Collier County
Growth Management Community Development

Development Services Advisory Committee Meeting

Wednesday, April 3, 2024
3:00 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
Rey Torres Fuentes at (239) 252-2413

Collier County
Growth Management Community Development

Development Services Advisory Committee
Agenda
Wednesday, April 3, 2024
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 Meeting – March 6, 2024
    b. DSAC Utility Subcommittee Meeting – March 13, 2024
4. Public Speakers

5. Staff Announcements/Updates
    a. Development Review Division – [**Jaime Cook**]
    b. Code Enforcement Division – [**Thomas Iandimarino**]
    c. Community Planning & Resiliency Division- [**Christopher Mason**]
    d. Building Review & Permitting Division- [**Richard Long**]
    e. Public Utilities Department – [**Matt McLean or designee**]
    f. Housing Policy & Economic Development Division. **-** [**Cormac Giblin**]
    g. Growth Management Dept.

       Transportation Engineering Division – [**Jay Ahmad or designee**]
    h. Collier County Fire Review – [**Michael Cruz, Assistant Chief, Fire Marshal**]
    i. North Collier Fire Review – [**Chief Sean Lintz**]
    j. Operations & Regulatory Mgmt. Division – [**Michael Stark**]
    k. Zoning Division – [**Mike Bosi**]
6. New Business
    a. Pending Legislation on Building Regulations [**Rich Long**]
    b. Collier County FY2024 Water and Wastewater Impact Fee Study [**Joseph Bellone**]
7. Old Business
    a. Sidewalk Payment in-leu Provisions – [**Jaime Cook**]
8. Committee Member Comments
9. Adjourn

FUTURE MEETING DATES:

May 1, 2024 – 3:00 pm
June 5, 2024 – 3:00 pm
July 3, 2024 – 3:00 pm

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Staff Members

Attendance Roster – Date: April 3rd, 2024

James French
Department Head, GMCDD — X

Thomas Iandirmarino
Director, Code Enforcement — ✓

Jay Ahmad or designee
Director, Transportation Engineering — Lorraine Lantz

Matt McLean or designee
Director, Public Utilities — X

Michael Stark
Director, Operation & Regulatory Support — ✓

Jaime Cook
Director, Development Review — ✓

Michael Bosi
Director, Planning & Zoning — X

Christopher Mason
Director, Community Planning & Resiliency — ✓

Cormac Giblin
Director, Housing Policy and Economic Development — ✓

Diane Lynch, Management Analyst
Staff Liaison, Operations & Regulatory Management — ✓

Rey Torres Fuentes, Operations Support Specialist I
Staff Liaison, Operations & Regulatory Management — [signature]

Other County Staff Presenting NOT listed above.

Name	Title, Department, Division
JOE BELLONE	DIRECTOR UTILITIES FINANCE, PUBLIC UTILITIES

Development Services Advisory Committee
Attendance Roster – Date: April 3rd, 2024
DSAC Members
****Must have (8) members for a quorum****

James Boughton:	**Norman Gentry:**
Clay Brooker: Excused	**Mark McLean:**
Jeffrey Curl:	**Chris Mitchell:**
Laura Spurgeon DeJohn:	**Robert Mulhere:**
David Dunnavant:	**Jeremy Sterk:** **Excused**
John English:	**Mario Valle:**
Marco Espinar: **Excused**	**William Varian:**
Blair Foley:	**Hannah Roberts:** Excused

Sign-in Sheet (Public)

April 3rd, 2024, DSAC Meeting

Please Print

NAME	REPRESENTING	PHONE NO.

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MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE MEETING
Naples, Florida

March 6, 2024

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

Chairman: William J. Varian
Vice Chairman: Blair Foley (excused)
James E. Boughton (excused)
Clay Brooker
Jeff Curl
David Dunnavant
John English
Marco Espinar
Norman Gentry
Mark McLean
Chris Mitchell
Robert Mulhere
Laura Spurgeon-DeJohn
Jeremy Sterk
Mario Valle
Hannah Roberts–AHAC non-voting

ALSO PRESENT:
Craig Brown, Manager, Environmental Services
Thomas Iandimarino, Director, Code Enforcement
Drew Cody, Senior Project Manager, Utilities Planning
Cormac Giblin, Director, Housing Policy & Economic Development
Lorraine Lantz, Planner III, Transportation Engineering
Michael Stark, Director, Operations & Regulatory Mgt. Division
Richard Long, Director, Building Plan Review & Inspection, GMCD
Diane Lynch, Management Analyst II/Staff Liaison GMCD
Julie Chardon, Ops Support Specialist II, GMCD
Rey Torres Fuentes, Ops Support Specialist I, GMCD

Any persons needing the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Community Department.

1. Call to Order – Chairman

Chairman Varian called the meeting to order at 3 p.m.
A quorum of 11 was present in the boardroom; three members joined later.

2. Approval of Agenda

Mr. Curl moved to approve the agenda. Mr. Valle seconded it. The motion passed unanimously, 11-0.

3. Approval of Minutes

a. DSAC Meeting – February 7, 2024

Mr. McLean made a motion to approve the February 7, 2024, DSAC meeting minutes. Mr. Dunnavant seconded it. The motion passed unanimously, 11-0.

b. DSAC-LDR Subcommittee Meeting – January 16, 2024

Mr. Brooker, chair of the subcommittee, made a motion to approve the January 16, 2024, and January 31, 2024, DSAC-LDR Subcommittee meeting minutes. Mr. Mulhere seconded it. The motion passed unanimously, 4-0; Mr. McClean and Mr. Curl also voted.

c. DSAC-LDR Subcommittee Meeting – January 31, 2024

Mr. Curl made a motion to approve the January 31, 2024, DSAC-LDR Subcommittee meeting minutes. It was seconded and passed unanimously, 3-0; Mr. McLean and Mr. Brooker, who chaired the subcommittee, also voted.

4. Public Speakers

(None)

5. Staff Announcements/Updates

a. Development Review Division – [Craig Brown, Environmental Services Manager]

Mr. Brown provided an update about LDC Amendment 305-08:

- This section involves the live exotic removal ordinance, which has had a few amendments.
- It's been revised to limit the scope to the state's only company.
- It's going to the CCPC tomorrow.
- It goes to the Board of County Commissioners on March 12 and if approved, it will be adopted on March 26.
- Anything in limbo, once this is adopted, a 7½-foot perimeter of exotic removal will go into effect.

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

Mr. Iandimarino provided a February update:

- We had about an 8% increase in cases over February of last year, which is about standard.

- There was a 20% increase in inspections from last year that stems from the large jump of cases in January. We have little ebbs and flows and some cases we have to finish.
- It won't go up a lot more so we are opening up 8% more than last year.
- There are little increases across-the-board. We'll see how the rest of the year goes.

Chairman Varian said for Contractor Licensing, once they upload their certificate of insurance how long should someone expect that to take to be approved?
Mr. Iandimarino said he'd find out and get back to him after the meeting.

c. Community Planning & Resiliency Division [Chris Mason, Director]
(No report)

d. Building Review & Permitting Division [Richard Long]
Mr. Long reported that:

- We're doing 1,100 inspections a day, our usual.
- We hit a new record after President's Day, 1,490 in one day, the most he's seen in 18 years.
- There are a couple of review teams that are about three weeks out. Everybody else is running between seven to 10 days after it gets routed.
- There are about 2,050 pending reviews, which encompasses all trades, all reviewers in the system now.
- Pending intake, there are 527 in the intake process, so half have already been processed and are getting ready to be routed. The other half are in the front of the process.
- We issued 286 COs last month, 58 TCOs and 3,561 Certificates of Completion.
- We have nine open positions and three new hires starting this month. We have two structural inspector positions open, two plumbing review positions and five structural review positions.

Mr. Dunnavant asked about the significance of the Milestone Inspections and the HOA inspections that are completed versus not due yet.

Mr. Long explained:

- It's an HOA function.
- There is a typo and 1,474 is supposed to be 474.
- 965 buildings require a Milestone Inspection so we're actively reaching out.
- We've just finished the workflow and are trying to it into CityView to capture the data for reporting and track it better.
- It's a slow process. Some have been uploaded but haven't been paid yet.
- He was mistaken last month. He found that we can charge a fee. It's a $50 review fee, so some engineers don't want to pay that. They say the HOAs should pay it, so we've got some things waiting for that.
- We're actively pursuing communication to try and get the HOAs to start getting their inspections in.

[Ms. DeJohn joined the meeting at 3:08 p.m.]

Chairman Varian said there are many HOAs –he has five or six now – and they're all asking what they need to do.
Mr. Long said they're just starting to pay attention to it and get it going. He assumes that's probably because they're finishing up Hurricane Ian work.
Chairman Varian agreed that's definitely part of it.

Mr. Long said we try to be proactive and remind them that as long as they're working on the Hurricane Ian paperwork, they may as well ask the engineer to do the Milestone Inspection.

Mr. Valle said on the building plan review statistics, it looks like single family homes jumped back up to about $250,000 but the construction value was still below $50 million. Do you have any sense of the disparity between that and going back to August of last year, we had about $258, 000 but the construction value was much higher. Is there a different product that's coming in the building? Is that just catching up with the statistics?
Mr. Long explained that the graph you're looking at represents the ones we issued, and the applied number is another graph, so it'll be probably trailing.

e. Public Utilities Department [Drew Cody, Senior Project Manager]
Mr. Cody provided an update:

- Things have started to normalize after the holiday rush.
- We're working through some longer-term requests, permits no one has asked us to help with since 2019 and dates that we haven't done before.
- We're working with the county attorney to ensure everything is good to go. We should have those reports out in the next month.
- We have a subcommittee meeting next Wednesday with Utilities Finance Director Joe Bellone. He anticipates sending the agenda packet and details to you on Friday.

[Mr. Gentry joined the meeting at 3:10 p.m.]

f. Housing Policy & Economic Development [Cormac Giblin, Director]
Mr. Giblin told the DSAC:

- We continue to process local applications and Growth Management Plan applications that are seeking increased density in exchange for affordable housing.
- Last week the Board of County Commissioners approved the first authorization for the use of the sales surtax dollars to acquire property for Ekos Collier, about 7.5 acres on South Collier Boulevard. About 160 affordable apartments will be built there. The board authorized us to move forward with the purchase of the property for about $3.75 million.
- $20 million in surtax dollars was in the pot.
- Construction on the Golden Gate Golf Course workforce housing and family project is continuing, with 252 units under construction. Some are in site development now. An additional 120 senior affordable housing units will be built there in Phase 2.
- In calendar year 2023, the board approved 2,090 new affordable housing units to be built. That represented 23% of all residential units approved that year.

Ms. Roberts provided a report about the AHAC meeting:

- There will be a Live Local Act workshop in conjunction with a local chapter of the ULI. It's intended to be a deep dive into the legislation and recent updates, as well as how we can best adopt it and still comply with our Land Development Code.
- The workshop will gather the experts in this room.
- If anyone is interested in attending, reach out to Cormac for details.

Mr. Giblin noted that several of you already have RSVPed to attend.

Mr. Brooker asked what happened with the Live Local Act revisionist bills.
Mr. Giblin said the bills passed both chambers and are on Gov. DeSantis' desk.

Mr. Brooker asked whether 23% of all approved units being affordable was a good number.

Mr. Giblin replied:

- It's better than 0. That's on track for a healthy community.
- That's a mixture of some developments that were approved that were focused on affordable housing. Some were Growth Management Plan and opted in with 15%, 20% or 30% affordable, so it's a mixture.
- There were many at 0%.
- About half the 20 developments approved that contained residential units had affordability restrictions, so half were still purely market rate.
- The incentives, Growth Management Plan and Land Development Code changes have led to more applicants now.

g. **GMD Transportation Engineering Division [Jay Ahmad, Director]**

Mr. Ahmad provided an update on projects in design and in construction:

- Airport Road from Vanderbilt Beach Road to Immokalee Road is at about 40-50% design. The project will make it six lanes like the rest of the road, three lanes in each direction. KCA is our consultant. We hope to be in construction by early 2026. There's a grant associated with that and that's the date for that.
- Collier Boulevard widening from City Gate north, where Uline is, all the way to Green Boulevard. It's the last section of Collier that's not six lane. It goes from U.S. 41 all the way to Immokalee, so this is a missing piece. We hope to be in construction in 2025. The Army Corps has taken back permitting on the 404 Permit for the DEP, so this project may be impacted by that transfer.
- When we had the Vanderbilt Beach Road extension, we were almost ready and the FDEP notice to permit was issued and that took about 1½ years to clear that mess. Jacob, of Sacyr Construction USA, is our consultant on that project.
- Vanderbilt Beach Road Extension Phase 2, which takes the project from where we ended at 16th to just east of Everglades is in design with Kimley-Horn. We hope to complete the design by early 2024 and the construction soon after so it's seamless with the other projects once it's in. The $153 million ongoing construction projects by Sacyr Construction USA have been undertaken now. They're about 35% complete, about 70,000 feet of pipes being installed, almost 15 crews constructing, so it's going very well. It's tracking for completion on time.

- We're taking a change order to the Board of County Commissioners' next meeting. We faced some unsuitable material we couldn't build roadways on so we were adding days and dollars.
- Logan Boulevard by Old Cypress construction project. We're getting many complaints. We're doing a roundabout to slow traffic down. Instead of having a three-way stop, it helps traffic flow. It's going very well.
- There are delays in Lumen, which seems to be really slow in addressing utility relocations. We have attorneys involved but it took a long time to have that utility move its fiber optics, so we were backed up and it finally moved. We hope to be completed around August and hopefully, the phone calls will end.
- At the last meeting he was asked about the fence on Golden Gate Parkway that kept getting hit, so he dug deeper and talked to Marshall Miller, our maintenance director. There was some confusion about FDOT maintaining the fence, but it's our responsibility, so from now on, we will be repairing it. When they built that bridge, there was an agreement with FDOT to address all the landscaping and fencing features on the bridge.

h. Collier County Fire Review [Michael Cruz, Captain]

- Chief J. Nolan Sapp is retiring Friday. We're going to do a nationwide search.
- Deputy Chief Chris Wolfe will be interim chief until the commissioners get together and figure out that situation.
- Plan reviewers are doing a great job. There were 231 reviews for building and 50 for planning.
- 49% of our inspections are on the new construction side.

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

Capt. Horbal detailed the February reports:

- We're going to have a party for Chief Sapp on Friday, so swing by if you want to.
- We had 408 reviews in February, 52 for planning.
- An average review on a permit for new construction is three days and two days on a planning review.
- We have multiple housing projects coming up. There are a lot off of Oilwell Road and Immokalee Road. They're popping up everywhere. The new Publix off of Oilwell is already in for permitting, so that'll be next for the Ave Maria area and Estates residents.
- Fees for new construction were implemented. The new fee structure seems to be going well. We put our fees together with Greater Naples so they're all aligned so no matter which side of the road you're on, you're paying the same fees. We got a good response on that.
- As of March, we had 1,994 permits for new construction in our system for just north Collier alone.
- We completed 1,400 inspections in February, including Naples, Immokalee, Ave Maria, Bonita, so it's been another busy month.
- We're still one day out on inspection requests, sometimes same day if somebody's in a pinch.

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

Mr. Stark provided a February update:

- He reviewed our DSAC ordinance to make sure we're achieving our elected regulatory objectives. We review a lot here and want to make sure that we highlight some of the business centers and business units so we can collectively address any concerns and move forward with addressing those concerns.
- There are five locations for business centers. That includes the information counter, call center, permit intake, zoning front desk and client services.
- Our financial operations section oversees about $96 million in operating expenses and about 49 call centers.
- We are starting the budget process now, so we're deep into that.
- At Tuesday's BCC meeting, they're going to review the budget instructions for moving forward for our programs. We also oversee cashiering, records management, 311 support, technical systems operations with IT support, our agenda management system, as well as high-profile project support through Diane Lynch.
- We are still looking at May for testing the texts and updating that.
- Our facilities management team involves operations, security, maintenance, and capital improvements.
- Our business center assisted approximately 957 walk-in customers.
- Our four satellite locations welcomed 189 walk-in customers.
- The Call Center received 6,129 calls to the main number. The average call lasted under three minutes.
- The department received 3,876 permit applications through CityView, totaling 18,651 year-to-date.
- We're still looking at numbers correlating with FY19-FY20 numbers and are still slightly down.
- The average turnaround time for applications was less than one day, with 270 revisions. About 1,488 of those 3,876 had incompletes, but they were processed.
- We're evaluating this and working with Kirsten and her team to determine how to communicate effectively to make sure that we lessen the amount of revisions. That will increase turnaround time.
- 284 permit applications were related to Hurricane Ian.
- There are 277 permits in routing for fees paid.
- Intake staff is working through 320 permits from March 1st.
- The zoning front-desk staff resolved 974 survey conditions and are working through 30 survey conditions, 10 of which are CO holds.
- We have 320 full-time employees with 29 positions in the hiring pipeline.
- We conducted our second round of interviews for the HR manager position that Jamie French discussed. One candidate, a woman employed on the East Coast, has vast experience not only in building, but floodplain management and other experience specific to growth management, which will really help us out.

j. Zoning Division – [Mike Bosi, Director]

(No report)

6. New Business

a. Sidewalk Payment-in-Lieu Provisions in LDC Section 6.06.02 (requested by Clay Brooker)

Mr. Brooker reported:

- He has a client who is dealing with the sidewalk payment-in-lieu issue. The purpose for bringing it to this committee's attention is to see if anyone else is having a similar situation.
- Sidewalks were introduced as a code 15-20 years ago and this committee was somewhat contentious when we heard it 15 years ago.
- The reason it became contentious is there were many pieces of property where there are no sidewalks anywhere around them, yet they were required to build a sidewalk. We called that a "sidewalk to nowhere."
- Because of that issue, the code has changed over time to allow payments-in-lieu so if you don't want to build a sidewalk, you can pay into the county's funds, about $9.64 per square foot.
- His client has property off Immokalee Road, a fairly eastward road on Rock Road. His house is on an unpaved dirt road and there are no paved roads within a mile and no sidewalks within two miles.
- He runs a small landscape business out of his property and parks his landscaping trucks at his property, which is literally in the sticks.
- Someone complained about his trucks going down the dirt road and there was dust, etc. It was investigated by Code Enforcement, which found everything was legal. However, because he was operating a business on the property, he was required to submit a Site Improvement Plan.
- But a fairly routine, an easy submission ended in many comments coming in.
- The scope of work is about $1,000 to throw some plants in. He also must create a handicap-parking space, even though he's the only one who lives there. It will be $25,000 for sidewalks under the current code. That was the demand as of today.
- He's working with staff on it. There is one provision that's horribly worded that says if your sidewalk payment-in-lieu is going to be more than 25% of your scope of work, then maybe we need to adjust the payment-in-lieu because that's out of proportion.
- He's dealing with Jaime and Mike Bosi and we're trying to work through that. He's not being roadblocked, but it's an issue.
- Has anyone here experienced this? If so, how did it get resolved?
- He wants to ask staff to come back next month to talk to us about this.
- Another issue is that payments-in-lieu go into a fund. The code says they try to use the money to construct sidewalks as near to the location as feasible, which in this case would be a long way away. It makes zero sense.
- His client is part of an MSTU, Municipal Service Taxing Unit. Because Rock Road is private, it's not maintained by the county, so property owners around them have paid into this fund over the last 20 years to do what they think is best for Rock Road. Sidewalks have never been in the plans. It doesn't make sense.
- He'd like to invite staff next month to tell us if we can do something better.

Mr. English told him he supports his proposal.

Mr. Curl said more development is going to happen out in that direction so this really impacts the Estate's zoning. The lengths are ridiculous. When do we ever see a sidewalk group out there building a sidewalk with those funds? It's more of a beat-down to get some money.

Mr. English told the DSAC:

- He's encountered this many times. We all call them "sidewalks to nowhere."
- He had a project where instead of doing payment-in-lieu, because the way it's handled has changed over time, it was cheaper for them to build the sidewalk on the frontage. But there was no sidewalk anywhere near them for miles and miles. They put the sidewalk in and had to put an end-of-sidewalk sign on each end. That's part of the problem.
- It's a noble idea to have this requirement, but the problem is the way it's been written. It's very simplistic and leaves no room for reason, waivers and exemptions where it makes sense.
- Anytime you encounter these situations, it mystifies logic and the answer is always the same. The code says "you must." It doesn't make sense.
- Something that's long been missing is some ability to introduce reason, exemption and waiver.

[Mr. Mulhere joined the meeting at 3:33 p.m.]
[Mr. Valle left the meeting at 3:33 p.m.]

Mr. Curl said it's almost similar to the utilities out there. With the length of lot frontage, it doesn't make sense in terms of bang for your buck. The rights-of-way are easements on properties so it's not technically a right-of-way. They're very narrow, so how do you fit all this within that profile? You've got two swales and a 20-foot road so there's not even room within the right-of-way to build that sidewalk.

Mr. Mitchell said we've never had relief. You either build it or you pay. Is there an opportunity to do a consent agenda item or take it directly to the board? It's a bit different, a residential use that isn't commercially visited by anybody, so there's really nothing there. Maybe the thought is the board can approve anything. In the past, Jaime and Matt have introduced items for the board to vote on. It's not a public process so that may be an option.

Mr. Brooker said he wants staff to come in next month to inject reason into this Land Development Code Amendment. We need to create flexibility and inject reasonableness into the extreme circumstances we're talking about.

A discussion ensued and the following points were made:

- A provision allows the county manager to waive that requirement.
- That appears in certain sections, but not the one Mr. Brooker needs. He's arguing that it should apply in all sections.
- Mr. Mulhere said it's usually tied to practicality.
- Mr. Brooker said the county manager's discretion should be built into it all to exercise discretion, regardless of whether it's public versus private, 6-foot, 5-foot,

private easements or rights-of-way. That should all be built in to allow the county manager to exercise discretion when circumstances warrant.

- Mr. Mulhere agreed.
- Mr. Dunnavant said that for years staff has had the ability to fix this. Do you expect support for your viewpoint from staff?
- Mr. Brooker said he spoke to Jaime early this week and she seemed amenable about looking into how this code provision can be improved.
- Mr. Mulhere said that's one side of the equation.
- The other side is transportation, where it may be more difficult.
- The pre-app notes from transportation said we have to install a crosswalk, a stop sign for him to leave his single-family home, and sidewalks. It was off-the-charts crazy. They said this is what the code says, thou shalt do it, with no reason to inject into the review process. That's what needs to occur.
- We don't want to add more layers, but it sounds like by right, you can do it administratively, a Site Improvement Plan for the business in the Estates.
- This is ag zoning but it has an overlay on it and he uses the property legally.
- Maybe there's a hearing examiner process you can use to expedite it. The fear would be that you're giving the county manager or designee the ability to make that decision.
- That's a big decision to make and how do you apply it uniformly or with some consistency?
- It's fairly easy if you consider how many landscape businesses operate in the Estates. Residents have 5-10 acres so it must be a lot.
- It is. There aren't other places for them to operate. Where are they going to go?
- Why are we penalizing someone for a non-impactful business? It doesn't draw transportation, pedestrians and there are no customers, so why can't we develop a process?
- You can build a waiver into the process.
- If the county is lukewarm to this, the hearing examiner process takes three months. It's still time-consuming, but at least you have an opportunity to get out, a waiver, exemption or variance.

Ms. DeJohn said she lives on the Estates street of a window contractor, a roofer and some landscape businesses. There are quite a few bicyclists and people coming to work, so it's not customers, it's the employees of these guys in their nice Estate homes with their nice Estate slots who are drawing workers in at about 6 a.m. by foot or by bike.
Mr. Brooker said no customers come to this location.
Mr. Curl said the roadway he's on is a 20-foot ~~road with a~~ multi-use path.

Mr. Mulhere said there's only one permitted use by right in Golden Gate Estates and it's a single-family home. You can do a home occupation, but you cannot do a home occupation under the current rules. You cannot get a home occupation for something that creates more than the usual traffic, etc. There are residents who couldn't get a home occupation for a lawn service in the Estates and they got kicked out of the Estates. That's why they're out in the ag district because we only have two industrial areas in Collier County, one across from

the airport and one off Pine Ridge Road, and there's no room there. The rest is scarce. In North Naples, there's really nothing.

Mr. Booker said he believes the only exception for this property is the Rural Fringe Overlay, which allows agricultural services, including land and landscaping businesses, as a matter of right.

Mr. Mulhere said it gets very nuanced in the SIC codes. You can't have a site-development business like bulldozers, but you can do the same things under a landscaping business. You can build ponds, lakes, dig lakes, build berms, all under a landscape license, so that whole thing needs to be looked at as to what is permissible. There are impacts.

Mr. English said he'd be interested in a conversation about that code item. There are plenty of situations we can map out where it's punitive based on frontage on a public road. You can have 10 acres with very little frontage on a public road, and you're going to pay one price, but you could have the same acreage with a lot of public road frontage and you're going to pay a lot more. There's no proportionality in some cases.

Mr. Mulhere said the cost is quite a bit more than if you were to go out and build it, but you don't want to go out and build it because it goes to nowhere.

Mr. English said he had a client who had 50-acre property shaped like this and it was all public road frontage. The cost estimate at the county's rate was $500,000 to pay a move for the sidewalk.

A discussion ensued and the following points were made:

- No code is written perfectly, so it's worth talking about. We've all had problems with it. Why not at least have a discussion?
- They don't know if there's an appetite to change it, but it's worth talking about.
- So we should ask staff to bring it back to us.
- Should the non-urban area be different from the urban area in terms of how that applies?

Action Item: Jaime, Mike and Ahmad will speak at the April DSAC meeting to determine if there's a way to create flexibility and inject reasonableness into the Land Development Code Amendments for extreme circumstances.

7. Old Business

(None)

8. Committee Member Comments

Ms. Chardon told the committee this would be her last meeting and Rey Torres Fuentes will be taking over.

Mr. Espinar told the committee:

- He wants to add some context to something Jay said earlier about DEP and the Army Corps of Engineers.

- If there are wetland impacts, you need state and federal permits. The federal permit is the 404.
- In an effort to streamline things, three years ago, FDEP assumed the 404 program and a federal judge in Washington, D.C. has since ruled that it was "illegal." They can't do it. The premise is that it involves the Endangered Species Act.
- All state permits, if you're in the permitting process for single-family or big development, are on hold.
- The state of Florida filed an appeal on Friday. The NGOs who filed the initial lawsuit have this week to reply.
- In the meantime, applications are on hold. It may be bad in the sense that applications that were in review under the DEP umbrella may have to start all over again under the 404 federal umbrella.
- The state is saying, it's the Endangered Species Act, so maybe we can tweak that and continue the program, but for now, the whole 404 program is on hold.

Chairman Varian reported:

- Last week, he attended the National Association of Home Builders (IBS) International Show. Their economists spoke and there were a couple of points that are very important for us here.
- Remodeling, his business, accounts for about 25% of all construction spending in the country.
- They're expecting that to reach almost 45% in the next five years.
- Part of that is due to the aging homeless housing stock around the country.
- The economists also said they did a study and found that regulatory costs on a single-family home were $93,000. That was mind-boggling.
- They said that locally it could be zoning and with the state, it could be building codes. With the feds, it could be energy codes and everything else they throw at us, permitting and delays.
- There was a man from Kansas City who said there's a shortage of homes in the country and there's only one group that can make that go away, and that's us. We've got to make everybody aware of that, that they can do whatever they want, but we're the ones who build it. It's very important to take that message forward because we are the only ones that can make something right because that's what we do for a living.

9. Adjourn

Future Meeting Dates:
3 p.m. April 3, 2024
3 p.m. May 1, 2024
3 p.m. June 5, 2024

Mr. Curl made a motion to adjourn. Second by Mr. Mulhere. The motion passed unanimously, 13-0.

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 3:49 p.m.

COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE

William Varian, Chairman

These minutes were approved by the Committee/Chairman on 4/3/24, as presented (choose one) _____, or as amended ✓.

- "Also Present" section updated to accurately reflect attendance.
- Page 10 amended to to accurately reflect comments from Mr. Curl.

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
UTILITY SUBCOMMITTEE MEETING

Naples, Florida
March 13, 2024

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Utilities Subcommittee, in and for the County of Collier, having conducted business herein, met on this date at 3 p.m. in REGULAR SESSION at the Collier County Growth Management Department Building, Conference Room #609/610, 2800 N. Horseshoe Drive, Naples, Florida, with the following members present:

Chairman:	Blair Foley
Vice Chair:	Mario Valle (via Zoom)
	Chris Mitchell

ALSO PRESENT: Joe Bellone, Director, Utilities Finance, PUD
Drew Cody, Supervisor – Project Management, PUD
Ian Barnwell, Impact Fees Manager, TMSD
Alexandra Casanova, Management Analyst I, GMCD

Any persons in need of the verbatim record of the meeting may request a copy of the audio recording from the Collier County Growth Management Department.

1. Call to Order - Chairman

Mr. Foley called the meeting to order at 3 p.m.; a quorum of three members was present. He said the subcommittee is here to discuss issues related to the impact fee report of 2024.

2. Election of Chair and Vice Chair

Mr. Valle made a motion to nominate Mr. Foley as chair. The motion passed unanimously, 3-0.

Mr. Mitchell made a motion to nominate Mr. Valle as vice chair. Second by Chairman Foley. The motion passed unanimously, 3-0.

3. Approve Agenda

(No changes)

4. New Business

Mr. Bellone introduced himself and said he's been the Utilities Finance Director since 2013 and has been with Collier County Public Utilities in finance roles since 2003, except one year when he took a sabbatical.

a. Collier County 2024 Impact Fees Report

b. Fee History

Mr. Bellone told the subcommittee:

- The User-Fee Rate Study was approved by the Board of County Commissioners in December.
- Deloney was the department head in the early 2000s and envisioned that the way the county was growing back then, when we almost ran out of water in 2000, and had to reduce pressures through that Easter weekend in 2000 to save capacity, we had to buy land.
- It was very cheap in the northeast and very far away at that point, thinking nothing would ever happen there, but we could have our plants there.
- In 2005, Collier started designing the water and wastewater plants on that northeast site to add capacity.
- In the 2000-2005 rate study, it showed impact fees were about $5,885 combined.
- As we started truly thinking about expansion, when population was growing in that time period and through 2007, by the time the 2007 rate study came out, it was $7,338 for combined impact fees. (A chart is provided at the back of the agenda packet.)
- In 2008, business started a slowdown and we asked the board to put the capacity expansion projects on hold and the board approved that in 2010.
- In 2011, we reduced impact-fee rates and conducted another impact-fee rate study in 2015, when we were just starting to recover from the Great Recession and impact fees went down again, based on growth and capacity requirements.
- Then recovery really took hold and we started to hear about developments everywhere, including in the northeast area.

