00	$721,000	$648,900	Closed 8/8/2025
Lautz, Cameron	Panther Walk Preserve	12B	2.27	$72,640	$72,640	Closed 8/15/2025
Symphony Properties	N/A	12A	150.00	$4,015,000	$4,015,000	Closed 9/12/2025
Williams Farms	N/A	2024	1,410.00	$11,980,000	$11,980,000	Closed 9/18/2025
TOTAL ACQUIRED PROPERTIES			**2,312.00**	**$33,780,535**	**$33,278,049**	**Total number of properties = 117**

PROPERTIES PENDING ACQUISITION						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Purchase Price	Acquisition Status
Golden Land Partners	North Belle Meade Preserve	2024	6.25	$29,000	$29,000	Purchase Agreement approved by BCC 8/26/2025; Closing scheduled for 10/22/2025
Subtotal - Properties with Board Approved Purchase Agreements			6.25	$29,000	$29,000	Subtotal number of properties = 1
HK Investment	Marco Island	12B	0.37	TBD	TBD	New Appraisal not yet ordered
Van Cleef	Marco Island	12B	0.43	TBD	TBD	New Appraisal not yet ordered
Wildflowerz Ranch	N/A	12B	639.17	TBD	TBD	New Appraisal not yet ordered
Wilson	North Belle Meade Preserve	2024	5.00	TBD	TBD	New Appraisal not yet ordered
Edwards Trust	N/A	2025	65.00	TBD	TBD	Appraisal not yet ordered
Golden Land Partners	N/A	2025	20.00	TBD	TBD	Appraisal not yet ordered
Berman Trust parcel 1	I-75 and Everglades Blvd.	2025	5.00	TBD	TBD	Appraisal not yet ordered
Berman Trust parcel 2	I-75 and Everglades Blvd.	2025	1.59	TBD	TBD	Appraisal not yet ordered
Echavarria	I-75 and Everglades Blvd.	2025	3.05	TBD	TBD	Appraisal not yet ordered
Family Onyx	I-75 and Everglades Blvd.	2025	2.73	TBD	TBD	Appraisal not yet ordered
Morales	I-75 and Everglades Blvd.	2025	2.27	TBD	TBD	Appraisal not yet ordered
Pancham	I-75 and Everglades Blvd.	2025	2.73	TBD	TBD	Appraisal not yet ordered
Tran	I-75 and Everglades Blvd.	2025	2.27	TBD	TBD	Appraisal not yet ordered
Lucarelli	N/A	2025	5.00	TBD	TBD	Appraisal not yet ordered
Simmons Trust	North Belle Meade Preserve	2025	38.94	TBD	TBD	Appraisal not yet ordered
Dabreo	Brewer's Landing	2025	2.73	TBD	TBD	Appraisal not yet ordered
Harden	Dr. Robert H. Gore III Preserve	2025	2.73	TBD	TBD	Appraisal not yet ordered
Perez	Dr. Robert H. Gore III Preserve	2025	5.00	TBD	TBD	Appraisal not yet ordered
Reina	Dr. Robert H. Gore III Preserve	2025	2.27	TBD	TBD	Appraisal not yet ordered
Rivera	Dr. Robert H. Gore III Preserve	2025	2.27	TBD	TBD	Appraisal not yet ordered
Wilcox	Panther Walk Preserve	2025	1.59	TBD	TBD	Appraisal not yet ordered
Bennett	Nancy Payton Preserve	2025	1.00	TBD	TBD	Appraisal not yet ordered
Subtotal - Properties with Board Approval of Purchase Agreements Pending			811.14	TBD	TBD	Subtotal number of properties = 22
TOTAL PROPERTIES PENDING ACQUISITION			**817.39**	**TBD**	**TBD**	**Total number of properties = 23**

A-LIST PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Final Offer Amount	Acquisition Status
Amaranth Trust, Forrest G	N/A	10	71.16	N/A	N/A	Property withdrawn
Anderson, Charles	Panther Walk Preserve	10	2.27	$64,000	$64,000	Offer not accepted
Anderson, Charles	Panther Walk Preserve	10	1.14	N/A	N/A	Sold to another
Argay, Lorraine D	Dr. Robert H. Gore III Preserve	10	7.05	$81,000	$81,000	Offer not accepted
Arnold, Emily	Pepper Ranch Preserve	10	5.00	N/A	N/A	Property withdrawn
Arnold, Vanette	Panther Walk Preserve	10	1.14	$30,000	$30,000	Offer not accepted
Big Hammock - Area I (Barron Collier Partnership)	Pepper Ranch Preserve	10	257.3	$900,000	$900,000	Offer not accepted
Casasierra Realty LLC	Winchester Head Preserve	10	1.14	N/A	N/A	Property withdrawn
Cedeno, Kenneth	Dr. Robert H. Gore III Preserve	10	2.81	$56,000	$56,000	Offer not accepted
Dahche, Ahmand	Panther Walk Preserve	10	5.00	$130,000	$130,000	Offer not accepted
D'Angelo, Eugene	Dr. Robert H. Gore III Preserve	10	5.00	$100,000	$100,000	Offer not accepted
Erjavec, Eugene	Rivers Road Preserve	10	4.92	$200,000	$200,000	Offer not accepted
Eschuk, Shari	Rivers Road Preserve	10	4.78	$180,000	$180,000	Offer not accepted
Fischer Trust, Addison	Marco Island	10	0.63	N/A	N/A	Property withdrawn
Haughton, Veronica	Panther Walk Preserve	10	2.73	N/A	N/A	Sold to another
Higdon Trust, Garey D	Winchester Head Preserve	10	1.59	N/A	N/A	Sold to another
Macrina, Kathleen	Panther Walk Preserve	10	1.14	N/A	N/A	Sold to another
Moylan, Paul E	Panther Walk Preserve	10	2.73	$63,000	$63,000	Offer not accepted
Ortega, Berardo	Panther Walk Preserve	10	1.14	$30,000	$30,000	Property withdrawn
Three Brothers	Panther Walk Preserve	10	2.73	$63,000	$63,000	Offer not accepted
WISC Investment - Inlet Dr	Marco Island	10	0.39	$429,000	$429,000	Purchase Agreement not approved by BCC
Agua Colina	Marco Island	11A	0.63	$1,120,000	$1,120,000	Purchase Agreement not approved by Board
Berman Rev Trust, R F	Panther Walk Preserve	11A	1.17	N/A	N/A	Property withdrawn
Chestnut, Diane	Marco Island	11A	0.53	$627,500	$627,500	Offer not accepted
Colon, Donna & Patricia Mack	Dr. Robert H. Gore III Preserve	11A	2.27	N/A	N/A	Sold to another
S & B Properties of Marco LLC	Marco Island	11A	0.50	$570,000	$570,000	Offer not accepted
Starnes, Hugh	Caracara Prairie Preserve	11A	4.54	$250,000	$250,000	Offer not accepted
Buckley Enterprises	Nancy Payton Preserve	11B	80.00	$780,000	$780,000	Offer not accepted
Khoury	Otter Mound Preserve	11B	0.43	N/A	N/A	Sold to another
Lie, Run He	Nancy Payton Preserve	11B	0.50	$80,000	$80,000	Offer not accepted

A-LIST PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME, cont'd						
Property Name	Preserve	Cycle	Size (ac)	Appraised Value	Final Offer Amount	Acquisition Status
Owl Hammock	N/A	11B	7,378.00	N/A	N/A	Acquired by State of Florida
Relevant Radio, Inc.	McIlvane Marsh Preserve	11B	10.46	$126,350	$126,350	Offer not accepted
Sit/Chew	Nancy Payton Preserve	11B	3.00	$390,000	$390,000	Offer not accepted
Smith & Montgomery	Dr. Robert H. Gore III Preserve	11B	2.73	N/A	N/A	Property withdrawn
Bleka, Joseph & Christina	Dr. Robert H. Gore III Preserve	12A	2.34	$53,820	$53,820	On-hold until title is clear
Veneziano, Steve	Panther Walk Preserve	12A	1.14	$33,060	$33,060	Offer not accepted
Wilson, Rebecca	Winchester Head Preserve	12A	1.14	$29,000	$29,000	Offer not accepted
Eid	Dr. Robert H. Gore III Preserve	12B	2.27	$52,210	$49,600	Offer not accepted
Lynch	Winchester Head Preserve	12B	1.14	$31,920	$30,320	Offer not accepted
Parraga	Dr. Robert H. Gore III Preserve	12B	2.81	$61,120	$58,060	Offer not accepted
Pritchard	Dr. Robert H. Gore III Preserve	12B	2.27	$52,210	$49,600	Offer not accepted
Sunny Florida Investments, Inc	Dr. Robert H. Gore III Preserve	12B	1.14	$26,220	$24,910	Offer not accepted
D & J Investors	North Belle Meade Preserve	2024	5.00	$52,000	$52,000	Offer not accepted
Santamaria	Caracara Prairie Preserve	2024	61.10	N/A	N/A	Property withdrawn
Wildcat Acres	N/A	12B	73.60	N/A	N/A	Working through access issues
TOTAL PROPERTIES THAT WILL NOT BE ACQUIRED AT THIS TIME			**8,020.50**	**N/A**	**N/A**	**Total number of properties = 45**

2740794 OR: 2768 PG: 0486
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
01/23/2001 at 11:09AM DWIGHT B. BROCK, CLERK
REC FEE 55.50
DOC-.70 .70
COPIES 12.00
MISC 1.00

This instrument prepared by:
Department of Environmental Protection
Submerged Lands and Environmental Resources Program
South District
2295 Victoria Avenue
Ft. Myers, Florida 33901

Retn:C/O MIA MYKOLUK
TURRELL & ASSOCIATES
3584 EXCHANGE AVE #B
NAPLES FL 34104

NOT A CERTIFIED COPY

PROPRIETARY DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is given this 22nd day of November, 2000, by L. I. Smith, Trustee ("Grantor"), c/o Prudential Florida Realty, 5170 10th Avenue Southwest, Naples, FL, 34116, to the State of Florida, Board of Trustees of the Internal Improvement Trust Fund ("Grantee").

WITNESSETH:

WHEREAS, the Grantor is the owner of certain lands situated in Collier County, Florida, hereinafter referred to as the "Property" more specifically described in Exhibit A attached hereto and incorporated herein by this reference; and

WHEREAS, the Grantor desires to obtain authorization for construction and use of a commercial 45-slip docking facility in conjunction with a proposed upland restaurant and hotel riparian to the Property and construction of said docking facility is contingent upon consent by the Grantee; and

WHEREAS, the Grantor, in consideration of the consent of the Grantee, is agreeable to and desirous of granting and securing the enforcement of a perpetual conservation easement as defined in Section 704.06, Florida Statutes (1987), over the property.

NOW THEREFORE, in consideration of the issuance of said consent to construct the said facility, the design of which is attached hereto as Exhibit A and incorporated by reference, Grantor

hereby grants, creates, and establishes a perpetual conservation easement upon the Property described in Exhibit A, which shall run with the land and be binding upon the Grantor, its heirs, successors and assigns, and remain in full force and effect forever.

The scope, nature, and character of this conservation easement shall be as follows:

1. It is the purpose of the conservation easement to ensure that no structures for water dependent activities shall be constructed, placed or maintained on the Property or the adjacent submerged lands other than as depicted in Exhibit A. The term "water dependent activities" shall mean those activities which can only be constructed on, in, over, or adjacent to water areas because the activity requires direct access to the water body or sovereignty lands for transportation, recreation, energy production or transmission, or source of water, and where the use of the water or sovereignty lands is an integral part of the activity. To carry out this purpose the following rights are conveyed to Grantee by this easement:

(a) To enter upon the Property at reasonable times to enforce the rights herein granted upon prior notice to Grantor, its heirs, successors or assigns at the time of such entry; and

(b) To enjoin any activity on or use of the Property that is inconsistent with the purpose of this conservation easement and to enforce the restoration of such areas or features of the Property that may be damaged by any inconsistent activity or use.

2. Grantor reserves to itself, its heirs, successors or assigns all rights as owner of the Property including the right to engage in all uses of the Property that are not expressly prohibited herein and are not inconsistent with the purpose of this conservation easement.

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3. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

4. Grantor agrees to bear all costs and liabilities of any kind related to the operation, upkeep and maintenance of the Property and does hereby indemnify and hold Grantee harmless therefrom.

5. Grantor agrees to pay any and all real property taxes and assessments levied by competent authority on the Property.

6. Grantor intends that any cost incurred by Grantee in enforcing, judicially or otherwise, the terms and restrictions of this conservation easement against Grantor, its heirs, successors, personal representatives or assigns, including, without limitation, costs of suit, attorneys' fees and any costs of restoration necessitated by the violation of the terms of this conservation easement by Grantor, its heirs, successors, personal representatives or assigns, be borne by and recoverable against Grantor, its heirs, successors, personal representatives or assigns.

7. Grantor intends that enforcement of the terms and provisions of the conservation easement shall be at the discretion of Grantee and that any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, its heirs, successors, personal representatives or assigns shall not be deemed or construed to be a waiver of Grantee's rights hereunder in the event of a subsequent breach.

8. Grantee agrees that it will hold this conservation easement exclusively for conservation purposes and that it will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state and federal laws and committed to holding this conservation easement exclusively for conservation purposes.

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9. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

10. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

11. Grantor agrees that the terms, conditions, restrictions and purposes of this conservation easement will be included in any subsequent deed or other legal instrument by which the Grantor divests itself of any interest in the Property.

12. This conservation easement shall convey to the Grantee all riparian rights associated with the Property other than as may be necessary to maintain the facility shown in Exhibit B.

13. This conservation easement may be amended, altered, released or revoked only by written agreement between the parties hereto.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. The covenants, terms, conditions and purposes imposed by this conservation easement shall be binding not only upon Grantor but also on its agents, personal representatives, heirs, assigns and all other successors to it in interest and shall continue as a servitude running in perpetuity with the Property.

NOT A CERTIFIED COPY

IN WITNESS WHEREOF Grantor has executed this instrument on the day and year first above written.

Signed, Sealed and Delivered
in our presence as witnesses:

Jacob Fink
Original Signature

Jacob Fink
Typed/Printed Name of Witness

Rachael Ahammad
Original Signature

Rachael Ahammad
Typed/Printed Name of Witness

L.I. Smith, Trustee
GRANTOR

BY

L. I. Smith
Original Signature of Executing Authority

L. I. Smith
Typed/Printed Name of Executing Authority

Trustee
Title of Executing Authority

STATE OF FLORIDA COUNTY OF

The foregoing instrument was acknowledged before me this 22ND day of NOVEMBER 2000, by BUDDY SMITH (L.I.), who is personally known to me or who has produced _____, as identification and did (did not) take an oath.

My Commission Expires: JAN 7, 2002

Notary Public, State of FLORIDA

Commission/Serial No. CC 706953

Printed, Typed or Stamped Name

MIA NYKOLUK
MY COMMISSION # CC 706953
EXPIRES: January 7, 2002
Bonded Thru Notary Public Underwriters

NOT A CERTIFIED COPY

5 5 [illegible] 12-1-03

Page ~~5~~ of ~~5~~ Pages

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TEL. 941-597-1315
FAX 941-597-5207

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT

EXHIBIT A
EVERGLADES CITY,
CONSERVATION EASEMENT
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 14, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHHEAST CORNER OF TRACT O ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGES 87 THROUGH 96, OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA; THENCE N.00°03'58"E., ALONG THE EASTERLY LINE OF SAID TRACT O, A DISTANCE OF 878.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.75°04'20"W., A DISTANCE OF 5.99 FEET; THENCE S.02°04'04"W., A DISTANCE OF 33.79 FEET; THENCE S.71°29'09"W., A DISTANCE OF 27.95 FEET; THENCE N.11°42'44"W., A DISTANCE OF 36.74 FEET; THENCE S.80°26'14"W., A DISTANCE OF 10.66 FEET; THENCE N.86°51'31"W., A DISTANCE OF 46.47 FEET; THENCE S.88°59'41"W., A DISTANCE OF 28.19 FEET; THENCE S.31°10'09"W., A DISTANCE OF 49.85 FEET; THENCE N.66°28'18"W., A DISTANCE OF 30.24 FEET; THENCE N.25°59'33"E., A DISTANCE OF 38.08 FEET; THENCE N.81°47'31"W., A DISTANCE OF 21.51 FEET; THENCE N.71°55'46"W., A DISTANCE OF 48.58 FEET; THENCE N.67°50'28"W., A DISTANCE OF 69.42 FEET; THENCE N.82°49'35"W., A DISTANCE OF 26.58 FEET; THENCE N.77°47'10"W., A DISTANCE OF 43.74 FEET; THENCE N.76°19'40"W., A DISTANCE OF 44.79 FEET; THENCE N.78°23'40"W., A DISTANCE OF 38.73 FEET; THENCE N.63°09'17"W., A DISTANCE OF 52.88 FEET; THENCE N.67°25'46"W., A DISTANCE OF 120.17 FEET; THENCE N.40°01'46"W., A DISTANCE OF 68.52 FEET; THENCE N.49°38'31"W., A DISTANCE OF 57.63 FEET; THENCE N.52°27'30"W., A DISTANCE OF 57.32 FEET; THENCE N.47°48'35"W., A DISTANCE OF 19.20 FEET; THENCE N.35°55'24"W., A DISTANCE OF 58.19 FEET; THENCE N.10°44'59"W., A DISTANCE OF 36.36 FEET; THENCE N.11°46'26"W., A DISTANCE OF 34.29 FEET; THENCE N.17°53'56"W., A DISTANCE OF 44.21 FEET; THENCE N.06°08'37"W., A DISTANCE OF 25.54 FEET; THENCE N.09°08'56"W., A DISTANCE OF 38.53 FEET; THENCE N.12°04'44"W., A DISTANCE OF 38.71 FEET; THENCE N.11°53'16"W., A DISTANCE OF 32.03 FEET; THENCE N.07°57'42"W., A DISTANCE OF 40.04 FEET; THENCE N.15°34'34"E., A DISTANCE OF 31.43 FEET; THENCE N.06°56'38"E., A DISTANCE OF 17.30 FEET; THENCE N.04°49'58"E., A DISTANCE OF 34.84 FEET; THENCE N.39°24'52"E., A DISTANCE OF 18.21 FEET; THENCE S.87°34'40"E., A DISTANCE OF 12.52 FEET; THENCE S.39°24'52"W., A DISTANCE OF 22.63 FEET; THENCE S.04°49'58"W., A DISTANCE OF 31.91 FEET; THENCE S.06°56'38"W., A DISTANCE OF 18.24 FEET; THENCE S.15°34'34"W., A DISTANCE OF 30.10 FEET; THENCE S.07°57'42"E., A DISTANCE OF 37.61 FEET; THENCE S.11°53'16"E., A DISTANCE OF 31.67 FEET; THENCE S.12°04'44"E., A DISTANCE OF 38.95 FEET; THENCE S.09°08'56"E., A DISTANCE OF 39.05 FEET; THENCE S.06°08'37"E., A DISTANCE OF 24.78 FEET; THENCE S.17°53'56"E., A DISTANCE OF 43.72 FEET; THENCE S.11°46'26"E., A DISTANCE OF 34.91 FEET; THENCE S.10°44'59"E., A DISTANCE OF 34.22 FEET; THENCE S.35°55'24"E., A DISTANCE OF 54.91 FEET; THENCE S.47°48'35"E., A DISTANCE OF 17.75 FEET; THENCE S.52°27'30"E., A DISTANCE OF 57.16 FEET; THENCE S.49°38'31"E., A DISTANCE OF 58.71 FEET; THENCE S.40°01'46"E., A DISTANCE OF 66.92 FEET; THENCE S.67°25'46"E., A DISTANCE OF 118.10 FEET; THENCE S.63°09'17"E., A DISTANCE OF 51.91 FEET; THENCE S.78°23'40"E., A DISTANCE OF 37.57 FEET; THENCE

S.76°19'40"E., A DISTANCE OF 44.85 FEET; THENCE S.77°47'10"E., A DISTANCE OF 43.18 FEET; THENCE S.82°49'35"E., A DISTANCE OF 27.45 FEET; THENCE S.67°50'28"E., A DISTANCE OF 70.37 FEET; THENCE S.71°55'46"E., A DISTANCE OF 47.36 FEET; THENCE S.81°47'31"E., A DISTANCE OF 34.36 FEET; THENCE S.25°59'33"W., A DISTANCE OF 41.35 FEET; THENCE S.66°28'18"E., A DISTANCE OF 11.06 FEET; THENCE N.31°10'09"E., A DISTANCE OF 46.62 FEET; THENCE N.88°59'41"E., A DISTANCE OF 34.07 FEET; THENCE S.86°51'31"E., A DISTANCE OF 45.72 FEET; THENCE N.80°26'14"E., A DISTANCE OF 19.18 FEET; THENCE S.11°42'44"E., A DISTANCE OF 35.11 FEET; THENCE N.71°29'09"E., A DISTANCE OF 9.76 FEET; THENCE N.02°04'04"E., A DISTANCE OF 34.27 FEET; THENCE N.75°04'20"E., A DISTANCE OF 16.07 FEET TO A POINT ON SAID EASTERLY LINE; THENCE CONTINUE N.75°04'20"E., A DISTANCE OF 5.00 FEET; THENCE S.33°02'42"E., A DISTANCE OF 31.34 FEET; THENCE S.64°55'32"E., A DISTANCE OF 22.68 FEET; THENCE N.13°38'09"W., A DISTANCE OF 33.77 FEET; THENCE N.84°45'19"E., A DISTANCE OF 38.06 FEET; THENCE N.60°12'42"E., A DISTANCE OF 26.18 FEET; THENCE S.85°56'26"W., A DISTANCE OF 41.58 FEET; THENCE N.81°20'08"W., A DISTANCE OF 34.59 FEET; THENCE S.83°06'42"W., A DISTANCE OF 19.58 FEET TO A POINT ON SAID EASTERLY LINE; THENCE CONTINUE S.83°06'42"W., A DISTANCE OF 18.09 FEET; THENCE N.18°20'46"E., A DISTANCE OF 11.05 FEET; THENCE N.83°06'42"E., A DISTANCE OF 14.60 FEET TO A POINT ON SAID EASTERLY LINE; THENCE CONTINUE N.83°06'42"E., A DISTANCE OF 19.73 FEET; THENCE S.81°20'08"E., A DISTANCE OF 34.84 FEET; THENCE N.85°56'26"E., A DISTANCE OF 84.25 FEET; THENCE S.60°12'42"W., A DISTANCE OF 72.15 FEET; THENCE S.84°45'19"W., A DISTANCE OF 28.65 FEET; THENCE S.13°38'09"E., A DISTANCE OF 43.02 FEET; THENCE N.64°55'32"W., A DISTANCE OF 46.37 FEET; THENCE N.33°02'42"W., A DISTANCE OF 26.94 FEET; THENCE S.75°04'20"W., A DISTANCE OF 0.26 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 17,401 SQUARE FEET, MORE OR LESS, 0.40 ACRES MORE OR LESS.

BEARINGS REFER TO THE SOUTHERLY LINE OF TRACT N, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGES 87 THROUGH 96, OF THE PUBLIC RECORDS, COLLIER COUNTY, FLORIDA AS BEING N.00°03'58"E.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

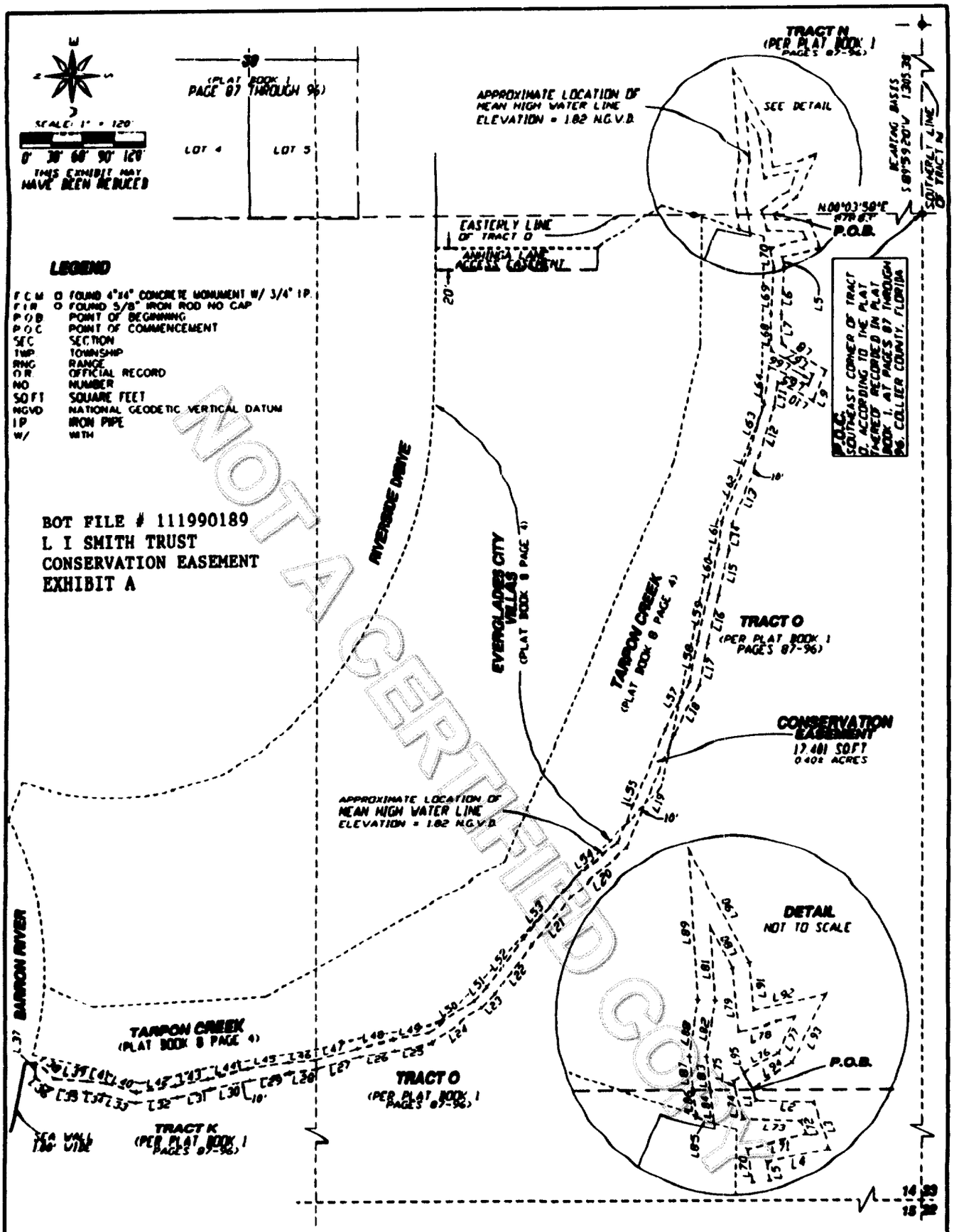
11/15/00.

BRETT A. BISHOP, STATE OF FLORIDA (P.S.M., #4760)
BBLS SURVEYORS & MAPPERS INC. (L.B. #6753)

CONEAS.SAM
PROOFED, KJG, 11/14/00.

UNOFFICIAL RECORDED COPY

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT
EXHIBIT A



REAL PROPERTY DESCRIPTION:

SEE ATTACHED SHEET 1 AND 2 FOR REAL PROPERTY DESCRIPTION

GENERAL NOTES

1.) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF TRACT N, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 AT PAGES 87 THROUGH 96, COLLIER COUNTY, FLORIDA AS BEING S.89°59'20"W

2) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS, OR RESTRICTIONS OF RECORD.

4) 1,682.48 OF LINEAR FEET (ALONG THE APPROXIMATE MEAN HIGH WATER LINE)

THIS IS NOT A SURVEY

EXHIBIT A, SHEET 3 OF 4

BBLS SURVEYORS & MAPPERS INC. 1602-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110 (941) 597-1315	SKETCH TO ACCOMPANY LEGAL DESCRIPTION EVERGLADES CITY, CONSERVATION EASEMENT A PORTION OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA	SCALE 1" = 100'	APPROVED: BAB	DRAWN BY: K.J.G	FILE: 0019CONEAS

DIMENSION SHEET

LINE TABLE

LINE	BEARING	LENGTH
L1	S75°04'20"W	5.99'
L2	S02°04'04"W	33.79'
L3	S71°29'09"W	27.95'
L4	N11°42'44"W	36.74'
L5	S80°26'14"W	10.66'
L6	N86°31'31"W	46.47'
L7	S88°59'41"W	28.19'
L8	S31°10'09"W	49.85'
L9	N66°28'18"W	30.24'
L10	N25°59'33"E	38.08'
L11	N81°47'31"W	21.51'
L12	N71°55'46"W	48.58'
L13	N67°50'28"W	69.42'
L14	N82°49'35"W	26.58'
L15	N77°47'10"W	43.74'
L16	N76°19'40"W	44.79'
L17	N78°23'40"W	38.73'
L18	N63°09'17"W	52.88'
L19	N67°25'46"W	120.17'
L20	N40°01'46"W	68.52'
L21	N49°38'31"W	57.63'
L22	N52°27'30"W	57.32'
L23	N47°48'35"W	19.20'
L24	N35°55'24"W	58.19'
L25	N10°44'59"W	36.36'
L26	N11°46'26"W	34.29'
L27	N17°53'56"W	44.21'
L28	N06°08'37"W	25.54'
L29	N09°08'56"W	38.53'
L30	N12°04'44"W	38.71'
L31	N11°53'16"W	32.03'
L32	N07°57'42"W	40.04'
L33	N15°34'34"E	31.43'
L34	N06°56'38"E	17.30'
L35	N04°49'58"E	34.84'
L36	N39°24'52"E	18.21'
L37	S87°34'40"E	12.52'
L38	S39°24'52"W	22.63'
L39	S04°49'58"W	31.91'
L40	S15°34'34"W	30.10'
L41	S06°56'38"W	18.24'
L42	S07°57'42"E	37.61'
L43	S11°53'16"E	31.67'
L44	S12°04'44"E	38.95'
L45	S09°08'56"E	39.05'
L46	S06°08'37"E	24.78'
L47	S17°53'56"E	43.72'
L48	S11°46'26"E	34.91'

LINE TABLE

LINE	BEARING	LENGTH
L49	S10°44'59"E	34.22'
L50	S35°55'24"E	54.91'
L51	S47°48'35"E	17.75'
L52	S52°27'30"E	57.16'
L53	S49°38'31"E	58.71'
L54	S40°01'46"E	66.92'
L55	S67°25'46"E	118.10'
L57	S63°09'17"E	51.91'
L58	S78°23'40"E	37.57'
L59	S76°19'40"E	44.85'
L60	S77°47'10"E	43.18'
L61	S82°49'35"E	27.45'
L62	S67°50'28"E	70.37'
L63	S71°55'46"E	47.36'
L64	S81°47'31"E	34.36'
L65	S25°59'33"W	41.35'
L66	S66°28'18"E	11.06'
L67	N31°10'09"E	46.62'
L68	N88°59'41"E	34.07'
L69	S86°51'31"E	45.72'
L70	N80°26'14"E	19.18'
L71	S11°42'44"E	35.11'
L72	N71°29'09"E	9.76'
L73	N02°04'04"E	34.27'
L74	N75°04'20"E	16.07'
L75	N75°04'20"E	5.00'
L76	S33°02'42"E	31.34'
L77	S64°55'32"E	22.68'
L78	N13°38'09"W	33.77'
L79	N84°45'19"E	38.06'
L80	N60°12'42"E	26.18'
L81	S85°56'26"W	41.58'
L82	N81°20'08"W	34.59'
L83	S83°06'42"W	19.58'
L84	S83°06'42"W	18.09'
L85	N18°20'46"E	11.85'
L86	N83°06'42"E	14.60'
L87	N83°06'42"E	19.73'
L88	S81°20'08"E	34.84'
L89	N85°56'26"E	84.25'
L90	S60°12'42"W	72.15'
L91	S84°45'19"W	28.65'
L92	S13°38'09"E	43.02'
L93	N64°55'32"W	46.37'
L94	N33°02'42"W	26.94'
L95	S75°04'20"W	0.26'

NOT A CERTIFIED COPY

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT
EXHIBIT A

THIS IS NOT A SURVEY

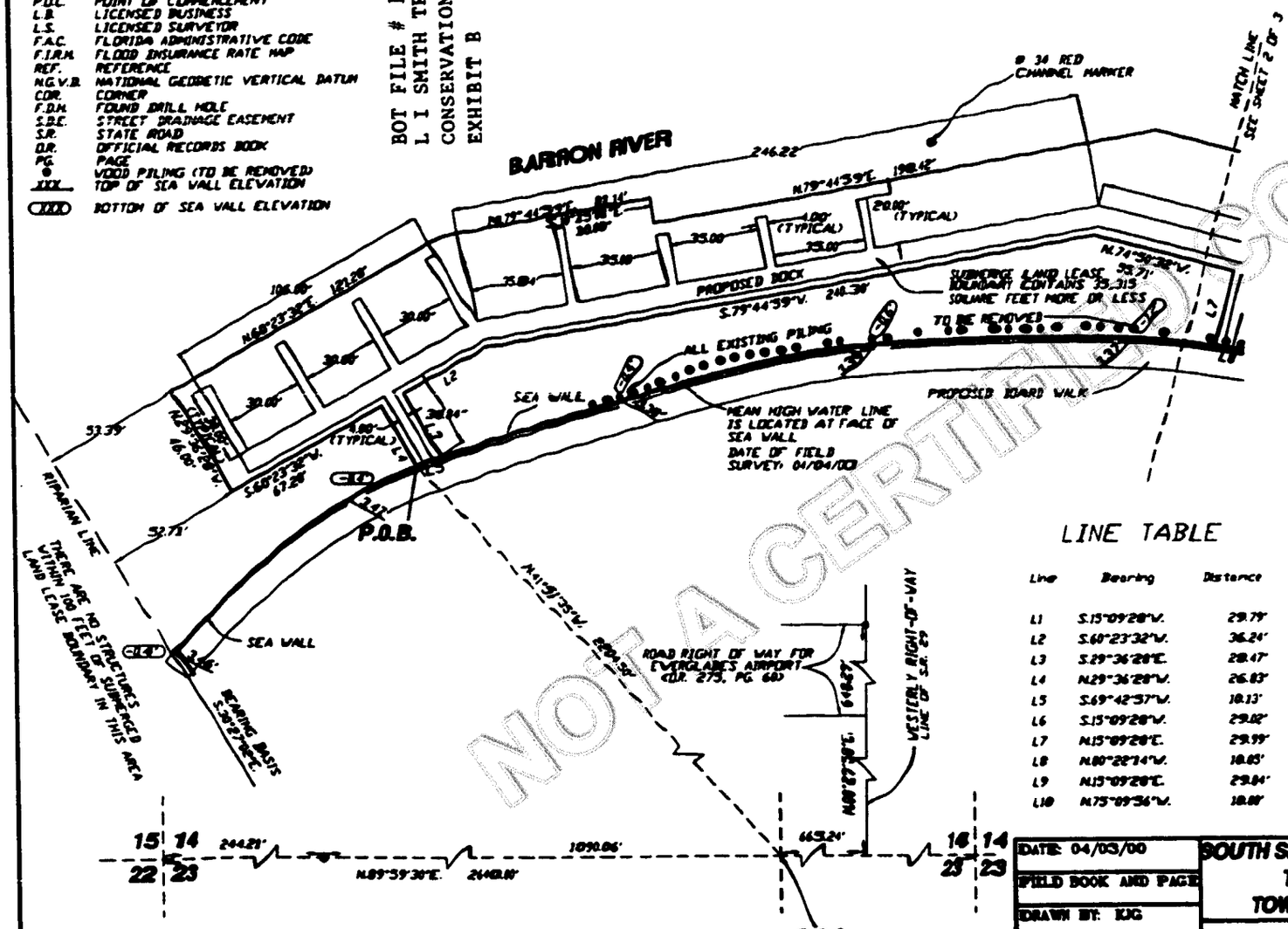
EXHIBIT A, SHEET 4 OF 4

BBLS SURVEYORS & MAPPERS INC. 1502-A RAIL HEAD BLVD. NAPLES, FLORIDA 34110 (941) 597-1315	SKETCH TO ACCOMPANY LEGAL DESCRIPTION EVERGLADES CITY, CONSERVATION EASEMENT A PORTION OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA	SCALE 1" = 100'	APPROVED: BAB	DRAWN BY: KJG	FILE: 0019CONEAS

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT
EXHIBIT B

LEGEND

S.I.R. ●	SET 5/8" IRON ROD
F.C.M. ○	FOUND CONCRETE MONUMENT 4"X4"
F.I.P. ○	FOUND IRON PIPE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
F.A.C.	FLORIDA ADMINISTRATIVE CODE
F.I.R.M.	FLOOD INSURANCE RATE MAP
REF.	REFERENCE
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
COR.	CORNER
F.D.H.	FOUND DRILL HOLE
S.D.E.	STREET DRAINAGE EASEMENT
S.R.	STATE ROAD
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
●	WOOD PILING (TO BE REMOVED)
XXX	TOP OF SEA WALL ELEVATION
(XXX)	BOTTOM OF SEA WALL ELEVATION



LINE TABLE

Line	Bearing	Distance
L1	S.15°09'28"W.	29.79'
L2	S.60°23'32"W.	36.24'
L3	S.29°36'28"E.	28.47'
L4	N.29°36'28"W.	26.83'
L5	S.69°42'37"W.	18.13'
L6	S.15°09'28"W.	29.42'
L7	N.15°09'28"E.	29.99'
L8	N.80°22'14"W.	18.65'
L9	N.15°09'28"E.	29.84'
L10	N.75°09'56"W.	18.89'

RECEIVED
AUG 10 2000
D.E.P. - South District

N
W E
S

SCALE: 1" = 60'
0 20' 40' 60'

REAL PROPERTY DESCRIPTION:

SEE ATTACHED SHEET 3 FOR REAL PROPERTY DESCRIPTION.

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE WEST LINE OF SAID PROPERTY AS BEING S. 30°27'02" E.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. 29).

5.) THIS PROPERTY IS LOCATED IN FLOOD ZONE VE, HAVING A BASE FLOOD ELEVATION OF 13.00 AND ZONE VE HAVING A BASE FLOOD ELEVATION OF 12.00, PER FIRM 125124 1010 D, MAP REVISED JUNE 3,1986.

6.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

7.) THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DATA FOR A SUBMERGED LAND LEASE.

8.) 2046 LINEAR FEET OF SHORE LINE (SEA WALL) ALONG SUBMERGED LAND LEASE BOUNDARY.

9.) MEAN HIGH WATER ELEVATION = 1.62 FEET N.V.G.D. 1929 PROVIDED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

10.) THE SAFE UPLAND LINE ELEVATION = 2.3 FEET N.G.V.D 1929 PROVIDED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION

11.) BENCHMARK ORIGIN: BENCHMARK STAMPED 4946C 1978 WITH AN ELEVATION OF 3.36' N.G.V.D. 1929, NATIONAL OCEAN SURVEY, CIRCA 1978

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SPECIAL PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 04/05/00. THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, F.A.C. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEPHEN E. BERRY, STATE OF FLORIDA, P.S.M. #5236
BBLS SURVEYORS & MAPPERS, INC. L.B. #6553

SHEET 1 OF 3

NOT A CERTIFIED COPY

SPECIAL PURPOSE SURVEY (SUBMERGED LAND LEASE)

REVISED: SUBMERGED LAND LEASE BOUNDARY 06/06/00
REVISED: MOVED PROPOSED BOARDWALK AND ADDED SQUARE FOOTAGE 06/05/00.
REVISED: NOTES 04/19/00

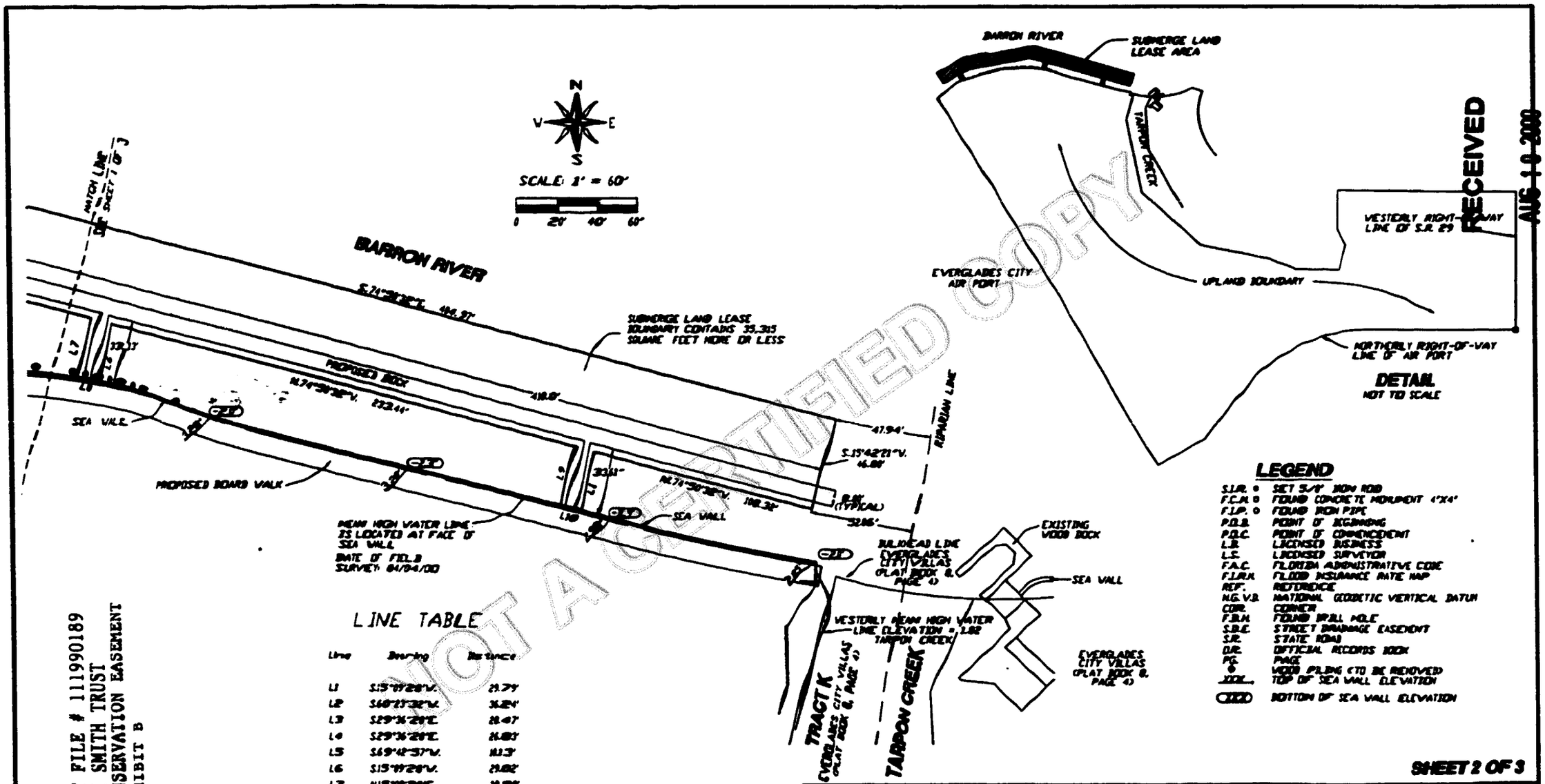
DATE: 04/03/00	SOUTH SHORE OF THE BARRON RIVER AND TARPON CREEK, ADJACENT TO THE EVERGLADES CITY AIRPORT, SECTION 14 AND 15, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA
FIELD BOOK AND PAGE	
DRAWN BY: KJG	
APPROVED BY: SAB	
SCALE: 1"=60'	

BBLS SURVEYORS & MAPPERS INC.
1502-A RAILHEAD BLVD.
NAPLES, FLORIDA 34110 (941) 597-1315

OR: 2768 PG: 0496

D.E.P. - South District 1390 of 1686

RECEIVED
AUG 10 2000



LINE TABLE

Line	Bearing	Distance
L1	S.15°19'28"W.	21.79'
L2	S.68°23'32"W.	36.24'
L3	S.29°36'28"E.	18.47'
L4	S.29°36'28"E.	14.83'
L5	S.69°48'37"W.	10.13'
L6	S.15°19'28"W.	21.82'
L7	N.15°19'28"E.	21.91'
L8	N.88°22'14"W.	11.85'
L9	N.15°19'28"E.	21.84'
L10	N.75°19'54"W.	11.86'

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT
EXHIBIT B

NOT A CERTIFIED COPY

SHEET 2 OF 3

SPECIAL PURPOSE SURVEY

DATE: 04/05/00	SOUTH SHORE OF THE BARRON RIVER AND TARPON CREEK, ADJACENT TO THE EVERGLADES CITY AIRPORT, SECTION 14 AND 15, TOWNSHIP 53 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA
FIELD BOOK AND PAGE:	
DRAWN BY: EJG	BBLS SURVEYORS & MAPPERS INC.
APPROVED BY: BAB	1502-A RAIL HEAD BLVD.
SCALE: 1"=60'	NAPLES, FLORIDA 34110 (941) 597-1315

G01SELL

BBLS
SURVEYORS & MAPPERS INC.
1502-A RAIL HEAD BLVD.
NAPLES, FLORIDA 34110
TELEPHONE: 941-597-1315
FAX: 941-597-5207

SUBMERGED LAND LEASE
(SOUTH SHORE OF THE BARRON RIVER, ADJACENT TO THE EVERGLADES CITY AIRPORT)

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N.41°51'35"W., A DISTANCE OF 2204.50 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.29°36'28"W., A DISTANCE OF 26.83 FEET; THENCE S.60°23'32"W., A DISTANCE OF 67.20 FEET; THENCE N.29°36'28"W., A DISTANCE OF 46.00 FEET; THENCE N.60°23'32"E., A DISTANCE OF 121.28 FEET; THENCE N.79°44'59"E., A DISTANCE OF 81.14 FEET; THENCE S.10° 15'01"E. A DISTANCE OF 10.00 FEET, THENCE N. 79° 44'59" E., A DISTANCE OF 198.42 FEET, THENCE S.74°50'32"E., A DISTANCE OF 404.97 FEET; THENCE S.15°42'21"W., A DISTANCE OF 46.00 FEET THENCE N.74°50'32"W., A DISTANCE OF 108.32 FEET; THENCE S.15°09'28"W., A DISTANCE OF 29.79 FEET; THENCE N.75°09'56"W., A DISTANCE OF 10.00 FEET; THENCE N.15°09'28"E., A DISTANCE OF 29.84 FEET; THENCE N.74°50'32"W., A DISTANCE OF 233.44 FEET; THENCE S.15°09'28"W., A DISTANCE OF 29.02 FEET; THENCE N.80°22'14"W., A DISTANCE OF 10.05 FEET; THENCE N.15°09'28"E., A DISTANCE OF 29.99 FEET; THENCE N.74°50'32"W., A DISTANCE OF 55.71 FEET; THENCE S.79°44'59"W., A DISTANCE OF 240.30 FEET; THENCE S.60°23'32"W., A DISTANCE OF 36.24 FEET; THENCE S.29°36'28"E., A DISTANCE OF 28.47 FEET; THENCE S.69°42'57"W., A DISTANCE OF 10.13 FEET TO THE **POINT OF BEGINNING,** PARCEL CONTAINS 35,315 SQUARE FEET, MORE OR LESS.

BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF SAID PROPERTY AS BEING S. 30°27'02" E.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

STEPHEN E. BERRY, STATE OF FLORIDA (P.S.M. #5296) 08/04/00
BBLS SURVEYORS & MAPPERS INC. (L.B. #6753)

STEPHEN E. BERRY ... REGISTERED SURVEYOR

RECORDED COPY

RECEIVED
AUG 10 2000
D.E.P. - South District

0019SLL..SAM, PROOFED 08/04/00 RKP (SEE ATTACHED SKETCH- 0019SSL)
SHEET 3

BOT FILE # 111990189
L I SMITH TRUST
CONSERVATION EASEMENT
EXHIBIT B

CHICAGO TITLE
INSURANCE COMPANY

ENDORSEMENT #1

Attached to Policy No. 7251209-230130088
Issued By
Chicago Title Insurance Company

SCHEDULE A, PARAGRAPH 4, LAND DESCRIBED IS HEREBY AMENDED TO READ AS FOLLOWS:

PARCEL 1: (Fee Simple Estate)

Those portions of Tracts "J" and "K" lying South of the Barron River, that portion of Tract "N" lying West of State Road 29, Tract "O", Tract "P", and Tract "Q", all in the TOWN OF EVERGLADES, according to the Plat recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, subject to the existing channels and waterways.

LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

ROAD RIGHT OF WAY FOR EVERGLADES AIRPORT:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West along the North line of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline, 12.50 feet to a point; thence North 59 degrees 32 minutes 58 seconds East 450.00 feet to the POINT OF BEGINNING; thence North 37 degrees 45 minutes 21 seconds East 255.41 feet to a Point of Curvature of a curve to the right; thence along the arc of said curve with a radius of 600 feet, a central angle of 52 degrees 29 minutes 09 seconds for a distance of 549.63 feet to the Point of Tangency of said curve; thence South 89 degrees 45 minutes 31 seconds East 577.01 feet to a point on the Western right of way of State Road 29; thence South 00 degrees 29 minutes 58 seconds West, along said right of way 100.10 feet to a point; thence North 89 degrees 45 minutes 31 seconds West 576.56 feet to a Point of Curvature of a curve to the left; thence along the arc of said curve with a radius of 500 feet; a central angle of 52 degrees 29 minutes 08 seconds for a distance of 458.02 feet to the Point of Tangency of said curve; thence South 37 degrees 45 minutes 21 seconds West 295.39 feet to a point; thence North 30 degrees 27 minutes 02 seconds West 107.70 feet to THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

AIRPORT

A portion of Tracts "J", "P", "O" and "Q", TOWN OF EVERGLADES, as recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, more particularly described as follows:

A parcel of land lying Southwesterly of a line 250.00 feet Northeasterly and parallel to the centerline of the Everglades Airport Runway and its extension from Chokoloskee Bay to Barron River, to Chokoloskee Bay on the Southwest, said centerline described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Town (Now City) of Everglades, Collier County, Florida; Thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the said centerline of runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline 1145.14 feet to an iron pipe marking the shoreline of Chokoloskee Bay and being the POINT OF BEGINNING; thence North 30 degrees 27 minutes 02 seconds West along said centerline and its extension 2658.31 feet to an iron pipe marking the shoreline of Barron River, end of centerline description; EXCEPT the East 105 feet more or less of the said Northwest 1/4 of the Northwest 1/4 of said Section 23.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

PARKING LOT

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline of runway 12.50 feet to a point; thence North 59 degrees 32 minutes 48 seconds East 250.00 feet to a point on the Northeasterly boundary line of Airport property being the POINT OF BEGINNING; thence continuing North 59 degrees 32 minutes 58 seconds East 200 feet to a point; thence South 30 degrees 27 minutes 02 seconds East, 400 feet to a point; thence South 59 degrees 32 minutes 58 seconds West 200 feet to a point on the aforesaid Northeasterly boundary line; thence North 30 degrees 27 minutes 02 seconds West along said Northeasterly boundary line 400 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

That certain property platted as UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 6, Page 6 and replatted as REPLAT OF UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 8, Page 4, of the Public Records of Collier County, Florida.

And

Any property encroaching and located North of the South right-of-way line of Lantana Street between State Road 29 (Copeland Avenue) and Riverside Drive in the City of Everglades City.

PARCEL 2: (Leasehold Estate)

Leasehold interest in and to a portion of Sections 14 and 15, Township 53 South, Range 29 East, Collier County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 41 degrees 51 minutes 35 seconds West a distance of 2204.50 feet to the POINT OF BEGINNING of the parcel of land herein described; thence North 29 degrees 36 minutes 28 seconds West a distance of 26.83 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 67.20 feet; thence North 29 degrees 36 minutes 28 seconds West a distance of 46.00 feet; thence North 60 degrees 23 minutes 32 seconds East a distance of 121.28 feet; thence North 79 degrees 44

CHICAGO TITLE
INSURANCE COMPANY

minutes 59 seconds East a distance 81.14 feet; thence South 10 degrees 15 minutes 01 seconds East a distance of 10.00 feet; thence North 79 degrees 44 minutes 59 seconds East a distance of 198.42 feet; thence South 74 degrees 50 minutes 32 seconds East a distance of 404.97 feet; thence South 15 degrees 42 minutes 21 seconds West a distance of 46.00 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 108.32 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.79 feet; thence North 75 degrees 09 minutes 56 seconds West a distance of 10 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.84 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 233.44 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.02 feet; thence North 80 degrees 22 minutes 14 seconds West a distance of 10.05 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.99 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 55.71 feet; thence South 79 degrees 44 minutes 59 seconds West a distance of 240.30 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 36.24 feet; thence South 29 degrees 26 minutes 28 seconds East a distance of 28.47 feet; thence South 69 degrees 42 minutes 57 seconds West a distance of 10.13 feet to THE POINT OF BEGINNING.

ALL OTHER MATTERS REMAIN UNCHANGED AND IN FULL FORCE AND EFFECT.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: June 15, 2023

Agent: Grey Street Title Corp.

_____
Authorized Signatory

INSTR 6417034 OR 6258 PG 3358 E-RECORDED 6/15/2023 4:22 PM PAGES 5
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $0.70 REC $44.00

This Document Prepared Without Opinion of Title By:
Ian T. Holmes, Esquire
Grey Street Title Corp.
711 5th Avenue South, Ste. 200
Naples, Florida 34102
Telephone: (239) 228-7280

This Deed is being recorded to correct an error in the legal description of the prior Warranty Deed recorded in O.R. Book 6248, Page 1151, Public Records of Collier County, Florida.

NOT OFFICIAL RECORD

Corrective Warranty Deed

THIS INDENTURE, made this 13th day of June, 2023, between **CYPFLO Management, LLC, a Delaware limited liability company**, whose post office address is: 500 N. Akard St., Suite 1500, Dallas, TX 75201-3302, as GRANTOR*, and **EC Land Holdings LLC, a Florida limited liability company**, whose post office address is: c/o Holmes Fraser, P.A., 711 5th Ave S, Ste. 200, Naples, FL 34102, as GRANTEE*.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to-wit:

See attached Exhibit "A"

SUBJECT TO taxes for the year 2023 and subsequent years; zoning, building code, and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and restrictions, reservations and easements common to the subdivision.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold in fee simple forever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Christopher Fagin
Signature of Witness #1

Christopher Fagin
Print Name of Witness #1

Deborah J Windham
Signature of Witness #2

Deborah J Windham
Print Name Witness #2

CYPFLO Management LLC, a Delaware limited liability company

By: Alpina Lending, L.P., a Nevada limited partnership

Its: Sole Member

By: Alpina GenPar, Inc., a Nevada Corporation

Its: General Partner

By: Julie Krupala
Julie Krupala, President

STATE OF Dallas TX.
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of June, 2023 by **Julie Krupala, President of Alpina GenPar, Inc., a Nevada corporation, General Partner of Alpina Lending, L.P., a Nevada limited partnership, Sole Member of CYPFLO Management, LLC, a Delaware limited liability company**, on behalf of said companies, who is [✓] personally known to me or who [ ] produced _____ as identification.

SHERRY K NICHOLSON
Notary ID #6373426
My Commission Expires
February 4, 2026

Sherry Nicholson
Notary Public Signature
Printed Name: _____
Commission No. _____
My Commission Expires: _____

(SEAL)

NOT A CERTIFIED COPY

Exhibit "A"

PARCEL 1: (Fee Simple Estate)

Those portions of Tracts "J" and "K" lying South of the Barron River, that portion of Tract "N" lying West of State Road 29, Tract "O", Tract "P", and Tract "Q", all in the TOWN OF EVERGLADES, according to the Plat recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, subject to the existing channels and waterways.

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Bay and being the POINT OF BEGINNING; thence North 30 degrees 27 minutes 02 seconds West along said centerline and its extension 2658.31 feet to an iron pipe marking the shoreline of Barron River, end of centerline description; EXCEPT the East 105 feet more or less of the said Northwest 1/4 of the Northwest 1/4 of said Section 23.

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And

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NOT OFFICIAL DOCUMENT

a distance of 46.00 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 108.32 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.79 feet; thence North 75 degrees 09 minutes 56 seconds West a distance of 10 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.84 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 233.44 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.02 feet; thence North 80 degrees 22 minutes 14 seconds West a distance of 10.05 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.99 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 55.71 feet; thence South 79 degrees 44 minutes 59 seconds West a distance of 240.30 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 36.24 feet; thence South 29 degrees 26 minutes 28 seconds East a distance of 28.47 feet; thence South 69 degrees 42 minutes 57 seconds West a distance of 10.13 feet to THE POINT OF BEGINNING.

A CERTIFIED COPY

This Document Prepared Without Opinion of Title By:
Ian T. Holmes, Esquire
Grey Street Title Corp.
711 5th Avenue South, Ste. 200
Naples, Florida 34102
Telephone: (239) 228-7280

THIS DOCUMENT WAS ELECTRONICALLY RECORDED IN THE
PUBLIC RECORDS OF Collier COUNTY, FLORIDA.
RECORDING DATE: 6/15/23 TIME: 4:22 p.m.
OFFICIAL RECORDS BOOK: 6258 PAGE: 3358
CLERK'S FILE/INSTRUMENT # 6417034

This Deed is being recorded to correct an error in the legal description of the prior Warranty Deed recorded in O.R. Book 6248, Page 1151, Public Records of Collier County, Florida.

Corrective Warranty Deed

THIS INDENTURE, made this 13th day of June, 2023, between **CYPFLO Management, LLC, a Delaware limited liability company**, whose post office address is: 500 N. Akard St., Suite 1500, Dallas, TX 75201-3302, as GRANTOR*, and **EC Land Holdings LLC, a Florida limited liability company**, whose post office address is: c/o Holmes Fraser, P.A., 711 5th Ave S, Ste. 200, Naples, FL 34102, as GRANTEE*.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to-wit:

See attached Exhibit "A"

SUBJECT TO taxes for the year 2023 and subsequent years; zoning, building code, and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and restrictions, reservations and easements common to the subdivision.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

To have and to hold in fee simple forever.

*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Christopher Fagin
Signature of Witness #1

Christopher Fagin
Print Name of Witness #1

Deborah J Windham
Signature of Witness #2

Deborah J Windham
Print Name Witness #2

CYPFLO Management LLC, a Delaware limited liability company

By: Alpina Lending, L.P., a Nevada limited partnership

Its: Sole Member

By: Alpina GenPar, Inc., a Nevada Corporation

Its: General Partner

By: Julie Krupala
Julie Krupala, President

STATE OF Dallas TX.
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 13th day of June, 2023 by **Julie Krupala, President of Alpina GenPar, Inc., a Nevada corporation, General Partner of Alpina Lending, L.P., a Nevada limited partnership, Sole Member of CYPFLO Management, LLC, a Delaware limited liability company**, on behalf of said companies, who is [✓] personally known to me or who [ ] produced _____ as identification.

SHERRY K NICHOLSON
Notary ID #6373426
My Commission Expires
February 4, 2026

(SEAL)

Sherry Nicholson
Notary Public Signature
Printed Name: _____
Commission No. _____
My Commission Expires: _____

Exhibit "A"

PARCEL 1: (Fee Simple Estate)

Those portions of Tracts "J" and "K" lying South of the Barron River, that portion of Tract "N" lying West of State Road 29, Tract "O", Tract "P", and Tract "Q", all in the TOWN OF EVERGLADES, according to the Plat recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, subject to the existing channels and waterways.

LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

ROAD RIGHT OF WAY FOR EVERGLADES AIRPORT:
Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West along the North line of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline, 12.50 feet to a point; thence North 59 degrees 32 minutes 58 seconds East 450.00 feet to the POINT OF BEGINNING; thence North 37 degrees 45 minutes 21 seconds East 255.41 feet to a Point of Curvature of a curve to the right; thence along the arc of said curve with a radius of 600 feet, a central angle of 52 degrees 29 minutes 09 seconds for a distance of 549.63 feet to the Point of Tangency of said curve; thence South 89 degrees 45 minutes 31 seconds East 577.01 feet to a point on the Western right of way of State Road 29; thence South 00 degrees 29 minutes 58 seconds West, along said right of way 100.10 feet to a point; thence North 89 degrees 45 minutes 31 seconds West 576.56 feet to a Point of Curvature of a curve to the left; thence along the arc of said curve with a radius of 500 feet; a central angle of 52 degrees 29 minutes 08 seconds for a distance of 458.02 feet to the Point of Tangency of said curve; thence South 37 degrees 45 minutes 21 seconds West 295.39 feet to a point; thence North 30 degrees 27 minutes 02 seconds West 107.70 feet to THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

AIRPORT

A portion of Tracts "J", "P", "O" and "Q", TOWN OF EVERGLADES, as recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, more particularly described as follows:

A parcel of land lying Southwesterly of a line 250.00 feet Northeasterly and parallel to the centerline of the Everglades Airport Runway and its extension from Chokoloskee Bay to Barron River, to Chokoloskee Bay on the Southwest, said centerline described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Town (Now City) of Everglades, Collier County, Florida; Thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the said centerline of runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline 1145.14 feet to an iron pipe marking the shoreline of Chokoloskee

Bay and being the POINT OF BEGINNING; thence North 30 degrees 27 minutes 02 seconds West along said centerline and its extension 2658.31 feet to an iron pipe marking the shoreline of Barron River, end of centerline description; EXCEPT the East 105 feet more or less of the said Northwest 1/4 of the Northwest 1/4 of said Section 23.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

PARKING LOT

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline of runway 12.50 feet to a point; thence North 59 degrees 32 minutes 48 seconds East 250.00 feet to a point on the Northeasterly boundary line of Airport property being the POINT OF BEGINNING; thence continuing North 59 degrees 32 minutes 58 seconds East 200 feet to a point; thence South 30 degrees 27 minutes 02 seconds East, 400 feet to a point; thence South 59 degrees 32 minutes 58 seconds West 200 feet to a point on the aforesaid Northeasterly boundary line; thence North 30 degrees 27 minutes 02 seconds West along said Northeasterly boundary line 400 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

That certain property platted as UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 6, Page 6 and replatted as REPLAT OF UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 8, Page 4, of the Public Records of Collier County, Florida.

And

Any property encroaching and located North of the South right-of-way line of Lantana Street between State Road 29 (Copeland Avenue) and Riverside Drive in the City of Everglades City.

PARCEL 2: (Leasehold Estate)

Leasehold interest in and to a portion of Sections 14 and 15, Township 53 South, Range 29 East, Collier County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 41 degrees 51 minutes 35 seconds West a distance of 2204.50 feet to the POINT OF BEGINNING of the parcel of land herein described; thence North 29 degrees 36 minutes 28 seconds West a distance of 26.83 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 67.20 feet; thence North 29 degrees 36 minutes 28 seconds West a distance of 46.00 feet; thence North 60 degrees 23 minutes 32 seconds East a distance of 121.28 feet; thence North 79 degrees 44 minutes 59 seconds East a distance 81.14 feet; thence South 10 degrees 15 minutes 01 seconds East a distance of 10.00 feet; thence North 79 degrees 44 minutes 59 seconds East a distance of 198.42 feet; thence South 74 degrees 50 minutes 32 seconds East a distance of 404.97 feet; thence South 15 degrees 42 minutes 21 seconds West

a distance of 46.00 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 108.32 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.79 feet; thence North 75 degrees 09 minutes 56 seconds West a distance of 10 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.84 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 233.44 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.02 feet; thence North 80 degrees 22 minutes 14 seconds West a distance of 10.05 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.99 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 55.71 feet; thence South 79 degrees 44 minutes 59 seconds West a distance of 240.30 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 36.24 feet; thence South 29 degrees 26 minutes 28 seconds East a distance of 28.47 feet; thence South 69 degrees 42 minutes 57 seconds West a distance of 10.13 feet to THE POINT OF BEGINNING.

CHICAGO TITLE INSURANCE COMPANY

Policy No.: 136879-1-2022-376-2023.7251209-230130088

ALTA OWNER'S POLICY OF TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, (the "Company") insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
   (a) a defect in the Title caused by:
      i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      ii. the failure of a person or Entity to have authorized a transfer or conveyance;
      iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
      iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
      v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
      vi. a document not properly filed, recorded, or indexed in the Public Records including the failure to have performed those acts by electronic means authorized by law;
      vii. a defective judicial or administrative proceeding; or
      viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
   (b) the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning) but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of an improvement on the Land;
   (c) the subdivision of the Land; or
   (d) environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
   (a) of the exercise described in an Enforcement Notice; or
   (b) the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
   (a) resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
      i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or

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ii. voidable transfer under the Uniform Voidable Transactions Act; or

(b) because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:

i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or

ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions

CHICAGO TITLE INSURANCE COMPANY

Countersigned:

By: _____
Authorized Officer or Agent

Grey Street Title Corp.
711 5th Ave S Ste 200
Naples, FL 34102-6628
Tel:239-228-7269
Fax:

By:

Michael J. Nolan
President

Attest:

Marjorie Nemzura
Secretary

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
   i the occupancy, use, or enjoyment of the Land;
   ii the character, dimensions or location of any improvement on the Land;
   iii the subdivision of land; or
   iv environmental remediation or protection;
   (b) any governmental forfeiture, police, regulatory, or national security power.
   (c) the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   (e) resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A, is a:
   (a) fraudulent conveyance or fraudulent transfer;
   (b) voidable transfer under the Uniform Voidable Transactions Act; or
   (c) preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

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CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

(a) "Affiliate": An Entity:
- i. that is wholly owned by the Insured;
- ii. that wholly owns the Insured; or
- iii. if that Entity and the Insured are both wholly owned by the same person or entity.

(b) "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.

(c) "Date of Policy": The Date of Policy stated in Schedule A.

(d) "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

(e) "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
- i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
- ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
- iii. asserts a right to enforce a PACA-PSA Trust.

(f) "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.

(g) "Insured":
- i.
  - a. The Insured named in Item 1 of Schedule A;
  - b. the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
  - c. the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
  - d. the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
  - e. the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
    - (1). an Affiliate;
    - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
    - (3). a spouse who receives the Title because of a dissolution of marriage;
    - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
    - (5). another Insured named in Item 1 of Schedule A.
- ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

(h) "Insured Claimant": An Insured claiming loss or damage arising under this policy.

(i) "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

(j) "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(k) "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

(l) "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.

(m) "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

(n) "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

(o) "Title": The estate or interest in the Land identified in Item 2 of Schedule A.

(p) "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

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2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

(a) retains an estate or interest in the Land;

(b) owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or

(c) has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

(a) any litigation or other matter for which the Company may be liable under this policy; or

(b) any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.

(b) The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.

(c) When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and

ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

(a) *To Pay or Tender Payment of the Amount of Insurance.*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

(b) *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured

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Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

(a) The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
   i. the Amount of Insurance; or
   ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.

(b) Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.

(c) If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

(d) If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
   i. the Amount of Insurance will be increased by 15%; and
   ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.

(e) In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

(a) The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
   i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
   ii. cures the lack of a right of access to and from the Land; or
   iii. cures the claim of Unmarketable Title,
   all as insured. The Company may do so by any method, including litigation and the completion of any appeals.

(b) The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.

(c) The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

(d) The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

(a) If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

(b) If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.

(c) The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or

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subrogation rights.

14. POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.

(b) Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:

i. modify any prior endorsement,
ii. extend the Date of Policy,
iii. insure against loss or damage exceeding the Amount of Insurance, or
iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM

(a) *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

(b) *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at CHICAGO TITLE INSURANCE COMPANY, Attn: Claims Department, P.O. Box 45023, Jacksonville, FL 32232-5023.

18. ARBITRATION

(a) All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.

(b) *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*

(c) Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

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Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

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Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18).We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the

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mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

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Chicago Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:
Issuing Agent: Grey Street Title Corp.
Issuing Office: 711 5th Ave. South, # 200,
Naples, FL 34102
Issuing Office's ALTA® Registry ID:
Issuing Office File Number: 2022-376
Order No: 10893033
Property Address: XXX Everglades City Airpark Road
Everglades City, FL 34139 XXX Everglades City AirPark Road
Everglades City, FL 34139 XXX Everglades City AirPark Road
Everglades City, FL 34139 XXX Everglades City AirPark Road
Everglades City, FL 34139 XXX Everglades City AirPark Road
Everglades City, FL 34139 XXX Everglades City AirPark Road
Everglades City, FL 34139

SCHEDULE A

Name and Address of Title Insurance Company:
Chicago Title Insurance Company
Attn: Claims Department
P. O. Box 45023, Jacksonville, FL 32232-5023

Policy Number: 7251209-230130088
Amount of Insurance: $4,500,000.00
Date of Policy: May 17, 2023 at 12:42 PM

1. The Insured is:

   EC Land Holdings LLC, a Florida limited liability company

2. The estate or interest in the Land insured by this policy is:

   Fee Simple and Leasehold

3. The Title is vested in:

   EC Land Holdings LLC, a Florida limited liability company, by virtue of instrument recorded at O.R. Book 6248, Page 1151, Public Records of Collier County, Florida.

4. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

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EXHIBIT "A"

Policy Number: 7251209-230130088

PARCEL 1: (Fee Simple Estate)

Those portions of Tracts "J" and "K" lying South of the Barron River, that portion of Tract "N" lying West of State Road 29, Tract "O", Tract "P", and Tract "Q", all in the TOWN OF EVERGLADES, according to the Plat recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, subject to the existing channels and waterways, including without limitation those lands as described in Exhibit "B" attached hereto.

LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

ROAD RIGHT OF WAY FOR EVERGLADES AIRPORT:
Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West along the North line of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline, 12.50 feet to a point; thence North 59 degrees 32 minutes 58 seconds East 450.00 feet to the POINT OF BEGINNING; thence North 37 degrees 45 minutes 21 seconds East 255.41 feet to a Point of Curvature of a curve to the right; thence along the arc of said curve with a radius of 600 feet, a central angle of 52 degrees 29 minutes 09 seconds for a distance of 549.63 feet to the Point of Tangency of said curve; thence South 89 degrees 45 minutes 31 seconds East 577.01 feet to a point on the Western right of way of State Road 29; thence South 00 degrees 29 minutes 58 seconds West, along said right of way 100.10 feet to a point; thence North 89 degrees 45 minutes 31 seconds West 576.56 feet to a Point of Curvature of a curve to the left; thence along the arc of said curve with a radius of 500 feet; a central angle of 52 degrees 29 minutes 08 seconds for a distance of 458.02 feet to the Point of Tangency of said curve; thence South 37 degrees 45 minutes 21 seconds West 295.39 feet to a point; thence North 30 degrees 27 minutes 02 seconds West 107.70 feet to THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

AIRPORT

A portion of Tracts "J", "P", "O" and "Q", TOWN OF EVERGLADES, as recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, more particularly described as follows:

A parcel of land lying Southwesterly of a line 250.00 feet Northeasterly and parallel to the centerline of the Everglades Airport Runway and its extension from Chokoloskee Bay to Barron River, to Chokoloskee Bay on the Southwest, said centerline described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Town (Now City) of Everglades, Collier County, Florida; Thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the said centerline of runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline 1145.14 feet to an iron pipe marking the shoreline of Chokoloskee Bay and being the POINT OF BEGINNING; thence North 30 degrees 27 minutes 02 seconds West along said centerline and its extension 2658.31 feet to an iron pipe marking the shoreline of Barron River, end of centerline description; EXCEPT the East 105 feet more or less of the said Northwest 1/4 of the Northwest 1/4 of said Section 23.

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EXHIBIT "A"

Policy Number: 7251209-230130088

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

PARKING LOT

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline of runway 12.50 feet to a point; thence North 59 degrees 32 minutes 48 seconds East 250.00 feet to a point on the Northeasterly boundary line of Airport property being the POINT OF BEGINNING; thence continuing North 59 degrees 32 minutes 58 seconds East 200 feet to a point; thence South 30 degrees 27 minutes 02 seconds East, 400 feet to a point; thence South 59 degrees 32 minutes 58 seconds West 200 feet to a point on the aforesaid Northeasterly boundary line; thence North 30 degrees 27 minutes 02 seconds West along said Northeasterly boundary line 400 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

That certain property platted as UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 6, Page 6 and replatted as REPLAT OF UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 8, Page 4, of the Public Records of Collier County, Florida.

And

Any property encroaching and located North of the South right-of-way line of Lantana Street between State Road 29 (Copeland Avenue) and Riverside Drive in the City of Everglades City.

PARCEL 2: (Leasehold Estate)

Leasehold interest in and to a portion of Sections 14 and 15, Township 53 South, Range 29 East, Collier County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 41 degrees 51 minutes 35 seconds West a distance of 2204.50 feet to the POINT OF BEGINNING of the parcel of land herein described; thence North 29 degrees 36 minutes 28 seconds West a distance of 26.83 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 67.20 feet; thence North 29 degrees 36 minutes 28 seconds West a distance of 46.00 feet; thence North 60 degrees 23 minutes 32 seconds East a distance of 121.28 feet; thence North 79 degrees 44 minutes 59 seconds East a distance 81.14 feet; thence South 10 degrees 15 minutes 01 seconds East a distance of 10.00 feet; thence North 79 degrees 44 minutes 59 seconds East a distance of 198.42 feet; thence South 74 degrees 50 minutes 32 seconds East a distance of 404.97 feet; thence South 15 degrees 42 minutes 21 seconds West a distance of 46.00 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 108.32 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.79 feet; thence North 75 degrees 09 minutes 56 seconds West a distance of 10 feet; thence North

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EXHIBIT "A"

Policy Number: 7251209-230130088

15 degrees 09 minutes 28 seconds East a distance of 29.84 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 233.44 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.02 feet; thence North 80 degrees 22 minutes 14 seconds West a distance of 10.05 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.99 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 55.71 feet; thence South 79 degrees 44 minutes 59 seconds West a distance of 240.30 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 36.24 feet; thence South 29 degrees 26 minutes 28 seconds East a distance of 28.47 feet; thence South 69 degrees 42 minutes 57 seconds West a distance of 10.13 feet to THE POINT OF BEGINNING.

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SCHEDULE B

Policy Number: 7251209-230130088

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

3. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

4. Covenants, restrictions, conditions, reservations, easements as contained on the Plat of TOWN OF EVERGLADES, recorded in Plat Book 1, Pages 87 through 95. NOTE: This exception omits any restriction, covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people. (As to Parcel 1)

5. Terms, provisions and easements as contained in Ordinance No. 75-20, recorded in Official Records Book 619, Page 1177. (As to Parcel 1)

6. Terms and provisions as contained in Ordinance No. 75-21, recorded in Official Records Book 619, Page 1182. (As to Parcel 1)

7. Terms, provisions and restrictions as contained in Ordinance No. 75-24, recorded in Official Records Book 619, Page 1191. (As to Parcel 1)

8. Terms and provisions as contained in Agreement by and between L. I. SMITH, TRUSTEE and the SATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION, recorded in Official Records Book 2704, Page 2541. (As to Parcel 1)

9. Terms, provisions and easements as contained in Proprietary Deed of Conservation Easement by and between L. I. SMITH, TRUSTEE and the STATE OF FLORIDA, BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, recorded in Official Records Book 2768, Page 486. (As to Parcel 1)

10. Terms and conditions of the lease from Sovereignty Submerged Land Lease BOT No. 111990189, recorded in Official Records Book 2771, Page 1454, as affected by renewals and modifications recorded in Official

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SCHEDULE B

Policy Number: 7251209-230130088

Records Book 4049, Page 4112, Official Records Book 4865, Page 1027 and Official Records Book 5208, Page 3808. (As to Parcels 1 & 2)

11. Easement in favor of LEE COUNTY ELECTRIC COOPERATIVE, INC., a Florida corporation, recorded in Official Records Book 4272, Page 1676. (As to Parcel 1)

12. Resolution 2010-168 pertaining to Solid Waste Municipal Service Benefit Unit, Service District No. 1 recorded in Official Records Book 4610, Page 2307 and Resolution 2011-150 recorded in Official Records Book 4721, Page 1527; and Resolution No. 2013-183 recorded in Official Records Book 4965, Page 1660; Resolution No. 2014-175; recorded in Official Records Book 5077, Page 1388, Resolution No. 2015-174; recorded in Official Records Book 5194, Page 2196; Resolution No. 2022-139 in Official Records Book 6175, Page 3135, of the Public Records of Collier County, Florida.

13. Rights of predecessors in title, and all persons claiming by, through or under same, by virtue of the reservation, grant, or lease of the oil, gas and/or minerals lying within the lands described in Schedule A, in the NOTICE OF INTEREST IN LAND PURSUANT TO FLORIDA STATUTES SECTION 704.05 and FLORIDA STATUTES CHAPTER 712, as to rights of Oil, Gas and Mineral rights and deposits, together with the rights of entry, ingress and egress or easement to investigate, explore, prospect, drill, etc., as recorded in Official Records Book 4393, Page 2324, and in Official Records Book 4592, Page 154, of the Public Records of Collier County, Florida. Note: No determination has been made as to the current owner of oil, gas and/or minerals excepted herein. Note: In the event a Florida Endorsement Form 9 is issued with the policy(ies), the Form 9 Endorsement will not afford coverage of this exception.

    Anything to the contrary notwithstanding, this policy does not attempt to set out in the manner in which all the oil, gas and minerals in, on or under the property described in Schedule "A" are now vested, and this policy does not insure any oil, gas or minerals in, on or under the property described in Schedule "A", nor any rights or easements in connection therewith.

14. Notwithstanding the legal description in Exhibit "A", this policy does not insure against rights of the State of Florida based on the doctrine of the state's sovereign ownership of lands lying below the ordinary high water line of any navigable waters. (As to Parcels 1 & 2)

15. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area. (As to Parcels 1 & 2)

16. Any portion of the lands described in Exhibit "A" which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce. (As to Parcels 1 & 2)

17. Rights of upper and lower owners in and to the use of the waters of Barron River, Chokoloskee Bay, existing channels and waterways and to the continued uninterrupted flow thereof. (As to Parcels 1 & 2)

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SCHEDULE B

Policy Number: 7251209-230130088

18. Notwithstanding the legal description in Exhibit "A", this policy does not insure any portion of the lands lying waterward the ordinary high water mark of the Barron River and Chokoloskee Bay. (As to Parcels 1 & 2)

19. This policy does not insure the right to use the waters of existing rivers, channels and waterways adjoining the lands described in Exhibit "A" hereof. (As to Parcels 1 & 2)

20. The nature, extent or existence of riparian rights are not insured. (As to Parcels 1 & 2)

21. This policy does not insure the title to any portion of the lands described in Exhibit "A" hereof, lying within the Road Right-of-Way of Everglades Airport, if any, as now laid out and in use. (As to Parcels 1 & 2)

22. This policy does not insure the title to any portion of the lands described in Exhibit "A" hereof, lying within the Road Right-of-Way of EC Airpark Road, if any, as now laid out and in use. (As to Parcels 1 & 2)

23. This policy does not insure the title to any portion of the lands described in Exhibit "A" hereof, lying within the Road Right-of-Way of Lantana Street, if any, as now laid out and in use. (As to Parcels 1 & 2)

24. This policy does not insure the title to any portion of the lands described in Exhibit "A" hereof, lying within the Road Right-of-Way of Copeland Avenue, if any, as now laid out and in use. (As to Parcels 1 & 2)

25. This policy does not insure the title to any portion of the lands described in Exhibit "A" hereof, lying within the Road Right-of-Way of Riverside Drive, if any, as now laid out and in use. (As to Parcels 1 & 2)

NOTE: All recording references in this form shall refer to the public records of Collier County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints by contacting Chicago Title Insurance Company, Telephone 1-800-669-7450.

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THIS DOCUMENT WAS ELECTRONICALLY RECORDED IN THE

PUBLIC RECORDS OF Collier COUNTY, FLORIDA.

RECORDING DATE: 5/17/2023 TIME: 12:42pm

OFFICIAL RECORDS BOOK: 6248 PAGE: 1151

CLERK'S FILE/INSTRUMENT # 6404429

Prepared by:
Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North Suite 300
Naples, FL 34103
239-435-3535
File Number: **6624.010**
Consideration: **$4,500,000.00**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 16th day of **May, 2023** between **CYPFLO Management LLC, a Delaware limited liability company** whose post office address is **500 N. Akard St., Suite 1500, Dallas, TX 75201-3302**, grantor, and **EC Land Holdings LLC, a Florida limited liability company** whose post office address is **c/o Holmes Fraser, P.A., 711 5th Ave S Ste 200, Naples, FL 34102**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Parcel Identification Number: 83490600008;
Parcel Identification Number: 83490720001;
Parcel Identification Number: 83491160000;
Parcel Identification Number: 83491440005;
Parcel Identification Number: 83491440018; and
Parcel Identification Number: 83491840003

Subject to: (a) ad valorem and non-ad valorem real property taxes for the year 2023 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations, and easements common to the subdivision, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Denise Muldoon
Witness Name: DENISE MULDOON

Linda Marie Coffman
Witness Name: LINDA MARIE COFFMAN

CYPFLO Management LLC,
a Delaware limited liability company

By: Alpina Lending, L.P.,
a Nevada limited partnership
Its: Sole Member

By: Alpina GenPar, Inc.,
a Nevada corporation
Its: General Partner

By: Julie Krupala
Julie Krupala, President

(Corporate Seal)

State of Texas
County of DALLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 13 day of February, 2023 by Julie Krupala, President of Alpina GenPar, Inc., a Nevada corporation, General Partner of Alpina Lending, L.P., a Nevada limited partnership, Sole Member of CYPFLO Management LLC, a Delaware limited liability company, on said companies, who [✓] is personally known to me or [_] has produced _____ as identification.

[Notary Seal]

LINDA MARIE COFFMAN
Notary Public, State of Texas
Comm. Expires 01-26-2025
Notary ID 3538327

Linda Marie Coffman
Notary Public

Printed Name: LINDA MARIE COFFMAN

My Commission Expires: 01-26-2025

EXHIBIT "A"

PARCEL 1: (Fee Simple Estate)

Those portions of Tracts "J" and "K" lying South of the Barron River, that portion of Tract "N" lying West of State Road 29, Tract "O", Tract "P", and Tract "Q", all in the TOWN OF EVERGLADES, according to the Plat recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, subject to the existing channels and waterways, including without limitation those lands as described in Exhibit "B" attached hereto.

LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

ROAD RIGHT OF WAY FOR EVERGLADES AIRPORT:
Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West along the North line of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline, 12.50 feet to a point; thence North 59 degrees 32 minutes 58 seconds East 450.00 feet to the POINT OF BEGINNING; thence North 37 degrees 45 minutes 21 seconds East 255.41 feet to a Point of Curvature of a curve to the right; thence along the arc of said curve with a radius of 600 feet, a central angle of 52 degrees 29 minutes 09 seconds for a distance of 549.63 feet to the Point of Tangency of said curve; thence South 89 degrees 45 minutes 31 seconds East 577.01 feet to a point on the Western right of way of State Road 29; thence South 00 degrees 29 minutes 58 seconds West, along said right of way 100.10 feet to a point; thence North 89 degrees 45 minutes 31 seconds West 576.56 feet to a Point of Curvature of a curve to the left; thence along the arc of said curve with a radius of 500 feet; a central angle of 52 degrees 29 minutes 08 seconds for a distance of 458.02 feet to the Point of Tangency of said curve; thence South 37 degrees 45 minutes 21 seconds West 295.39 feet to a point; thence North 30 degrees 27 minutes 02 seconds West 107.70 feet to THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

AIRPORT

A portion of Tracts "J", "P", "O" and "Q", TOWN OF EVERGLADES, as recorded in Plat Book 1, Pages 87 through 95, inclusive, of the Public Records of Collier County, Florida, more particularly described as follows:

A parcel of land lying Southwesterly of a line 250.00 feet Northeasterly and parallel to the centerline of the Everglades Airport Runway and its extension from Chokoloskee Bay to Barron River, to Chokoloskee Bay on the Southwest, said centerline described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Town (Now City) of Everglades, Collier County, Florida; Thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the said centerline of runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline 1145.14 feet to an iron pipe marking the shoreline of Chokoloskee Bay and being the POINT OF BEGINNING; thence North 30 degrees 27 minutes 02 seconds West along said centerline and its extension 2658.31 feet to an iron pipe marking the shoreline

of Barron River, end of centerline description; EXCEPT the East 105 feet more or less of the said Northwest 1/4 of the Northwest 1/4 of said Section 23.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

PARKING LOT

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 53 South, Range 29 East, Tallahassee Meridian, Everglades City, Collier County, Florida; thence South 89 degrees 59 minutes 20 seconds West, along the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 23, 934.51 feet to a point on the centerline of Everglades Airport Runway; thence South 30 degrees 27 minutes 02 seconds East along said centerline of runway 12.50 feet to a point; thence North 59 degrees 32 minutes 48 seconds East 250.00 feet to a point on the Northeasterly boundary line of Airport property being the POINT OF BEGINNING; thence continuing North 59 degrees 32 minutes 58 seconds East 200 feet to a point; thence South 30 degrees 27 minutes 02 seconds East, 400 feet to a point; thence South 59 degrees 32 minutes 58 seconds West 200 feet to a point on the aforesaid Northeasterly boundary line; thence North 30 degrees 27 minutes 02 seconds West along said Northeasterly boundary line 400 feet to the POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THE FOLLOWING FROM PARCEL 1 ABOVE:

That certain property platted as UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 6, Page 6 and replatted as REPLAT OF UNIT 1, EVERGLADES CITY VILLAS, recorded in Plat Book 8, Page 4, of the Public Records of Collier County, Florida.

And

Any property encroaching and located North of the South right-of-way line of Lantana Street between State Road 29 (Copeland Avenue) and Riverside Drive in the City of Everglades City.

PARCEL 2: (Leasehold Estate)

Leasehold interest in and to a portion of Sections 14 and 15, Township 53 South, Range 29 East, Collier County, Florida, being more particularly described as follows:

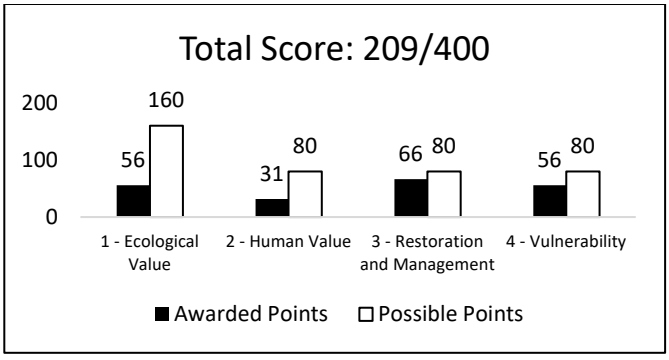
Commence at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 14; thence North 41 degrees 51 minutes 35 seconds West a distance of 2204.50 feet to the POINT OF BEGINNING of the parcel of land herein described; thence North 29 degrees 36 minutes 28 seconds West a distance of 26.83 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 67.20 feet; thence North 29 degrees 36 minutes 28 seconds West a distance of 46.00 feet; thence North 60 degrees 23 minutes 32 seconds East a distance of 121.28 feet; thence North 79 degrees 44 minutes 59 seconds East a distance 81.14 feet; thence South 10 degrees 15 minutes 01 seconds East a distance of 10.00 feet; thence North 79 degrees 44 minutes 59 seconds East a distance of 198.42 feet; thence South 74 degrees 50 minutes 32 seconds East a distance of 404.97 feet; thence South 15 degrees 42 minutes 21 seconds West a distance of 46.00 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 108.32 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.79 feet; thence North 75 degrees 09

minutes 56 seconds West a distance of 10 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.84 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 233.44 feet; thence South 15 degrees 09 minutes 28 seconds West a distance of 29.02 feet; thence North 80 degrees 22 minutes 14 seconds West a distance of 10.05 feet; thence North 15 degrees 09 minutes 28 seconds East a distance of 29.99 feet; thence North 74 degrees 50 minutes 32 seconds West a distance of 55.71 feet; thence South 79 degrees 44 minutes 59 seconds West a distance of 240.30 feet; thence South 60 degrees 23 minutes 32 seconds West a distance of 36.24 feet; thence South 29 degrees 26 minutes 28 seconds East a distance of 28.47 feet; thence South 69 degrees 42 minutes 57 seconds West a distance of 10.13 feet to THE POINT OF BEGINNING.

Conservation Collier Initial Criteria Screening Report
McIntosh Trust



Acreage: 2.73 Acres
Folio Number: 38664720002
Staff Report Date: October 1, 2024



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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

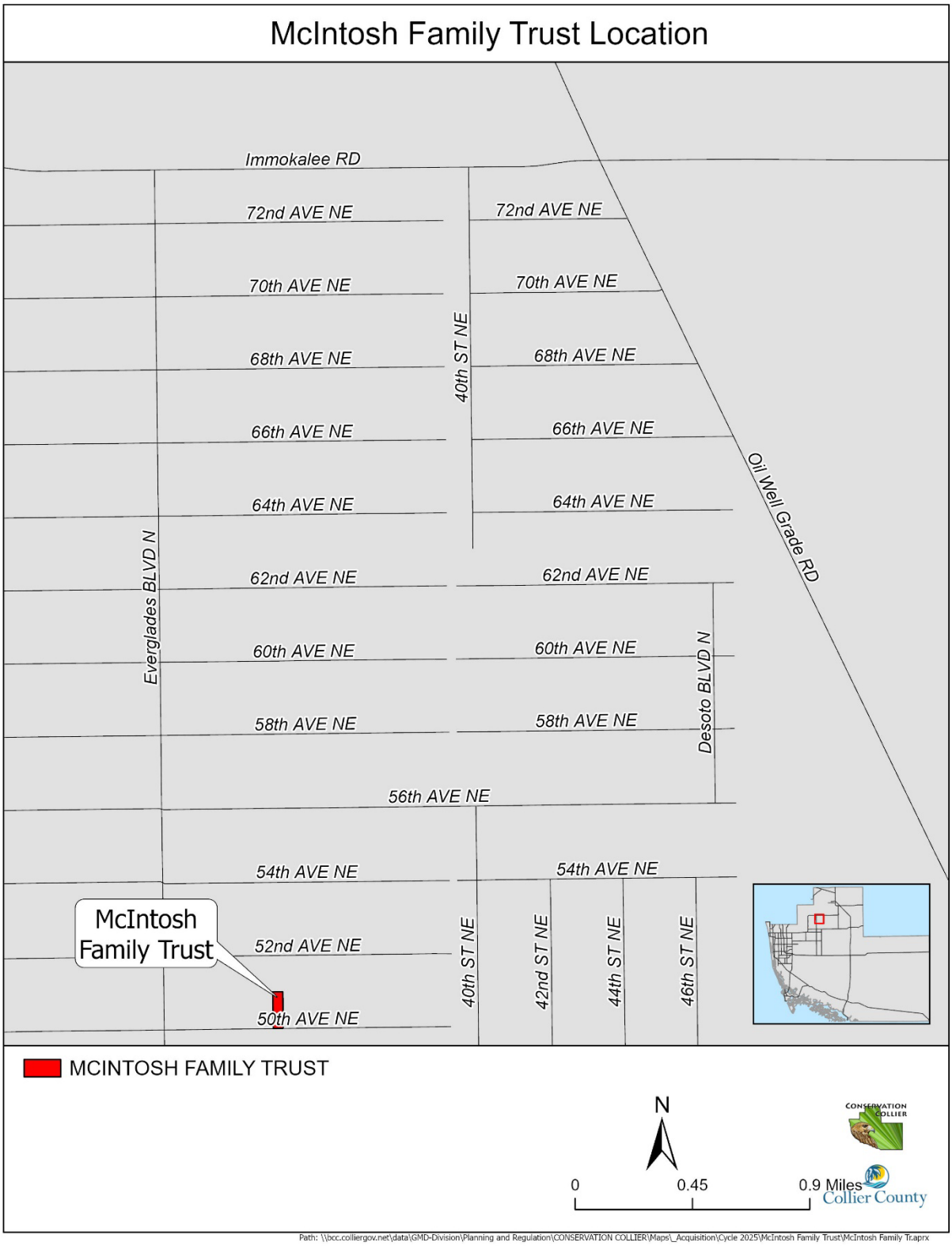


Figure 1 - Parcel Location Overview



Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	McIntosh Family Trust	McIntosh Family Trust
Folio Number	38664720002	
Target Protection Area	Northern Golden Gate Estates	Not within a current TPMA
Size	2.73 acres	
Section, Township, and Range	Sec 5, Twn 48, R28	
Zoning Category/TDRs	E	Estates
Existing structures	None	
Adjoining properties and their Uses	Residential, undeveloped	Low-density, single-family home to north; undeveloped east, south, west
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	None known	

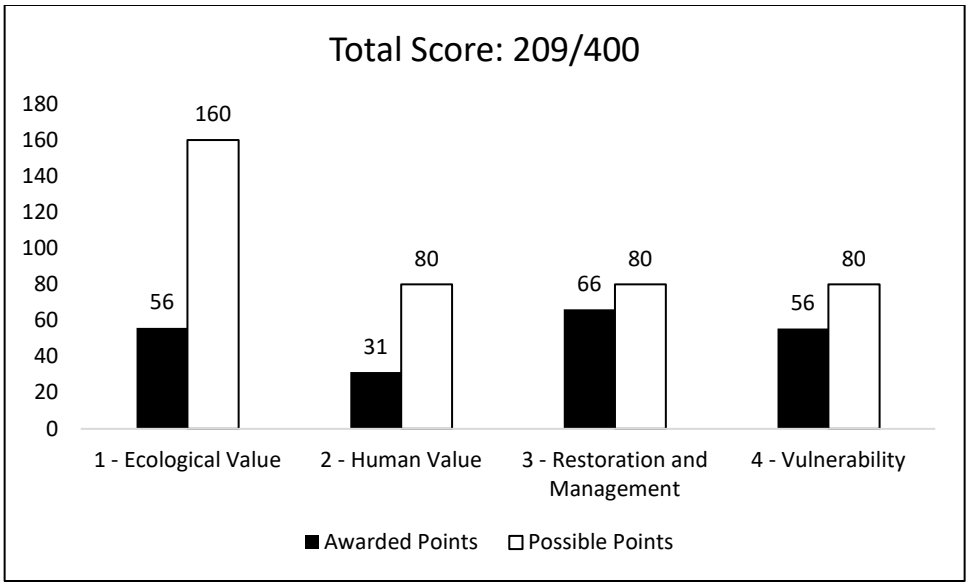


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**56**	**160**	**35%**
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	11	27	40%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	0	53	0%
2 - Human Values	**31**	**80**	**39%**
2.1 - Recreation	6	34	17%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	**66**	**80**	**83%**
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.4 - Assistance	2	2	100%
4 - Vulnerability	**56**	**80**	**69%**
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	0	22	0%
Total	**209**	**400**	**52%**

2.2 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Community

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **YES**

Property contains Pine Flatwoods and Hydric Pine Flatwoods.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **N/A**

Property also contains Cypress

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **YES**

The parcel may be viewed and accessed from paved 50th Ave NE off Everglades Boulevard North. It offers land-based opportunities for natural resource-based recreation consistent with the goals of this program, including but not limited to, environmental education, hiking, and nature photography.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **YES**

The property is mapped as containing 100% hydric soils and holds water during the wet season.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **NO**

Although the parcel provides potential Big Cypress fox squirrel, listed wading bird, and gopher tortoise habitat, its small size would not qualify it as providing significant biological values.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **NO**

The parcel is not contiguous with conservation land.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **NO**

The McIntosh Family Trust property met 3 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The property contains three vegetative communities with considerable overlap of species. Pine flatwoods exist on the northern third of the parcel. This community is characterized by a sparse canopy of Florida slash pine (*Pinus elliottii var. densa*) which skew towards younger age classes. The midstory is notably absent, minus the occasional winged sumac (*Rhus copallinum*). The understory and groundcover are comprised of clumps of saw palmetto (*Serenoa repens*), dwarf live oak (*Quercus minima*), muscadine grape (*Vitis rotundifolia*), various grasses, and patches of bare sand. Saw palmetto on this and surrounding properties have historically been roller chopped by the Florida Forest Service as part of their fuel reduction practices. The pine flatwoods on this parcel have been identified by the Critical Lands and Waters Identification Project as Priority 1 Natural Communities (Figure 4).

Hydric pine flatwoods exist within the middle of the parcel. This community consists of a canopy of slash pine, midstory of cabbage palm (*Sabal palmetto*) and myrsine (*Myrsine cubana*). Ground cover consists primarily of swamp fern (*Blechnum serrulatum*).

A depressional wetland ringed by cypress (*Taxodium sp*.), coastal plain willow (*Salix caroliniana*), swamp fern, and dominated by pickerel weed (*Pontedaria cordata*) in the deepest portions exists in the southern portion of the parcel. Additional species found in these areas include laurel oak (*Quercus laurifolia*), wax myrtle (*Myrica cerifera*), cabbage palm (*Sabal palmetto*) and various sedges and grasses.

The upland community has a distinctly low invasive plant infestations, primarily a single Brazilian pepper (*Schinus terebinthifolius*) but the transitional area between wet and dry has a high infestation of mature melaleuca (*Melaleuca quinquefolia*).

Table 3. Listed Plant Species

Common Name	Scientific Name	State Status	Federal Status
Cardinal airplant	*Tillandsia fasciculata*	State Threatened	n/a

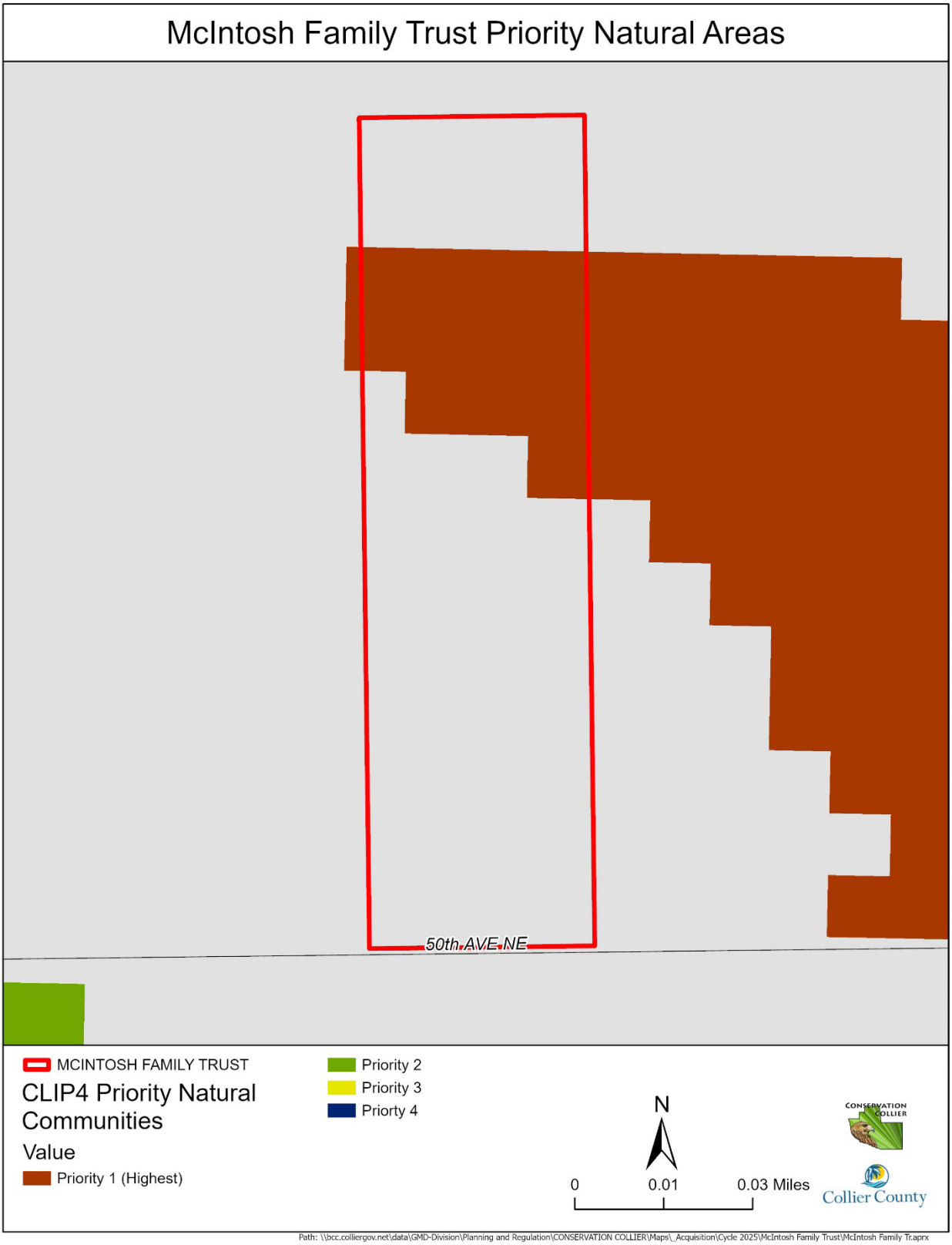


Figure 4 - CLIP4 Priority Natural Communities

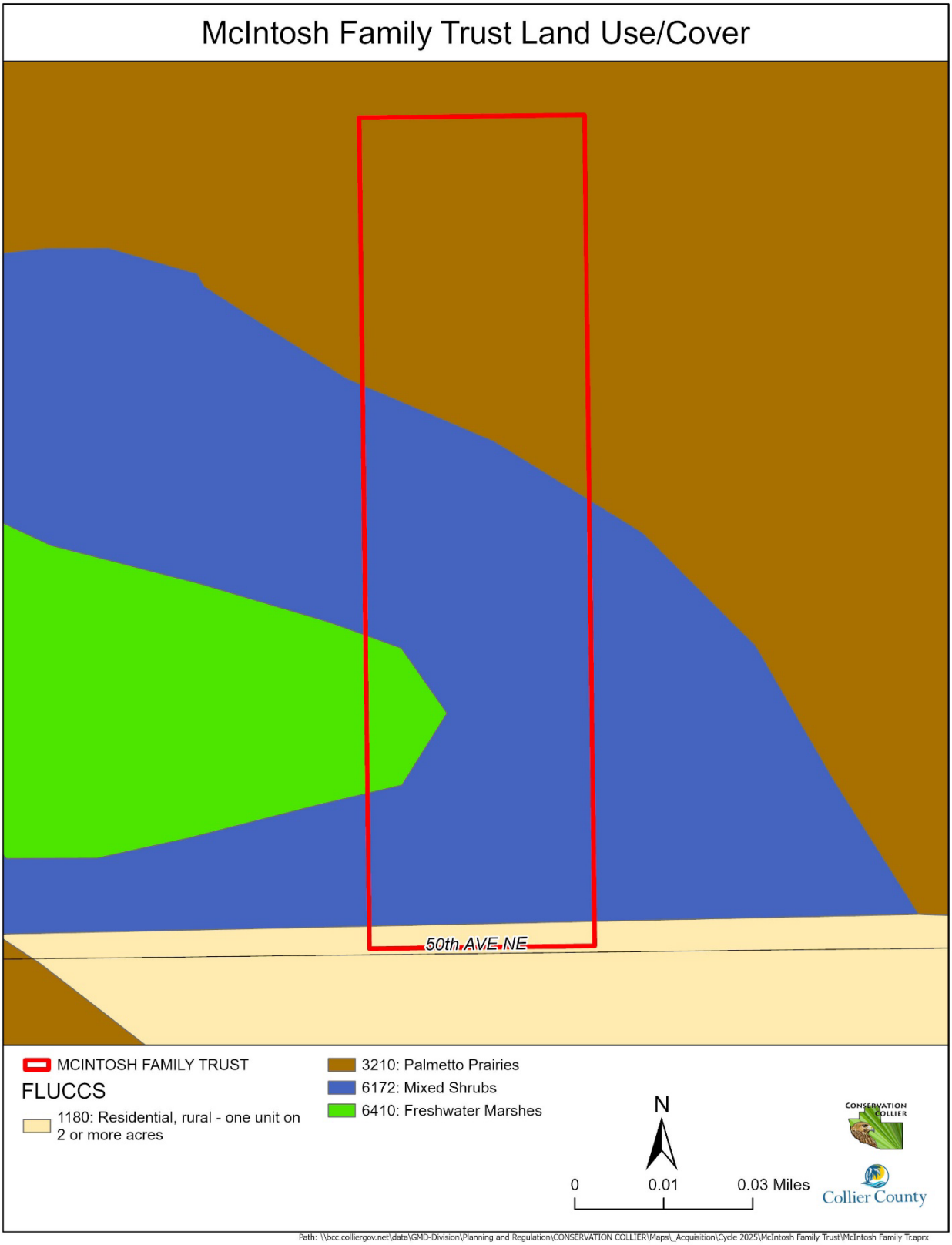


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Hydric Pine Flatwoods with Cypress in background



Figure 7 – Pine Flatwoods

3.1.2 Wildlife Communities

The pine flatwoods on site provide potential habitat for listed species such as the Florida panther (*Puma concolor coryi*), eastern indigo snake (*Drymarchon couperi*), gopher tortoise (*Gopherus polyphemus*), red-cockaded woodpecker (*Leuconotopicus borealis*), and Florida scrub jay (*Aphelocoma coerulescens*). Although not documented on the parcel Florida panther are known to frequent the nearby Panther Walk Preserve (approximately one mile northwest) and are assumed present on the parcel. Florida black bear (*Ursus americanus floridanus*), coyote (*Canis latrans*), bobcat (*Lynx rufus*), white-tailed deer (*Odocoileus virginianus*), and threatened Big Cypress fox squirrel (*Sciurus niger avicennia*) have been reported on parcels in the area by a resident on 52nd Ave NE. This site provides nesting habitat for the migratory swallow-tailed kite (*Elanoides fortificatus*), bobwhite quail (*Colinus virginianus*), wild turkey (*Meleagris gallipavo*), and endangered crested caracara (*Caracara cheriway*), among a diversity of other resident breeding bird species. The wetlands on site, including the roadside swale, provide habitat for many wading birds including threatened wood storks (*Mycteria americana*) and little blue herons (*Egretta caerulea*).

No listed wildlife observed on site.

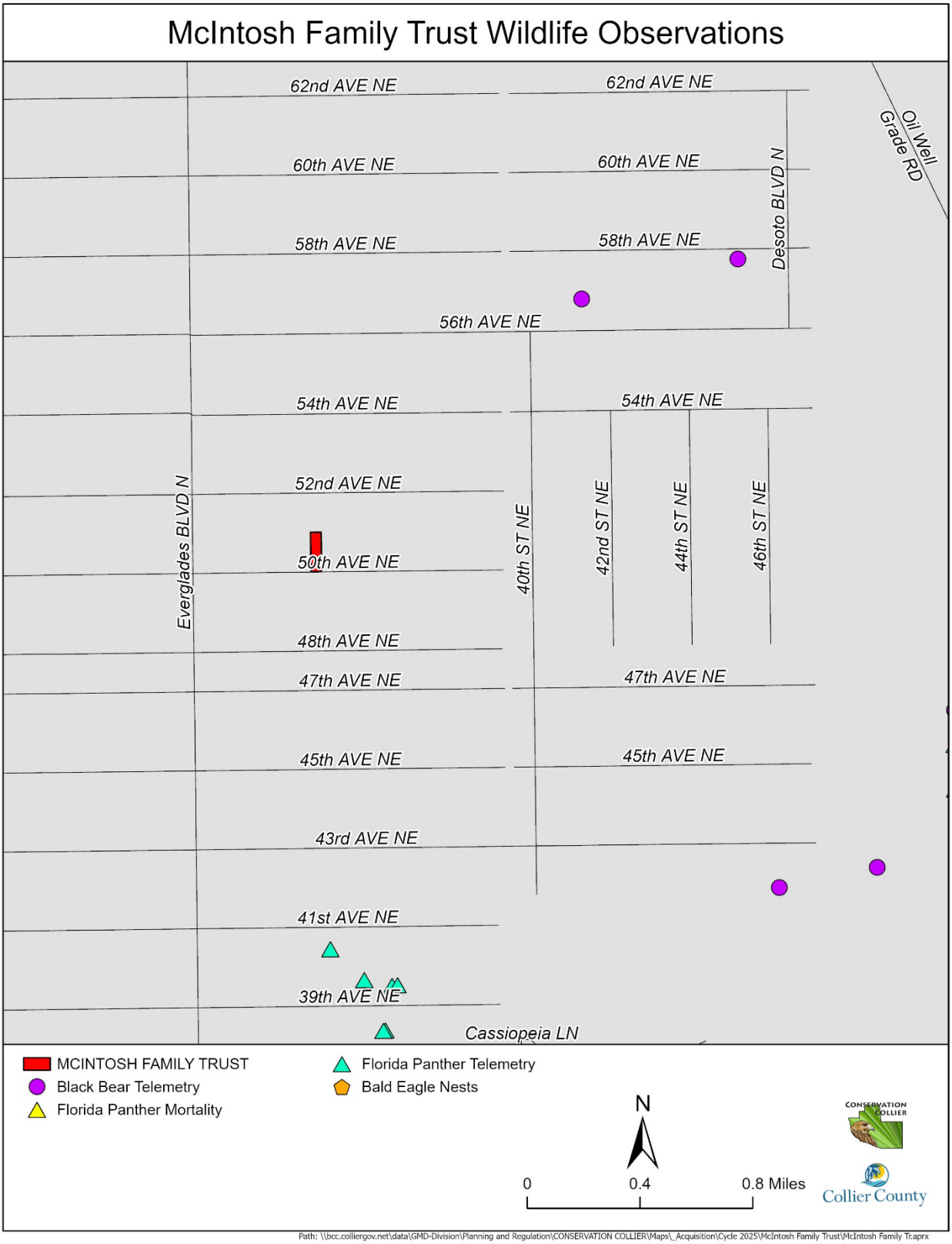


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

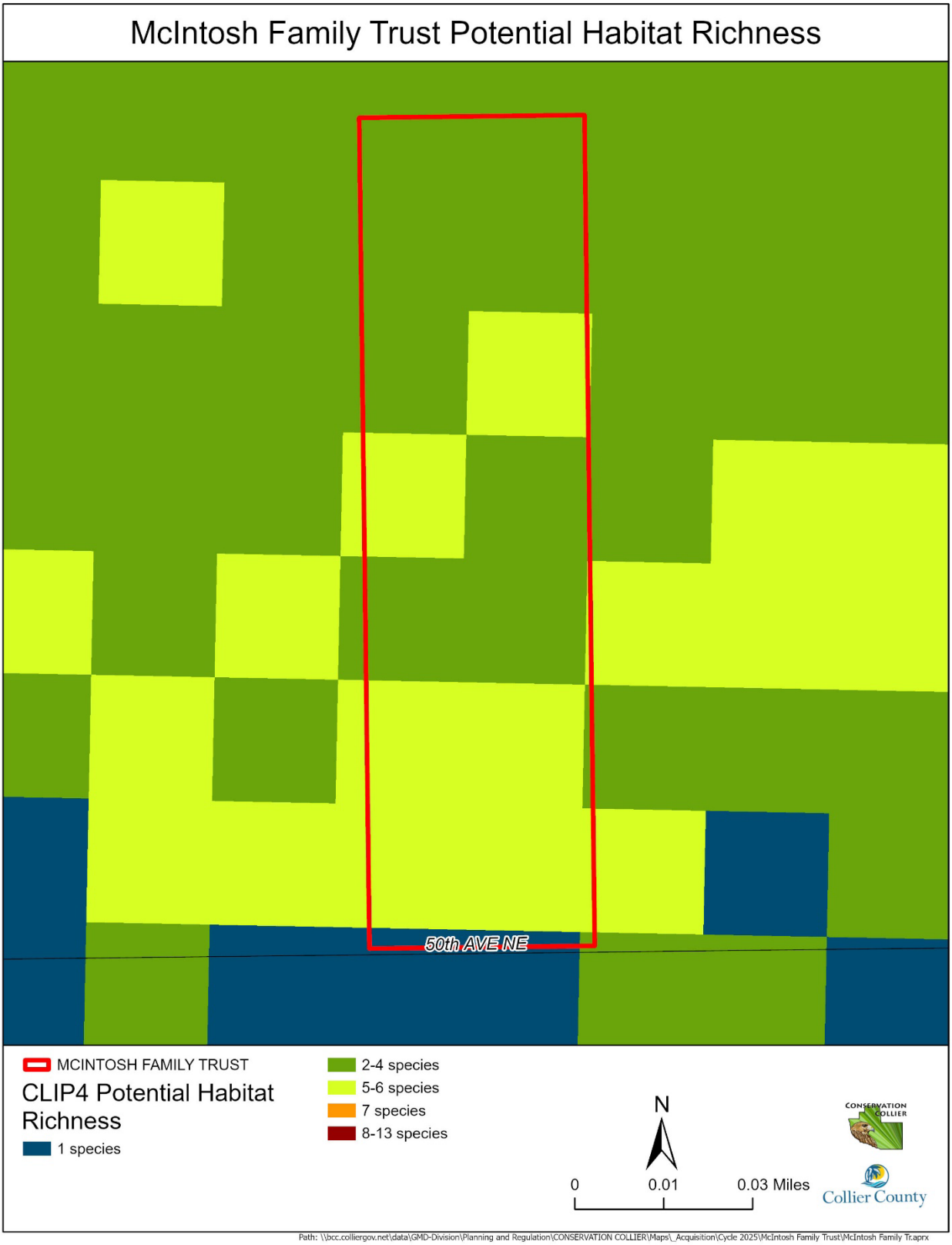


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

This parcel contributes moderately to aquifer recharge and contains 100% hydric soils and wetlands that provide habitat for aquatic species and wading birds that prey on them.

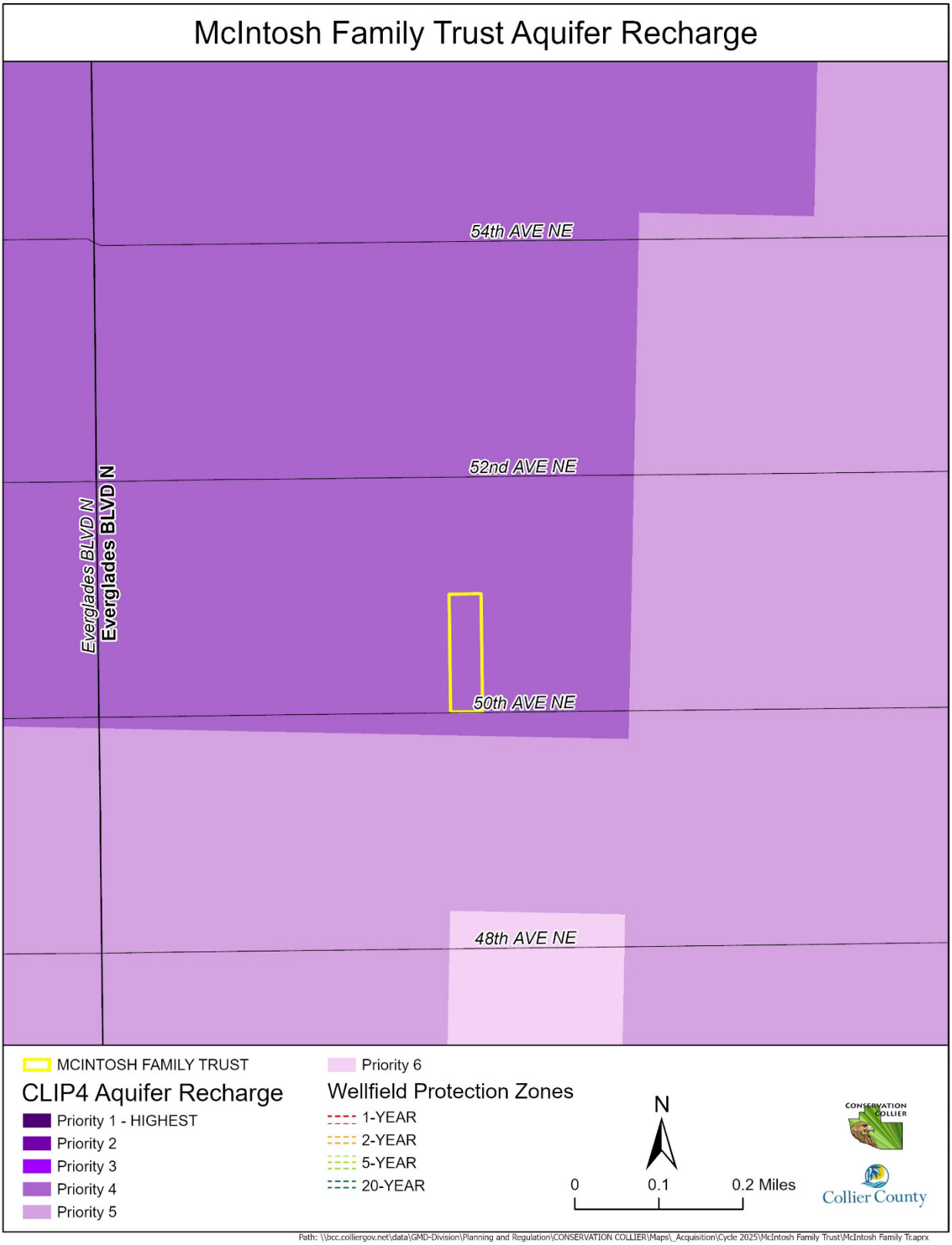


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones



Figure 11 - Collier County Soil Survey

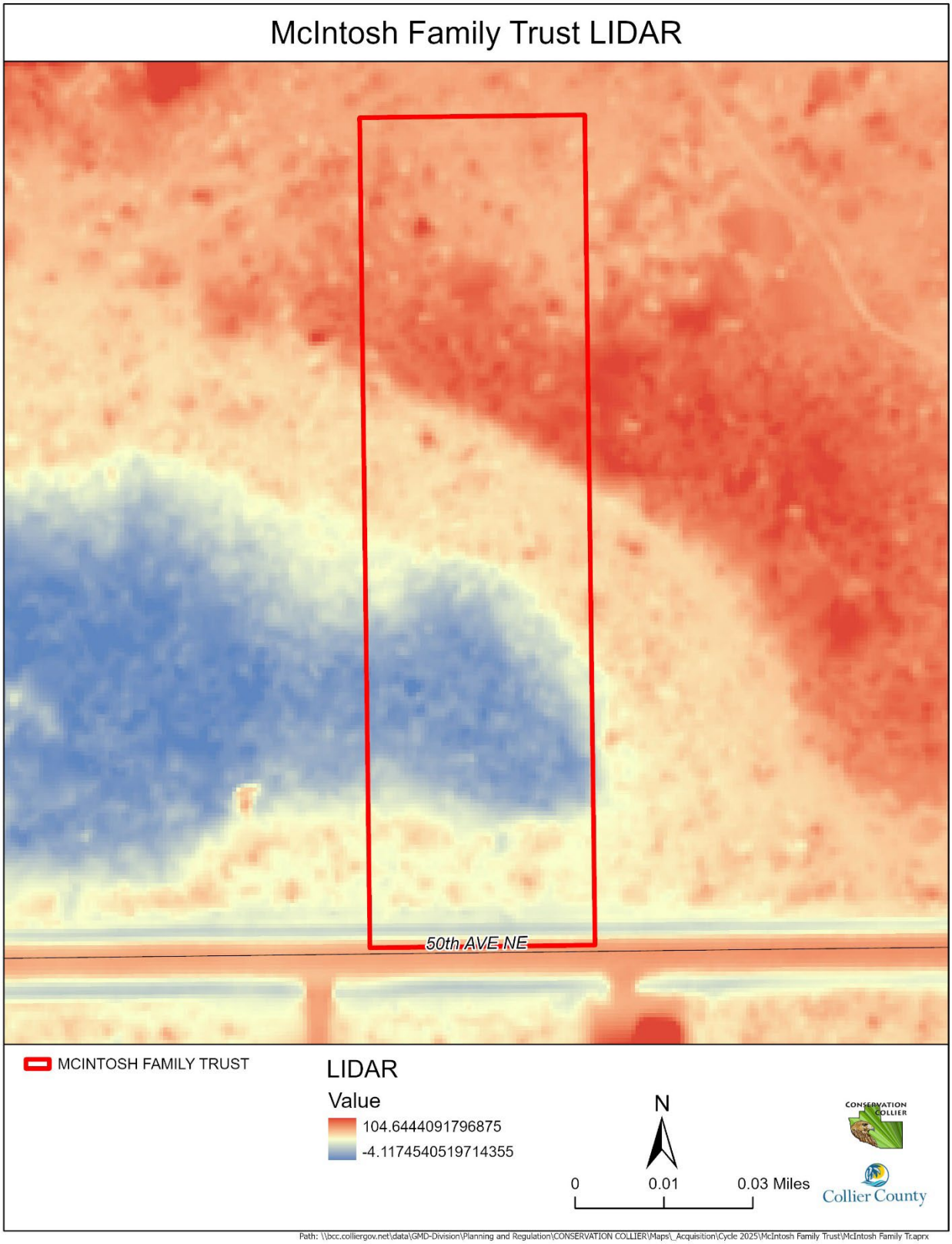


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

This parcel is not directly connected to any designated conservation areas, however the low-density nature of development in this neighborhood allows wildlife to move relatively unimpeded across the landscape (Figure 13). Although there are no black bear telemetry points recorded near the parcel, neighbors have reported seeing them (Figure 8). Florida panthers have been repeatedly documented at the Panther Walk Preserve approximately one mile to the northwest.

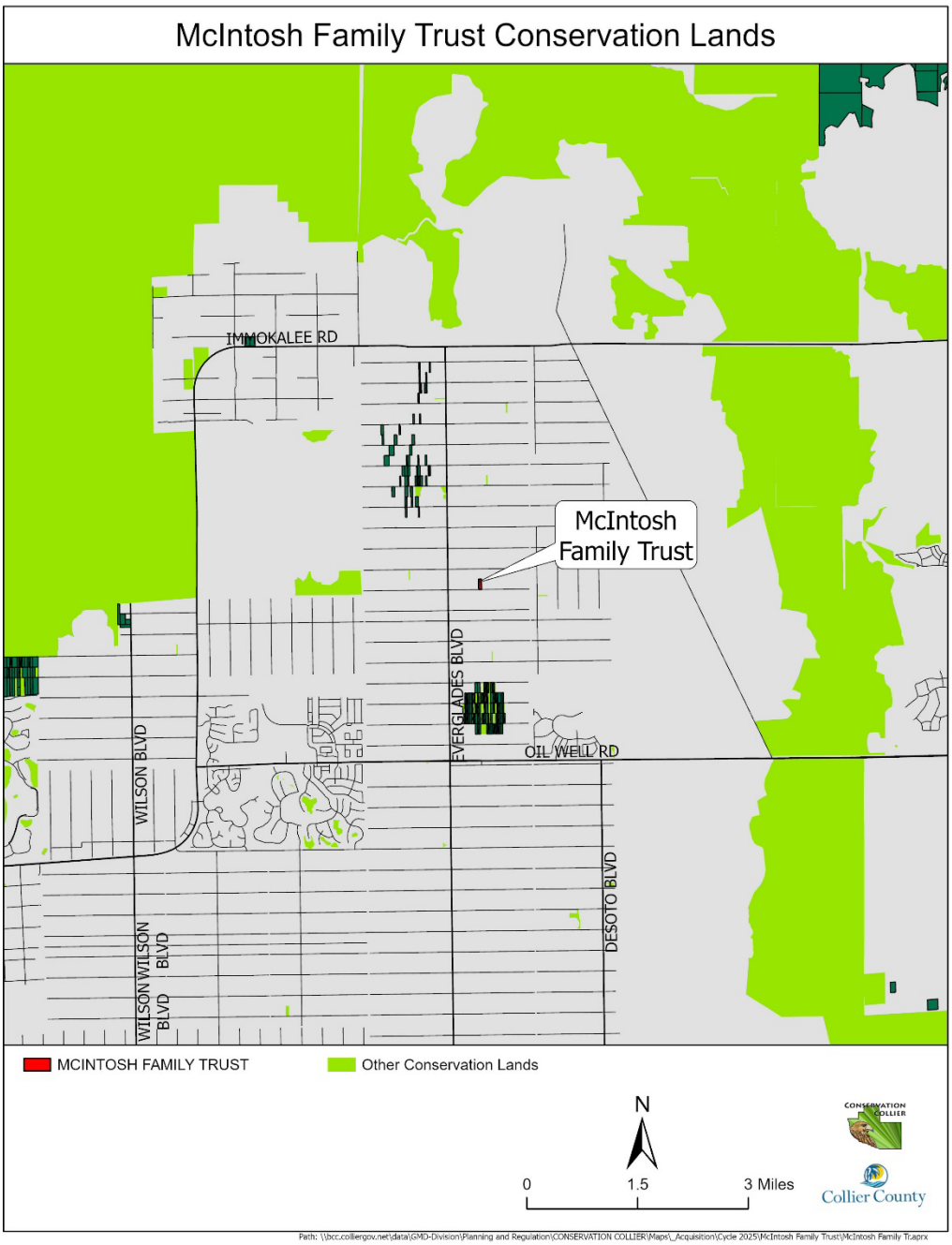


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

This parcel provides opportunities for seasonal hiking.

3.2.2 Accessibility

Street parking is available along 50th Ave NE. This parcel is accessible in the dry season to pedestrians and cyclists coming from the surrounding neighborhood.

3.2.3 Aesthetic/Cultural Enhancement

The parcel is visible from paved 50th Ave. NE.

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Approximately 10% of the parcel is covered with invasive vegetation – primarily melaleuca surrounding the wetland and some scattered Brazilian pepper.

3.3.1.2 Prescribed Fire

The parcel contains fire dependent communities and is compatible with prescribed burning. Fuel reduction via roller chopping by the Florida Forest Service has protected these communities from woody encroachment, invasive species infestations, and saw palmetto and cabbage palm overgrowth. Reintroduction of fire would consume roller chopped debris, which in turn would promote increased diversity and promote germination of scrubby plant species. Established off-road trails are bare mineral soil and may serve as effective fire breaks.

3.3.2 Remediation and Site Security

There is an off-road vehicle trail crossing the parcel. Historically, attempts to prevent off-roader trespass have been ineffective, expensive, and have resulted in additional vegetation damage as trespassers have cut new trails to circumvent the installed barriers. Instead of total prevention, the best method to mitigate further damage may be to attempt to restrict off-roaders to the already established trail.

3.3.3 Assistance

Based on past investments in fuel reduction, it is likely that the Florida Forest Service would assist with prescribed burning on the parcel.

3.4 Vulnerability

3.4.1 Zoning and Land Use

The parcel is Zoned as Estates. Estates zoning provides lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. Allowable density is 1 unit per 2.25 acres, or 1 unit per lot if under 2.25 acres. In addition to low density residential density with limited agricultural activities, the E district is also designed to accommodate as Conditional Uses, Development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district.