- In 2017, they increased a bit and by 2019, the board approved a district expansion, when some of the developments in the northeast were starting to take shape, and we were starting to hear about names and potential numbers of units in those areas.
- In 2019, impact fees increased substantially.
- This rate study was done in 2019 and the rates went into effect at the end of March 2020.
- We're now in the new rate study, looking at a large rate increase of about 80%.
- If you look at it from when the capacity discussion started, rates increased about 3% year-over-year.
- Two things are driving this. One of the elements of our impact rate study involves determining whether there's any unutilized capacity in the existing plants, both water and wastewater. There are some based on our level of service standards. Utilities doesn't set the level of service standards. That's set by our users, based on demand. It comes from empirical data based on consumption.
- In addition to a lot of the growth going on countywide, not only in the urban area but in the 951 Corridor, Drew will tell you it's sucking up a lot of capacity. A lot of that is going to the south plant, which is not expandable. According to our AUIR, that will be out of capacity soon, in the short term.
- In the next 10-year horizon, we're planning a 4 MGD capacity expansion at the Golden Gate plant, primarily to service what will be called Collier County Central. It'll take some pressure off the South Plant and for anything that's happening along the 951 Corridor and then south along US. 41, east of 951.
- In the AUIR, we're also now considering having wastewater capacity 4 MGD online on the northeast site to replace the interim wastewater plant site that's there now. The AUIR says that will be online in 2027.
- Then a 10 MGD water plant, which will add 10 MGD of water capacity, will be online in 2033, with construction starting in 2030.
- All those capacity expansions will occur in the 10-year time horizon within this study.
- What we've always said is those are the assumptions and the timeline we have today.
- Craig will be going out for bid on the Golden Gate plant very shortly, so we need to be bonding that this coming fiscal year.
- The others are subject to growth projections that we include in the AUIR.
- Currently, these impact fees reflect what's in the AUIR and the capacity promised in the AUIR. Those are the two major elements that comprise capacity.
- We never anticipated the Golden Gate plant. When he did the 2019 bond, based on the cost estimates for that 4 MGD plant, we borrowed $70 million to build that plant back in 2019. Design is complete now and the current estimates are over $140 million due to construction costs that have increased exponentially.
- On our rehab side, that's where our user fees went up and that's another of the drivers in the impact figure extending the cost of construction.

Vice Chair Valle asked what he sees as the coverage area for that plant and will all of Golden Gate merge onto that plant net, or are you still seeing a number of both water and wastewater being used to meet with what was the South Basin?

Mr. Bellone explained:

- What we're seeing immediately is the 951 corridor is driving that. There are apartment buildings, U-Line and Great Wolf Lodge being constructed.
- We also acquired the Golden Gate Utility System from FGUA (Florida Governmental Utility Authority) based on the commission's direction to do two things. One is for public health, to provide portable water, get people off wells located on tiny lots adjacent to their septic systems. The second is the environmental issue of leaching and that would be a septic-to-sewer conversion. That's huge.
- We're doing a small one in Palm River now, 24 lots, and Golden Gate would be thousands, and those will all be connected to the Golden Gate plant, which is why we're not calling it Golden Gate. We're calling it Central Collier, as opposed to North Collier Regional. This will be the Central Collier Regional wastewater plant.
- Anything on 951 and anything east of 951, the AUIR shows the area that can be served by that plant.

During a discussion between Vice Chair Valle and Mr. Bellone, the following points were made:

- The former FGUA plant will become the central plant. The FGUA plant is a 1½ MGD plant and isn't in great shape. FGUA takes over utilities and runs them into the ground without a lot of rehabilitation.
- Right now, we're building the force main to bypass that plant. We can take that offline, so while we're building the expansion, we can rehab some of it.
- We'll probably end up taking the 1 MGD train offline.
- In this Impact Fee Rate Study, instead of adding 4 MGD, we're really adding 3 MGD additional capacity, so we've taken 75% of the cost of that expansion into the Impact Fee Rate Study, not 100%, because we are taking some capacity off.
- The deferred maintenance on the Golden Gate plant would be user-fee funded, not impact-fee funded. Any rehabilitation is user-fee funded.

Vice Chair Valle asked if the central plant will be for all the new multifamily units in development and all the subdivisions going in off 951.
Mr. Bellone said not necessarily.

Mr. Cody explained:

- With the central plant-connected and online, the anticipation is for the immediate conversion before we stop and reassess what that plant is taking. It is going to cover the service area that FGUA had, including the conversion projects Joe talked about for the people who are on septic now, Activity Center No. 9, the area around 951 and I-75. There's also some space that isn't in either one of those technically on the map, but it's between them. We also would get that area. It's between Activity Center 9 and the former GG service area.
- It doesn't make sense to try and pipe that out of the middle south.
- Then we would reassess what we're looking at for the central plant and there are some other long-range considerations there that don't fall into this impact study.
- There are many south of that.

Mr. Mitchell asked if they would stay in the South Plant.

Mr. Bellone said right.

A discussion ensued and the following points were made:

- We can relieve the South Plant of some of this area, Activity Center No. 9.
- The areas between are still going to the South Plant. Anything that's built off of the street, as they come online, will go to the South Plant where that capacity is vacated.
- The limitation of the South Plant expansion is 16 MGD and it's the size. It's surrounded by schools and homes.

Vice Chair Valle asked about p. 25 of the study, which shows the cost and breakdown ratio. He was trying to understand what drove the $485 million at the bottom. After we started at $924 million plus and then certain things were excluded and certain costs didn't come in, we got down to a bottom number that reflected the percentage increase and therefore the percentage increase in the fee?
Mr. Bellone said that's correct. The $947 million capital improvement program is what you're looking at in total for the utility. You have to exclude any rehab.

Mr. Bellone broke down the $140 million:

- The capital investment schedule is Table 3 in the appendix, starting on p. 38.
- Table 3 is the Water Capital Improvement Program and Table 4 is the Wastewater Capital Improvement Program for the 10-year summary.
- He started working with the Capital Improvement Plans and the capital plans in the AUIR, which are reflected in this.
- We have $140 million in the Golden Gate wastewater plant, and $140 million on the northeast site, the 4 MGD plant, which is supposed to include two deep injection wells. Right now, we have an IQ tank, the water tank, the high-pressure pump and the small 1.5 MGD –two 0.75 MGD interim wastewater treatment plants.
- It's east of Big Island Corkscrew Regional Park. That's $163 million. We're using some existing bond money to re-look at the design, spending about $4 million to $5 million on the re-design to look at it again to ensure we've got the latest technology, etc.
- Based on where that is, the engineering estimates are about $163 million, including two deep injection wells. He doubts those injection wells could be included in that.
- The 10 MGD water plant is similar to what's included in the annual AUIR, about $100 million to $125 million.
- If you add up the $140 million, the $160 million and the $100 million, you're very close to having the nearly $485 million we've got over the four years.
- It's really being driven by those three planned expansions.

Vice Chair Valle said:

- What we're trying to do is to capture those capital improvements in this impact phase.
- The question folks will have is: How come we have to go that far out all at one time and can we stagger this incrementally between major studies? It's the biggest jump.
- He understands what construction prices did from last year to this year and he's having hard conversations with clients nearly daily, so he understands construction loans.
- He's trying to figure out how to not make it as painful on the most affordable side of the equation, understanding that affordable housing is already a big challenge and this

will be another significant number for folks with an already high or higher than normal interest rate.

Mr. Bellone explained:

- On the financial side, he's going to the bond market in Fiscal '25 to ask for at least $160 million for the Golden Gate Plant.
- What they ask for is a 10-year revenue and a 10-year operating expense projection. If he doesn't have approved rates, he cannot give them those numbers.
- The only way for him to get the bonds to even do the beginning of the projects is to demonstrate to the bond market that the revenues are available. Otherwise, what they look at is the utilities' overall revenue stream, which would include user fees.
- The last thing we want to do after a 9½% rate increase is tell the users that all these new people are coming to Florida and let's build them some plants.
- That's the dilemma he has in terms of shortening that 10-year horizon.

Vice Chair Valle asked if the Board of County Commissioners could approve the rate as you set it up as a hypothetical, knowing that we're going to collect and we're going to increase this much over the next three years until we get to the 100% of where your rate is versus turning on the tap in 90 days. That's what the board usually has to do.

Mr. Bellone explained:

- Even though water and sewer are exempt from that, when we did the last impact rate increase, we waited 90 days, and we would do that again.
- In the history chart, in 2007, we had the rate study approved, and then in 2008, we did it again, and the rates came down. Then we waited until 2011 to take them down.
- He has no intention of waiting three years in this business environment. It's way too long.
- When he goes to the board, he thinks he'll say here's an AUIR you just approved. Here are the impact fees that provide that capacity in the AUIR. However, much like user rates, if we see business conditions change, we're going to come back to you more quickly than three years.

Mr. Barnwell explained that 90 days is the county policy, which follows the new state statute. It says you're wholly exempt due to Chapter 163, so for all the other impact fees, the new legislation requires that you can't come back with an increase more than once every four years. But water and sewer is wholly exempt from that.

Mr. Bellone said:

- We're exempt from that, but you're all in the business and understand that you're signing contracts all the time for building and from one year to the next, things can change dramatically. We saw that from 2008-2010. We put our plans on hold and it doesn't mean it won't happen again.
- He immediately came back with the new rate study, so while we're saying that we're going to approve these rates now for three years, we're asking them to approve them at this rate, but we don't give them a time frame.
- We've always said to the board that based on business conditions, these are subject to change up or down.

- He understands the affordable component, but for essential services like water and sewer, you don't want to be in the situation we were in on Easter Sunday 2000, where it would have blown the pressure and he has to manipulate to lower the pressure.

Vice Chair Valle said:

- He was here when FDEP came out because we had spills on Goodlette-Frank Road. Back then, folks were using an average for that north sewer plant and we can't use an average of wastewater capacity, right? You've got to be prudent.
- He understands where you're coming from but worries about how this is going to come out when we have an increase in users of 9%-plus and that saddles new people with an 80% increase. From the optics, that's despair.
- He wants to ensure we're looking at this every way we can because so many of us in business are finding it harder to hire people because they can't afford to live here because it's already expensive. We're not doing anything to make it more affordable for the entry level employees who are returning here or coming to work in the private or public sector. It's about $500,000 to purchase a home and then you're putting in an 80% increase in wastewater impact.

Mr. Bellone said he understands the hiring issues because he made two offers to get an accounting tech, an entry level position, and two people turned down the offer. He understands the rates have a nexus in the costs for providing the service. That's why he created this chart – because he wanted you to see the ebb and flow. At this point, with the number of villages in the northeast that have been proposed, the number of agreements that we have to service those developments, you don't want to be behind the curve in capacity. That's the last thing a utility ever wants. But we also don't want to gouge folks who are buying homes and tell them, "Give me $12,000 and maybe we'll build it, maybe we won't." We have to gauge the construction market. He's also got the bond market on his tail so he needs to ensure he keeps everyone happy.

A discussion between Vice Chair Valle and Mr. Bellone ensued and the following points were made:

- That's the hardest component because you've got to get financing for it in a bonding issue under a 10- or 30-year plan.
- We're reserving that money for that plan today and folks are paying for that today.
- The northeast plant will come online in about three years, possibly 2027.
- Water travels better than wastewater, so we can fill tanks up in the northeast. We can run high-pressure pumps, like we do in Carica and Manatee and Goodland, etc. We can get water to those far-flung places better than we can get wastewater collected from those places.
- The priority will be the wastewater plants, which is why the water plant is later in the planning horizon.
- When we go to the bond market and borrow $163 million to $170 million, we will do that over 20 years. Hopefully by that time, interest rates will be more friendly than they are today. The county will be paying for that Golden Gate plant over 20 years.
- The county will be paying for the northeast wastewater plant over 20 years, so the money we're collecting over time from all the home building in Isles of Collier Reserve

all the way down past 951 on the north side of 41, all those people are paying for these plant expansions, no matter where you build.
- If you build on 951, you pay the same impact fee to use the capacity of a regional plant. These are all regional, interconnected plants.

Vice Chair Valle said for the residents of Golden Gate City living on small quarter-acre lots and even the commercial properties there, such as Santa Barbara Boulevard, that have water but not wastewater connections, what happens to them?
Mr. Bellone said they will be forced to connect once there is availability to connect. They will have 90 days to connect.

Vice Chair Valle asked when that would occur.
Mr. Cody said Golden Gate City is tricky because it will have more than nine phases of getting sewer installed. It must be done in concert with a significant number of other neighborhood projects and grants, so the utility is working with planning on that in conjunction with the growth management capital services that are provided, such as lighting, sidewalks, etc. Those public utilities renewal projects will take time.

Mr. Bellone said those will be public utilities renewal projects like with Naples Park and Palm River. We'll do that work in concert, so that we're not ripping up a road to open a trench and wastewater pipes and then going in the next year to do stormwater.

Mr. Mitchell asked if there's financing available for the user or do they have to do it themselves? If they have to pay $12,000, does the county let them do that over time?
Mr. Bellone said of course, but it's not interest free. Most people choose not to. Golden Gate may be a stickier issue due to the environment.

A discussion ensued and the following points were made:
- This isn't like building a new plant, so don't they get credit? Doesn't it get calculated differently than users coming into a new plant and adding to the system? They're newly reserving capacity, which is when they pay.
- The county must look at whether they have to pay for the big plant they're not using.
- They will pay for water first. The transmission mains for water are already going in and then when we eventually get to the septic-sewer conversion, that will be a long process because of the public utility renewal project we're working in concert with.
- Then they'll pay the wastewater utility at connection at that point, when we install the meters.
- We have to get the water there first and the transmission mains are going in today.
- Water will take two years or less.
- It's up to the county to put in the distribution lines with the service lines to connect those that aren't connected. At the point when we install the meters, they'll pay the impact fees.

Mr. Cody reminded them they the county doesn't expect to have that plant until 2027. And we're not looking at starting with sewer conversions until we have a plan for that multiphase project and we need the plant. There isn't a capacity, there's no conversion.

Mr. Bellone said the driver is the 951 Corridor and taking pressure off the South Plant and we don't have to fill the South Plant.

Chairman Foley said the vice chair has good points, but he has a different perspective. What he's hopeful about is that we come back yearly. These big gaps here are no good to anybody, and the charts are problematic because of that. When you take things to the bond market, it's a yes or no. He doesn't think you can phase it. He wasn't surprised by the numbers. If you live here, work here, run a business here, travel the roads here, it's not really a surprise.

A discussion ensued and the following points were made:

- When you bring your report to the full DSAC, when they go to make a motion, they can include that in their motion, that another fee rate study will be done sooner rather than later, not waiting three years.
- It could get reviewed within 12 months to see if a rate study is necessary. That would be more amenable to the board and would pass more easily.
- The expenditure for an impact-fee rate study is about $100,000, a little less for the user-rate study. That's not a large percentage of your operational budget, so it wouldn't really impact the users if we did it more often.
- One of the commissioners just saved utilities $126,000 by not having to put fluoride in the water, so we can use that money to do another rate study.
- If we entered a climate where we had a reduction in home production and building, that would be the time to spend money to do the plant expansions so we're ahead of the curve.
- Almost every local large civil engineering firm is now a national firm and or private equity firm, which says people are doubling down on the market because no one's going to spend that kind of money to get that asset without a return. The goal is to then be gobbled up by a larger company.
- Even if the forecast says that we're going to slow down in the market, it's relative to our market, not relative to the national market. We need to consider that 2008 was a lot different, but we should push forward on this because we could get more behind and be subject to increased fees, instead of doing it at today's dollars.
- Those are the times when interest rates generally are lower. While construction costs are lower and you have more bidders on those projects, and there's more competition, you get better rates not only on construction, but on the bond side, you have lower interest rates. So that's the best time to do it.
- When COVID hit, Mr. Mitchell recommended that his clients move forward on projects, despite their trepidation that the world was ending, and that was the best time to put projects out to bid. Interest rates were low, contractors were hungry for work and prices were good.

Mr. Barnwell told the subcommittee:

- If we were to see some major fluctuations in costs, we could do a cost and credit analysis.
- That hasn't been done since before 2015.
- It's a stripped down version of a full study just to evaluate costs as an interim solution.
- Utilities from the impact-fee perspective are wholly exempt from the more restrictive covenants, such as the changes made in Chapter 163 for impact fees.

- There was a push in one bill this year that didn't get any traction to remove that exemption for water and sewer, so if that were to come back and be approved, then utilities would be subject to the same regulations as the other impact fees, which now limits your increases to every four years.
- For phasing, if a fee increases from 0-25, you can implement it straight away at the time of adoption. Between 25% and 50%, that has to be phased in over two years and then any fee increase over 50% has to be phased in over four years.
- If utility impact fees were to be included and that exemption was removed, they would be...

Mr. Mitchell asked how they'd do bonding then.
Mr. Barnwell said that's a great question and he thinks that's why it got pushed back this year.
Mr. Mitchell said maybe higher-rate users pay more interest but it could be done.

Mr. Bellone said the general fund generally has three bond rating agencies, including Standard & Poor's (S&P), which doesn't rate utility bonds.

A discussion ensued and the following points were made:

- Those are some of the safest bonds. When the county wanted to borrow $128 million, Mr. Bellone got $156 million and those were premium bonds. Utility bonds are generally premium bonds and are guaranteed and tax free.
- Staff needs to present this to the full DSAC to show you've looked at every aspect on how to reduce the cost.
- It's important to know whether there's a way to reduce the cost over time and if it could be phased in.
- The county has a monumental political task with Golden GateCity. It will be tough when they're mandated to connect so we want to make it as friendly as possible. That's a pretty big pill to swallow, so we need to ensure we're doing everything we can to minimize the cost.
- It also will be an issue because a lot of those properties are investor properties and are rented out. The owners aren't here. If the county has to look for delinquencies, everyone dreads Golden Gate because we have hundreds that we have to do.
- There also has to be an MSTU vote for Golden Gate Estates.
- Golden Gate Estates involves large lots so they're exempt, such as Oakes Boulevard. They did an exercise and were more interested in water than sewer but we couldn't even get them to pass it for water. We couldn't get 50% plus one to agree.
- You can't bring it into the county's service district and do the capital improvements because it's an exempt area within the service district and always has been. It's a donut hole in the service area.
- Estates and agricultural-zoned properties are exempt from compulsory connection. That's a board policy, so you'd have to change the zoning to do it or board policy.
- One of the changes in the statute that took effect last July was that Collier County became eligible for more grant-type funding for conversion programs. We've also started pursuing hazard mitigation and direct appropriations from the state.
- Palm River is offset by direct appropriation. Staff's intent is to continue doing that to help residents offset conversion fees, but that's at the discretion of the regulatory

agencies and the legislature. We can't plan on offsetting in advance. We offset at project time.

- The county applied for Palm River and Naples Park and have $4.5 million combined for water, sewer and stormwater. We have $3 million for the Palm River conversion.
- We applied for $35 million for the Golden Gate Wastewater Plant and were denied. That doesn't mean we're not going to try again next year. We're applying in tandem now. We're going back again and applying for the local hazard mitigation-grant on that one as well.
- We don't just pursue single avenues. We have a minimum of three we're actively pursuing.
- It will be important to mention to the full DSAC what's available and what's actually used.
- The last firm that did the impact-based study was PRMG, but they were acquired by Raftelis. PRMG was a small private firm and Robert J. Ori was the principal. He now works for Raftelis. It's a much larger organization but they do a significant number of water-sewer rate studies in Florida, which is why we choose them.
- This study was broken down and is much easier to understand, without the interspersed of what we have versus what we've got to build new.
- You need to provide some history, show the fluctuations and big swings in the market, given the time-frame differences, then talk about what is actually going to be needed and where that number comes from, tying that all together for that, and then talk about the bonding and how the financing works.
- The board requested that the Office of Management & Budget tie together three concepts, so that budget was not an exercise that we did just as an exercise. It was tied into the strategic plan and the AUIR so your idea to bring the AUIR into this to say, "Here's the plan, based on what the county sees is growing and this is funding that growth" is a great point.
- You can't realistically understand one without the other. It's important for folks to get that fundamental understanding so we can go ahead and go through that.
- That needs to be highlighted for newer members and Hannah Roberts, who's representing the Affordable Housing Advisory Committee, to show how we try to go through this.
- Rates are broken down by 750 square feet or less, 750 square feet to 1,500 square feet and over 1,500 square feet for multifamily and single family. The majority of homes are three-quarter inch and some of the larger homes are 1-inch.
- The impact fees on the larger meters tend to be commercial, hospitals and schools.
- You need to highlight on a per-unit differential for the multi-family side. Some people are going to think this is adding more cost. Affordability will be part of that multifamily component and if you can show that the cost is less than a full single-family home, that gives you something from the affordability side.
- The graph Mr. Bellone showed is a typical three-quarter-inch single family home of 1,800 square feet.
- But when you're talking about affordability and multi-family, there are some staggered approaches we're able to take that we're not able to take in the single-family home market.
- Courts said we could no longer base impact fees on home size. We were trying to do that when transportation impact fees were blowing through the roof and there was a lawsuit and a judgment that went the other way.

Mr. Bellone said that on p. 84 is Appendix C, the proposed study, and it shows that for the smaller units, the 0-750 square feet, their water impact fee would be $2,135 compared with $6,470 for a single-family house.
Vice Chair Valle said that's where you want to tie in from an affordability perspective. You need to use that.
Mr. Bellone said that's a great idea and asked if the subcommittee would be ready to give a recommendation to the full DSAC at its next meeting in April.
Vice Chair Valle said he thinks so. Based on what we've seen and heard, especially with the financing approach, we're comfortable making that recommendation.

Mr. Bellone said then he can plan on board schedules. He'll talk with Ian and Amy. She's already indicated that the first meeting in April would be difficult. It may be May.

Chairman Foley said maybe they can make a summary that says we brought this report to the subcommittee and these are some of the suggestions. We're happy to incorporate them and then we can support that at the next meeting. He thanked them for doing the research. That always works with the board. It's always important. Sometimes it's surprising when you start looking at it. Who would think that Marco Island was in a position where they are now?
Mr. Bellone said every time his boss asks if he wants to take over that utility, I tell him not during my tenure. Financially, that's not something I want to take on at this point.

Vice Chair Valle said you also need to highlight some of the suggestions that came out of the subcommittee that were unable to be adopted, but that we went through the exercise of just throwing everything we could to get to the point where we felt comfortable about making that recommendation.
Mr. Bellone said OK.

Chairman Foley said the description you made about the bonding is really important. Because you have to do it a certain way, you're not going to get even the beginning of the first plant.
Mr. Bellone said right. And Derek, the director of finance for the Clerk's Office, he's on him about that all the time. about that all the time. They work closely on those things. He'll get the exact words from Derek.

- ***Action Item:***
- ***Mr. Bellone needs to provide the full DSAC with the history, show the fluctuations and big swings in the market, given the time frame differences, then discuss what will be needed and where that number comes from. That all needs to be tied together.***
- ***He also needs to show how the bonding and financing works.***
- ***The per-unit differential for the multi-family side needs to be highlighted to show affordability.***
- ***He needs to show the full DSAC suggestions that came out of the subcommittee that couldn't be adopted, but that the subcommittee went through the exercise of looking at everything to get to the point where it felt comfortable about making that recommendation.***
- ***The DSAC motion should say that another fee rate study will be done sooner rather than later and the county won't wait three years. They could consider a review in 12 months.***

5. **Public Comments**

6. **Adjourn**

There being no further business for the good of the County, the meeting was adjourned by the order of the acting chairman at 4:01 p.m.

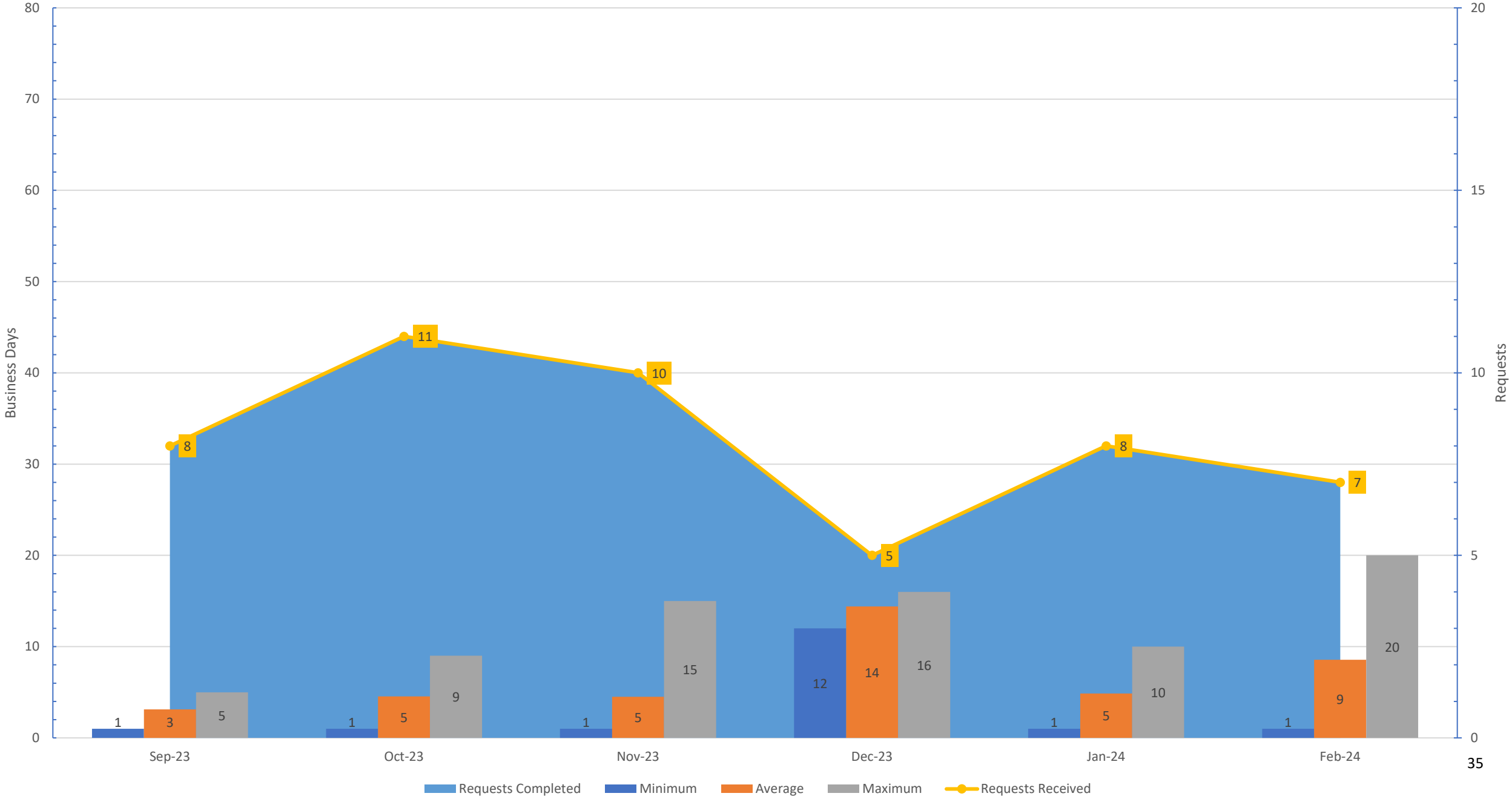
COLLIER COUNTY DEVELOPMENT SERVICES ADVISORY COMMITTEE UTILITIES SUBCOMMITTEE

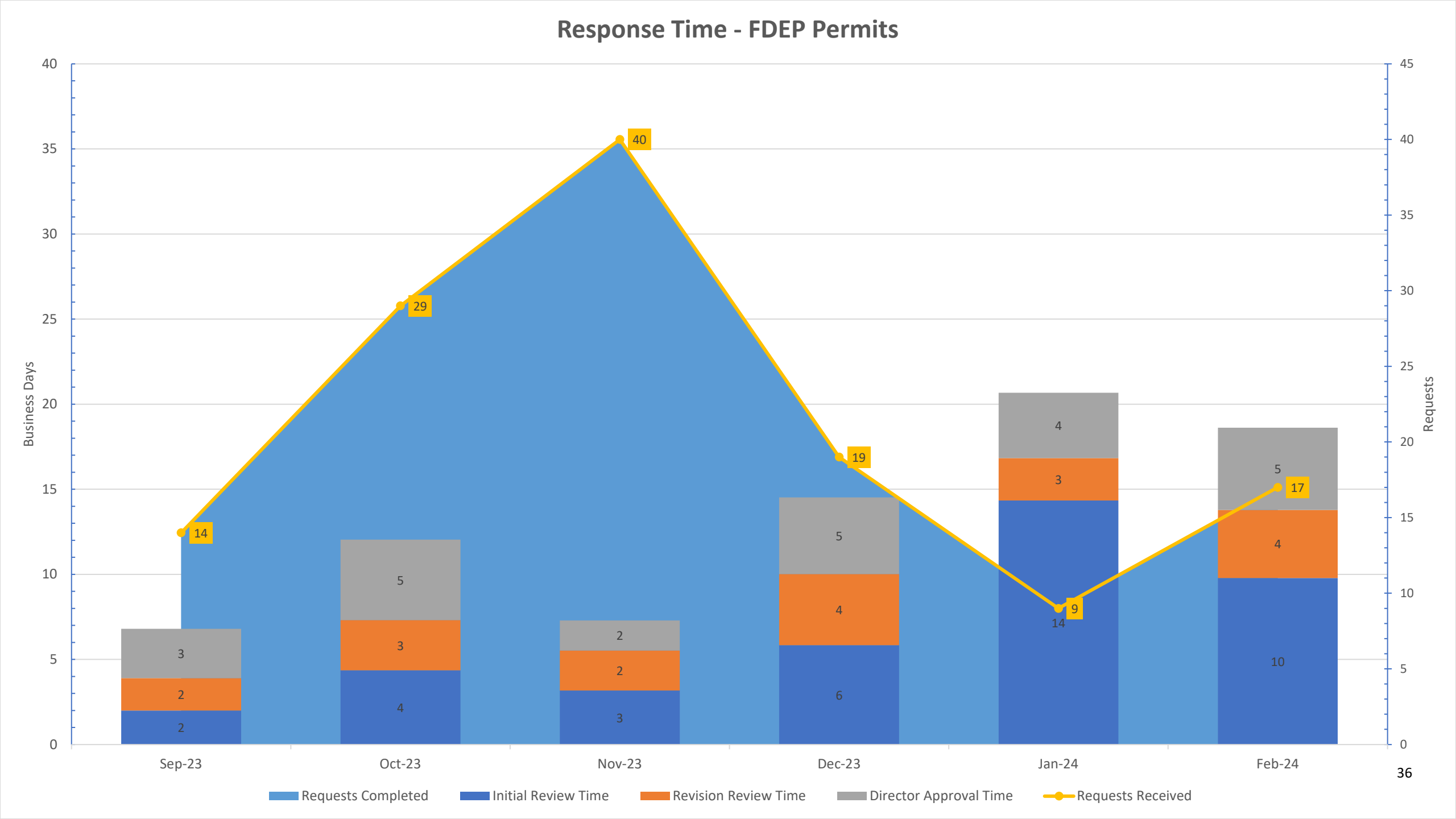
Blair Foley, Chairman

These minutes were approved by the subcommittee/acting chairman on 4/3/24, (check one) as presented _____, or as amended ___1___.

- Amended with minor grammatical corrections.

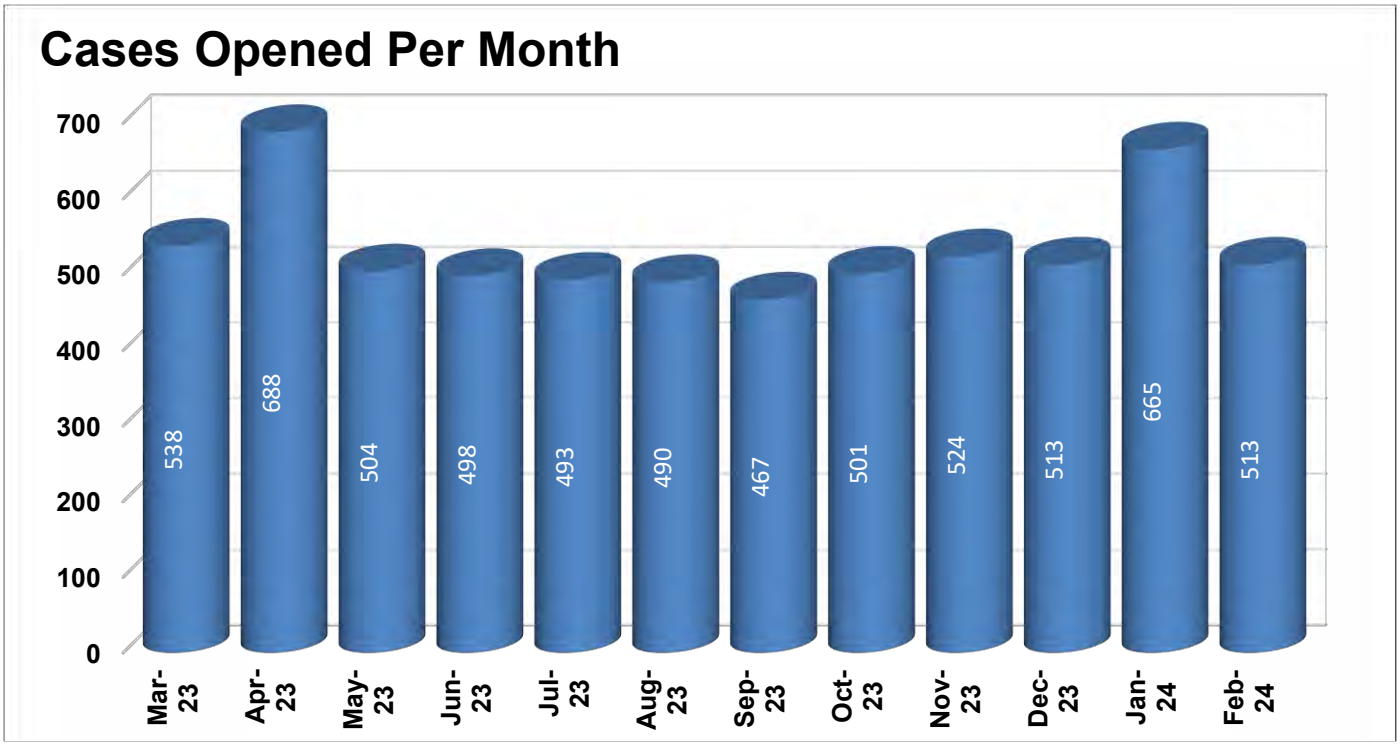
Response Time - Letters of Availability

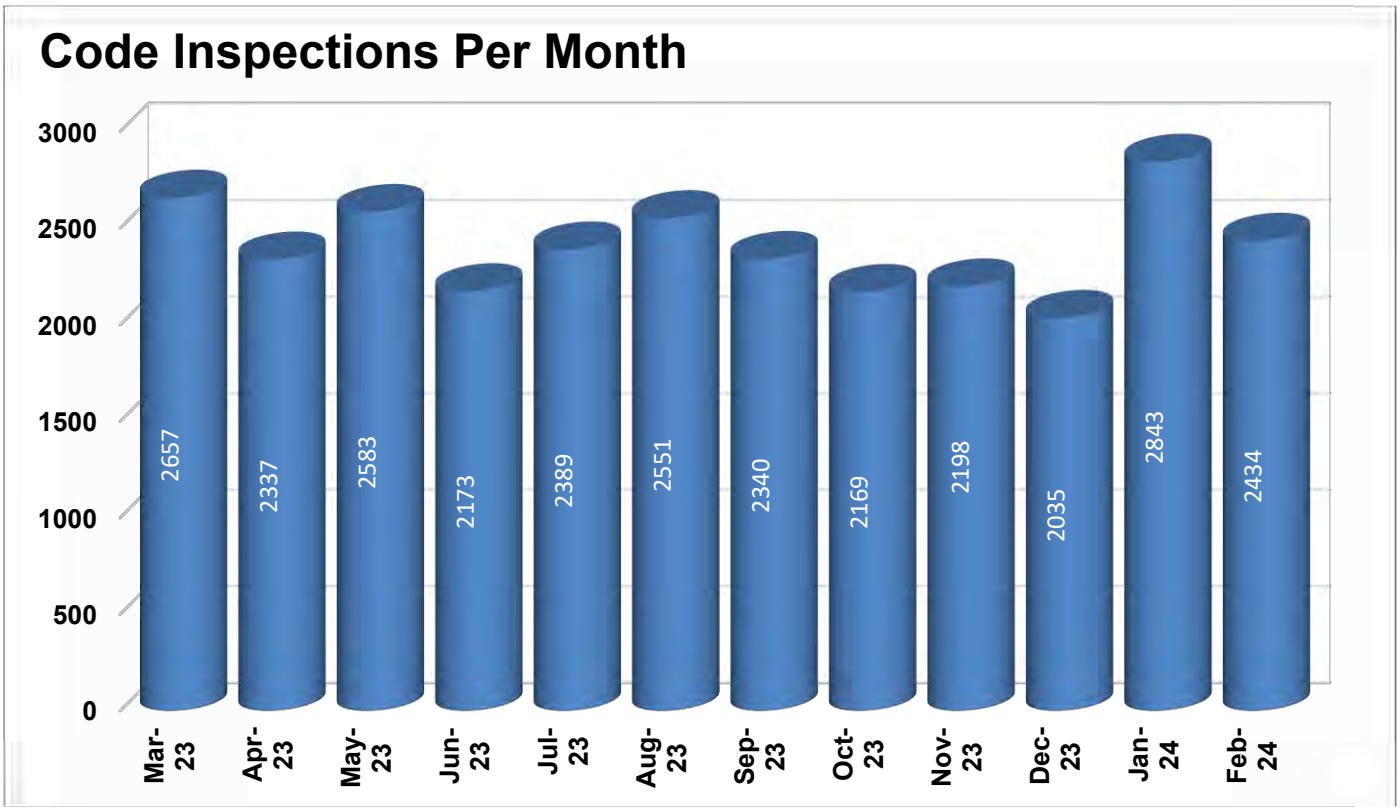



Response Time - FDEP Permits
Business Days
Requests
Sep-23
Oct-23
Nov-23
Dec-23
Jan-24
Feb-24
14
29
40
19
9
17
2
2
3
4
3
5
3
2
2
6
4
5
14
3
4
10
5
Requests Completed
Initial Review Time
Revision Review Time
Director Approval Time
Requests Received

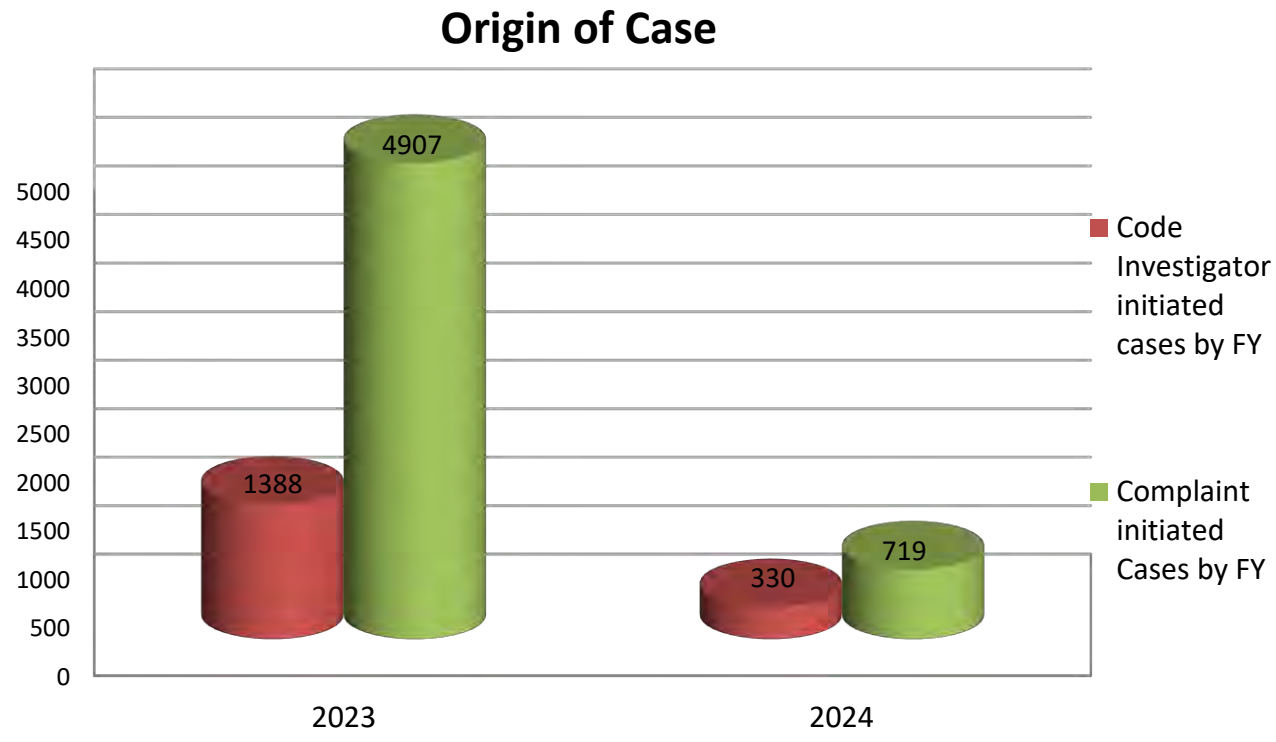
March
2024 Code Enforcement
Monthly Statistics

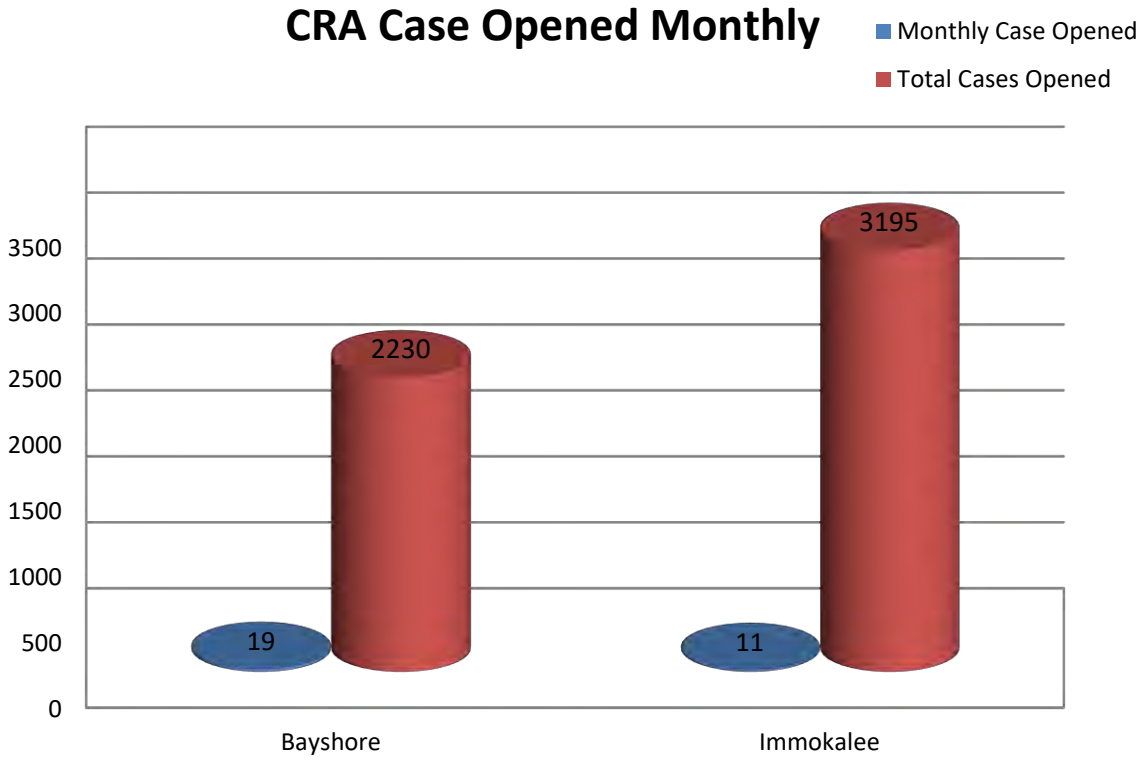
Code Enforcement Reports





Code Enforcement Reports



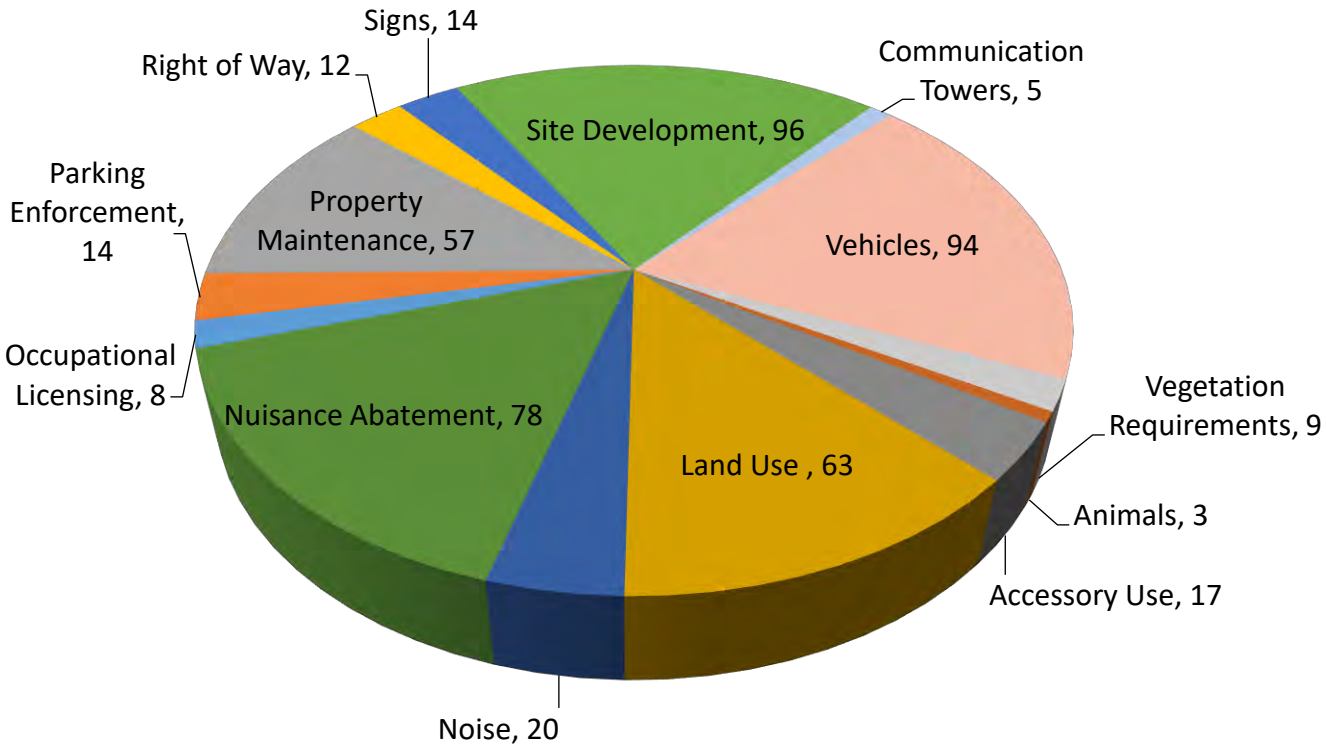


Code Enforcement Reports

February 22, 2023 – March 21, 2024 Highlights

- Cases opened: 513
- Cases closed due to voluntary compliance: 315
- Property inspections: 2434
- Lien searches requested: 905

Top 15 Code Cases by Category



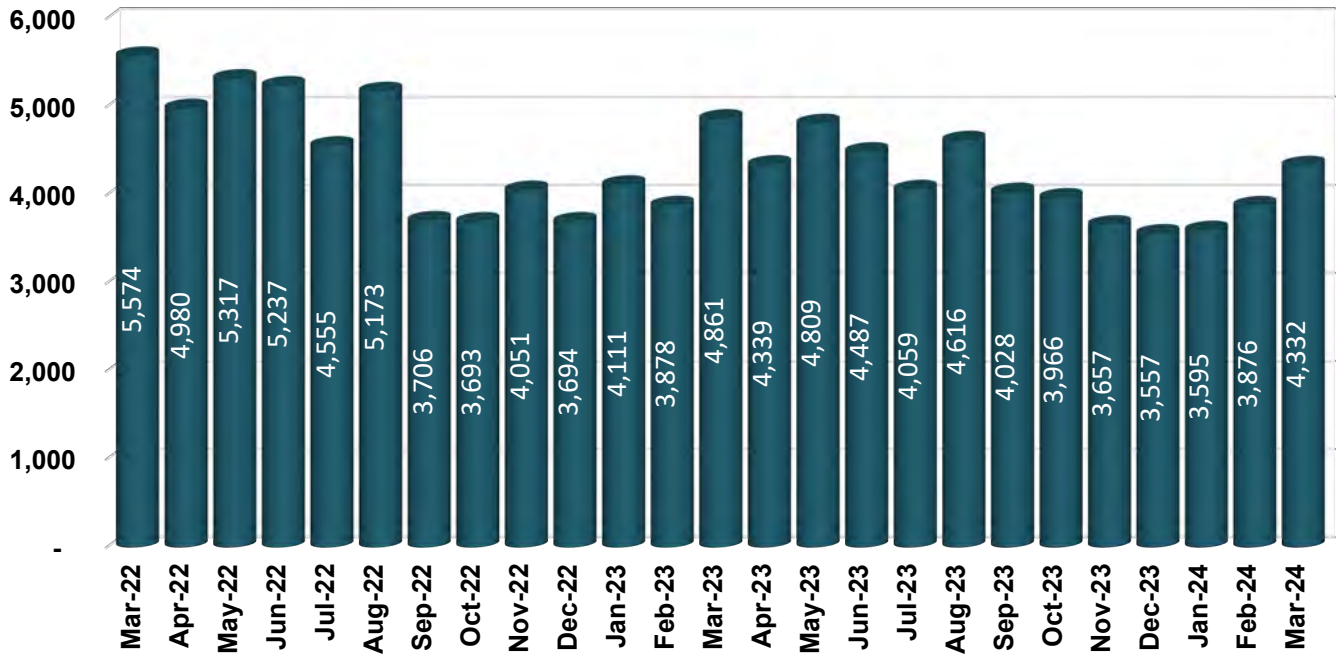
Collier County

March 2024

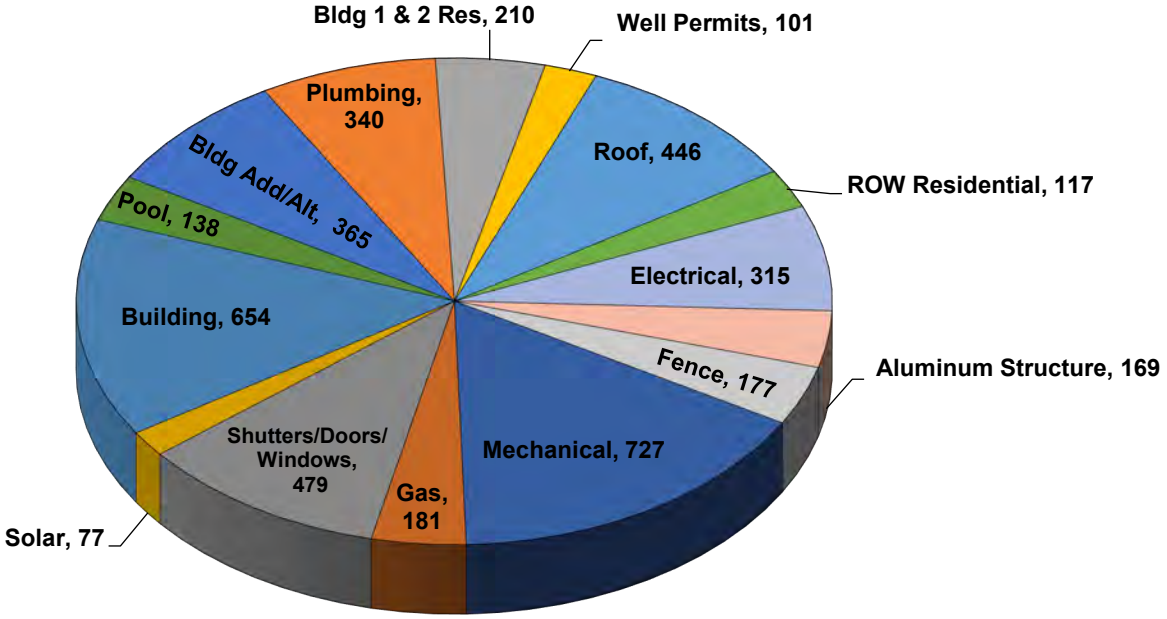
Monthly Statistics

Building Plan Review Statistics

All Permits Applied by Month

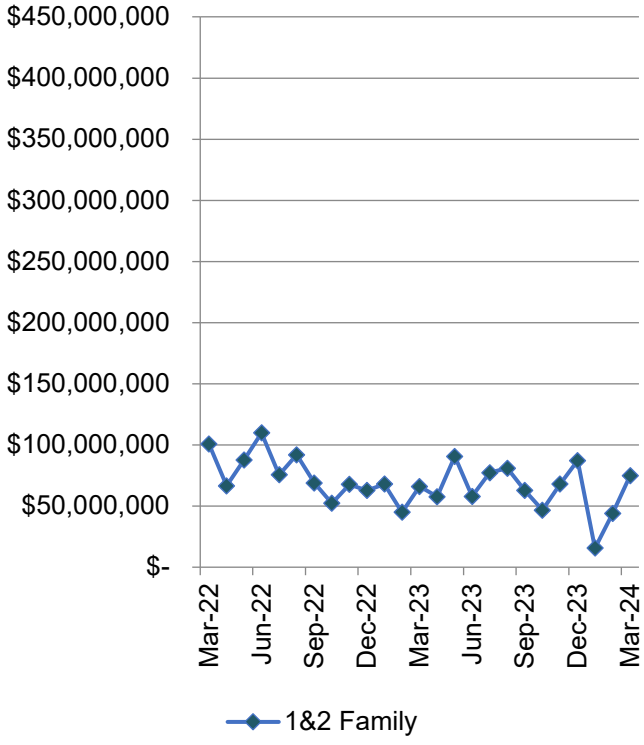


Top 15 of 35 Building Permit Types Applied

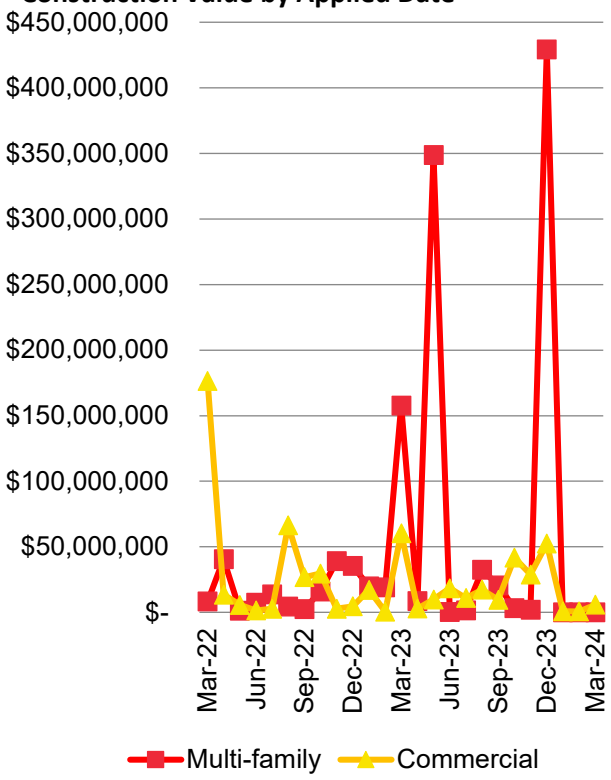


Building Plan Review Statistics

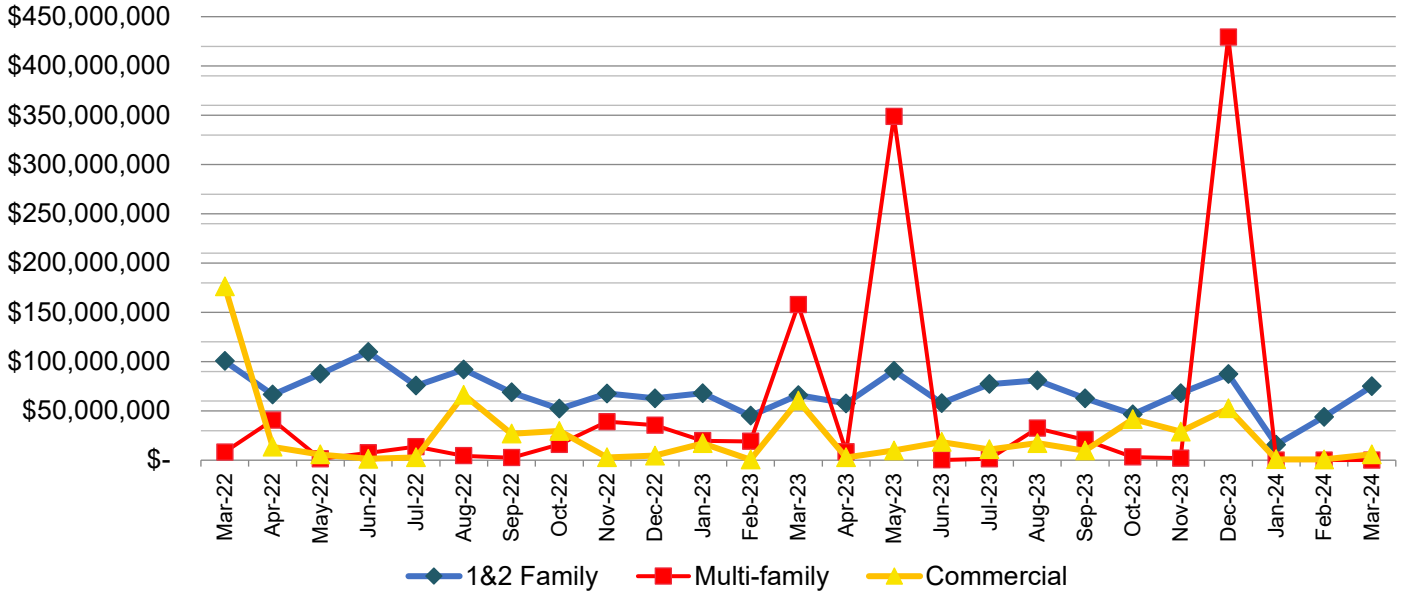
Monthly 1 & 2 Family Total Construction Value by Applied Date