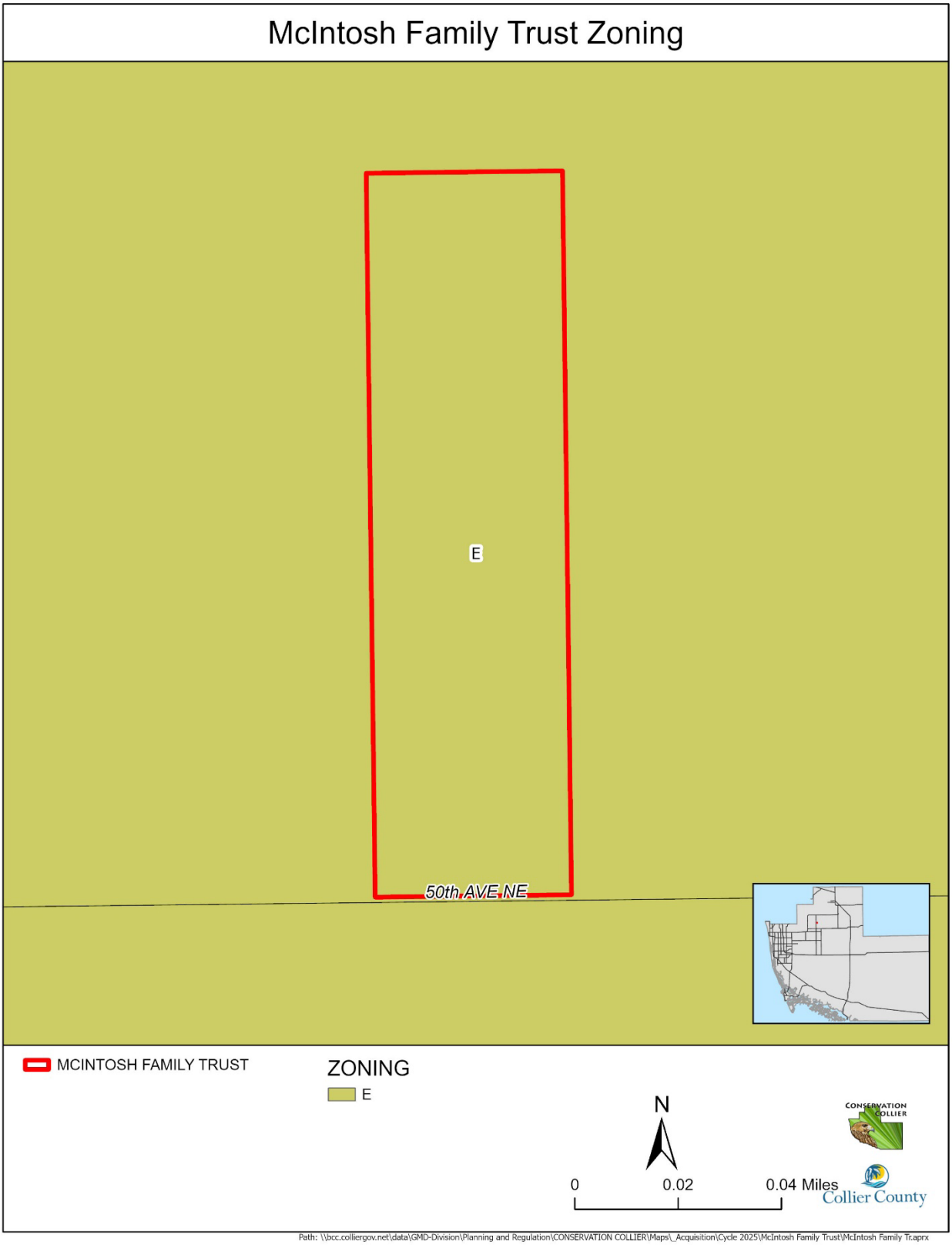


Figure 15 – Zoning

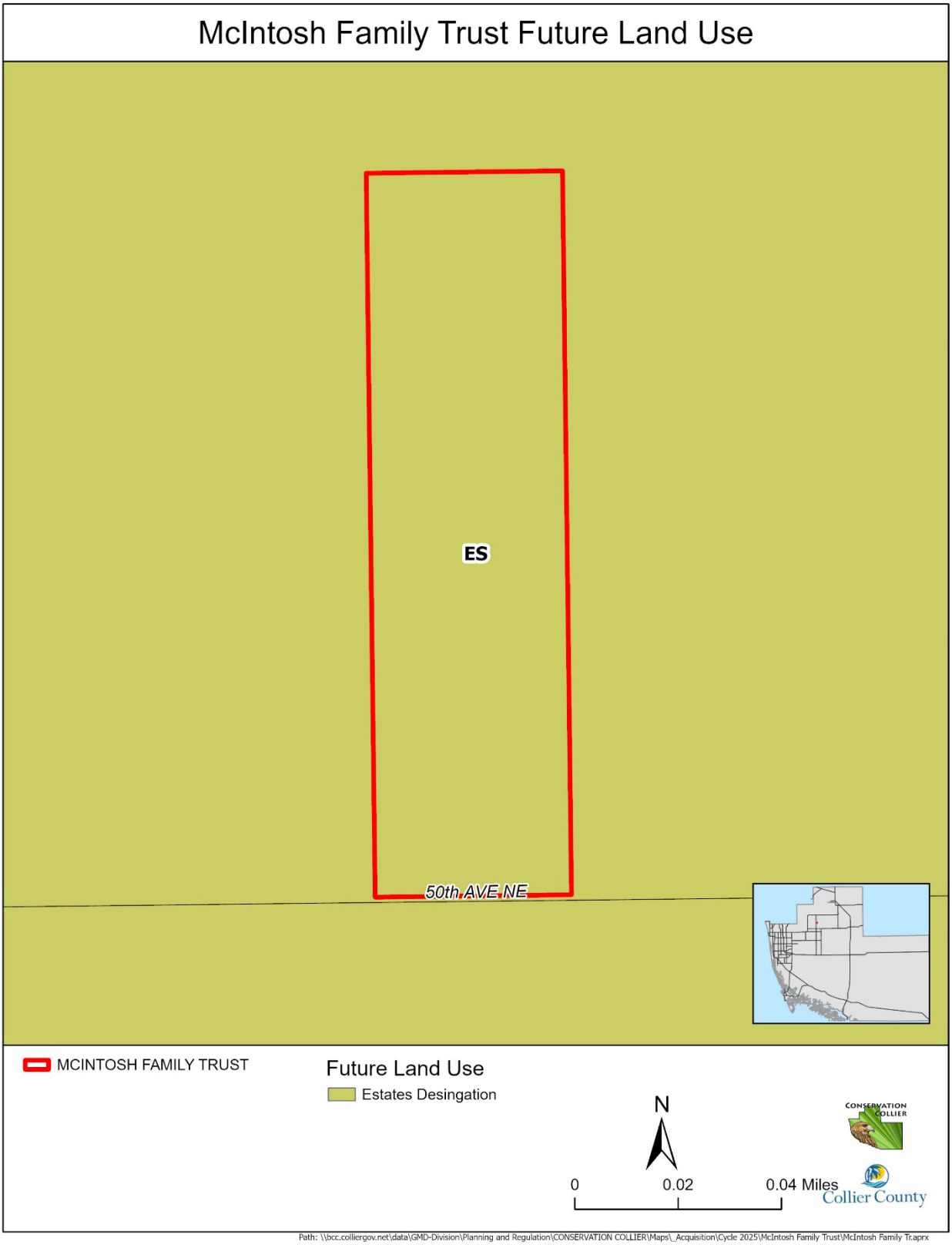


Figure 16 –Future Land Use

3.4.2 Development Plans

No development plans exist for this parcel.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

None.

5. Management Needs and Costs

Table 4 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	$950	$400	$350/acre initial, $150/acre recurring. Low overall costs are predicted due to the low infestation levels and high accessibility
Native Plant Installation	$500	$0	Strategically planted trees to influence the path of off-road vehicles
Trail/Firebreak Installation and Maintenance	$5,000	$1,000	Connecting established trails and installing firebreaks along property boundary
Interpretive Signage	$1,0000	$0	
Total	**$7,450**	**$1,400**	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: McIntosh Family Trust			
Target Protection Mailing Area: n/a			
Folio(s): 38664720002			
Secondary Criteria Scoring	**Possible Points**	**Awarded Points**	**Percentage**
1 - Ecological Value	**160**	**56**	**35**
2 - Human Value	**80**	**31**	**39**
3 - Restoration and Management	**80**	**66**	**83**
4 - Vulnerability	**80**	**56**	**69**
TOTAL SCORE	**400**	**209**	**52**

1 - ECOLOGICAL VALUES (40% of total)	**Possible Points**	**Awarded Points**	**Comments**
1.1 VEGETATIVE COMMUNITIES	**200**	**130**	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60	60	hydric pine flatwoods
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20	20	Pine flatwoods, hydric pine flatwoods, cypress
b. Parcel has ≤ 2 CLC native plant communities	10		
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10	10	
d. Parcel has 0 CLC listed plant species	0		
1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		

b. 10 - 25% infestation	40	40	
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	**100**	**40**	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80		
b. Listed wildlife species documented on adjacent property	60	40	
c CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10		
c. Parcel does not enhance significant wildlife habitat	0	0	
1.3 - WATER RESOURCES	**100**	**40**	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20	20	
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0		
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	
b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10		
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	**200**	**0**	
1.4.1 - Acreage (Select Highest Score)			

a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15		
e. Parcel is < 10 acres	0	0	
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50		
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0	0	
ECOLOGICAL VALUES TOTAL POINTS	**600**	**210**	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	**160**	**56**	

2 - HUMAN VALUES (20%)	**Possible Points**	**Awarded Points**	**Comments**
2.1 - RECREATION	**120**	**20**	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20		
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	**120**	**80**	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20		
b. Parcel accessible for land-based recreation seasonally	10	10	
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50	50	
b. Public access via unpaved road	30		
c. Public access via private road	20		
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25		
b. Public parking available nearby or on adjacent preserve	20		

c. Street parking available	10	10	
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10	10	
b. Parcel is not easily accessible to pedestrians	0		
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	**40**	**10**	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	**280**	**110**	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**31**	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	**120**	**120**	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		
3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	**50**	**20**	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted	20	20	ATV trespass

c. Major site remediation or human conflict issues predicted	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	**5**	**5**	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5	5	
b. Management assistance by other entity unlikely	0		
RESTORATION AND MANAGEMENT TOTAL SCORE	**175**	**145**	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**66**	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	**130**	**125**	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100	100	
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50		
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25	25	
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5		
d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	**50**	**0**	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5		
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	**180**	**125**	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**56**	

8. Additional Site Photos



Aerial photo looking north



Hydric pine flatwoods looking into pine flatwoods



Aerial photo looking south



Aerial photo of north side of parcel

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

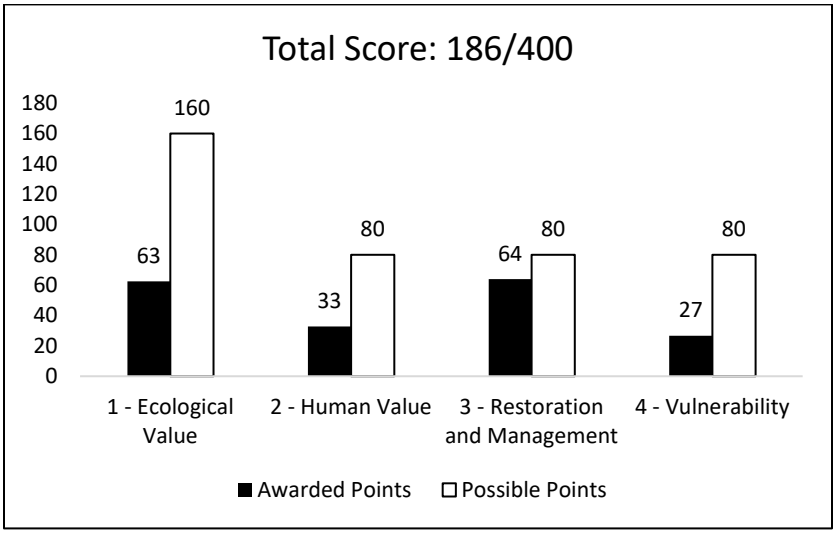
Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.

Conservation Collier Initial Criteria Screening Report
Sarry Trust



Acreage: 13.3 ac
Folios: 00348160000, 00348200009
Staff Report Date: January 3, 2024 (revised October 1, 2025)



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1. Introduction

The Conservation Collier Program (Program) is an environmentally sensitive land acquisition and management program approved by the Collier County Board of County Commissioners (Board) in 2002 and by Collier County Voters in 2002 and 2006. The Program was active in acquisition between 2003 and 2011, under the terms of the referendum. Between 2011 and 2016, the Program was in management mode. In 2017, the Collier County Board reauthorized Conservation Collier to seek additional lands (2/14/17, Agenda Item 11B). On November 3, 2020, the Collier County electors approved the Conservation Collier Re-establishment referendum with a 76.5% majority.

This Initial Criteria Screening Report (ICSR) has been prepared for the Conservation Collier Program to meet requirements specified in the Conservation Collier Implementation Ordinance, 2002-63, as amended, and for purposes of the Conservation Collier Program. The sole purpose of this report is to provide objective data to demonstrate how properties meet the criteria defined by the ordinance.

The following sections characterize the property location, elaborate on the initial and secondary screening criteria scoring, and describe potential funding sources, appropriate use, site improvements, and estimated management costs.

2. Summary of Property

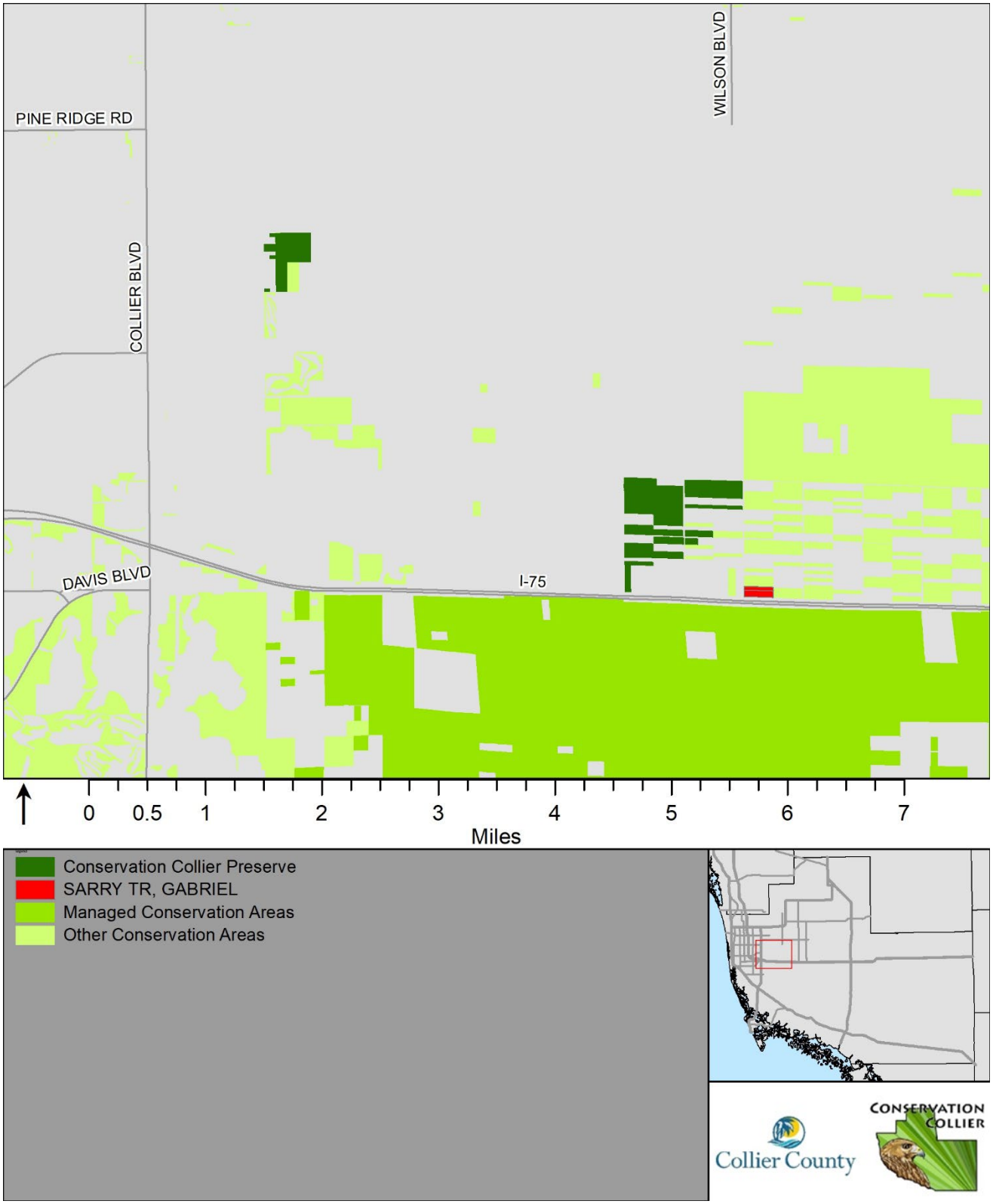


Figure 1 - Parcel Location Overview

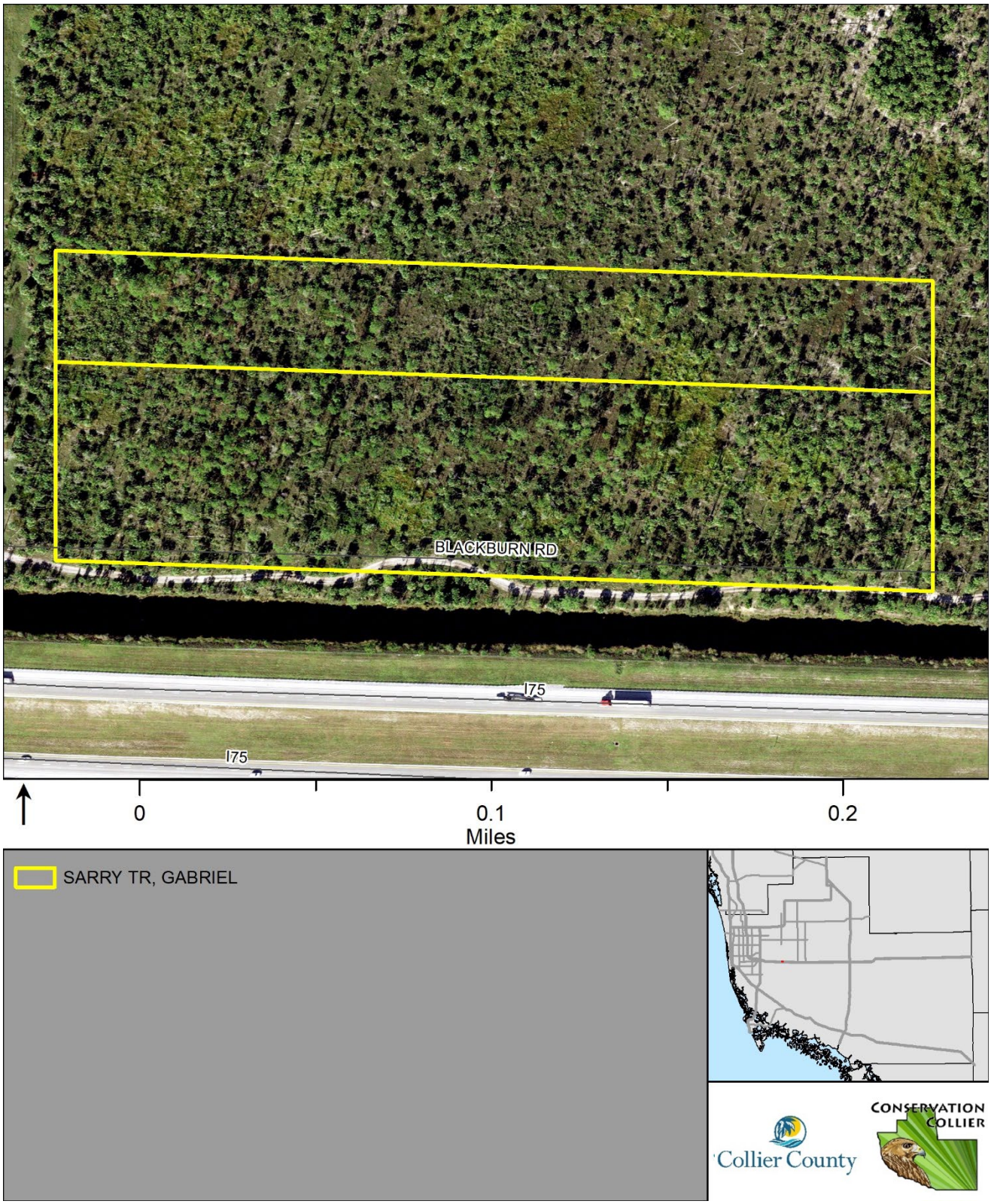


Figure 2 - Parcel Close-up

2.1 Summary of Property Information

Table 1 – Summary of Property Information

Characteristic	Value	Comments
Name	Sarry Trust	
Folio Number	Two	00348160000, 00348200009
Target Protection Area	RFMUD-Sending	Within North Belle Meade TPMA
Size	13.3 acres	
Section, Township, and Range	S34, Twn 49, R27	
Zoning Category/TDRs	A – RFMUD-NRPA-NBMO-Sending	Base Zoning is Agricultural; Sending Lands within Rural Fringe Mixed Use District within a Natural Resource Protection Area and with a North Belle Meade Overlay; Allowable use is 1 residential dwelling per parcel
Existing structures	None	
Adjoining properties and their Uses	Residential, Conservation, Transportation	Single Family Residence adjacent to the west; private Conservation Easements to the north and east; 1-75 directly adjacent to the south; Picayune Strand State Forest south of 1-75
Development Plans Submitted	None	
Known Property Irregularities	None known	
Other County Dept Interest	Transportation	Potential Wilson corridor extension

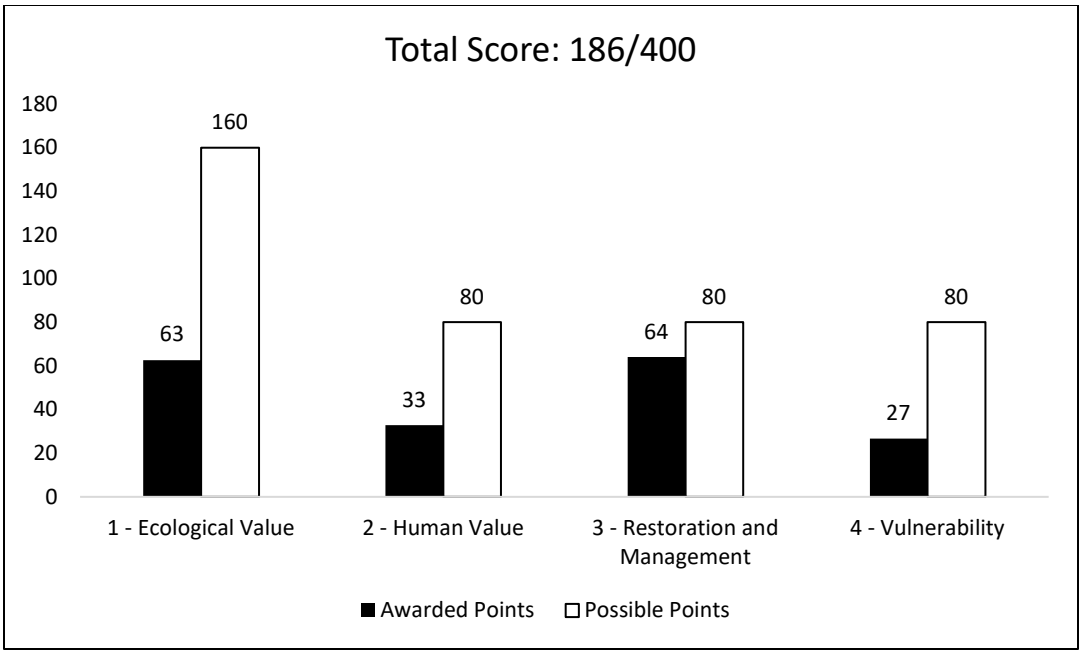


Figure 3 - Secondary Criteria Score

Table 2 - Secondary Criteria Score Summary

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**63**	**160**	**39%**
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	17	53	33%
2 - Human Values	**33**	**80**	**41%**
2.1 - Recreation	11	34	33%
2.2 - Accessibility	19	34	54%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%
3 - Restoration and Management	**64**	**80**	**80%**
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%
4 - Vulnerability	**27**	**80**	**33%**
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	2	22	10%
Total	**186**	**400**	**47%**

2.2 Summary of Initial Screening Criteria Satisfaction (Ord. 2002-63, as amended, Sec. 12)

Criteria 1: CLIP Priority 1 Natural Community

Does the property contain Upland Hardwood Forest, Scrub, Coastal Upland, Dry Prairie, or Upland Pine? **NO**

Property does not contain CLIP Priority 1 Natural Community.

Criteria 2: CLIP Priority 2 Natural Community

Does the property contain Pine Flatwoods or Coastal Wetlands? **NO**

Property does not contain CLIP Priority 2 Natural Community.

Criteria 3: Other Native, Natural Communities

Does the property contain other native, natural communities? **YES**

Property contains Mixed Scrub-Shrub Wetland and Cypress/Pine/Cabbage Palm

Criteria 4: Human Social Values

Does the property offer cultural values, appropriate access for natural resource-based recreation, and the enhancement of the aesthetic setting of Collier County? **NO**

The property is not visible or readily accessible from a public roadway. There is potential access in the future but there is currently no public right of way to access the property. The County Manager's agency and Conservation Collier recently acquired parcels to the west.

Criteria 5: Water Resources

Does the property offer opportunities for protection of water resource values, including aquifer recharge, water quality enhancement, protection of wetland dependent species habitat, wildfire risk reduction, storm surge protection, and flood control? **YES**

The property is mapped as containing 100% hydric soils and most likely holds water during the wet season.

Criteria 6: Biological and Ecological Value

Does the property offer significant biological values, including biodiversity and listed species habitat? **YES**

The parcels provide FL panther habitat, FL black bear habitat and potential Big Cypress fox squirrel, red-cockaded woodpecker, and gopher tortoise habitat.

Criteria 7: Enhancement of Current Conservation Lands

Does the property enhance and/or protect the environmental value of current conservation lands through function as a buffer, ecological link or habitat corridor? **YES**

This property is adjacent to a private conservation easement to the north. This property also contributes to an important wildlife corridor connecting species from the Florida Panther Refuge, Golden Gate Rural Estates, Dr. Robert H. Gore III Preserve, as well as the Picayune Strand State Forest and Fakahatchee Strand State Preserve to the south through wildlife underpasses under I-75. Currently there is habitat connectivity between this site and the Conservation Collier Nancy Payton Preserve. This property provides an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan.

Criteria 8: Target Area

Is the property within a Board-approved target protection mailing area? **YES**

The Sarry Trust property met 5 out of the 8 Initial Screening Criteria.

3. Initial Screening Criteria

3.1 Ecological Values

3.1.1 Vegetative Communities

The vegetative communities found on the Sarry Trust property are similar to those found on the North Belle Meade Preserve to the west. The wildfire that recently passed through the area caused severe canopy and mid-story mortality within the Sarry property, and the hydrology of the area has been affected by the I-75 canal to the south. Throughout the property, many slash pine (*Pinus elliotti* var. *densa*) trees were lost in the fire and much of the groundcover appears to have been severely impacted.

The primary plant community present within the Sarry Trust property can best be described as Cypress/Pine/Cabbage Palm. Areas of Mixed Scrub-Shrub Wetland are also present. The midstory in both plant communities is dominated by cabbage palm (*Sabal palmetto*). Canopy within the Cypress/Pine/Cabbage Palm includes slash pine and some small cypress (*Taxodium* spp.) along with cabbage palm. Saw palmetto (*Serenoa repens)* and cabbage palm are also present in the groundcover of the Cypress/Pine/Cabbage Palm. Both communities contain a mix of grasses, sedges, and herbaceous plants in the groundcover including sawgrass (*Cladium jamaicense*), blue maidencane (*Amphicarpum muehlenbergianum*), swamp fern (*Telmatoblechnum serrulatum*), and southern dewberry (*Rubus trivialis*).

Invasive plants encountered include cogon grass (*Imperata cylindrica)*, Caesar weed (*Urena lobata),* melaleuca (*Melaleuca quinquenervia*), Brazilian pepper (*Schinus terebinthifolia),* small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata).*

No listed plant species were observed on the property during the site visit.

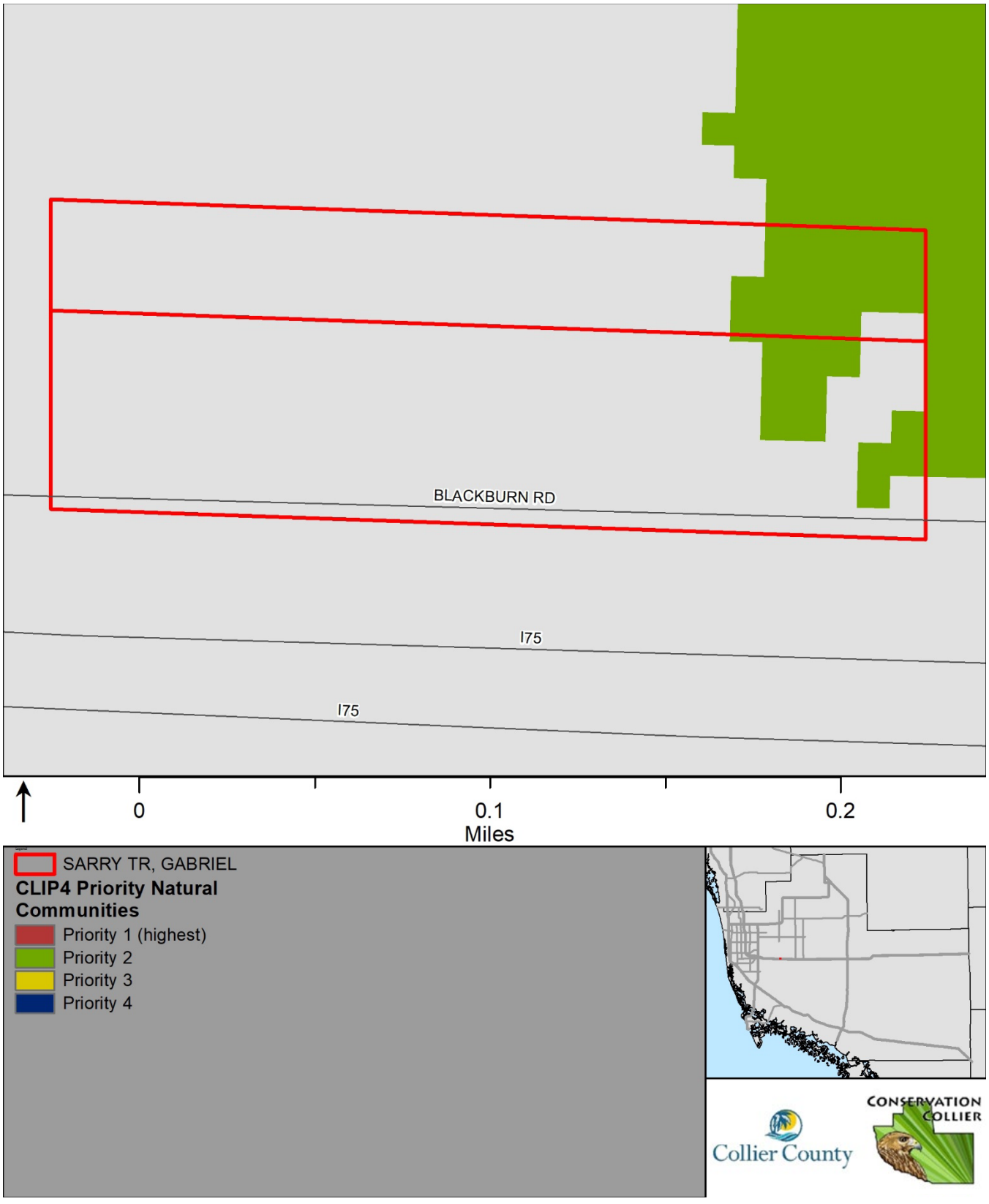


Figure 4 - CLIP4 Priority Natural Communities

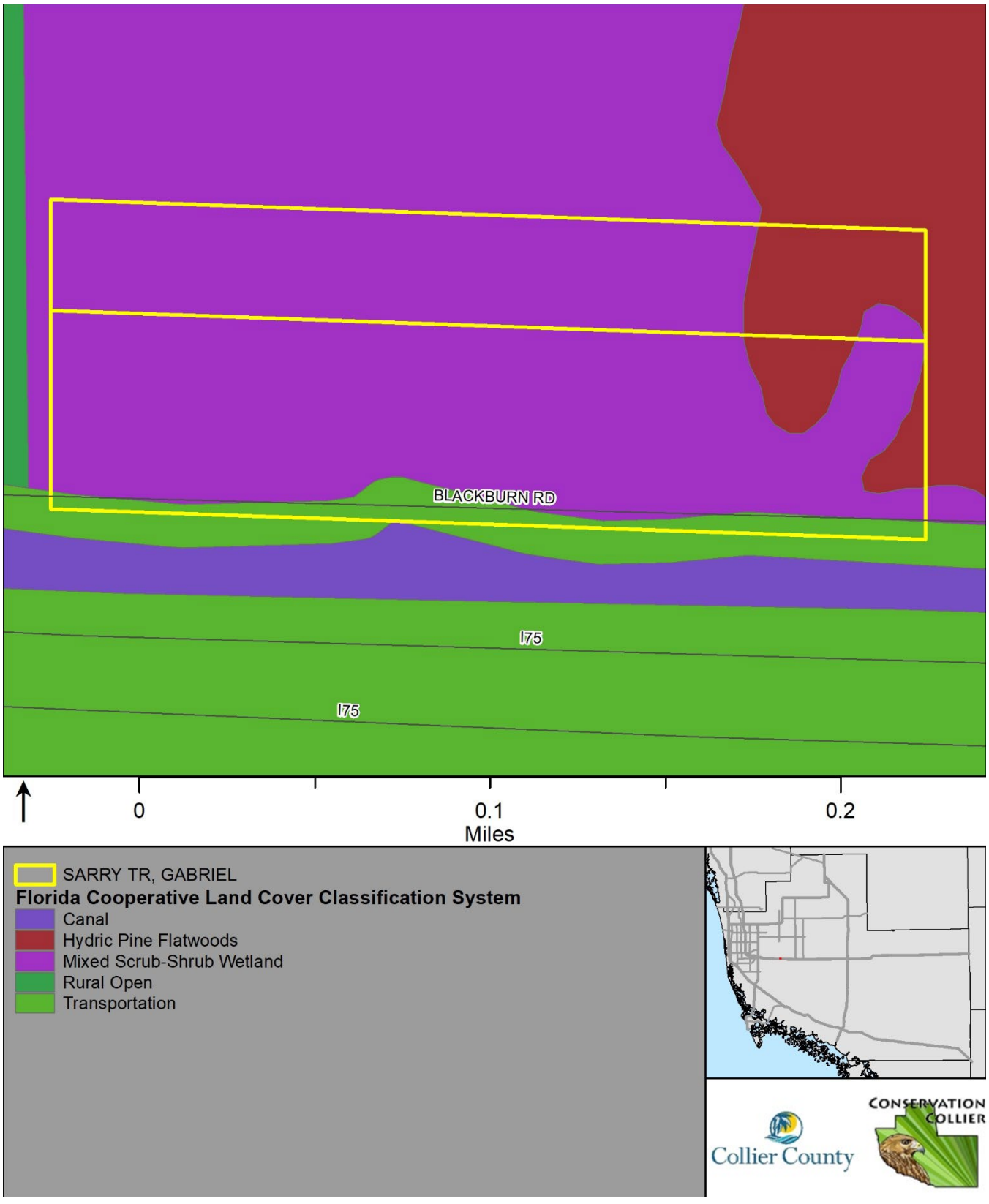


Figure 5 - Florida Cooperative Land Cover Classification System



Figure 6 – Cypress/Pine/Cabbage Palm



Figure 7 – Cypress/Pine Cabbage Palm with pines killed by fire

3.1.2 Wildlife Communities

CLIP4 Species Richness Maps show potential for 5-6 focal species to utilize the properties including federally endangered Florida panther, red-cockaded woodpecker, Florida bonneted bat, and state-threatened Florida gopher tortoise and Big Cypress fox squirrel. A radio collared panther was tracked on the property in 2016, and panther telemetry from 1986-2020 shows consistent utilization of the surrounding area by radio-collared individuals, most recently a breeding female with kittens. FWC panther road mortality data along Interstate 75 indicates there is movement of Florida panther between the site, the surrounding lands and the Picayune Strand State Forest, with the most recent road mortalities occurring in March 2020. The property is included within known historic nesting/foraging habitat for endangered red-cockaded woodpeckers.

Table 4 – Listed Wildlife Detected

Common Name	Scientific Name	State Status	Federal Status	Mode of Detection
Florida Panther	*Puma concolar coryi*	Endangered	Endangered	FWC Telemetry

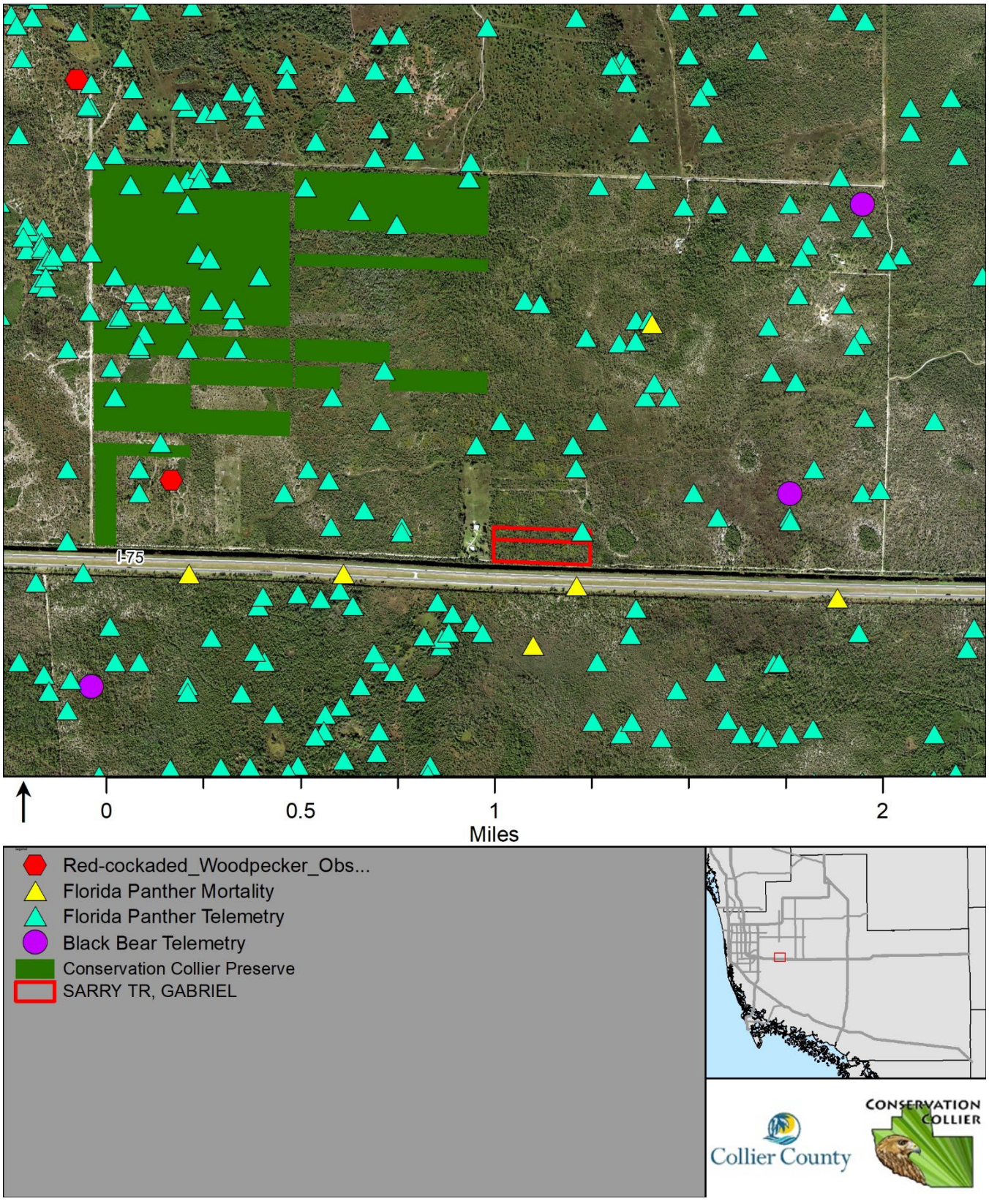


Figure 8 - Wildlife Spatial Data (i.e., telemetry, roosts, etc)

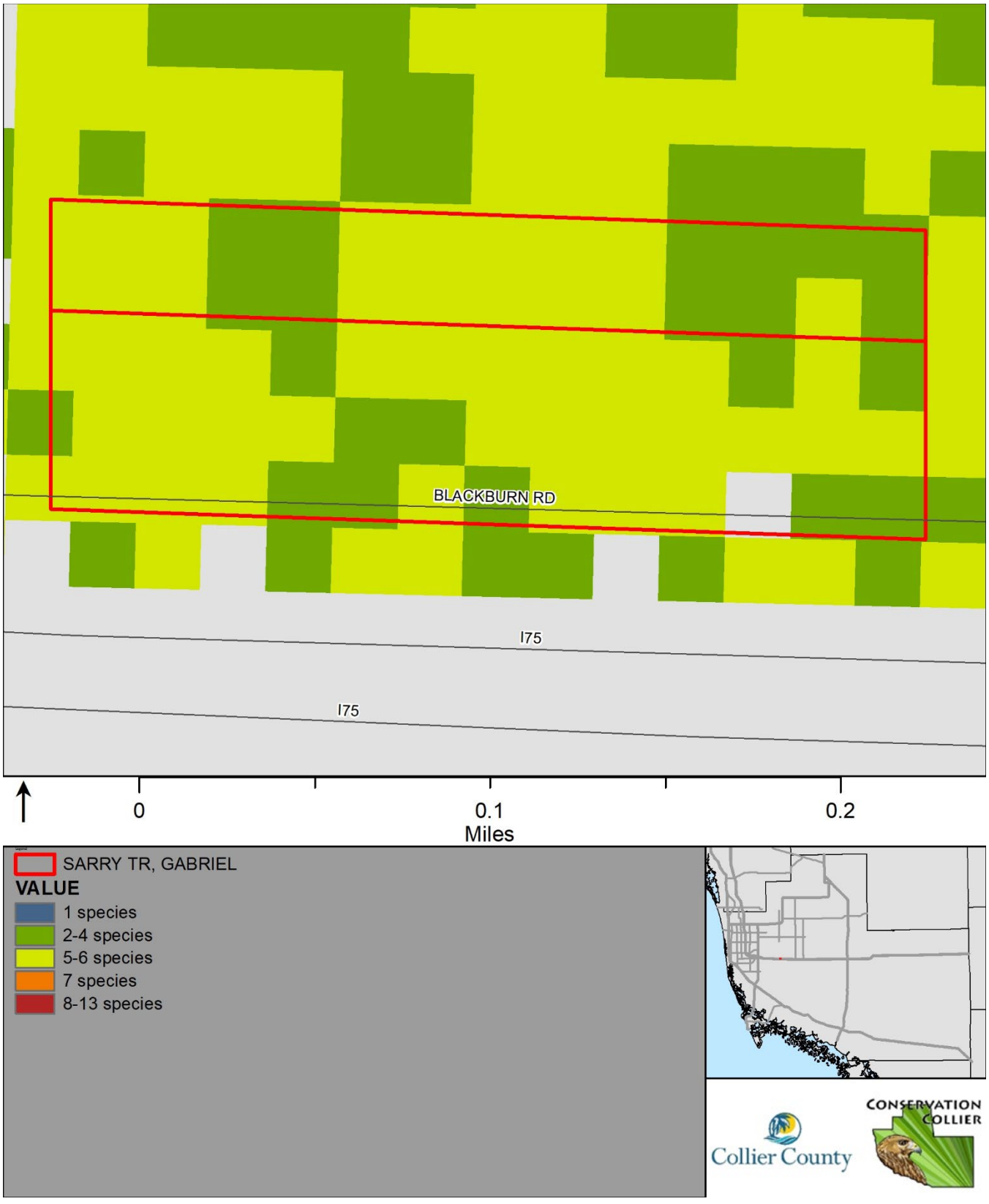


Figure 9 - CLIP4 Potential Habitat Richness

3.1.3 Water Resources

The property holds shallow surface water during the wet season. This provides seasonal habitat for wetland dependent species, especially wading birds. The entire property is mapped as containing depressional soils, primarily Pineda fine sand, limestone substratum which is associated with sloughs and poorly defined drainageways. These parcels do not provide significant aquifer recharge capacity.

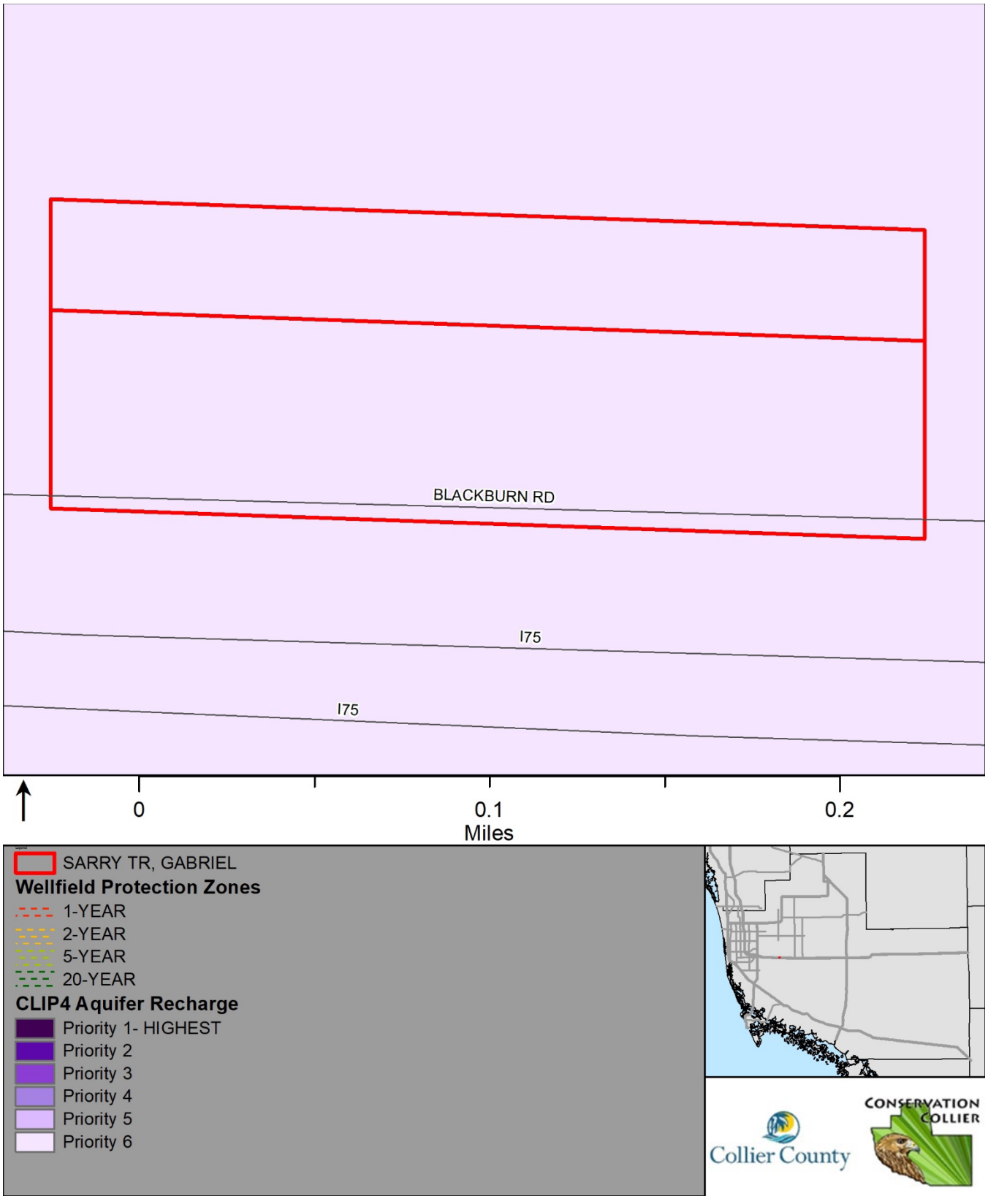


Figure 10 - CLIP Aquifer Recharge Priority and Wellfield Protection Zones

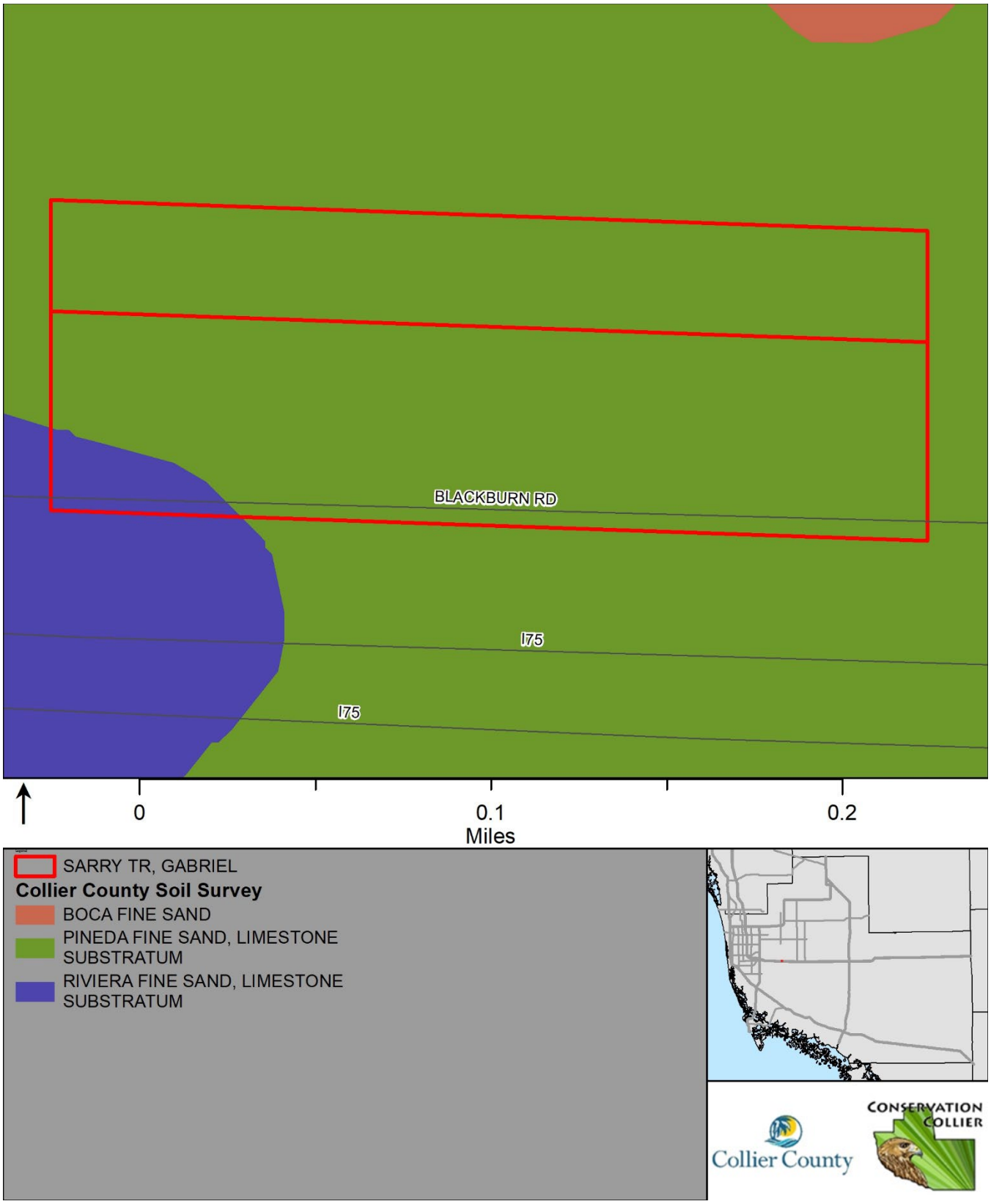


Figure 11 - Collier County Soil Survey

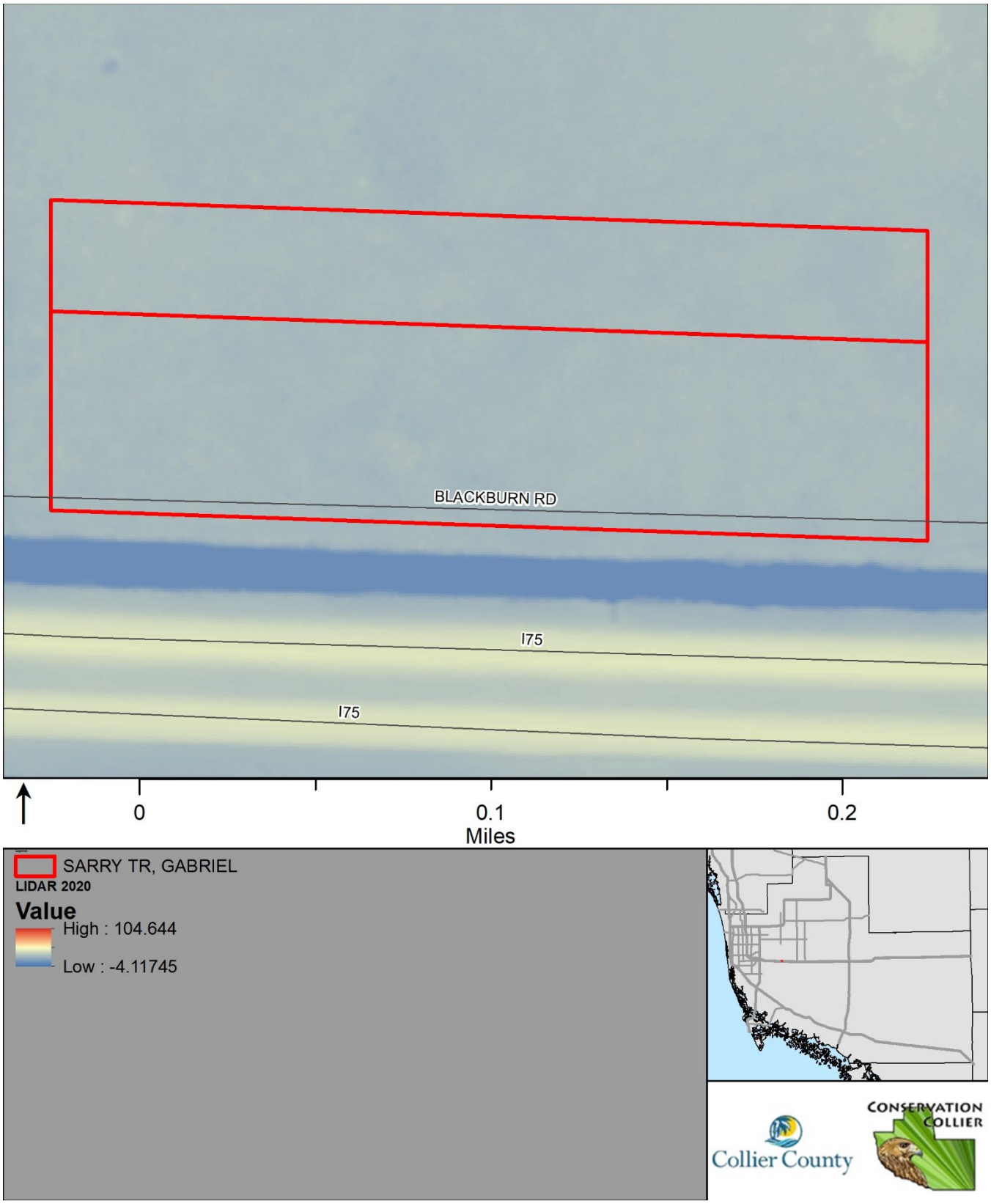


Figure 12 LIDAR Elevation Map

3.1.4 Ecosystem Connectivity

These parcels directly connect to conservation easements to the north and east, the Picayune Strand State Forest via wildlife underpasses to the south, and to the remaining undeveloped portions of the Golden Gate Estates to the north, east, and west. Both conservation easements are held by the US Fish and Wildlife Service for preservation related to the Estates of Twin Eagles and the Section 20 Mine. Telemetry data shows Florida panther use this area to cross between the Nancy Payton Preserve in the Golden Gate Estates and larger conservation areas to the south and the east. These parcels also provide an ecological link to the northern range expansion goals of the Red-Cockaded Woodpecker Recovery Plan. Protecting habitat on both sides of I-75 may provide opportunities to install additional wildlife crossings.

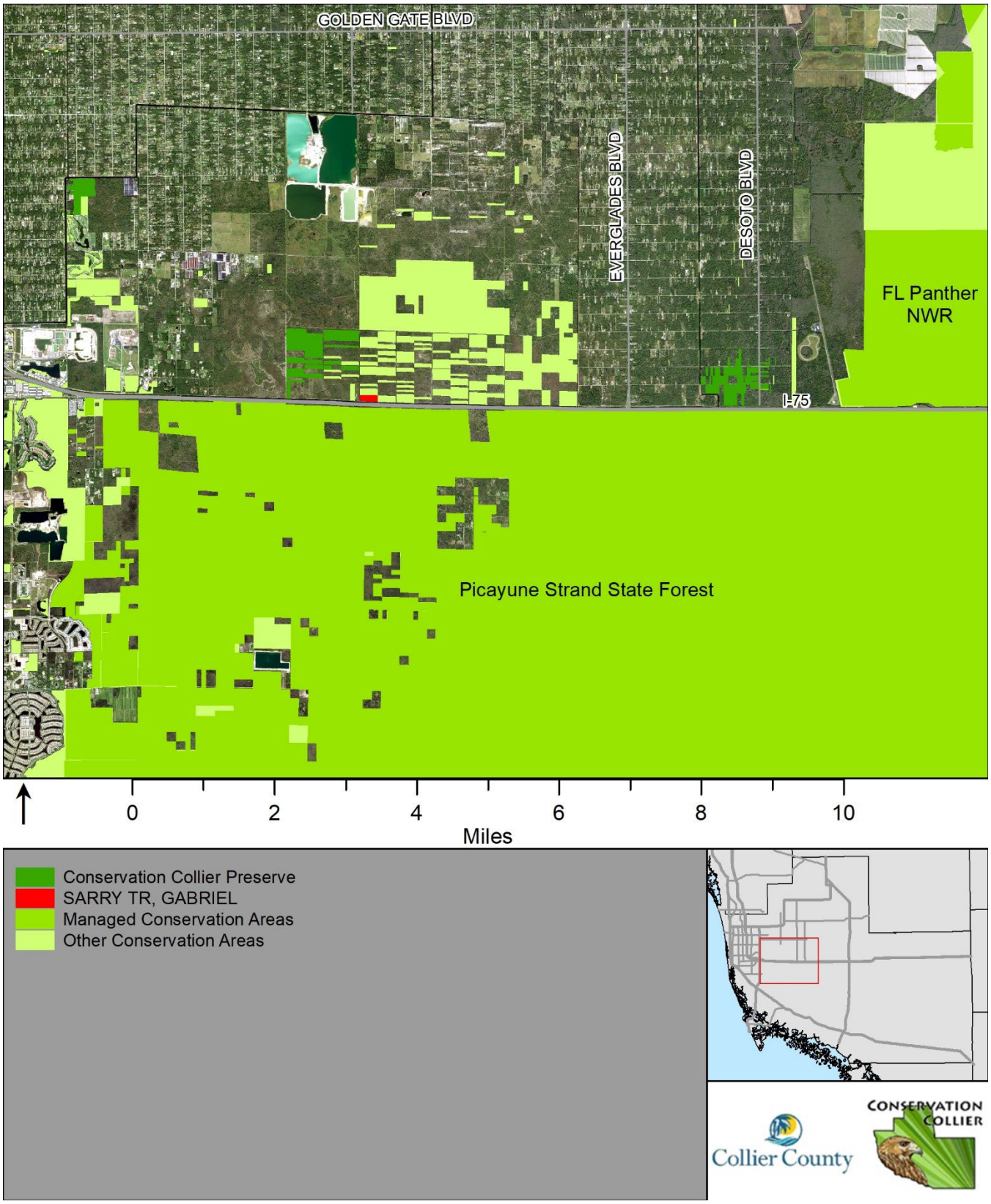


Figure 13 - Conservation Lands

3.2 Human Values

3.2.1 Recreation

These parcels could provide year-round access for recreational activities including but not limited to fishing and hiking. The open landscape provides opportunities for wildlife viewing.

3.2.2 Accessibility

The property is accessed through a gate on Blackburn Rd which is closed to the public.

3.2.3 Aesthetic/Cultural Enhancement

These parcels currently provide green space along I-75.



Figure 14 – View of property showing proximity to I-75

3.2 Restoration and Management

3.3.1 Vegetation Management

3.3.1.1 Invasive Vegetation

Invasive vegetation infestation is not terribly high in these parcels, at approximately 25%. There are a few thick patches of cogon grass (*Imperata cylindrica*), which appears to be the most widespread invasive plant encountered. Other invasives present include Caesar weed (*Urena lobata),* melaleuca (*Melaleuca quinquenervia)*, Brazilian pepper (*Schinus terebinthifolia),* small-leaf climbing fern (*Lygodium microphyllum*), and shrubby false buttonwood (*Spermacoce verticillata).* The disturbed nature of the site makes it vulnerable to additional infestations, especially cogon grass and climbing fern.

3.3.1.2 Prescribed Fire

Despite a recent history of stand replacing wildfire, these parcels would still benefit from regular prescribed burning. The proximity to I-75 limits, but does not bar, the application of prescribed fire. Although native, the high density of cabbage palms creates an obstacle to restoration by overcrowding more desirable species and creating fuel loads that other species cannot tolerate when burned. When occurring at sufficient density, cabbage palms burn at high temperatures that kill the overstory trees. This reduction in canopy cover creates desirable conditions for cabbage palm recruitment which in turn increases intensity of subsequent fires. Cabbage palms will have to be chemically or mechanically thinned and then burned on a short return interval in order the restore the slash pine and cypress canopy. Firebreaks would need to be installed along the west, north, and east boundary lines.

3.3.2 Remediation and Site Security

Some areas of the site require canopy rehabilitation in the form of replanting due to past wildfires. Invasive species and cabbage palms will need to be controlled before planting occurs. The remoteness of the parcels and existing entrance gate on Blackburn Rd. limits trespass. Most off-road traffic within the surrounding parcels is suspected to be done by those accessing private property; however, there have been reports of poaching on lands to the west in the recent past.

3.3.3 Assistance

Assistance is not predicted.

3.4 Vulnerability

3.4.1 Zoning and Land Use

These parcels are designated as Sending Lands in the Rural Fringe Mixed Use Overlay (RFMUO) within a Natural Resource Protection Area (NRPA), with a North Belle Meade Overlay. RFMUO Sending Lands designation allows for 1 dwelling unit per 40 acres, or 1 dwelling unit per parcel if the parcel is under 40 acres. Therefore, one dwelling unit could be developed on each of the Sarry Trust parcels.

LDC section 2.03.08.A provide the description of **Sending Lands**:

> RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending

lands as provided in section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands.

LDC section 2.03.08.B provide the description of **NRPAs**:

The purpose and intent of the Natural Resource Protection Area Overlay District (NRPA) is to: protect endangered or potentially endangered species by directing incompatible land uses away from their habitats; to identify large, connected, intact, and relatively unfragmented habitats, which may be important for these listed species; and to support State and Federal agencies' efforts to protect endangered or potentially endangered species and their habitats. NRPAs may include major wetland systems and regional flow-ways. **These lands generally should be the focus of any federal, state, County, or private acquisition efforts.** Accordingly, allowable land uses, vegetation preservation standards, development standards, and listed species protection criteria within NRPAs set forth herein are more restrictive than would otherwise be permitted in the underlying zoning district and shall to be applicable in addition to any standards that apply tin the underlying zoning district.

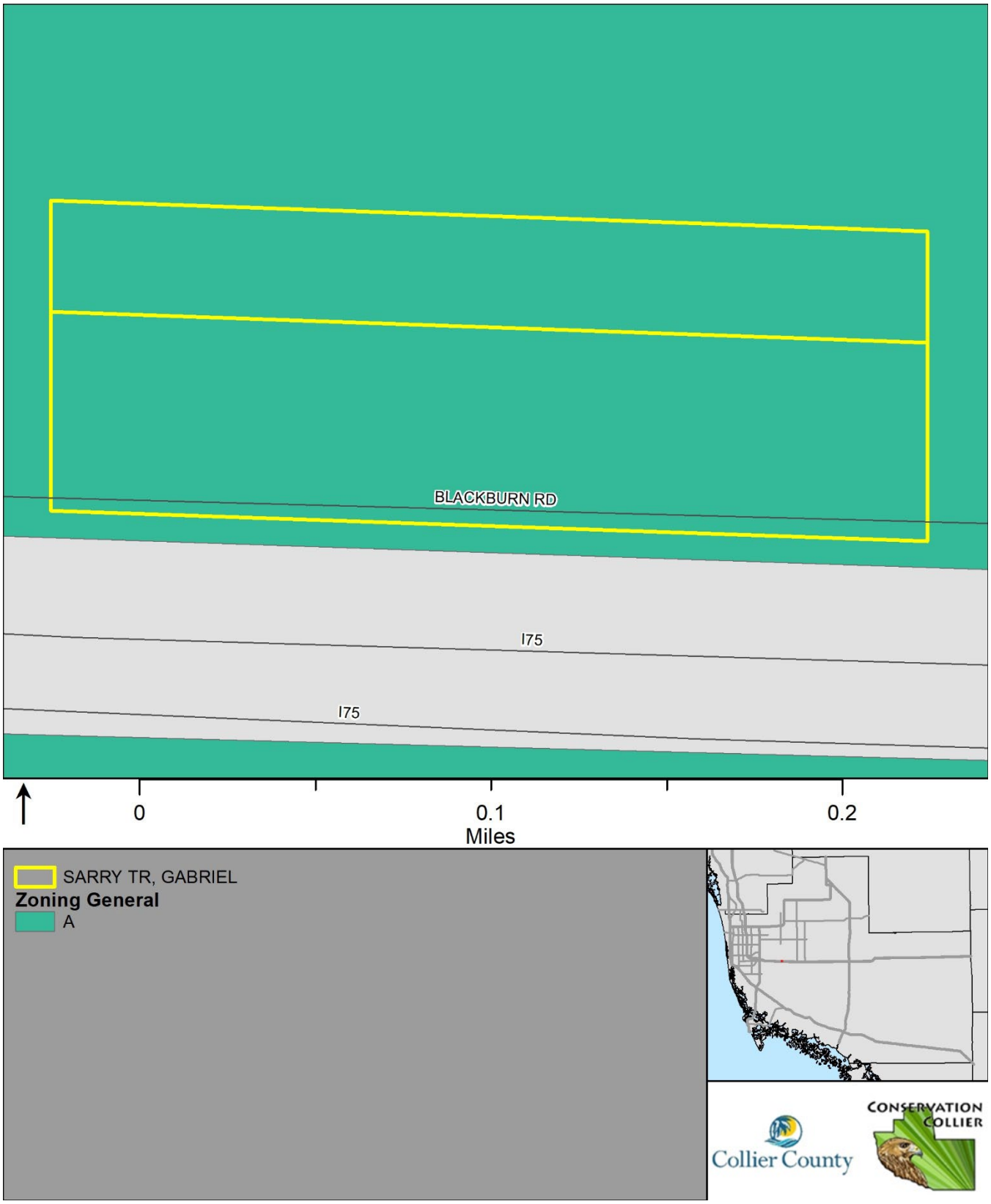


Figure 15 - Zoning

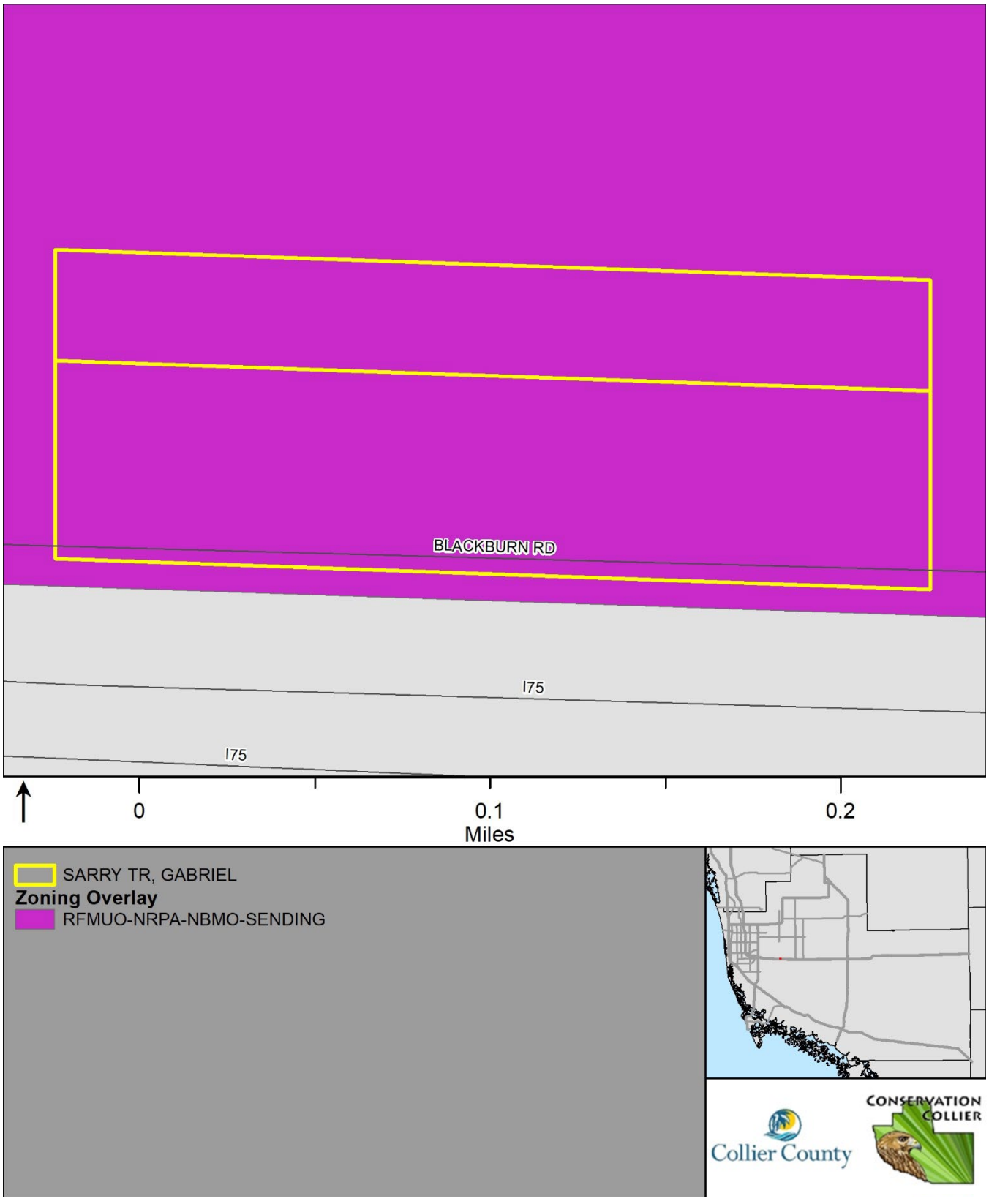


Figure 16 - Zoning Overlays

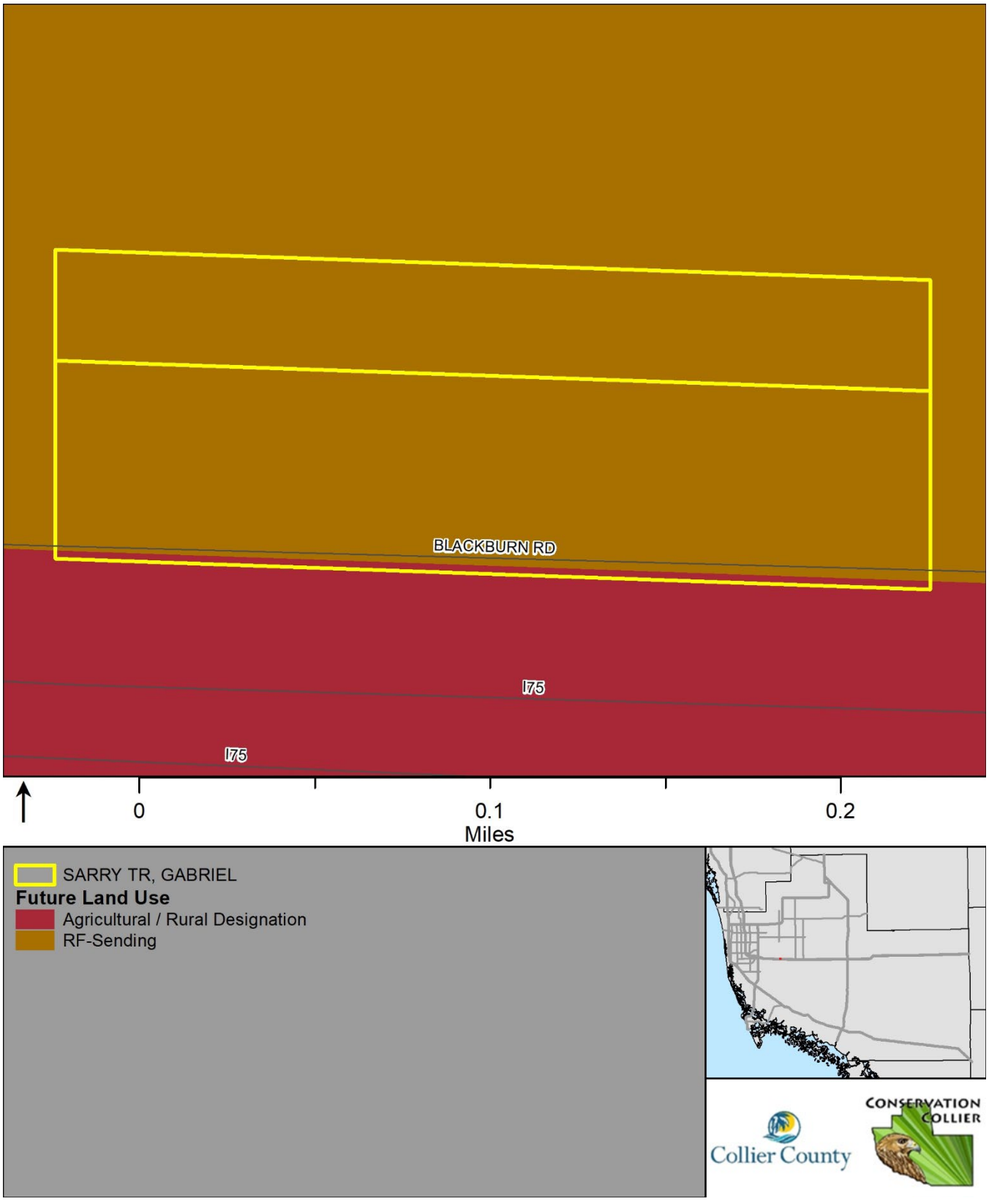


Figure 17 – Future Land Use

3.4.2 Development Plans

No development plans currently exist on the property. Although the zoning of the property favors agricultural use and low-density residential dwellings, the Wilson Corridor Extension may be aligned through this area. Once the corridor is constructed surrounding lands may transition from agricultural to more intensive forms of use.

4. Acquisition Considerations

Staff would like to bring the following items to the attention of the Advisory Committee during the review of this property. The following does not affect the scoring. The following are items that will be addressed in the Executive Summary to the Board of County Commissioners if this property moves forward for ranking.

These properties could be within the alignment of the future Wilson Benfield Road Extension. If these properties are approved for the A-List, staff will take this information into consideration when planning amenities and public access on the site. Additionally, when applicable, language will be memorialized in the Purchase Agreements and related closing documents to ensure Collier County Transportation will be able to purchase a portion of the properties from Conservation Collier for future right-of-way, if and when needed, at the original per-acre acquisition cost.

5. Management Needs and Costs

Table 5 - Estimated Costs of Site Remediation, Improvements, and Management

Management Element	Initial Cost	Annual Recurring Cost	Comments
Invasive Vegetation Removal	$5,300	$2,000	$400/acre initial, $150/acre recurring. 13.3-acres
Cabbage Palm Treatment	$5,300	N/A	$400/acre
Native Plant Installation	$800	N/A	$70/1000 slash pine seedlings, $225/1000 cypress seedlings. $1/tree installation. 500 pines, 200 cypress
Trail/Firebreak Installation and Maintenance	$5,000	$1,000	Installing firebreaks along property boundaries
Total	**$16,400**	**$3,000**	

6. Potential for Matching Funds

There are no known matching funds or partnership opportunities for acquisition in this area.

7. Secondary Criteria Scoring Form

Property Name: Sarry Trust			
Target Protection Mailing Area: N/A			
Folio(s): 00348160000, 00348200009			
Secondary Criteria Scoring	**Possible Points**	**Awarded Points**	**Percentage**
1 - Ecological Value	**160**	**63**	**39**
2 - Human Value	**80**	**33**	**41**
3 - Restoration and Management	**80**	**64**	**80**
4 - Vulnerability	**80**	**27**	**33**
TOTAL SCORE	**400**	**186**	**47**

1 - ECOLOGICAL VALUES (40% of total)	**Possible Points**	**Awarded Points**	**Comments**
1.1 VEGETATIVE COMMUNITIES	**200**	**50**	
1.1.1 - Priority natural communities (Select highest score)			
a. Parcel contains CLIP4 Priority 1 communities (1130 - Rockland Hammock, 1210 - Scrub, 1213 - Sand Pine Scrub, 1214 - Coastal Scrub, 1312 - Scrubby Flatwoods, 1610 - Beach Dune, 1620 - Coastal Berm, 1630 - Coastal Grasslands, 1640 - Coastal Strand, or 1650 - Maritime Hammock)	100		
b. Parcel contains CLIP4 Priority 2 communities (22211 - Hydric Pine Flatwoods, 2221 - Wet Flatwoods, or 1311 - Mesic Flatwoods)	60		
c. Parcel contains CLIP4 Priority 3 communities (5250 - Mangrove Swamp, or 5240 - Salt Marsh)	50		
d. Parcel contains CLIP4 Priority 4 communities (5250 - Mangrove Swamp)	25		
1.1.2 - Plant community diversity (Select the highest score)			
a. Parcel has ≥ 3 CLC native plant communities (Florida Cooperative Land Cover Classification System native plant communities)	20		
b. Parcel has ≤ 2 CLC native plant communities	10	10	Cypress/Pine/Cabbage Palm, Mixed Scrub-Shrub Wetlands
c. Parcel has 0 CLC native plant communities	0		
1.1.3 - Listed plant species (excluding commercially exploited species) (Select the highest score)			
a. Parcel has ≥5 CLC listed plant species	30		
b. Parcel has 3-4 CLC listed plant species	20		
c. Parcel has ≤ 2 CLC listed plant species	10		
d. Parcel has 0 CLC listed plant species	0	0	

1.1.4 - Invasive Plant Infestation (Select highest score)			
a. 0 - 10% infestation	50		
b. 10 - 25% infestation	40	40	cogon; melaleuca; lygodium
c. 25 - 50% infestation	30		
d. 50 - 75% infestation	20		
e. ≥75% infestation	10		
1.2 - WILDLIFE COMMUNITIES	**100**	**90**	
1.2.1 - Listed wildlife species (Select the highest score)			
a. Listed wildlife species documented on the parcel	80	80	Florida Panther
b. Listed wildlife species documented on adjacent property	60		
c CLIP Potential Habitat Richness ≥5 species	40		
d. No listed wildlife documented near parcel	0		
1.2.2 - Significant wildlife habitat (Rookeries, roosts, denning sites, nesting grounds, high population densities, etc) (Select highest score)			
a. Parcel protects significant wildlife habitat (Please describe)	20		
b. Parcel enhances adjacent to significant wildlife habitat (Please describe)	10	10	adjacent to hundreds of undeveloped acres
c. Parcel does not enhance significant wildlife habitat	0		
1.3 - WATER RESOURCES	**100**	**30**	
1.3.1 - Aquifer recharge (Select the highest score)			
a. Parcel is located within a wellfield protection zone or within a CLIP4 Aquifer Recharge Priority 1 area	40		
b. Parcel is located within a CLIP4 Aquifer Recharge Priority 2 or 3 area	30		
c. Parcel is located within a CLIP4 Aquifer Recharge Priority 4 or 5 area	20		
d. Parcel is located within a CLIP4 Aquifer Recharge Priority 6 area	0	0	
1.3.2 - Surface Water Protection (Select the highest score)			
a. Parcel is contiguous with and provides buffering for an Outstanding Florida Waterbody	30		
b. Parcel is contiguous with and provides buffering for a creek, river, lake, canal or other surface water body	20		
c. Parcel is contiguous with and provides buffering for an identified flowway	15		
d. Wetlands exist on site	10	10	
e. Parcel does not provide opportunities for surface water quality enhancement	0		
1.3.3 - Floodplain Management (Select all that apply)			
a. Parcel has depressional or slough soils	10	10	

b. Parcel has known history of flooding and is likely to provide onsite water attenuation	10	10	
c. Parcel provides storm surge buffering	10		
d. Parcel does not provide floodplain management benefits	0		
1.4 - ECOSYSTEM CONNECTIVITY	**200**	**65**	
1.4.1 - Acreage (Select Highest Score)			
a. Parcel is ≥ 300 acres	150		
b. Parcel is ≥ 100 acres	100		
b. Parcel is ≥ 50 acres	75		
c. Parcel is ≥ 25 acres	25		
d. Parcel is ≥ 10 acres	15	15	
e. Parcel is < 10 acres	0		
1.4.2 - Connectivity (Select highest score)			
a. Parcel is immediately contiguous with conservation lands	50	50	
b. Parcel is not immediately contiguous, but parcels between it and nearby conservation lands are undeveloped	25		
c. Parcel is isolated from conservation land	0		
ECOLOGICAL VALUES TOTAL POINTS	**600**	**235**	
ECOLOGICAL VALUES WEIGHTED SCORE (Awarded Points/Possible Points*160)	**160**	**63**	

2 - HUMAN VALUES (20%)	Possible Points	Awarded Points	Comments
2.1 - RECREATION	**120**	**40**	
2.1.1 - Compatible recreation activities (Select all that apply)			
a. Hunting	20		
b. Fishing	20	20	
c. Water-based recreation (paddling, swimming, etc)	20		
d. Biking	20		
e. Equestrian	20		
f. Passive natural-resource based recreation (Hiking, photography, wildlife watching, environmental education, etc)	20	20	
g. Parcel is incompatible with nature-based recreation	0		
2.2 - ACCESSIBILITY	**120**	**65**	
2.2.1 - Seasonality (Select the highest score)			
a. Parcel accessible for land-based recreation year round	20	20	
b. Parcel accessible for land-based recreation seasonally	10		
c. Parcel is inaccessible for land-based recreation	0		
2.2.2 - Vehicle access (Select the highest score)			
a. Public access via paved road	50		

b. Public access via unpaved road	30		
c. Public access via private road	20	20	
d. No public access	0		
2.2.3 - Parking Availability (Select the highest score)			
a. Minor improvements necessary to provide on-site parking	40		
b. Major improvements necessary to provide on-site parking (Requires site development plan)	25	25	
b. Public parking available nearby or on adjacent preserve	20		
c. Street parking available	10		
d. No public parking available	0		
2.2.4 - Pedestrian access (Select the highest score)			
a. Parcel is easily accessible to pedestrians (within walking distance of housing development)	10		
b. Parcel is not easily accessible to pedestrians	0	0	
2.3 - AESTHETICS/CULTURAL ENHANCEMENT	**40**	**10**	
2.3.1 - Aesthetic/cultural value (Choose all that apply)			
a. Mature/outstanding native vegetation	5		
b. Scenic vistas	5		
c. Frontage enhances aesthetics of public thoroughfare	10	10	Improves aesthetics from I-75
d. Archaeological/historical structures present	15		
e. Other (Please describe)	5		
f. None	0		
HUMAN VALUES TOTAL SCORE	**280**	**115**	
HUMAN VALUES WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**33**	

3 - RESTORATION AND MANAGEMENT (20%)	Possible Points	Awarded Points	Comments
3.1 - VEGETATION MANAGEMENT	**120**	**120**	
3.1.1 - Invasive plant management needs (Select the highest score)			
a. Minimal invasive/nuisance plant management necessary to restore and maintain native plant communities (<30%)	100	100	
b. Moderate invasive/nuisance plant management necessary to restore and maintain native plant communities (30-65%)	75		
c. Major invasive/nuisance plant management necessary to restore and maintain native plant communities (>65%)	50		
d. Major invasive/nuisance plant management and replanting necessary to restore and maintain native plant communities (>65%)	25		
e. Restoration of native plant community not feasible	0		

3.1.2 - Prescribed fire necessity and compatibility (Select the highest score)			
a. Parcel contains fire dependent plant communities and is compatible with prescribed fire or parcel does not contain fire dependent plant communities	20	20	
b. Parcel contains fire dependent plant communities and is incompatible with prescribed fire	0		
3.2 - REMEDIATION AND SITE SECURITY	**50**	**20**	
3.2.1 - Site remediation and human conflict potential (Dumping, contamination, trespassing, vandalism, other) (Select the highest score)			
a. Minimal site remediation or human conflict issues predicted	50		
b. Moderate site remediation or human conflict issues predicted (Please describe)	20	20	ATV trespass issues predicted
c. Major site remediation or human conflict issues predicted (Please describe)	5		
d. Resolving site remediation or human conflict issues not feasible	0		
3.3 - ASSISTANCE	**5**	**0**	
3.4.1 - Management assistance by other entity			
a. Management assistance by other entity likely	5		
b. Management assistance by other entity unlikely	0	0	
RESTORATION AND MANAGEMENT TOTAL SCORE	**175**	**140**	
RESTORATION AND MANAGEMENT WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**64**	

4 - VULNERABILITY (20%)	Possible Points	Awarded Points	Comments
4.1 - ZONING AND LAND USE	**130**	**55**	
4.1.1 - Zoning and land use designation (Select the highest score)			
a. Zoning allows for Single Family, Multifamily, industrial or commercial	100		
b. Zoning allows for density of no greater than 1 unit per 5 acres	75		
c. Zoning allows for agricultural use /density of no greater than 1 unit per 40 acres	50	50	
d. Zoning favors stewardship or conservation	0		
4.1.2 - Future Land Use Type (Select the highest score)			
a. Parcel designated Urban	30		
b. Parcel designated Estates, Rural Fringe Receiving and Neutral, Agriculture	25		
c. Parcel designated Rural Fringe Sending, Rural Lands Stewardship Area	5	5	

d. Parcel is designated Conservation	0		
4.2 - DEVELOPMENT PLANS	**50**	**5**	
4.2.1 - Development plans (Select the highest score)			
a. Parcel has been approved for development	20		
b. SFWMD and/or USACOE permit has been applied for or SDP application has been submitted	15		
c. Parcel has no current development plans	0	0	
4.2.2 - Site characteristics amenable to development (Select all that apply)			
a. Parcel is primarily upland	10		
b. Parcel is along a major roadway	10		
c. Parcel is >10 acres	5	5	
d. Parcel is within 1 mile of a current or planned commercial or multi-unit residential development	5		
VULNERABILITY TOTAL SCORE	**180**	**60**	
VULNERABILITY WEIGHTED SCORE (Awarded Points/Possible Points*80)	**80**	**27**	

8. Additional Site Photos



Groundcover with melaleuca seedlings



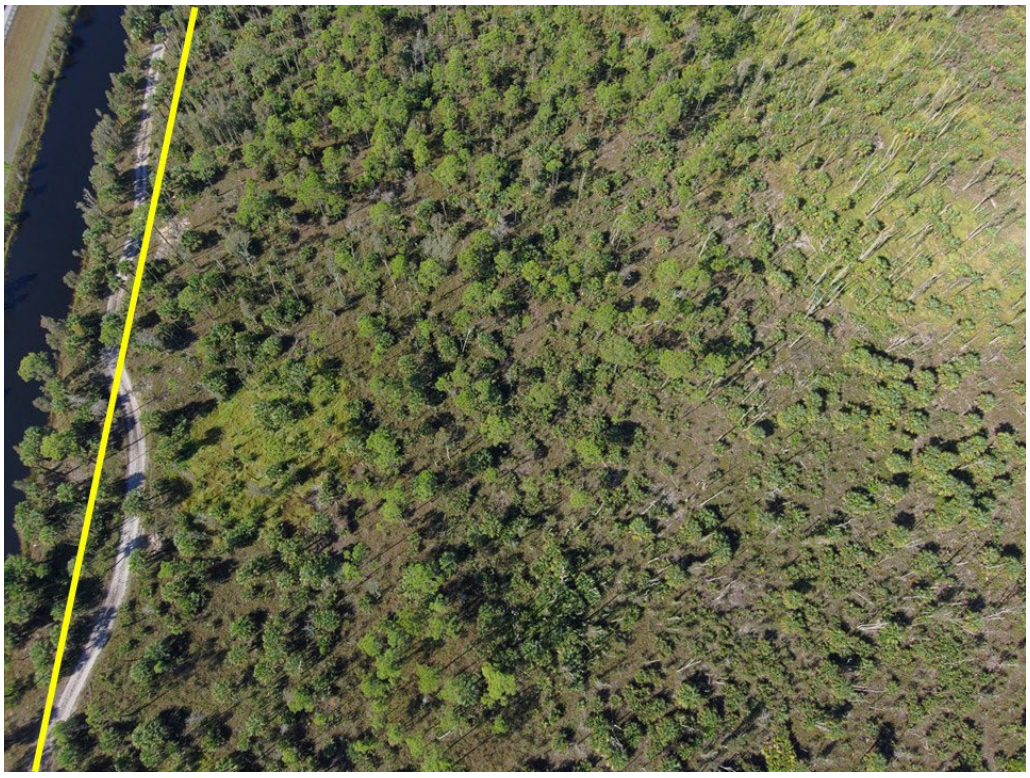
Cogongrass patch



Groundcover with swamp fern



Interior of property looking southwest



South edge of property



View looking east



View looking west



Interior of parcel



Looking southwest – light green is cogongrass



Looking southeast – light green is cogongrass

APPENDIX 1 – Critical Lands and Water Identification Maps (CLIP) Definitions

This report makes use of data layers from the Florida Natural Areas Inventory and University of Florida Critical Lands and Waters Identification Project (CLIP4). CLIP4 is a collection of spatial data that identify statewide priorities for a broad range of natural resources in Florida. It was developed through a collaborative effort between the Florida Areas Natural Inventory (FNAI), the University of Florida GeoPlan Center and Center for Landscape Conservation Planning, and the Florida Fish and Wildlife Conservation Commission (FWC). It is used in the Florida Forever Program to evaluate properties for acquisition. CLIP4 is organized into a set of core natural resource data layers which are representative of 5 resource categories: biodiversity, landscapes, surface water, groundwater and marine. The first 3 categories have also been combined into the Aggregated layer, which identifies 5 priority levels for natural resource conservation.

Below is a description of each of the three CLIP4 data layers used in this report.

Figure 4 - CLIP4 Priority Natural Communities

Consists of 12 priority natural community types: upland glades, pine rocklands, seepage slopes, scrub, sandhill, sandhill upland lakes, rockland hammock, coastal uplands, imperiled coastal lakes, dry prairie, upland pine, pine flatwoods, upland hardwood forest, or coastal wetlands. These natural communities are prioritized by a combination of their heritage global status rank (G-rank) and landscape context, based on the Land Use Intensity Index (subset of CLIP Landscape Integrity Index) and FNAI Potential Natural Areas. Priority 1 includes G1-G3 communities with Very High or High landscape context. Priority 2 includes G1-G3 Medium and G4 Very High/High. Priority 3 includes G4 Medium and G5 Very High/High. Priority 5 is G5 Medium.

This data layer was created by FNAI originally to inform the Florida Forever environmental land acquisition program. The natural communities were mapped primarily based on the FNAI/FWC Cooperative Land Cover (CLC) data layer, which is a compilation of best-available land cover data for the entire state. The CLC is based on both remote-sensed (from aerial photography, primarily from water management district FLUCCS data) and ground-truthed (from field surveys on many conservation lands) data.

Figure 9 - Potential Habitat Richness CLIP4 Map

This CLIP version 4.0 data layer is unchanged from CLIP v3.0. FWC Potential Habitat Richness. Because SHCAs do not address species richness, FWC also developed the potential habitat richness layer to identify areas of overlapping vertebrate species habitat. FWC created a statewide potential habitat model for each species included in their analysis. In some cases, only a portion of the potential habitat was ultimately designated as SHCA for each species. The Potential Habitat Richness layer includes the entire potential habitat model for each species and provides a count of the number of species habitat models occurring at each location. The highest number of focal species co-occurring at any location in the model is 13.

Figure 10 - CLIP4 Aquifer Recharge Priority and Wellfield Protection Zones

High priorities indicate high potential for recharge to an underlying aquifer system (typically the Floridan aquifer but could be intermediate or surficial aquifers in some portions of the state). The highest priorities indicate high potential for recharge to springs or public water supplies. This figure also includes Wellfield Protection Zones. Collier County Wellfield Protection Zones are referenced in the Land Development Code and updated in 2010 by Pollution Control and Prevention Department Staff. The public water supply wellfields, identified in section 3.06.06 and permitted by the SFWMD for potable water to withdraw a minimum of 100,000 average gallons per day (GPD), are identified as protected wellfields, around which specific land use and activity (regulated development) shall be regulated under this section.

Initial Criteria Screening Reports (ICSRs) Properties for Review October 1, 2025

Conservation Collier Land Acquisition Advisory Committee



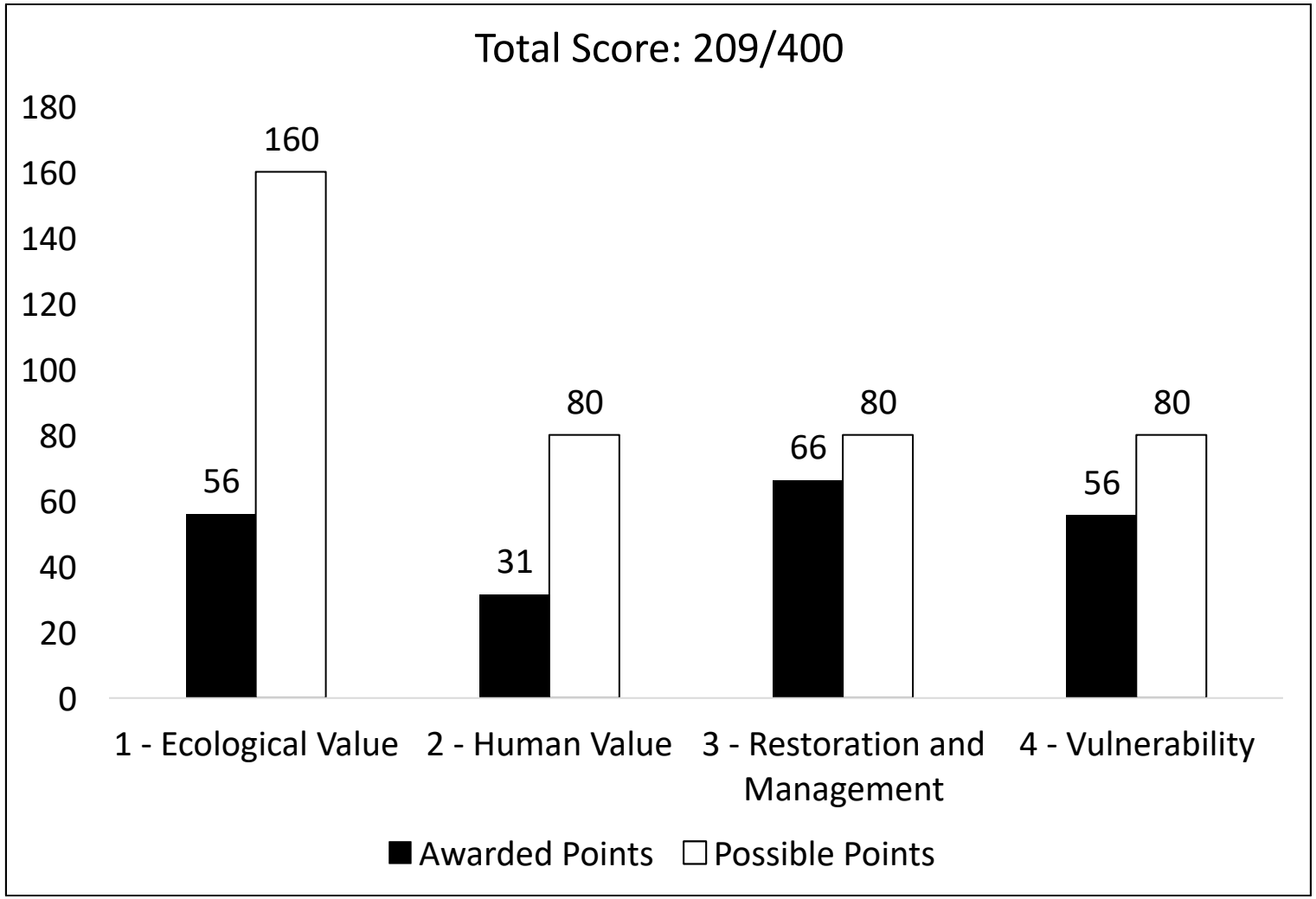
McIntosh Family Trust

- Acreage: 2.73 acres
- Location: East of Everglades Blvd. N and west of Fakaunion Canal; North off 50th Ave NE





McIntosh Family Trust – Secondary Criteria Score Summary



McIntosh Family Trust Ecological Value Score (56 out of 160)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**56**	**160**	**35%**
1.1 - Vegetative Communities	35	53	65%
1.2 - Wildlife Communities	11	27	40%
1.3 - Water Resources	11	27	40%
1.4 - Ecosystem Connectivity	0	53	0%

Vegetative Communities – Pine flatwoods Flatwoods (sparse slash pine, saw palmetto and rusty lyonia in understory – roller chopped by FFS), Cypress (cypress, swamp fern, pickerel weed), transitional Hydric Pine Flatwoods; Cardinal airplant (*Tillandsia fasciculata*)

Wildlife Communities – Big Cypress fox squirrel observed on adjacent parcels; Potential for Florida panther, eastern indigo snake, gopher tortoise

Water Resources – approx. 2/3 wetlands; moderate contributor to aquifer recharge

Ecosystem Connectivity – Not directly connected to conservation area



McIntosh Family Trust Human Values Score (31 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
2 - Human Values	**31**	**80**	**39%**
2.1 - Recreation	6	34	17%
2.2 - Accessibility	23	34	67%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%

Recreation – Opportunities for bird watching and hiking

Accessibility – Seasonally accessible; parking on 50th Ave. NE

Aesthetics/Cultural Enhancement – Visible from paved road – 50th Ave. NE



McIntosh Family Trust Restoration and Management Score (66 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
3 - Restoration and Management	**66**	**80**	**83%**
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.4 - Assistance	2	2	100%

Vegetation Management – The entire property contains approx. 10% exotic coverage – primarily melaleuca surrounding the wetlands

Remediation and Site Security – off road vehicle trespass

Assistance – Potential for Florida Forest Service to assist with prescribed burning and/or fuel reduction



McIntosh Family Trust Vulnerability Score (56 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
4 - Vulnerability	**56**	**80**	**69%**
4.1 - Zoning and Land Use	56	58	96%
4.2 - Development Plans	0	22	0%

Zoning and Land Use – Estates - 1 unit per 2.25 acres

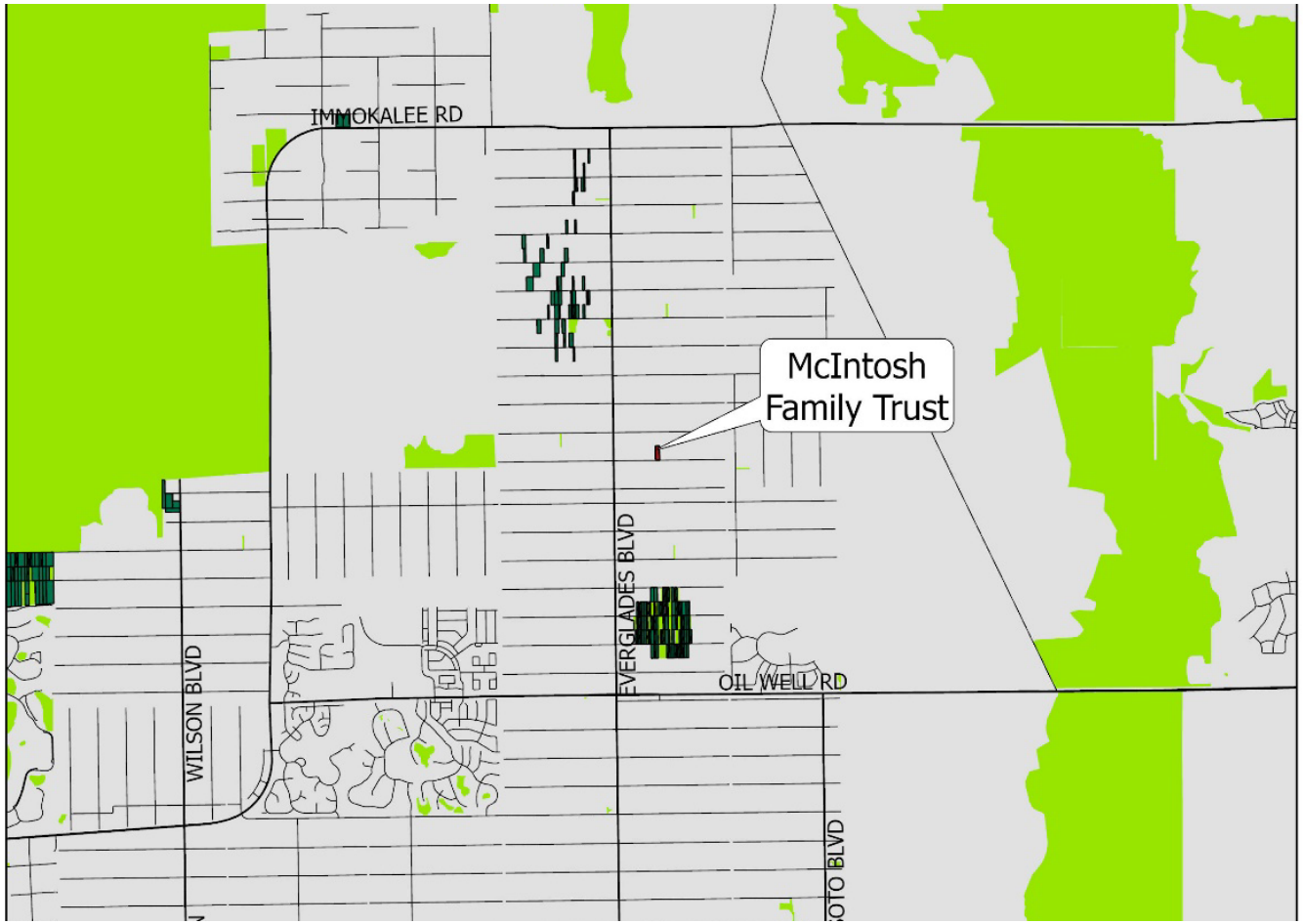
Development Plans – None





McIntosh Family Trust – Acquisition Considerations

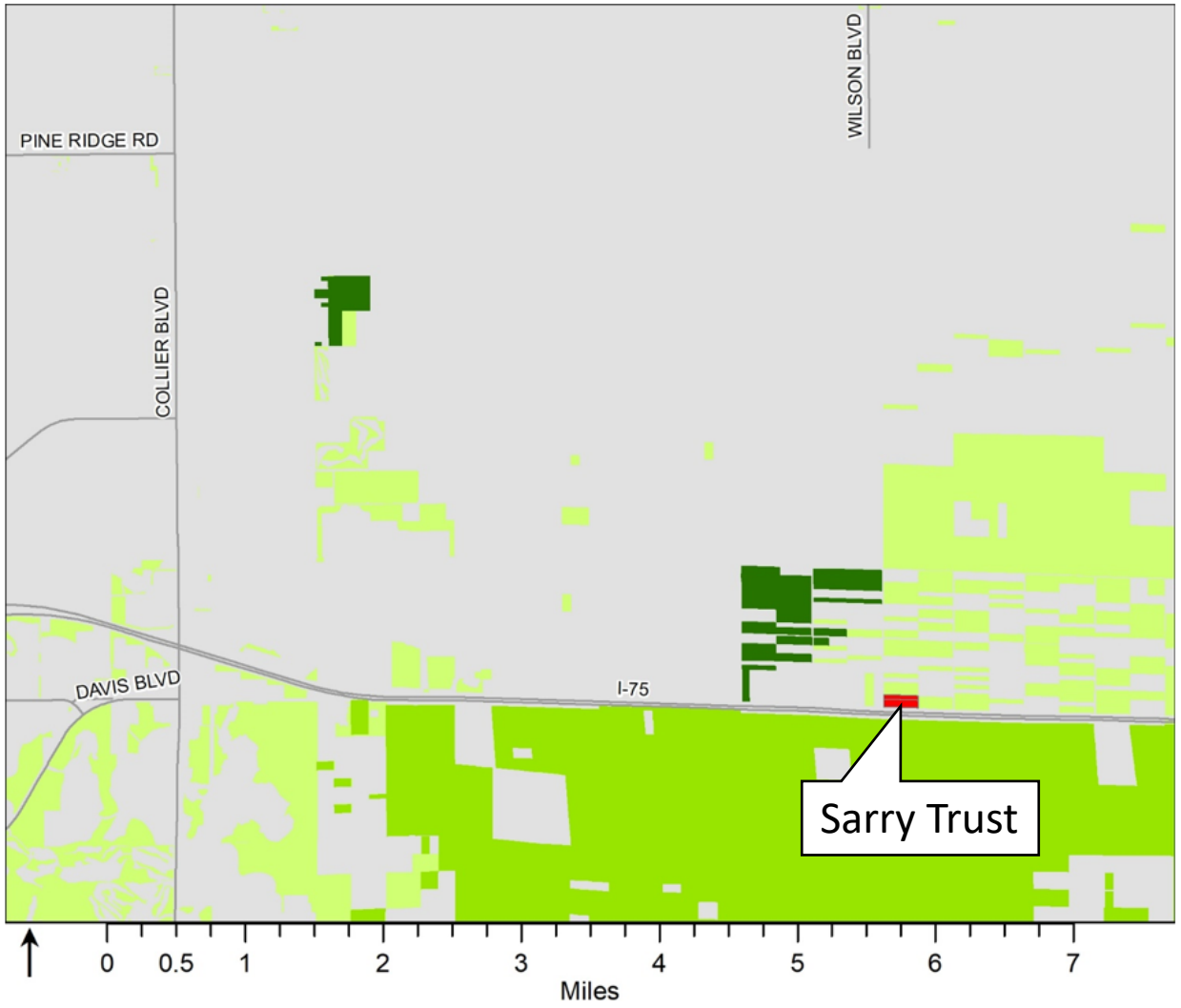
Small, 2.73-acre stand-alone parcel.



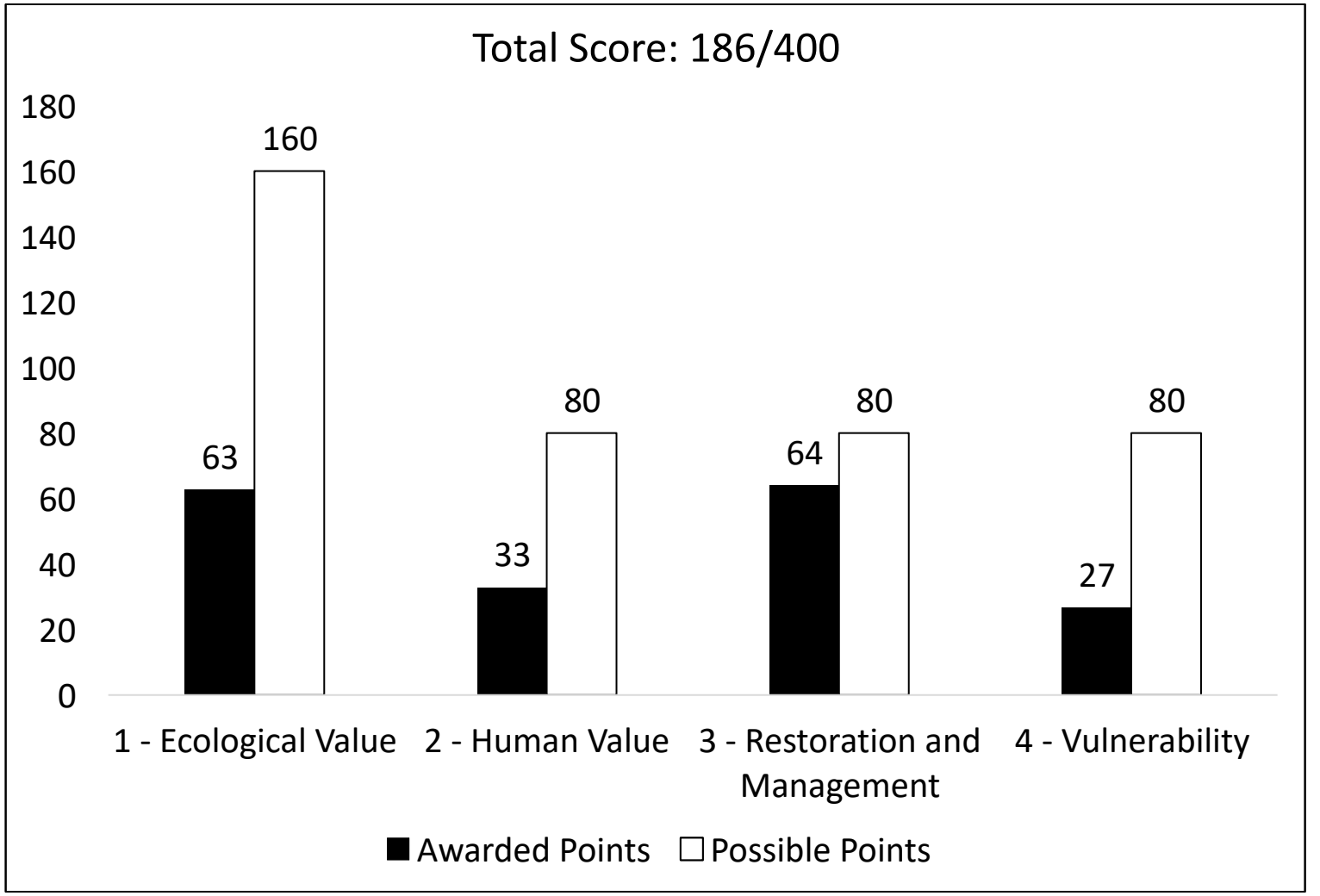
Sarry Trust

- Acreage: 13.3 acres
- Location: Approx. ½ mile east of North Belle Meade Preserve, north off Blackburn Rd., just north of I-75; RFMUD-NRPA-NBMO-Sending; within North Belle Meade Preserve TPMA





Sarry Trust – Secondary Criteria Score Summary



Sarry Trust Ecological Value Score (63 out of 160)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
1 - Ecological Value	**63**	**160**	**39%**
1.1 - Vegetative Communities	13	53	25%
1.2 - Wildlife Communities	24	27	90%
1.3 - Water Resources	8	27	30%
1.4 - Ecosystem Connectivity	17	53	33%

Vegetative Communities – Cypress/Pine/Cabbage Palm (saw palmetto in undersory) and Mixed Scrub-Shrub Wetland (cabbage palm midstory), both have a mix of grasses, sedges, and herbaceous plants in groundcover (sawgrass, blue maidencane, swampfern, southern dewberry; no listed plant species observed; 25% exotic coverage – primarily cogongrass and melaleuca

Wildlife Communities – Florida panther, white-tailed deer, Florida black bear, RCW

Water Resources – seasonal wetlands; 100% hydric soils

Ecosystem Connectivity – Adjacent to private conservation land to the north and east, Picayune to the South under I-75



Sarry Trust Human Values Score (33 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
2 - Human Values	**33**	**80**	**41%**
2.1 - Recreation	11	34	33%
2.2 - Accessibility	19	34	54%
2.3 - Aesthetics/Cultural Enhancement	3	11	25%

Recreation – Opportunities for bird watching, fishing, hiking – a little small for horseback riding

Accessibility – Accessible year-round via private Blackburn Rd., which is behind a locked gate which is closed to the public

Aesthetics/Cultural Enhancement – provides greenspace along I-75



Sarry Trust Restoration and Management Score (64 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
3 - Restoration and Management	**64**	**80**	**80%**
3.1 - Vegetation Management	55	55	100%
3.2 - Remediation and Site Security	9	23	40%
3.3 - Assistance	0	2	0%

Vegetation Management – The entire property contains approx. 25% exotic coverage – primarily cogongrass and melaleuca; cabbage palm control and major replanting necessary; prescribed fire beneficial and feasible

Remediation and Site Security – off road traffic mainly accessing inholdings; possible poaching

Assistance – None anticipated



Sarry Trust Vulnerability Score (27 out of 80)

Criteria	Awarded Weighted Points	Possible Weighted Points	Awarded/Possible Points
4 - Vulnerability	**27**	**80**	**33%**
4.1 - Zoning and Land Use	24	58	42%
4.2 - Development Plans	2	22	10%

Zoning and Land Use – RFMUO – Sending; North Belle Meade overlay; NRPA overlay on NE parcels

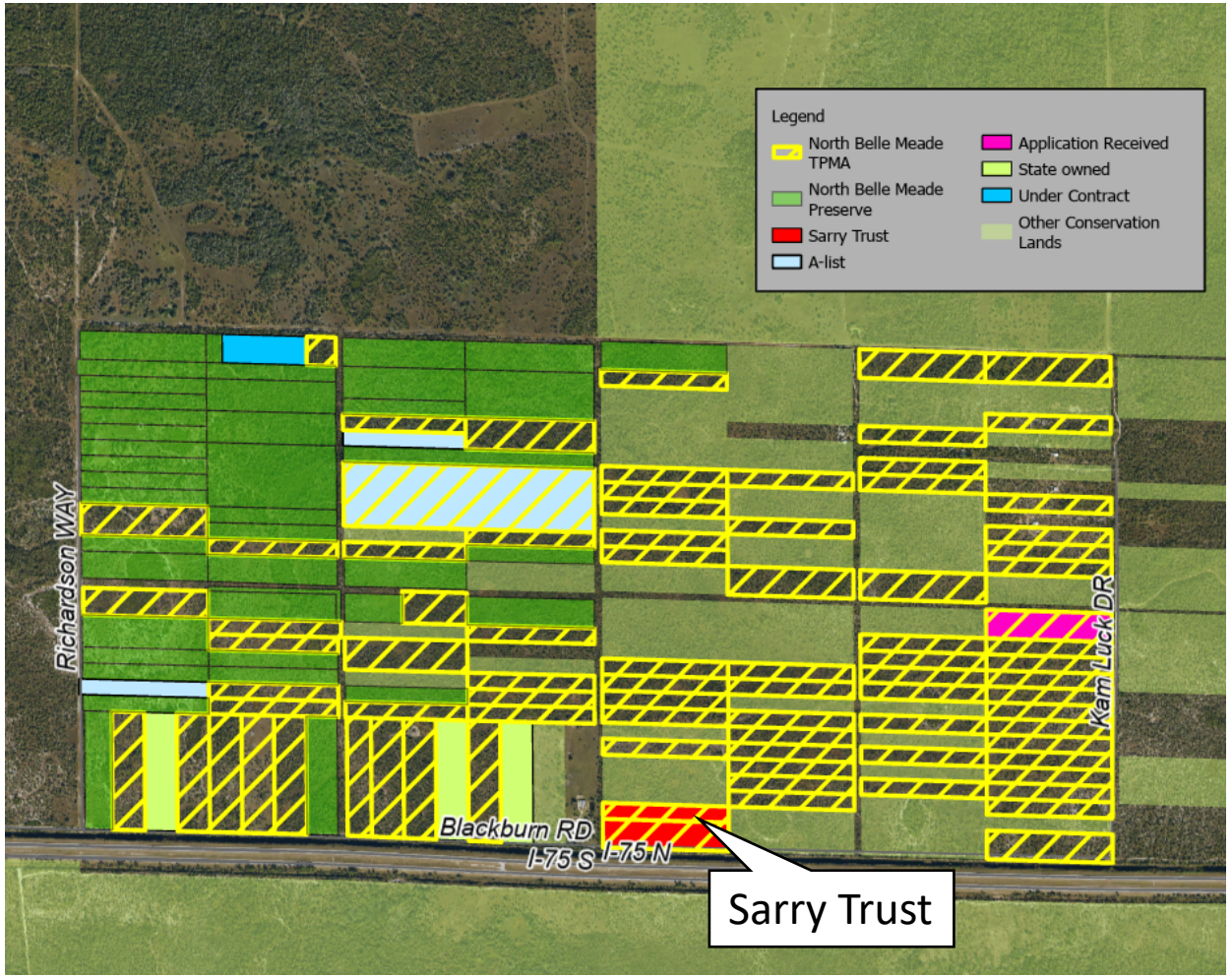
Development Plans – None





Sarry Trust – Acquisition Considerations

Although unlikely, potential Wilson Blvd Extension Corridor project may impact property





Conservation Collier Acquisition Updates

October 1, 2025



Purchase Agreements

Closed properties

- Symphony (150 acres) – Closed 9/12/2025
- Williams Farms – Closed 9/18/2025

    * *Total inventory is now **6,651.48** acres across **28** preserves*

Approved by BCC – UPCOMING CLOSINGS

- Golden Land Partners (North Belle Meade) – 8/26/2025 BCC – Closing 10/22/2025

Upcoming to BCC – need a reappraisal (estimated earliest December)

- HK Investment (Marco) – Bids back from appraisers; appraisal will be ordered Oct. 1
- Van Cleef (Marco) - Bids back from appraisers; appraisal will be ordered Oct. 1
- Wildflowerz
- Wilson (North Belle Meade)

Other Acquisition Updates

- 8/26 BCC – Target Protection Mailing areas
  - Letters to be sent in September
- 8/26 BCC - May & June AAL
  - Appraisals will be ordered after Purchasing Policy approved; and
  - After new fiscal year

Pending A-list Property New Appraisals

1. Brewers Landing TPMA – Dabreo 2.73 acres
2. Dr. Robert H. Gore III TPMA – 4 parcels; 12.27 acres
3. Edwards Trust (west of Picayune) – 65.00 acres
4. Golden Land Partners (west of Picayune) – 20 acres
5. I-75 and Everglades TPMA – 7 parcels; 19.64 acres
6. Lucarelli (north Naples) – 5.00 acres
7. Nancy Payton – Bennett 1 acre
8. North Belle Meade TPMA – Simmons Trust 38.94 acres
9. Panther Walk TPMA – Wilcox 1.59 acres

Upcoming Presentations and Rankings for November

1. Symphony Properties TPMA and adjacent – 2 properties; 15.0 acres

2. North Belle Meade Preserve TPMA – North Naples United Methodist Church; 8.5 acres

3. Nichols (near Williams Farms) – 10.5 acres

4. I-75 and Everglades TPMA – Sit; 3.35 acres

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

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October 9, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Lely Beautification MSTU Advisory Committee
Collier County, Florida

October 16, 2025
2:00 p.m.

Notice is hereby given that the **Lely Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Thursday, October 16, 2025,** at **2:00 p.m.** This will be a Hybrid Remote meeting and held in the Conference Room at the South Regional Library, 8065 Lely Cultural Pkwy, Naples, Florida. The public may participate either remotely or in person.

Individuals who would like to participate remotely should contact Rosio Garcia at Rosio.Garcia@collier.gov by noon on October 16.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

The agenda will be available on the Collier County Government website at https://www.collierptne.com/mtsu/lely-golf-estates-beautification-advisory-committee/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Jeffrey Felger at (239) 252-5775.

###

GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

AGENDA

October 16, 2025

1. **CALL TO ORDER**
2. **ATTENDANCE**

Kathleen Dammert - Vice Chair (10/1/26)
Dimitra Arneson (10/1/26)
Michael Mann (10/1/29)
Lisa McGarity (10/1/29)
-Committee Vacancy-

Ellen Sheffey – Interim Director, PTNE
Jeffrey Felger – Project Manager
Rosio Garcia – Operations Coordinator
Michael McGee – McGee & Associates
Armando Yzaguirre – A&M Property Maint.
Wendy Warren – Premier Staffing

3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
   - **a.** August 21, 2025
   - **b.** September 18, 2025
5. **CHAIR'S REPORT**
6. **CONTRACTOR REPORTS**
   - **a.** Landscape Architect's Report – McGee & Associates (M&A)
   - **b.** Landscape Maintenance – A&M Property Maintenance (A&M)
7. **PROJECT MANAGER'S REPORT – Jeffrey Felger**
   - **a.** Budget Report
   - **b.** Lighting Inspection Report
   - **c.** Radar Speed Reports
   - **d.** Committee Applications - Bonnie R. Karen
8. **ONGOING BUSINESS**
   - **a.** Traffic Signage
   - **b.** Sign Lights
9. **NEW BUSINESS**
   - **a.** 2025 Holiday Lighting - First two weeks of November installation
   - **b.** Planting Scheme B - A&M pulled plants and will be solarization will be starting soon
   - **c.** McGee & Associates
   - **d.** Irrigation issues - Pebble Beach Blvd
10. **COMMITTEE MEMBER COMMENTS**
11. **PUBLIC COMMENT**
12. **ADJOURNMENT**

NEXT MEETING:

NOVEMBER 20TH, 2025 AT 2:00 PM
South Regional Library
8065 Lely Cultural Pkwy
Naples, FL 34113, (239) 252-7542

GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

Minutes

August 21, 2025

I. Call to Order

The meeting was called to order at 2:10 P.M. Roll call was taken, and a quorum of four was established.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen (Excused), Michael Mann, Lisa McGarity, Dimitra Arneson
County Staff: Ellen Sheffey, Acting Director, PTNE (Excused); Dan Schumacher, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division; Keyla Castro, Operations Support Specialist, PTNE
Contractors: Mike McGee, Landscape Architect, McGee & Associates; Wendy Warren, Premier Staffing
Guests: Pat McCabe, Resident

III. Approval of Agenda

Ms. McGarity moved to approve the Agenda of the Lely Golf Estates Beautification MSTU Advisory Committee as amended:
Add: Item IX. A. -Holiday Décor Lighting.
Second by Mr. Mann. Carried unanimously 4 - 0.

IV. Approval of Minutes – July 17, 2025

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of July 17, 2025, as amended:
Page 7, Item X – Committee Member Comments, Doral Sign Light Replacement, from "… (**Mr. Schumacher** thanked Mr. Mann for replacing the sign light on the entry side at Doral Circle and will confirm it is functioning properly.) …," to … **Pinehurst Sign Light Replacement**… **Mr. Schumacher** thanked Mr. Mann for replacing the sign light on the entry side at **Pinehurst Circle** and will confirm it is functioning properly). ***Second by Mr. Mann. Carried unanimously 4 - 0.***

V. Chair's Report

Chair reports will commence pending the election of a Committee Chairperson.

VI. Contractor Reports

A. Landscape Architect's Report – McGee & Associates (M&A)

Mr. McGee summarized the August 7, 2025, observation report.
(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing

3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle
8. Rattlesnake Hammock Rd.

Mr. McGee reported:

All Locations

Recommend herbicide spraying use a color tracer dye in the mix.

St. Andrews Blvd. & US 41

- Remove palm tree volunteers in Ixora shrubs in front of the sign.
- Replace dead Pentas at community entrance.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot clear trunk Royal palm.

St. Andrews Blvd.

- Median #1:
    - Fill in missing Pentas annual flowers.
- Median #8
    - Replace defoliated dwarf Bougainvillea 'Helen Johnson.'
- Median #10:
    - Based on a review requested by the Committee, recommend renovation of the median planted as follows:
        - (22) Dwarf Bougainvillea (East)
        - (15) Dwarf Bougainvillea (West)
        - (68) Orange Bulbine in place of Perennial Peanut.

Forest Hills Boulevard

- Median #12
    - Recommend replacement of a missing tree and Ilex tree in decline with Queen Crape Mrytle's.
    - An auto accident damaged palm trees and shrubs. A replacement inventory will be provided after the area has been cleaned up.
    - One double Alexander palm with ten-foot clear trunk should be planted.

Valley Stream Circle

- Reinstall two new Duckbill tree anchor cables.
- Treat tree to kill the Carpenter ants in the lower main trunk branch.
- Fill in missing Plumbago shrubs.
- Recommend replacement of purple Trumpet tree damaged during a storm.

Pebble Beach Boulevard

- Medians #14 and #15
    - Perennial Peanuts replacements noted.
- Medians #16, #18, and #19
    - Replace Perennial Peanut plants with Yellow Bulbine plants.
- Medians #17 and #18
    - Replace missing or declined Bougainvillea 'Helen Johnson' plants.

Pebble Beach Boulevard Golf Cart Crossing

- Replace twenty Spider Lily plants.

Thorncrest , Briarcliff and Heather Grove Lanes

- Cul-de-sacs #20, #21, and #22
- Fill in Dwarf Bougainvillea 'Helen Johnson' shrubs.
- Bougainvillea shrub replacements should be planted four or five feet back from the curb to protect plants from vehicular damage.

Doral Circle

- West ROW & Rattlesnake Hammock Road: Remove snake plants and other plantings from Podocarpus hedge.
- Replace ten dead/missing white African Iris.
- Median#23:
  - Replace four Ixoras shrubs in decline.
  - Plant two white Geiger trees at variegated ginger locations.

Treasure Point Cul-de-sac

- Median #24: Remove volunteer strangler fig vines from within Sabal palm trunks.

Irrigation

- The Valley Stream Circle irrigation water meter was not accessible to verify usage. Service and cleaning should be scheduled.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Schumacher reported:

- Routine maintenance is being performed as scheduled.

Committee members noted mulch run-off, impeding storm drainage in prior years, has not occurred this year.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget Report

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Lely Golf Estates MSTU Fund 1620 Budget for August 21, 2025, prepared August 1, 2025.

Mr. Schumacher presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)
   - Incidentals are for landscape refurbishment and miscellaneous.
   - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Agricultural Services International – Irrigation services
3. Collier County PUD – Water
4. FPL – Electricity
5. Howard Fertilizer & Chemical Co.- Fertilizer
6. McGee & Associates – Landscape Architecture
7. Naples Electric Motor Works – Irrigation Pump Repairs
8. Premier Staffing – Transcription Services
9. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
10. Simmonds Electrical – Electrical Maintenance and LED Fixtures

11. SiteOne Landscape Supply – Irrigation Parts & Pumps
12. Southeast Spreading - Mulch
13. Traffic Logix – Digital Solar Radar
14. Tree Scaping of Naples – Tree Pruning and Removal

- Budget Summary
  1. Line 1, Revenues and Interest – Of the $432,700 millage assessed, $439,298 has been collected, a surplus of $6,598.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $394,545.
  3. All Revenues – Of the $827,245 budgeted (millage assessed and FY-24 Carry Forward Funds), $439,298 has been collected leaving an available balance of $387,947 (the sum of lines 1 and 2) minus Expenditures.
  4. Line 24, Operating Expense – Of the $366,645 budgeted, $89,486 is committed to existing Purchase Orders and $218,099 is expended, leaving the remainder of $59,059 available within budget for additional operating expenses as needed.
  5. Line 28, County Overhead – Of the $80,000 budgeted, $79,196 has been transferred, and a balance of $804 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 30, Capital Projects – A balance of $230,600 remains for improvement projects.
  7. Line 32, Capital Reserves - $150,000 is reserved for catastrophic events.
  8. Line 33, All Expenses – Of the $827,245 budgeted, $89,486 is committed in existing Purchase Orders, $297,295 has been expended, leaving the remainder of $440,463 available for MSTU expenditures.
  9. Line 34, FY-25 Budget Grand Total – Budgeted Revenues (Line 3) and All Expenses (Line 33) are equal and cancel-out, $89,486 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $142,003 and $52,516 are Unexpended.

<u>General</u>

1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of $68,920.
3. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- A & M Property Maintenance, Landscape Incidentals, for plant replacements has exceeded budget.
- Expenditures for Tree Scaping of Naples will increase upon receipt of outstanding invoices.
- AGRI Services completed maintenance service, including valve repairs, for the Warren Street Pump Station.
- Mulch applications exceeded the 2025 budget. Additional spreading of mulch, funded by the FY-26 budget will be undertaken in November/December.
- Simmonds Electrical: An entry will be added to Line 14, Lighting Maintenance, for the purchase and installation of sign lights for the Community Entrance and Doral Circle.
- Quotes for Holiday Decorations will be solicited from three vendors.

- The Doral Sign renovation project will be debited from the Capital Projects category.

Fiscal Year 2026 Budget

- The FY-26 budget is effective October 1, 2025.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.
- Funds not spent on FY-25 will be carried forward to FY-26.

B. Lighting Inspection Report

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Mr. Schumacher reported:

August 7, 2025, Observation Report

- St. Andrews Blvd: three single luminaires, four entry and two exit sign lights are out.
- Doral Circle: two sign lights are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

Two (2) Traffic Logix SafePace 100 speed monitoring signs are functioning on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

Daily vehicle report statistics from July 17, 2025, to August 15, 2025:

- Radar 1 (110 St Andrews Blvd) is not functioning correctly. The sign will be evaluated and repairs made.
- Radar 2 (255 Saint Andrews Blvd) recorded 47,558 vehicles for an average of 1,585 per day. The maximum speed was fifty-six to sixty (56-60) mph.
- The data indicated most vehicles were traveling between twenty-six (26) and thirty-five (35) mph. The speed limit is twenty-five (25).

Forest Hills Radar Sign

- **Mr. Schumacher** will request a quote for a Traffic Logix sign for Forest Hills Boulevard.

D. Committee Terms Expiring and Reapplications

Mr. Schumacher reported two seats, each for a four-year term, are available on the Lely Golf Estate Beautification MSTU Advisory Committee.

Ms. Jorgensen and Ms. McGarity are eligible to apply for reappointment. Ms. McGarity has applied.

Recommendation for Lisa Rice McGarity

Vice Chair Dammert moved to recommend the Board of County Commissioners appoint Lisa Rice McGarity to the Lely Golf Estates MSTU Advisory Committee. Second by Ms. Arneson. Motion carried unanimously 4 – 0.

The applicant recommended will be considered for appointment to the Advisory Committee by the Board of County Commissioners.

Linda Rae Jorgensen
Ms. Jorgensen has indicated she will not apply for reappointment.

VIII. Ongoing Business

A. Traffic Signage

Mr. Schumacher reported:

- The Board of County Commissioners (BCC) approved the transfer of street and STOP signs to the MSTU in March 2025.
- The transfer, at no cost to the MSTU, includes:
  - Sixty-two signs on decorative poles (37street and STOP signs and twenty-five speed limit signs).
  - Fourteen signs installed by the Traffic Operations Division (on standard poles with consideration given for installation on new decorative post).
- A sign inventory with specifications, types of repairs and a financial projection of cost, was requested by the Procurement Division.
- A Request for Quote was submitted to Lykins for assorted street signs, street name blades, and decorative bases.
- The project may have to go out to bid if the cost exceeds the threshold determined by the Procurement Division.
- Upon award, a Purchase Order (PO) will be issued and sign production and installation sequences planned.

Ms. McGarity noted that research revealed the STOP sign on Augusta Boulevard at the Forest Hills Boulevard intersection is not an MSTU asset.