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

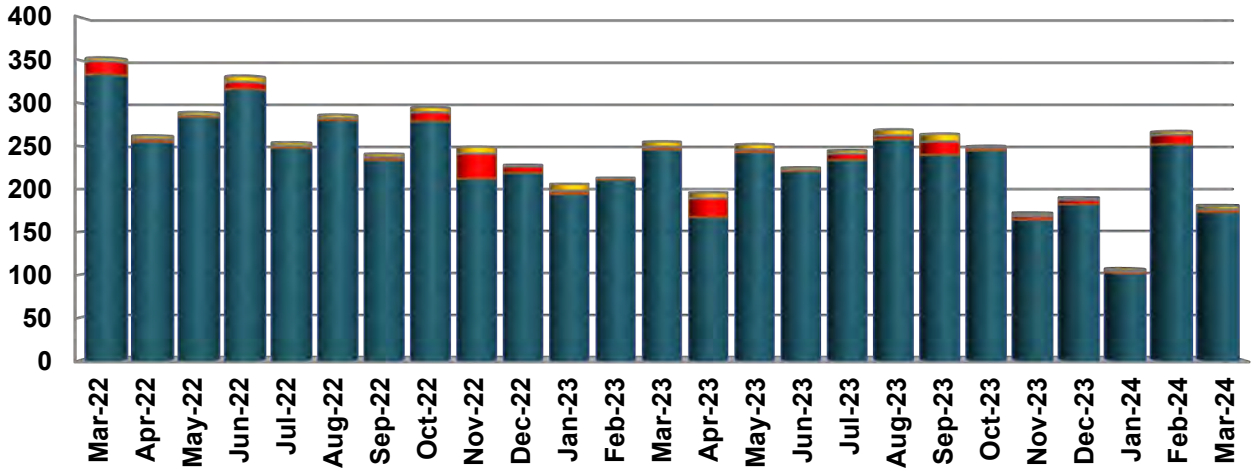


Monthly Total Construction Value by Applied Date



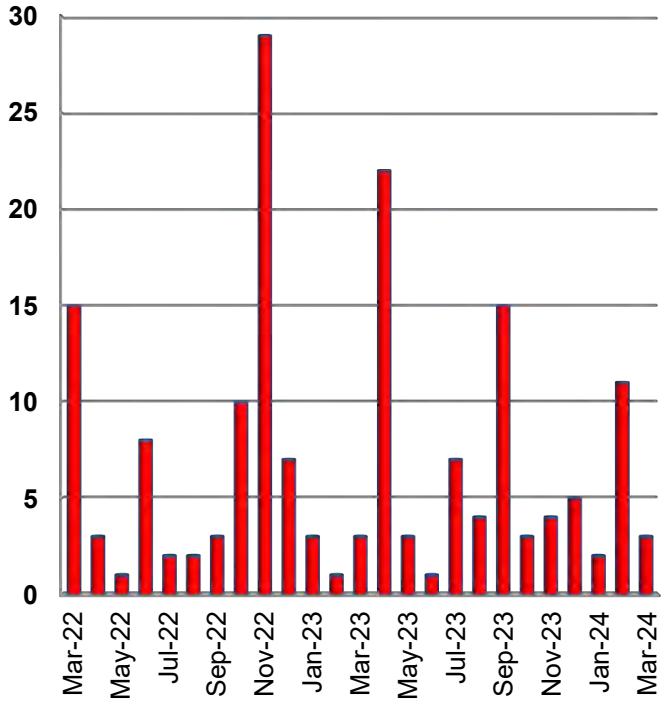
Building Plan Review Statistics

New Construction Building Permits Issued by Month

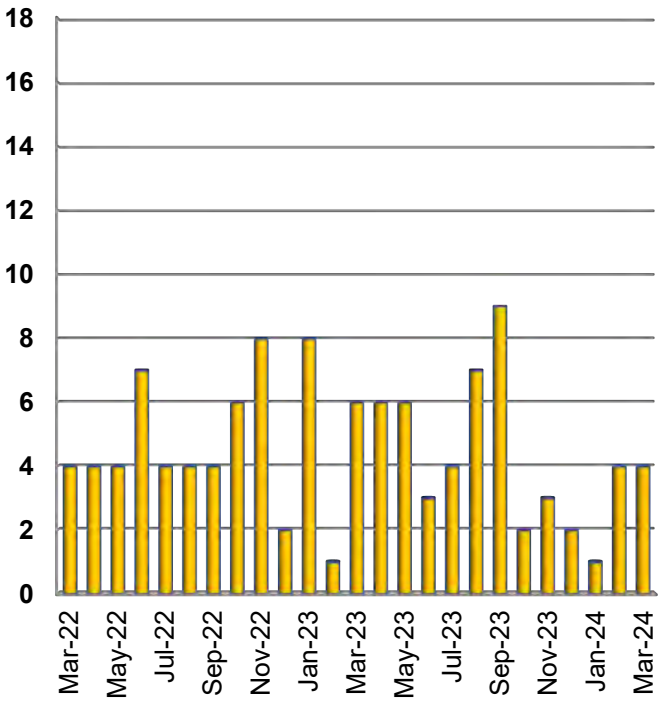


	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
Commercial	4	4	4	7	4	4	4	6	8	2	8	1	6	6	6	3	4	7	9	2	3	2	1	4	4
Multi-family	15	3	1	8	2	2	3	10	29	7	3	1	3	22	3	1	7	4	15	3	4	5	2	11	3
1&2 Family	333	255	284	316	248	280	234	279	212	219	195	211	246	168	243	221	234	258	240	245	165	183	103	252	174

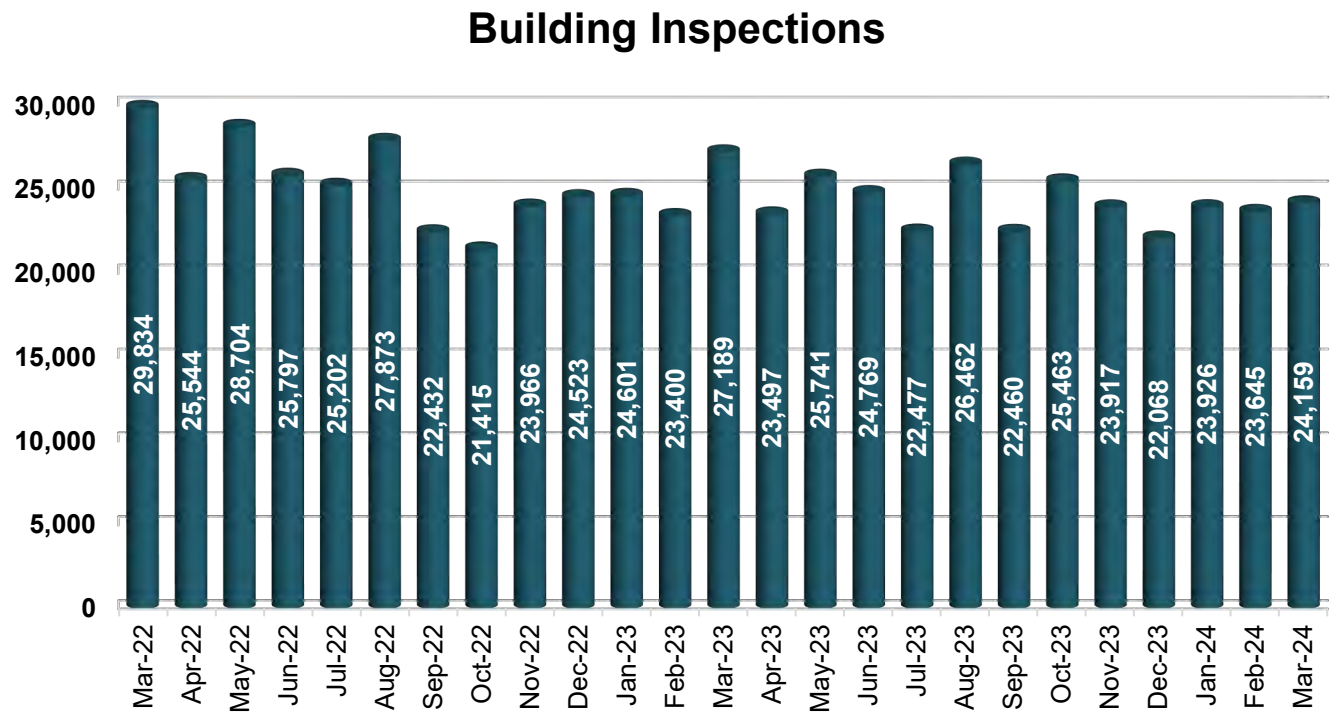
New Multi-family Building Permits Issued by Month

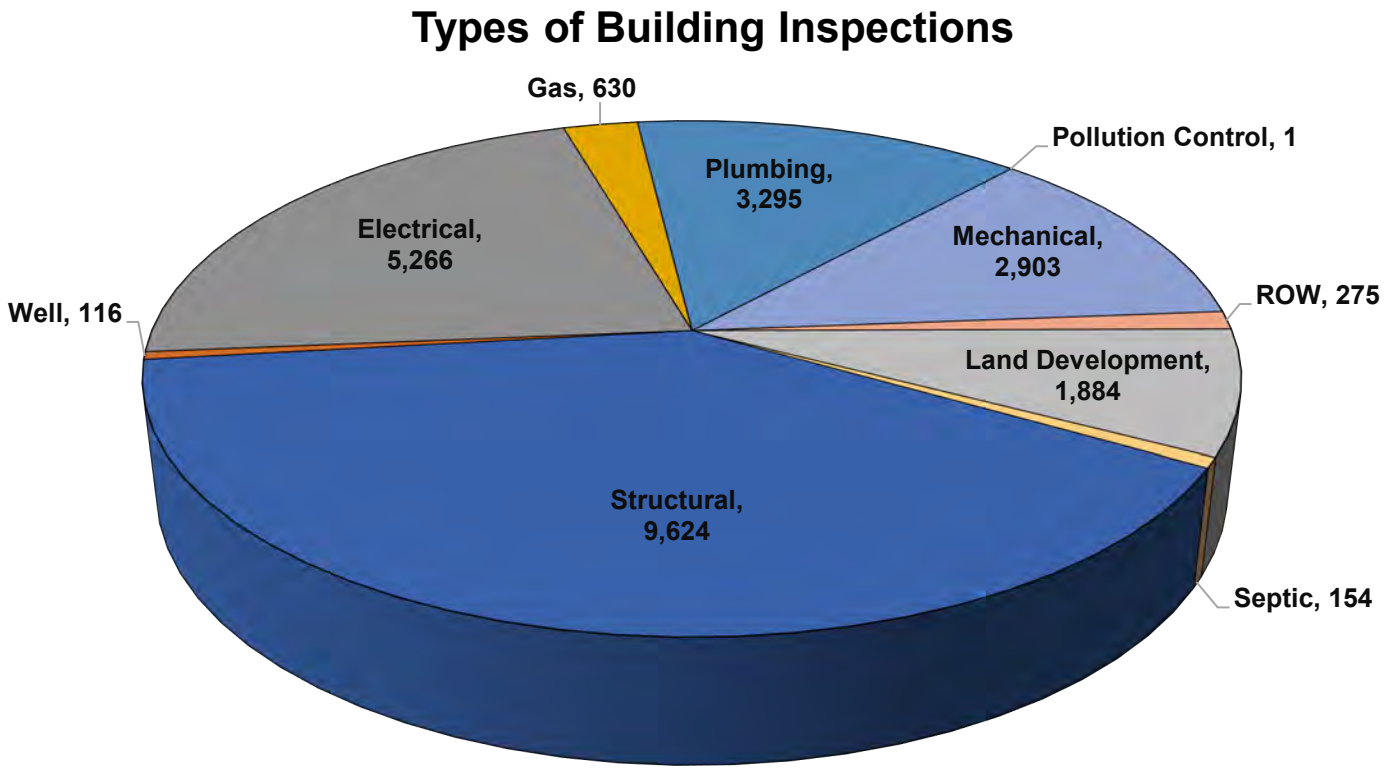


New Commercial Building Permits Issued by Month



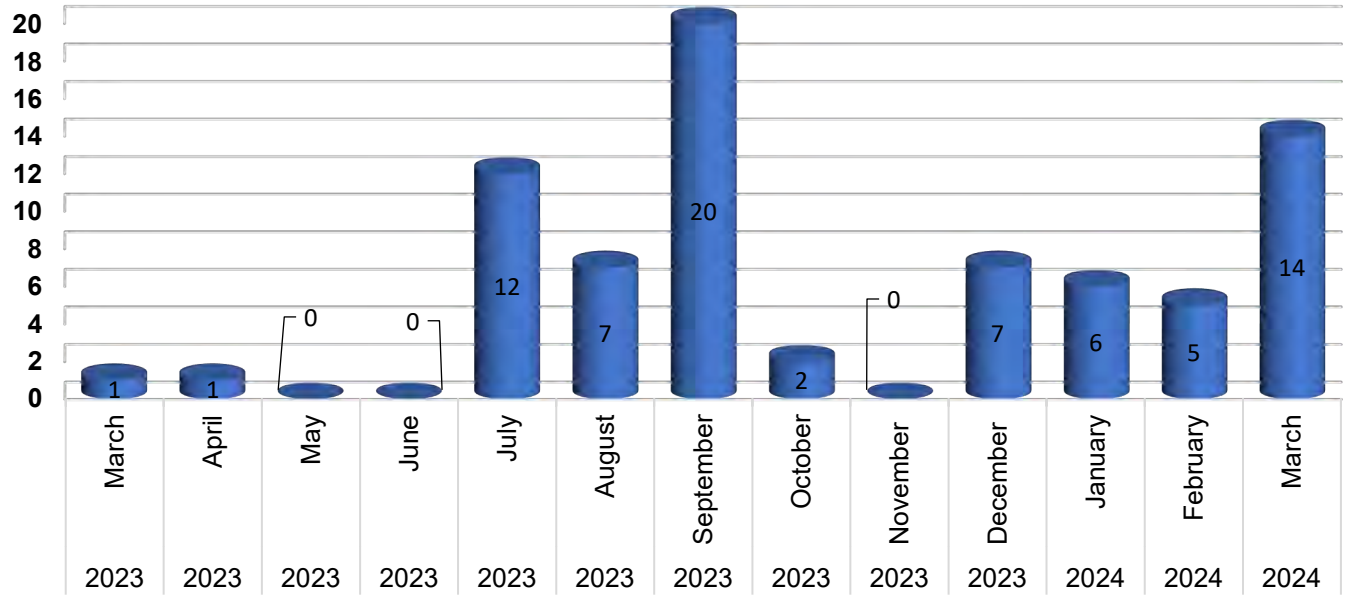
Building Inspections Statistics



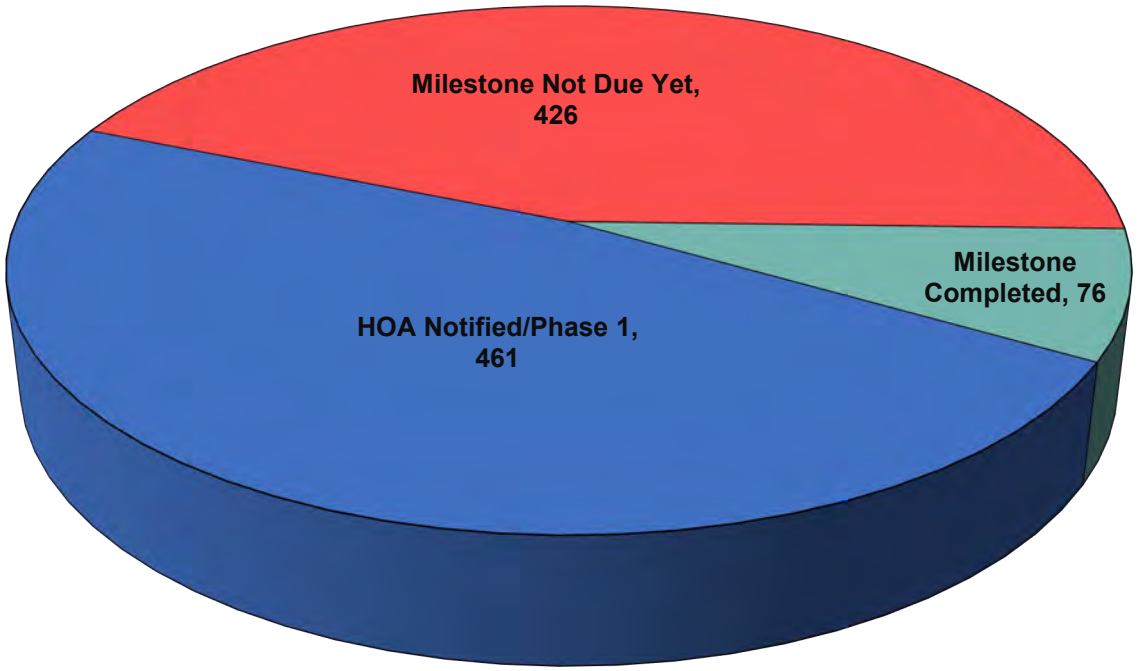


Building Inspections Statistics

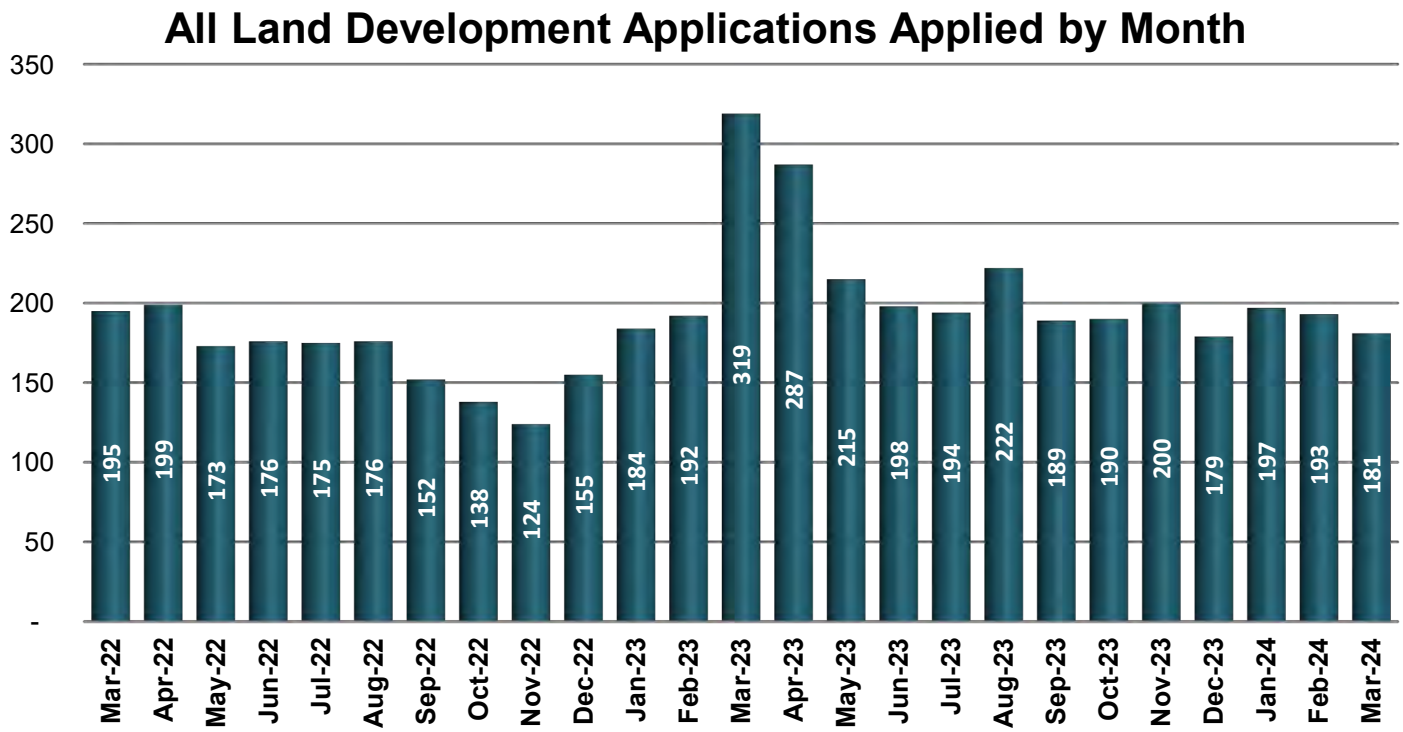
Milestones Received by Month

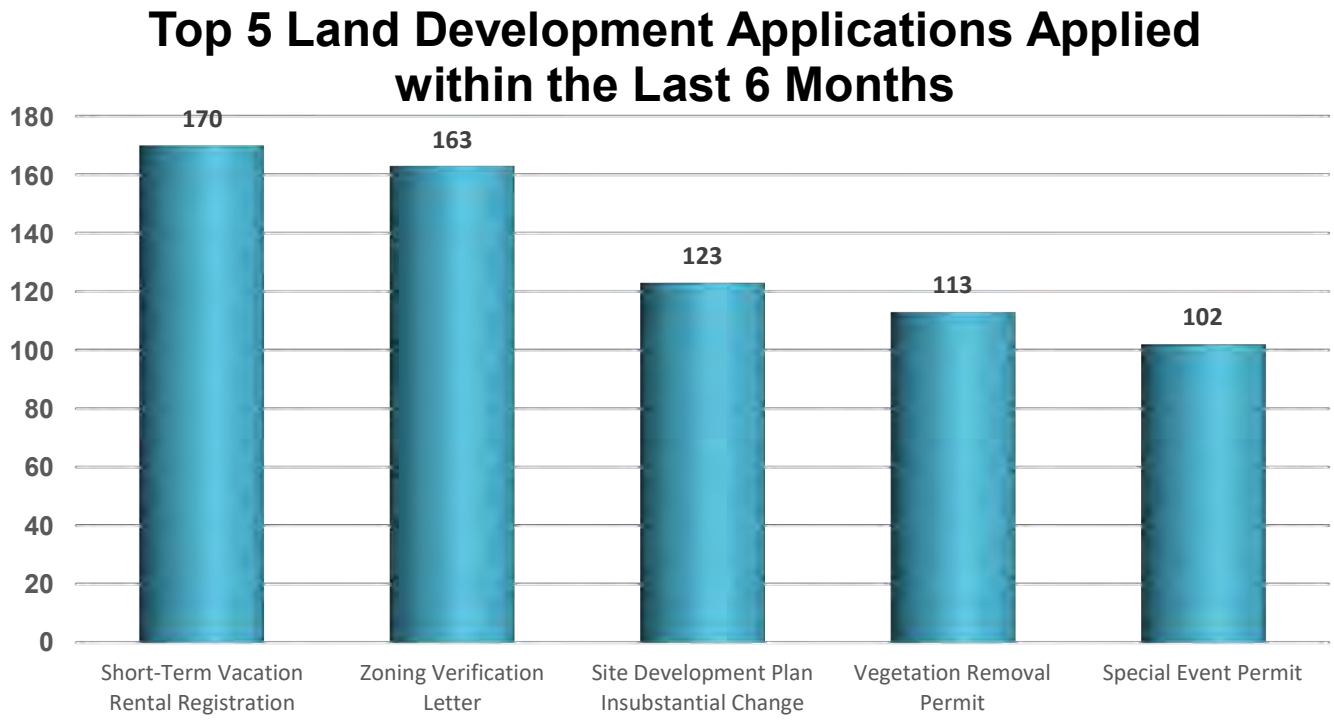


Milestone Inspection Status



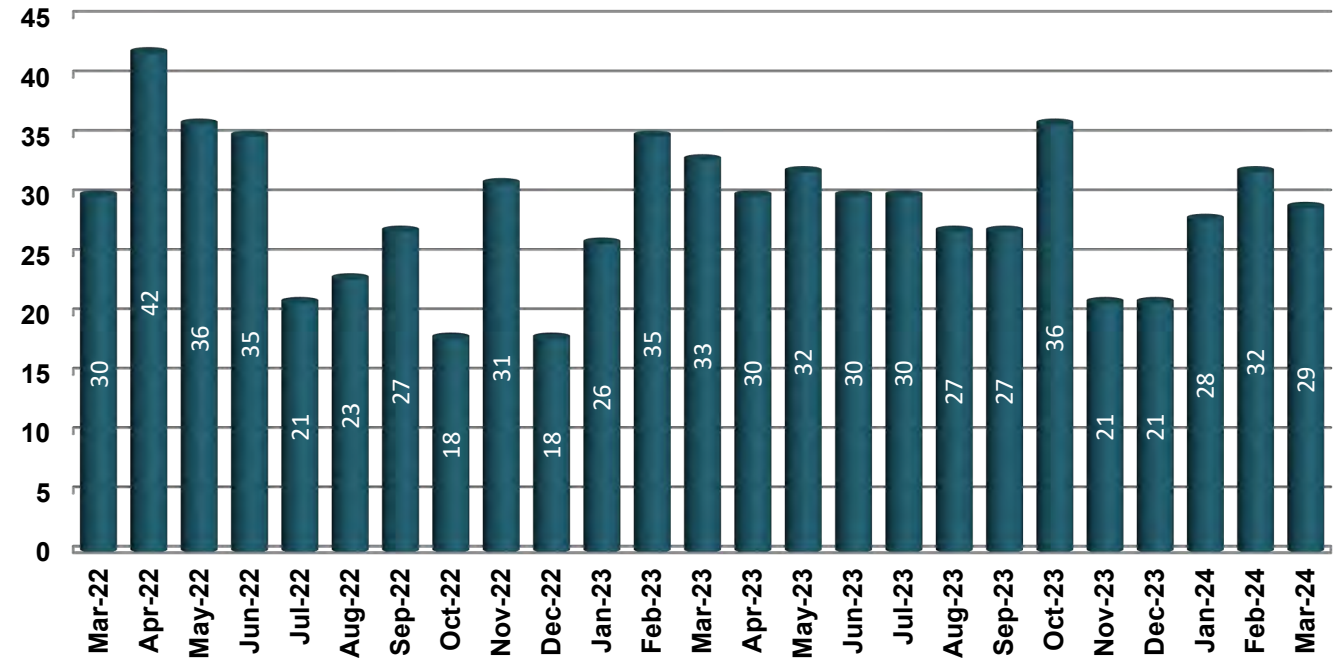
Land Development Services Statistics



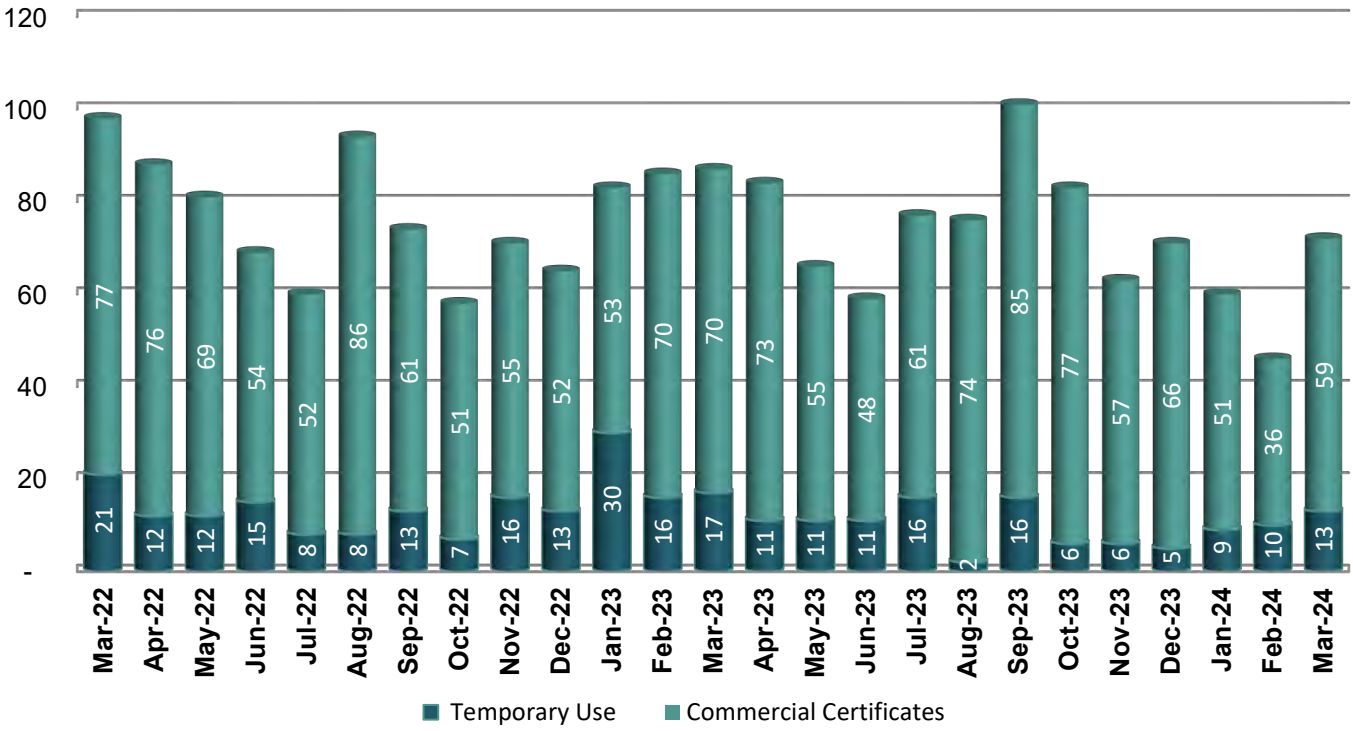


Land Development Services Statistics

Pre-application Meetings by Month

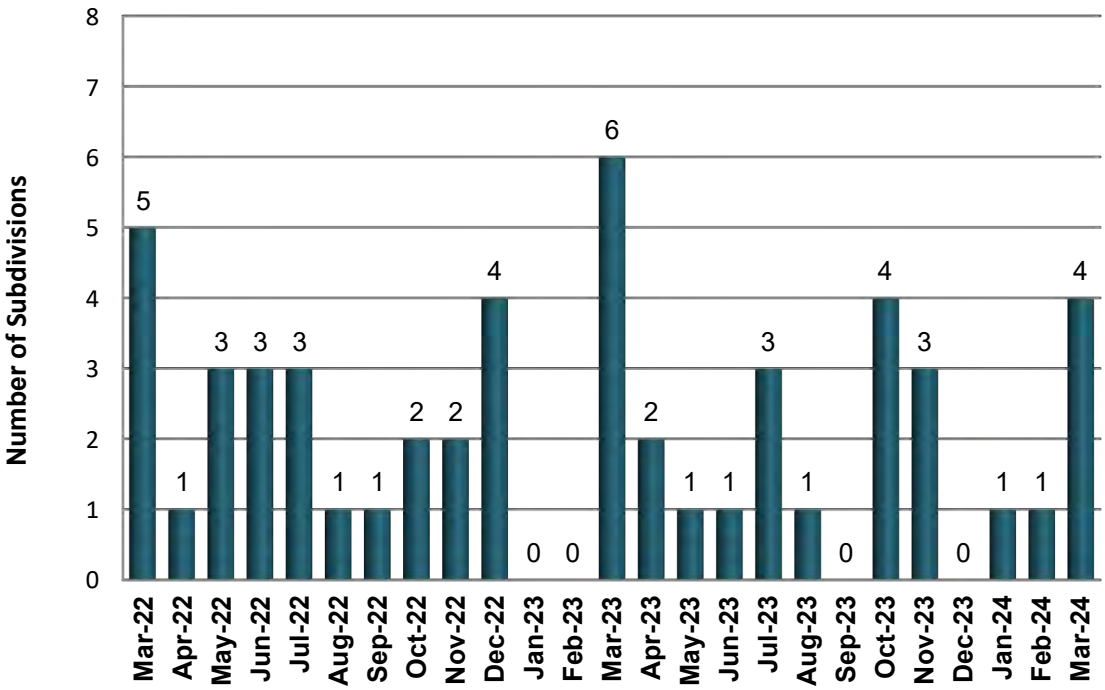


Front Zoning Counter Permits Applied by Month



Land Development Services Statistics

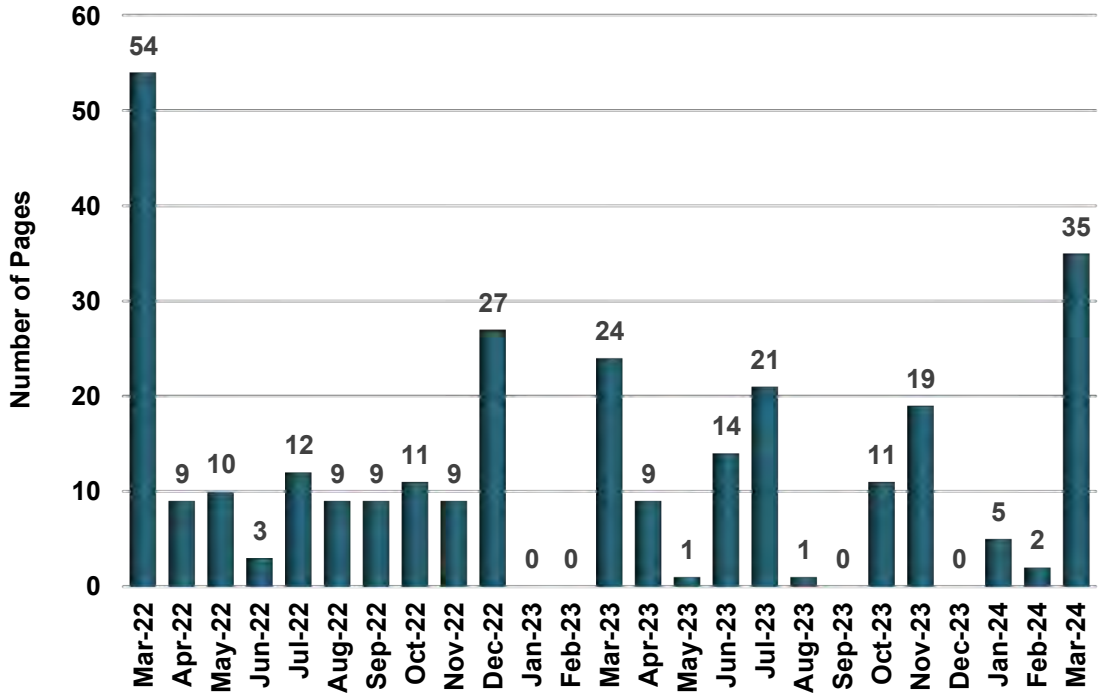
Number of New Subdivisions Recorded per Month