B. Sign Lights

Mr. Schumacher reported:

- A total of fourteen LED light fixtures is required to replace existing corroded sign lights, five for each of the two monuments at St. Andrews Blvd and two for each side of the two-sided sign at Doral Circle.
- Simmonds Electrical of Naples, Inc. submitted quote number 2516947 in the amount of $11,302.89 to furnish and install fourteen Dabmar bronze light fixtures with LED bulbs and PermaPosts to accommodate the new fixtures.
- The light fixtures are on order with Graybar. Simmonds Electrical bills the actual fixture cost plus a 15% mark up.

C. Entryway Lighting Circuits

Mr. Schumacher reported:

- Simmonds Electrical determined the electrical circuit(s) damaged by blown fuses caused the multiple light outages on St. Andrews Boulevard.
- Twenty-two Fuse Holders were ordered for eleven poles.
- A subsequent lighting failure revealed the breaker panel itself had subsequently failed as well.
- The breaker panel housed in the stainless-steel enclosure box has been repaired.
- Three Lumec lamps are not functioning and will be replaced.

IX. New Business

A. Holiday Décor Lighting

St. Andrews Boulevard Entrance and Doral Circle

- A quote to install holiday decorations and lighting at the Lely MSTU entrances on Saint Andrews Boulevard and Doral Circle in November 2025 will be requested from Naples Christmas Lighting.
- The design will replicate the 2024 plan.

Forest Hills and Augusta Boulevards Sign

- Ms. McGarity volunteered to decorate the sign and donate a wreath.
- Information regarding the purchase of recommended lights will be submitted to Mr. Schumacher.

Committee discussion:

- Light outages were frequent in 2024.
- Suggest contract inclusions:
  - Specify frequency of weekly vendor checks to verify lights are functioning.
  - Detail response time for the vendor to restore the lights upon notification of malfunction.

Comments Mr. Schumacher

- The electrical outlets have ground fault interrupters (GFI's) which "trip" easily.
- The light equipment installed is new annually.
- He will research feasibility of inserting a "maintenance" clause, perhaps at an additional cost.

X. Committee Member Comments

None

XI. Public Comments

None

Mr. Schumacher *reported that he is retiring at the end of September 2025. A successor will be announced at a later date.*

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:04 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

_____

Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on _____,2025 as presented ___ or as amended ___.

Lely Golf Estates Beautification MSTU/CollierPTNE

NEXT MEETING: **SEPTEMBER 18, 2025 – 2:00 PM**

SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542

GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

Minutes

SEPTEMBER 18, 2025

I. Call to Order

The meeting was called to order at 2:00 P.M. Roll call was taken, and a quorum was not established.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen (Excused), Michael Mann, Lisa McGarity (Excused), Dimitra Arneson (Excused)
County Staff: Ellen Sheffey, Acting Director, PTNE (Excused); Dan Schumacher, Project Manager, PTNE Division; Judith Sizensky, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division; Keyla Castro, Operations Support Specialist, PTNE
Contractors: Mike McGee, Landscape Architect, McGee & Associates; Armando Yzaguirre, A & M Property Maintenance; Wendy Warren, Premier Staffing
Guests: Pat McCabe, Resident; Laura Mann, Resident

III. Approval of Agenda

Staff noted that due to absence of a quorum the meeting would be held as an informational meeting in accordance with the Agenda as amended:
Add: Item 7E - McGee & Associates FY26 Landscape Architectural Maintenance Consulting Services.
Item 7F - Irrigation.

IV. Approval of Minutes – August 21, 2025

The minutes of August 21, 2025, Lely Golf Estates Beautification MSTU Advisory Committee meeting, will be considered at the October 16, 2025, meeting.

V. Chair's Report

Summary reports will commence pending the election of a Committee Chairperson.

VI. Contractor Reports

A. Landscape Architect's Report – McGee & Associates (M&A)

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. McGee summarized the September 3, 2025, observation report noting format highlighting designation:

- Yellow - maintenance recommendation.
- Red - multiple plant loss will occur if not addressed.
- Purple - items are under warranty.
- Blue (RFQ) – a quote for replacement plants has been requested.
- Strikethrough – items have been, or are being, addressed.

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing
3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle
8. Rattlesnake Hammock Rd.

All Locations

Recommend herbicide spraying use a color tracer dye in the mix.
Apply fertilizer in accordance with recommended schedule, report#8, in October 2025.

St. Andrews Blvd. & US 41

- Prune Paurotis palm sprouts away from sidewalk edge.
- Remove palm tree volunteers in Ixora shrubs in front of the sign.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot clear trunk Royal palm.
- Treat Torpedo grass in Blueberry Flax lilies.

St. Andrews Blvd.

- Median #5
    - Remove Holly tree in decline and replace it with Crape Myrtle tree.
    - Replace yellow African Iris in locations noted.
- Median #8
    - Replace defoliated dwarf Bougainvillea 'Helen Johnson.'

Valley Stream Circle

- Reinstall two new Duckbill tree anchor cables.
- Fill in missing Plumbago shrubs.
- Recommend replacement of purple Trumpet tree damaged during a storm.

Pebble Beach Boulevard

- Medians #14, 15, 16 and 18
    - Replace Perennial Peanut plants with yellow Bulbine plants.
- Medians #17
    - Replace dead Holly tree with Crape Myrtle tree.

Doral Circle

- Treat Torpedo grass at benches with herbicide.
- West ROW & Rattlesnake Hammock Road: Remove snake plants and other plantings from Podocarpus hedge.
- Replace ten dead/missing white African Iris.
- Median#23:
    - Replace four Ixoras shrubs in decline.
    - Plant two white Geiger trees at variegated ginger locations.

Treasure Point Cul-de-sac

- Median #24: Remove volunteer strangler fig vines from within Sabal palm.

Mr. Schumacher reported:

- Tree Scaping of Naples will remove the Holly tree on Median #5 by the end of FY-25.
- Quotes have been requested to remove Perennial Peanut plants, spray areas with herbicide, remove 3-inches of vegetation and soil, and replant areas with yellow Bulbine.

Winter Annual Plantings

St Andrews Median #1 and Doral Circle Median #23

Mr. McGee will present planting schemes for the winter season at the October meeting noting:

- 2024: Scheme B modified, consisting of Patriot Berry Parfait and Savannah Pink Geraniums surrounded by Salvia on the inner border and an outer border of white Alyssum will be planted in both locations.
- Flowers container size should be greater than 2024.
- Plant quantities and estimated cost will be provided.
- Solarization of the annual planting areas for St. Andrews Blvd. and Doral Circle to reduce weeds, insects and/or disease will be complete in two weeks prior to installation of the winter plantings.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Yzaguirre reported:

- Routine maintenance is being performed as scheduled.
- Fertilizer will be applied in October.
- Geiger trees have been secured for planting in Median #23.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for September 18, 2025, prepared September 11, 2025.
(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Mr. Schumacher presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)
   - Incidentals are for landscape refurbishment and miscellaneous.
   - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Agricultural Services International – Irrigation services
3. Collier County PUD – Water
4. FPL – Electricity
5. Howard Fertilizer & Chemical Co.- Fertilizer
6. McGee & Associates – Landscape Architecture
7. Naples Electric Motor Works – Irrigation Pump Repairs
8. Premier Staffing – Transcription Services
9. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
10. Simmonds Electrical – Electrical Maintenance and LED Fixtures
11. SiteOne Landscape Supply – Irrigation Parts & Pumps
12. Southeast Spreading - Mulch
13. Traffic Logix – Digital Solar Radar
14. Tree Scaping of Naples – Tree Pruning and Removal

- Budget Summary
  1. Line 1, Revenues and Interest – Of the $432,700 millage assessed, $439,298 has been collected, a surplus of $6,598.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $394,545.
  3. All Revenues – Of the $827,245 budgeted (millage assessed and FY-24 Carry Forward Funds), $439,298 has been collected leaving an available balance of $387,947 (the sum of lines 1 and 2) minus Expenditures.
  4. Line 24, Operating Expense – Of the $366,645 budgeted, $86,102 is committed to existing Purchase Orders and $222,202 is expended, leaving the remainder of $58,341 available within budget for additional operating expenses as needed.
  5. Line 28, County Overhead – Of the $80,000 budgeted, $79,196 has been transferred, and a balance of $804 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 30, Capital Projects – A balance of $230,600 remains for improvement projects.
  7. Line 32, Capital Reserves - $150,000 is reserved for catastrophic events.
  8. Line 33, All Expenses – Of the $827,245 budgeted, $86,102 is committed in existing Purchase Orders, $301,398 has been expended, leaving the remainder of $439,745 available for MSTU expenditures.
  9. Line 34, FY-25 Budget Grand Total – Budgeted Revenues (Line 3) and All Expenses (Line 33) are equal and cancel-out, $86,102 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $137,900 and $51,798 are Unexpended.

<u>General</u>

1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of $68,920.
3. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- A & M Property Maintenance, Landscape Incidentals, for plant replacements has exceeded budget.
- Mulch applications exceeded the 2025 budget. Additional spreading of mulch, funded by the FY-26 budget will be undertaken in November/December.
- Simmonds Electrical: An entry will be added to Line 14, Lighting Maintenance, for the purchase and installation of sign lights for the Community Entrance and Doral Circle.
- The Doral Sign renovation project will be debited from the Capital Projects category.

<u>Fiscal Year 2026 Budget</u>

- The FY-26 budget is effective October 1, 2025.
- The Ad Valorem taxable value will be updated in the FY-26 budget.
- Funds not spent on FY-25 will be carried forward to FY-26.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.

B. Lighting Inspection Report

(*The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).*

Mr. Schumacher reported:

September 4, 2025, Observation Report

- St. Andrews Blvd: three single luminaires, four entry and two exit sign lights are out.
- Doral Circle: two sign lights are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

Two (2) Traffic Logix SafePace 100 speed monitoring signs are functioning on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

Daily vehicle report statistics from August 25, 2025, to September 15, 2025:

- Radar 1 (110 St Andrews Blvd, eastbound) is not functioning correctly. The sign will be evaluated for repair.
- Radar 2 (255 Saint Andrews Blvd, westbound) recorded 38,426 vehicles for an average of 1,478 per day. The maximum speed was seventy-one to seventy-five (71-75) mph.
- The data indicated most vehicles were traveling between twenty-six (26) and thirty-five (35) mph. The speed limit is twenty-five (25).

Radar Speed Signs

Mr. Schumacher noted:

- The Traffic Logix speed signs were installed in January 2021.
- Radar signs have a life expectancy of five years.
- It may be more cost effective to purchase new signs versus repairing existing signs.
- A "time of day" feature should be incorporated into the replacement sign.

D. Committee Terms Expiring and Reapplications

Mr. Schumacher reported that two seats, each for a four-year term, are available on the Lely Golf Estate Beautification MSTU Advisory Committee.

Linda Rae Jorgensen

Ms. Jorgensen did not re-apply for Advisory Committee membership.

Lisa Rice McGarity

Ms. McGarity's application for re-appointment to the Advisory Committee is on September 23, 2025, Board of County Commissioners Agenda for approval.

E. McGee & Associates FY-26 Landscape Architectural Maintenance Consulting Services.

McGee & Associates submitted a proposal in the amount of $21,375.00, for Annual Services for Landscape Architectural Maintenance Consulting Services for the Lely Golf Estates Beautification MSTU for FY-26.

The proposal will be considered at the meeting on October 16, 2025.

F. Irrigation

Mr. Schumacher reported:

- The Road Maintenance Division utilizes the Motorola™ system for irrigation for all County roadways.
- Conversion of the MSTU's irrigation system from HydroPoint to Motorola™ would provide continuity with the County standard.
- The HydroPoint controller(s) would be replaced with Motorola™ controllers.
- A quote(s) will be requested from a qualified contractor(s) for the purchase and installation of the Motorola™ controller(s).

The Committee will consider conversion of the irrigation system to Motorola™ at the October meeting.

VIII. Ongoing Business

A. Traffic Signage

Mr. Schumacher reported:

- The Board of County Commissioners (BCC) approved the transfer of street and STOP signs to the MSTU in March 2025.
- A *Traffic Signs* inventory report by location with financial projection of cost replacement was prepared for the Procurement Division.
  - Sixty-four signs on decorative poles (36 street name and STOP signs and twenty-eight speed limit and crosswalk signs).
  - Estimated replacement cost is $109,912.00.
- The project will go "out to bid" as the cost exceeds the threshold determined by the Procurement Division.
- Upon quote approval, a contract will be awarded and sign production and installation sequences planned.

B. Sign Lights

Mr. Schumacher reported:

- Simmonds Electrical of Naples, Inc. installed nine Dabmar bronze light fixtures with LED bulbs and PermaPosts at the St. Andrews Boulevard sign monuments. One additional light will be installed on the entrance side.
- Two Dabmar light fixtures will be installed for each side of the Doral Circle sign.
- The work will be completed by the end of September.

IX. New Business

A. Holiday Décor 2025

St. Andrews Boulevard Entrance and Doral Circle

- Naples Christmas Lighting, a division of Sight N Sound, submitted quote #1095, dated September 5, 2025, in the amount of $4,600.00 to install holiday decorations and LED lighting at the Lely MSTU entrances on Saint Andrews Boulevard and Doral Circle in November 2025.
- An option to upgrade lighting to coaxial lights for $1,000.00 was offered.
- The design will replicate the 2024 plan.
- Text and email contact information was provided to report seasonal light outages.

The Committee agreed to accept the option to upgrade lighting to coaxial lights for a total contract cost of $5,600.00 for holiday lighting.

The contract will be considered at the meeting on October 16, 2025.

X. Committee Member and Staff Comments

Judy Sizensky will host the October 2025 meeting and assist the new Project Manager during the transitional period.

XI. Public Comments

None

Mr. Schumacher *thanked the Committee for their congeniality over the past ten years and expressed his enjoyment working together.*

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:04 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

_____

Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on _____,2025 as presented ___ or as amended ___.

Lely Golf Estates Beautification MSTU/CollierPTNE

NEXT MEETING: **OCTOBER 16, 2025 – 2:00 PM**
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542

LELY GOLF ESTATES M.S.T.U.
Fund 1620
October 16, 2025

	FY-26	Vendor	Item	PO#	Budget	Commitments	Expenditures	Available
1	MILLAGE COLLECTED & INTEREST		MSTU Revenues		$ (457,200.00)	$ -	$ -	$ (457,200.00)
2	CARRY FORWARD		Unexpended Prior Year Funds		$ (755,459.65)	$ -	$ -	$ (755,459.65)
3	**ALL REVENUES**				**$ (1,212,659.65)**	**$ -**	**$ -**	**$ (1,212,659.65)**
		McGee & Associates	Landscape Architect (FY-25)	4500234203		$ 10,474.50	$ -	
4	ENG. FEES & OTHERS				$ 25,000.00	$ 10,474.50	$ -	$ 14,525.50
5	INDIRECT COST REIMBURSE	Collier County	Indirect Cost	Direct Pay	$ 6,400.00	$ 6,400.00	$ -	$ -
		A&M Property Maint	Landscape Incidentals	4500234775	$ 45,000.00	$ 45,000.00	$ -	$ -
6	LANDSCAPE INCIDENTALS (634990)				$ 45,000.00	$ 45,000.00	$ -	$ -
7	OTHER CONTRACTUAL (634999)	A&M Property Maint	Grounds Maintenance		$ 142,700.00	$ 100,000.00	$ -	$ 42,700.00
8	OTHER CONTRACTUAL (639990)	Tree Scaping	Tree & Palm - Pruning	4500241338	$ 47,700.00	$ 15,000.00	$ -	$ 32,700.00
9	ELECTRICITY	FPL	Electricity	4700005320	$ 5,200.00	$ 5,330.00	$ -	$ (130.00)
10	WATER AND SEWER	Collier County Public Utilities	Water - Irrigation	4700005160	$ 10,000.00	$ 12,100.00	$ -	$ (2,100.00)
11	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	$ 800.00	$ 800.00	$ -	$ -
		SiteOne	Irrigation Parts & Pumps			$ 9,000.00	$ -	$ 9,000.00
		Agricultural Services International	Warran Street Pump Station	4500241210	$ -	$ 5,000.00	$ -	
		Agricultural Services International	Warran Street Pump Station	4500238658		$ 3,859.65	$ -	$ 3,859.65
12	SPRINKLER SYSTEM				$ 8,859.65	$ 17,859.65	$ -	$ (9,000.00)
13	MULCH	Southeast Spreading	Mulch		$ 10,000.00	$ 17,400.00	$ -	$ (7,400.00)
14	LIGHTING MAINTENANCE	Simmonds Electrical	Electrical Services	4500241141	$ 35,000.00	$ 20,000.00	$ -	$ 15,000.00
15	LICENSE & PERMITS				$ 2,000.00	$ -	$ -	$ 2,000.00
16	BUILDING RM							
		Naples Christmas Lighting	Holiday Decorations		$ 4,600.00	$ -	$ -	$ 4,600.00
		Premier Staffing	Transcription		$ -	$ 6,600.00	$ -	$ (6,600.00)
17	OTHER MISCELLANEOUS (649990)				$ 13,000.00	$ 6,600.00	$ -	$ 6,400.00
18	OFFICE SUPPLIES				$ 100.00	$ -	$ -	$ 100.00
19	COPYING CHARGES	J.M. Todd	Copier CPC	4500241387	$ 200.00	$ 150.00	$ -	$ 50.00
20	FERT HERB CHEM	Howard Fertilizer	Fertilizer		$ 3,500.00	$ -	$ -	$ 3,500.00
21	COMPUTER SOFTWARE				$ -	$ -	$ -	$ -
22	OTHER OPERATING				$ 200.00	$ -	$ -	$ 200.00
23	TRAFFIC SIGNS				$ 15,000.00	$ -	$ -	$ 15,000.00
24	**OPERATING EXPENSES**				**$ 370,659.65**	**$ 257,114.15**	**$ -**	**$ 113,545.50**
25	PTNE STAFF & DIVISION OVERHEAD				$ 68,100.00	$ -	$ -	$ 68,100.00
26	PROPERTY APPRAISER				$ 3,400.00	$ -	$ 838.47	$ 2,561.53
27	TAX COLLECTOR				$ 9,900.00	$ -	$ -	$ 9,900.00
28	**COUNTY OVERHEAD**				**$ 81,400.00**	**$ -**	**$ 838.47**	**$ 80,561.53**
29	IMPROVEMENTS GENERAL				$ 610,600.00	$ -	$ -	$ 610,600.00
30	**CAPITAL PROJECTS**				**$ 610,600.00**	**$ -**	**$ -**	**$ 610,600.00**
31	RESERVES FOR INSURANCE				$ 150,000.00	$ -	$ -	$ 150,000.00
32	**CAPITAL RESERVES**				**$ 150,000.00**	**$ -**	**$ -**	**$ 150,000.00**
33	**ALL EXPENSES**				**$ 1,212,659.65**	**$ 257,114.15**	**$ 838.47**	**$ 954,707.03**
34	**FY-26 BUDGET GRAND TOTAL**		= ALL REVENUES - ALL EXPENSES		**$ -**	**$ 257,114.15**	**$ 838.47**	**$ (257,952.62)**

92,697,303	FY 13 Final Taxable Value	-3.3%
95,718,423	FY 14 Final Taxable Value	3.3%
99,596,489	FY 15 Final Taxable Value	4.1%
106,888,467	FY 16 Final Taxable Value	7.3%
116,823,687	FY 17 Final Taxable Value	9.3%
127,802,080	FY 18 Final Taxable Value	9.4%
135,136,761	FY 19 Final Taxable Value	5.7%

Total Available Balance	**$ 954,707.03**
Plus Commited And Not Spent	**$ 257,114.15**
Estimated Cash	**$ 1,211,821.18**

Prepared 10/14/25 MV

LELY GOLF ESTATES M.S.T.U.
Fund 1620
October 16, 2025

142,494,654	FY 20 Final Taxable Value	5.4%		
152,194,183	FY 21 Final Taxable Value	6.8%		
156,289,928	FY 22 Final Taxable Value	2.7%		
180,384,272	FY 23 Final Taxable Value	##########	+6.3% Average	
203,796,660	FY 24 Final Taxable Value	##########		
$214,844,295	**FY 25 Gross Taxable Value**			
5.42%	**Adjustment FY 24 to FY 25**			
	FY 25 Gross MSTU Revenue	FY 24		
Millage	**2.0000**	2.0000	**2.0 mill cap**	
Tax Dollars	**$429,688.59**	$407,600	**$68,920**	**Increase**

LELY MSTU LIGHTING INSPECTION			Inspection Date:		10/2/2025	
ST. ANDREWS ENTRANCE - FROM US-41						
TUBE		**A**	**B**	**C**	**D**	**E**
Sign - Enter	**1**					
Sign - Exit	**2**					
SPOT		**O**	**A**	**B**	**Notes**	
Flagpole - US	**1**					
Flagpole - FL	**2**				▪ Current outages are sequenced in **RED**.	
Flagpole - BCC	**3**					
LUMINAIRE		**O**	**A**	**B**		
Single	**1**					
Single	**2**				▪ Outages repaired in the past month are sequenced in **GRAY**.	
Single	**3**	O				
Single	**4**					
Single	**5**					
Single	**6**					
Single	**7**					
Single	**8**	O				
Single	**9**					
Single	**10**	O				
Single	**11**					
PEBBLE BEACH BLVD						
LUMINAIRE		**O**	**A**	**B**		
Double	**1**					
Double	**2**					
Double	**3**					
Double	**4**					
Double	**5**					
Double	**6**					
Double	**7**					
Double	**8**					
Double	**9**					
Double	**10**					
Double	**11**					
Double	**12**					
Double	**13**					
Double	**14**					
Double	**15**					
Double	**16**					
Double	**17**					
Double	**18**					
Double	**19**					
Double	**20**					
Double	**21**					
Single	**22**					
Single	**23**					1909

LELY MSTU LIGHTING INSPECTION			***10/2/2025***	
FOREST HILLS @ AUGUSTA				
'*LELY*' SIGN		**O**	**A**	**B**
Solar Light	**--**			
DORAL CIRCLE				
TUBES		**O**	**A**	**B**
Sign - Enter	**1**			
Sign - Exit	**2**			
LUMINAIRE		**O**	**A**	**B**
Double	**1**			
Double	**2**			
Single	**3**			
Single	**4**			
Single	**5**			
Single	**6**			

1909

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 10/01/2025 10:53:09 AM

Name: Bonnie R Karen

Email Address: bonkaren@live.com

Home Address: 351 Hidden Valley Drive

City/Zip Code: Naples, 34113

Primary Phone: 239-682-9191

Secondary Phone:

Board or Committee: Lely Golf Estates Beautification MSTU Advisory Committee

Category (if Applicable):

Place of Employment? Self Employed

Do you or your employer do business with the County? No

How many years have you lived in Collier County? More than 15

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? No

Please list your community activities and positions held:

Education: College

Experience / Background: College

GOLF ESTATES BEAUTIFICATION MSTU

ADVISORY COMMITTEE

8300 Radio Road
Naples, FL 34104

Minutes

August 21, 2025

I. Call to Order

The meeting was called to order at 2:10 P.M. Roll call was taken, and a quorum of four was established.

II. Attendance

Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen (Excused), Michael Mann, Lisa McGarity, Dimitra Arneson
County Staff: Ellen Sheffey, Acting Director, PTNE (Excused); Dan Schumacher, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division; Keyla Castro, Operations Support Specialist, PTNE
Contractors: Mike McGee, Landscape Architect, McGee & Associates; Wendy Warren, Premier Staffing
Guests: Pat McCabe, Resident

III. Approval of Agenda

Ms. McGarity moved to approve the Agenda of the Lely Golf Estates Beautification MSTU Advisory Committee as amended:
Add: Item IX. A. -Holiday Décor Lighting.
Second by Mr. Mann. Carried unanimously 4 - 0.

IV. Approval of Minutes – July 17, 2025

Vice Chair Dammert moved to approve the Lely Golf Estates Beautification MSTU Advisory Committee meeting minutes of July 17, 2025, as amended:
Page 7, Item X – Committee Member Comments, Doral Sign Light Replacement, from "… (**Mr. Schumacher** thanked Mr. Mann for replacing the sign light on the entry side at Doral Circle and will confirm it is functioning properly.) …," to … **Pinehurst Sign Light Replacement**… **Mr. Schumacher** thanked Mr. Mann for replacing the sign light on the entry side at **Pinehurst Circle** and will confirm it is functioning properly). ***Second by Mr. Mann. Carried unanimously 4 - 0.***

V. Chair's Report

Chair reports will commence pending the election of a Committee Chairperson.

VI. Contractor Reports

A. Landscape Architect's Report – McGee & Associates (M&A)

Mr. McGee summarized the August 7, 2025, observation report.
(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing

3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle
8. Rattlesnake Hammock Rd.

Mr. McGee reported:

All Locations

Recommend herbicide spraying use a color tracer dye in the mix.

St. Andrews Blvd. & US 41

- Remove palm tree volunteers in Ixora shrubs in front of the sign.
- Replace dead Pentas at community entrance.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot clear trunk Royal palm.

St. Andrews Blvd.

- Median #1:
  - Fill in missing Pentas annual flowers.
- Median #8
  - Replace defoliated dwarf Bougainvillea 'Helen Johnson.'
- Median #10:
  - Based on a review requested by the Committee, recommend renovation of the median planted as follows:
    - (22) Dwarf Bougainvillea (East)
    - (15) Dwarf Bougainvillea (West)
    - (68) Orange Bulbine in place of Perennial Peanut.

Forest Hills Boulevard

- Median #12
  - Recommend replacement of a missing tree and Ilex tree in decline with Queen Crape Mrytle's.
  - An auto accident damaged palm trees and shrubs. A replacement inventory will be provided after the area has been cleaned up.
  - One double Alexander palm with ten-foot clear trunk should be planted.

Valley Stream Circle

- Reinstall two new Duckbill tree anchor cables.
- Treat tree to kill the Carpenter ants in the lower main trunk branch.
- Fill in missing Plumbago shrubs.
- Recommend replacement of purple Trumpet tree damaged during a storm.

Pebble Beach Boulevard

- Medians #14 and #15
  - Perennial Peanuts replacements noted.
- Medians #16, #18, and #19
  - Replace Perennial Peanut plants with Yellow Bulbine plants.
- Medians #17 and #18
  - Replace missing or declined Bougainvillea 'Helen Johnson' plants.

Pebble Beach Boulevard Golf Cart Crossing

- Replace twenty Spider Lily plants.

Thorncrest , Briarcliff and Heather Grove Lanes

- Cul-de-sacs #20, #21, and #22
- Fill in Dwarf Bougainvillea 'Helen Johnson' shrubs.
- Bougainvillea shrub replacements should be planted four or five feet back from the curb to protect plants from vehicular damage.

Doral Circle

- West ROW & Rattlesnake Hammock Road: Remove snake plants and other plantings from Podocarpus hedge.
- Replace ten dead/missing white African Iris.
- Median#23:
  - Replace four Ixoras shrubs in decline.
  - Plant two white Geiger trees at variegated ginger locations.

Treasure Point Cul-de-sac

- Median #24: Remove volunteer strangler fig vines from within Sabal palm trunks.

Irrigation

- The Valley Stream Circle irrigation water meter was not accessible to verify usage. Service and cleaning should be scheduled.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Schumacher reported:

- Routine maintenance is being performed as scheduled.

Committee members noted mulch run-off, impeding storm drainage in prior years, has not occurred this year.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Lely Golf Estates MSTU Fund 1620 Budget for August 21, 2025, prepared August 1, 2025.

Mr. Schumacher presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)
   - Incidentals are for landscape refurbishment and miscellaneous.
   - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Agricultural Services International – Irrigation services
3. Collier County PUD – Water
4. FPL – Electricity
5. Howard Fertilizer & Chemical Co.- Fertilizer
6. McGee & Associates – Landscape Architecture
7. Naples Electric Motor Works – Irrigation Pump Repairs
8. Premier Staffing – Transcription Services
9. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
10. Simmonds Electrical – Electrical Maintenance and LED Fixtures

11. SiteOne Landscape Supply – Irrigation Parts & Pumps
12. Southeast Spreading - Mulch
13. Traffic Logix – Digital Solar Radar
14. Tree Scaping of Naples – Tree Pruning and Removal

- Budget Summary
  1. Line 1, Revenues and Interest – Of the $432,700 millage assessed, $439,298 has been collected, a surplus of $6,598.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $394,545.
  3. All Revenues – Of the $827,245 budgeted (millage assessed and FY-24 Carry Forward Funds), $439,298 has been collected leaving an available balance of $387,947 (the sum of lines 1 and 2) minus Expenditures.
  4. Line 24, Operating Expense – Of the $366,645 budgeted, $89,486 is committed to existing Purchase Orders and $218,099 is expended, leaving the remainder of $59,059 available within budget for additional operating expenses as needed.
  5. Line 28, County Overhead – Of the $80,000 budgeted, $79,196 has been transferred, and a balance of $804 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 30, Capital Projects – A balance of $230,600 remains for improvement projects.
  7. Line 32, Capital Reserves - $150,000 is reserved for catastrophic events.
  8. Line 33, All Expenses – Of the $827,245 budgeted, $89,486 is committed in existing Purchase Orders, $297,295 has been expended, leaving the remainder of $440,463 available for MSTU expenditures.
  9. Line 34, FY-25 Budget Grand Total – Budgeted Revenues (Line 3) and All Expenses (Line 33) are equal and cancel-out, $89,486 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $142,003 and $52,516 are Unexpended.

General

1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of $68,920.
3. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- A & M Property Maintenance, Landscape Incidentals, for plant replacements has exceeded budget.
- Expenditures for Tree Scaping of Naples will increase upon receipt of outstanding invoices.
- AGRI Services completed maintenance service, including valve repairs, for the Warren Street Pump Station.
- Mulch applications exceeded the 2025 budget. Additional spreading of mulch, funded by the FY-26 budget will be undertaken in November/December.
- Simmonds Electrical: An entry will be added to Line 14, Lighting Maintenance, for the purchase and installation of sign lights for the Community Entrance and Doral Circle.
- Quotes for Holiday Decorations will be solicited from three vendors.

- The Doral Sign renovation project will be debited from the Capital Projects category.

Fiscal Year 2026 Budget

- The FY-26 budget is effective October 1, 2025.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.
- Funds not spent on FY-25 will be carried forward to FY-26.

B. Lighting Inspection Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. Schumacher reported:

August 7, 2025, Observation Report

- St. Andrews Blvd: three single luminaires, four entry and two exit sign lights are out.
- Doral Circle: two sign lights are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

Two (2) Traffic Logix SafePace 100 speed monitoring signs are functioning on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

Daily vehicle report statistics from July 17, 2025, to August 15, 2025:

- Radar 1 (110 St Andrews Blvd) is not functioning correctly. The sign will be evaluated and repairs made.
- Radar 2 (255 Saint Andrews Blvd) recorded 47,558 vehicles for an average of 1,585 per day. The maximum speed was fifty-six to sixty (56-60) mph.
- The data indicated most vehicles were traveling between twenty-six (26) and thirty-five (35) mph. The speed limit is twenty-five (25).

Forest Hills Radar Sign

- **Mr. Schumacher** will request a quote for a Traffic Logix sign for Forest Hills Boulevard.

D. Committee Terms Expiring and Reapplications

Mr. Schumacher reported two seats, each for a four-year term, are available on the Lely Golf Estate Beautification MSTU Advisory Committee.

Ms. Jorgensen and Ms. McGarity are eligible to apply for reappointment. Ms. McGarity has applied.

Recommendation for Lisa Rice McGarity

Vice Chair Dammert moved to recommend the Board of County Commissioners appoint Lisa Rice McGarity to the Lely Golf Estates MSTU Advisory Committee. Second by Ms. Arneson. Motion carried unanimously 4 – 0.

The applicant recommended will be considered for appointment to the Advisory Committee by the Board of County Commissioners.

Linda Rae Jorgensen
Ms. Jorgensen has indicated she will not apply for reappointment.

VIII. Ongoing Business

A. Traffic Signage

Mr. Schumacher reported:

- The Board of County Commissioners (BCC) approved the transfer of street and STOP signs to the MSTU in March 2025.
- The transfer, at no cost to the MSTU, includes:
  - Sixty-two signs on decorative poles (37street and STOP signs and twenty-five speed limit signs).
  - Fourteen signs installed by the Traffic Operations Division (on standard poles with consideration given for installation on new decorative post).
- A sign inventory with specifications, types of repairs and a financial projection of cost, was requested by the Procurement Division.
- A Request for Quote was submitted to Lykins for assorted street signs, street name blades, and decorative bases.
- The project may have to go out to bid if the cost exceeds the threshold determined by the Procurement Division.
- Upon award, a Purchase Order (PO) will be issued and sign production and installation sequences planned.

Ms. McGarity noted that research revealed the STOP sign on Augusta Boulevard at the Forest Hills Boulevard intersection is not an MSTU asset.

B. Sign Lights

Mr. Schumacher reported:

- A total of fourteen LED light fixtures is required to replace existing corroded sign lights, five for each of the two monuments at St. Andrews Blvd and two for each side of the two-sided sign at Doral Circle.
- Simmonds Electrical of Naples, Inc. submitted quote number 2516947 in the amount of $11,302.89 to furnish and install fourteen Dabmar bronze light fixtures with LED bulbs and PermaPosts to accommodate the new fixtures.
- The light fixtures are on order with Graybar. Simmonds Electrical bills the actual fixture cost plus a 15% mark up.

C. Entryway Lighting Circuits

Mr. Schumacher reported:

- Simmonds Electrical determined the electrical circuit(s) damaged by blown fuses caused the multiple light outages on St. Andrews Boulevard.
- Twenty-two Fuse Holders were ordered for eleven poles.
- A subsequent lighting failure revealed the breaker panel itself had subsequently failed as well.
- The breaker panel housed in the stainless-steel enclosure box has been repaired.
- Three Lumec lamps are not functioning and will be replaced.

IX. New Business

A. Holiday Décor Lighting

St. Andrews Boulevard Entrance and Doral Circle

- A quote to install holiday decorations and lighting at the Lely MSTU entrances on Saint Andrews Boulevard and Doral Circle in November 2025 will be requested from Naples Christmas Lighting.
- The design will replicate the 2024 plan.

Forest Hills and Augusta Boulevards Sign

- Ms. McGarity volunteered to decorate the sign and donate a wreath.
- Information regarding the purchase of recommended lights will be submitted to Mr. Schumacher.

Committee discussion:

- Light outages were frequent in 2024.
- Suggest contract inclusions:
  - Specify frequency of weekly vendor checks to verify lights are functioning.
  - Detail response time for the vendor to restore the lights upon notification of malfunction.

Comments Mr. Schumacher

- The electrical outlets have ground fault interrupters (GFI's) which "trip" easily.
- The light equipment installed is new annually.
- He will research feasibility of inserting a "maintenance" clause, perhaps at an additional cost.

X. Committee Member Comments

None

XI. Public Comments

None

Mr. Schumacher *reported that he is retiring at the end of September 2025. A successor will be announced at a later date.*

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:04 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

Kathleen Dammert

Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on October 16 ,2025 as presented ✓ or as amended ___.

Lely Golf Estates Beautification MSTU/CollierPTNE

NEXT MEETING: **SEPTEMBER 18, 2025 – 2:00 PM**
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542

GOLF ESTATES BEAUTIFICATION MSTU
ADVISORY COMMITTEE
8300 Radio Road
Naples, FL 34104

Minutes
SEPTEMBER 18, 2025

I. Call to Order
The meeting was called to order at 2:00 P.M. Roll call was taken, and a quorum was not established.

II. Attendance
Committee Members: Kathleen Dammert, Vice Chair; Linda Jorgensen (Excused), Michael Mann, Lisa McGarity (Excused), Dimitra Arneson (Excused)
County Staff: Ellen Sheffey, Acting Director, PTNE (Excused); Dan Schumacher, Project Manager, PTNE Division; Judith Sizensky, Project Manager, PTNE Division; Rosio Garcia, Operations Analyst, PTNE Division; Keyla Castro, Operations Support Specialist, PTNE
Contractors: Mike McGee, Landscape Architect, McGee & Associates; Armando Yzaguirre, A & M Property Maintenance; Wendy Warren, Premier Staffing
Guests: Pat McCabe, Resident; Laura Mann, Resident

III. Approval of Agenda
Staff noted that due to absence of a quorum the meeting would be held as an informational meeting in accordance with the Agenda as amended:
Add: Item 7E - McGee & Associates FY26 Landscape Architectural Maintenance Consulting Services.
Item 7F - Irrigation.

IV. Approval of Minutes – August 21, 2025
The minutes of August 21, 2025, Lely Golf Estates Beautification MSTU Advisory Committee meeting, will be considered at the October 16, 2025, meeting.

V. Chair's Report
Summary reports will commence pending the election of a Committee Chairperson.

VI. Contractor Reports
A. Landscape Architect's Report – McGee & Associates (M&A)
(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).
Mr. McGee summarized the September 3, 2025, observation report noting format highlighting designation:
- Yellow - maintenance recommendation.
- Red - multiple plant loss will occur if not addressed.
- Purple - items are under warranty.
- Blue (RFQ) – a quote for replacement plants has been requested.
- Strikethrough – items have been, or are being, addressed.

Maintenance Areas

1. St. Andrews Blvd.
2. Forest Hills Blvd. & Cart Crossing
3. Valley Stream Circle
4. Pebble Beach Blvd. & Cart Crossing
5. Thorncrest, Briarcliff, and Heather Grove Lanes (cul-de-sacs)
6. Baltusrol Drive & Cart Crossing
7. Doral Circle
8. Rattlesnake Hammock Rd.

All Locations

Recommend herbicide spraying use a color tracer dye in the mix.
Apply fertilizer in accordance with recommended schedule, report#8, in October 2025.

St. Andrews Blvd. & US 41

- Prune Paurotis palm sprouts away from sidewalk edge.
- Remove palm tree volunteers in Ixora shrubs in front of the sign.
- The third large Royal Palm within the shopping center plantings appears to have been struck by lightning. Recommend replacement with an 8-foot clear trunk Royal palm.
- Treat Torpedo grass in Blueberry Flax lilies.

St. Andrews Blvd.

- Median #5
  - Remove Holly tree in decline and replace it with Crape Myrtle tree.
  - Replace yellow African Iris in locations noted.
- Median #8
  - Replace defoliated dwarf Bougainvillea 'Helen Johnson.'

Valley Stream Circle

- Reinstall two new Duckbill tree anchor cables.
- Fill in missing Plumbago shrubs.
- Recommend replacement of purple Trumpet tree damaged during a storm.

Pebble Beach Boulevard

- Medians #14, 15, 16 and 18
  - Replace Perennial Peanut plants with yellow Bulbine plants.
- Medians #17
  - Replace dead Holly tree with Crape Myrtle tree.

Doral Circle

- Treat Torpedo grass at benches with herbicide.
- West ROW & Rattlesnake Hammock Road: Remove snake plants and other plantings from Podocarpus hedge.
- Replace ten dead/missing white African Iris.
- Median#23:
  - Replace four Ixoras shrubs in decline.
  - Plant two white Geiger trees at variegated ginger locations.

Treasure Point Cul-de-sac

- Median #24: Remove volunteer strangler fig vines from within Sabal palm.

Mr. Schumacher reported:

- Tree Scaping of Naples will remove the Holly tree on Median #5 by the end of FY-25.
- Quotes have been requested to remove Perennial Peanut plants, spray areas with herbicide, remove 3-inches of vegetation and soil, and replant areas with yellow Bulbine.

Winter Annual Plantings

St Andrews Median #1 and Doral Circle Median #23

Mr. McGee will present planting schemes for the winter season at the October meeting noting:

- 2024: Scheme B modified, consisting of Patriot Berry Parfait and Savannah Pink Geraniums surrounded by Salvia on the inner border and an outer border of white Alyssum will be planted in both locations.
- Flowers container size should be greater than 2024.
- Plant quantities and estimated cost will be provided.
- Solarization of the annual planting areas for St. Andrews Blvd. and Doral Circle to reduce weeds, insects and/or disease will be complete in two weeks prior to installation of the winter plantings.

B. Landscape Maintenance Report – A & M Property Maintenance (A&M)

Mr. Yzaguirre reported:

- Routine maintenance is being performed as scheduled.
- Fertilizer will be applied in October.
- Geiger trees have been secured for planting in Median #23.

VII. Project Manager's Report – Dan Schumacher

Mr. Schumacher reported:

A. Budget Report

Lely Golf Estates MSTU Fund 1620 Budget for September 18, 2025, prepared September 11, 2025.
(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. Schumacher presented an overview of the budget highlighting:

Purchase Orders

1. A & M Property Maintenance (A&M)
   - Incidentals are for landscape refurbishment and miscellaneous.
   - Grounds Maintenance is for regularly scheduled tasks and irrigation repairs.
2. Agricultural Services International – Irrigation services
3. Collier County PUD – Water
4. FPL – Electricity
5. Howard Fertilizer & Chemical Co.- Fertilizer
6. McGee & Associates – Landscape Architecture
7. Naples Electric Motor Works – Irrigation Pump Repairs
8. Premier Staffing – Transcription Services
9. Sight N Sound, dba Naples Christmas Lighting – Holiday Decorations
10. Simmonds Electrical – Electrical Maintenance and LED Fixtures
11. SiteOne Landscape Supply – Irrigation Parts & Pumps
12. Southeast Spreading - Mulch
13. Traffic Logix – Digital Solar Radar
14. Tree Scaping of Naples – Tree Pruning and Removal

- Budget Summary
  1. Line 1, Revenues and Interest – Of the $432,700 millage assessed, $439,298 has been collected, a surplus of $6,598.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $394,545.
  3. All Revenues – Of the $827,245 budgeted (millage assessed and FY-24 Carry Forward Funds), $439,298 has been collected leaving an available balance of $387,947 (the sum of lines 1 and 2) minus Expenditures.
  4. Line 24, Operating Expense – Of the $366,645 budgeted, $86,102 is committed to existing Purchase Orders and $222,202 is expended, leaving the remainder of $58,341 available within budget for additional operating expenses as needed.
  5. Line 28, County Overhead – Of the $80,000 budgeted, $79,196 has been transferred, and a balance of $804 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 30, Capital Projects – A balance of $230,600 remains for improvement projects.
  7. Line 32, Capital Reserves - $150,000 is reserved for catastrophic events.
  8. Line 33, All Expenses – Of the $827,245 budgeted, $86,102 is committed in existing Purchase Orders, $301,398 has been expended, leaving the remainder of $439,745 available for MSTU expenditures.
  9. Line 34, FY-25 Budget Grand Total – Budgeted Revenues (Line 3) and All Expenses (Line 33) are equal and cancel-out, $86,102 remains committed to existing Purchase Orders, collected Revenues exceed Expenses by $137,900 and $51,798 are Unexpended.

General

1. MSTU Tax Rate: 2.00 Mills is for beautification improvements and maintenance within the taxing district.
2. The Ad Valorem taxable value increased 5.42% for fiscal year 2025 over 2024 generating additional revenue of $68,920.
3. Tax millage collected and interest by the Lely Golf Estates Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Mr. Schumacher noted:

- Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
- A & M Property Maintenance, Landscape Incidentals, for plant replacements has exceeded budget.
- Mulch applications exceeded the 2025 budget. Additional spreading of mulch, funded by the FY-26 budget will be undertaken in November/December.
- Simmonds Electrical: An entry will be added to Line 14, Lighting Maintenance, for the purchase and installation of sign lights for the Community Entrance and Doral Circle.
- The Doral Sign renovation project will be debited from the Capital Projects category.

Fiscal Year 2026 Budget

- The FY-26 budget is effective October 1, 2025.
- The Ad Valorem taxable value will be updated in the FY-26 budget.
- Funds not spent on FY-25 will be carried forward to FY-26.
- Asset Management Plan assets and expenditure projections to fund maintenance will be updated for 2026.

B. Lighting Inspection Report

(The full report is included in the distributed Agenda meeting packet, which is accessible at the link shown at the end of these Minutes).

Mr. Schumacher reported:

September 4, 2025, Observation Report

- St. Andrews Blvd: three single luminaires, four entry and two exit sign lights are out.
- Doral Circle: two sign lights are out.
- All lamp poles are fitted with Lumec-brand LED replacements.

C. Radar Speed Report

Mr. Schumacher reported:

Radar Speed Sign Report

Two (2) Traffic Logix SafePace 100 speed monitoring signs are functioning on Saint Andrews Boulevard, eastbound by the Lely Presbyterian Church (*Radar 1*) and westbound at Pine Valley Circle (*Radar 2*).

Daily vehicle report statistics from August 25, 2025, to September 15, 2025:

- Radar 1 (110 St Andrews Blvd, eastbound) is not functioning correctly. The sign will be evaluated for repair.
- Radar 2 (255 Saint Andrews Blvd, westbound) recorded 38,426 vehicles for an average of 1,478 per day. The maximum speed was seventy-one to seventy-five (71-75) mph.
- The data indicated most vehicles were traveling between twenty-six (26) and thirty-five (35) mph. The speed limit is twenty-five (25).

Radar Speed Signs

Mr. Schumacher noted:

- The Traffic Logix speed signs were installed in January 2021.
- Radar signs have a life expectancy of five years.
- It may be more cost effective to purchase new signs versus repairing existing signs.
- A "time of day" feature should be incorporated into the replacement sign.

D. Committee Terms Expiring and Reapplications

Mr. Schumacher reported that two seats, each for a four-year term, are available on the Lely Golf Estate Beautification MSTU Advisory Committee.

Linda Rae Jorgensen

Ms. Jorgensen did not re-apply for Advisory Committee membership.

Lisa Rice McGarity

Ms. McGarity's application for re-appointment to the Advisory Committee is on September 23, 2025, Board of County Commissioners Agenda for approval.

E. McGee & Associates FY-26 Landscape Architectural Maintenance Consulting Services.

McGee & Associates submitted a proposal in the amount of $21,375.00, for Annual Services for Landscape Architectural Maintenance Consulting Services for the Lely Golf Estates Beautification MSTU for FY-26.

The proposal will be considered at the meeting on October 16, 2025.

F. Irrigation

Mr. Schumacher reported:

- The Road Maintenance Division utilizes the Motorola™ system for irrigation for all County roadways.
- Conversion of the MSTU's irrigation system from HydroPoint to Motorola™ would provide continuity with the County standard.
- The HydroPoint controller(s) would be replaced with Motorola™ controllers.
- A quote(s) will be requested from a qualified contractor(s) for the purchase and installation of the Motorola™ controller(s).

The Committee will consider conversion of the irrigation system to Motorola™ at the October meeting.

VIII. Ongoing Business

A. Traffic Signage

Mr. Schumacher reported:

- The Board of County Commissioners (BCC) approved the transfer of street and STOP signs to the MSTU in March 2025.
- A *Traffic Signs* inventory report by location with financial projection of cost replacement was prepared for the Procurement Division.
  - Sixty-four signs on decorative poles (36 street name and STOP signs and twenty-eight speed limit and crosswalk signs).
  - Estimated replacement cost is $109,912.00.
- The project will go "out to bid" as the cost exceeds the threshold determined by the Procurement Division.
- Upon quote approval, a contract will be awarded and sign production and installation sequences planned.

B. Sign Lights

Mr. Schumacher reported:

- Simmonds Electrical of Naples, Inc. installed nine Dabmar bronze light fixtures with LED bulbs and PermaPosts at the St. Andrews Boulevard sign monuments. One additional light will be installed on the entrance side.
- Two Dabmar light fixtures will be installed for each side of the Doral Circle sign.
- The work will be completed by the end of September.

IX. New Business

A. Holiday Décor 2025

St. Andrews Boulevard Entrance and Doral Circle

- Naples Christmas Lighting, a division of Sight N Sound, submitted quote #1095, dated September 5, 2025, in the amount of $4,600.00 to install holiday decorations and LED lighting at the Lely MSTU entrances on Saint Andrews Boulevard and Doral Circle in November 2025.
- An option to upgrade lighting to coaxial lights for $1,000.00 was offered.
- The design will replicate the 2024 plan.
- Text and email contact information was provided to report seasonal light outages.

The Committee agreed to accept the option to upgrade lighting to coaxial lights for a total contract cost of $5,600.00 for holiday lighting.

The contract will be considered at the meeting on October 16, 2025.

X. Committee Member and Staff Comments

Judy Sizensky will host the October 2025 meeting and assist the new Project Manager during the transitional period.

XI. Public Comments

None

Mr. Schumacher *thanked the Committee for their congeniality over the past ten years and expressed his enjoyment working together.*

XII. Adjournment

There being no further business to come before the Committee, the meeting was adjourned at 3:04 P.M.

LELY GOLF ESTATES BEAUTIFICATION MSTU ADVISORY COMMITTEE

Kathleen Dammert

Kathleen Dammert, Vice Chair

These Minutes were approved by the Committee on October 16, ,2025 as presented ✓ or as amended ___.

Lely Golf Estates Beautification MSTU/CollierPTNE

NEXT MEETING: **OCTOBER 16, 2025 – 2:00 PM**
SOUTH REGIONAL LIBRARY
8065 LELY CULTURAL PARKWAY
NAPLES, FL 34113
239.252.7542

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

September 29, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Collier County Library Advisory Board
Collier County, Florida

October 15, 2025
10:30 a.m.

Notice is hereby given that the **Collier County Library Advisory Board** will meet on **Wednesday, October 15,** at **10:30 a.m.** This will be a Hybrid Remote meeting, and it will be held at the Headquarters Library Sugden Theater located at 2385 Orange Blossom Drive, Naples. Some of the Board members may be appearing remotely, with staff present in person. The public may attend either remotely or in person.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item. Individuals who would like to participate remotely must complete and submit the online speaker registration form prior to the beginning of the meeting.

Individuals who would like to participate remotely, should contact Karen Tibbetts via email at Karen.Tibbetts@collier.gov by 1:00 p.m. on October 13.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of those boards, councils or agencies.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Tanya Williams at (239) 252-7350.

###

COLLIER COUNTY LIBRARY ADVISORY BOARD
Wednesday, October 15, 2025, 10:30 a.m.
Headquarters Library – Hybrid Meeting
AGENDA

NOTICE: The public is welcome to attend Library Advisory Board meetings. Visitors will be asked to sign in and briefly describe the purpose of their visit. If the visitor is attending to discover more about the workings of the Library Advisory Board, s/he is welcome to stay for the duration of the meeting. If the visitor has a specific purpose, the Chair will recognize the visitor during Public Comments to speak for up to three (3) minutes. Additional time may be granted to the speaker at the discretion of the Chair. Robert's Rules of Order prevails. Silence cell phones and digital devices.

Call to order

1. Grant LAB Member(s) remote attendance *(Motion & Approval)*

Pledge of Allegiance

Approval of Minutes

Awards and Recognitions

1. Library Division Cheers for Peers Recipients September
2. County Service Awards and VIP Certificates
    i. 1 year anniversary: Kara Godwin (SR), Elaine Sutherland (HQ), Sarah Benza (NR)
    ii. VIP: Gisele Tadros (NR), Irene Johnson (HR), Patricia Weikel (HR), Sam Sine (HR)

Board Reports

1. Report of Officers
2. Report of Committees
    i. October 10 LAB Subcommittee Meeting – Rebeca Seitz

Presentations

1. Report of the Friends of the Library
2. Report of the Library Director
    i. General Operations
        a. Facilities & Projects Update
        b. Operations Update
        c. Programming Update
        d. Staffing Update
        e. FY 26 Budget Opening
        f. 2025 AUIR
        g. Aged Accounts Write-off for FY 2021 *(Motion & Approval)*
        h. FY 2026 Annual Plan of Service *(Motion & Approval)*
3. Reconsideration Request Received – Wesley Gunther-Administration *(Motion & Approval)*

Public Petitions to the Board for Future Consideration

Public Comments on General Topics Related to the Library Division

Unfinished Business

New Business

1. Library Policy Review Project

Public Comments on General Topics Related to the Library Division

Adjournment

Naples, Florida, September 17, 2025

LET IT BE KNOWN that the LIBRARY ADVISORY BOARD met on this date at 10:30 a.m. in the Headquarters Library with the following members present:

CHAIR:
VICE-CHAIR: Joy White – District 4
SECRETARY: Rebeca Seitz – District 1
Marjorie H. Gagnon – District 5
Jennifer Ashford – District 2
Leyanis Muniz – District 3

ALSO PRESENT: Tanya Williams, Manager, Strategic Initiatives, Interim Library Director
Karen Tibbetts, Library Operations Support Specialist I
Denise McMahon, Manager, South Regional Library
Julie Blatt, Manager, Naples Regional Library
Chloe Snider, Manager, Headquarters Library
Silvia Puente, Branch Manager, Immokalee Branch Library
Barbie Schulze, Library Specialist II, Vanderbilt Beach Branch Library
Andrew Meyer, Library Program Coordinator
Colleen Greene, Assistant County Attorney
Carla Grieve, Collier County Resident
Nicole Rolando, Collier County Resident
Sue Zimmerman, Collier County Resident
Keesha Morisma, Collier County Resident
Marsha Oenick, Collier County Resident (via Webex)
Ann Marie Dezio, Collier County Resident (via Webex)

CALL TO ORDER

1) **Grant LAB Member remote attendance** *(Motion & Approval)*
   - Quorum was met for this meeting and was directed by Ms. White. No motion or approval for remote attendance was necessary.
2) **Introduction of New District 3 Member Leyanis Muniz**
   - Ms. White introduced Leyanis "Leya" Muniz as the new District 3 member of the Library Advisory Board representing the Golden Gate Branch Library community.
   - Ms. Muniz stated that she has been a resident of Naples intermittently since 2009 and is excited to help the Library and its patrons.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Ms. White asked for approval of the meeting minutes of August 20, 2025. Mrs. Seitz moved to approve the minutes as written. Mrs. Gagnon seconded, and the motion was carried unanimously.

Ms. Williams announced that she has been assigned as Interim Library Division Director as of September 8th and will also continue her duties as the Manager of Strategic Initiatives.

Awards and Recognitions

1) **Library Division Cheers for Peers Recipients for August**
   - Copies of the August Cheers for Peers recipients were provided to LAB members.
   - Ms. Williams read the list of staff members being recognized.
2) **County Service Awards and VIP Certificates**
   i. Barbie Schulze (VB) – 25 Years
      a. Ms. Schulze stated that she is thankful for the Collier County Public Library and all the wonderful people she's worked with and the incredible patrons she's served. She stated that "books change lives every day" and she's seen this first-hand throughout the years.
   ii. There were no VIPs for Library staff during August.

Ms. White stated that the presentation of Florida's Government in the Sunshine Law will be moved up on the agenda.

Sunshine Laws Presentation by County Attorney's Office - Colleen Greene

- Colleen Greene introduced herself as the Assistant Attorney for Collier County. She added that she has worked with the County Attorney's Office (CAO) for 20 years.
- She provided handouts to LAB members to outline the three topics of discussion in her presentation:
  1. Florida's Government in the Sunshine Law
  2. Public Records Law
  3. Ethics Laws (state and local)
- Ms. Greene encouraged LAB members to keep a 3-ring binder with any board-related documents and correspondence as they are public records.

Florida's Government in the Sunshine Law

- Ms. Greene explained that Library Advisory Board members are required by the Florida Constitution and Collier County ordinance to operate business under Sunshine Law.
- The Sunshine Law applies when two or more members of a board or subcommittee discuss a matter that may foreseeably come before the board or subcommittee.
- The three basic requirements of the Sunshine Law are:
  - Meetings must be open to the public
  - Reasonable notice of meetings must be given
  - Minutes of the meetings must be taken
- Meeting locations must be accessible and of sufficient size for the turnout. Meetings must be non-discriminatory and allow a reasonable opportunity for the public to be heard.
- Reasonable notification is generally 1-2 weeks prior to the meeting; however, 72-hours notification would be the minimum.
- Minutes of the meeting must be taken and made available promptly. Sound recordings may also be used in addition to written minutes. Minutes may be a brief summary of meeting events. Minutes are public record and must record the votes.
- Subcommittees are selected from the main committee to carry out special assignments. At least two members of the Library Advisory Board should attend subcommittee meetings. A quorum of three members is required to vote.
- Advisory Board Members and subcommittee members must strictly adhere to all aspects of the Sunshine Law.
  - No pre or post meeting discussions;
  - No private conversations on the dais;
  - Avoid texting on the dais;
  - May not use non-members as liaisons between board members;
  - Avoid the appearance of impropriety.

Written Correspondence

- A board member may send documents on matters coming before the board for official action to other board members, PROVIDED there are NO RESPONSES from, or interaction related to documents among the members prior to the public meeting. Written correspondence becomes a public record.
- The CAO recommends corresponding through the staff liaison, limiting correspondence, and any two-way communication must be done in the Sunshine.
- The CAO recommends no communication via text.

Inspection Trips

- To avoid Sunshine issues, inspection trips can be conducted outside the company of a fellow board member.

Social Events

- Social events and other community events are permissible to be attended by two or more members of the same Advisory Board; however, members must be aware of not discussing any matter that may be discussed at a board meeting.

Board of County Commissioners

- Sunshine Law does not apply when an individual advisory board member meets with a County Commissioner.

Public Records

- A public record encompasses all materials made or received by an agency in connection with official business, which are used to perpetuate, communicate, or formalize knowledge, regardless of whether such materials are in final form.

Consequences of Failing to Comply with Sunshine Law:

- It is a second-degree misdemeanor to knowingly violate the Sunshine Law;
- Punishable with a fine of up to $500 and/or up to 60 days' imprisonment;
- Removal from position;
- Payment of attorney's fees.

Public Records Law

- Public Records include all documents, papers, letters, sound recordings, or other material, regardless of physical form or means of transmission made or received.
- Public Records Law applies to records developed by the Board, Board-Appointed Committees and employees, including written communications, letters, notes, emails, etc.
- Public records must be maintained pursuant to State guidelines.
- If leaving your position on an advisory board, provide a copy of all public records in your possession to the County Staff Liaison.
- One-way communication by email should be directed to the County Staff Liaison, no two-way communication between members is permitted.
- When corresponding with members of the public via email, all names and email addresses become a public record.
- There are some public records that are exempt from disclosure including records for litigation or legal proceedings, social security numbers of employees, sealed bids or proposals, and home address of law enforcement officers.

Social Media and Florida's Sunshine and Public Records Laws

- Using social networking such as Facebook, Twitter, Instant Messaging, You Tube and Instagram can increase the risk of violating Sunshine and Public Records Laws.
- If social media activity meets the standards for public record, it must be retained and must be producible if requested.
- Advisory board members ***must not*** engage on social media in an exchange or discussion of any matter that might foreseeably come before the board for action.

- Advisory board members must be wary of commenting on *any* social media platform about matters that foreseeably may come before the board for action.

Ethics Laws

- State Law Code of Ethics and Collier County's Ethics Ordinance apply to all advisory board members, elected officials, and County employees.

Gifts & Compensation: The acceptance of any compensation payment or item of value that is given to influence a vote, or other official action is prohibited.

- Collier County has a ***NO GIFT*** Policy, which is stricter than State Law.
- Limited exceptions apply: Gifts from relatives, unsolicited advertising or promotional materials, gifts for participation in a seminar, or an award of nominal commercial value. When in doubt, it's best to say no.
- Gifts from the public or vendors, including food or beverages, may not be accepted and must be returned.

Misuse of Public Position: Attempting to use an official position or resources thereof to obtain a special privilege or benefit is prohibited.

Disclosure or Use of Certain Information: Disclosing or using information not available to the public for personal benefit is prohibited.

Prohibited Business Relationships: Doing business with one's agency or conflicting employment or contractual relationships are prohibited.

Voting Conflicts of Interest: Voting in an official capacity upon any measure which would bolster any special private gain or loss is prohibited.

- Should a voting conflict arise, the nature of the conflict must be announced. The member may not participate in the discussion without first disclosing the nature of their interest in the matter and may not participate in an attempt to influence the decision.
- An advisory board member may abstain from voting on a matter when there is a possible conflict of interest.
- The advisory board member must complete a memorandum of voting conflict form, which must be incorporated into the meeting minutes. The completed form must be filed with the person responsible for recording the minutes of the meeting.

Penalties for violation of State Law: Chapter 112 Code of Ethics include a fine up to $10,000 and removal from office.

Penalties for violation of County Ethics Ordinance carry jail as well as fine penalties.

BOARD REPORTS

1) **Report of Officers**
2) **Report of Committees**
   a) **September 13 LAB Subcommittee Meeting – Rebeca Seitz**
      - Mrs. Seitz reported that this was the second subcommittee meeting to discuss partnerships and development with the community.
      - The group continued to discuss the topics at the first meeting to determine viability to expand services/revenue at the Library.

      Café:

      - The group spoke with other library systems that offer café services in Georgia, New York and Boston.
      - Conclusion: Experiment with a food truck in the morning and afternoon at the Headquarters Library's side parking lot near the solarium.
      - Ms. Williams stated that there are food truck vendors that meet County requirements.

      Education of Content Creators - Words & Wonders Workshop

      - A subcommittee member of the public is a children's television director.

- Discussion ensued regarding the Library receiving a percentage of any profit resulting from content created from the workshops.
- Mrs. Seitz reported that a Nashville public library system created an educational puppet program in the1960's to encourage literacy and imagination.
- Conclusion: Advocate for musical programming.
- Mrs. Seitz will contact the local presenter of "Kindermusik with Susie" for more information.
- Mrs. Ashford asked how the Words & Wonders Workshops would be created and funded.
- Mrs. Seitz stated that the subcommittee is working on the details to determine if funding might be possible through the County or the Friends of the Library.

Merchandise Series

- The subcommittee discussed County employees processing payments.
- Ms. Williams stated that Library staff can handle transactions for merchandise; however, inventory of the items would create additional work for staff.
- Mrs. Seitz stated that the Friends of the Library has its own merchandise which is provided through their organization.
- Mrs. Seitz will discuss the feasibility at the next subcommittee meeting.

Gala

- Mrs. Seitz stated that the initiative of a Library Foundation is being discussed.
- The Foundation would be formed as a separate entity as a 501c3 organization.
- Mrs. Seitz had conversations with other systems that have Foundations in Broward and Sarasota counties and areas of Chicago, Boston and New York.
- Mrs. Seitz wanted to make a special note in the meeting minutes that everyone she spoke with was incredibly kind and offered to help in any way they could in order to support a robust library system.
- Conclusion: Recommendation to work with a consultant to establish the Foundation.
- Mrs. Seitz added that if a Foundation was formed, it could expand Library services outside of County operations through a memorandum of understanding that funds would either be provided to the County for restricted use, or invoices would be directly paid through the Foundation.
- Mrs. Ashford asked about the staffing of the Foundations that were contacted.
- Mrs. Seitz stated that generally volunteers would initially create the Foundation and would later be handled with paid staff.
- She added that many Foundations were created through Friends organizations.

Passport Services

- Mrs. Seitz stated that this item was rejected as the subcommittee determined that it would not be conducive for the Library to implement.

Enhanced Use of Existing CCPL Resources

    - Mrs. Seitz stated that the enhancement of the Library's current donation process will be discussed once the Countywide website project has been completed for the Library.
- Any decisions made by the subcommittee will be presented to the Library Advisory Board for review. If a motion is made and approved to proceed, the Library Director will present the information to the County Manager on behalf of the LAB.
- Ms. Williams stated that the County Manager is responsible for approving operational driven items. Any County policies would need to be presented to the Board of County Commissioners for their review/approval.
- She added that if the LAB does not feel that the Director is working effectively on their behalf, they can go directly to the County Manager.

Ms. Greene stated that two or more LAB members should attend the subcommittee meetings. Ms. White and Mrs. Ashford agreed to be secondary members of the subcommittee.
After discussion, the next subcommittee meeting was rescheduled to be held on Friday, October 10 at 10:00am at the South Regional Library.