Yearly Totals Subdivisions
2020 – 25
2021 – 33
2022 – 29
2023 - 21
2024 YTD – 6

Yearly Totals Lots
2021 – 1353
2022 – 3100
2023 – 1212
2024 YTD - 596

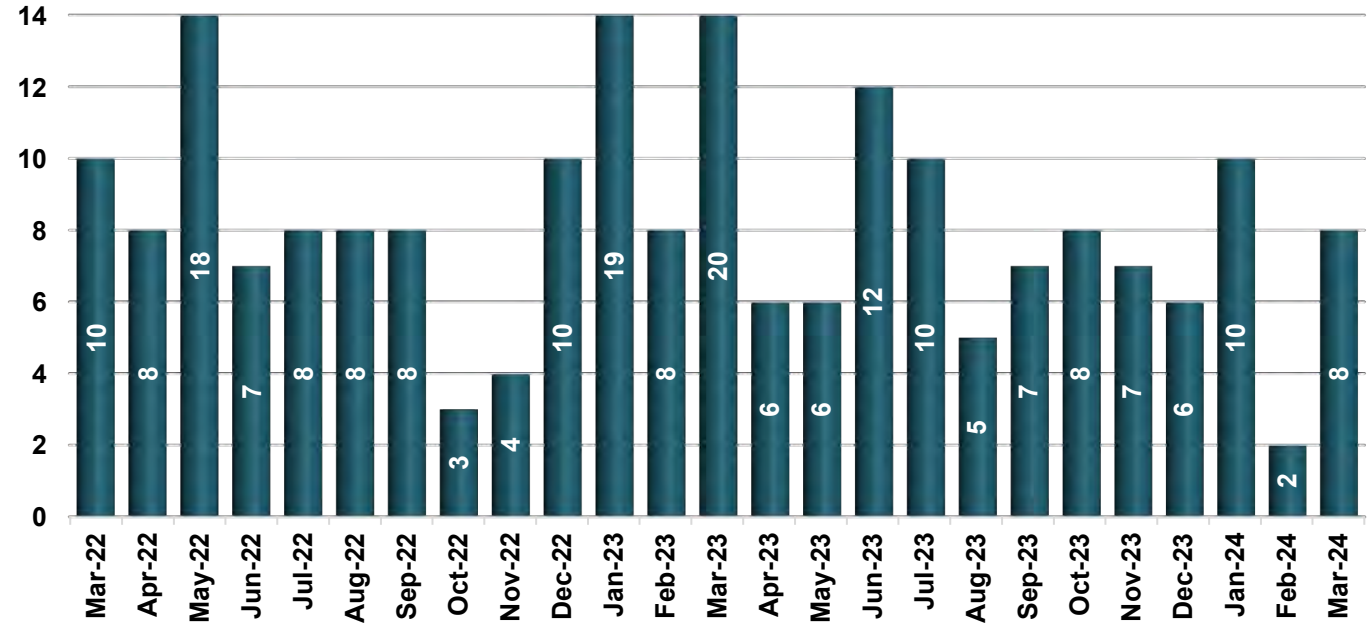
Plat Pages Recorded per Month



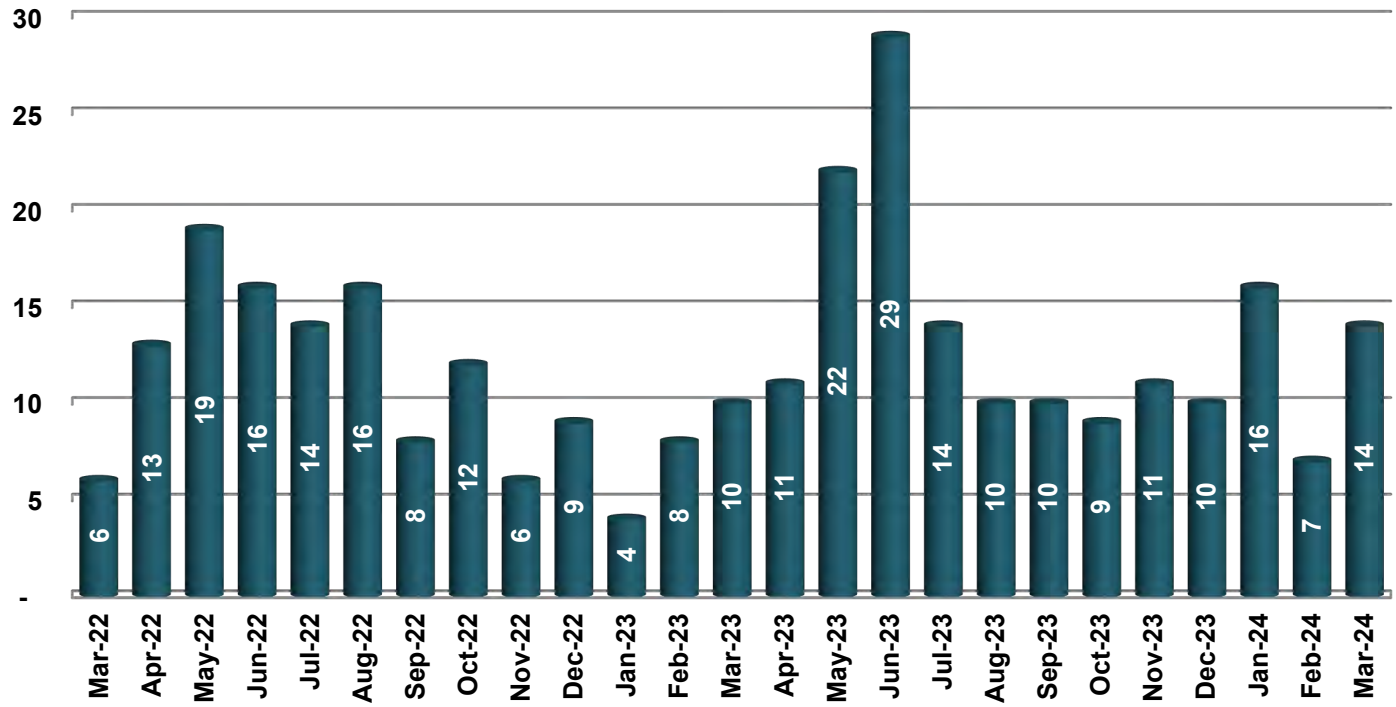
Yearly Totals Pages
2020 – 152
2021 – 188
2022 – 175
2023 – 100
2024 YTD – 42

Land Development Services Statistics

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

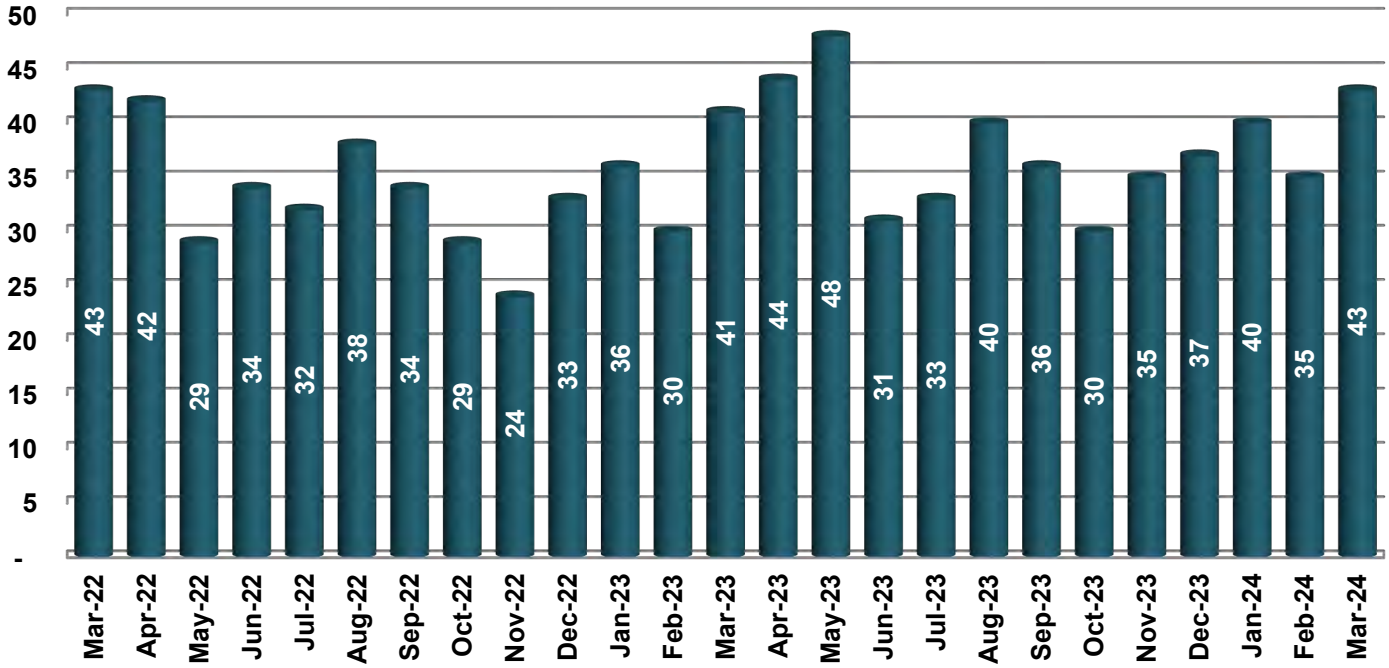


Monthly Total of Subdivision Re-submittals/Corrections (PSPA, PSP, PPL, PPLA, ICP, FP, CNST) by Month

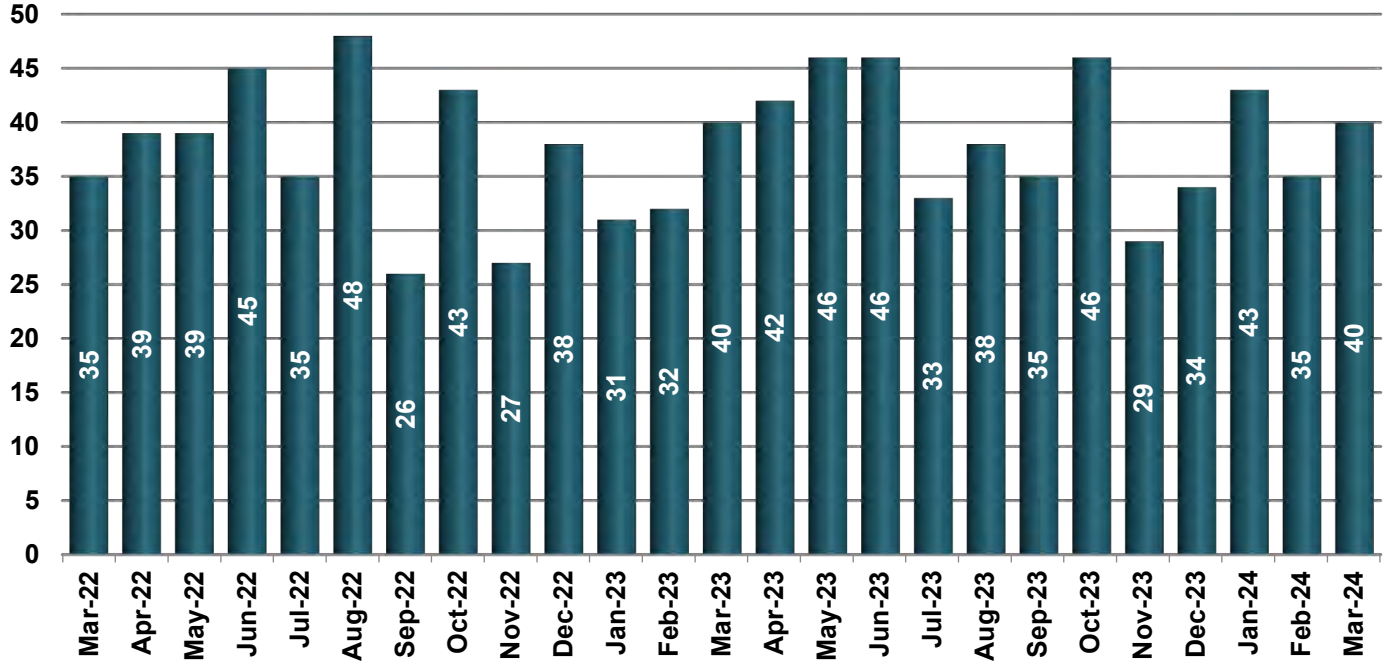


Land Development Services Statistics

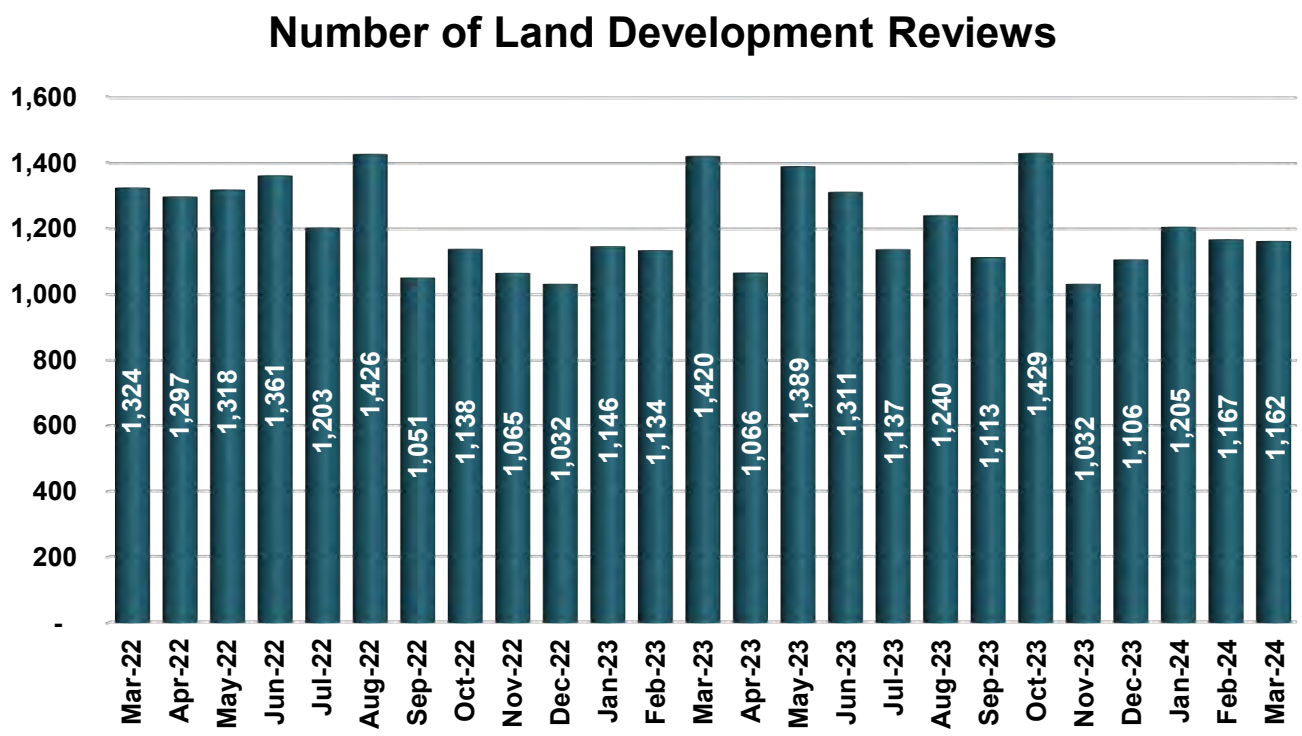
Monthly Total of Site Plan Applications (SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month

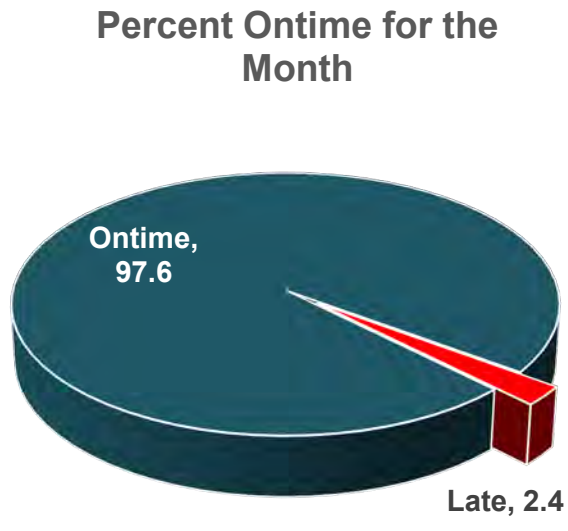


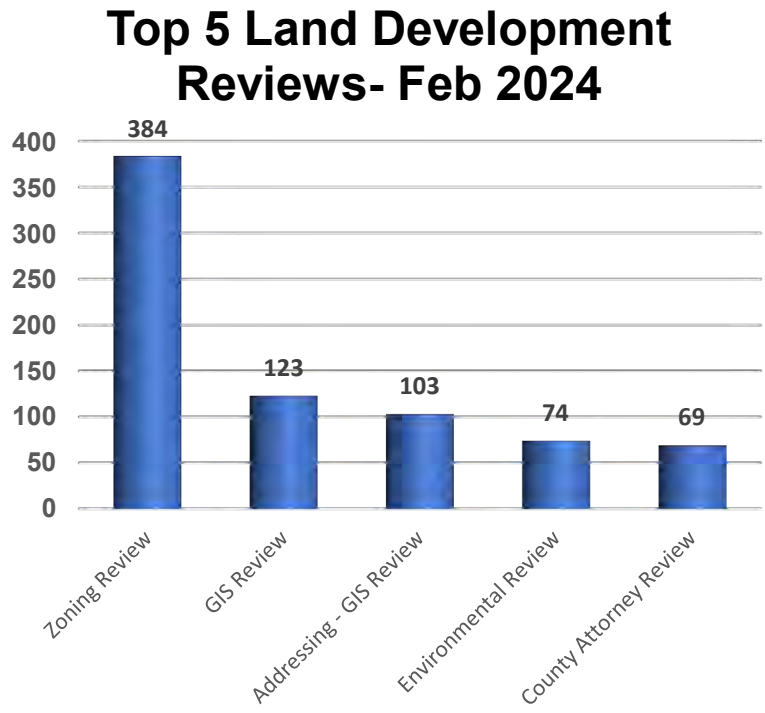
Monthly Total of Site Plan Re-submittals/Corrections (SIP, SIPI, SDP, SDPA, SDPI, NAP) by Month



Reviews for Land Development Services

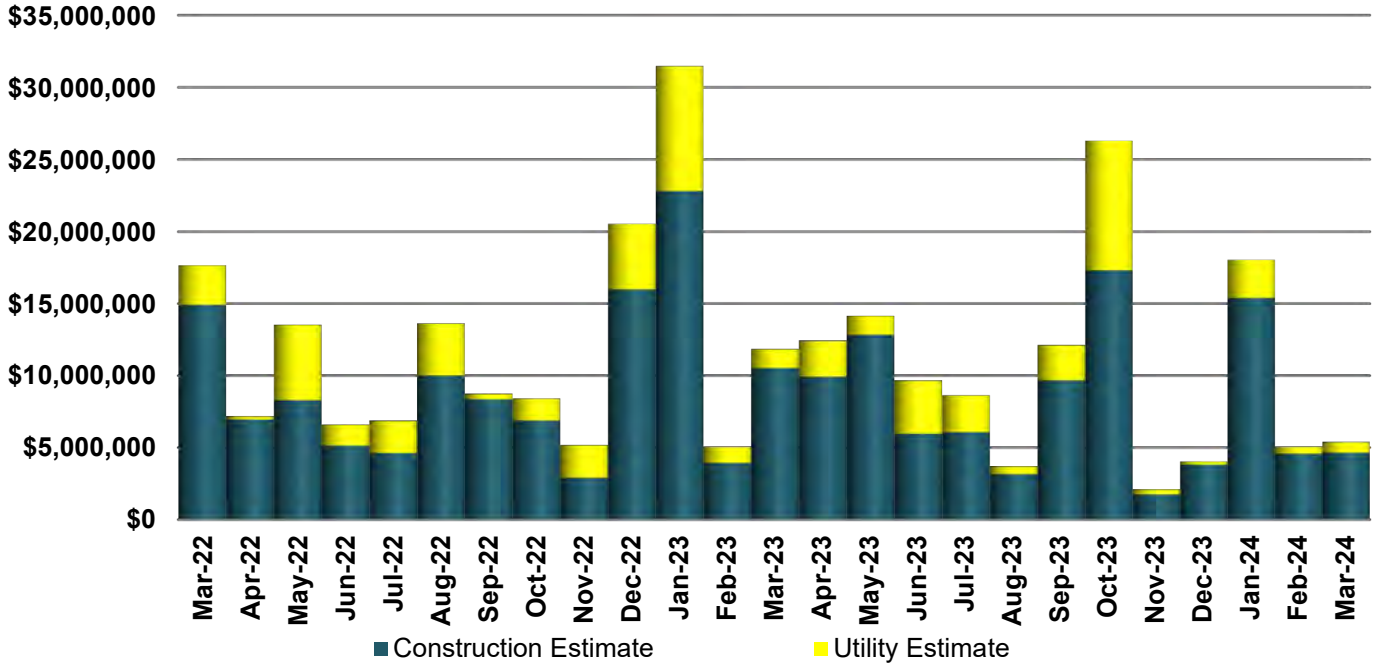




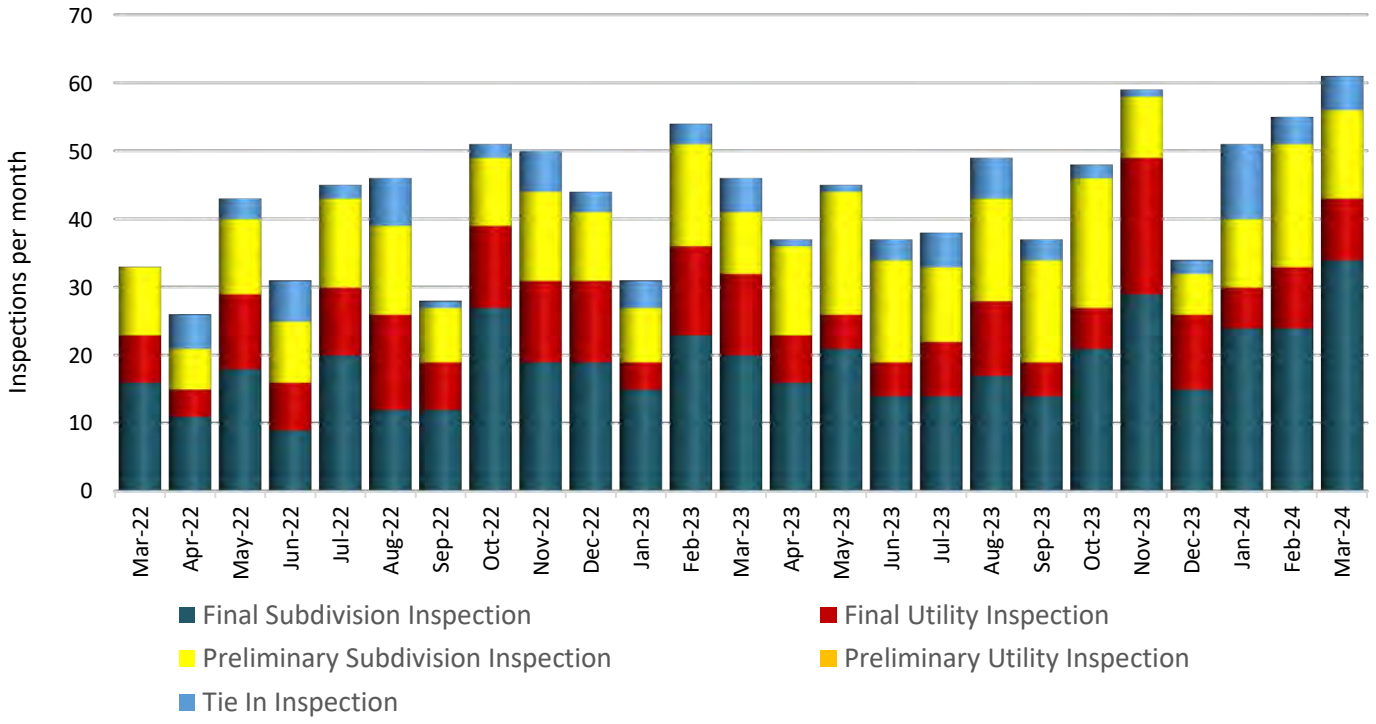


Land Development Services Statistics

Total Applied Construction Valuation Estimate

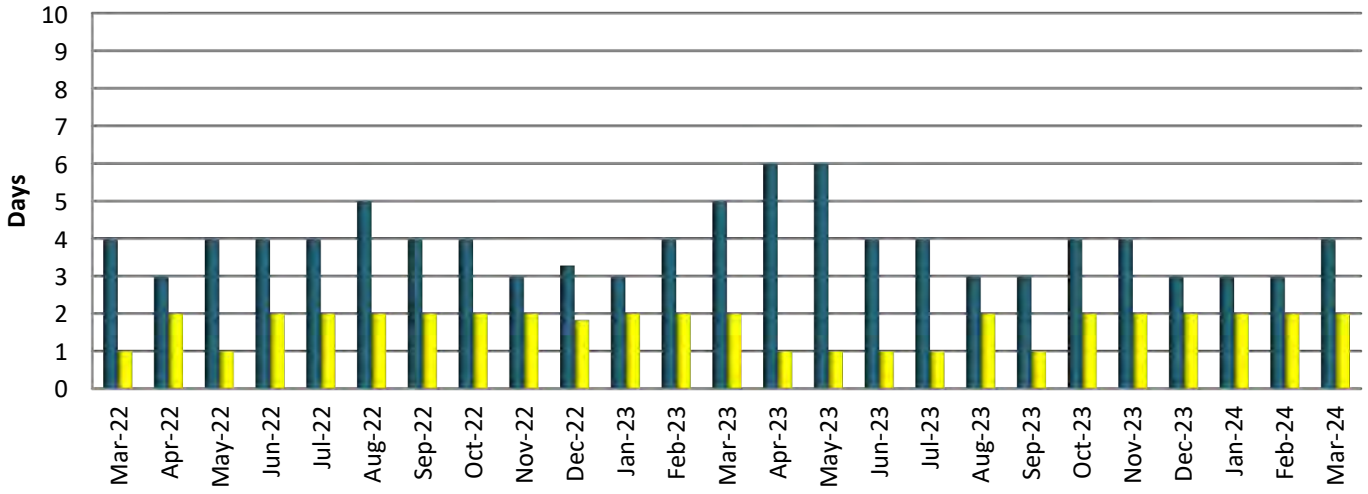


Site & Utility Inspections



Fire Review Statistics

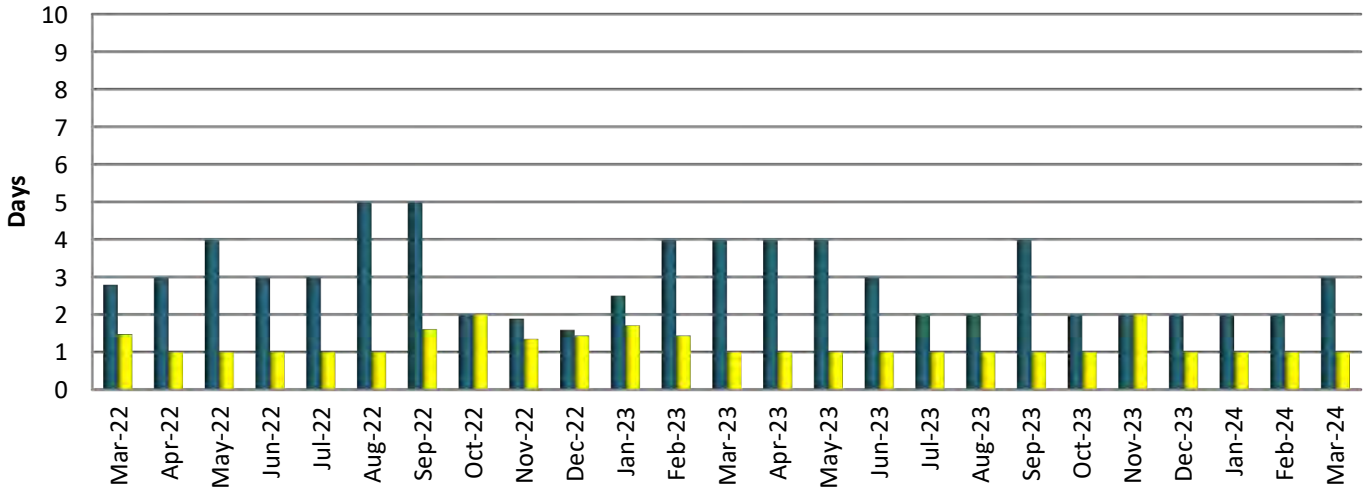
Building Fire Review Average Number of Days



Total Number of Building Fire Reviews by Month

Fire District	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
North Collier	671	646	777	855	637	800	525	466	449	391	444	450	583	490	692	650	627	636	525	616	543	411	459	406	508
Collier County (Greater Naples)	613	538	576	623	383	481	350	422	317	374	347	448	539	408	500	447	391	428	397	442	395	403	382	429	425

Planning Fire Review Average Number of Days



Total Number of Planning Fire Reviews by Month

Fire District	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24
North Collier	29	49	43	48	36	31	29	55	27	41	42	28	46	25	47	56	54	50	37	52	48	57	60	57	37
Collier County(Greater Naples)	62	69	59	56	65	73	41	57	46	62	56	68	70	63	82	91	43	43	60	62	50	39	56	53	60

An act relating to expedited approval of residential building permits; creating s. 177.073, F.S.; providing definitions; requiring certain governing bodies, by a date certain, to each create a program to expedite the process for issuing residential building permits before a final plat is recorded; requiring the expedited process to include a certain application; prohibiting the application or local government final approval from altering or restricting the number of building permits requested under certain circumstances; requiring certain governing bodies to update their program in a specified manner; providing applicability; requiring a governing body to create certain processes for purposes of the program; authorizing applicants to use a private provider to expedite the process for certain building permits; requiring a governing body to establish a registry of qualified contractors for a specified purpose; prohibiting such qualified contractors hired to review an application from having a conflict of interest with the applicant; defining the term "conflict of interest"; authorizing a governing body to issue addresses and temporary parcel identification numbers for specified purposes; requiring a governing body to issue a specified number or percentage of building permits requested in an application when certain conditions are met; setting forth certain conditions for applicants who apply to the program; providing

that an applicant has a vested right in an approved preliminary plat when certain conditions are met; prohibiting a governing body from making substantive changes to a preliminary plat without written consent; requiring an applicant to indemnify and hold harmless certain entities and persons; providing an exception; providing an effective date.

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

Section 1. Section 177.073, Florida Statutes, is created to read:

177.073 Expedited approval of residential building permits before a final plat is recorded.—

(1) As used in this section, the term:

(a) "Applicant" means a homebuilder or developer who files an application with the local governing body to identify the percentage of planned homes, or the number of building permits, that the local governing body must issue for a residential subdivision or planned community.

(b) "Final plat" means the final tracing, map, or site plan presented by the subdivider to a governing body for final approval, and, upon approval by the appropriate governing body, is submitted to the clerk of the circuit court for recording.

(c) "Local building official" has the same meaning as in s. 553.791(1).

(d) "Plans" means any building plans, construction plans, engineering plans, or site plans, or their functional equivalent, submitted by an applicant for a building permit.

(e) "Preliminary plat" means a map or delineated representation of the subdivision of lands that is a complete and exact representation of the residential subdivision or planned community and contains any additional information needed to be in compliance with the requirements of this chapter.

(f) "Qualified contractor" includes, but is not limited to, an engineer or engineering firm licensed under chapter 471; a surveyor or mapper or a surveyor's or mapper's firm licensed under chapter 472; an architect or architecture firm licensed under part I of chapter 481; a landscape architect or landscape architecture firm registered under part II of chapter 481; or any other qualified professional who is certified in urban planning or environmental management.

(2)(a) By October 1, 2024, the governing body of a county that has 75,000 residents or more and any governing body of a municipality that has 10,000 residents or more and 25 acres or more of contiguous land that the local government has designated in the local government's comprehensive plan and future land use map as land that is agricultural or to be developed for residential purposes shall create a program to expedite the process for issuing building permits for residential subdivisions or planned communities in accordance with the Florida Building Code and this section before a final plat is recorded with the clerk of the circuit court. The expedited process must include an application for an applicant to identify the percentage of planned homes, not to exceed 50 percent of the residential subdivision or planned community, or the number of building permits that the governing body must issue for the residential subdivision or planned community. The application or

the local government's final approval may not alter or restrict the applicant from receiving the number of building permits requested, so long as the request does not exceed 50 percent of the planned homes of the residential subdivision or planned community or the number of building permits. This paragraph does not:

1. Restrict the governing body from issuing more than 50 percent of the building permits for the residential subdivision or planned community.

2. Apply to a county subject to s. 380.0552.

(b) A governing body that had a program in place before July 1, 2023, to expedite the building permit process, need only update their program to approve an applicant's written application to issue up to 50 percent of the building permits for the residential subdivision or planned community in order to comply with this section. This paragraph does not restrict a governing body from issuing more than 50 percent of the building permits for the residential subdivision or planned community.

(c) By December 31, 2027, the governing body of a county that has 75,000 residents or more and any governing body of a municipality that has 10,000 residents or more and 25 acres or more of contiguous land that the local government has designated in the local government's comprehensive plan and future land use map as land that is agricultural or to be developed for residential purposes shall update their programs to expedite the process for issuing building permits for residential subdivisions or planned communities in accordance with the Florida Building Code and this section before a final plat is recorded with the clerk of the circuit court. The expedited

process must include an application for an applicant to identify the percentage of planned homes, not to exceed 75 percent of the residential subdivision or planned community, or the number of building permits that the governing body must issue for the residential subdivision or planned community. This paragraph does not:

1. Restrict the governing body from issuing more than 75 percent of the building permits for the residential subdivision or planned community.

2. Apply to a county subject to s. 380.0552.

(3) A governing body shall create:

(a) A two-step application process for the adoption of a preliminary plat, inclusive of any plans, in order to expedite the issuance of building permits under this section. The application must allow an applicant to identify the percentage of planned homes or the number of building permits that the governing body must issue for the residential subdivision or planned community.

(b) A master building permit process consistent with s. 553.794 for applicants seeking multiple building permits for residential subdivisions or planned communities. For purposes of this paragraph, a master building permit is valid for 3 consecutive years after its issuance or until the adoption of a new Florida Building Code, whichever is earlier. After a new Florida Building Code is adopted, the applicant may apply for a new master building permit, which, upon approval, is valid for 3 consecutive years.

(4)(a) An applicant may use a private provider pursuant to s. 553.791 to expedite the application process for building

permits after a preliminary plat is approved under this section.

(b) A governing body shall establish a registry of at least three qualified contractors whom the governing body may use to supplement staff resources in ways determined by the governing body for processing and expediting the review of an application for a preliminary plat or any plans related to such application. A qualified contractor on the registry who is hired pursuant to this section to review an application, or any part thereof, for a preliminary plat, or any part thereof, may not have a conflict of interest with the applicant. For purposes of this paragraph, the term "conflict of interest" has the same meaning as in s. 112.312.

(5) A governing body may work with appropriate local government agencies to issue an address and a temporary parcel identification number for lot lines and lot sizes based on the metes and bounds of the plat contained in the application.

(6) The governing body must issue the number or percentage of building permits requested by an applicant in accordance with the Florida Building Code and this section, provided the residential buildings or structures are unoccupied and all of the following conditions are met:

(a) The governing body has approved a preliminary plat for each residential subdivision or planned community.

(b) The applicant provides proof to the governing body that the applicant has provided a copy of the approved preliminary plat, along with the approved plans, to the relevant electric, gas, water, and wastewater utilities.

(c) The applicant holds a valid performance bond for up to 130 percent of the necessary improvements, as defined in s.

177.031(9), that have not been completed upon submission of the application under this section. For purposes of a master planned community as defined in s. 163.3202(5)(b), a valid performance bond is required on a phase-by-phase basis.

(7)(a) An applicant may contract to sell, but may not transfer ownership of, a residential structure or building located in the residential subdivision or planned community until the final plat is approved by the governing body and recorded in the public records by the clerk of the circuit court.

(b) An applicant may not obtain a temporary or final certificate of occupancy for each residential structure or building for which a building permit is issued until the final plat is approved by the governing body and recorded in the public records by the clerk of the circuit court.

(8) For purposes of this section, an applicant has a vested right in a preliminary plat that has been approved by a governing body if all of the following conditions are met:

(a) The applicant relies in good faith on the approved preliminary plat or any amendments thereto.

(b) The applicant incurs obligations and expenses, commences construction of the residential subdivision or planned community, and is continuing in good faith with the development of the property.

(9) Upon the establishment of an applicant's vested rights in accordance with subsection (8), a governing body may not make substantive changes to the preliminary plat without the applicant's written consent.

(10) An applicant must indemnify and hold harmless the

local government, its governing body, its employees, and its agents from liability or damages resulting from the issuance of a building permit or the construction, reconstruction, or improvement or repair of a residential building or structure, including any associated utilities, located in the residential subdivision or planned community. Additionally, an applicant must indemnify and hold harmless the local government, its governing body, its employees, and its agents from liability or disputes resulting from the issuance of a certificate of occupancy for a residential building or structure that is constructed, reconstructed, improved, or repaired before the approval and recordation of the final plat of the qualified project. This indemnification includes, but is not limited to, any liability and damage resulting from wind, fire, flood, construction defects, bodily injury, and any actions, issues, or disputes arising out of a contract or other agreement between the developer and a utility operating in the residential subdivision or planned community. However, this indemnification does not extend to governmental actions that infringe on the applicant's vested rights.

Section 2. This act shall take effect upon becoming a law.

COLLIER COUNTY WATER-SEWER DISTRICT

Fiscal Year 2024 Water and Wastewater Impact Fee Study

FINAL REPORT / JANUARY 19, 2024

RAFTELIS

Collier County

RAFTELIS

January 19, 2024

Honorable Chairman and Members of the
Board of County Commissioners
Collier County
3299 Tamiami Trail East, Suite 303
Naples, FL 34112-5746

Subject: **2024 Water and Wastewater Impact Fee Study**

Raftelis Financial Consultants, Inc. (Raftelis) has completed our review of the water and wastewater impact fees for the Collier County (County) Water-Sewer District (District) water and wastewater system (System), and has summarized the results of our analyses, assumptions, and conclusions in this report, which is submitted for your consideration. The purpose of our analysis was to review the existing impact fees and make recommendations as to the level of charges that should reasonably be in effect consistent with: i) the utility assets installed by the District; ii) the capital expenditure requirements identified in the District's multi-year Capital Improvement Program (CIP); iii) industry guidelines and Florida Statutes; and iv) County management objectives. The methodology for the determination of the capital costs to be included in proposed impact fees (i.e., available to be recovered) was also reviewed by the County's outside legal counsel and the fees as documented in this report reflect all of the recommendations from said counsel.

Based on our review, Raftelis is recommending that the water system impact fee be increased from $3,382 to $6,470 per Equivalent Residential Connection (ERC). For the wastewater system, we are recommending an increase in the impact fee from $3,314 to $5,614 per ERC. The combined water and wastewater fees with the proposed rate adjustments would be $12,084, an increase of $5,388 or 80.5% when compared with the existing combined fees of $6,696. The proposed impact fees, based on the analyses and assumptions as documented in this report, are summarized on Table ES-1 following this letter and in the County's format which would be included in the amended Impact Fee Ordinance presented in Appendix C.

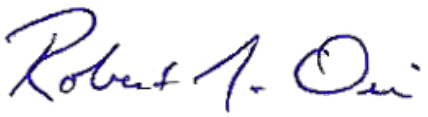
The proposed impact fees were based on the recovery: i) of capital-related costs that have been incurred for utility plants that has been placed into service and financed by the District which are estimated to have available capacity to serve new development; as well as ii) the estimated incremental costs for construction of certain capital infrastructure anticipated to be incurred by the District during the projection period that are considered necessary to serve new development. Based on the information provided by the District and the assumptions and considerations outlined in this report, which should be read in its entirety, Raftelis considers the proposed impact fees to be cost-based, reasonable, and based on local costs to provide water and wastewater capacity to new development.

(Remainder of page intentionally left blank)

We appreciate the opportunity to be of service to the County and would like to thank the County staff for their assistance and cooperation during the course of this study.

Very truly yours,

RAFTELIS FINANCIAL CONSULTANTS, INC.



Robert J. Ori
Executive Vice President

Justin Rasor
Manager

Michele Galvin
Consultant

RJO/dlc
Attachments

Table ES-1

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Existing and Proposed Water and Wastewater System Impact Fees

Line No.	Description	Level of Service (gallons per day per ERC)	Amount	Cost Per Gallon
	IMPACT FEES			
	Water Impact Fee			
	Existing Per ERC			
1	Treatment Component	300.00	$2,583.00	$8.61
2	Transmission Component	300.00	799.00	2.66
3	Total	300.00	$3,382.00	$11.27
	Proposed Per ERC			
	Calculated			
4	Treatment Component	275.00	$5,637.00	$20.50
5	Transmission Component	275.00	833.00	3.03
6	Total	275.00	$6,470.00	$23.53
	Change (Total)			
7	Amount		$3,088.00	$12.25
8	Percent		91.3%	108.7%
	Wastewater Impact Fee			
	Existing Per ERC			
9	Treatment Component	200.00	$2,718.00	$13.59
10	Transmission Component	200.00	596.00	2.98
11	Total	200.00	$3,314.00	$16.57
	Proposed Per ERC			
	Calculated			
12	Treatment Component	172.56	$4,846.00	$28.08
13	Transmission Component	172.56	768.00	4.45
14	Total	172.56	$5,614.00	$32.53
	Change (Total)			
15	Amount		$2,300.00	$12.22
16	Percent		69.4%	73.7%

Table ES-1

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Existing and Proposed Water and Wastewater System Impact Fees

Line No.	Description	Level of Service (gallons per day per ERC)	Amount	Cost Per Gallon
	Combined Impact Fee			
	Existing Per ERC			
17	Treatment Component		$5,301.00	
18	Transmission Component		1,395.00	
19	Total		$6,696.00	
	Proposed Per ERC (Rounded)			
20	Treatment Component		$10,483.00	
21	Transmission Component		1,601.00	
22	Total		$12,084.00	
	Change (Total)			
23	Amount		$5,388.00	
24	Percent		80.5%	

Contents

Figures

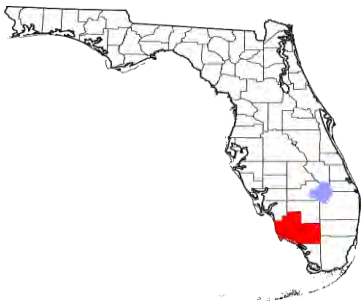
Tables

Appendices

[*] Table ES-1 follows the letter of transmittal.
[**] Referenced tables and appendices located at the end of the report.

Introduction

FIGURE 1
Location of Collier County



Collier County is a political subdivision of the State of Florida governed by the State Constitution and general laws of the State of Florida. In 2003, the Legislature of the State of Florida pursuant to Section 189.429, Florida Statutes, adopted the Collier County Water-Sewer District Special Act (formally known as House Bill 849) (Act) to create the Collier County Water-Sewer District (previously defined as the "District") on behalf of the County. The Act is represented in Chapter 2003-353, Laws of Florida. The District is an independent special district and public corporation of the State with the Board of County Commissioners being the governing board of the District. The purpose of creating the District was to provide the District with the overall responsibility for the provision of water and wastewater services to a specified geographic service area of the County as defined in the Act due primarily to the extensive growth within the County and to meet the public health and water supply issues affecting such service area. The County occupies approximately 2,026 square miles and as shown on the illustration in Figure 1 is located in the southwestern portion of the State. In terms of land area, the County is the largest county in the state. Based on information published by the Florida Office of Economic and Demographic Research (EDR), the County had an estimated population of approximately 399,480 people as of April 1, 2023. When compared with the 67 other counties, the County ranked nineteenth in terms of population size. Additionally, information published by the EDR indicates that the County's population was estimated to have grown from 375,752 persons in 2020 (2020 Census) to 399,480 persons in 2023, which represents an overall increase of 6.3% or about 7,900 persons per year. Medium projections published by the EDR show the population of Collier County increasing to 436,860 people by 2030, an increase of 37,380 people or a compound annual growth rate of about 1.3% per year when compared with the 2023 population. Among the 67 counties in Florida, the County ranked nineteenth in terms of permanent population size according to information contained in the 2023 BEBR Estimates.

The District owns and operates a water and wastewater utility system (System), which during the Fiscal Year 2023 (the most recently completed fiscal year at the time the study was conducted), provided service to approximately 76,779 retail potable water accounts (annual average) and 78,166 retail wastewater retail accounts (annual average). According to the County's 2023 Annual Update and Inventory Report (AUIR), the permanent population served by the District's water system as estimated by the County was 225,873 in Fiscal Year 2023, which represents approximately 56.5% of the population located in the County as determined by the EDR for 2023. With respect to the District's wastewater system, the AUIR estimates for Fiscal Year 2023 reflect a permanent population of 118,804 for the service area of the District's North County Water Reclamation Facility, 99,993 for the service area of the District's South County Water Reclamation Facility, 13,061 for the service area of the District's Golden Gate Wastewater Treatment Plant, 6,708 for the service area of the District's Orange Tree Wastewater Treatment Plant and 40 for the service area served by the Interim Northeast Wastewater Treatment Plant. On a combined basis, the permanent population served by all of the District wastewater treatment facilities is estimated by the County to be 238,606, which represents approximately 59.7% of the BEBR population estimates for the County. The permanent population served by the Wastewater System is higher due primarily to the District providing wastewater-only service to a portion of the City of Naples.

The District has constructed or plans to construct utility infrastructure to accommodate the future developments identified for the County that are expected to be served by the System. Historically, the District has utilized water and wastewater impact fees, which are referred to as "system development fees" in the District's authorizing bond resolution, to fund a portion of constructing the infrastructure requirements associated with new growth or increased development. In the preparation of this report, the terms "impact fees" and "system development fees" shall be used interchangeably.

Purpose of Water and Wastewater Impact Fees

The purpose of impact fees is to recover the pro-rata share of allocated capital costs considered as growth-related from new customers connecting to the System or from existing customers that are requesting an increase in the reserved water and/or wastewater capacity associated with increased development on their property. To the extent that new population growth and associated development impose identifiable added capital costs to municipal services, capital funding practices to include the assignment of such costs to those residents or system users responsible for those costs rather than to the existing population base is reasonable and provides for the proper match of initial capital investment to the capacity being reserved. This practice has been labeled as "growth paying its own way" without existing user cost burdens. The application of impact fees to finance capital infrastructure allocated to such new capacity requests is very common in Florida and the country and has been used as a source of contributed capital by the District for many years.

The initial precedent for impact fees in Florida was set in the Florida Supreme Court decision, *Contractors and Builders Association of Pinellas Authority v. The Authority of Dunedin, Florida*. In this case, the Court's ruling found that an equitable cost recovery mechanism, such as impact fees, could be levied for a specific purpose by a Florida municipality as a capital charge for services. On June 14, 2006, additional impact fee legislation became effective as Chapter 2006-218, Laws of Florida, and was later incorporated in Section 163.31801 of the Florida Statutes. The impact fee legislation, which has been designated as the "Florida Impact Fee Act," recognized that impact fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by new growth. The Florida Impact Fee Act, as amended and modified from time to time, states that at a minimum an impact fee adopted by ordinance of a county or municipality, or by resolution of a special district, must satisfy several conditions such fees being based on localized cost, timing of when impact fees can be paid, level of fee adjustments that can be implemented (phased approach based on magnitude of the change in the fees), and other conditions.

Based on certain conditions as stated in Section 163.31801 of the Florida Statutes regarding impact fees and existing Florida case law, certain conditions are required to develop a valid impact fee. It is our understanding that these conditions involve the following issues:

1. The impact fee must meet the "dual rational nexus" test. First, impact fees are valid when a reasonable impact or rationale exists between the anticipated need for the capital facilities and the growth in population. Second, impact fees are valid when a reasonable association, or rational nexus, exists between the expenditure of the impact fee proceeds and the benefits accruing to the development from the use of the proceeds.

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users.

3. The impact fee should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for capital expansions or other system-related capital requirements that have been or are anticipated to be constructed which are required or available to serve growth. Therefore, expenses due to upgrades or improvements of a facility that has been constructed or an increase in the level of service / new asset additions should be borne by all users of the facility (i.e., existing and future users) on a pro rata basis to the extent that there is capacity in such facilities is available to serve the needs of new development.

4. The County should adopt an impact fee resolution or ordinance that explicitly restricts the use of impact fees collected. Therefore, impact fee revenue should be set aside in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.

Based on the criteria above, the proposed impact fees, which are set forth in subsequent sections herein: i) include only the estimated allocated capital cost of facilities to provide capacity to serve anticipated or future service territory growth; ii) do not reflect costs associated with renewal and replacement of any existing capital assets (except for any incremental portion of upgrades allocable to growth, such as "upsizing" or "looping" of certain transmission lines or for that portion of the installed assets that have unused capacity allocated to serve new development) that is allocable to serving existing customers; and iii) do not include any costs of operation and maintenance of any facilities.

The courts, recent legislation, and industry practices have addressed three areas associated with the development of the impact fee. These areas include: i) the "fair share" concept dealing with payment of the fee by the affected property owners; ii) the "rational nexus" concept, which focuses on the expenditure or purpose of the fee; and iii) the consideration of credits, which recognize appropriate fee offsets.

The fair share concept addresses that the fee can be only used for capital expenditures that are attributable to new growth. The fees cannot be used to finance level of service deficiencies or the replacement of existing facilities required to provide services to the existing System users. Typical industry practices also allow for establishing different fees for different classes of customers and the ability for the payment of a reduced impact fee if applicants can demonstrate that their development will have a smaller impact (or capacity need resulting in a lower allocated capital requirement) than assumed in the fee determination. Additionally, the fair share concept recognizes that the cost of facilities used by both existing customers and new growth must be apportioned among the two user groups such that the user groups are treated equally, and one group does not intentionally subsidize the other. The cost of "System infrastructure" is constantly changing due to the ongoing upgrades, betterments, and improvements being made to utility assets which were not fully utilized and thus had capacity to serve future development. An example would be the upgrade of water and wastewater transmission mains which may have resulted in an increase in the capacity of the transmission line (larger diameter pipe installed) or simply upgraded the line which still had available capacity to serve future development. In these instances, Raftelis has i) recognized the improvement in the fee calculation and ii) made an allowance to remove the existing asset that was in service, which would result in an incremental "unit cost" increase in the assets available to provide service to new development (more closely corresponds to the higher current localized construction cost values). The cost to be recovered from growth in all instances would only be the pro rata cost per ERC applied to the ERCs requesting service; the total cost of the utility plant improvements would not be recovered only from new development since such improvements would benefit existing rate payers as well as future users.

The rational nexus concept requires that there be a reasonable relationship between the need for capital facilities and the benefits to be received by new development for which the fee will be expended or applied. The County's existing infrastructure and the corresponding financing and management of such infrastructure is on a System-wide basis. And as such, the proposed impact fees were determined on a System-wide basis. The second nexus condition recognizes that the property must receive a benefit from the public services for which the fee is being applied. With respect to the water and wastewater charge, these facilities are used by and are constructed on behalf of all the property within the County's service area and benefit both residential and commercial customers. As such, all new growth requesting capacity from the System (either water and/or wastewater) are subject to the application of the impact fees.

Credit or fee offsets recognize that if an agency has received property in the form of cost-free capital or there is specific revenue (taxes) that will be used for the capital expenditures for which the impact fee was designed to recover necessitated by new growth; a credit should be applied to the fee. Examples of cost-free capital include grants, property contributions by developers (that are associated with infrastructure identified in the County's utility master plans), infrastructure funded from external sources (assessments), and other sources that provide funds toward the capital expenditures for which the impact fee was designed to recover. These credits allow for the recovery of costs to serve new development through impact fees, net of such cost-free capital. The evaluation of the water and wastewater impact fees proposed to be charged by the County as identified in this study to new development requiring water and/or wastewater System capacity recognized the above-referenced issues.

Existing Water and Wastewater Impact Fees

Ordinance No. 2019-48, which was adopted by the Board of County Commissioners of Collier County (BOCC) on December 10, 2019 (Impact Fee Ordinance), established the District's current water and wastewater impact fees. The current impact fees are applied on the basis of: i) meter size; and ii) living space or square footage. The following table provides a summary of the existing water and wastewater impact fees and the corresponding fee application basis by customer classification:

(Remainder of page intentionally left blank)

Summary of Existing Water and Wastewater Impact Fees

Description	Basis of Fee	ERC Factor [1]	Water Fee	Wastewater Fee
Residential (Meter)	per ERC	1.00	$3,382.00	$3,314.00
Multi-family (sq. ft.)				
0 – 750 sq. ft.	per Unit	0.33	$1,116.00	$1,093.00
751 – 1,500 sq. ft.	per Unit	0.67	2,265.00	2,220.00
1,501 sq. ft. or More	per Unit	1.00	3,382.00	3,314.00
Non-residential (Meter)				
3/4-inch	per Meter Size	1.00	$3,382.00	$3,314.00
1-inch	per Meter Size	1.67	5,647.00	5,534.00
1-1/2-inch	per Meter Size	3.33	11,262.00	11,035.00
2-inch	per Meter Size	5.33	18,026.00	17,663.00
3-inch	per Meter Size	15.00	50,730.00	49,710.00
4-inch	per Meter Size	33.33	112,722.00	110,455.00
6-inch	per Meter Size	66.67	225,477.00	220,944.00
8-inch	per Meter Size	116.67	394,577.00	386,644.00

[1] Equivalent Residential Connection (ERC) factors for non-residential customers reflect rated hydraulic-capacity of meter divided by 30 gallons per minute based on rate capacity of smallest meter size.

The current impact fees charged by the District to a standard, individually metered single-family residential household through a 3/4-inch meter from the System, which represents approximately 89% of individually metered single-family residential customers currently being served by the System are summarized as follows:

Existing Residential Water and Wastewater Impact Fees per ERC [1]

System	Amount
Water System	$3,382
Wastewater System	3,314
Combined	$6,696

[1] Reflects fee for standard individually metered residential unit (generally served through a 3/4-inch meter service and is considered to equate to one [1] ERC).

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Development of Impact Fees

There are three significant components addressed in the design of impact fees. These three components include: i) the total capital investment recognized as a cost component that may be recovered from a new applicant requesting capacity; ii) the total estimated dependable capacity associated with the capital investment; and iii) the level of service to be apportioned to the applicants that request System capacity. The recognition of these components provides the general basis to recover the allocated capital costs from a new applicant requesting service and is depicted in Figure 2:

Figure 2. Impact Fee Determination Methodology

All of these components are necessary to determine the amount of the impact fees expressed to be charged to new applicants requesting service on an ERC basis, which is more fully discussed later in this report.

With respect to the development of the capital costs to be recognized in the fee determination, there are three methods generally used, which include: i) the Standards Method; ii) the System Buy-in Method; and iii) the Improvements Method. The Standards Method would base the capital cost on a theoretical cost of the improvements for incremental development (e.g., the standard cost for the construction of a water treatment plant expressed on a dollar per gallon basis). This method generally would not recognize the existing installed infrastructure that has capacity to serve new development and may also not recognize the current capital plan identified to provide service or complete the master planning of the system facilities. The System Buy-in (or historical) Method recognizes the installed original cost of the utility infrastructure in the determination of the allocated capital costs to provide service on an equivalent unit basis. This method is applicable to mature or developed utility systems that have constructed the majority of its infrastructure. This method generally would only reflect the constructed capacity and may not recognize any anticipated changes or additions identified by a utility in service area infrastructure. The Improvements Method would be based on future capital costs and new capacity determined over a projected period of time; it may not account for unused constructed capacity that may be available to serve new development. This fee is similar to the standards method in that it is based

on a future cost (however, it is specific to the utility as opposed to a theoretical construction cost standard). This method may also result in a disparity in the amount of growth to be served by the new facilities.

For the purposes of this study, a blending of the Buy-in Method and Improvements Method was recognized for the following reasons:

1. Although not specific to the County, the Florida Impact Fee Act provides that the impact fee be based on localized costs which more fully supports the buy-in method for fee determination. Basing the fee on the original installed costs of the assets that are currently in service would strongly promote this requirement since the costs are known, measurable, and are installed solely within the District utility service area boundaries.

2. The County has identified expansion-related and System upgrade projects in the near term, which will increase the availability of capacity to serve new development and the overall installed infrastructure cost to provide service. Since the District utility system is managed, financed, operated, and constructed as a single system and the new infrastructure associated with the development in the Northeast segment of the service area will be interconnected with the remainder of the System, near-term capital improvements were considered in the fee to recognize the estimated installed cost of capacity coincident with the time frame that the fee is to be charged to new development.

3. The System Buy-in Method and Improvements Method were consolidated in our analysis to identify the blended average cost of the remaining installed capacity to serve new development during the planning period, which places more emphasis on the System Buy-in Method and will promote the "system concept" as it relates to service availability for new development since it does not only consider the capital improvement expenditures, which, in many instances, is higher than the original cost of the utility infrastructure that has been constructed and placed into service.

The following is a discussion of these impact fee components.

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is important that a level of service (LOS) standard be developed. Pursuant to Section 163.3164, Florida Statutes, the "level of service" means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility and shall indicate the capacity per unit of demand for each public facility or service. Essentially, the level of service standards is established in order to ensure that adequate capacity will be provided for future development and for purposes of issuing development orders or permits, pursuant to Section 163.3202(2)(g) of the Florida Statutes. As further stated in the Statutes, each local government shall establish a LOS standard for each public facility located within the boundary for which such local government has authority to issue development orders or permits. Such LOS standards are set for each individual facility or facility type or class and not on a system-wide basis. With respect to the determination of the water and wastewater impact fees the LOS standards were determined on a system-wide basis since all the water production and wastewater treatment facilities are managed, operated, financed, and accounted for on a total system basis and serve as a single water and wastewater system. This is also consistent with past practices of the County and the fee application of other local governments throughout the State of Florida.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an ERC expressed as the amount of usage (gallons) allocated on an average daily basis. This allocation of capacity would generally represent the amount of daily dependable capacity allocable to an ERC, whether or not such capacity is actually used (commonly referred to as "readiness to serve"). As previously mentioned, an ERC is representative of the average capacity required to service a typical individually metered or single-family residential account. This class of users represents the largest number of customers served by a public utility such as the District and generally the lowest (and most common) level of usage requirements for a specifically metered account. In the development of the level of service standards for the impact fee update, the following references were considered and reviewed:

- BOCC approved 2023 Annual Update & Inventory Report / Capital Improvement Element Schedule Update on Public Facilities dated December 13, 2022.
- Florida Department of Environmental Protection (FDEP) general design standards;
- Florida Public Service Commission (FPSC) capacity relationships for private utilities;
- Average persons per household information as published by the U.S. Census, the Bureau of Economics and Business Research, and information published in the 2022 Collier Count Economic, Demographic and Community Profile Report (2022);
- Actual water sales and billed wastewater flow data reported by the District for the residential and commercial customer classes over the past several years; and
- Actual water production and wastewater flow data reported by the District over the past several years.