PRESENTATIONS

1) **Report of the Friends of the Library (FOL)**
    - No representative from the Friends of the Library could attend today's meeting.
    - Ms. Williams stated that the FOL's next board meeting is scheduled for Friday, October 24 at 2pm in the Rees Room at the Naples Regional Library.
2) **Report of the Library Director**
    Ms. Williams stated that she will continue to be the Manager of Strategic Initiatives as well as the Interim Library Director, effective September 8, and nothing will be changing with Library operations at this time. It is expected that the County Manager will determine a permanent solution after the new fiscal year begins on October 1.
    i. **General Operations**
    b) **Facilities & Projects Update**
        - Ms. Williams stated that all facilities and general operations projects initiated by Catherine Cowser will continue until completion.

    b) **Operations Update**
        - Ms. Williams stated that the palm tree replacement project at Naples Regional is still in process.
        - The Estates Branch Library kicked off its copper piping replacement project today. Once completed, the countertops in the bathrooms will be replaced.
        - The new flooring project at the Immokalee Branch Library has been completed.
        - The Vanderbilt Beach Branch Library's sign will be replaced by Facilities and Pelican Bay.
        - The replacement of the projector at Headquarters Library is still under review.
        - The County's IT Department is completing the migration of the website domain "collier.gov". The migration for the Library should be completion by the first of the year.
        - Ms. Williams stated that the Annual Update and Inventory Report (AUIR) will be presented to the Planning Commission on November 6.
        - Ms. Williams will provide draft copies with the agenda packet for the next LAB meeting.

    c) **Programming**

- Ms. Williams stated that programming is in a transition period since school resumed recently.
- The Summer Reading Program was successful.
- The Library will be promoting Library Card Sign Up Month in October.

d) Staffing Update

- Ms. Williams stated that some vacant library positions are pending to post.
- She added that the Library is maintaining its recruitment of new staff and that FTEs have been stabilizing.
- There were some promotions, and the Library is backfilling those positions.

e) FY 26 Budget Update

- Ms. Williams reminded everyone that the second and final hearing of the FY2026 Budget will be discussed tomorrow night at 5:05 pm.
- She added that no foreseen cuts to the Library's budget have been brought to her attention and anticipates that the $10.2 million for personnel, operations and capital costs will remain.
- Ms. Williams reminded everyone to be aware of discussions regarding rollbacks.
- The budget will be presented to the BCC for final approval at their regular meeting on September 23.

f) Future Actions for LAB

- Ms. Williams stated that in the future she plans to actively present the AUIR to the LAB for their comments and approval before the first draft is submitted.
- She also plans to present the following for review and motion/approval:
  - Strategic Plan
  - Annual Plan of Service
  - State Aid

- Ms. Williams reported that she will be conducting a meeting with Library Managers after today's LAB meeting. She added that she is always available to talk with members of the LAB.
- Mrs. Ashford stated that she was shocked to hear that Catherine Cowser left her position as the Library Division's Director and didn't understand under what circumstances she left. She added that LAB members felt badly to have not had the opportunity to formally thank her.
- Ms. Williams stated that Mrs. Cowser had retired and had expressed to the County Manager her interest in retiring over a year ago. Ms. Williams added that she's been working on a transition period for the last six months.
- Mrs. Seitz stated that at the last LAB meeting, Mrs. Cowser did not want to engage when Mrs. Seitz asked her if she wanted to expand on the staff that were retiring.
- Ms. Williams stated that she will continue with the County for five more years.
- Mrs. Ashford asked if the LAB is a part of the selection process for a new Director.
- Ms. Williams stated that at the Division level, the County Manager has the final say on the selection.
- Ms. Williams added that she was the Interim Public Services Department Head for three years and this is the third time that she has acted as the Interim Library Division Director.

PUBLIC COMMENTS ON GENERAL TOPICS RELATED TO THE LIBRARY DIVISION

- **Nicole Rolando** wanted to thank Ms. Williams and the LAB for their support in defending the Library to the Commissioners.

- She stated that to date the Vanderbilt Beach Branch Library petition has obtained 3,863 signatures, and added that the actual numbers would be greater, as many of the signatures reflected entire households.
- She wanted to express her concern regarding the tightening of the budget by ResourceX and devising methods to include the private sector for funding.
- She pointed out that there were snags in the system regarding implementing some of the recommendations by ResourceX and the Commissioners.
- For example, the Library is not set up to accept sponsorships, and this needs to be remedied.
- She added that the cutting of hours or personnel would be a tremendous blow to the community it's served for over 35 years.
- She stated further that the closing of the Vanderbilt Beach Branch Library would be a total loss to the community, and that the property would revert to the original owners if closed.
- She added that the County also needs more safe places for its residents.
- **Sue Zimmerman** introduced herself as a former County employee dealing with real estate for the County for over 20 years.
- She reported that she is familiar with working with the Pelican Bay Foundation and stated that they control the property of the Vanderbilt Beach Branch Library.
- She added that the Pelican Bay Foundation platted this property as a library, and it cannot be used for any other purpose, unless determined and approved by the Pelican Bay Foundation.
- **Marsha Oenick** attended the LAB meeting via Webex and stated that she is a Naples Park resident.
- She wanted to thank the Vanderbilt Beach Branch Library for providing such a vital service beyond the community as many of the petitions received were from residents in nearby Counties that use this location as a reciprocal library.
- Mrs. Oenick commended Ms. Schulze for the book discussions she has facilitated over the past 25 years. She added that many times 40 or more patrons participated in her book discussions.
- Mrs. Oenick wanted to thank the Library for its management of the budget policy and the LAB subcommittee for their efforts in determining additional funding resources.
- Mrs. Oenick stated that the closing of the Vanderbilt Beach Branch Library would require approval by the Commissioners and if this item were to be brought before the BCC, she requests the opportunity for the public to provide input on the conversation before any decisions are finalized.

UNFINISHED BUSINESS

1) **Schedule Selection of Chair, Vice-Chair and Secretary**
   - Ms. White explained that when the former District 3 LAB member resigned, she became the acting Chair as well as the Vice Chair.
   - Mrs. Gagnon stated that generally the LAB selects its officers in January.
   - Ms. White agreed; however, she felt that in the event that she was unable to attend a meeting, that someone should be elected to be the Vice-Chair to facilitate in her absence.
   - Mrs. Seitz made a motion to elect Joy White as Chair of the Library Advisory Board. Mrs. Ashford and Mrs. Gagnon simultaneously seconded, and the motion carried unanimously.
   - Ms. White moved, seconded by Mrs. Ashford and carried unanimously to elect Rebeca Seitz as Vice-Chair of the Library Advisory Board.

- Mrs. Seitz moved, seconded by Ms. White and carried unanimously to elect Mrs. Ashford as Secretary of the Library Advisory Board.
- Ms. White added that the LAB will continue to have their official election of officers in January.

NEW BUSINESS

1) **Sunshine Laws Presentation by County Attorney's Office - Colleen Greene**
   - This item was presented and discussed at the beginning of the meeting.
2) **Consideration for Changes to LAB Agenda**
   - Ms. Williams reported that she would like to restructure the LAB agenda to flow more logically.
   - She stated that she will add denotations to items needing a motion or approval to be made by the LAB.
   - She added that if any substantial information is to be provided for LAB review, she would do so at one meeting, and the information would then be discussed at the next scheduled meeting in order to give members the opportunity to review and discuss the information with staff before a motion or approval is made.
   - Mrs. Ashford asked for clarification on the Library's Staff Liaison for the LAB.
   - Ms. Williams stated that Karen Tibbetts was delegated to this position by the Library and in addition to taking the meeting minutes, she also maintains a record of materials.
   - Ms. Williams will provide everyone with her direct contact information.
   - Mrs. Ashford asked for clarification on talking with staff.
   - Ms. Williams stated that LAB members are encouraged to visit their district's library locations and meet and talk with the staff.

PUBLIC COMMENTS ON GENERAL TOPICS RELATED TO THE LIBRARY DIVISION

- Mrs. Zimmerman reported that the LAB is responsible for following Robert's Rules of Order when conducting their meetings. The rules govern committees and board to allow for a fair time to talk without being talked over.
- Ms. White replied that she is aware of Robert's Rules of Order and uses her discretion regarding public comments on agenda items. Generally, few members of the public attend LAB meetings, and the board values the input from the community. LAB members agreed to conduct a more "informal" meeting setting to accommodate public input and not restrict the time that a member of the public wishes to speak.
- Ms. Tibbetts reminded LAB members that a synopsis of Robert's Rules of Order is included in their information binder, and she has a copy of the book available if anyone would like to borrow it.

ADJOURNMENT

There being no further business to come before the Library Advisory Board, the meeting was adjourned at 12:15pm.

Ms. Williams will update LAB members as to the format of the Library Advisory Board meeting scheduled to be held on Wednesday, October 15, 2025, at the Headquarters Library, 2385 Orange Blossom Drive, Naples, FL 34109.

Approved by:



Joy White, Chair, Library Advisory Board

Parks & Recreation Advisory Board

MEETING AGENDA

LOCATION:	**IMMOKALEE COMMUNITY PARK**
DATE:	Wednesday, **October 15,** 2025
ADDRESS:	321 N 1st St, Immokalee, FL 34142
TIME:	**6:00 PM**

I. CALL TO ORDER

a) Welcome by the Director

b) Roll Call

c) Verification of Quorum

II. PLEDGE OF ALLEGIANCE AND INVOCATION

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF PREVIOUS MEETING MINUTES

V. OLD BUSINESS

a) Immokalee Sports Complex Update - Brian Delony

VI. ADDITIONAL MATERIALS

a) Golden Gate Community Center Advisory Board Minutes

VII. BOARD / PUBLIC COMMENTS

VIII. MANAGER UPDATES

IX. DIRECTOR'S REPORT

X. ADJOURNMENT

NOTE: THIS AGENDA IS SUBJECT TO CHANGE AND MAY BE MODIFIED BY THE DIRECTOR OR THE BOARD

Collier County Government

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October 8, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Collier County Parks & Recreation Advisory Board
Collier County, Florida

October 15, 2025
6:00 p.m.

Notice is hereby given that the **Collier County Parks & Recreation Advisory Board** will meet on Wednesday, October 15, at **6:00 p.m.** This meeting will be held at the Immokalee Community Park, Conference Room A, 321 North 1st Street, Immokalee, Florida.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of that board.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call the Collier County Parks & Recreation Division at (239) 252-4000.

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Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

September 24, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting
Pelican Bay Services Division Board
Collier County, Florida

October 8, 2025
1:30 p.m.

Notice is hereby given that the **Pelican Bay Services Division Board** will meet on **Wednesday, October 8,** at **1:30 p.m.** in the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

The agenda will be available on the Collier County Government website on the PBSD webpage**.**

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting of those boards, councils or agencies.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless permission for additional time is granted by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call (239) 252-1355.

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PELICAN BAY SERVICES DIVISION
Municipal Services Taxing & Benefit Unit

NOTICE OF PUBLIC MEETING **WEDNESDAY, OCTOBER 8, 2025**

THE PELICAN BAY SERVICES DIVISION BOARD WILL MEET AT 1:30 PM ON OCTOBER 8 AT THE COMMUNITY CENTER AT PELICAN BAY, 8960 HAMMOCK OAK DRIVE, NAPLES, FLORIDA, 34108.

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 6/11/25 Regular Session meeting minutes
5. Audience comments
6. Administrator's Report
    a. Update on projects
    b. Review of the Sept. 30 financials
7. PBF Government Affairs Committee
8. Committee Reports
    a. Landscape & Safety
        i. *Approval of a pilot project to replace crosswalks at one intersection
    b. Water Management
9. Chairman's Report
    a. Clam Bay update
10. Old Business
11. New Business/Miscellaneous Correspondence
12. Adjournment

**indicates possible action items*

ANY PERSON WISHING TO SPEAK ON AN AGENDA ITEM WILL RECEIVE UP TO THREE (3) MINUTES PER ITEM TO ADDRESS THE BOARD. THE BOARD WILL SOLICIT PUBLIC COMMENTS ON SUBJECTS NOT ON THIS AGENDA AND ANY PERSON WISHING TO SPEAK WILL RECEIVE UP TO THREE (3) MINUTES. THE BOARD ENCOURAGES YOU TO SUBMIT YOUR COMMENTS IN WRITING IN ADVANCE OF THE MEETING. ANY PERSON WHO DECIDES TO APPEAL A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDING PERTAINING THERETO, AND THEREFORE MAY NEED TO ENSURE THAT A VERBATIM RECORD IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS MEETING YOU ARE ENTITLED TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE PELICAN BAY SERVICES DIVISION AT (239) 252-1355.

PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
JUNE 11, 2025

The Pelican Bay Services Division Board met on Wednesday, June 11, 2025, at 1:30 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.
In attendance were:

Pelican Bay Services Division Board
Michael Fogg, Chairman *(absent)*
Joe Chicurel, Vice-Chairman
Jacob Damouni
Nick Fabregas
Peter Griffith
Brad Hildebrandt *(by telephone)*
Bob Lufkin *(by telephone)*
Cindy Polke
Michael Rodburg
Greg Stone
Rick Swider
Michael Weir

Pelican Bay Services Division Staff
Neil Dorrill, Administrator
Dawn Brewer, Ops. Support Spec. II
Chad Coleman, Deputy Director
Darren Duprey, Supervisor – Field I
Dave Greenfield, Supervisor - Field II *(absent)*
Karin Herrmann, Project Manager I
Lisa Jacob, Project Manager II
Barbara Shea, Admin. Support Spec. II

Also Present
Tony D'Errico, Pelican Bay Foundation

APPROVED AGENDA *(AS AMENDED)*

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 4/9/25 Regular Session meeting minutes
5. Approval of 5/14/25 Regular Session meeting minutes
6. Audience comments
7. Administrator's Report
    a. Operations building
    b. Sidewalk project
    c. Beach sand reclamation
    d. Review of the May 31 financials
8. ZOOM meetings
9. Committee Reports
    a. Landscape & Safety
10. Chairman's Report
    a. PBSD Chair letter regarding a proposed ordinance
11. Old Business
    a. PBF Resiliency Committee Report *(add-on)*
12. New Business/Miscellaneous Correspondence
13. Adjournment

ROLL CALL

Mr. Fogg was absent, Mr. Hildebrandt and Mr. Lufkin participated by phone, and a quorum was established. Dr. Chicurel served as acting Chair for this meeting.

Dr. Chicurel motioned, Mr. Stone seconded to allow Mr. Hildebrandt and Mr. Lufkin to appear by phone due to extraordinary circumstances. The motion carried unanimously.

AGENDA APPROVAL

Dr. Chicurel motioned, Mr. Damouni seconded to approve the agenda as amended with the addition of item #11a. The motion carried unanimously.

APPROVAL OF 4/9/2025 REGULAR SESSION MEETING MINUTES

Mr. Griffith motioned, Mr. Rodburg seconded to approve the 4/9/25 regular session meeting minutes as presented. The motion carried unanimously.

APPROVAL OF 5/14/2025 REGULAR SESSION MEETING MINUTES

Mr. Rodburg motioned, Mr. Stone seconded to approve the 5/14/25 regular session meeting minutes as presented. The motion carried unanimously.

AUDIENCE COMMENTS

None

ADMINISTRATOR'S REPORT

OPERATIONS BUILDING

Mr. Dorrill provided an update on our Operations Building construction project including (1) a certificate of occupancy is expected to be issued by the end of summer, (2) site work is essentially complete, (3) interior work is essentially complete as far as finishes, (4) the air conditioning system has been installed, and (5) paving will be the next phase of work.

Mr. Griffith commented that he has visited the new Operations Building, and questioned when staff would be able to move in. Mr. Dorrill commented that our employees are anxious to move in and that he is hoping for staff to move in sometime in September.

SIDEWALK PROJECT

Mr. Dorrill commented that Quality Enterprises re-mobilized just prior to Memorial Day, and has completed two work directives (de-curbing) and is now in the process of removing and replacing sidewalk sections in advance of the final County inspections (which are scheduled for the week of June 23). He expects the job to be completed at the end of summer, at which time a one-year warranty period will begin. Final acceptance of the project will be at the end of the warranty period.

BEACH SAND RECLAMATION

Mr. Dorrill commented that our request to reclaim overwashed sand in the mangrove area (of Clam Bay) to be placed on the beach was denied by the FWC (Florida Fish and Wildlife Conservation Commission). The FWC denial letter was included in the agenda packet. He noted that the Governor's

emergency executive order excluded performing work which would endanger protected species. Mr. Dorrill commented that he intends to make a revised request, at the end of August, to seek reconsideration of our request; at that time, all turtle nests will have been laid, awaiting hatching in October. A sand reclamation project in October could include protection of the identified turtle nesting sites.

Mr. Dorrill reported that we received one bid of $315,000 and one "no bid" for our late fall (post turtle nesting season) dredge project for the excavation of 12,000 cubic yards of sand from Clam Pass. He noted that the project includes the removal of two areas of overwashed sand at the south end of Clam Pass Park; storm surge from a 2024 hurricane overwashed the peninsula and deposited a new spit of sand in the bay.

Mr. Stone questioned whether we could take a two-part approach to our sand reclamation project. Mr. Dorrill commented that it would not be cost effective to move sand to areas adjacent to PB amenities, and then remobilize several months later, to move the sand to the beach. Mr. Coleman commented that currently there are turtle nests located significantly east of the beach. He expressed hope in obtaining FWC approval to begin the sand reclamation project in October.

Ms. Polke questioned when did the PBSD send the request for approval of our sand reclamation project to the FWC. Mr. Dorrill responded that the letter was drafted just after Easter. Ms. Polke questioned to whom was the invitation-to-bid, for the Clam Pass dredge project, sent to. Mr. Dorrill responded that staff is happy to share this information.

REVIEW OF THE MAY 31 FINANCIALS

Mr. Dorrill reviewed the May 31 financial statements and discussed highlights including (1) $10.9 million in cash, (2) $4.2 million in encumbered capital project funds, (3) $34,600 assessments received in May, and (4) $3.469 million in total operating expenditures and reserves, which is within budget.

Mr. Stone motioned, Mr. Rodburg seconded to accept the May financials. The motion carried unanimously.

ZOOM MEETINGS

Dr. Chicurel reported that staff recently consulted with the County Attorney's Office on what the County's requirements would be for PBSD board meetings to be broadcast live over ZOOM. He reviewed a document entitled, "Comments from the County Attorney's Office on ZOOM meetings," which was included in the agenda packet. Highlights included, (1) the CAO would prefer that any ZOOM meeting is held in the BCC Chambers Boardroom, (2) approvals of ZOOM meetings would be required by the BCC, County Manager, and Mr. Dorrill, (3) PBF employees could not be utilized to enable the ZOOM capability; only PBSD employees could provide this service, (4) except for the TDC, no other advisory committees/boards offer meetings via ZOOM, (5) the ZOOM feature would have to be made available to the general public, and (6) any person on ZOOM would be entitled to speak on a topic for 3 minutes.

Ms. Polke questioned whether a PBF employee could attend our board meeting and provide the ZOOM service to our residents. Dr. Chicurel responded that the service would have to be County-generated ZOOM. He noted that currently our meetings are filmed and available on our website. Mr. Weir commented that our meetings must be made available to the general public.

Mr. Dorrill commented that he recently discussed this issue with the County Manager. He noted that the County Manager's Office is opposed to ZOOM meetings for logistical and public

records reasons. Mr. Dorrill explained that when meetings are broadcast over ZOOM, that a digital record is created, and that any text messages and instant messages through the ZOOM process would become public record. The County would have to take on the responsibility of retaining all of these records. He noted that no other advisory boards are broadcast over ZOOM, and that the only other entities holding meetings in the BCC Boardroom are the Planning Commission, TDC, and CAC. Mr. Dorrill commented that he and the County Manager mutually agreed that if in the future there is a topic that is important enough to the community to solicit virtual participation, that we would reserve the right to ask to use the BCC Boardroom for a ZOOM meeting.

Ms. Beth Schultz, PBPOA President, commented that a few PBPOA members have asked whether PBSD Board meetings could be provided over ZOOM, and that she will provide this information to them. She questioned whether there is an easier way to make our board meeting minutes more accessible, such as posting the minutes on the PBF website. Mr. Dorrill commented that we can explore developing a link on the PBF website to our meeting minutes. Mr. Rodburg commented that there is a distinction between live streaming and ZOOM, and questioned whether the PBF or PBPOA could live stream our board meetings from the back of the room. Mr. Dorrill commented that this would be allowable.

COMMITTEE REPORTS

LANDSCAPE & SAFETY

Mr. Stone commented that he had the privilege of chairing the Landscape & Safety Committee meeting on 6/5/25, and acknowledged Dr. Chicurel's service as Chair of this committee for many years. He provided highlights of the meeting which included the following.

- Mr. Greenfield provided a presentation of the overall management and cycles of PB landscaping work.
- It was agreed that we will target planting 50 trees per year plus replacing any trees that succumb for miscellaneous reasons.
- The new Chair of the PBF Design Review Committee (DRC) was present and it was agreed that members of the DRC and PBSD will meet at the end of July to discuss PB landscaping.
- The BCC passed a modified e-bike ordinance pertaining to the use of e-bikes on roads and sidewalks. Information on the ordinance has been provided to the PBF for publication in the PBF e-blast and PB Post.
- Our road markings (sharrows), for bicycles travelling on PB roads, are not in compliance with County code, and as a result, we have started a sharrow replacement project to bring our sharrows up to current code.
- A recent County traffic study at the intersections of Hammock Oak Dr. and North Point Dr. at Pelican Bay Blvd. determined that these intersections were not eligible for stop signs. In order to improve safety at these intersections, the committee approved going forward with engineering for the installation of pedestrian flashing lights at the crosswalks at these two intersections.
- Johnson Engineering provided options for addressing our existing deteriorating paver crosswalks, with increasing ongoing maintenance and safety issues. Options include re-pavering, concrete, and asphalt (the County's preferred solution). The community's preference is for a paver appearance. The committee directed Johnson Engineering to bring back options for strengthened pavers, in about a month's time.
- A five-year project will be undertaken to update PB road signage, to bring it up to code.

Mr. Griffith questioned whether the joint landscaping meeting with the PBSD and DRC will be a public meeting. Mr. Stone responded that this meeting is not a public meeting and that the participants will include Mr. Dorrill, Mr. Stevens, one additional DRC member, and himself.

CHAIRMAN'S REPORT

PBSD CHAIR LETTER REGARDING A PROPOSED ORDINANCE

Dr. Chicurel commented that the recently proposed ordinance (by the BCC) to create a committee to address water quality in Clam Bay and Seagate canals has now been postponed by the BCC until July 8. He noted that the agenda packet included correspondence between the PBF and PBSD, and the BCC and County Manager's Office. A letter from the President of the Mangrove Action Group to Commissioner Hall and a resolution of the Mangrove Action Group in support of PBSD's continued management of the Clam Bay estuary on behalf of Collier County was distributed and added to the record. Dr. Chicurel commented that Mr. Rodburg provided salient information on this issue at our last board meeting.

Mr. Dorrill commented that at the June 10 BCC meeting, there was an attempt to add this item to the June 10 regular agenda; however, the Commissioners reached no conclusions on the item (and agreed to leave the item on the July 8 BCC agenda). He noted that he will share any future developments with the board. Mr. Dorrill explained that approval of a proposed ordinance is a two-part process, which includes a required advertised public hearing of the proposed ordinance. Mr. Swider questioned what Commissioner's Hall opinion is on this issue. Mr. Coleman commented that Commissioner Hall said on the record that he is opposed to this ordinance.

PBF RESILIENCY COMMITTEE REPORT *(ADD-ON)*

Mr. Swider commented that he is a member of the Pelican Bay Ad Hoc Resiliency Committee as a representative of the PBSD. He noted that Mr. Coleman is also a member of this committee. Mr. Swider provided a report on recent committee actions which included the following highlights.

- The Resiliency Committee has developed, in draft form, the Pelican Bay – Coastal Storm Management Plan, which calls for establishing six separate working groups, four of which include (1) the beach, (2) the Clam Bay mangrove forest, (3) the berm and Pelican Bay hydrology, and (4) financial risk management.
- The Resiliency Committee groups will be looking at these issues from a lens that is more focused on the effects of storm damage as opposed to our focus that historically has been more focused on sustainability.
- Although the PBSD annual "Clam Bay Monitoring & Management Report" is extremely detailed and provides us with a strong grasp on the health of the system, members of the Resiliency Committee do not view the format of this report as particularly useful.
- Our two groups (the PBSD and the PBF) may continue on separate paths or try to find some efficiencies; finding common ground would be wise.

JUNE 16 CLAM BAY COMMITTEE MEETING

Mr. Rodburg commented that there is a scheduled June 16 Clam Bay Committee meeting, which will include a discussion on possible new approaches to managing and restoring the beach and berm. He encouraged PB members to attend the meeting.

ADJOURNMENT

The meeting was adjourned at 2:25 p.m.

_____
Michael Fogg, Chairman

Minutes approved [___] *as presented* OR [___] *as amended* ON [_____] *date*

Pelican Bay Services Division Project Tracking Summary **10/2/2025**

PBSD New Maintenance Facilities (Project 50211)
Construction is at substantial completion and a Temporary Certificate of Occupancy is imminent.

Sidewalk Improvements (Project 50212)
The work is completed and the sidewalk passed inspection on 9/9/2025. A one-year warranty is in effect beginning on 9/9/2025. The Contractor will submit a final invoice and then the project will be closed out.

Clam Pass
Funding was obtained from the Tourist Development Council to dredge Clam Pass and reclaim sand to rebuild the dune at Clam Pass Park. This work is anticipated to begin in early November and completed within 3-4 months.

Pelican Bay Beach
The Division was given approval by Florida Fish & Wildlife Conservation Commission and work began on October 1 to reclaim sand that was pushed east into the mangroves by Hurricanes Helene and Milton. This sand will be used to rebuild the dune and be completed ahead to Collier County Coastal Zone Management beach renourishment project anticipated to begin in December.

Contessa and Bay Colony Community Association Drainage Easements
The Contessa Condominium and Bay Colony Community Association have initiated the process to grant PBSD drainage easements to improve flow and effectively extend the existing Dune Swale drainage easement further south across the Contessa property to the southern property line shared with BCCA and allow for both entities to obtain permit approval for construction of initial drainage improvements, that once completed, are intended to maintained by PBSD (see included maps).

Pinecrest Lake 2-3 Restoration
Lake bank restoration project is completed. Erosion was repaired with a combination of regrading and sod, and riprap.


New Drainage Easement will effectively extend existing Drainage Easement of the Dune Swale further south across Contessa property to the southern property line shared with Bay Colony Community Association to improve drainage and empty into Clam Bay
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PELICAN BAY
BALANCE SHEET
Sep 30, 2025
(UNAUDITED)

	Operating Fund	Street Lighting	Pelican Bay Landscape, Safety, Lake & Beach Projects	Clam Bay Capital Projects	Assessment Funded Activities	Pelican Bay Financed Capital Projects	
OLD FUND NUMBER	109	778	322	320		323	
	1007000000	1008000000	3041000000	3040000000	Total	3042000000	TOTAL
ASSETS							
Cash and investments	2,022,699.27	172,567.47	3,119,136.59	237,106.92	5,551,510.25	371,320.79	5,922,831.04
Interest receivable	-	-	-	-	-	-	-
Trade receivable, net	-	-	-	-	-	-	-
ROU Lease Receivable-Current	-	-	-	-	-	-	-
Due from other Funds	-	-		-	-	-	-
Due from other governments	840.08	-	29,760.60	-	30,600.68	-	30,600.68
Total assets	2,023,539.35	172,567.47	3,148,897.19	237,106.92	5,582,110.93	371,320.79	5,953,431.72
LIABILITIES AND FUND BALANCE							
Liabilities:							
Accounts payable	241,151.56	1,156.07	745,730.68	62,341.16	1,050,379.47	340,779.80	1,391,159.27
Wages payable	-	-		-	-	-	-
Retainage payable	-		-	-	-	-	-
Due to other Government	-	-	-	-	-	-	-
Deferred Inflows-Leases	-	-	-	-	-	-	-
Commercial Paper Loan	-	-	5,130,000.00	-	5,130,000.00	-	5,130,000.00
Total liabilities	241,151.56	1,156.07	5,875,730.68	62,341.16	6,180,379.47	340,779.80	6,521,159.27
Fund balances:							
Fund balance	1,782,387.79	171,411.40	(2,726,833.49)	174,765.76	(598,268.54)	30,540.99	(567,727.55)
Total liabilities and fund balances	2,023,539.35	172,567.47	3,148,897.19	237,106.92	5,582,110.93	371,320.79	5,953,431.72
	-	-	-	-	-	-	-
Fund Balance at the end of the period	1,782,387.79	171,411.40	(2,726,833.49)	174,765.76		30,540.99	
Approved Project Financing Available to Draw						-	
Unspent balance of projects:							
Small projects under $200K	-	-	182,149.61	-		-	
50103-PBSD Signage	-	-	245,190.63	-		-	
50126-Beach Renourishment	-	-	751,681.58	-		-	
50211-PBSD OPS BLD	-	-	261,897.75	-		-	
50212-PBSD PH2-SW	-	-	231,341.81	-		-	
51026-PBSD Lake Bank Restoration	-	-	478,101.49	-		-	
51100-Clam Bay Restoration	-	-	-	125,225.79		-	
Total unspent balance of major projects	-	-	2,150,362.87	125,225.79		-	
Budgeted reserves:							
991000-Reserve for contingencies	136,400.00	11,000.00	-	-		-	
991700-Reserve for disaster relief	-	-	-	-		-	
992090-Reserve for sinking fund	-	-	-	-		-	
993000-Reserve for capital outlay	129,100.00	28,900.00	-	-		-	
994500-Reserve for future construction and improvement	-	-	-	-		-	
998000-Reserve for cash	475,000.00	40,000.00	-	-		-	
Total budgeted reserves	701,200.00	79,900.00	-	-		-	
Budgeted commitments at the end of the period	701,200.00	79,900.00	2,150,362.87	125,225.79		-	
	1,081,187.79	91,511.40	(4,877,196.36)	49,539.97		30,540.99	

Financing Recap:	
Funding for current sidewalk program planned	6,500,000.00
Funding reserved for future capital projects	3,500,000.00
Financing Secured	10,000,000.00

This is the difference between interest earned on unspent proceeds and accrued interest paid on the borrowing.

PELICAN BAY
INCOME STATEMENT
OPERATING FUND - 1007000000
Sep 30, 2025
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments to	April	May	June	July	August	September	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Special assessments	5,380,000.00	5,380,000.00	-	154,963.30	34,608.51	59,402.13	-	715.99	-	5,187,500.03	(192,499.97)	96.4%
FEMA	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest	53,000.00	53,000.00	-	13,319.93	10,603.44	19,015.04	15,270.14	11,034.14	3,515.31	141,428.75	88,428.75	266.8%
Miscellaneous	44,500.00	44,500.00	-	-	2,500.00	-	4,720.00	119.34	1,000.00	25,439.34	(19,060.66)	57.2%
Transfers in	34,100.00	34,100.00	-	-	-	-	-	-	-	-	(34,100.00)	0.0%
Negative 5% of estimated revenue	(273,900.00)	(273,900.00)	-	-	-	-	-	-	-	-	273,900.00	
Budgeted carryforward	1,774,800.00	1,832,689.00	-	-	-	-	-	-	-	-	(1,832,689.00)	
Total revenues + carryforward	**7,012,500.00**	**7,070,389.00**	**-**	**168,283.23**	**47,711.95**	**78,417.17**	**19,990.14**	**11,869.47**	**4,515.31**	**5,354,368.12**	**(1,716,020.88)**	**75.7%**
EXPENDITURES AND RESERVES												
Personal services												
Salaries, taxes and retirement	2,203,209.00	2,218,209.00	-	167,994.73	249,314.82	167,251.62	292,099.75	158,235.47	159,550.55	2,180,170.09	38,038.91	98.3%
Health, dental, life insurance; Short term, lo	471,091.00	471,091.00	-	117,772.75	-	-	-	-	-	353,318.25	117,772.75	75.0%
Total personal services	2,674,300.00	2,689,300.00	-	285,767.48	249,314.82	167,251.62	292,099.75	158,235.47	159,550.55	2,533,488.34	155,811.66	**94.2%**
Operating												
182602-Lake & Stormwater Management fie	803,600.00	815,669.00	-	103,843.55	26,689.61	89,250.97	57,348.13	20,910.73	37,074.46	739,207.22	76,461.78	90.6%
182901-Right of way beautification field	1,780,400.00	1,795,070.28	-	152,155.85	136,768.21	205,703.32	93,353.74	104,466.75	327,113.55	1,660,169.12	134,901.16	92.5%
Total operating	2,584,000.00	2,610,739.28	-	255,999.40	163,457.82	294,954.29	150,701.87	125,377.48	364,188.01	2,399,376.34	211,362.94	**91.9%**
Capital outlay	156,500.00	146,500.00	-	20,792.66	63,423.63	32,815.30	17,223.17	-	-	141,688.76	4,811.24	96.7%
Transfers out	148,500.00	922,649.72	-	3,099.26	692.17	1,188.04	1,574.99	14.32	748,000.00	907,902.72	14,747.00	98.4%
Total expenditures	5,563,300.00	6,369,189.00	-	565,658.80	476,888.44	496,209.25	461,599.78	283,627.27	1,271,738.56	5,982,456.16	386,732.84	93.9%
Budgeted reserves												
991000-Reserve for contingencies	184,400.00	136,400.00	-	-	-	-	-	-	-	-	136,400.00	
991700-Reserve for disaster relief	700,000.00	-	-	-	-	-	-	-	-	-	-	
993000-Reserve for capital outlay	129,100.00	129,100.00	-	-	-	-	-	-	-	-	129,100.00	
998000-Reserve for cash	475,000.00	475,000.00	-	-	-	-	-	-	-	-	475,000.00	
Total reserves	1,449,200.00	701,200.00	-	-	-	-	-	-	-	-	740,500.00	
Total expenditures + reserves	**7,012,500.00**	**7,070,389.00**	**-**	**565,658.80**	**476,888.44**	**496,209.25**	**461,599.78**	**283,627.27**	**1,271,738.56**	**5,982,456.16**	**1,127,232.84**	84.6%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(397,375.57)	(429,176.49)	(417,792.08)	(441,609.64)	(271,757.80)	(1,267,223.25)	(628,088.04)		

2,410,475.83	Carryforward as of 9/30/24
1,782,387.79	Fund Balance as of 09/30/2025
-	

PELICAN BAY
INCOME STATEMENT
STREET LIGHTING - 1008000000
Sep 30, 2025
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments to	April	May	June	July	August	September	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Current Ad Valorem Taxes	879,400.00	879,400.00	-	25,560.16	5,868.86	2,468.78	-	-	-	843,224.86	(36,175.14)	95.9%
Miscellaneous revenue	21,100.00	21,100.00	-	-	-	3,879.23	167.26	98.65	2,299.38	6,445.15	(14,654.85)	30.5%
Interest	8,200.00	8,200.00	-	1,037.10	732.05	1,405.71	1,079.12	727.92	304.25	11,334.97	3,134.97	138.2%
Insurance refunds	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(45,500.00)	(45,500.00)	-	-	-	-	-	-	-	-	45,500.00	
Transfers in	-	-	-	-	-	-	-	-	-	-	-	
Budgeted carryforward	137,000.00	137,000.00	-	-	-	-	-	-	-	-	(137,000.00)	
Total revenues + carryforward	1,000,200.00	1,000,200.00	-	26,597.26	6,600.91	7,753.72	1,246.38	826.57	2,603.63	861,004.98	(139,195.02)	86.1%
EXPENDITURES AND RESERVES												
Personal services												
Salaries, taxes and retirement	119,210.00	119,210.00	-	9,063.19	13,378.12	8,781.32	13,416.72	8,899.80	8,847.11	113,809.18	5,400.82	95.5%
Health, dental, life insurance; Short term, long term disability; V	18,390.00	18,390.00	-	4,597.50	-	-	-	-	-	13,792.50	4,597.50	75.0%
Total operating	137,600.00	137,600.00	-	13,660.69	13,378.12	8,781.32	13,416.72	8,899.80	8,847.11	127,601.68	9,998.32	92.7%
Operating												
182701-Street Lighting Field Operations	235,000.00	235,000.00		17,862.41	18,366.20	13,977.47	10,636.45	18,986.19	14,015.36	190,149.62	44,850.38	80.9%
Total operating	235,000.00	235,000.00	-	17,862.41	18,366.20	13,977.47	10,636.45	18,986.19	14,015.36	190,149.62	44,850.38	80.9%
Capital outlay	500.00	500.00	-	-	-	-	-	-	-	-	500.00	0.0%
Transfers out	547,200.00	547,200.00	-	511.20	117.38	126.97	3.33	1.97	-	541,890.25	5,309.75	99.0%
Total expenditures	920,300.00	920,300.00	-	32,034.30	31,861.70	22,885.76	24,056.50	27,887.96	22,862.47	859,641.55	60,658.45	93.4%
Budgeted reserves												
991000-Reserve for Contingencies	11,000.00	11,000.00	-	-	-	-	-	-	-	-	11,000.00	
993000-Reserve for capital outlay	28,900.00	28,900.00	-	-	-	-	-	-	-	-	28,900.00	
998000-Reserve for cash	40,000.00	40,000.00	-	-	-	-	-	-	-	-	40,000.00	
Total reserves	79,900.00	79,900.00	-	-	-	-	-	-	-	-	79,900.00	
Total expenditures + reserves	1,000,200.00	1,000,200.00	-	32,034.30	31,861.70	22,885.76	24,056.50	27,887.96	22,862.47	859,641.55	140,558.45	85.9%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		(5,437.04)	(25,260.79)	(15,132.04)	(22,810.12)	(27,061.39)	(20,258.84)	1,363.43		

170,047.97	Carryforward as of 9/30/24
171,411.40	Fund Balance as of 09/30/2025
-	

PELICAN BAY
INCOME STATEMENT
PELICAN BAY LANDSCAPE, SAFETY, LAKE & BEACH PROJECTS - 3041000000
Sep 30, 2025
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments	tol	April	May	June	July	August	September	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD													
Special assessments	2,057,000.00	2,057,000.00	-		59,249.58	13,232.42	22,712.15	-	273.76	-	1,983,419.13	(73,580.87)	96.4%
Misc Revenue	-	218,876.64	-		-	-	-	-	-	-	-	(218,876.64)	0.0%
Interest	40,000.00	40,000.00	-		17,234.51	18,556.77	25,363.34	20,686.48	15,744.93	(2,384.55)	204,379.05	164,379.05	510.9%
Insurance refunds	-	-	-		-	-	-	-	-	-	-	-	#DIV/0!
Transfers in	1,044,900.00	1,059,647.00	-		130,000.00	-	-	130,000.00	-	-	1,044,900.00	(14,747.00)	98.6%
Negative 5% of estimated revenue	(104,900.00)	(104,900.00)	-		-	-	-	-	-	-	-	104,900.00	
Budgeted carryforward	2,900.00	5,479,072.17	-		-	-	-	-	-	-	-	(5,479,072.17)	
Total revenues + carryforward	3,039,900.00	8,749,695.81	-		206,484.09	31,789.19	48,075.49	150,686.48	16,018.69	(2,384.55)	3,232,698.18	(5,516,997.63)	36.9%
EXPENDITURES AND RESERVES													
Projects:													
50066-PBSD Landscape Improvement	331,300.00	98,368.34	328.00		-	-	-	23,672.00	1,874.96	-	72,336.96	25,703.38	73.9%
50103-PBSD Signage	-	258,487.23	214,990.72		-	13,296.60	-	-	-	-	13,296.60	30,199.91	88.3%
50126-Beach Renourishment	500,000.00	783,711.58	91,633.00		646.00	306.00	68.00	1,105.00	-	-	32,030.00	660,048.58	15.8%
50158-PBSD Roadway Safety	-	10,959.34	5.50		-	-	-	-	-	-	-	10,953.84	0.1%
50178-Sidewalk Maintenance/Enhancement	-	19,787.82	15,407.57		-	-	-	580.25	262.50	-	1,683.25	2,697.00	86.4%
50211-PBSD OPS BLD	-	3,947,650.44	304,302.98		344,805.02	300,654.21	541,067.04	35,724.52	8,209.78	929,409.60	3,685,752.69	(42,405.23)	101.1%
50212-PBSD PH1-SW	-	712,192.21	272,372.51		-	-	14,214.00	102,167.39	(122.74)	2,153.25	480,850.40	(41,030.70)	105.8%
50272-Streetlight Maint.	150,000.00	301,660.21	54,163.18		62,030.22	22,870.91	-	-	44,635.56	-	129,536.69	117,960.34	60.9%
50307-PB Drain/Pipe Maint.	700,000.00	177,850.00	139,696.50		-	-	-	-	167,860.00	45,039.20	222,919.20	(184,765.70)	
51026-PBSD Lake Bank Restoration	608,600.00	615,346.64	119,104.00		-	-	-	172,523.80	(35,278.65)	-	137,245.15	358,997.49	41.7%
Total expenditures	2,289,900.00	6,926,013.81	1,212,003.96		407,481.24	337,127.72	555,349.04	335,772.96	187,441.41	976,602.05	4,775,650.94	938,358.91	69.0%
Transfers out	750,000.00	1,823,682.00	-		15,034.99	14,964.65	15,554.24	16,360.00	16,365.47	1,088,292.00	1,682,718.35	140,963.65	92.3%
Total expenditures	3,039,900.00	8,749,695.81	1,212,003.96		422,516.23	352,092.37	570,903.28	352,132.96	203,806.88	2,064,894.05	6,458,369.29	1,079,322.56	73.8%
Budgeted reserves													
998900-Reserve for Proj	-	-	-		-	-	-	-	-	-	-	-	
993000-Reserve for capital outlay	-	-	-		-	-	-	-	-	-	-	-	
992090-Reserve for sinking fund	-	-	-		-	-	-	-	-	-	-	-	
991700-Reserve for disaster relief	-	-	-		-	-	-	-	-	-	-	-	
Total reserves	-	-	-		-	-	-	-	-	-	-	-	#DIV/0!
Total expenditures + reserves	3,039,900.00	8,749,695.81	1,212,003.96		422,516.23	352,092.37	570,903.28	352,132.96	203,806.88	2,064,894.05	6,458,369.29	1,079,322.56	87.7%
EXCESS OF REVENUE OVER EXPENDITURES	-	-			(216,032.14)	(320,303.18)	(522,827.79)	(201,446.48)	(187,788.19)	(2,067,278.60)	(3,225,671.11)		

5,628,837.62	Carryforward as of 9/30/24
2,403,166.51	Fund Balance as of 09/30/2025
5,130,000.00	Commercial Paper loan

PELICAN BAY
INCOME STATEMENT
CLAM BAY CAPITAL PROJECT FUND - 3040000000
Sep 30, 2025
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments to	April	May	June	July	August	September	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Special assessments	190,600.00	190,600.00	-	5,490.38	1,226.19	2,104.64	-	25.37	-	183,794.29	(6,805.71)	96.4%
Interest	200.00	200.00	-	686.61	644.08	1,048.38	887.27	691.72	(95.68)	7,922.89	7,722.89	3961.4%
Transfer In	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Negative 5% of estimated revenue	(9,600.00)	(9,600.00)	-	-	-	-	-	-	-	-	9,600.00	0.0%
Budgeted carryforward	22,500.00	130,421.95	-	-	-	-	-	-	-	-	(130,421.95)	
Total revenues + carryforward	203,700.00	311,621.95	-	6,176.99	1,870.27	3,153.02	887.27	717.09	(95.68)	191,717.18	(119,904.77)	61.5%
EXPENDITURES AND RESERVES												
Projects:												
51100-Clam Bay Restoration	189,100.00	297,021.95	87,447.34	4,834.50		16,513.50	-	9,228.00	66,462.16	171,796.16	37,778.45	87.3%
Total operating	189,100.00	297,021.95	87,447.34	4,834.50	-	16,513.50	-	9,228.00	66,462.16	171,796.16	37,778.45	87.3%
Transfers out	14,600.00	14,600.00	-	109.80	24.53	42.10	-	0.51	-	4,559.71	10,040.29	31.2%
Total expenditures	203,700.00	311,621.95	87,447.34	4,944.30	24.53	16,555.60	-	9,228.51	66,462.16	176,355.87	47,818.74	84.7%
Budgeted reserves												
991000-Reserve for contingencies	-	-	-	-	-	-	-	-	-	-	-	
998000-Reserve for cash	-	-	-	-	-	-	-	-	-	-	-	
Total reserves	-	-		-	-	-	-	-	-			
Total expenditures + reserves	203,700.00	311,621.95	87,447.34	4,944.30	24.53	16,555.60	-	9,228.51	66,462.16	176,355.87	47,818.74	84.7%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		1,232.69	1,845.74	(13,402.58)	887.27	(8,511.42)	(66,557.84)	15,361.31		

159,404.45	Carryforward as of 9/30/24
174,765.76	Fund Balance as of 09/30/2025
-	

PELICAN BAY
INCOME STATEMENT
COMMERCIAL PAPER - 3042000000
Sep 30, 2025
(UNAUDITED)

	Adopted Budget	Amended Budget	Commitments c	April	May	June	July	August	September	Total Expenditures	Variance	% Budget Consumed
REVENUES AND CARRYFORWARD												
Loan Proceeds	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Interest			-	1,534.02	2,059.21	2,309.50	1,547.28	1,099.82	(1,721.25)	23,350.37	23,350.37	#DIV/0!
Budgeted carryforward	-	601,237.89	-	-	-	-	-	-	-	-	(601,237.89)	0.0%
		-	-	-	-	-	-	-	-	-	-	#DIV/0!
			-	-	-	-	-	-	-	-	-	
Total revenues + carryforward	-	601,237.89	-	1,534.02	2,059.21	2,309.50	1,547.28	1,099.82	(1,721.25)	23,350.37	(577,887.52)	3.9%
EXPENDITURES AND RESERVES												
Projects:												
50212-Pelican Bay Sidewalk Improvements Phase 2		601,237.89	-	-	-	-	-	-	-	601,237.89	-	100.0%
Total Expenditure	-	601,237.89	-	-	-	-	-	-	-	601,237.89	-	100.0%
Transfers out	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Total expenditures	-	601,237.89	-	-	-	-	-	-	-	601,237.89	-	100.0%
Budgeted reserves												
993000-Reserve for capital	-	-	-	-	-	-	-	-	-	-	-	
Total reserves	-	-		-	-	-	-	-	-			
Total expenditures + reserves	-	601,237.89	-	-	-	-	-	-	-	601,237.89	-	100.0%
EXCESS OF REVENUE OVER EXPENDITURES	-	-		1,534.02	2,059.21	2,309.50	1,547.28	1,099.82	(1,721.25)	(577,887.52)		

608,428.51	Carryforward as of 9/30/24
30,540.99	Fund Balance as of 09/30/2025
0.00	

Government Affairs Committee – Member Applications Now Open

We are seeking members to join the newly established **Government Affairs Committee** at Pelican Bay. Recently authorized by the Board of Directors, this committee will play a vital role in shaping the Foundation's engagement with governmental and political interests that directly affect our community.

Purpose and Scope

The Government Affairs Committee will monitor and advise on matters ranging from state-level legislative actions, such as Florida Statute Section 720 governing homeowners' associations, to local initiatives led by the Collier County Commissioners. The committee will ensure that Pelican Bay's perspective is considered on issues that affect our community, including:

- Protection of Clam Bay, our beaches, and mangrove preserves.
- Water management and environmental sustainability.
- Growth, roads, traffic, and commercial development.
- Taxation, public safety, and justice matters.

With **6,500 owners,1,800 registered voters, and $8B in assessed value,** Pelican Bay represents a significant and influential community voice. This committee will help secure a place at the table where critical decisions are made and ensure our interests are effectively represented.

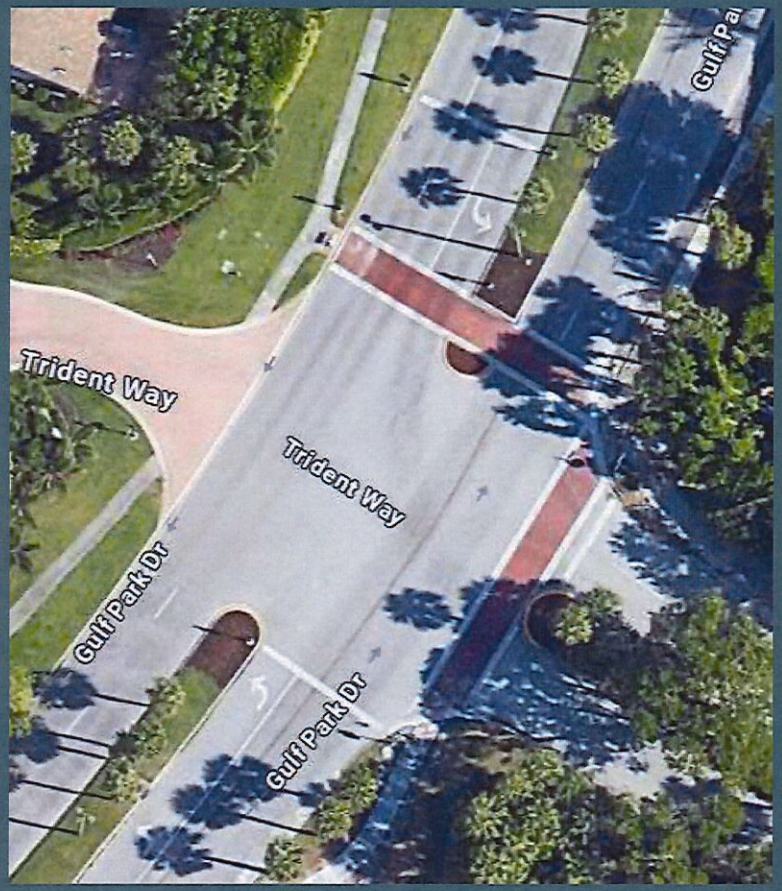
Membership

We welcome applications from all Pelican Bay Members/Owners, and we especially encourage participation from our commercial members, whose perspective is essential in shaping a balanced approach. Ideal candidates will have:

- A background in advocacy, public policy, or community affairs.
- Experience in lobbying or governmental relations.
- Service on civic, governmental, or public boards.

Members will also play an active role in helping to define the committee's charter and future direction.

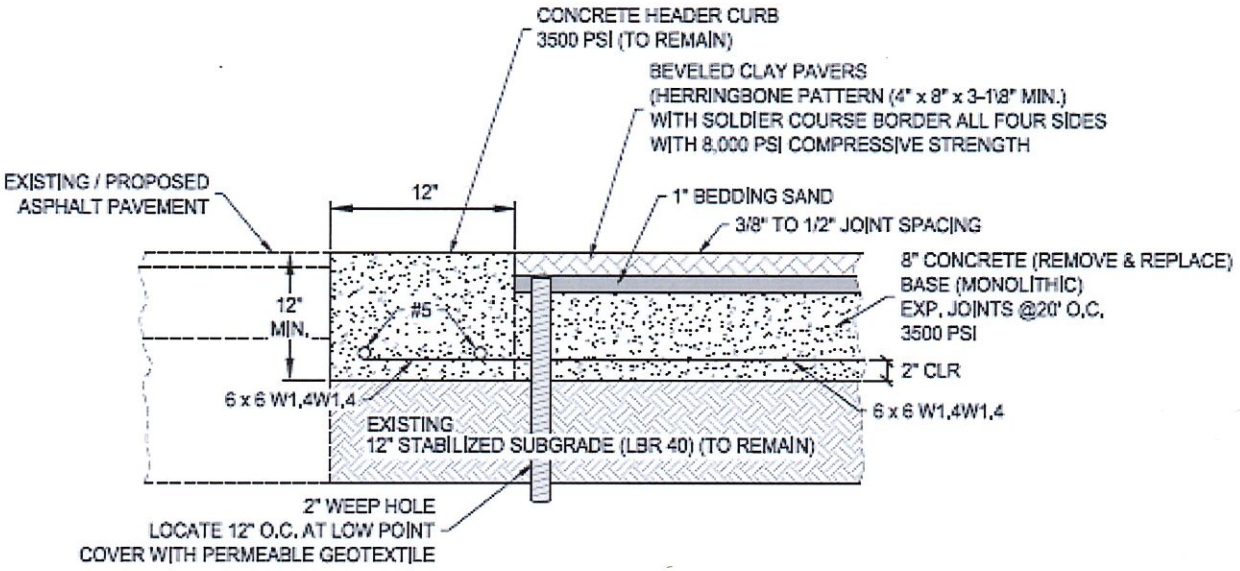
- Pelican Bay has 26 paver crosswalks all located on Pelican Bay Blvd or Gulf Park Drive
- After installation in 2011 and 2013 deterioration began right away
- Vendors have made costly repairs to the crosswalks year after year
- PBSD staff makes repairs monthly, generally at the same locations
- Crosswalks have become safety hazards for cyclists, pedestrians and vehicles
- Johnson Engineering has identified several contributing factors for failures and redesigned a crosswalk to remedy these issues while preserving the premium paver appearance
- The Landscape & Safety committee examined 7 different crosswalk options and unanimously recommended replacing the crosswalks with similar color pavers that are heavy duty and rated for large trucks and frequent traffic. Weep holes will be installed into the crosswalk basin to prevent water build up
- Trial location is Gulf Park Dr and Ridgewood intersection due to constant failures at that location since original installation
- Estimated construction cost is $83,425 for the two trial crosswalks and is budgeted in FY26
- Trial crosswalks will be assessed for a year and particularly during season to determine durability and if they can be duplicated in the rest of Pelican Bay





Gulf Park Drive & Ridgewood Drive





PAVER BAND & FOUNDATION DETAIL

NOT TO SCALE

PER ASTM C936

MJF Notes From Discussions At September 9th Meeting With PBSD Staff, Earthtech, Mohamed Debes, And Representatives From Seagate And Naples Cay

Dredging

Ratio of 0.50 to 0.60 tidal range on certain gauges is trigger for dredging. Concern is that ratio towards the southern end of Outer Clam Bay may be considerably less. Installation of new gauge at the southern end of OCB will provide new insight as to whether this is the case. Significantly reduced readings in northern Clam Bay are an ongoing concern.

Criteria for triggering timing of surveys and related dredging needs to be made clearer. In order to minimize the risk of pass closure (or significantly reduced flow) during and after storm season it would appear we need to be in a position to dredge in the late spring of each year. As any storm related deterioration in pass conditions is often not apparent until the following spring it would seem that spring is when the surveys should be done. However, if conditions warrant a spring dredge, given the County's relatively slow procurement process, this would typically mean an emergency dredge request.This year the spring survey indicated the need for a dredge but an emergency was not triggered and a fall dredge was recommended.We need to understand the criteria used to arrive at the deferral recommendation. One factor that may be in play is that dredged sand deposited on beaches adjacent to the inlet ahead of storm season may be judged to increase the risk of a sand event occurring in the pass. If this is so we need a clearer understanding of this trade-off. Recent beach renourishment projects close to the pass also may be a factor.

It is suggested that no matter how extensive the dredging in the current template the system has a tendency to revert to the same "steady state" condition. Recent storms have made obtaining clear data on this difficult to obtain. Hopefully, a more normal storm season and a major dredge this fall will provide an opportunity to map how and when this reversion process takes place. It will then remain to make a determination as to whether the current dredging plan and template restrictions are adequate to maintain the health of Clam Bay in an era of rising sea levels and increased storm activity. This will likely involve some research and modeling which PBSD would fund.

Sea Grass Die Off

Sea Grass die off has occurred in many coastal areas of Florida. The cause is uncertain but recent storm activity is though to play a significant part. The unknown issue is whether the situation can be recovered. There are apparently no sea grass farms and so replacement would need to come from exiting (surviving) sea grass locations. Supply is small and demand high for such sources and given the unknowns the possibility of some sort of small scale nursery project was discussed. Also discussed was collection of additional data an water quality in former sea grass areas of OCB possibly in conjunction with SWFU. Earthtech are to investigate options and make recommendation.

Dune Restoration

Plan is, in October, to begin extracting, cleaning and depositing, on the back of the beaches abutting OCB, as much of the sand as possible that was deposited behind the beaches by the recent storms.
Once the dunes are reestablished, sand extracted from the scheduled fall Clam Pass dredge will be deposited on the beaches. Replanting of various species of sand tolerant vegetation behind the dunes will follow. As this area is within the County park funding for much of this activity will be provided by the TDC.

Mangrove Trenching

"Hand dug" channel work is scheduled for the fall in the area north of OCB and the inlet, where some mangrove die-off has been observed. Some of this work may require machine trenching. Permit is Required.

Monitoring and Reporting

Some improvements and additions to the current data reports provided by Earthtech were discussed and agreed.

Seagate Canals

Seagate is taking responsibility for the water quality in their canals and mentioned an number of initiatives they have taken. They are exploring the possibility of forming a City Taxing District to fund their activities. They continue to be interested in the tidal flow in Outer Clam Bay, particularly that adjacent to their canals, and are very interested in the readings from the new tidal gauge to be installed at the southern end of OCB. Their belief is that any improvements that can be made in tidal flow in OCB will benefit water quality in their canals.

Barbara Shea

Subject: FW: Turtle Club Gets Emergency Permit to Restore Beach During Turtle Season

From: Byrne, Ryan <Ryan.Byrne@MyFWC.com>
Sent: Wednesday, July 9, 2025 2:31:12 PM
To: Cindy Polke <Cindy.Polke@colliercountyfl.gov>
Cc: md@humistionandnmoore.com <md@humistionandnmoore.com>; Neil Dorrill <Neil@dmgfl.com>; Tom.polke@pelicanbay.org <Tom.polke@pelicanbay.org>; Chris Hall <Chris.Hall@colliercountyfl.gov>; governorron.desantis@eog.myflorida.com <governorron.desantis@eog.myflorida.com>; Seckinger, Eric <Eric.Seckinger@MyFWC.com>; Mezich, Ronald <Ronald.Mezich@MyFWC.com>; JCP Compliance <jcpcompliance@dep.state.fl.us>; Telesco, David <david.telesco@MyFWC.com>
Subject: RE: Turtle Club Gets Emergency Permit to Restore Beach During Turtle Season

Good afternoon Ms. Polke,

Thank you for reaching out with your concerns. To clarify, the Pelican Bay Emergency Final Order (EFO) proposal received by FWC staff included the nourishment of the dunes and part of the berm using only overwashed sand that had been deposited into the upland mangroves. The dredging of Clam Pass and sand placement below MHW was not included in the proposal. The dredging of Clam Pass and on beach placement is currently authorized under DEP Permit No. 0296087-008-JN. However, FWC staff have not received formal notification of when the next construction event is proposed.

As mentioned in your email below, sand placement was recently conducted north of Pelican Bay at Vanderbilt Beach. This nourishment was not proposed under the EFO and was conducted under DEP Permit No. 0331817-004-JM. Questions pertaining to authorizations provided under that permit can be directed to DEP staff at JCPCompliance@MyFWC.com. When reviewing in-season work requests, FWC staff review each individual request based on the scope and timing of activities associated with the project and the effects of the proposed work to marine turtles and their nesting habitat. The proposed Pelican Bay EFO work was projected to occur during peak nesting season, in an area where there were already active marine turtle nests and ongoing nesting activities, increasing the likelihood of take of a protected species. The EFO does not provide authorization for the taking of any species (or the nests or eggs of any species) listed under Chapter 68A-27, Florida Administrative Code, or the federal Endangered Species Act.

As indicated in our comment letter, FWC staff would be amenable to reviewing a request to complete the work during the later portion of marine turtle nesting season when there are no nests in the proposed project area and there is less nesting activity, in conjunction with a review of current beach conditions.

Please let me know if you have any questions, or if I can provide any additional information.

Sincerely,

Ryan Byrne
Fish & Wildlife Biological Scientist III
Imperiled Species Management Section
Florida Fish and Wildlife Conservation Commission

Email: Ryan.Byrne@MyFWC.com
Phone: 850-922-4330

-----Original Message-----
From: Cindy Polke <Cindy.Polke@colliercountyfl.gov>
Sent: Monday, July 7, 2025 12:24 PM
To: Byrne, Ryan <Ryan.Byrne@MyFWC.com>
Cc: md@humistionandnmoore.com; NeilDorrill <neil@dmgfl.com>; Tom.polke@pelicanbay.org; Chris Hall <Chris.Hall@colliercountyfl.gov>; governorron.desantis@eog.myflorida.com
Subject: Turtle Club Gets Emergency Permit to Restore Beach During Turtle Season

[EXTERNAL SENDER] Use Caution opening links or attachments

<https://mail.colliergov.net/owa/service.svc/s/GetFileAttachment?id=AAMkADdhNDc3ZDRmLWRiN2YtNGNiNS05ZDc1LTY2NWZiYmFiZTUwNABGAAAAAAANYmFiG4qyTpPQvPldylacBwB3DgY5QL2YQKgufUa7kzPiAAAAAAEPAAB3DgY5QL2YQKgufUa7kzPIAAAuh7TyAAABEgAQAP0JeRFB9pJNti%2FaK%2B8VGIg%3D&X-OWA-CANARY=qA29zqvRWkeBpirv39hgYlA1_INgvd0I7_jxuRsm1BZyLMDVCtINUhuo4CFCotpfNOze9SrpX_Q.>Ryan,

I am writing to you in response to your denial of the emergency permit submitted by Mohamed Dabees in May. The plan to dredge Clam Pass and Clam Bay and deposit the reclaimed sand to build a protective dune and restore our beaches in Pelican Bay was denied. I called and left a message last week regarding this issue. I am member of Pelican Bay Services Division Board and resident for 14 years. A tremendous amount of sand has been allowed to build up in Clam Bay and Clam Pass in the aftermath of Irma, Ian, Helen, Milton, and Debbie. There has been no meaningful dredge to reclaim the sand out of Clam Pass and Bay to restore the beaches of Pelican Bay in the last five years, due to requirements for a NRPA. The coastal properties have sustained extensive damage and $millions in repairs, in addition to loss of revenue from restaurant closures, due to the flooding every year since Ian. Currently the high tide is reaching the steps of our restaurants due to the critically eroded beaches. Clam Bay and surrounding waterways are filled with sand and can no longer hold the volume of water they once could, to help protect our coastal properties from flooding during a surge. There has been a noticeable decline in the sea life that once filled our waterways. I no longer see alligators, turtles, sea otters, and shore birds along our berm. The berm ditches are connected to the mangroves in Pelican Bay. I asked if there was a study to measure the reduction in sea life that once thrived along the berm. It was brought to my attention that the berm waterways are not in the permitted area for oversight of the NRPA. There has been no study to measure whether a reduction in sea life after numerous hurricanes. The empirical data suggests a reduction in water flow that once filled the ditches of the berm, hosting many species of marine life and shore birds.

Turtle Club just received approval for an emergency permit from Kelly Kramer FDEP, to restore their beaches with trucked in sand which took place June 30-July 4th. I spoke to Andrew Miller from Collier County regarding the Turtle Club restoration, to confirm that they received permission to dredge and deposit sand on the beach just north of us during turtle nesting season. It appears that Pelican Bay is the only beach front on the Gulf in Collier County that has not been restored, which is alarming to our residents.

The original PBSD charter states that dredging plans can be carried out in such a way as to not harm sea life which Mohamed Dabees carefully outlined in the proposed permit plan submitted in May. I would ask you to please work with PBSD on this urgent matter. Perhaps personnel from FWC or Earth Tech can identify and mark the turtle nests, to allow the dredging of the sand from Clam Pass and carefully deposit it on the beaches to provide beach resiliency to our coastal properties as soon as possible. Sadly, I cannot imagine many sea turtles survived on our critically eroded beaches in the last 5 years? Can turtle nests be relocated to more protected areas where they would have a better chance of survival? It appears that the NRPA status has allowed our properties to remain in harms way, sustaining a tremendous amount of damage to our coastal properties. The dune created with mined sand costing $500,000 was planted with $30,000 in sea grasses which was washed away last season.

I spoke to Chadd Chutsz, coastal engineer for the Ft. Meyers Beach restorations and he said dredged sand provides a much more substantial foundation as compared to mined sand. It is my understanding that the sand requested to be dredged from Clam Bay and Clam Pass to restore Pelican Bay beaches meets the NRPA standards and has very little silt.

Governor DeSantis signed a new Senate Bill 1622 making it easier to streamline beach restoration for beaches along the Gulf of American. I am asking you to please reconsider the permit and perhaps recommend modifications to Mohamed's plan submitted on PBSD's behalf, in order to meet the standards for a safe dredge for Pelican Bay's beach restoration as soon as possible. We have 13,000 residents in Pelican Bay and they deserve every protection that was given to the commercial properties with beaches to the north and south of our community.

Thanks for your consideration,

Cindy Polke

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.

PELICAN BAY SERVICES DIVISION BOARD REGULAR SESSION
JUNE 11, 2025

The Pelican Bay Services Division Board met on Wednesday, June 11, 2025, at 1:30 p.m. at the Community Center at Pelican Bay, 8960 Hammock Oak Drive, Naples, Florida 34108.
In attendance were:

Pelican Bay Services Division Board
Michael Fogg, Chairman *(absent)*
Joe Chicurel, Vice-Chairman
Jacob Damouni
Nick Fabregas
Peter Griffith
Brad Hildebrandt *(by telephone)*
Bob Lufkin *(by telephone)*
Cindy Polke
Michael Rodburg
Greg Stone
Rick Swider
Michael Weir

Pelican Bay Services Division Staff
Neil Dorrill, Administrator
Dawn Brewer, Ops. Support Spec. II
Chad Coleman, Deputy Director
Darren Duprey, Supervisor – Field I
Dave Greenfield, Supervisor - Field II *(absent)*
Karin Herrmann, Project Manager I
Lisa Jacob, Project Manager II
Barbara Shea, Admin. Support Spec. II

Also Present
Tony D'Errico, Pelican Bay Foundation

APPROVED AGENDA *(AS AMENDED)*

1. Pledge of Allegiance
2. Roll Call
3. Agenda approval
4. Approval of 4/9/25 Regular Session meeting minutes
5. Approval of 5/14/25 Regular Session meeting minutes
6. Audience comments
7. Administrator's Report
    a. Operations building
    b. Sidewalk project
    c. Beach sand reclamation
    d. Review of the May 31 financials
8. ZOOM meetings
9. Committee Reports
    a. Landscape & Safety
10. Chairman's Report
    a. PBSD Chair letter regarding a proposed ordinance
11. Old Business
    a. PBF Resiliency Committee Report *(add-on)*
12. New Business/Miscellaneous Correspondence
13. Adjournment

ROLL CALL

Mr. Fogg was absent, Mr. Hildebrandt and Mr. Lufkin participated by phone, and a quorum was established. Dr. Chicurel served as acting Chair for this meeting.