(Remainder of page intentionally left blank)

The following table shows the level of service standards contained in some of the reference sources:

Comparison of Water and Wastewater Level of Service (LOS) – per Equivalent Residential Connection (ERC)

Description	Water ERC (gpd)	Wastewater ERC (gpd)
Current District Level of Service	300	200
Level of Service Standards Recognized by State Government of Florida:		
Florida Public Service Commission (FPSC) Capacity Relationships for Private Utilities [1]	350	280
Florida Department of Health Design Standards for Sewer Systems [2]		
Single or Multiple Family per Dwelling Unit [3]	N/A	300
2023 Annual Update and **Inventory Report [4]**		
2022 Collier County Economic, Demographic and Community Profile Report (2022) – 2.35	247	169
BEBR 2022 Average Household Size Estimate – 2.34	246	168
U.S. Census Projection – 2017-2021 Persons per Household – 2.40	252	173
Application of Change in Existing GPCD from 2019 Master Plan to 2023 AUIR Report	260	180
Level of Service 9-County Utility Survey Average [5]	279	218
Level of Service Utilized for Impact Fee Calculations	**275**	**195**

[1] Rule 25-30.515(8), Florida Administrative Code. A wastewater ERC level of service is assumed to be 80% of the water ERC level of service (350 gpd × 80% = 280 gpd).

[2] Amounts derived based on information as published in the Florida Administrative Code (FAC), Rule 64E-6.008.

[3] As stated in FAC Rule 64E-6.008, design standard (estimated sewage flows expressed on a gallons per day basis) for 3-bedroom house with 1,201 – 2,250 square feet of building area and was assumed to be representative of a typical or standard residence.

[4] LOS reflect gallons per capita per day (gpcd) in the approved Annual Update and Inventory Report / Capital Improvement Element Schedule Update on Public Facilities – 2023 AUIR / CIE multiplied by number of persons per household. Gallons per capita per day derived as follows:

2023 Annual Update and Inventory Report Prepared by County

	Water	Wastewater
Total gpcd	130.0	90.0
Adjustment for Commercial Component per County Billing Records	(24.9)	(18.1)
Estimated Residential-only gpcd	105.1	71.9

[5] Represents average Level of service based on a survey of nine neighboring or representative counties that are similar to the County in terms of growth, service area characteristics, and general location (primarily southwest coastal counties) and is shown for general reasonableness relationships.

Recognizing: i) the current trends in water use per single-family residential ERC; ii) the current capacity planning ERC service levels assumed in the most recent adopted 2023 AUIR Report used in the evaluation of and planning for water and wastewater treatment capacity needs (expected to be adopted by the BOCC which

reflects a reduced level of service when compared to prior periods which is consistent with state-wide trends in water / wastewater use); iii) single-family residential and commercial water use relationships based on detailed utility billing information as provided by the District; iv) the most recent U.S. Census data regarding persons per household for the County; and v) discussions with the District staff, the LOS standards recognized for the evaluation of the fees as expressed on an average "gallons per day" (gpd) per ERC" basis are recommended to i) decrease from the current service level of 300 gpd per water ERC to 275 gpd per water ERC and ii) decrease from 200 gpd per wastewater ERC to 195 gpd per wastewater ERC. The primary differences in the LOS standards between the two utilities are considered to be: i) the recognition of outdoor irrigation demands for potable water service which reflect water usage not returned to the wastewater system; ii) differences in unaccounted for water (finished water leaving the water treatment plant compared with water metered at the customer premise) and wastewater inflow and infiltration (groundwater and stormwater entering the wastewater collection system which are treated at the wastewater treatment plants) relationships; and iii) other factors. The determination of the proposed LOS factors per ERC is summarized on Table 1 for the Water System and Table 2 for the Wastewater System and is summarized below:

Determination of Proposed Water and Wastewater Level of Service (LOS) – per Equivalent Residential Connection (ERC)

Description	Water ERC (gpd)	Wastewater ERC (gpd)
Level of Service – Gallons per Capita per Day (gpcpd)	130.0	90.0
Residential Flow (Basis for ERC):		
Percent of Total Billed Water Use / Wastewater Flows	80.84%	79.94%
Estimated Level of service – gpcpd – Residential Only	105.1	71.9
Persons per Household =U.S. Census Projection	2.40	2.40
Level of Service Calculated – AADF	252.24	172.56
Adjust for Maximum Month Flow Basis (Factor)	1.09	1.13
Adjust for Maximum Month Flow Basis – MMADF (gpd)	274.94	194.99
Level of Service per ERC Recognized s– MMADF (gpd)	**275**	**195**

A review of the levels of service with other neighboring utilities was also conducted to identify the level of service standards employed by such utilities. Although not specific to the County, it is generally assumed that the level of service standards and customer usage characteristics for the neighboring utilities would be similar to the County since i) they have followed the same development patterns since they generally correspond to the same geographical location, land use, and timing of development; ii) county utilities would also provide service to rural areas (or less dense) than municipal systems; that is the service areas may be more comparable; and iii) average daily water use (sales) per single-family dwelling unit are similar. A summary of the comparison is shown below.

Level of Service Comparison with Other Utilities – per ERC [1]

Utility	Water LOS	Wastewater LOS
Collier County – Existing	300	200
Collier County – Proposed	275	195
Charlotte County	225	190
DeSoto County	255	215
Hernando County	350	280
Hillsborough County	300	200
Lee County	250	200
Manatee County	250	185
Orange County	275	225
Polk County	360	270
Sarasota County	250	200
Other Utility Average	279	218

[1] Information based on readily available information as provided or published by the respective utility.

As can be seen above, the levels of service for other neighboring local county governments range primarily from 225 to 360 gallons per day for water (the simple average of the above referenced utilities is 279 gallons per day) and 185 to 270 gallons per day for wastewater (the simple average of the above references utilities is 218 gallons per day).

The recommended downward adjustments in the level of service per ERC is more representative of service standards used by other utilities, the overall long-term downward trends in water use and corresponding sewer flow demands per residential connection being experienced by the County and other utilities throughout Florida and the nation, and generally provides a reserve margin for other specific needs (larger household sizes, weather events, etc.). The LOS is considered by Raftelis to be reasonable and is recommended for the development of the proposed fees for services. It is also recommended that the impact fees, including the level of service standard, be reviewed no later than five years from the date of this report.

Capital Investment

In the evaluation of the water and wastewater impact fees, the development of the estimated facility or infrastructure costs associated with the identified facility capacity is a primary component in the fee development. As previously mentioned, the determination of the facility or infrastructure costs in this study was based on a blend of the System Buy-in Method and the Improvements Method to identify the estimated localized cost of the infrastructure necessary to meet the near-term future capacity needs associated with new development within the District on a system-wide basis during the planning period. The planning period included a ten-year forecast period consistent with the County's capital improvement planning process. The following is a discussion of the existing utility plant and new capital facility evaluation considered in the development of the impact fees for the water and wastewater utility systems.

Existing Plant-in-Service

In the determination of the impact fee associated with the servicing of future customers, any constructed capacity in the existing treatment and transmission utility system that is available to serve such growth was considered. Since this capacity was constructed and is available to serve the near-term incremental growth of the utility system, it is appropriate to recognize the capacity availability of such facilities. To evaluate the availability of the existing utility plant-in-service to meet or provide for near-term future capacity needs, it was necessary to functionalize the existing constructed utility plant by specific function or purpose (treatment, conveyance, etc.). The "functionalization" of the existing utility plant is necessary to: i) identify those assets that should be considered or included in the determination of the impact fees; and ii) match existing plant type to the capital improvements to meet future service needs.

It was necessary to functionalize the utility plant into certain asset categories such that the estimated System infrastructure components (System-related expenditures that benefit all customers) can be identified such that the fee could be developed. The functional cost categories are based on the purpose of the assets and the service level that such assets provide or support. The following is a summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories

Water Service	Wastewater Service	Other Plant
Supply	Treatment	General Plant (Equipment, Vehicles, etc.)
Treatment	Effluent / Irrigation Quality Water	
Transmission	Transmission	
Distribution	Collection (Includes Local Lift Stations, Manholes, and Laterals)	
Fire Hydrants		
Meters and Services		

System improvement costs relate to those costs incurred to provide capacity needed to serve new growth and development and do not include site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project or routine and periodic maintenance expenditures, personnel training, and other operating costs. Therefore, the costs of on-site facilities which serve a specific development or customer are not considered as a System cost, which is proportionately allocable to all users. These utility plant facilities include on-site (fronting the premise) water distribution and wastewater collection lines, meters and services, local lift stations, and fire hydrants are usually: i) donated by a developer as part of the District's utility extension program (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties which receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the potable water meter). Such costs should not be a capital cost component included in the impact fee calculation. Additionally, assets or utility plants that are designed to have short service lives which are replaced on a recurring basis should also

not be included since these assets are considered attributable to serving existing customers of the System. An example of this utility plant would be assets commonly referred to as "general plant" and would include vehicles, equipment, furniture, and other related assets.

The County provided Raftelis with reported utility plant asset information through September 30, 2023 (the most recently completed fiscal year at the time of this analysis) that served as the basis of the functionalization of the existing utility plant-in-service. Appendix A at the end of this report provides a summary of the functionalization analysis of the existing utility plant-in-service for the System. The functionalized existing utility plant-in-service as shown in Appendix A represents the original installed cost of such assets (gross book value) when placed into service and represents all assets in service as of September 30, 2023 that were provided by the County and detailed in the utility asset records. This information represents the most current information available relative to the plant-in-service to serve the existing and near-term future customer base of each utility system. The assets represent "installed costs" and have not been restated to account for any fair market value adjustments which would reflect current costs (would essentially assume that assets were replaced with identical materials). If an asset had been upgraded, improved, or replaced by the County as of September 30, 2023, and is now in service, such assets were considered since they are physically in-service and represent the immediate basis for the capital cost being incurred by the County to provide service to future development. This also recognized that the asset that was replaced is retired, is no longer in service, and was assumed to not be included in the fixed asset register provided to Raftelis.

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A summary of the functionalization of the existing utility plant-in-service in Appendix A is shown as follows:

Summary of Water and Wastewater Utility System Existing Assets
(Gross Utility Plant – as of September 30, 2023)

Function	Water System [1]		Wastewater System [1]		Totals	
	Amount	Percent	Amount	Percent	Amount	Percent
Supply	$94,186,892	12.7%	$---	0.0%	$94,186,892	5.6%
Treatment / Disposal	210,408,955	28.3%	294,266,079	31.5%	504,675,034	30.1%
Transmission / Storage / Master Pumping	123,132,678	16.6%	137,814,142	14.7%	260,946,820	15.5%
Effluent / Reclaimed	---	0.0%	48,158,833	5.2%	48,158,833	2.9%
Hydrants / Meters / Services	13,667,297	1.8%	---	0.0%	13,667,297	0.8%
General Equipment and Costs [2]	16,375,962	2.2%	20,399,884	2.2%	36,775,846	2.2%
Distribution / Collection	186,626,349	25.1%	302,101,516	32.3%	488,727,865	29.1%
Other [3]	45,814,199	6.2%	57,071,721	6.1%	102,885,920	6.1%
Construction Work-in-progress [4]	53,761,005	7.2%	74,689,022	8.0%	128,450,027	7.7%
Total Gross Utility Plant-in-service	$743,973,337	100.0%	$934,501,197	100.0%	$1,678,474,534	100.0%

[1] Amounts shown derived from utility asset records as of September 30, 2023 that were provided by the District as shown in Appendix A.
[2] General Plant represents equipment, vehicles, and assets with short service lives, and was allocated to the water and wastewater systems in proportion to all other functionalized utility plant**s**.
[3] Reflects reported assets that: i) represent capitalized costs (e.g., studies) that did not directly link to an existing constructed asset; and ii) certain asset costs considered to benefit only existing users; such amounts were not included as a capital cost for the determination of the impact fees.
[4] Construction work-in-progress was not recognized as an existing asset for the determination of impact fees since the projects have not yet been completed and placed into service by the District and in many instances there potentially could be a corresponding adjustment to the installed value of existing gross utility plant for assets that would be retired or removed from the fixed asset register.

As can be seen above and on Appendix A, approximately 58% of the installed water system assets and 51% of the installed wastewater system assets is considered as being treatment and disposal plant or transmission-related and have been considered as a cost for the development of the proposed water and wastewater impact fees.

To determine the amount of constructed water supply / treatment and wastewater treatment / disposal plant (including IQ) assets available to meet future growth, it is necessary to identify the estimated amount of available capacity in such facilities. Table 1 at the end of this report provides an estimate of the available capacity and the allocated water supply and treatment utility fixed asset (plant) costs that was recognized as being available to serve future needs. A similar analysis is shown in Table 2 at the end of this report for the wastewater system. This estimate for water and wastewater capacity and the allocation of existing plant to future growth was based on: i) the permitted design capacity of the respective utility plant facilities; ii) the recognition of adjustments to present the facility capacity on an average daily demand / flow basis to be consistent with the assumed level of service requirements (dependable daily capacity); and iii) actual use of such facilities as experienced by the System service area through the Fiscal Year 2022. Based on this analysis, it was estimated that the existing water supply and treatment, wastewater treatment, and effluent disposal plant facilities had the following remaining and available capacity to meet future needs:

Summary of Water and Wastewater Treatment Plant Capacities

	Plant Capacity (MGD)	
	Water Utility Plant [1]	**Wastewater Utility Plant [2]**
Total Permitted Design Capacity (MMDD / MMADF – MGD)	52.000	42.350
Less Capacity Considered Offline and Removed from Service [3]	(0.000)	(0.750)
Less Adjustment to Reflect Operational Treatment Capacity [4]	(2.000)	(0.000)
Adjusted Permitted Design Capacity (MMDD / MMADF – MGD)	50.000	41.600
Peaking Factor [4]	1.090	1.130
Plant Capacity Expressed on Average Daily Demand / Flow Basis	45.872	36.814
Less Existing Plant Utilization (ADF)	34.701	24.009
Net Available to Meet Future Service Area Needs	11.171	12.805
Estimated Percent of Total System Capacity	24.35%	34.78%

MMDD = Maximum Month Daily Demand
MMADF = Maximum Month Average Daily Flow
MGD = Million Gallons per Day
ADF = Average Daily Flow

[1] Amounts derived from Table 1.
[2] Amounts derived from Table 2.
[3] Reflects the removal of the Orange Tree Wastewater Treatment Plant which is no longer considered to be in service once the Northeast County Water Reclamation Facility is completed, tested, and transitioned into service which has been recognized in the impact fee analysis.
[4] The utilized peaking factors are based on a review of historical peaking relationships experienced by each specific utility (presented on a coincident peak month basis).

As shown above, it has been estimated that approximately 24.35% in existing water production and treatment utility assets is allocable to serve future development. With respect to the wastewater system, it is estimated that approximately 34.78% of the combined treatment and disposal utility assets is allocable to serve new customer growth.

In the identification of the capital costs associated with constructed infrastructure to be considered in the development of the impact fees, certain assets were not considered, which included the following asset categories:

- Water distribution assets that were identified as project improvements were assumed to be specific to providing service directly to the customer premises (referred to as an "on-site" capital improvement), and which would generally i) be contributed to the County by a developer; or ii) recovered in a separate fee such as a meter installation charge were not reflected as a system improvement. With respect to the determination of the water conveyance system assets that were considered as a Project Improvement (non-recognized asset) and based on discussions with the County, it was assumed that all water distribution pipe with a diameter size of 8-inches or less would be identified as a Project Improvement and not be identified as a System Improvement that is allocable to providing service generally to all customers. In addition to the water distribution (pipe) facilities, utility plants that would also fall into this functional asset category as a project improvement would include meters, hydrants, and services to the customer property. It was further assumed that all water distribution (transmission) mains with a pipe diameter size of 10-inches or greater, primary booster pumping stations and water storage facilities

would be considered as the primary conveyance system assets and would be included in the fee determination as a System Improvement that would have a functional purpose that would generally benefit all users of the System.

- Wastewater collection assets were assumed to be specific to providing service directly to the customer premises (referred to as an "on-site" capital improvement), and which would generally i) be contributed to the County by a developer; or ii) recovered in a separate fee such as a sewer tap charge were not reflected as a system improvement. With respect to the determination of the wastewater collection system that were considered as a Project Improvement (non-recognized asset) and based on discussions with the County, it was assumed that all wastewater force mains, low pressure sewers, vacuum sewers with a diameter size of 6-inches or less and gravity mains with a diameter of 8-inches or less would be identified as a Project Improvement and not be reflected as a System Improvement that is allocable to providing service generally to all customers. In addition to the wastewater collection (pipe) facilities, utility plant that would fall into this functional asset category would include local lift stations, manholes, and laterals to the individual customer properties. It was further assumed that all sewer interceptors which is a component of the sewer network that directs flow to the wastewater treatment plants and force mains and gravity sewers with a pipe diameter size of 10-inches or greater and primary or master pumping stations would be considered as primary conveyance assets and would be recognized as a system-wide cost and would be included in the fee determination as a system improvement.

- In reviewing the fixed assets, several assets were deemed as "excluded assets" and not reflected in the fee evaluation. Examples of these reported assets included expenditures classified as engineering fees and capitalized salaries that could not be specifically allocated to or identified with a specific utility asset.

- The County has also recognized a significant investment in what is referred to as general plant, which consists of equipment, vehicles, furniture, and other assets that have generally short service lives, which are replaced frequently. Because of the nature of this capital investment and the frequency of asset turnover, these expenditures were assumed to benefit only the existing customers being served and were not included in the impact fee analysis.

Additional Capital Investment

The System is continually in the process of updating and expanding the water and wastewater plant facilities to serve increasing demand, capacity requirements, new regulatory requirements, and improve and upgrade existing infrastructure, which will provide the ability to serve both existing and new development. To develop impact fees that link to the installed cost to provide service during the planning period, the expenditures associated with the System's Capital Improvement Program (CIP) as currently planned by the County to meet the near-term future needs of the System have been considered in the development of the proposed impact fees. The County has prepared an eleven-year CIP, which outlines the capital improvements for both the water and wastewater systems. The County's CIP is shown on Tables 3 and 4 at the end of this report for the water and wastewater systems, respectively. These capital improvements are for: i) improvements to and new facility expansions to meet anticipated service area demands; ii) upgrades and improvements to existing assets that may provide a benefit to both current and future users of the System (e.g., a transmission line relocation, upgrade facilities to assets that have capacity to serve growth); and iii) upgrades and improvements to assets or conducting capital programs that would generally benefit the current users of the System.

With respect to the total water and wastewater utility systems, the County has identified approximately $2.14 billion in expenditures included as a component of its capital improvement program to be constructed or initiated through Fiscal Year 2033 (the capital planning cycle recognized in the fee determination). With respect to the water system, a summary of the water system CIP is shown on Table 3 at the end of this report. Based on the water system capital program as outlined in the CIP, several of the projects are for ongoing or recurring expenditures and may not be necessarily associated with a specific project; such expenditures are considered as an ongoing capital program and were assumed to only benefit existing customers and have not been considered in the fee determination. Approximately $947.4 million in water system capital improvements have been identified of which approximately $485.5 million in capital costs as System Improvements that have been recognized in the determination of the fees or for which a portion of the cost is considered as being available to be funded from impact fees. The amount of capital needs identified as an expenditure to determine the estimated installed or constructed cost of water utility infrastructure to determine the unit cost of capacity to be recovered from future growth is shown on Table 3 for water system and is summarized below:

Summary of Water System Capital Improvement Program Recognized in Impact Fees [1]

	Amount
Total Water Capital Improvement Program (CIP) Expenditures	$947,390,330
Less Excluded Expenditures [2]	(65,197,983)
Capital Program – Net of Excluded Expenditures	$882,192,347
Less Capital Not Considered as System Improvements [3]	(280,183,023)
Net Identified Capital Expenditures [4]	$602,009,324
Allowance for Asset Retirement [5]	(116,526,845)
Net Amount of Capital Expenditures Recognized	$485,482,480
Percent of Total CIP Recognized in Fee Development	51.2%

[1] Amounts shown derived from Table 3 at the end of this report.
[2] Represents assets, if any, considered to be required beyond the planning period for the fees (Fiscal Year 2033) or represent ongoing general capital program expenditures that were assumed to benefit only existing customers or change in cost subsequent to CIP development.
[3] Represents capital expenditures of utility plant not considered as a System improvement that benefits all users; examples would include meter replacement program, local area water line replacements and improvements / upgrades, and other similar expenditures.
[4] Amounts shown represent estimated capital expenditures for assets that are "System" costs and may be recognized in the determination of the estimated installed cost of facilities to be included in the determination of the impact fee.
[5] Amounts shown represent adjustment for asset upgrades and improvements that result in an existing asset being retired from service to recognize only the marginal increase in asset value considered to be in service during the evaluation period to meet future capacity demands associated with new development.

As can be seen above, approximately 51.2% of the total water Capital Improvement Program was recognized in the development of the impact fees for the water system.

A similar analysis was performed for the wastewater system to determine the near-term capital expenditures to be recognized in the fee determination. A summary of the wastewater system CIP is shown on Table 4 at the end of this report. Based on the wastewater System capital program as outlined in the CIP, several of the projects are for ongoing or recurring expenditures and may not be necessarily associated with a specific project; such expenditures are considered as an ongoing capital program and were assumed to only benefit existing customers and have not been considered in the fee determination. Approximately $1.20 billion in wastewater system capital improvements have been identified of which approximately $498.76 million have been considered as System Improvements and recognized in the determination of the fees or for which a portion of the cost is considered as being available to be funded from impact fees. The amount of capital needs identified as an expenditure to determine the estimated installed or constructed cost of wastewater utility infrastructure to determine the unit cost of capacity to be recovered from future growth is shown on Table 4 for wastewater system and is summarized below:

Summary of Wastewater System Capital Improvement Program Recognized in Impact Fees [1]

	Amount
Total Wastewater Capital Improvement Program (CIP) Expenditures	$1,197,307,082
Less Excluded Expenditures [2]	(240,051,125)
Capital Program – Net of Excluded Expenditures	$957,255,957
Less Capital Not Considered as System Improvements [3]	(369,075,076)
Net Identified Capital Expenditures [4]	$588,180,881
Allowance for Asset Retirement [5]	(89,418,788)
Net Amount of Capital Expenditures Recognized	$498,762,093
Percent of Total CIP Recognized in Fee Development	41.7%

[1] Amounts shown derived from Table 4 at the end of this report.
[2] Represents assets, if any, considered to be required beyond the planning period for the fees (Fiscal Year 2033) or represent ongoing general capital program expenditures that were assumed to benefit only existing customers or change in cost subsequent to CIP development.
[3] Represents capital expenditures of utility plant not considered as a System Improvement that benefits all users; examples would include local lift station replacement program, local area sewer line replacements, relining, and improvements / upgrades, and other similar expenditures. Additionally, interim plant facilities that represent temporary facilities have not been included in the fee determination since the assets are proposed to be out of service by the end of the analytical period recognized in the study.
[4] Amounts shown represent estimated capital expenditures for assets that are "System" costs and may be recognized in the determination of the estimated installed cost of facilities to be included in the determination of the impact fee.
[5] Amounts shown represent adjustment for asset upgrades and improvements that result in an existing asset being retired from service to recognize only the marginal increase in asset value considered in service to meet future capacity demands associated with new development.

As can be seen above, approximately 41.7% of the total wastewater Capital Improvement Program was recognized in the development of the impact fees for the wastewater system.

Design of Impact Fees

Tables 5 and 6 at the end of this report provide the basis for the determination of the proposed impact fees for the water and wastewater systems, respectively. The derivation of the impact fees was based on the estimated installed or anticipated System improvement costs, facility capacity, and utility level of service standards recognized for the individually metered residential ERC components as presented earlier in this report. In the development of the proposed impact fees, several assumptions were utilized or incorporated. The major assumptions utilized in the design of the calculated impact fees included:

1. In the development of the proposed fees, the "System Buy-in" approach was recognized using the original cost method, adjusted for the estimated marginal cost increase associated with the recognition of the near-term System improvements and capacity expansions, if any, to match the estimated installed cost of infrastructure to the future fee recovery period. This method allocates the estimated proportionate share of the System improvements at the original cost (value) of the existing assets – the applicant requesting capacity contributes funds to the County for its share of the infrastructure constructed to serve System growth. It should be noted that this method does not impart or transfer ownership to the customer but is generally considered to provide access to capacity in the amount purchased at a status equal to that of the existing customers of the System. The proposed impact fees reflect the estimated proportionate share of the existing utility plant and anticipated near-term plant improvements and additions that are considered as a primary or "System improvement" expenditure that would be allocated to all users and is available to serve new development to reflect the estimated "buy-in" infrastructure value for the respective water and wastewater systems.

   The approach was based on the identification and allocation of the installed cost of the gross plant investment (expressed on an original cost basis – that is when the asset was originally placed into service and not the estimated replacement cost of such assets) that is available (in-service) to serve new growth. Under this approach, the applicant paying the impact fee is essentially reimbursing the System only for the applicant's estimated proportionate share of the constructed facilities that are currently in-service as of September 30, 2023 and estimated to be constructed in the next 10 years (the capital planning period) that are available to meet the requests for System capacity from new development. This method also recognizes that as capital improvements are made to the utility system, the available net cost of capacity to meet the future demands of the new development would increase based on the net incremental change in asset value (i.e., an incremental cost addition which recognizes the cost of the plant additions less any plant retirements) identified based on the implementation of the capital plan. The recognition of the Capital Improvement Program provides a match of the estimated constructed gross plant investment that is anticipated to be in service to meet the growth demands of the System and the impact fee proposed to be charged during the projected period of the capital plan (i.e., the next ten fiscal years). This promotes the "localized cost" parameter in fee development and is considered as being reasonable for the determination of the impact fee.

2. The "System Buy-in" method recognizes the System improvements considered in the fee development based on the allocation of the installed cost of the gross plant investment that is considered available (in-service) to serve new growth. Under this approach, the applicant paying the impact fee is reimbursing the System for the applicant's proportionate share of the facilities available to serve the new development. This method also recognizes that as improvements are made to the System, the

available capacity to meet the future demands of the new development is being maintained and therefore the installed cost of the gross plant investment is reasonable. To the extent utility plant assets are upgraded, renewed or replaced and there is capacity in the utility plant to serve new customers, such new customers should be responsible for the pro rata share of the incremental and marginal cost of such improvements and such costs have been recognized in the fee; any capital costs that would be allocated to existing customers were not recognized in the impact fee development or should be recovered from the fees.

3. The level of service for a water individually metered equivalent residential connection (ERC) was assumed to be 275 gallons per day (gpd) expressed on an average daily flow basis (maximum month basis used to recognize fluctuations and seasonality effects on water use) of finished water delivered to the water system since this links to the capacity costs constructed to provide service; it does not represent the potable water use as metered at the customer premises. For the wastewater system, the level of service for a wastewater individually metered ERC was recognized to be 195 gpd expressed on an average daily flow basis provided at the wastewater treatment facilities. The recognized levels of service represent a reduction to the current level of service standards, which is consistent with the capacity planning assumptions used by the District in the development of the AUIR capacity utilization and need projections and were considered by Raftelis to be reasonable and reflective of industry trends and actual individually metered residential connection flows / capacity use.

4. To serve new development and requests for increased capacity, the County must build the necessary infrastructure in advance of the capacity request (growth); the construction of the infrastructure is significant when one reviews the amount of capital costs included in the fee determination. Based on a review of County financial documents and master planning studies and System reports, a significant portion of the System improvements were debt financed; thus, there is an interest carry cost that is being incurred by the County associated with the financing of the infrastructure. We have conservatively not reflected any cost of carry in the fee since: i) it is not a capital cost and in many instances a separate fee may be charged to recover or reimburse a utility for prior period interest expenses; and ii) the cost of carry can change frequently due to changes in debt structure (e.g., new debt issues and debt repayment and maturities, application of impact fees towards debt repayment, etc.) and the structure of the capital financing.

5. In the development of the proposed impact fees, no credit for the payment of future debt service was recognized because: i) the utility system is operated as an enterprise fund; ii) all financial resources received by the County stay within the fund for the benefit of such system; iii) the costs reflected in the fee are at original cost and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the impact fee associated with the financing of the capital investment to serve new development; v) the County has historically used monies received from the application of the impact fees towards the payment of expansion-related debt; and vi) there are no other revenues received by the System from new development for the capital costs / utility plant reflected in the impact fee (e.g., ad valorem taxes on the property) or from the General Fund for new primary system construction. All realized impact fee funds remain in the System and the long-term capital financing costs for infrastructure constructed and available to serve new growth are mitigated by using the impact fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments. As previously mentioned, the County historically has applied impact fees received by the System towards the payment of expansion-related debt to reduce the expenditure requirements for the benefit of the existing ratepayers.

Based on the analysis of the primary System assets and the corresponding estimated capacity of such System, the following impact fees were calculated and are being proposed.

Summary of Calculated and Proposed Impact Fees [1]

Description	Amount
Water System [2]	
Water Supply/Treatment	$5,637.00
Water Transmission	$833.00
Proposed Water System Fee	$6,470.00
Wastewater System [3]	
Wastewater Treatment/Disposal	$4,846.00
Wastewater Transmission	$768.00
Proposed Wastewater System Fee	$5,614.00

[1] ERC representative of the allocated daily flow for an individually metered residential dwelling unit served by a 5/8" × 3/4" meter.
[2] Amounts shown derived from Table 5 at the end of this report.
[3] Amounts shown derived from Table 6 at the end of this report.

The following table provides a summary of the proposed water and wastewater impact fees and the corresponding fee application basis by customer classification:

Summary of Proposed Water and Wastewater Impact Fees

Description	Basis of Fee	ERC Factor [1]	Water Fee	Wastewater Fee
Residential (Meter)	per ERC	1.00	$6,470.00	$5,614.00
Multi-family (sq. ft.)				
0 – 750 sq. ft.	per Unit	0.33	$2,135.00	$1,852.00
751 – 1,500 sq. ft.	per Unit	0.67	4,334.00	3,761.00
1,501 sq. ft. or More	per Unit	1.00	6,470.00	5,614.00
Non-residential (Meter)				
3/4-inch	per Meter Size	1.00	$6,470.00	$5,614.00
1-inch	per Meter Size	1.67	10,804.00	9,375.00
1-1/2-inch	per Meter Size	3.33	21,545.00	18,694.00
2-inch	per Meter Size	5.33	34,485.00	29,922.00
3-inch	per Meter Size	15.00	97,050.00	84,210.00
4-inch	per Meter Size	33.33	215,645.00	187,114.00
6-inch	per Meter Size	66.67	431,354.00	374,285.00

8-inch	per Meter Size	116.67	754,854.00	654,985.00

[1] Equivalent Residential Connection (ERC) factors for non-residential customers reflect rated hydraulic capacity of meter divided by 30 gallons per minutes based on rate capacity of smallest meter size.