Dr. Chicurel motioned, Mr. Stone seconded to allow Mr. Hildebrandt and Mr. Lufkin to appear by phone due to extraordinary circumstances. The motion carried unanimously.

AGENDA APPROVAL

Dr. Chicurel motioned, Mr. Damouni seconded to approve the agenda as amended with the addition of item #11a. The motion carried unanimously.

APPROVAL OF 4/9/2025 REGULAR SESSION MEETING MINUTES

Mr. Griffith motioned, Mr. Rodburg seconded to approve the 4/9/25 regular session meeting minutes as presented. The motion carried unanimously.

APPROVAL OF 5/14/2025 REGULAR SESSION MEETING MINUTES

Mr. Rodburg motioned, Mr. Stone seconded to approve the 5/14/25 regular session meeting minutes as presented. The motion carried unanimously.

AUDIENCE COMMENTS

None

ADMINISTRATOR'S REPORT

OPERATIONS BUILDING

Mr. Dorrill provided an update on our Operations Building construction project including (1) a certificate of occupancy is expected to be issued by the end of summer, (2) site work is essentially complete, (3) interior work is essentially complete as far as finishes, (4) the air conditioning system has been installed, and (5) paving will be the next phase of work.

Mr. Griffith commented that he has visited the new Operations Building, and questioned when staff would be able to move in. Mr. Dorrill commented that our employees are anxious to move in and that he is hoping for staff to move in sometime in September.

SIDEWALK PROJECT

Mr. Dorrill commented that Quality Enterprises re-mobilized just prior to Memorial Day, and has completed two work directives (de-curbing) and is now in the process of removing and replacing sidewalk sections in advance of the final County inspections (which are scheduled for the week of June 23). He expects the job to be completed at the end of summer, at which time a one-year warranty period will begin. Final acceptance of the project will be at the end of the warranty period.

BEACH SAND RECLAMATION

Mr. Dorrill commented that our request to reclaim overwashed sand in the mangrove area (of Clam Bay) to be placed on the beach was denied by the FWC (Florida Fish and Wildlife Conservation Commission). The FWC denial letter was included in the agenda packet. He noted that the Governor's

emergency executive order excluded performing work which would endanger protected species. Mr. Dorrill commented that he intends to make a revised request, at the end of August, to seek reconsideration of our request; at that time, all turtle nests will have been laid, awaiting hatching in October. A sand reclamation project in October could include protection of the identified turtle nesting sites.

Mr. Dorrill reported that we received one bid of $315,000 and one "no bid" for our late fall (post turtle nesting season) dredge project for the excavation of 12,000 cubic yards of sand from Clam Pass. He noted that the project includes the removal of two areas of overwashed sand at the south end of Clam Pass Park; storm surge from a 2024 hurricane overwashed the peninsula and deposited a new spit of sand in the bay.

Mr. Stone questioned whether we could take a two-part approach to our sand reclamation project. Mr. Dorrill commented that it would not be cost effective to move sand to areas adjacent to PB amenities, and then remobilize several months later, to move the sand to the beach. Mr. Coleman commented that currently there are turtle nests located significantly east of the beach. He expressed hope in obtaining FWC approval to begin the sand reclamation project in October.

Ms. Polke questioned when did the PBSD send the request for approval of our sand reclamation project to the FWC. Mr. Dorrill responded that the letter was drafted just after Easter. Ms. Polke questioned to whom was the invitation-to-bid, for the Clam Pass dredge project, sent to. Mr. Dorrill responded that staff is happy to share this information.

REVIEW OF THE MAY 31 FINANCIALS

Mr. Dorrill reviewed the May 31 financial statements and discussed highlights including (1) $10.9 million in cash, (2) $4.2 million in encumbered capital project funds, (3) $34,600 assessments received in May, and (4) $3.469 million in total operating expenditures and reserves, which is within budget.

Mr. Stone motioned, Mr. Rodburg seconded to accept the May financials. The motion carried unanimously.

ZOOM MEETINGS

Dr. Chicurel reported that staff recently consulted with the County Attorney's Office on what the County's requirements would be for PBSD board meetings to be broadcast live over ZOOM. He reviewed a document entitled, "Comments from the County Attorney's Office on ZOOM meetings," which was included in the agenda packet. Highlights included, (1) the CAO would prefer that any ZOOM meeting is held in the BCC Chambers Boardroom, (2) approvals of ZOOM meetings would be required by the BCC, County Manager, and Mr. Dorrill, (3) PBF employees could not be utilized to enable the ZOOM capability; only PBSD employees could provide this service, (4) except for the TDC, no other advisory committees/boards offer meetings via ZOOM, (5) the ZOOM feature would have to be made available to the general public, and (6) any person on ZOOM would be entitled to speak on a topic for 3 minutes.

Ms. Polke questioned whether a PBF employee could attend our board meeting and provide the ZOOM service to our residents. Dr. Chicurel responded that the service would have to be County-generated ZOOM. He noted that currently our meetings are filmed and available on our website. Mr. Weir commented that our meetings must be made available to the general public.

Mr. Dorrill commented that he recently discussed this issue with the County Manager. He noted that the County Manager's Office is opposed to ZOOM meetings for logistical and public

records reasons. Mr. Dorrill explained that when meetings are broadcast over ZOOM, that a digital record is created, and that any text messages and instant messages through the ZOOM process would become public record. The County would have to take on the responsibility of retaining all of these records. He noted that no other advisory boards are broadcast over ZOOM, and that the only other entities holding meetings in the BCC Boardroom are the Planning Commission, TDC, and CAC. Mr. Dorrill commented that he and the County Manager mutually agreed that if in the future there is a topic that is important enough to the community to solicit virtual participation, that we would reserve the right to ask to use the BCC Boardroom for a ZOOM meeting.

Ms. Beth Schultz, PBPOA President, commented that a few PBPOA members have asked whether PBSD Board meetings could be provided over ZOOM, and that she will provide this information to them. She questioned whether there is an easier way to make our board meeting minutes more accessible, such as posting the minutes on the PBF website. Mr. Dorrill commented that we can explore developing a link on the PBF website to our meeting minutes. Mr. Rodburg commented that there is a distinction between live streaming and ZOOM, and questioned whether the PBF or PBPOA could live stream our board meetings from the back of the room. Mr. Dorrill commented that this would be allowable.

COMMITTEE REPORTS

LANDSCAPE & SAFETY

Mr. Stone commented that he had the privilege of chairing the Landscape & Safety Committee meeting on 6/5/25, and acknowledged Dr. Chicurel's service as Chair of this committee for many years. He provided highlights of the meeting which included the following.

- Mr. Greenfield provided a presentation of the overall management and cycles of PB landscaping work.
- It was agreed that we will target planting 50 trees per year plus replacing any trees that succumb for miscellaneous reasons.
- The new Chair of the PBF Design Review Committee (DRC) was present and it was agreed that members of the DRC and PBSD will meet at the end of July to discuss PB landscaping.
- The BCC passed a modified e-bike ordinance pertaining to the use of e-bikes on roads and sidewalks. Information on the ordinance has been provided to the PBF for publication in the PBF e-blast and PB Post.
- Our road markings (sharrows), for bicycles travelling on PB roads, are not in compliance with County code, and as a result, we have started a sharrow replacement project to bring our sharrows up to current code.
- A recent County traffic study at the intersections of Hammock Oak Dr. and North Point Dr. at Pelican Bay Blvd. determined that these intersections were not eligible for stop signs. In order to improve safety at these intersections, the committee approved going forward with engineering for the installation of pedestrian flashing lights at the crosswalks at these two intersections.
- Johnson Engineering provided options for addressing our existing deteriorating paver crosswalks, with increasing ongoing maintenance and safety issues. Options include re-pavering, concrete, and asphalt (the County's preferred solution). The community's preference is for a paver appearance. The committee directed Johnson Engineering to bring back options for strengthened pavers, in about a month's time.
- A five-year project will be undertaken to update PB road signage, to bring it up to code.

Mr. Griffith questioned whether the joint landscaping meeting with the PBSD and DRC will be a public meeting. Mr. Stone responded that this meeting is not a public meeting and that the participants will include Mr. Dorrill, Mr. Stevens, one additional DRC member, and himself.

CHAIRMAN'S REPORT

PBSD CHAIR LETTER REGARDING A PROPOSED ORDINANCE

Dr. Chicurel commented that the recently proposed ordinance (by the BCC) to create a committee to address water quality in Clam Bay and Seagate canals has now been postponed by the BCC until July 8. He noted that the agenda packet included correspondence between the PBF and PBSD, and the BCC and County Manager's Office. A letter from the President of the Mangrove Action Group to Commissioner Hall and a resolution of the Mangrove Action Group in support of PBSD's continued management of the Clam Bay estuary on behalf of Collier County was distributed and added to the record. Dr. Chicurel commented that Mr. Rodburg provided salient information on this issue at our last board meeting.

Mr. Dorrill commented that at the June 10 BCC meeting, there was an attempt to add this item to the June 10 regular agenda; however, the Commissioners reached no conclusions on the item (and agreed to leave the item on the July 8 BCC agenda). He noted that he will share any future developments with the board. Mr. Dorrill explained that approval of a proposed ordinance is a two-part process, which includes a required advertised public hearing of the proposed ordinance. Mr. Swider questioned what Commissioner's Hall opinion is on this issue. Mr. Coleman commented that Commissioner Hall said on the record that he is opposed to this ordinance.

PBF RESILIENCY COMMITTEE REPORT *(ADD-ON)*

Mr. Swider commented that he is a member of the Pelican Bay Ad Hoc Resiliency Committee as a representative of the PBSD. He noted that Mr. Coleman is also a member of this committee. Mr. Swider provided a report on recent committee actions which included the following highlights.

- The Resiliency Committee has developed, in draft form, the Pelican Bay – Coastal Storm Management Plan, which calls for establishing six separate working groups, four of which include (1) the beach, (2) the Clam Bay mangrove forest, (3) the berm and Pelican Bay hydrology, and (4) financial risk management.
- The Resiliency Committee groups will be looking at these issues from a lens that is more focused on the effects of storm damage as opposed to our focus that historically has been more focused on sustainability.
- Although the PBSD annual "Clam Bay Monitoring & Management Report" is extremely detailed and provides us with a strong grasp on the health of the system, members of the Resiliency Committee do not view the format of this report as particularly useful.
- Our two groups (the PBSD and the PBF) may continue on separate paths or try to find some efficiencies; finding common ground would be wise.

JUNE 16 CLAM BAY COMMITTEE MEETING

Mr. Rodburg commented that there is a scheduled June 16 Clam Bay Committee meeting, which will include a discussion on possible new approaches to managing and restoring the beach and berm. He encouraged PB members to attend the meeting.

ADJOURNMENT

The meeting was adjourned at 2:25 p.m.

Michael Fogg, Chairman

Minutes approved [ ] *as presented* OR [ ] *as amended* ON [10/8/25] *date*

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

October 8, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Radio Road Beautification MSTU Advisory Committee
Collier County, Florida

October 13, 2025
3:00 p.m.

Notice is hereby given that the **Radio Road Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Monday, October 13,** at **3:00 p.m.** This will be a Hybrid Remote meeting and it will be held at the Collier Area Transit Conference Room at 8300 Radio Road, Naples, Florida. Some of the Board members may be appearing remotely, with staff present in person. The public may attend either remotely or in person.

Individuals who would like to participate remotely should contact Rosio Garcia at Rosio.Garcia@collier.gov by noon on October 13.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

The agenda will be available on the Collier County Government website at Radio Road Beautification Advisory Committee | Collier PTNE Collier PTNE.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Judy Sizensky at (239) 252-4980.

###

Radio Road Beautification M.S.T.U.

Advisory Committee
8300 Radio Road
Naples Florida 34104

October 13, 2025
3:00 PM

AT **CAT CONFERENCE ROOM-8300 RADIO ROAD, NAPLES 34104**

Others are encouraged to attend via Zoom video conference

AGENDA

1. **CALL TO ORDER**
2. **ATTENDANCE**

Advisory Committee	
	Harry Wilson - Chairperson (3/3/29)
	Michael Cashman-Vice Chairman (3/3/26)
	Jason Zullo (3/3/29)
	-Vacant-
	-Vacant-
Staff	Judy Sizensky - Project Manager
	Rosio Garcia - Operations Analyst
	Joan Cruz-Supervisor-Superior Landscaping
Transcriptionist	Wendy Warren

3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES**
   - **a.** June 16, 2025
   - **b.** August 11, 2025
   - **c.** September 8, 2025
5. **LANDSCAPE – SUPERIOR LANDSCAPE, JOAN CRUZ**
6. **PROJECT MANAGER REPORT- JUDY SIZENSKY**
   - **a.** Review of **Current Budget FY26 – October 2025**
   - **b.** Update on remaining new plantings, mulch, and irrigation
   - **c.** Discuss additional plantings (if needed)
7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **COMMITTEE MEMBER COMMENTS**
10. **PUBLIC COMMENTS**
11. **ADJOURNMENT**

NEXT MEETING:
TBD
CAT TRANSFER STATION – CAT CONFERENCE ROOM

Radio Road Beautification M.S.T.U.
Advisory Committee
8300 Radio Road
Naples, Florida 34104

June 16, 2025

I. CALL TO ORDER

Vice Chair Wilson called the meeting to order at 3:32 P.M. A quorum of three established.

II. ATTENDANCE

Advisory Committee:	Harry Wilson, Chair
	Michael Cashman, Vice Chair
	Jason Zullo
	(Open Seat)
	(Open Seat)
County Staff:	Judith Sizensky, Project Manager, PTNE Division
	Rosio Garcia, Operations Coordinator, PTNE Division
	Keyla Castro, Operations Support Specialist, PTNE Division
Landscape:	Joan Cruz, Superior Landscaping and Lawn Service (Excused)
Transcriptionist	Wendy Warren, Premier Staffing

III. APPROVAL OF AGENDA

Chair Wilson moved to approve the Agenda of the Radio Road Beautification MSTU Advisory Committee as presented. Second by Mr. Zullo. Carried unanimously 3 – 0.

IV. APPROVAL OF MINUTES – April 21, 2025

Chair Wilson moved to approve the minutes of the April 21, 2025, Radio Road Beautification MSTU Advisory Committee meeting as presented. Second by Mr. Zullo. Carried unanimously 3 – 0.

V. LANDSCAPE MAINTENANCE REPORT

Ms. Sizensky reported:

Devonshire Boulevard Median Landscaping

- She met Mr. Zullo and Mr. Cruz on site to review landscaping ideas for the medians.
- Mr. Zullo developed plans to incorporate plants suggested during the walk through and removing the Juniper.
- Trees in the medians obstructing line of sight were removed.
- Irrigation system communication access has been requested from the County to improve operational reliability, a key component to ensure new plantings will thrive.

VI. PROJECT MANAGER REPORT – Judy Sizensky

A. Budget Report

Radio Road MSTU Fund 1625 Budget for June 9, 2025, prepared June 2, 2025.

Ms. Sizensky provided an overview of the budget highlighting:

- **Purchase Orders**
  1. FPL – Electricity.
  2. Forestry Resources – Mulch.
  3. Contemporary Controls & Communications, Inc. – Motorola Irrigation Central Control Systems Parts and Services.
  4. Premier Staffing – Transcription Services.
  5. SiteOne Landscape Supply – Irrigation Parts & Pumps.
  6. Superior Landscaping Services –
     - Incidentals are for landscape refurbishment and miscellaneous.
     - Grounds Maintenance includes irrigation repairs.

- **Budget**
  1. Line 5 – Estimated Ad Valorem Tax Revenue and Interest is $199,100.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $45,000.
  3. All Revenues – Of the $234,100 budgeted, $193,120 has been collected leaving a balance of $40,979 (including taxes, interest, carry forward funds and a 5% estimated negative revenue) to be collected.
  4. Line 33, Operating Expense – Of the $163,600 budgeted, $53,359 is committed to existing Purchase Orders and $69,671 is expended, leaving the remainder of $40,569 available within budget for additional operating expenses as needed.
  5. Lines 37 and 39, County Overhead – Of the $50,500 budgeted, $50,455 has been transferred, and a balance of $44 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 42, All Expenses – Of the $234,100 budgeted, $53,359 is committed in existing Purchase Orders, $120,126 has been expended, leaving the remainder of $60,613 available for MSTU expenditures.

- **General**
  1. MSTU tax rate 0.0001 mills is for beautification and maintenance within the taxing district.
  2. Funds not spent in Fiscal Year 2025 will be carried forward into Fiscal Year 2026.
  3. Tax millage collected by the Radio Road Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.
  4. The FY-26 Budget is effective October 1, 2025.

Ms. Sizensky noted:

1. The Ad Valorem property tax value increased 0.91% for fiscal year 2025 over 2024 generating additional revenue of $17,981.
2. Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.
3. Contemporary Controls & Communications, Inc. invoice in the amount of $24,339, for conversion to Motorola™, was paid.
4. The irrigation pump is nearing the end of its useful life; replacement cost could be significant.
5. The Road Maintenance Division will submit an invoice for FY-25 irrigation expenses.
6. The 2023 Purchase Order for Preferred Materials will be removed.

B. Review Quotes for Devonshire Boulevard Medians

Ms. Sizensky reported:

- Superior Landscaping submitted a proposal dated May 17, 2025, in the amount of $12,056.05 to remove deteriorating landscaping and install new plants in Devonshire Boulevard Median #4 and one-half of Median #3.
- Plant selection includes Variegated Shell Ginger, Liriope, Green Island Ficus, Red Congo, Yellow African Iris, and Panama Rose.
- Irrigation will be adjusted to accommodate new plantings.
- The available balance in the FY-25 budget for MSTU improvements is $60,613.

Committee discussion:

- All landscaping work for the medians should be undertaken during the rainy season.

Mr. Cashman motioned to approve Superior Landscaping installing new plants on all of Devonshire Boulevards, consistent with the plant list submitted on the May 17, 2025, proposal, for an amount not to exceed $40,000.00. Second by Chair Wilson. Carried unanimously 3 – 0.

Rich King Memorial Greenway

Ms. Sizensky reported:

- The grass buffer abutting the power line was damaged by a Florida Power & Light (FPL) contractor during maintenance.
- Sod or small white stones can be installed to refurbish the area.
- Deteriorating plants should be replaced.

Recommendation

The Committee agreed to refurbish the buffer area with small white stones and replace plants/shrubs, as necessary.

VII. OLD BUSINESS

Ms. Sizensky reported:

- Berkshire Commons is responsible for the irrigation lines on the south side of Devonshire Boulevard. Plants in the area died because of system malfunction.
- A Code Complaint has been filed with the County against Berkshire Commons for non-compliance with landscaping requirements for the area.
- Mr. Zullo will meet with County Code Enforcement Officials, Tuesday, June 17th to review the areas for which Berkshire Commons is responsible and suggest plants or shrubs to be placed which are appropriate for the area.

VIII. NEW BUSINESS

Next Meeting

The Committee agreed to schedule a meeting of the MSTU Advisory Committee for August 11, 2025, at 3:00 P.M.

IX. COMMITTEE MEMBER COMMENTS

None

X. PUBLIC COMMENTS

None

XI. ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned by the Chair at 4:03 P.M.

NEXT MEETING **August 11, 2025 - 3:00 PM**
CAT Transfer Station – CAT Conference Room
8300 Radio Road
Naples, Florida 34104

RADIO ROAD MSTU ADVISORY COMMITTEE

_____

Harry Wilson, Chair

The Minutes were approved by the Committee on _____,2025 as presented ____or as amended ___.

Radio Road Beautification M.S.T.U.
Advisory Committee
8300 Radio Road
Naples, Florida 34104

August 11, 2025

I. CALL TO ORDER

Vice Chair Cashman called the meeting to order at 2:58 P.M. Roll call was taken, and a quorum was not established.

II. ATTENDANCE

Advisory Committee:	Harry Wilson, Chair - Excused
	Michael Cashman, Vice Chair
	Jason Zullo
	(Open Seat)
	(Open Seat)
County Staff:	Judith Sizensky, Project Manager, PTNE Division
	Rosio Garcia, Operations Coordinator, PTNE Division
	Keyla Castro, Operations Support Specialist, PTNE Division
Landscape:	Joan Cruz, Superior Landscaping and Lawn Service
Transcriptionist	Wendy Warren, Premier Staffing

III. APPROVAL OF AGENDA

Ms. Sizensky noted that due to absence of a quorum the meeting of the Radio Road Beautification MSTU Advisory Committee would be held as an informational meeting in accordance with the Agenda.

IV. APPROVAL OF MINUTES – June 16, 2025

The minutes of the June 16, 2025, Radio Road Beautification MSTU Advisory Committee meeting will be considered at the September 8, 2025, meeting.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Cruz reported:

Devonshire Boulevard Median Landscaping

- Existing landscape material was removed in preparation for installation of new plantings.
- Landscaping material will be planted on all of Devonshire Boulevards week of August 16, 2025, consistent with the plant list submitted on May 17, 2025.
- The irrigation schedule will be adjusted to ensure health of new plantings. Once plants are established, water requirements will be moderate.

Mr. Zullo reported:

- Berkshire Lakes Master Association installed new landscaping at the corners of Devonshire Belleville Boulevards.

Ms. Sizensky reported:

- Bees present in the valve box, will be removed.
- Mulch will be ordered and applied for the installation of new plantings.
- Irrigation system communication access has been requested from the County to improve operational reliability, a key component to ensure new plantings will thrive.

Ms. Sizensky *will invite a Motorola representative and County irrigation staff to the September 8, 2025, meeting of the Radio Road MSTU to discuss a solution to irrigation system issues.*

VI. PROJECT MANAGER REPORT – Judy Sizensky

A. Budget Report

Radio Road MSTU Fund 1625 Budget for August 11, 2025, prepared August 6, 2025.

Ms. Sizensky provided an overview of the budget highlighting:

- **Purchase Orders**
  1. FPL – Electricity.
  2. Forestry Resources – Mulch.
  3. Contemporary Controls & Communications, Inc. – Motorola Irrigation Central Control Systems Parts and Services.
  4. Premier Staffing – Transcription Services.
  5. SiteOne Landscape Supply – Irrigation Parts & Pumps.
  6. Superior Landscaping Services –
     - Incidentals are for landscape refurbishment and miscellaneous.
     - Grounds Maintenance includes irrigation repairs.

- **Budget**
  1. Line 5 – Estimated Ad Valorem Tax Revenue and Interest is $199,100.
  2. Line 2, Carry Forward – Unexpended Prior Year (2024) Funds total $45,000.
  3. All Revenues – Of the $234,100 budgeted, $197,423 has been collected leaving a balance of $1,676 (including taxes, interest, carry forward funds and a 5% estimated negative revenue) to be collected.
  4. Line 33, Operating Expense – Of the $163,600 budgeted, $83,386 is committed to existing Purchase Orders and $79,644 is expended, leaving the remainder of $569 available within budget for additional operating expenses as needed.
  5. Lines 37 and 39, County Overhead – Of the $51,000 budgeted, $50,519 has been transferred, and a balance of $480 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. Line 42, All Expenses – Of the $234,100 budgeted, $83,386 is committed in existing Purchase Orders, $130,164 has been expended, leaving the remainder of $20,549 available for MSTU expenditures.

- **General**
  1. MSTU tax rate 0.0001 mills is for beautification and maintenance within the taxing district.
  2. Funds not spent in Fiscal Year 2025 will be carried forward into Fiscal Year 2026.
  3. Tax millage collected by the Radio Road Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.
  4. The Ad Valorem property tax value increased 0.91% for fiscal year 2025 over 2024 generating additional revenue of $17,981.

5. The FY-26 Budget is effective October 1, 2025.

Ms. Sizensky noted:

1. Superior Landscaping's Purchase Order for Incidentals, Line 18, was increased from $30,000 to $56,660 to fund landscape renovation of the medians on Devonshire Boulevard.
2. Superior Landscaping's balance for 2025 monthly maintenance, Line 22, is $17,968.
3. The balance due Contemporary Controls & Communications for conversion to the Motorola™ irrigation system will be processed on resolution of pending system malfunctions.
4. Mulch is the sole remaining expenditure for Fiscal Year 2025.
5. The Road Maintenance Division will provide an invoice for FY-25 irrigation expenses.
6. The 2023 Purchase Order for Preferred Materials will be removed.
7. Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.

B. Review Status for New Plantings

Ms. Sizensky reported:

- Superior Landscaping will install new plantings including Variegated Shell Ginger, Liriope, Green Island Ficus, Red Congo, Yellow African Iris, and Panama Rose on Devonshire Boulevard medians.
- Irrigation will be adjusted to accommodate new plantings.

VII. OLD BUSINESS

Advisory Committee Seats

Ms. Sizensky reported:

- Two seats on the Radio Road Beautification MSTU Advisory Committee are available. Residency within the boundaries of the MSTU and voter registration are requirements for membership.
- Interested parties for membership on the Advisory Committee can access the Online Application at https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/online-advisory-board-application.
- Applications received will be considered by the Advisory Committee. The candidate(s) recommended will be provided to the Board of County Commissioners for appointment to the Advisory Committee.

VIII. NEW BUSINESS

Irrigation System

Ms. Sizensky reported:

- Irrigation system communication access has been requested from the County to improve operational reliability, a key component to ensure new plantings will thrive.
- Schematic drawings and instructions detailing communication details for irrigation system functions will be requested from Motorola™.
- Motorola™ and County irrigation system representatives will be invited to the September 8th meeting to discuss a resolution to the irrigation system inconsistencies.

IX. COMMITTEE MEMBER COMMENTS

Next Meeting

The Committee agreed to schedule a meeting of the MSTU Advisory Committee for September 8, 2025, at 3:00 P.M.

X. PUBLIC COMMENTS
None

XI. ADJOURNMENT
There being no further business to come before the Committee, the meeting was adjourned by the Chair at 3:39 P.M.

NEXT MEETING **September 8, 2025 - 3:00 PM**
CAT Transfer Station – CAT Conference Room
8300 Radio Road
Naples, Florida 34104

RADIO ROAD MSTU ADVISORY COMMITTEE

_____

Harry Wilson, Chair

The Minutes were approved by the Committee on _____,2025 as presented ____or as amended ___.

Radio Road Beautification M.S.T.U.
Advisory Committee
8300 Radio Road
Naples, Florida 34104

SEPTEMBER 8, 2025

I. CALL TO ORDER

Vice Chair Cashman called the meeting to order at 3:03 P.M. Roll call was taken, and a quorum was not established.

II. ATTENDANCE

Advisory Committee:	Harry Wilson, Chair - Excused
	Michael Cashman, Vice Chair
	Jason Zullo
	(Open Seat)
	(Open Seat)
County Staff:	Judith Sizensky, Project Manager, PTNE Division
	Rosio Garcia, Operations Coordinator, PTNE Division
	Keyla Castro, Operations Support Specialist, PTNE Division
Landscape:	Joan Cruz, Superior Landscaping and Lawn Service
	Jesse Castillo, Superior Landscaping and Lawn Service
Transcriptionist	Wendy Warren, Premier Staffing

III. APPROVAL OF AGENDA

Ms. Sizensky noted that due to absence of a quorum the meeting of the Radio Road Beautification MSTU Advisory Committee would be held as an informational meeting in accordance with the Agenda.

IV. APPROVAL OF MINUTES

A. June 16, 2025

B. August 11, 2025

The minutes of the June 16, 2025, and August 11, 2025, Radio Road Beautification MSTU Advisory Committee meeting will be considered at the October 13, 2025, meeting.

V. LANDSCAPE MAINTENANCE REPORT

Mr. Cruz reported:

Devonshire Boulevard Median Landscaping

- Landscaping material, consistent with the plant list submitted on May 17, 2025, was planted on Devonshire Boulevard medians.
- One tree is scheduled to be planted on September 12, 2025.
- Sod will be installed in September 2025.
- The irrigation schedule will be adjusted to ensure health of new plantings. Once plants are established, water requirements will be moderate.

Ms. Sizensky reported:

- Mulch will be ordered and installed in newly planted areas.
- An irrigation technician from Superior Landscaping visited the site and corrected some malfunctions.
- The communication and service continuity have improved.

VI. PROJECT MANAGER REPORT – Judy Sizensky

A. Budget Report

Radio Road MSTU Fund 1625 Budget for September 8, 2025, prepared September 4, 2025.

Ms. Sizensky provided an overview of the budget highlighting:

- **Purchase Orders**
  1. FPL – Electricity.
  2. Contemporary Controls & Communications, Inc. – Motorola Irrigation Central Control Systems Parts and Services.
  3. Forestry Resources – Mulch.
  4. Premier Staffing – Transcription Services.
  5. SiteOne Landscape Supply – Irrigation Parts & Pumps.
  6. Superior Landscaping Services –
     - Incidentals are for landscape refurbishment and miscellaneous.
     - Ground Maintenance includes irrigation repairs.

- **Budget**
  1. Ad Valorem Taxes, Line 3 – Of the $197,600 millage assessed, $193,503 has been collected, leaving a balance of $4,096 to be collected. Investment Interest, Line 2, totals $2,034.
  2. Unexpended Prior Year (2024) Funds, Line 8, total $45,000.
  3. Total Revenue, Line 12 – Of the $234,100 budgeted, $198,050 has been collected leaving a balance of $36,049 (including taxes, interest, carry forward funds and a 5% estimated negative revenue) to be collected.
  4. Operating Expense, Line 33 – Of the $163,600 budgeted, $72,690 is committed to existing Purchase Orders and $86,749 is expended, leaving the remainder of $4,160 available within budget for additional operating expenses as needed.
  5. County Overhead, Lines 37 and 39 – Of the $51,000 budgeted, $50,519 has been transferred, and a balance of $480 remains for transfer (PTNE Staff & Overhead, Property Appraiser, & Tax Collector).
  6. All Expenses, Line 42 – Of the $234,100 budgeted, $72,690 is committed in existing Purchase Orders, $137,269 has been expended, leaving the remainder of $24,140 available for MSTU expenditures.

- **General**
  1. MSTU tax rate 0.0001 mills is for beautification and maintenance within the taxing district.
  2. Funds not spent in Fiscal Year 2025 will be carried forward into Fiscal Year 2026.
  3. Tax millage collected by the Radio Road Beautification MSTU may only be utilized by the MSTU and within the MSTU district boundary.
  4. The Ad Valorem property tax value increased 0.91% for fiscal year 2025 over 2024 generating additional revenue of $17,981.
  5. The FY-26 Budget is effective October 1, 2025.

Ms. Sizensky noted:

1. Superior Landscaping's Purchase Order for Incidentals, Line 18, was increased from $30,000 to $56,660 to fund landscape renovation of the medians on Devonshire Boulevard.
2. Superior Landscaping's balance for 2025 monthly maintenance, Line 22, is $12,358.
3. The Road Maintenance Division will provide an invoice for FY-25 irrigation expenses.
4. The 2023 Purchase Order for Preferred Materials will be removed.
5. Uncommitted funds available within budget are eligible for transfer to other categories upon approval by the Committee.

B. Update on New Plantings and Irrigation

Ms. Sizensky reported:

- A list will be compiled of additional shrubs and plants to enhance the landscape on Devonshire Boulevard and the Rich King Memorial Greenway.
- Refurbishment will include Jasmine, two trees and flowers/shrubs for Devonshire Boulevard and Clusia for the Rich King Memorial Greenway.
- Superior Landscape will provide a quote for Committee consideration at the October meeting.

VII. OLD BUSINESS

Advisory Committee Seats

Ms. Sizensky reported:

- Two seats on the Radio Road Beautification MSTU Advisory Committee are available. Residency within the boundaries of the MSTU and voter registration are requirements for membership.
- Interested parties for membership on the Advisory Committee can access the Online Application at https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/online-advisory-board-application.
- Applications received will be considered by the Advisory Committee. The candidate(s) recommended will be provided to the Board of County Commissioners for appointment to the Advisory Committee.

VIII. NEW BUSINESS

Irrigation Pump

- The Committee queried if the MSTU should consider installation of a new irrigation pump in 2026.
- **Ms. Sizensky** noted Naples Electric Motor Works (NEMW) determined the pump does not need replacement at this time.
- If the pump fails, a quote will be requested from qualified vendors.
- Approval of a quote to purchase and install a new pump requires unanimous motion by the Committee and is funded by the Improvements General Category.

IX. COMMITTEE MEMBER COMMENTS

Next Meeting

The Committee agreed to cancel the November 11, 2025, MSTU Advisory Committee meeting and reconvenes December 8, 2025, at 3:00 P.M.

X. PUBLIC COMMENTS
None

XI. ADJOURNMENT
There being no further business to come before the Committee, the meeting was adjourned by the Chair at 3:38 P.M.

NEXT MEETING **October 13, 2025 - 3:00 PM**
CAT Transfer Station – CAT Conference Room
8300 Radio Road
Naples, Florida 34104

RADIO ROAD MSTU ADVISORY COMMITTEE

_____

Harry Wilson, Chair

The Minutes were approved by the Committee on _____,2025 as presented ____or as amended ____.

RADIO ROAD MSTU
FUND 1625000000
October 13, 2025

			Vendor	Item	FY 26 PO#	Amended Budget	Commitments	Expenditures	Total
1		OVERNIGHT INTEREST				$ -	$ -	$ -	$ -
2		INVESTMENT INTEREST				$ (1,500.00)	$ -	$ -	$ (1,500.00)
3		DEL AD VALOREM				$ (211,700.00)		$ -	$ (211,700.00)
4		INTEREST TAX COLLECTOR				$ -	$ -	$ -	$ -
5		**REVENUE STRUCTURE**				**$ (213,200.00)**	**$ -**	**$ -**	**$ (213,200.00)**
6		TRANSFERS FROM PROP APP				$ -	$ -	$ -	$ -
7		TRANSFERS FROM TAX COLL				$ -	$ -		$ -
8		CARRY FORWARD GEN				$ (108,900.00)	$ -	$ -	$ (108,900.00)
9		CARRY FORWARD OF ENCUMB					$ -	$ -	$ -
10		NEG 5% EST REV				$ 10,700.00	$ -	$ -	$ 10,700.00
11		**TRANSFERS & CONTRIB**				**$ (98,200.00)**	**$ -**		**$ (98,200.00)**
12		**TOTAL REVENUE**				**$ (311,400.00)**	**$ -**	**$ -**	**$ (311,400.00)**
13	631403	ENGINEERING FEES				$ -	$ -	$ -	$ -
14	634970	INDIRECT COST	Collier County			$ 2,300.00	$ 2,300.00	$ -	$ -
15	634980	INTERDEPT PAYMENT				$ 4,000.00	$ -	$ -	$ 4,000.00
18	634990	LANDSCAPE INCIDENTALS				$ 30,000.00	$ -	$ -	$ 30,000.00
23	634999	OTHER CONTRACTUAL				$ 186,500.00	$ -	$ -	$ 186,500.00
24	643100	ELECTRICITY	FP&L	Electricity	4700005092	$ 2,500.00	$ 1,900.00	$ -	$ 600.00
25	645100	INSURANCE GENERAL	Collier County	Insurance	Direct Pay	$ 300.00	$ 300.00	$ -	$ -
	646311	SPRINKLER MAINTENANCE				$ 9,000.00	$ -	$ -	$ 9,000.00
27	646318	MULCH	Forestry Resources			$ 1,500.00	$ -	$ -	$ 1,500.00
28	649100	LEGAL ADVERTISING	Gannett Media NDN			$ 500.00	$ -	$ -	$ 500.00
29	649990	OTHER MISCELLANEOUS	Premier Staffing	Transcriptionist Services		$ 2,500.00	$ -	$ -	$ 2,500.00
30	651210	COPY CHARGES	JM TODD	Monthly CPC (Shared)		$ 200.00	$ 150.00	$ -	$ 50.00
31	652310	FERT HERB CHEM				$ -	$ -	$ -	$ -
32	652990	OTHER OPERATING SUPPLIES				$ -	$ -	$ -	$ -
33		**OPERATING EXPENSE**				**$ 239,300.00**	**$ 4,650.00**	**$ -**	**$ 234,650.00**
34	763100	IMPROVEMENTS GENERAL				$ 19,900.00		$ -	$ 19,900.00
35		**CAPITAL OUTLAY**				**$ 19,900.00**	**$ -**	**$ -**	**$ 19,900.00**
36		911011 TRANS to 1011				$ 46,400.00	$ -	$ -	$ 46,400.00
37		**TRANSFERS**				**$ 46,400.00**	$ -	$ -	**$ 46,400.00**
		930600 TC BUDGET TRANS				**$ 1,600.00**		**$ -**	$ 1,600.00
		930700 TC BUDGET TRANS				**$ 4,200.00**		**$ -**	$ 4,200.00
39		**TRANSFERS CONST**				**$ 4,200.00**	**$ -**	**$ -**	**$ 5,800.00**
42		**TOTAL BUDGET**				**$ 309,800.00**	**$ 4,650.00**	**$ -**	**$ 306,750.00**

Taxable Value	Fiscal Year	% from prior fiscal year
984,103,688	FY 12 Final Taxable Value	
955,918,992	FY 13 Final Taxable Value	-2.86%
967,155,849	FY 14 Final Taxable Value	1.18%
996,994,678	FY 15 Final Taxable Value	3.09%
1,066,174,009	FY 16 July Taxable Value	6.94%
1,145,697,249	FY 17 July Taxable Value	7.46%
1,242,647,732	FY 18 July Taxable Value	8.46%
1,304,336,542	FY 19 July Taxable Value	4.96%
1,359,693,426	FY 20 July Taxable Value	4.24%
1,414,713,178	FY 21 July Taxable Value	4.05%
1,492,545,736	FY 22 July Taxable Value	5.50%
1,752,181,904	FY 23 July Taxable Value	17.40%
1,958,171,593	FY 24 July Taxable Value	11.76%
2,004,571,067	FY 25 July Taxable Value	2.37%
2,117,965,896	FY 25 July Taxable Value	5.66%

Total Available Ba	$ 306,750.00
Plus Commited A	$ 4,650.00
Estimated Cash	**$ 311,400.00**

Prepared 10/02/25 MV

SUPERIOR
LANDSCAPING & LAWN SERVICE, INC.

P.O. Box 35-0095 ·Miami ·FL · 33135-0095
Office (305) 634-0717 · Fax (305) 634-0744
www.superiorlandscaping.com

Proposal Date **10/13/2025**

Customer/Billing Information
Public Transit & Neighborhood Enhancement
8300 Radio Road
Naples FL 34104
Judith Devonshire

Job Site Information
Devonshire & Rich King
Devonshire Blvd & Rich King Park
34104

Job Description

Installation of the following plants at Devonshire Blvd,

(1) Magnolia 12ft
(2,000) Asian Jasmine 1 Gallon
(1 Pallet of Floratam grass)

Installation of the following plants at Rich King Park,

(12) Clusia 35 Gallons

If an item or service is not specifically detailed or included in the proposal provided then it is excluded and has not been not considered for pricing

Line Item Breakdown

Large Plants

Quantity	U/M	Botanical Name	Common Name	Specifications: Ht	Spr	Cal	GW	CT	Gal	Unit Price	Total Price
1		Magnolia		12ft-15ft						**$345.00**	**345.00**
1	Hr	1 Landscaping Supervisor								**$75.00**	**75.00**
1	Hr	2 Landscaping Labors								**$150.00**	**150.00**
											-

Small Plants

Quantity	U/M	Botanical Name	Common Name	Ht	Spr	Cal	GW	CT	Gal	Unit Price	Total Price
2000		Asian Jasmine							1 Gallon	**$3.34**	**6,680.00**
12		Clusia							7 Gallons	**$40.25**	**483.00**
6	Hrs	1 Landscaping Supervisor								**$75.00**	**450.00**
6	Hrs	2 Landscaping Labors								**$150.00**	**900.00**

Mulch, Sod & Aggregates

Quantity	U/M	Description	Unit Price	Total Price
1		Floratam Grass	**$287.50**	**287.50**
1	Hr	1 Landscaping Supervisor	**$75.00**	**75.00**
2	Hrs	2 Landscaping Labors	**$150.00**	**300.00**

Total Price **9,745.50**

SUPERIOR
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Office (305) 634-0717 · Fax (305) 634-0744
www.superiorlandscaping.com

Thank you for your consideration of this proposal.
If you have any questions, please contact Joan Cruz at (305) 634-0717.

Payment Terms: A fifty percent (50%) deposit is due upon acceptance of this proposal and prior to commencing with work. Progress invoice will follow at the seventy-five percent (75%) completion point. Balance is due upon completion of job. All invoices are due upon receipt. Past due accounts will acquire an eighteen percent (18%) interest per year. Should collection activities be warranted, the client shall be responsible for any related expenses including but not limited to attorney's fees and court costs. There is a fifty-dollar ($50.00) fee for each check returned for non-sufficient funds. Any alterations made to this document, will make it void.

Guarantee: Superior Landscaping & Lawn Service, Inc. is not liable or responsible for any loss, repair or replacement of any of the above mentioned due to high winds, hail, lightning storms, heavy rains, vandalism, floods, heat, construction, insect plagues or infestation, inadequate irrigation, tornadoes, hurricanes or other Acts of God.

ACCEPTANCE OF PROPOSAL

WHEREFORE, Contractor and Owner, or Owner's Agent, have accepted the scope and terms of this proposal. Owner or Owner's Agent gives express permission to Contractor to enter said property and confirms that it is clear from any hidden danger or defects.

Owner or Owner's Agent

By: _____

Name: _____

Title: _____

Date: _____

Contractor:
Superior Landscaping & Lawn Service, Inc.

By: _____

Name: _____

Title: _____

Date: _____

Thank you for your business!

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

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youtube.com/CollierGov

October 8, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Rock Road Improvement MSTU Advisory Committee
Collier County, Florida

October 15, 2025
3:00 p.m.

Notice is hereby given that the **Rock Road Improvement Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Wednesday, October 15, 2025,** at **3:00 p.m.** This will be a Hybrid Remote meeting and held in the Conference Room at the University of Florida/IFAS Extension Office, 14700 Immokalee Road, Naples, Florida. The public may participate either remotely or in person.

Individuals who would like to participate remotely should contact Rosio Garcia at Rosio.Garcia@collier.gov by noon on October 15.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

The agenda will be available on the Collier County Government website at https://www.collierptne.com/mtsu/rock-road-improvement-mstu/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Judy Sizensky at (239) 252-4980.

###

Rock Road MSTU
Advisory Committee
8300 Radio Road
Naples, FL 34104



OCTOBER 15, 2025 3:00 PM – 4:00 PM

Committee Members and Project Manager will meet at
UF/IFAS Collier Extension, 14700 Immokalee Road, Naples, FL 34120
All others are encouraged to attend via Zoom video conference

AGENDA

1. **Attendance**

Advisory Committee	Alberto Sanchez Jimenez – Chair (3/26/27)
	Gregory Davenport – Vice Chair (3/26/26)
	Jana Boger (3/26/27)
	Brian Galligan (3/26/26)
	Jean Hofstetter (3/26/27)
Staff	Judy Sizensky – PTNE Project Manager
	Rosio Garcia – Operations Coordinator
Transcriptionist	Wendy Warren

2. **Approval of Agenda**
3. **Approval of Minutes** – April 9, 2025
4. **Project Manager Report – Judy Sizensky**
   - **a.** Discussion of maintenance for FY26
   - **b.** Budget Report
5. **Old Business**
6. **New Business**
7. **Public Comments**
8. **Member Comments**
9. **Adjourn**

Next Meeting Date:
TBD

Rock Road MSTU

8300 Radio Road,
Naples, FL 34104



Rock Road MSTU Public Meeting
IFAS
14700 Immokalee Road
Naples, FL 34120

MINUTES
April 9, 2025

I. CALL TO ORDER

Chair Sanchez called the meeting to order at 3:01 P.M. Roll call was taken, and a quorum of four was present.

II. ATTENDANCE

Advisory Committee	Chair – Alberto Sanchez Jimenez
	Vice Chair – Gregory Davenport
	Jana Boger
	Brian Galligan – ZOOM
	Jean Hofstetter
Staff	Brian Wells, Director, PTNE
	Judith Sizensky, Project Manager
	Keyla Castro, Operations Support Analyst
	Rosio Garcia, Operations Analyst
Contractors	Wendy Warren, Premier Staffing
Public	Linnea Chasse
	Earl Lightcap – Resident

Ms. Hofstetter motioned to allow Mr. Galligan to participate in the meeting virtually due to extraordinary circumstances. Second by Ms. Boger. Carried unanimously 4 – 0. A quorum of five was present.

III. APPROVAL OF THE AGENDA

Ms. Boger moved to approve the Agenda of the Rock Road MSTU Advisory Committee. Second by Ms. Hofstetter. Carried unanimously 5 - 0.

IV. APPROVAL OF THE MINUTES

Vice Chair Davenport moved to approve the minutes of the December 11, 2024, Rock Road Advisory Committee meeting as presented. Second by Ms. Hofstetter. Carried unanimously 5 – 0.

V. PROJECT MANAGER REPORT – Judy Sizensky

A. Discussion of Maintenance

Ms. Sizensky reported:

- Preferred Materials, Inc. (PMI), Collier County's contractor for *Asphalt Maintenance and Related Services,* completed the roadway repairs approved by the Committee on December 11, 2024, on April 3, 2025.
- PMI graded, placed limerock, and rolled two sections of road at a total cost of $65,021.91.
    1. Keri Island Road (Section from Rock Road to Catawba St.) - $41,687.22.
    2. Rock Road (Section from Mingo Drive to Keri Island Road) - $23,334.69.
- Mr. Davenport spread materials and performed maintenance on the Deer Run Road (Section from Rock Road to the Curve) with limerock material supplied and delivered by Grippo Pavement Maintenance Inc. The MSTU funded the cost of $5,163.28.
- PMI graded and filled potholes on Mingo Drive.
- The improvements will ensure future maintenance is more efficient.

Ms. Sizensky noted:

- The roadways were not "crowned" due to drainage concerns impacting private property.
- Collier County Ordinance No. 2024-03, filed with the Florida Department of State on January 24, 2024, specifies road maintenance and improvement, not road reconstruction.
- Property easements will be researched to determine Right of Way (ROW) jurisdiction.

B. Budget Report

Ms. Sizensky reported:

Rock Road MSTU FY25 Fund Budget 1632 dated April 9, 2025 – prepared April 7, 2025.

- Budget Summary
    1. Revenue – Of the $25,100 Millage assessed, $21,259 has been collected, leaving an outstanding balance of $3,840.53.
    2. Carry Forward – Unexpended funds from prior years carry-forward total $102,800 general plus ENC $3,435, and 5% negative revenues (uncollected property taxes) estimated at $1,300 netting a Revenue total amended budget of $130,035.
    3. Operating Expense – Of the $94,535 budgeted, $71,891 is committed to existing Purchase Orders and $6,195 is expended, leaving the remainder of $16,448 available within budget for additional operating expenses as needed.
    4. County Overhead – Of the $9,000 budgeted, $7,433 has been transferred and a balance of $1,566 remains for transfer. (PTNE Staff & support, Property Appraiser & Tax Collector).
    5. Capital Reserves total balance of $26,500 remains for improvement projects.
    7. All Expenses – Of the $130,035 budgeted, tabulated Commitments to existing Purchase Orders total $71,891 and $6,185 has been expended, leaving the remainder of $16,448 available within budget for additional expenses as needed.

- General
    1. MSTU Tax Rate: 3.0000 Mills to maintain MSTU Roadways within the taxing district.

2. Funds collected by the Rock Road MSTU cannot be utilized outside of the MSTU.

VI. OLD BUSINESS
None

VII. NEW BUSINESS
None

VIII. PUBLIC COMMENTS
None

IX. MEMBER COMMENTS
Ms. Sizensky noted:

- The Road Maintenance Division is responsible for trimming trees and vegetation on the County owned paved portion of Rock Road.
- Landscape maintenance on private roads is the responsibility of the individual property owner.

Chair Sanchez reported the expense incurred by Mr. Galligan to rent a bobcat machine for Deer Run Road maintenance should be borne by the MSTU in the future.

X. ADJOURNMENT
There being no further business to come before the Committee, the meeting was adjourned by Chair at 3:52 P.M.

https://www.collierptne.com/mtsu/rock-road-improvement-mstu/

ROCK ROAD MSTU ADVISORY COMMITTEE

_____
Alberto Sanchez Jiminez, Chair

The Minutes were approved by the Committee on _____,2025 as presented ____, or as amended ____.

NEXT MEETING: **NOVEMBER 5, 2025 - 3:00 P.M.**
UF/IFAS COLLIER EXTENSION
14700 IMMOKALEE ROAD
NAPLES, FL 34120

ROCK ROAD MSTU FUND 1632
October 15, 2025

Item #	GL/Commitment item#	GL/Commitment item name	Vendor	PO#	Adopted Budget	Amended Budget	Commitments	Actuals(Expenditures)	Available (Total)
1	311100	CURRENT AD VALOREM TAXES			$ (25,900.00)	$ (25,900.00)	$ -		$ (25,900.00)
2	311200	DEL AD VALOREM TAXES							$ -
3	361170	OVERNIGHT INTEREST							$ -
4	361180	INVESTMENT INTEREST							$ -
5	361320	INTEREST TAX COLLECTOR							$ -
****REVENUE - OPERATING Sub-Total**					**$ (25,900.00)**	**$ (25,900.00)**	**$ -**	**$ -**	**$ (25,900.00)**
6	486600	TRANSFER FROM PROPERTY APPRAISER							$ -
7	486700	TRANSFER FROM TAX COLLECTOR							$ -
8	489200	CARRY FORWARD GENERAL			$ (55,000.00)	$ (55,000.00)			$ (55,000.00)
9	489201	CARRY FORWARD OF ENC							$ -
10	489900	NEGATIVE 5% ESTIMATED REVENUES			$ 1,300.00	$ 1,300.00			$ 1,300.00
****CONTRIBUTION AND TRANSFERS Sub-Total**					**$ (53,700.00)**	**$ (53,700.00)**	**$ -**	**$ -**	**$ (53,700.00)**
*****REVENUE Sub Total**					**$ (79,600.00)**	**$ (79,600.00)**	**$ -**	**$ -**	**$ (79,600.00)**
11	634970	INDIRECT COST REIMBURSEMENT			$ 900.00	$ 900.00	$ 900.00	$ -	$ -
12	634999	OTHER CONTRACTUAL SERVICES			$ 69,600.00	$ 69,600.00	$ -	$ -	$ 69,600.00
13	641950	POSTAGE FREIGHT AND UPS			$ -	$ -		$ -	$ -
14	645100	INSURANCE GENERAL			$ 100.00	$ 100.00	$ 100.00	$ -	$ -
15	649100	LEGAL ADVERTISING			$ -	$ -	$ -	$ -	$ -
16	649990	OTHER MISCELLANEOUS SERVICES			$ -	$ -	$ -	$ -	$ -
17	651110	OFFICE SUPPLIES GENERAL			$ -	$ -			$ -
18	651210	COPYING CHARGES	JM TODD	Pending	$ 200.00	$ 200.00	$ 150.00	$ -	$ 50.00
19	652990	OTHER OPERATING SUPPLIES			$ -	$ -			$ -
****OPERATING EXPENSE**					**$ 70,800.00**	**$ 70,800.00**	**$ 1,150.00**	**$ -**	**$ 69,650.00**
20	911011	TRANS TO 1011 UNINCO			$ 7,400.00	$ 7,400.00		$ -	$ 7,400.00
****TRANSFERS**					**$ 7,400.00**	**$ 7,400.00**	**$ -**	**$ -**	**$ 7,400.00**
21	930600	PA BUDGET TRANS			$ 600.00	$ 600.00		$ -	$ 600.00
22	930700	BUDGET TRANSFERS TAX COLLECTOR			$ 800.00	$ 800.00		$ -	$ 800.00
****TRANSFER CONST**					**$ 1,400.00**	**$ 1,400.00**	**$ -**	**$ -**	**$ 1,400.00**
23	993000	RESERVE FOR CAPITAL OUTLAY			$ -	$ -	$ -	$ -	$ -
****RESERVES**					**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total Budget					**$ 79,600.00**	**$ 79,600.00**	**$ 1,150.00**	**$ -**	**$ 78,450.00**

Total Available Balance	$	78,450.00
Plus Commited And Not Spent	$	1,150.00
Estimated Cash	**$**	**79,600.00**

Taxable Value	Fiscal Year	% from prior fiscal year	Milage Rate	Ad Valorem Rec'd
$37,201,064	FY 22 July 1 Taxable Value		3.0000	$ 111,600
$34,277,450	FY 23 July 1 Taxable Value	-7.86%	1.3413	$ 46,000
$85,517,869	FY 24 July 1 Taxable Value	149.49%	3.0000	$ 256,600
$34,710,100	FY25 July 1 Taxable Value	-59.41%	0.7224	$ 25,100
$35,974,016	FY26 July 1 Taxable Value	3.64%	0.7224	$ 26,000

Prepared 10/06/2025 MV

Preferred MATERIALS, INC

Preferred Materials, Inc.

5701 East Hillsborough Avenue, Suite 1122

Tampa, Florida 33610

Keri Island Rd Repairs (Three areas)

Quote To:	Collier County Public Transit and Neighborhood Enhancement 8300 Radio Road, Naples FL 34104	Estimator/Phone:	M. Colavecchio (239) 202-1037
		BID DATE:	
		Quote Date:	10/14/2025
Phone:	(239) 821-6909	Plans:	NA
Fax:	NA		
ATTN:	Judy Sizensky		
Estimate #:	CC212860-043		

Terms and Conditions as per Contract #24-8259
Three separate areas on Keri Island Road

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	ITEM 43 _ AREA 1, GRADE, COMP & PREP, KERI ISLAND	428.00	SY	9.00	3,852.00
20	ITEM 46 - AREA 1, LIMEROCK/ DELIVERY, KERI ISLAND	50.00	TN	31.70	1,585.00
30	ITEM 60 - AREA 2, 12" BASE WORK PREP, KERI ISLAND	700.00	SY	55.00	38,500.00
40	ITEM 60 - AREA 3, 12" BASE WORK PREP, KERI ISLAND	500.00	SY	55.00	27,500.00
GRAND TOTAL					**$71,437.00**

NOTES:

* Area 1 - Approximately 22' x 175 LF (428 SY) needing fine grade, compact and prep and also needing 50 tons of limerock.
* Area 2 - Approximately 21' x 300 LF (700 SY) needing 12" base repair prep.
* Area 3 - Approximately 20' x 225 LF (500 SY) needing 12" base repair prep.

TERMS AND CONDITIONS : As per Collier County Contract #24-8259, Asphalt Paving and Related Services.

ACCEPTED:

Contractor Name:_____

By:_____

Date:_____

Preferred Materials, Inc. - Asphalt Division

Rock Road MSTU

8300 Radio Road,
Naples, FL 34104



Rock Road MSTU Public Meeting
IFAS
14700 Immokalee Road
Naples, FL 34120

MINUTES
April 9, 2025

I. CALL TO ORDER

Chair Sanchez called the meeting to order at 3:01 P.M. Roll call was taken, and a quorum of four was present.

II. ATTENDANCE

Advisory Committee	Chair – Alberto Sanchez Jimenez
	Vice Chair – Gregory Davenport
	Jana Boger
	Brian Galligan – ZOOM
	Jean Hofstetter
Staff	Brian Wells, Director, PTNE
	Judith Sizensky, Project Manager
	Keyla Castro, Operations Support Analyst
	Rosio Garcia, Operations Analyst
Contractors	Wendy Warren, Premier Staffing
Public	Linnea Chasse
	Earl Lightcap – Resident

Ms. Hofstetter motioned to allow Mr. Galligan to participate in the meeting virtually due to extraordinary circumstances. Second by Ms. Boger. Carried unanimously 4 – 0. A quorum of five was present.

III. APPROVAL OF THE AGENDA

Ms. Boger moved to approve the Agenda of the Rock Road MSTU Advisory Committee. Second by Ms. Hofstetter. Carried unanimously 5 - 0.

IV. APPROVAL OF THE MINUTES

Vice Chair Davenport moved to approve the minutes of the December 11, 2024, Rock Road Advisory Committee meeting as presented. Second by Ms. Hofstetter. Carried unanimously 5 – 0.

V. PROJECT MANAGER REPORT – Judy Sizensky

A. Discussion of Maintenance

Ms. Sizensky reported:

- Preferred Materials, Inc. (PMI), Collier County's contractor for *Asphalt Maintenance and Related Services,* completed the roadway repairs approved by the Committee on December 11, 2024, on April 3, 2025.
- PMI graded, placed limerock, and rolled two sections of road at a total cost of $65,021.91.
    1. Keri Island Road (Section from Rock Road to Catawba St.) - $41,687.22.
    2. Rock Road (Section from Mingo Drive to Keri Island Road) - $23,334.69.
- Mr. Davenport spread materials and performed maintenance on the Deer Run Road (Section from Rock Road to the Curve) with limerock material supplied and delivered by Grippo Pavement Maintenance Inc. The MSTU funded the cost of $5,163.28.
- PMI graded and filled potholes on Mingo Drive.
- The improvements will ensure future maintenance is more efficient.

Ms. Sizensky noted:

- The roadways were not "crowned" due to drainage concerns impacting private property.
- Collier County Ordinance No. 2024-03, filed with the Florida Department of State on January 24, 2024, specifies road maintenance and improvement, not road reconstruction.
- Property easements will be researched to determine Right of Way (ROW) jurisdiction.

B. Budget Report

Ms. Sizensky reported:

Rock Road MSTU FY25 Fund Budget 1632 dated April 9, 2025 – prepared April 7, 2025.

- Budget Summary
    1. Revenue – Of the $25,100 Millage assessed, $21,259 has been collected, leaving an outstanding balance of $3,840.53.
    2. Carry Forward – Unexpended funds from prior years carry-forward total $102,800 general plus ENC $3,435, and 5% negative revenues (uncollected property taxes) estimated at $1,300 netting a Revenue total amended budget of $130,035.
    3. Operating Expense – Of the $94,535 budgeted, $71,891 is committed to existing Purchase Orders and $6,195 is expended, leaving the remainder of $16,448 available within budget for additional operating expenses as needed.
    4. County Overhead – Of the $9,000 budgeted, $7,433 has been transferred and a balance of $1,566 remains for transfer. (PTNE Staff & support, Property Appraiser & Tax Collector).
    5. Capital Reserves total balance of $26,500 remains for improvement projects.
    7. All Expenses – Of the $130,035 budgeted, tabulated Commitments to existing Purchase Orders total $71,891 and $6,185 has been expended, leaving the remainder of $16,448 available within budget for additional expenses as needed.

- General
    1. MSTU Tax Rate: 3.0000 Mills to maintain MSTU Roadways within the taxing district.

2. Funds collected by the Rock Road MSTU cannot be utilized outside of the MSTU.

VI. OLD BUSINESS
None

VII. NEW BUSINESS
None

VIII. PUBLIC COMMENTS
None

IX. MEMBER COMMENTS
Ms. Sizensky noted:

- The Road Maintenance Division is responsible for trimming trees and vegetation on the County owned paved portion of Rock Road.
- Landscape maintenance on private roads is the responsibility of the individual property owner.

Chair Sanchez reported the expense incurred by Mr. Galligan to rent a bobcat machine for Deer Run Road maintenance should be borne by the MSTU in the future.

X. ADJOURNMENT
There being no further business to come before the Committee, the meeting was adjourned by Chair at 3:52 P.M.

https://www.collierptne.com/mtsu/rock-road-improvement-mstu/

ROCK ROAD MSTU ADVISORY COMMITTEE

Alberto Sanchez Jiminez, Chair

The Minutes were approved by the Committee on Oct 15 ,2025 as presented X, or as amended ____.

NEXT MEETING: **NOVEMBER 5, 2025 - 3:00 P.M.**
UF/IFAS COLLIER EXTENSION
14700 IMMOKALEE ROAD
NAPLES, FL 34120

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

September 25, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Vanderbilt Beach Beautification MSTU Advisory Committee
Collier County, Florida

October 2, 2025
2:00 p.m.

Notice is hereby given that the **Vanderbilt Beach Beautification Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Thursday, October 2,** at **2:00 p.m.** This will be a Hybrid Remote meeting and it will be held at the Cocohatchee River Marina, 13535 Vanderbilt Drive, Naples, Florida. Some of the Board members may be appearing remotely, with staff present in person. The public may attend either remotely or in person.

Individuals who would like to participate remotely should contact Rosio Garcia at Rosio.Garcia@colliercountyfl.gov by noon on October 2.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

The agenda will be available on the Collier County Government website at https://www.collierptne.com/mtsu/vanderbilt-beach-beautification-mstu-advisory-committee/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Judy Sizensky at (239) 252-4980.

###

Vanderbilt Beach M.S.T.U.

Advisory Committee
8300 Radio Road
Naples, FL 34104

October 2, 2025, 2:00 PM

Committee Members and Project Manager will meet at
Cocohatchee River Marina-13535 Vanderbilt Drive, Naples, FL 34110
All others are encouraged to attend via Zoom video conference

AGENDA

I. Call to order

II. Attendance

Advisory Committee	Bruce Forman - Chairman	(11/13/2027)
	Bill Sjostrom - Vice Chairman	(11/13/2028)
	Vacant	(11/15/2025)
	Gabriella R. Miyamoto	(11/13/2027)
	William Harris	(11/13/2028)
	Aaron Gross, Ground Zero Landscaping	
	Judy Sizensky– Project Manager	
	Rosio Garcia – Operations Coordinator	
	Wendy Warren- Transcriptionist	

III. Approval of the agenda

IV. Approval of the Minutes – August 7, 2025

V. Landscape Maintenance Report - Aaron Gross, Ground Zero Landscaping Services

VI. Project Manager Report – Judy Sizensky

A. Current Budget FY26 – October 2025
B. The quotes for the RFQ have been received. See attached bid tab. We plan to have the project start in October 2026.
C. Gulf Shore Drive (north section beginning 10701 Gulf Shore Drive) Davidson Engineering will prepare the plans and construction documents. The PO is in process and will be issued after October 1st. The RFQ will go out once plans are completed and the RFQ bids will be presented at the following meeting.
D. Gulf Shore Drive – (Southeast section @ Buzz's Lighthouse) RWA is still working on ideas that will be cost effective. We are back to looking at the boardwalk style. More information to follow.
E. Traffic signal relocation Vanderbilt Beach Rd & Vanderbilt Drive-Engineer has been assigned. It is DRMP, Inc, which we used on Crosswalks project. DRMP is working with Traffic Operations to finalize plans and will submit a final quote for the work order to be processed.
F. SCS is on contract for bridges. Review quotes for pressure washing and sealing - it is $68,402 for Bluebill Bridge and $13,055.20 for Halas Bridge.
G. Wiggins Pass median reconfiguration-Johnson Engineering is now on board for the plans. The workorder for the plans is $49,160.

VII. Old Business

VIII. New Business – Cleaning of Connor Park (west of fence) Aaron suggests planting calusia. The quoted price is $31,183

IX. Public Comment

X. Adjourn

NEXT MEETING DATE
NOVEMBER 6, 2025
COCOHATCHEE RIVER MARINA, 13535 VANDERBILT DR, NAPLES, FL 34110

Vanderbilt Beach M.S.T.U

Advisory Committee

8300 Radio Road
Naples, FL 34104

AUGUST 7, 2025

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Forman called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of three were established. The Pledge of Allegiance was recited.

II. ATTENDANCE

Advisory Committee:	Bruce Forman – Chair
	William Sjostrom – Vice Chair
	Gabriella R. Miyamoto
	William Arell Harris
Staff:	Judy Sizensky - Project Manager
	Rosio Garcia – Operations Analyst
	Keyla Castro – Operations Support Analyst II
Others:	Aaron Gross – Ground Zero Landscaping (Excused)
	Wendy Warren – Transcriptionist

III. APPROVAL OF THE AGENDA

Ms. Miyamoto moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee as presented. Second by Mr. Harris. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES – June 5, 2025

Mr. Harris moved to approve the minutes of the June 5, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Ms. Miyamoto. Carried unanimously 3 – 0.

V. LANDSCAPE MAINTENANCE REPORT

Ms. Sizensky reported:

- Landscaping is in good condition.

Vice Chair Sjostrom joined the meeting at 2:12 P.M. A quorum of four was present.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-25 – August 2025

Vanderbilt Beach MSTU Fund 1617 Budget for August 7, 2025, prepared August 1, 2025.

Purchase Orders

1. Collier County Utilities – Water and Sewer.
2. FPL – Electricity.
3. Capital Contractors – Sidewalk and bench refurbishment; Connor Park fence.
4. DRMP, Inc. – Engineering services.
5. Ground Zero Landscaping –
   - Incidentals include landscape refurbishment and miscellaneous.
   - Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
6. Infinite Construction – Renovation of the corner of The Regatta of Naples and Vanderbilt Drive.
7. Landert Landscape Design – Plant materials for Butterfly Garden.
8. Preferred Materials – Installation of crosswalks.
9. McGee & Associates – Architectural Landscape services.
10. Premier Staffing – Transcription services.
11. Q Grady Minor & Associates - West Vanderbilt Drive sidewalks.
12. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
13. Site One Landscape Supply – Irrigation parts & pumps.
14. Traffic Safety Ancillary – STOP sign installation.

Budget Summary

1. Line 1, Ad Valorem Tax Millage: Of the Millage assessed and to be collected of $1,786,300, $1,684,356 has been collected, leaving an outstanding balance of $101,943.
2. Lines 4, 5 and 6, Interest: Overnight interest of $82,281, Investment Interest of $63,596 and Interest on Taxes Collected of $1,556 have been credited.
3. Line 11, Carry Forward – Unexpended year funds of $5,052,000.
4. Line 15, Total Revenue - $7,780,367, including investment interest, carry forward amounts, and contributions, minus a 5% ($90,800) reserve for estimated uncollected revenue.
5. Line 37, Operating Expense - Of the $6,576,867 budgeted, $251,612 is committed to existing Purchase Orders and $1,126,131 has been spent, leaving a budget remainder of $5,199,123 available within budget for additional operating expenses as needed.
6. Line 38, Improvements General – $69,500 was expended for the Connor Park decorative fence extension.
7. Lines 39, Capital Outlay - $1,000,000 is budgeted for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee. The Improvements General (Line 38) expenditure debited nets a remaining balance of $930,500.
8. Line 40, Transfer to Fund 111 - Of the $102,300 budgeted $0 has been transferred (PTNE Staff and Support).
8. Line 44, Transfer Construction – Of the $51,200 Budgeted, $48,504 has been transferred and a balance of $2,695 remains for transfer (Property Appraiser and Tax Collector).
9. Line 46, Capital Reserves - Of the $50,000 budgeted for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan, $0 has been spent and a balance of $50,000 remains.
10. Line 47, Total Budget – Of the $7,780,367, tabulated commitments to existing purchase orders total $251,612 and $1,346,435 has been expended leaving a remainder of $6,182,319 for FY-25 MSTU expenditures.

General

1. Available funds are sufficient to finance the Traffic Signal box relocation at Vanderbilt Beach Road and Vanderbilt Drive, the Greenway Multi-Use Path and Sidewalk installation on the east side of Vanderbilt Drive, Wiggins Pass median reconstruction and bridge cleaning.
2. The Ad Valorem property tax value increased 11.17% for fiscal year 2025 over 2024 generating additional revenue of $30,000.
3. The Fiscal Year 2026 budget is effective October 1, 2025. Unspent Fiscal Year 2025 funds will be carried forward to 2026.
4. The MSTU Tax Rate for 2026 is 0.5000 mills.
4. Tax millage collected and interest, to maintain and improve MSTU assets, can only be utilized by the MSTU and within the district boundary.
6. The Fiscal Year 2026 budget is effective October 1, 2025. Unspent Fiscal Year 2025 funds will be carried forward to 2026.

B. Greenway Multi-Use Bike Path – Vanderbilt Drive – Gulf Shore Drive

Ms. Sizensky reported:

- A 10-foot bike and pedestrian path north of The Dunes of Naples on Vanderbilt Drive near the bridge cannot be navigated at high tide or during extreme rain events.
- RWA Engineering designed plans for the Vanderbilt Drive sidewalk improvements. Phases I and II plans are complete, and a bid package has been prepared.
- RWA's "Probable Opinion of Cost" for Phases I and II construction is $656,258.42.
- The RWA bid package will be distributed to *Asphalt Maintenance and Related Services* firms on contract with the County.
- RWA will obtain the required County permit.
- Environmental Protection Agency (EPA) permits were issued for the original bridge construction and pathway; EPA will receive a copy and review the new permit.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.
- Phases I and II of the Greenway multi use sidewalk improvement project on Vanderbilt Drive north will be undertaken simultaneously.
- Construction will be scheduled based on contractor's availability, ideally in the second quarter of 2026.

C. Gulf Shore Drive Sidewalks

Ms. Sizensky reported:

East Side

RWA Engineering Inc. will develop plans and provide an Opinion of Cost for an elevated boardwalk-style pedestrian walkway on the southeast side of Gulf Shore Drive from Buzz's Lighthouse Restaurant north to Le Playa Beach & Golf Resort.

Study Goals

1. Pedestrian safety incorporating ADA compliance standards.
2. Reorganization of the infrastructure to increase performance of the drainage system.
3. Introduction of a user-friendly walkway to the community.
4. Traffic calming.

Next Steps

- The plan, including recommendations, will be presented to the Committee for consideration.

West Side

Ms. Sizensky met with the Road, Bridge and Stormwater Maintenance Division to discuss installation of a concrete sidewalk and reconstruction of a swale on the west side of Gulf Shore Drive.

The scope of the project requires design plans. An engineering firm on contract with the County will be selected.

Mr. Harris motioned to approve an amount not to exceed $50,000.00 for an engineering firm under contract with Collier County to prepare design plans for concrete sidewalk installation, including reconfiguration of the swale, for the west side of Gulf Shore Drive. Existing pavers will remain intact in areas such as driveways. Second by Ms. Miyamoto. Carried unanimously 4 – 0.

D. Traffic Signal Box

Ms. Sizensky reported:

- The Committee motioned to approve relocation of the County's Traffic Signal Box on the northwest corner of Vanderbilt Drive to the Right of Way (ROW) on the south side of Vanderbilt Beach Road.
- A Work Order in the amount of $44,563 was issued to DRMP, Inc., a licensed engineer on contract with the County, to prepare plans for the relocation of the box.
- DRMP met with Traffic Operations to review the technical and networking aspects of the project.
- On submission of a final quote from DRMP a work order will be processed.
- The plans will be submitted to Southern Signal for a quote to remove the signal box and relocate it to the south side of Vanderbilt Beach Road by the entrance to the parking garage.
- The project is contingent upon approval of the Traffic Operations Division.
- The MSTU will be invoiced for the project cost.
- Relocation of the box will improve the appearance of the landscaped areas at The Regatta Vanderbilt Beach.

E. Bridge Refurbishment

Ms. Sizensky reported:

Bluebill Avenue Bridge

- Service Contracting Solutions, (SCS), submitted a proposal in the amount of $68,402 to pressure wash and seal the Bluebill Avenue Bridge, including removal of peeling paint from the vertical support structures (pylons).

Vice Chair Sjostrom motioned to approve Service Contracting Solutions proposal in the amount of $68,402.00 to pressure wash and clean the Bluebill Avenue Bridge. Second by Mr. Harris. Carried unanimously 4 – 0.

Frank Halas Bridge

- The Committee proposed pressure washing and sealing the west side of the Frank Halas Bridge.

Mr. Harris motioned to approve an amount not-to-exceed $35,000.00 for Service Contracting Solutions to pressure wash and seal the Frank Halas Bridge. Second by Vice Chair Sjostrom. Carried unanimously 4 – 0.

Upon receipt of a proposal, ***Ms. Sizensky*** *will issue a Purchase Order to SCS for the project.*

F. Wiggins Pass Median Reconfiguration

Ms. Sizensky reported:

- A quote proposal will be requested from Johnson Engineering, LLC. for design plans and construction costs to reconfigure the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- In coordination with the designer, Ground Zero Landscaping will replace damaged plantings in the turnaround.
- MSTU participation in cost sharing the project will be at the discretion of the Committee.
- A Memorandum of Understanding for the Program (MOA) will be developed for the parties.
- Plaques will be installed on the benches.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Advisory Committee Seat

Ms. Sizensky reported:

- A seat on the Vanderbilt Beach Advisory Committee MSTU is available. Residency within the boundaries of the MSTU and voter registration are requirements for membership.
- Interested parties for membership on the Advisory Committee can access the Online Application at https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/online-advisory-board-application.
- Applications received will be considered by the Advisory Committee. The candidate recommended will be provided to the Board of County Commissioners for appointment to the Advisory Committee.

B. Sidewalk Repairs

Ms. Sizensky reported:

- The Parks and Recreation Department installed marking strips to identify sidewalk slabs which pose a trip hazard and require grinding.
- A "trip hazard" is defined as a variance of three quarter (¾) inches or more between two slabs.
- The Road Maintenance Division is responsible for sidewalk maintenance.

Mr. Harris left the meeting at 3:01 P.M. A quorum of three was present.

IX. COMMITTEE AND PUBLIC COMMENTS

Landscaping

- **Ms. Sizensky** will solicit a quote to clean debris on the south side of Conner Park in the canal area.

- **Vice Chair Sjostrom** queried regarding responsibility for landscape maintenance for the area north of Bluebill Avenue at the intersection of Gulf Shore and Park Drives.

Ms. Sizensky *reported research indicated the MSTU is not responsible for maintenance of the area. She requested Vice Chair Sjostrom provide google earth survey of the area and she will discuss responsibility with the Road Maintenance Division.*

Future improvements for Committee Consideration

Vanderbilt Drive North

Ms. Sizensky will consult with RWA Engineering on opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples and Marina Bay.

The Halas and Blue Bill Bridges

Opportunities to enhance landscaping in the vicinity and entrances to the bridges will be researched.

Solar Lights on Vanderbilt Drive

Solar spotlights to enhance landscaping on Vanderbilt Drive will be considered. Property owners will be consulted if the light installation borders their residence.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:10 P.M.

VANDERBILT BEACH M.S.T.U. ADVISORY COMMITTEE

_____

Bruce Forman, Chair

The minutes approved by the Board/Committee on_____,2025 "*as submitted*" [___] or "*as amended*" [___].

NEXT MEETING SEPTEMBER 4, 2025 - 2:00 P.M.
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, Florida

VANDERBILT BEACH MSTU
FUND 161700000
October 2, 2025

		Vendor	Item	FY26 PO#	Budget	Commitments	Expenditures	Total
1	CUR AD VALOREM TAX				$ (1,906,700.00)	$ -		$ (1,906,700.00)
2	DEL AD VALOREM				$ -	$ -		$ -
3	STATE REVENUE							$ -
4	OVERNIGHT INTEREST				$ -	$ -		$ -
5	INVESTMENT INTEREST				$ (28,000.00)	$ -		$ (28,000.00)
6	INTEREST TAX COLL.				$ -	$ -		$ -
7	**REVENUE STRUCTURE**				**$ (1,934,700.00)**	**$ -**	**$ -**	**$ (1,934,700.00)**
8	TRANSFERS FROM PROP APP				$ -	$ -	$ -	$ -
9	TRANSFERS FROM TAX COLL				$ -	$ -	$ -	$ -
10	REIMBURSEMENT - INTERDEPT.				$ -	$ -	$ -	$ -
11	CARRY FORWARD GENERAL				$ (7,379,400.00)	$ -	$ -	$ (7,379,400.00)
12	CARRY FOR OF ENCUMB AMT				$ (16,721.40)	$ -	$ -	$ (16,721.40)
13	NEG 5% EST REV				$ 96,700.00	$ -	$ -	$ 96,700.00
14	**TRANSFERS & CONTRIB**				**$ (7,299,421.40)**	**$ -**	**$ -**	**$ (7,299,421.40)**
15	**TOTAL REVENUE**				**$ (9,234,121.40)**		**$ -**	**$ (9,234,121.40)**
16	ENG FEES				$ 83,042.50	$ 33,042.50	$ -	$ 50,000.00
17	SURVEYING FEES				$ 100,000.00	$ -	$ -	$ 100,000.00
18	INDIRECT COST	Collier County	Indirect Cost	Direct Pay	$ 9,700.00	$ 9,700.00	$ -	$ -
19	INTERDEPT PAYMENT	Collier County	Stop Signs & Hardware	Direct Pay	$ 1,000.00	$ -	$ -	$ 1,000.00
20	LANDSCAPE INCIDENTALS				$ 100,000.00	$ -	$ -	$ 100,000.00
		RWA Engineering	Sidewalk Improvements - Phase I	4500231986	$ 58,363.00	$ 25,825.50	$ -	
		Preferred Materials	Brick paver crosswalk	4500232149	$ 437,124.80	$ 99,236.40	$ -	
		RWA Engineering	Sidewalk Improvements - Phase II	4500236702	$ 33,632.00	$ 9,112.00	$ -	
21	OTHER CONTRACTUAL				$ 7,696,173.90	$ 134,173.90	$ -	$ 7,562,000.00
22	POST FREIGHT UPS				$ 100.00	$ -	$ -	$ 100.00
23	ELECTRICITY	FPL	Electricity		$ 700.00	$ 550.00	$ -	$ 150.00
24	WATER AND SEWER	Collier County Utility	Water & Sewer		$ 100,000.00	$ 60,000.00	$ -	$ 40,000.00
25	RENT BUILDINGS				$ -	$ -	$ -	$ -
26	INSURANCE GENERAL	Collier County	Insurance General	Direct	$ 1,300.00	$ 1,300.00	$ -	$ -
27	SPRINKLER SYSTEM MAIN	Site One	Irrigation Parts		$ 10,000.00	$ -	$ -	$ 10,000.00
28	MULCH				$ 5,000.00	$ -	$ -	$ 5,000.00
29	LICENCES AND PERMITS				$ 2,000.00	$ -	$ -	$ 2,000.00
30	CLERKS RECORDING FEES				$ 1,000.00	$ -	$ -	$ 1,000.00
31	LEGAL ADVERTISMENT					$ -	$ -	$ -
		Premier Staffing	Transcriptionist Serv.			$ -	$ -	
32	OTHER MISCELLANEOUS				$ 2,500.00	$ -	$ -	$ 2,500.00
33	OFFICE SUPPLIES				$ 200.00		$ -	$ 200.00
34	COPYING CHARGES	JM Todd	Monthly CPC (shared) (monthly lease)		$ 200.00	$ 150.00	$ -	$ 50.00
35	FERT HERB CHEM				$ 2,000.00	$ -		$ 2,000.00
36	OTHER OPER SUPPLIES				$ 500.00		$ -	$ 500.00
37	**OPERATING EXPENSE**				**$ 8,115,416.40**	**$ 238,916.40**	**$ -**	**$ 7,876,500.00**
38	IMPROVEMENTS GENERAL				$ 1,000,000.00	$ -		$ 1,000,000.00
39	**CAPITAL OUTLAY**				**$ 1,000,000.00**	**$ -**	**$ -**	**$ 1,000,000.00**
40	TRANS TO 1011 UNINCOR				$ 106,400.00	$ -	$ -	$ 106,400.00
41	**TRANSFERS**				**$ 106,400.00**	**$ -**	**$ -**	**$ 106,400.00**
42	Budget Trans Appraiser				$ 15,000.00	$ -	$ -	$ 15,000.00
43	Budget Trans Tax Collector				$ 37,500.00	$ -	$ -	$ 37,500.00
44	**TRANSFERS CONST**				**$ 52,500.00**	**$ -**	**$ -**	**$ 52,500.00**
45	**RESV For Capital Out**				**$ 110,300.00**	$ -	**$ -**	**$ 110,300.00**
46	**RESERVES**				**$ 110,300.00**	$ -	**$ -**	**$ 110,300.00**
47	**TOTAL BUDGET**				**$ 9,384,616.40**	**$ 238,916.40**	**$ -**	**$ 9,145,700.00**

VANDERBILT BEACH MSTU
FUND 161700000
October 2, 2025
FY26

2,068,487,415	FY 10 Final Taxable Value
2,005,897,752	FY 11 Final Taxable Value
1,910,384,837	FY 12 Final Taxable Value
1,904,053,751	FY 13 July 1 Taxable Value
1,945,640,639	FY 14 July 1 Taxable Value
2,044,186,286	FY 15 July 1 Taxable Value
2,195,715,846	FY 16 July 1 Taxable Value
2,385,578,106	FY 17 July 1 Taxable Value
2,560,181,524	FY 18 July 1 Taxable Value
2,673,862,805	FY 19 July 1 Taxable Value
2,805,690,115	FY 20 July 1 Taxable Value
2,874,630,743	FY 21 July 1 Taxable Value
2,977,182,419	FY22 July 1 Taxable Value
3,404,417,979	FY23 July 1 Taxable Value
3,512,537,975	FY24 July 1 Taxable Value
3,830,022,767	FY25 July 1 Taxable Value
4,100,463,599	FY26 July 1 Taxable Value
	6.60%
	FY 26 **FY 25**

Total Available Balance	$	9,145,700.00
Plus Commited And Not Spent	$	238,916.40
Estimated Cash	**$**	**9,384,616.40**

Estimated Cash Less Uncollected Ad Valorem Taxes	**$**	**7,477,916.40**

Prepared on 10/2/2025 MV

GROUND ZERO LANDSCAPING

Services Inc.
1907 Fairfax Circle
Naples Fl. 34109
239-821-3472 Phone 239-597-7365 Fax

Estimate

Number: **E728**

Date: **August 26, 2025**

Bill To:

Collier County County Commiss
Att:Accounts Payable
3299 Tamiami Tr. E.
Ste 700
Naples, Fl. 34112-5749

Ship To:

PO Number	Terms	Project
4500233442		Vanderbilt Bch. MSTU

Date	Description	Hours	Rate	Amount
	Install hedge along conner park sidewalk and edge of native area along canal to include selective pruning of seagrape to facilitate planting half way to butterfly garden			
	Labor	218.00	38.00	8,284.00
	Supervision	24.00	50.00	1,200.00
	Mulch	280.00	2.86	800.80
	Calusia	180.00	40.00	7,200.00
	15 % mark up	1.00	1,201.20	1,201.20
	Tax	1.00	480.48	480.48
	Irrigation labor	48.00	45.00	2,160.00
	Irrigation Supervision	4.00	50.00	200.00
	Delivery charge	1.00	125.00	125.00
			Total	**$21,651.48**

GROUND ZERO LANDSCAPING

Services Inc.
1907 Fairfax Circle
Naples Fl. 34109
239-821-3472 Phone 239-597-7365 Fax

Estimate

Number: **E729**

Date: **August 26, 2025**

Bill To:

Collier County County Commiss
Att:Accounts Payable
3299 Tamiami Tr. E.
Ste 700
Naples, Fl. 34112-5749

Ship To:

PO Number	Terms	Project
4500233442		Vanderbilt Bch. MSTU

Date	Description	Hours	Rate	Amount
	Install hedge along conner park sidewalk and edge of native area along canal to include selective pruning of seagrape to facilitate planting all the way to butterfly garden			
	Labor	418.00	38.00	15,884.00
	Supervision	48.00	50.00	2,400.00
	Mulch	490.00	2.86	1,401.40
	Calusia	380.00	40.00	15,200.00
	15 % mark up	1.00	2,490.21	2,490.21
	Tax	1.00	996.08	996.08
	Irrigation labor	96.00	45.00	4,320.00
	Irrigation Supervision	16.00	50.00	800.00
	Delivery charge	1.00	250.00	250.00
			Total	**$43,741.69**

SERVICE CONTRACTING SOLUTIONS

Quotation

8/18/2025

To: Collier County
Attn: Judith Sizensky
Project: Bluebill Bridge

Top of Bridge Area. Inside and outside of concrete rail barriers including sidewalks. Cleaning, Surface Prep & Sealer Application. This includes a 10 Sq Ft Area on the East under bridge abutment.	*Sq Ft	Unit Price	Total Price
Painting Services	12260	$ 1.56	$ 19,125.60
Hydro Blasting	6130	$ 5.04	$ 30,895.20
Pressure Washing	11700	$ 0.56	$ 6,552.00
Ceramic Epoxy Mortar Surfacing	30	$ 11.00	$ 330.00
MOT Subcontractor (Cost plus 15%)	1	$ 10,000.00	$ 11,500.00
		Total	$ 68,402.80

NOTE: This work will potentially require us to close the bridge from the Gulf Shore Dr. side during work hours. Only allowing traffic to cross the bridge from the Vanderbilt Dr. side which we'll lane shift while working on the north lane side. We'll make every effort to limit this to a few days but may take four or five days depending on the surface preparation. Nightly, we'll also need an area to park two large pieces of areal equipment at minimum and two trailers.

SCOPE OF WORK:

a. Set-up and remove MOT daily.

b. Aggressively clean all surfaces to remove all surface containments and as much staining as possible.

c. Prepare all surfaces to a neutral pH and ensure all chlorides have been removed.

d. Apply two full coats of penetrating sealer to protect the concrete rail barrier surfaces and side walks from water/chloride penetration and staining for five to seven years. We recommend soft cleaning and sealer application every four to six years.

Brad R. Ervans
Division Manager
SERVICE CONTRACTING SOLUTIONS
12140 Metro Parkway Suite K
Fort Myers, FL 33966
Phone: (239) 939-7622

SERVICE CONTRACTING SOLUTIONS

Quotation

8/22/2025

To: Collier County
Attn: Judith Sizensky
Project: Halas Bridge

Top of Bridge Area. Pressure wash Inside and outside of roadside concrete rail barriers, sidewalks, & barrier side facing sidewalk. Application of 2 coats of paint on barriers to a uniform original light color.	*Sq Ft	Unit Price	Total Price
Painting Services	28640	$ 1.56	$ 44,678.40
Pressure Washing	37362	$ 0.56	$ 20,922.72
		Total	$ 65,601.12

Side of wall facing Cocohatchee River Park to abutment. Pressure wash all concrete wall surfaces and paint concrete barrier above fluted concrete.	*Sq Ft	Unit Price	Total Price
Painting Services	5400	$ 1.56	$ 8,424.00
Pressure Washing	8270	$ 0.56	$ 4,631.20
		Total	$ 13,055.20

NOTE: NO MOT is included in this quote. We'll utilize cones along the roadway during while working on the roadside barriers.

SCOPE OF WORK:

a. Set-up and remove necessary equipment daily.
b. Clean all surfaces to remove all surface containments for barrier wall painting and as much staining as possible on sidewalks.
c. Apply two full coats of PPG PermaCrete on vertical concrete barriers.

Brad R. Ervans
Division Manager
SERVICE CONTRACTING SOLUTIONS
12140 Metro Parkway Suite K
Fort Myers, FL 33966
Phone: (239) 939-7622









Vanderbilt Beach M.S.T.U

Advisory Committee
8300 Radio Road
Naples, FL 34104

AUGUST 7, 2025

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Forman called the meeting to order at 2:00 P.M. Roll call was taken, and a quorum of three were established. The Pledge of Allegiance was recited.

II. ATTENDANCE

Advisory Committee:	Bruce Forman – Chair
	William Sjostrom – Vice Chair
	Gabriella R. Miyamoto
	William Arell Harris
Staff:	Judy Sizensky - Project Manager
	Rosio Garcia – Operations Analyst
	Keyla Castro – Operations Support Analyst II
Others:	Aaron Gross – Ground Zero Landscaping (Excused)
	Wendy Warren – Transcriptionist

III. APPROVAL OF THE AGENDA

Ms. Miyamoto moved to approve the Agenda of the Vanderbilt Beach MSTU Advisory Committee as presented. Second by Mr. Harris. Carried unanimously 3 - 0.

IV. APPROVAL OF THE MINUTES – June 5, 2025

Mr. Harris moved to approve the minutes of the June 5, 2025, minutes of the Vanderbilt Beach MSTU Advisory Committee meetings as presented. Second by Ms. Miyamoto. Carried unanimously 3 – 0.

V. LANDSCAPE MAINTENANCE REPORT

Ms. Sizensky reported:

- Landscaping is in good condition.

Vice Chair Sjostrom joined the meeting at 2:12 P.M. A quorum of four was present.

VI. PROJECT MANAGER REPORT – Judy Sizensky

Ms. Sizensky reported:

A. Budget FY-25 – August 2025

Vanderbilt Beach MSTU Fund 1617 Budget for August 7, 2025, prepared August 1, 2025.

Purchase Orders

1. Collier County Utilities – Water and Sewer.
2. FPL – Electricity.
3. Capital Contractors – Sidewalk and bench refurbishment; Connor Park fence.
4. DRMP, Inc. – Engineering services.
5. Ground Zero Landscaping –
   - o Incidentals include landscape refurbishment and miscellaneous.
   - o Ground Maintenance and Non-Bid Items include Conner Park and irrigation repairs.
6. Infinite Construction – Renovation of the corner of The Regatta of Naples and Vanderbilt Drive.
7. Landert Landscape Design – Plant materials for Butterfly Garden.
8. Preferred Materials – Installation of crosswalks.
9. McGee & Associates – Architectural Landscape services.
10. Premier Staffing – Transcription services.
11. Q Grady Minor & Associates - West Vanderbilt Drive sidewalks.
12. RWA Engineering – Design services for the Greenway multi-use path project, Phase I and II.
13. Site One Landscape Supply – Irrigation parts & pumps.
14. Traffic Safety Ancillary – STOP sign installation.

Budget Summary

1. Line 1, Ad Valorem Tax Millage: Of the Millage assessed and to be collected of $1,786,300, $1,684,356 has been collected, leaving an outstanding balance of $101,943.
2. Lines 4, 5 and 6, Interest: Overnight interest of $82,281, Investment Interest of $63,596 and Interest on Taxes Collected of $1,556 have been credited.
3. Line 11, Carry Forward – Unexpended year funds of $5,052,000.
4. Line 15, Total Revenue - $7,780,367, including investment interest, carry forward amounts, and contributions, minus a 5% ($90,800) reserve for estimated uncollected revenue.
5. Line 37, Operating Expense - Of the $6,576,867 budgeted, $251,612 is committed to existing Purchase Orders and $1,126,131 has been spent, leaving a budget remainder of $5,199,123 available within budget for additional operating expenses as needed.
6. Line 38, Improvements General – $69,500 was expended for the Connor Park decorative fence extension.
7. Lines 39, Capital Outlay - $1,000,000 is budgeted for the current fiscal year long term projects, consistent with the MSTU ordinance and upon a motion from the Advisory Committee. The Improvements General (Line 38) expenditure debited nets a remaining balance of $930,500.
8. Line 40, Transfer to Fund 111 - Of the $102,300 budgeted $0 has been transferred (PTNE Staff and Support).
8. Line 44, Transfer Construction – Of the $51,200 Budgeted, $48,504 has been transferred and a balance of $2,695 remains for transfer (Property Appraiser and Tax Collector).
9. Line 46, Capital Reserves - Of the $50,000 budgeted for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan, $0 has been spent and a balance of $50,000 remains.
10. Line 47, Total Budget – Of the $7,780,367, tabulated commitments to existing purchase orders total $251,612 and $1,346,435 has been expended leaving a remainder of $6,182,319 for FY-25 MSTU expenditures.

General

1. Available funds are sufficient to finance the Traffic Signal box relocation at Vanderbilt Beach Road and Vanderbilt Drive, the Greenway Multi-Use Path and Sidewalk installation on the east side of Vanderbilt Drive, Wiggins Pass median reconstruction and bridge cleaning.
2. The Ad Valorem property tax value increased 11.17% for fiscal year 2025 over 2024 generating additional revenue of $30,000.
3. The Fiscal Year 2026 budget is effective October 1, 2025. Unspent Fiscal Year 2025 funds will be carried forward to 2026.
4. The MSTU Tax Rate for 2026 is 0.5000 mills.
4. Tax millage collected and interest, to maintain and improve MSTU assets, can only be utilized by the MSTU and within the district boundary.
6. The Fiscal Year 2026 budget is effective October 1, 2025. Unspent Fiscal Year 2025 funds will be carried forward to 2026.

B. Greenway Multi-Use Bike Path – Vanderbilt Drive – Gulf Shore Drive

Ms. Sizensky reported:

- A 10-foot bike and pedestrian path north of The Dunes of Naples on Vanderbilt Drive near the bridge cannot be navigated at high tide or during extreme rain events.
- RWA Engineering designed plans for the Vanderbilt Drive sidewalk improvements. Phases I and II plans are complete, and a bid package has been prepared.
- RWA's "Probable Opinion of Cost" for Phases I and II construction is $656,258.42.
- The RWA bid package will be distributed to *Asphalt Maintenance and Related Services* firms on contract with the County.
- RWA will obtain the required County permit.
- Environmental Protection Agency (EPA) permits were issued for the original bridge construction and pathway; EPA will receive a copy and review the new permit.
- The Road Maintenance Division will be responsible for maintaining the walkway following completion of construction.
- Phases I and II of the Greenway multi use sidewalk improvement project on Vanderbilt Drive north will be undertaken simultaneously.
- Construction will be scheduled based on contractor's availability, ideally in the second quarter of 2026.

C. Gulf Shore Drive Sidewalks

Ms. Sizensky reported:

<u>East Side</u>

RWA Engineering Inc. will develop plans and provide an Opinion of Cost for an elevated boardwalk-style pedestrian walkway on the southeast side of Gulf Shore Drive from Buzz's Lighthouse Restaurant north to Le Playa Beach & Golf Resort.

<u>Study Goals</u>

1. Pedestrian safety incorporating ADA compliance standards.
2. Reorganization of the infrastructure to increase performance of the drainage system.
3. Introduction of a user-friendly walkway to the community.
4. Traffic calming.

<u>Next Steps</u>

- The plan, including recommendations, will be presented to the Committee for consideration.

West Side

Ms. Sizensky met with the Road, Bridge and Stormwater Maintenance Division to discuss installation of a concrete sidewalk and reconstruction of a swale on the west side of Gulf Shore Drive.

The scope of the project requires design plans. An engineering firm on contract with the County will be selected.

Mr. Harris motioned to approve an amount not to exceed $50,000.00 for an engineering firm under contract with Collier County to prepare design plans for concrete sidewalk installation, including reconfiguration of the swale, for the west side of Gulf Shore Drive. Existing pavers will remain intact in areas such as driveways. Second by Ms. Miyamoto. Carried unanimously 4 – 0.

D. Traffic Signal Box

Ms. Sizensky reported:

- The Committee motioned to approve relocation of the County's Traffic Signal Box on the northwest corner of Vanderbilt Drive to the Right of Way (ROW) on the south side of Vanderbilt Beach Road.
- A Work Order in the amount of $44,563 was issued to DRMP, Inc., a licensed engineer on contract with the County, to prepare plans for the relocation of the box.
- DRMP met with Traffic Operations to review the technical and networking aspects of the project.
- On submission of a final quote from DRMP a work order will be processed.
- The plans will be submitted to Southern Signal for a quote to remove the signal box and relocate it to the south side of Vanderbilt Beach Road by the entrance to the parking garage.
- The project is contingent upon approval of the Traffic Operations Division.
- The MSTU will be invoiced for the project cost.
- Relocation of the box will improve the appearance of the landscaped areas at The Regatta Vanderbilt Beach.

E. Bridge Refurbishment

Ms. Sizensky reported:

Bluebill Avenue Bridge

- Service Contracting Solutions, (SCS), submitted a proposal in the amount of $68,402 to pressure wash and seal the Bluebill Avenue Bridge, including removal of peeling paint from the vertical support structures (pylons).

Vice Chair Sjostrom motioned to approve Service Contracting Solutions proposal in the amount of $68,402.00 to pressure wash and clean the Bluebill Avenue Bridge. Second by Mr. Harris. Carried unanimously 4 – 0.

Frank Halas Bridge

- The Committee proposed pressure washing and sealing the west side of the Frank Halas Bridge.

Mr. Harris motioned to approve an amount not-to-exceed $35,000.00 for Service Contracting Solutions to pressure wash and seal the Frank Halas Bridge. Second by Vice Chair Sjostrom. Carried unanimously 4 – 0.

Upon receipt of a proposal, ***Ms. Sizensky*** *will issue a Purchase Order to SCS for the project.*

F. Wiggins Pass Median Reconfiguration

Ms. Sizensky reported:

- A quote proposal will be requested from Johnson Engineering, LLC. for design plans and construction costs to reconfigure the turn-around section at the entrance to Delnor-Wiggins Pass State Park.
- In coordination with the designer, Ground Zero Landscaping will replace damaged plantings in the turnaround.
- MSTU participation in cost sharing the project will be at the discretion of the Committee.
- A Memorandum of Understanding for the Program (MOA) will be developed for the parties.
- Plaques will be installed on the benches.

VII. OLD BUSINESS

None

VIII. NEW BUSINESS

A. Advisory Committee Seat

Ms. Sizensky reported:

- A seat on the Vanderbilt Beach Advisory Committee MSTU is available. Residency within the boundaries of the MSTU and voter registration are requirements for membership.
- Interested parties for membership on the Advisory Committee can access the Online Application at https://www.colliercountyfl.gov/government/advisory-boards-and-authorities/online-advisory-board-application.
- Applications received will be considered by the Advisory Committee. The candidate recommended will be provided to the Board of County Commissioners for appointment to the Advisory Committee.

B. Sidewalk Repairs

Ms. Sizensky reported:

- The Parks and Recreation Department installed marking strips to identify sidewalk slabs which pose a trip hazard and require grinding.
- A "trip hazard" is defined as a variance of three quarter (¾) inches or more between two slabs.
- The Road Maintenance Division is responsible for sidewalk maintenance.

Mr. Harris left the meeting at 3:01 P.M. A quorum of three was present.

IX. COMMITTEE AND PUBLIC COMMENTS

Landscaping

- **Ms. Sizensky** will solicit a quote to clean debris on the south side of Conner Park in the canal area.

- **Vice Chair Sjostrom** queried regarding responsibility for landscape maintenance for the area north of Bluebill Avenue at the intersection of Gulf Shore and Park Drives.

Ms. Sizensky *reported research indicated the MSTU is not responsible for maintenance of the area. She requested Vice Chair Sjostrom provide google earth survey of the area and she will discuss responsibility with the Road Maintenance Division.*

Future improvements for Committee Consideration

Vanderbilt Drive North

Ms. Sizensky will consult with RWA Engineering on opportunities to improve drainage and beautify Vanderbilt Drive around the Anchorage, The Dunes of Naples and Marina Bay.

The Halas and Blue Bill Bridges

Opportunities to enhance landscaping in the vicinity and entrances to the bridges will be researched.

Solar Lights on Vanderbilt Drive

Solar spotlights to enhance landscaping on Vanderbilt Drive will be considered. Property owners will be consulted if the light installation borders their residence.

X. ADJOURN

There being no further business for the good of the County, the meeting was adjourned by the Chair at 3:10 P.M.

VANDERBILT BEACH M.S.T.U. ADVISORY COMMITTEE

Bruce Forman, Chair

The minutes approved by the Board/Committee on 8/2 ,2025 "*as submitted*" [X] or "*as amended*" [ ].

NEXT MEETING

SEPTEMBER 4, 2025 - 2:00 P.M.
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, Florida

Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

October 2, 2025

FOR IMMEDIATE RELEASE

Notice of Hybrid Remote Public Meeting
Vanderbilt Waterway MSTU Advisory Committee
Collier County, Florida

October 9, 2025
2:00 p.m.

Notice is hereby given that the **Vanderbilt Waterway Municipal Service Taxing Unit (MSTU) Advisory Committee** will meet on **Thursday, October 9,** at **2:00 p.m.** This will be a Hybrid Remote meeting and it will be held at the Cocohatchee River Marina, 13535 Vanderbilt Drive, Naples, Florida. Some of the Board members may be appearing remotely, with staff present in person. The public may attend either remotely or in person.

Individuals who would like to participate remotely should contact Rosio Garcia at Rosio.Garcia@collier.gov by noon on October 9.

Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues.

The agenda will be available on the Collier County Government website at https://www.collierptne.com/mtsu/vanderbilt-waterway-mstu-advisory-committee/.

About the public meeting:

Two or more members of the Collier County Board of County Commissioners may be present and may participate at the meeting. The subject matter of this meeting may be an item for discussion and action at a future meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

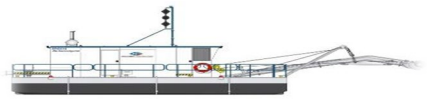
Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380, as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Judy Sizensky at (239) 252-4980.

###

Vanderbilt Waterway MSTU
Advisory Committee
8300 Radio Road
Naples, FL 34104



OCTOBER 9, 2025 2:00 PM – 3:00 PM

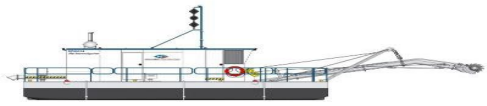
Committee Members and Project Manager will meet at
Cocohatchee River Marina-13535 Vanderbilt Drive, Naples, FL 34110
All others are encouraged to attend via Zoom video conference

1. **Call to order and Pledge of Allegiance**
2. **Attendance**

Advisory Committee	Clint Cuny, Chair (2/12/25)
	Nancy Koeper, Vice Chair (2/12/27)
	Charles Kelly (2/12/27)
	Thomas M. Burke (2/12/25)
	Rob Talford (2/12/27)
Staff	Judy Sizensky – PTNE Project Manager
	Rosio Garcia – Operations Coordinator
Transcriptionist	Wendy Warren

3. **Approval of Agenda**
4. **Approval of Minutes – March 26, 2024**
5. **Committee Terms Expired & Re-application**
   - **a.** Clinton Cuny
   - **b.** Thomas M. Burke, Jr
6. **Project Manager Report – Judy Sizensky**
   - **a.** Channel Status, Procedure for future dredging.
   - **b.** Discuss scheduling the Sea Grass survey and Estuary survey
   - **c.** Budget Report
7. **Old Business**
8. **New Business**
9. **Public Comments**
10. **Member Comments**
11. **Adjourn**

NEXT MEETING DATE: TO BE DETERMINED



Vanderbilt Waterway MSTU
Advisory Committee
8300 Radio Road
Naples, FL 34104

MARCH 26, 2024 11:00 A.M.

I. Call to order and Pledge of Allegiance

The meeting was called to order by Chair Cuny at 11:04 AM. The Pledge of Allegiance was recited.

Attendance

Advisory Committee	Clint Cuny - Chair
	Nancy Koeper – Vice Chair
	Thomas M. Burke (Excused)
	Charles Kelly
	Rob Talford
Staff	Judith Sizensky – Project Manager
	Brian Wells – PTNE Director
	Rosio Garcia – Operations Coordinator
Transcriptionist	Wendy Warren - Premier Staffing

Chair Cuny motioned to allow Mr. Kelly to participate in the meeting via ZOOM remote access due to an extraordinary circumstance. Second by Vice Chair Koeper. Carried unanimously 3 – 0. A quorum of four was present.

III. Approval of Agenda

Chair Cuny moved to approve the Agenda of the Vanderbilt Waterway MSTU Advisory Committee as presented. Second by Vice Chair Koeper. Carried unanimously 4 - 0.

IV. Approval of Minutes – November 28, 2023

Chair Cuny moved to approve the November 28, 2023, minutes of the Vanderbilt Waterway MSTU Advisory Committee as presented. Second by Mr. Kelly. Carried unanimously 4 - 0.

V. Project Manager Report – Judy Sizensky

A. Channel Status, Procedure for Future Dredging

Ms. Sizensky provided an update noting:

- The Vanderbilt Waterway MSTU is allowed to partner with Coastal Zone Management to maintain the waterway from the Vanderbilt Channel bridge north to Wiggins Pass (the marked channel) when the County dredges Wiggins Pass.

- This activity provides cost savings to the MSTU for maintaining their portion of the waterways.
- The Vanderbilt Beach canals are not within the scope of the MSTU's responsibility.
- The *"Wiggins Pass 11/14/2022 *Soundings in MLLW (Mean Lower Low Water)"* survey measured the channel depth to confirm the 2020 "*After Dredge Survey*" Mean Low Tide depth of about 6.5 feet still exists.
- The dredging projects undertaken by the MSTU in Vanderbilt Channel and Water Turkey Bay require permits from the Florida Department of Environmental Protection.
- Certified engineering survey(s) are required for the permit applications and funds are available in the MSTU budget for the activity.

Comments

Chair Cuny will:

- Request that the Estuary Conservation Association (ECA) perform a complimentary survey of the bottom of the channel.
- Notify Ms. Sizensky of the survey schedule and the report on the findings on completion.
- Request an MSTU meeting be convened if warranted due to the results of the survey.

B. Discuss Scheduling the Sea Grass Survey and Estuary Survey.

Chair Cluny reported:

- Ms. Sizensky, Alan Ritchie, Chair ECA and he met with Andy Miller, Coastal Zone Management (CZM), and his team.
- Mr. Miller noted that the division plans to perform a sea grass survey prior to any dredging being performed.
- The timing of the survey is unknown.

Mr. Wells joined the meeting at 11:17 A.M.

C. Budget Report

Vanderbilt Waterway MSTU Fund Budget 1635 dated March 26, 2024, prepared March 5, 2024

Ms. Sizensky provided an overview of the budget highlighting:

- Budget Summary
  1. Line 1, Ad Valorem Tax Collections & Interest – Of the $497,900 budgeted, $422,828 has been collected and a balance of $75,071 remains to collect.
  2. Line 9, Carry Forward – Unspent funds accumulated from previous fiscal years and retained within the MSTU are $858,600.
  3. Line 12, Total Revenue – $1,334,500 is budgeted for 2024.
  4. Line 14, Other Contractual, budgeted at $102,700.00, is a contingency allocated for engineering expenses, insurance, surveys, spot dredging, soil fill and unanticipated expenses.
  5. Line 20, Operating Expense – Of $105,400 budgeted, $1,087 is committed on MSTU-issued Purchase Orders and $815 has been spent, leaving the remainder of $103,497 available within budget for additional operating expenses as needed.

6. Line 26, County Overhead – Of the $35,500 budgeted, $10,524 has been transferred, with a balance of $24,975 remaining to be assessed (PTNE Staff & Support, Property Appraiser, & Tax Collector).
7. Line 28, Reserves for Capital – The 1,193,600 budgeted is for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan.
8. Line 29, Total Budget – Of $1,334,500 budgeted, $1,087 is committed to existing Purchase Orders, and $11,339 in total expenditures, leaving a remainder of $1,322,072 available within the FY-24 budget.

- General
  a. MSTU Tax Rate: 0.3000 Mills for waterway maintenance within the taxing district.
  b. Future dredging costs are unknown and may be borne by the MSTU in its entirety.
  c. Long term maintenance projected expense: $30,000 for an engineering survey in the year 2024 and $1.6M for dredging in the year 2032 (without inflation).
  d. Funds not spent in 2024 (FY-24) will be carried forward into FY-25.
  f. Tax millage collected, and interest accumulated by the Vanderbilt Waterway MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Ms. Sizensky noted:
- Ad Valorem tax dollars allocated to the MSTU budget increased 5.5% for FY-24.
- The Budget must identify the Other Contractual item as an Operating Expense for a Purchase Order to be issued. This enables solicitation of quotes and award of contracts.

Millage Rate:
The millage rate of 0.3000 will remain in effect until MSTU accumulated funds are sufficient to independently finance dredging the waterway.

VI. Old Business
None

VII. New Business
Ms. Sizensky will:
- Contact Andy Miller, Coastal Zone Management, to determine if a plan to perform Sea Grass maintenance and dredging of Wiggins Pass is on the County's schedule.
- Determine if an open permit is on file for future dredging projects in the Vanderbilt Channel and Water Turkey Bay.
- Verify with the County Appraiser to ascertain if The Ritz Carlton Residences (Stock Development) will be included in the Vanderbilt Waterway MSTU Ad Valorem tax assessment and contribute to millage collected.

VIII. Public Comments
None

IX. Member Comments
None

X. Adjourn

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:35 A.M.

VANDERBILT WATERWAY MSTU ADVISORY COMMITTEE

_____

Clint Cuny, Chair

The minutes approved by the Advisory Committee on _____,2024 "*as submitted*" [___] or "*as amended*" [___].

NEXT MEETING **TO BE DETERMINED**
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, FL 34110

VANDERBILT WATERWAYS MSTU
FUND 1635
October 2025
FY26

		Vendor	Item	PO#	Budget	Commitments	Expenditures	Total
1	CUR AD VALOREM TAX				$ (585,100.00)	$ -	$ -	$ (585,100.00)
2	DEL AD VALOREM				$ -	$ -		$ -
3	STATE REVENUE - OTHER						$ -	
4	OVERNIGHT INTEREST				$ -	$ -	$ -	$ -
5	INVESTMENT INT.				$ -	$ -	$ -	$ -
6	**REVENUE STRUCTURE**				**$ (585,100.00)**	**$ -**	**$ -**	**$ (585,100.00)**
7	TRANS FROM PROP. APPR.				$ -	$ -	$ -	$ -
8	TRANS FROM TAX COLL.				$ -	$ -	$ -	$ -
9	CARRY FOR OF ENCUMB AMT				$ (1,872,700.00)	$ -	$ -	$ (1,872,700.00)
10	NEG 5% EST REV				$ 29,300.00	$ -	$ -	$ 29,300.00
11	**TRANSFERS & CONTRIB**				**$ (1,843,400.00)**	**$ -**	**$ -**	**$ (1,843,400.00)**
12	**TOTAL REVENUE**				**$ (2,428,500.00)**	**$ -**	**$ -**	**$ (2,428,500.00)**
13	INDIRECT COST	Collier County		Direct Pay	$ 800.00	$ 800.00	$ -	$ -
14	OTHER CONTRACTUAL				$ 507,200.00	$ -	$ -	$ 507,200.00
15	RENT BUILDINGS				$ -		$ -	$ -
16	INSURANCE GENERAL				$ 100.00	$ 100.00	$ -	$ -
17	OTHER MISCELLANEOUS	Premier Staffing	Transcriptionist Services		$ 600.00	$ -	$ -	$ 600.00
18	COPYING CHARGES	JM Todd	Copier Lease	4500227043	$ 200.00	$ 150.00	$ -	$ 50.00
19	OTHER OPER SUPPLIES				$ 500.00	$ -	$ -	$ 500.00
20	**OPERATING EXPENSE**				**$ 509,400.00**	**$ 1,050.00**	**$ -**	**$ 508,350.00**
21	TRANS TO 111 UNINCOR				$ 22,900.00	$ -	$ -	$ 22,900.00
22	ADV/REPAY TO 001 GENERAL FUND					$ -		$ -
23	ADV/REPAY TO 111 UNINCORPORATED					$ -	$ -	$ -
24	Budget Trans from Appraiser				$ 5,100.00	$ -	$ -	$ 5,100.00
25	Budget Trans from Tax Collector				$ 11,600.00	$ -	$ -	$ 11,600.00
26	**TRANSFERS**				**$ 39,600.00**	**$ -**	**$ -**	**$ 39,600.00**
27	RESV FOR CAPITAL				$ 1,879,500.00	$ -	$ -	$ 1,879,500.00
28	**RESERVES**				**$ 1,879,500.00**	**$ -**	**$ -**	**$ 1,879,500.00**
29	**TOTAL BUDGET**				**$ 2,428,500.00**	**$ 1,050.00**	**$ -**	**$ 2,427,450.00**

Total Available Balance	$ 2,427,450.00
Plus Commited And Not Spent	$ 1,050.00
Estimated Cash	**$ 2,428,500.00**

Estimated Cash Less Uncollected Ad Valorem Taxes	**$ 1,843,400.00**

Updated 10/06/25 MV

VANDERBILT WATERWAYS MSTU
FUND 1635
October 2025
FY26

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 01/02/2025 12:39:51 PM

Name: thomas M Burke, Jr.

Email Address: burket4888@yahoo.com

Home Address: 11116 Gulf Shore Dr 503B

City/Zip Code: Naples, 34108

Primary Phone: 248-840-0092

Secondary Phone: 248-641-7066

Board or Committee: Vanderbilt Waterway MSTU Advisory Committee

Category (if Applicable): Board Member

Place of Employment? Retired

Do you or your employer do business with the County? No

How many years have you lived in Collier County? 5-10

Home many months out of the year do you reside in Collier County? 6-9

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: Vanderbilt Waterway - current member

Please list your community activities and positions held: past President - Vanderbilt Landings Condominium Association

Education: Master of Business Administration Bachelor of Science in Business Administration

Experience / Background: Master of Business Administration Bachelor of Science in Business Administration

Advisory Board Application Form

Collier County Government
3299 Tamiami Trail East, Suite 800
Naples, FL 34112
(239) 252-8400

Application was received on: 12/03/2024 02:26:13 PM

Name: Clinton Cuny

Email Address: clintoncuny@gmail.com

Home Address: 349 Trade Winds Ave

City/Zip Code: Naples, 34108

Primary Phone: 302-893-0609

Secondary Phone:

Board or Committee: Vanderbilt Waterway MSTU Advisory Committee

Category (if Applicable):

Place of Employment? retired

Do you or your employer do business with the County? No

How many years have you lived in Collier County? 5-10

Home many months out of the year do you reside in Collier County? I am a year-round resident

Have you been convicted or found guilty of a criminal offense (any level felony or first degree misdemeanor only)? No

Would you and/or any organizations with which you are affiliated benefit from decisions or recommendations made by this advisory board? No

Are you a registered voter in Collier County? Yes

Do you currently hold an elected office? No

Do you now serve, or have you ever served on a Collier County board or committee? Yes

If yes, please list the boards / committees: Vanderbilt Waterway president

Please list your community activities and positions held: N/A

Education: MBA

Experience / Background: MBA

HUMISTON & MOORE ENGINEERS
COASTAL ENGINEERING DESIGN AND PERMITTING

5679 STRAND COURT
NAPLES, FLORIDA 34110
FAX:239 594 2025
PHONE: **239 594 2021**

September 4, 2025
(Proposal valid for 120 days.)

Andrew Miller, Principal Project Manager
Coastal Zone Management (CZM)
Collier County Government
2685 South Horseshoe Drive Naples, FL 34104

Re: Proposal for Maintenance Dredging of Water Turkey Bay
Project to be Coordinated with Wiggins Pass and Doctors Pass Bid
Collier County Contract 18-7432-CZ; HM File No 29-018

Dear Andy:

Following the impacts from the 2024 Hurricane season, shoaling occurred at coastal inlets and waterways throughout much of southwest Florida. Collier County is in the process of obtaining an updated dredging permit from the U.S. Army Corps of Engineers (USACE) for maintenance dredging of Wiggins Pass and intends to bid the dredging project in 2025/6. Concurrent with the Wiggins Pass Maintenance Dredging, the County intends to obtain bids for the maintenance dredging of Doctors Pass and Water Turkey Bay (WTB) depending on assessment of updated survey data and seagrass surveys.

As requested, this is a proposal from Humiston & Moore Engineers (H&M) for professional services for WTB maintenance dredge permitting and agency coordination, preparation of plans and technical specifications, bid package and bid assistance, construction phase services, post design services and closeout. The project will include coordination with Wiggins Pass and Doctors Pass Bids for 2025/6 Maintenance Dredging and sand placement. While the current Florida Department of Environmental Protection (FDEP) Joint Coastal Permit authorizes WTB maintenance dredging, the USACE authorization would need to be re-issued under the USACE Nationwide 35 as was done in 2019. While this permit approach expires in March 2026, a draft of new Nationwide Permits is currently under review. A pre-application conference will be held with USACE relative to the processing of a new permit for WTB maintenance dredging.

The completion date for all work is estimated to be 365 days from the date of the Notice to Proceed.

Task A Water Turkey Bay Maintenance Dredging

Task A.1.1: Updated Survey

Update Hydrographic Survey: Coordinate and complete an updated hydrographic survey of Water Turkey Bay (WTB) to determine extent of areas of shoaling and current location of seagrasses. This survey will be the basis for the development of plans and specifications for obtaining a new USACE Nationwide Permit for 2026 dredging. Collier County is to provide updated seagrass survey of project area within WTB.

Deliverable: An electronic copy of the survey data and surveyor's certificate.

Task A.1 (LS) $7,718.00

Task A.1.2: Plans and Project Feasibility

Construction Plans and Project Feasibility: Engineer shall prepare updated construction plans and specifications for the maintenance dredging at WTB based on updated bathymetric survey data and seagrass monitoring data from the County. Plans will be prepared for review and acceptance by Collier County Coastal Zone Management (CZM) staff to determine project feasibility. The County will provide the results of an updated Submerged Aquatic Survey (SAV) as required by FDEP and USACE.

Should be task A.1.2 Task A.2 (LS) $8,296.00

Task A.2: Regulatory Coordination

Regulatory Coordination: Should the project be deemed feasible by CZM to move forward, a Nationwide Permit will be pursued with the Ft. Myers USACE Office. This will include a pre-application meeting with the USACE Jacksonville District Ft. Myers office, filing of Nationwide Permit application, respond to Requests for Additional Information (RAI), assume 2. Complete the USACE permit processing and coordination with County staff. Plans will be forward to FDEP for consistency with permit authorization as permitting progresses with USACE.

Deliverable: A pdf copy of the updated construction plans, sediment data if required (10 grab samples) and progress meeting notes with USACE and FDEP.

Task A.2 (LS) $22,528.00

Task A.3: Preparation of Technical Specifications, Bid Schedule and Opinion of Probable Costs

H&M will prepare Technical Specifications and Contract Drawings. As part of the Technical Specifications, pre and post construction surveys will be required by the Contractor to facilitate pay applications and determination of compliance with Technical Specifications and regulatory permits. Contract Drawings will be reviewed with County for acceptance. Plans will be filed with the Florida Department of Environmental Protection (FDEP) and the U.S. Army Corps of Engineers (USACE) for review and issuance of a Notice to Proceed.

Technical Specifications, Bid Schedule: Engineer will prepare final Technical Specifications following coordination with CZM staff along with a bid schedule to be included with the County contract documents for bidding. Technical specifications will require the selected Contractor to complete pre and post dredging and beach construction and relevant nearshore surveys.

Opinion of Probable Costs (OPC): Prepare a final opinion of probable construction costs based on the final design. This will include potential cost savings from combining this project with the Wiggins Pass and Doctors Pass Maintenance Dredging projects should those projects move forward concurrently. Development of opinion of probable construction costs will include review of the last dredging of WTB and related recent costs for similar construction. Engineer will forward the final Opinion of Probable Costs with final Contract Drawings (construction plans) and Technical Specifications to the County for bid purposes.

Deliverable: Sumit copy of Plans, Technical Specifications, and OPC to CZM staff in pdf format.

Task A.3 (TM) $16,468.00

Task A.4: Bid Phase Services

Pre-Bid Conference, Technical Support and Addenda to Bid Package: Engineer will coordinate with County staff in preparation of responses to inquiries from potential bidders and attend a pre-bid conference with representatives of County and prospective bidders and suppliers for this project. Engineer will prepare addenda to bid documents and responses to requests for information from prospective Bidders at the request of the County on an as needed basis. Engineer will provide updated plans and technical specifications as needed during this process to support the Bid Phase for this project. The Bidding will be coordinated with the Wiggins Pass and Doctors Pass Maintenance Dredging and the Water Turkey Bay dredging, as needed.

Bid Qualification: Evaluate bidders' qualifications, contact references, and prepare a formal recommendation to County regarding awarding of the construction contract.

Deliverable: Bid recommendation.

Task A.4 (TM) $11,204.00

Task A.5: Pre-Construction Services

Pre-Construction Regulatory Requirements and Agency Meeting: Engineer will coordinate with Contractor and County staff in ensuring sufficiency of required items in Technical Specifications for fulfillment of pre-construction state and federal regulatory requirements for issuance of a Notice to Proceed. Engineer and County staff will conduct a pre-construction meeting with the state and federal agencies and their respective resource agencies to present the project, intended performance, understanding of permit requirements, and schedule. The selected

contractor will be present for this meeting. Engineer will provide required notices of commencement to respective state and federal agencies.

Deliverable: Summaries of Meetings (state and federal) Task A.5 (TM) $5,916.00

Task A.6.1: Construction Observation Support

Construction Observation Support: Engineer will provide updated plans utilizing pre-dredge, pre-disposal beach survey data to be collected by the Contractor. Engineer shall support the County with supplemental coordination and periodic site reviews with the Contractor throughout construction. County staff will be on-call daily, and Engineer shall support County staff on as-needed basis during construction and coordinate meetings with Contractor and County staff, as necessary, weekly throughout the construction project. Engineer shall review daily reports from Contractor and conduct construction observation services as necessary to supplement County staff to assess construction performance in reference to technical specifications and regulatory compliance and provide reviews of contractor pay requests for the County. This will include:

- Review of daily dredged tracking records and beach and nearshore disposal.
- Review progress surveys from Contractor, monitor production rates and review Contractor Pay Requests with County.
- Periodic photos to document progress and daily coordination with County staff.
- Prepare as-built drawings based on progress surveys from Contractor.

It is estimated that construction of this WTB project will take 60 days, or less to complete dependent upon weather.

Post Project Certifications: Upon nearing project completion, the Contractor, Engineer and County staff will review the project to determine if the Work is substantially complete and develop a punch list for the Contractor. Once the contractor addresses all of the items on the punch list and has provided sufficient survey data post dredge and post fill placement, along with related survey certifications, Engineer can recommend to the County that the project construction be deemed substantially complete so the contractor may demobilize, upon acceptance by the County.

Upon completion of the project and review of post construction survey data provided by Contractor, H&M as Engineer of Record, will provide all necessary project certifications including beach profile surveys and post dredge as-built surveys to the County, DEP and USACE for project and permit compliance. Post construction reporting will include a summary of dredge tracking data and turbidity monitoring, and project certifications and will include reference to a set of record as-built construction plans.

Deliverable: As-built drawings and project certifications. Task A.5 (TM) $54,238.00
Should be task A.6

Task A.6.2: Seagrass Survey Post Construction

Post Construction SAV Survey: Post construction SAV survey to be provided by Collier County meeting FDEP regulatory requirements.

ADD: Task A.6 $6,500.00

Subtotal
H&M $118,668
SDI Hydrographic Survey $6,500 (LS)
Terracon 10 samples Geotech analysis $1,200 (LS)

SHOULD THIS BE TASK A.7? Not added to Total $1,200.00

Total: $126,368 CHECK TOTAL

Tasks will be billed on a time and materials basis, unless otherwise noted. The budgets for these tasks may therefore be considered as not-to-exceed amounts with the understanding that in the event regulatory requirements or requests from County staff result in Additional Services exceeding the estimated budget amounts, a budget amendment will be requested.

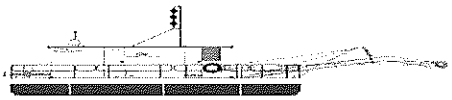
Please call if you have any questions.

Sincerely yours,

HUMISTON & MOORE ENGINEERS



Brett D. Moore, P.E., BC.CE
President



Vanderbilt Waterway MSTU
Advisory Committee
8300 Radio Road
Naples, FL 34104

MARCH 26, 2024 11:00 A.M.

I. Call to order and Pledge of Allegiance

The meeting was called to order by Chair Cuny at 11:04 AM. The Pledge of Allegiance was recited.

Attendance

Advisory Committee	Clint Cuny - Chair
	Nancy Koeper – Vice Chair
	Thomas M. Burke (Excused)
	Charles Kelly
	Rob Talford
Staff	Judith Sizensky – Project Manager
	Brian Wells – PTNE Director
	Rosio Garcia – Operations Coordinator
Transcriptionist	Wendy Warren - Premier Staffing

Chair Cuny motioned to allow Mr. Kelly to participate in the meeting via ZOOM remote access due to an extraordinary circumstance. Second by Vice Chair Koeper. Carried unanimously 3 – 0. A quorum of four was present.

III. Approval of Agenda

Chair Cuny moved to approve the Agenda of the Vanderbilt Waterway MSTU Advisory Committee as presented. Second by Vice Chair Koeper. Carried unanimously 4 - 0.

IV. Approval of Minutes – November 28, 2023

Chair Cuny moved to approve the November 28, 2023, minutes of the Vanderbilt Waterway MSTU Advisory Committee as presented. Second by Mr. Kelly. Carried unanimously 4 - 0.

V. Project Manager Report – Judy Sizensky

A. Channel Status, Procedure for Future Dredging

Ms. Sizensky provided an update noting:

- The Vanderbilt Waterway MSTU is allowed to partner with Coastal Zone Management to maintain the waterway from the Vanderbilt Channel bridge north to Wiggins Pass (the marked channel) when the County dredges Wiggins Pass.

- This activity provides cost savings to the MSTU for maintaining their portion of the waterways.
- The Vanderbilt Beach canals are not within the scope of the MSTU's responsibility.
- The *"Wiggins Pass 11/14/2022 *Soundings in MLLW (Mean Lower Low Water)"* survey measured the channel depth to confirm the 2020 "*After Dredge Survey*" Mean Low Tide depth of about 6.5 feet still exists.
- The dredging projects undertaken by the MSTU in Vanderbilt Channel and Water Turkey Bay require permits from the Florida Department of Environmental Protection.
- Certified engineering survey(s) are required for the permit applications and funds are available in the MSTU budget for the activity.

Comments

Chair Cuny will:

- Request that the Estuary Conservation Association (ECA) perform a complimentary survey of the bottom of the channel.
- Notify Ms. Sizensky of the survey schedule and the report on the findings on completion.
- Request an MSTU meeting be convened if warranted due to the results of the survey.

B. Discuss Scheduling the Sea Grass Survey and Estuary Survey.

Chair Cluny reported:

- Ms. Sizensky, Alan Ritchie, Chair ECA and he met with Andy Miller, Coastal Zone Management (CZM), and his team.
- Mr. Miller noted that the division plans to perform a sea grass survey prior to any dredging being performed.
- The timing of the survey is unknown.

Mr. Wells joined the meeting at 11:17 A.M.

C. Budget Report

Vanderbilt Waterway MSTU Fund Budget 1635 dated March 26, 2024, prepared March 5, 2024

Ms. Sizensky provided an overview of the budget highlighting:

- Budget Summary
  1. Line 1, Ad Valorem Tax Collections & Interest – Of the $497,900 budgeted, $422,828 has been collected and a balance of $75,071 remains to collect.
  2. Line 9, Carry Forward – Unspent funds accumulated from previous fiscal years and retained within the MSTU are $858,600.
  3. Line 12, Total Revenue – $1,334,500 is budgeted for 2024.
  4. Line 14, Other Contractual, budgeted at $102,700.00, is a contingency allocated for engineering expenses, insurance, surveys, spot dredging, soil fill and unanticipated expenses.
  5. Line 20, Operating Expense – Of $105,400 budgeted, $1,087 is committed on MSTU-issued Purchase Orders and $815 has been spent, leaving the remainder of $103,497 available within budget for additional operating expenses as needed.

6. Line 26, County Overhead – Of the $35,500 budgeted, $10,524 has been transferred, with a balance of $24,975 remaining to be assessed (PTNE Staff & Support, Property Appraiser, & Tax Collector).
7. Line 28, Reserves for Capital – The 1,193,600 budgeted is for anticipated Maintenance and Capital projects in future fiscal years as identified in the Asset Management Plan.
8. Line 29, Total Budget – Of $1,334,500 budgeted, $1,087 is committed to existing Purchase Orders, and $11,339 in total expenditures, leaving a remainder of $1,322,072 available within the FY-24 budget.

- General
  a. MSTU Tax Rate: 0.3000 Mills for waterway maintenance within the taxing district.
  b. Future dredging costs are unknown and may be borne by the MSTU in its entirety.
  c. Long term maintenance projected expense: $30,000 for an engineering survey in the year 2024 and $1.6M for dredging in the year 2032 (without inflation).
  d. Funds not spent in 2024 (FY-24) will be carried forward into FY-25.
  f. Tax millage collected, and interest accumulated by the Vanderbilt Waterway MSTU may only be utilized by the MSTU and within the MSTU district boundary.

Ms. Sizensky noted:
- Ad Valorem tax dollars allocated to the MSTU budget increased 5.5% for FY-24.
- The Budget must identify the Other Contractual item as an Operating Expense for a Purchase Order to be issued. This enables solicitation of quotes and award of contracts.

Millage Rate:
The millage rate of 0.3000 will remain in effect until MSTU accumulated funds are sufficient to independently finance dredging the waterway.

VI. Old Business
None

VII. New Business
Ms. Sizensky will:
- Contact Andy Miller, Coastal Zone Management, to determine if a plan to perform Sea Grass maintenance and dredging of Wiggins Pass is on the County's schedule.
- Determine if an open permit is on file for future dredging projects in the Vanderbilt Channel and Water Turkey Bay.
- Verify with the County Appraiser to ascertain if The Ritz Carlton Residences (Stock Development) will be included in the Vanderbilt Waterway MSTU Ad Valorem tax assessment and contribute to millage collected.

VIII. Public Comments
None

IX. Member Comments
None

X. Adjourn

There being no further business for the good of the County, the meeting was adjourned by order of the Chair at 11:35 A.M.

VANDERBILT WATERWAY MSTU ADVISORY COMMITTEE

Nancy Koepen

Clint Cuny, Chair

NANCY KOEPEN

The minutes approved by the Advisory Committee on Oct 9th, 2025 "*as submitted*" [/] or "*as amended*" [___].

NEXT MEETING

TO BE DETERMINED
Cocohatchee River Marina
13535 Vanderbilt Drive
Naples, FL 34110