Impact Fee Comparisons

In order to provide additional information to the County regarding the existing and calculated impact fees, a comparison of the existing and calculated fees for the District with other Florida jurisdictions was prepared. This comparison is summarized on Table 7 at the end of this report and provides a comparison of the existing and proposed District impact fees for single-family residential connections (i.e., one ERC) relative to the impact fees or comparable charges currently imposed by other municipal / governmental water and wastewater systems located primarily in the southwest Florida region. It is important to note that one must view the comparison with caution as no in-depth analysis has been performed to determine the methods used in the development of the water and wastewater impact fees imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from system capacity-related charges, or some percentage less than 100% with the balance recovered through the user charges. Additionally, no analysis was conducted as to the rate of capital facilities currently in service or planned for the utility. For example, the costs of wastewater effluent disposal for systems that do not discharge directly to surface waters generally have a higher capital cost per unit of capacity than those that do. Finally, the timing of the construction needs is extremely important in the fee development since the cost of construction has increased significantly since Fiscal Year 2021. For those utilities that are now expanding its capacity infrastructure, the cost of the capacity expansion can easily be double the price (expressed on a $ per gallon basis) when compared to the per-unit construction costs incurred prior to Fiscal Year 2021 which has a direct impact on the impact fees to be charges (is the reason for the County's increase in impact fees being recommended in this report).

The following is a summary of the survey results regarding the water system impact fee comparison expressed on a per ERC basis (generally the fee charged to a single-family residence) of the District's fees with those of the surveyed utilities:

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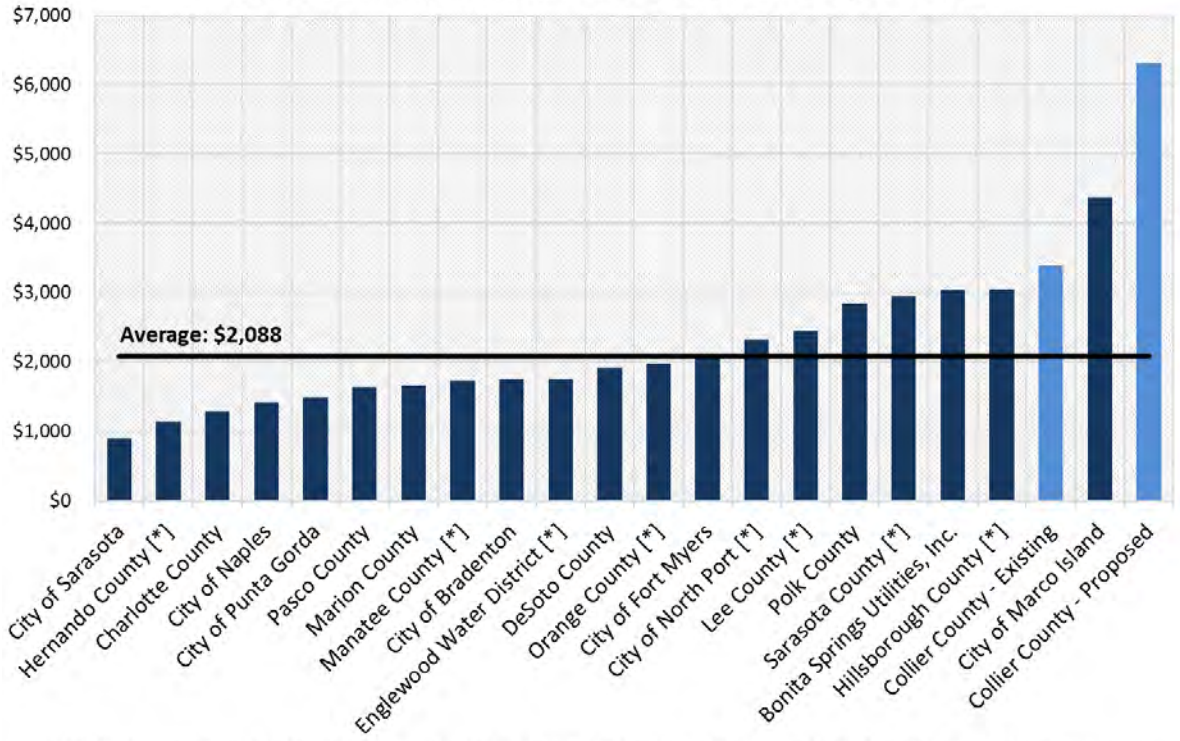
Figure 3. Comparison of Water Impact Fees per ERC



[*] Utility is currently included in a fee study, or plans to implement a fee revision within the next twelve months following the comparison preparation date.

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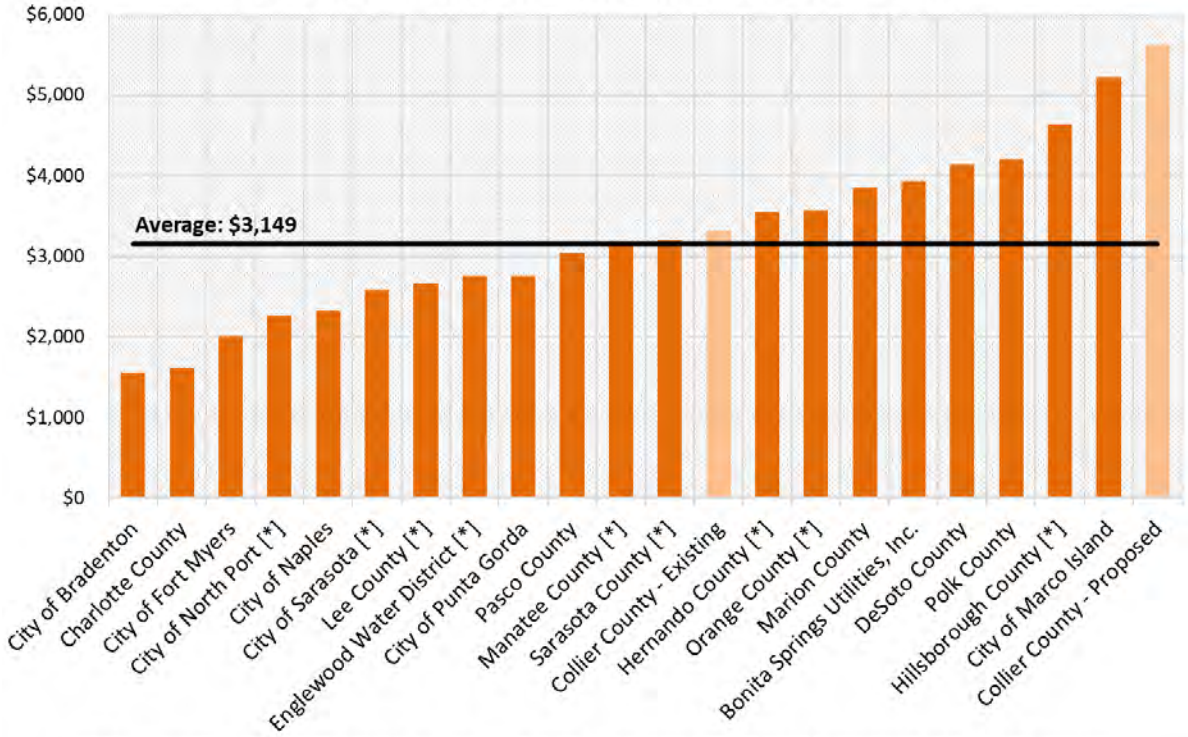
The following is a summary of the survey results regarding the wastewater impact fee comparison expressed on a per ERC basis (generally the fee charged for a single-family residence) of the District fees with those of the surveyed utilities:

Figure 4. Comparison of Wastewater Impact Fees per ERC



[*] Utility is currently included in a fee study, or plans to implement a fee revision within the next twelve months following the comparison preparation date.

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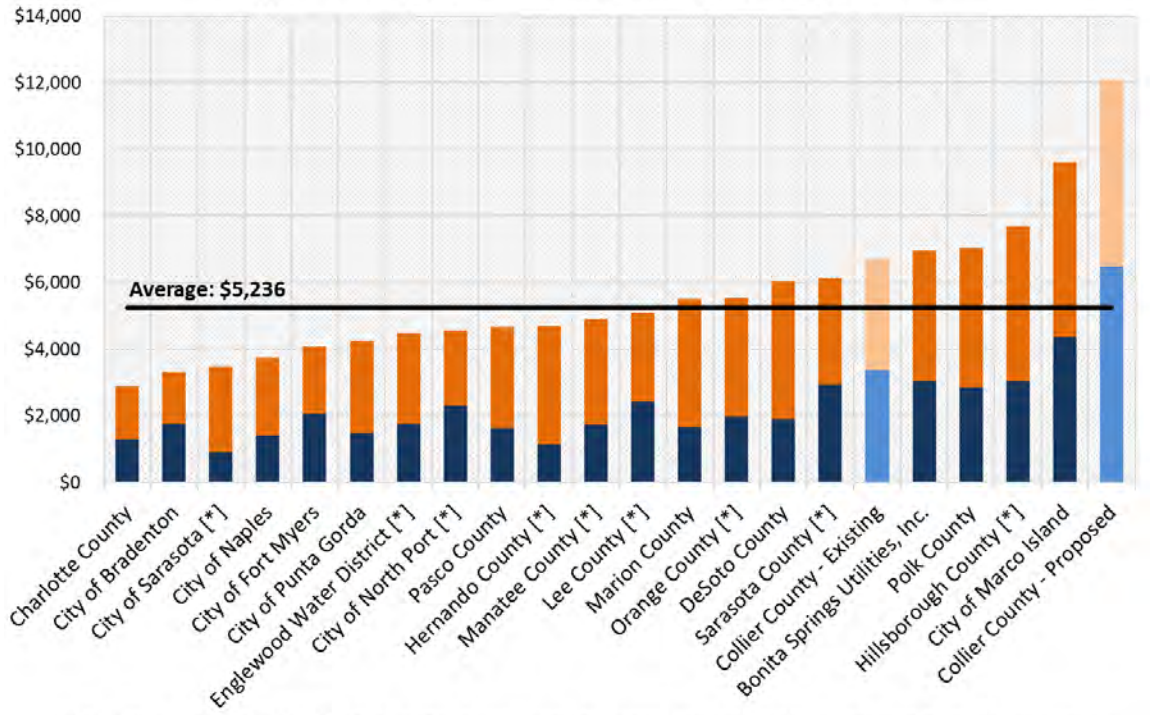
The following is a summary of the survey results regarding the combined water and wastewater impact fee comparison expressed on a per ERC basis (generally the fee charged for a single-family residence) of the District fees with those of the surveyed utilities:

Figure 5. Comparison of Combined Impact Fees per ERC



[*] Utility is currently included in a fee study, or plans to implement a fee revision within the next twelve months following the comparison preparation date.

Some reasons why impact fees differ among utilities include, but are not limited to, the following:

- Timing of capacity construction infrastructure needs and the embedded cost of the existing infrastructure being captured in the fees.
- Water quality and proximity to source of supply.
- Type of treatment process and disposal requirements (e.g., brine from reverse osmosis process, effluent from wastewater process).
- Availability of grant and other external sources (e.g., other General Fund revenues such as sales taxes) available to finance expansion-related capital needs.
- Density of service area, including number of ERCs served per mile of water and wastewater transmission lines and number of treatment facilities to serve the service area.
- Age of system / level of renewals and replacements.
- Utility life cycle (e.g., growth-oriented vs. mature).
- Level of service standards.
- Administrative decision to maintain fees at a level below what could justifiably be charged.

- Addition of any administrative fees, as allowed by the Florida Impact Fee Act, which may be embedded as a cost recovery component in the fee charged.

As shown on Table 7 at the end of this report, the average water and wastewater system impact fees for the 20 governmental entities surveyed are $2,088 and $3,149 (combined fee being $5,236), respectively, for a standard single-family residence (i.e., one ERC). It should be noted that many utilities have not adjusted fees in many years or may be in a mature position with limited growth potential. When comparing the fees for those counties that are considered to have the ability for continued growth, the proposed fees continue to remain comparable as shown below:

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Summary of County and "High Growth" Areas Impact Fees – $/ERC [1]

	Water System	Wastewater System	Combined Fees
Collier County:			
Existing Fees	$3,382	$3,314	$6,696
Proposed Fees [1]	6,470	5,614	12,084
Surveyed Florida Utilities:			
Bonita Springs Utilities, Inc.	$3,040	$3,925	$6,965
City of Bradenton	1,751	1,550	3,301
Charlotte County [3]	1,290	1,610	2,900
DeSoto County	1,910	4,140	6,050
Englewood Water District [2][3]	1,751	2,754	4,505
City of Fort Myers	2,070	2,011	4,081
Hillsborough County [3]	3,047	4,640	7,687
Lee County [3]	2,440	2,660	5,100
Manatee County [3]	1,738	3,175	4,913
City of Marco Island	4,380	5,220	9,600
Marion County	1,659	3,844	5,503
City of Naples [2]	1,416	2,324	3,740
City of North Port [3]	2,319	2,255	4,574
Orange County [3]	1,970	3,570	5,540
Pasco County [3]	1,633	3,032	4,665
Polk County	2,844	4,195	7,039
City of Punta Gorda	1,497	2,760	4,257
City of Sarasota [3]	900	2,577	3,477
Sarasota County [3]	2,950	3,190	6,140
Hernando County [3]	1,147	3,544	4,691
Other Florida Utilities' Average	$2,088	$3,149	$5,236

[1] Amounts shown derived from Table 7 at the end of this report.
[2] Reflects utilities that have not adjusted fees in approximately ten years.
[3] Utilities either have or anticipate conducting an impact fee study within the next 12 months.

Conclusions and Recommendations

Based on our evaluation of the District water and wastewater system impact fees, Raftelis offers the following conclusions and recommendations:

1. Based on our review, the County's current water and wastewater impact fees do not appear to be recovering the estimated installed and anticipated proportional cost of the System Improvements to provide water and wastewater capacity expressed on a per equivalent residential connection basis for the cost of system water production, treatment and conveyance capacity or the system wastewater conveyance, treatment and disposal capacity.

2. Based on a review of prior studies, the County's current level of service recognized in the development of the water impact fees is 300 gpd (average day) per ERC. Based on the on current metered water use for the individually metered residential customer class (i.e., an equivalent residential connection) and retail finished water deliveries coupled with the capacity planning estimates recognized in the County's AUIR planning studies and documents, and based on discussions with the County it is recommended that the level of service standard for a water ERC be reduced to 275 gpd (average day) for the determination of water-related impact fees. The County's current level of service recognized in the development of the wastewater impact fees is 200 gpd (average day) per ERC. Based on estimates of indoor water use, current billed wastewater flows for the individually metered residential customer class, wastewater treatment requirements, capacity planning parameters recognized in the County's AUIR planning studies and documents, and based on discussions with the County, it is recommended that the level of service standard for a wastewater ERC be reduced to 195 gpd (average day) for the determination of wastewater-related impact fees.

3. Based on levels of service per ERC and the capital costs identified, the proposed impact fees for the water and wastewater systems, respectively, are as follows:

Existing and Proposed Fiscal Year 2024 Calculated Water and Wastewater Impact Fees per ERC

System	Proposed LOS (gpd)	Existing Fees	Proposed Fees	Difference	
				Amount	Percent
Water	275	$3,382.00	$6,470.00	$3,088.00	91.3%
Wastewater	195	3,314.00	5,614.00	2,300.00	69.4%
Total		$6,696.00	$12,084.00	$5,388.00	80.5%

ERC = Equivalent Residential Connection

Raftelis considers the impact fees to support the rational nexus requirements whereby the benefits received by the applicant (new development) are reasonably related to the capital cost of providing utility services; Raftelis considers the proposed impact fees to be based on localized costs and reasonable.

4. It is recommended that the County evaluate the sufficiency of the proposed impact fees no later than five years from the date of this report to provide that the capital cost recovery in the fee is consistent with the County's investment in System improvement infrastructure.

5. Consistent with our scope of services, Raftelis only reviewed the water and wastewater impact fee levels and did not review the County's methodology for charging the impact fees to applicants / new development requesting capacity as shown in the Impact Fee Ordinance in Appendix B. Appendix C reflects the proposed fees applied to the County's existing methodology.

6. The Florida Impact Fee Act provides that entities cannot implement increases in impact fees less than 90 days after the effective date of an ordinance or resolution imposing the amended fees (notice to the community). Although the County's legal utility counsel does not consider the Act to be applicable to water and wastewater impact fees, the County has historically followed the provisions of this implementation Florida Statute. Due to the magnitude of the increase, it is recommended that the County follow historical precedent and implement the recommended impact fees not less than 90 days after the effective date of an ordinance or resolution imposing the amended fees (notice to the community).

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Tables

Appendices

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Analysis Tables

Table 1

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Water Production / Treatment Facility Capacity Available to Serve System Growth

Line No.	Description	Water System
1	Existing Treatment Plant Capacity of System (MMADF-MGD) [1]	52.000
2	Less Capacity Considered Offline and Removed from Service (MGD) [2]	-
3	Less Adjustment to Reflect Operational Treatment Capacity (MGD) [3]	(2.000)
4	Adjusted Treatment Plant Capacity of System (MMADF-MGD)	50.000
5	Adjustment to Reflect Maximum Month ADF of Water Treatment System (MGD) [4]	(4.128)
6	Dependable Treatment Plant Capacity (ADDF)	45.872
7	Average Maximum Month Daily Demand Recognized [5]	34.701
8	Remaining Estimated System Capacity (MMADD) to Serve Future Growth (MGD)	11.171
9	Percent of Total Existing System Capacity Available to Serve Future Growth	24.35%
10	Capacity Available to Service New Growth (MMADF-MGD)	11.171
11	Capacity Available to Service New Growth (gallons)	11,170,689
12	Level of Service Standard Per ERC (gallons per day) [6]	275
13	Number of ERCs Available to be Served by Existing Available Capacity [Line 11 / Line 12]	40,621

MGD = Million Gallons Per Day
MMADF = Maximum Month Average Daily Flow
ADD = Average Daily Demand
ADF = Average Daily Flow

Footnotes on following page.

Table 1

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Water Production / Treatment Facility Capacity Available to Serve System Growth

Footnotes:

[1] Amounts reflect MMADF treatment capacity of facilities as provided by the District. The permitted capacities of the two individual regional facilities are 20.0 MMADF-MGD for the North County Regional Water Treatment Plant (WTP), and 32.0 MMADF-MGD for the South County Regional WTP.

[2] Based on information presented in the AUIR, no facilities are assumed to be removed from service.

[3] Adjustment to reflect Total Operational Capacity which is the capacity of the largest non-redundant treatment unit which could be out of service during a period of peak demand and is estimated by the County to be 2.0 MGD. In accordance with the County's July 2021 Draft Potable Water Master Plan, the Total Operational Capacity must be sufficient for the maximum day demand.

[4] With respect to the water facilities, the plant capacity is expressed on a maximum month daily flow basis. To be consistent with the level of service requirements for the water system, the plant capacity was adjusted to reflect an average daily demand basis. A peak day to maximum month daily demand factor of 1.09 was utilized as supported by finished water flow data contained in the Monthly Operating Reports filed with the Florida Department of Environmental Protection (FDEP) as shown below:

	Annual Average Daily Demand (MGD) (a)	Maximum Month Daily Demand (MGD) (a)	Peak Day Demand (MGD) (a)	Estimated Peak / Maximum Month Factor
Fiscal Year 2010	23.015	24.774	28.133	1.136
Fiscal Year 2011	24.292	27.999	29.352	1.048
Fiscal Year 2012	24.086	27.960	29.839	1.067
Fiscal Year 2013	23.753	28.440	30.383	1.068
Fiscal Year 2014	25.581	29.125	30.024	1.031
Fiscal Year 2015	26.009	30.009	31.339	1.044
Fiscal Year 2016	26.147	30.571	33.891	1.109
Fiscal Year 2017	26.222	31.671	32.953	1.040
Fiscal Year 2018	26.239	30.812	38.984	1.265
Fiscal Year 2019	26.738	31.072	34.749	1.118
Fiscal Year 2020	27.667	31.997	34.023	1.063
Fiscal Year 2021	26.154	30.400	32.720	1.076
Fiscal Year 2022	28.010	32.874	39.273	1.195
Fiscal Year 2023	29.954	34.701	36.373	1.048
Historical Period Maximum				1.265
Historical Period-Year Average				1.090
Historical Period Adjusted Average (less maximum and minimum)				1.100
Factor Utilized For Impact Fee Determination Purposes				1.090

50.000 MMDD-MGD Capacity / 1.09 Peaking Factor = 45.872 ADD-MGD Capacity. 50.000 Less 45.872 = 4.128.

(a) Amounts shown include adjustments for the acquisition of the Orange Tree (acquired March 1, 2017) and Golden Gate Utility System (acquired March 1, 2018) as if such Systems were under County Ownership for the historical period to provide comparability among all periods.

Table 1

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Water Production / Treatment Facility Capacity Available to Serve System Growth

Footnotes:

[5] Reflects the highest reported average daily demand experienced by the District's water treatment facilities for the fifteen Fiscal Year period ended 2022 as shown below:

	Water
Maximum Period Reported for Historical Period - MMADD (*)	34.701

(*) Reference is made to Footnote 3 for applicable water daily demand data.

[6] The level of service factor for an ERC reflects capacity requirements expressed on an average daily water demand basis for a standard equivalent residential unit.

Level of Service - Gallons per Capita per Day		130.0
Adjustment to Remove General Service Water Demands		
2022 Billed Water Sales - Residential Service (Thousands of Gallons)		6,870,418
2022 Billed Water Sales - General Service (Thousands of Gallons)		1,628,263
2022 Billed Water Sales - Irrigation Service (Thousands of Gallons)		546,063
2022 Billed Water Sales - Wholesale Service (Thousands of Gallons)		-
Total 2022 Billed Water Sales (Thousands of Gallons)		
All Customer Classes		9,044,744
All Customer Classes Excluding Wholesale Service (Retail Service)		9,044,744
Residential as a Percent of Retail Service		80.84%
Estimated Level of Service - Gallons per Capita per Day - Residential Service Only		105.1
U.S. Census Projection - 2017-2021 Persons per Average Permanent Household		2.40
Level of Service per ERC Calculated - AADF		252.24
Adjust for Level of Service per ERC - MMADF	1.09	274.94
Level of Service per ERC Recognized - MMADF		275.00

Table 2

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Wastewater Treatment Facility Capacity Available to Serve System Growth

Line No.	Description	Wastewater System
1	Existing Treatment Plant Capacity of System (ADF-MGD) [1]	42.350
2	Less Existing Capacity Considered to be Removed from Service and Considered Off-line [1]	(0.750)
3	Less Adjustment to Reflect Operational Treatment Capacity	-
4	Adjusted Treatment Plant Capacity of System (MMADF-MGD)	41.600
5	Adjustment to Reflect Maximum Month ADD of Wastewater Treatment System (MGD) [2]	(4.786)
6	Dependable Treatment Plant Capacity (ADD)	36.814
7	Average Maximum Month Daily Demand Recognized [3]	24.009
8	Remaining Estimated System Capacity (MMADF) to Serve Future Growth (MGD)	12.805
9	Percent of Total Existing System Capacity Available to Serve Future Growth	34.78%
10	Existing Capacity Available to Service New Growth (MMADF)	12.805
11	Existing Capacity Available to Service New Growth (gallons)	12,805,159
12	Level of Service Standard Per ERC (gallons per day) [4]	195
13	Number of ERCs That Could Be Served By Existing Capacity [Line 11 / Line 12]	65,667

MGD = Million Gallons Per Day
MMADF = Maximum Month Average Daily Flow
ADD = Average Daily Demand
ADF = Average Daily Flow

Footnotes on following page.

Table 2

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Wastewater Treatment Facility Capacity Available to Serve System Growth

Footnotes:

[1] Amounts reflect permitted MMADF wastewater treatment plant capacity of facilities. The permitted capacities of the of the wastewater treatment facilities are: 24.1 MMADF-MGD for the North County Water Reclamation Facility, 16.0 MMADF-MGD for the South County Water Reclamation Facility, 1.50 MMADF-MGD for the Golden Gate Wastewater Treatment Facility, and 0.75 MMADF-MGD for the Orange Tree Wastewater Treatment Facility.

The Orange Tree Wastewater Treatement Facility is planned to be removed from service by the County in the near future and is not included in the determination of the existing Wastewater System capacity.

[2] With respect to the existing wastewater facilities, the plant capacity is expressed on a maximum month daily flow basis. To be consistent with the level of service requirements for the wastewater system, the plant capacity was adjusted to reflect an average daily demand basis. A maximum month daily demand to annual average daily demand peaking factor of 1.13 was utilized as supported by treated wastewater flow data presented in the Monthly Operating Reports filed by the County with the Florida Department of Environmental Protection (FDEP) as shown below:

	Annual Average Daily Demand (MGD) (a)	Maximum Month Daily Demand (MGD) (a)	Estimated Peak Month Factor
Fiscal Year 2010	15.673	17.339	1.11
Fiscal Year 2011	16.077	18.146	1.13
Fiscal Year 2012	17.334	19.564	1.13
Fiscal Year 2013	18.538	20.748	1.12
Fiscal Year 2014	17.657	20.952	1.19
Fiscal Year 2015	18.730	21.024	1.12
Fiscal Year 2016	19.411	23.085	1.19
Fiscal Year 2017	20.132	23.659	1.18
Fiscal Year 2018	19.150	21.328	1.11
Fiscal Year 2019	20.234	23.406	1.16
Fiscal Year 2020	20.421	23.321	1.14
Fiscal Year 2021	21.574	22.660	1.05
Fiscal Year 2022	22.282	24.009	1.08
Fiscal Year 2023	21.590	23.575	1.09
Historical Period Maximum			1.19
Historical Period-Year Average			1.13
Historical Period Adjusted Average (less maximum and minimum)			1.13
Factor Utilized for Impact Fee Determination Purposes			1.13

41.600 MMDD-MGD Capacity / 1.13 Peaking Factor = 36.814 AADD-MGD Capacity. 41.600 Less 36.814 = 4.786.

(a) Amounts shown include adjustments for the acquisition of the Orange Tree (acquired March 1, 2017) and Golden Gate Utility System (acquired March 1, 2018) as if such Systems were under County Ownership for the historical period to provide comparability among all periods.

Table 2

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Existing Wastewater Treatment Facility Capacity Available to Serve System Growth

Footnotes:

[3] Reflects the highest reported average daily flow experienced by the District's wastewater treatment facilities for the nineteen Fiscal Year period ended 2022 as shown below:

	Wastewater
Maximum Period Reported for Historical Period - MMADD (*)	24.009

(*) Reference is made to Footnote 2 for applicable wastewater daily flow data.

[4] The level of service factor for an ERC reflects capacity requirements expressed on an average daily wastewater demand basis for a standard equivalent residential unit.

Level of Service - Gallons per Capita per Day per AUIR		90.0
Adjustment to Remove General Service Wastewater Demands		
2022 Billed Wastewater Flows - Residential Service (Thousands of Gallons)		7,059,751
2022 Billed Wastewater Flows - General Service (Thousands of Gallons)		1,771,333
Total 2022 Billed Wastewater Flows (Thousands of Gallons)		
All Customer Classes		8,831,084
Residential as a Percent of Retail Service		79.94%
Estimated Level of Service - Gallons per Capita per Day - Residential Service Only		71.9
U.S. Census Projection - 2017-2021 Persons per Household		2.40
Level of Service per ERC Calculated - ADF		172.56
Adjust for Level of Service per ERC - MMADF	1.13	194.99
Level of Service per ERC Recognized - MMADF		195.00

AUIR = Annual Update & Inventory Report prepared by the County dated December 13, 2022.

Table 3

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Water Capital Improvement Program By Plant Function Through Fiscal Year 2033

Line No.	Project Description	Type	Purpose			2023-2033 Estimated Capital Cost	Adjustments	Net Amount For Future Expenditures	Functional Category								System Improvement Retirement Adjustment		
			Expansion	Existing New	Existing Improve				Supply Existing	Supply Expansion	Treatment Existing	Treatment Expansion	Transmission & Storage Existing	Transmission & Storage Expansion	Distribution/ Other	Total	Supply	Treatment	Transmission & Storage
	WATER SYSTEM																		
	Fund 411: Expansion-Related Water System Capital Projects																		
1	Northeast Utility Facilities WTP/WRF (design)	Treatment	100.00%	0.00%	0.00%	$86,321	$0	$86,321	$0	$0	$0	$86,321	$0	$0	$0	$86,321	$0	$0	$0
2	NE Utility Facilities WTP/WRF - Design	Treatment	100.00%	0.00%	0.00%	100,829	0	100,829	0	0	0	100,829	0	0	0	100,829	0	0	0
3	NE Utility Facilities - Permitting	Treatment	100.00%	0.00%	0.00%	13,319	0	13,319	0	0	0	13,319	0	0	0	13,319	0	0	0
4	Golden Gate City Utility Ph 1 & 2 (Transmission)	Treatment	100.00%	0.00%	0.00%	421,488	0	421,488	0	0	0	421,488	0	0	0	421,488	0	0	0
5	NERWTP Wellfield	Supply	100.00%	0.00%	0.00%	3,439,305	0	3,439,305	0	3,439,305	0	0	0	0	0	3,439,305	0	0	0
6	Northeast Regional W	Treatment	100.00%	0.00%	0.00%	5,818,934	0	5,818,934	0	0	0	5,818,934	0	0	0	5,818,934	0	0	0
7	NERWTP Phase IB Wellfield Exp	Supply	100.00%	0.00%	0.00%	32,601	0	32,601	0	32,601	0	0	0	0	0	32,601	0	0	0
8	Lime Softening 4th Reactor (See 412) 70135	Treatment	0.00%	0.00%	100.00%	107,237	0	107,237	0	0	107,237	0	0	0	0	107,237	0	56,903	0
9	Replace Lime Softening Reactor (See 412) 70135	Treatment	0.00%	0.00%	100.00%	16,925	0	16,925	0	0	16,925	0	0	0	0	16,925	0	8,981	0
10	Wellfield Program	Supply	100.00%	0.00%	0.00%	968,485	0	968,485	0	968,485	0	0	0	0	0	968,485	0	0	0
11	NE Project Mgt/Oversight (See 413)	Treatment	100.00%	0.00%	0.00%	790,876	0	790,876	0	0	0	790,876	0	0	0	790,876	0	0	0
12	NERWTP Phase IB Wellfield Exp	Supply	100.00%	0.00%	0.00%	155	0	155	0	155	0	0	0	0	0	155	0	0	0
13	Total Fund 411: Expansion-Related Water System Capital Projects					$11,796,474	$0	$11,796,474	$0	$4,440,546	$124,161	$7,231,766	$0	$0	$0	$11,796,474	$0	$65,884	$0
	Fund 412: Upgrades and Improvments Water System Capital Projects																		
14	Integrated Asset Management Program	Other	0.00%	0.00%	100.00%	$2,540,250	($2,540,250)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	Lely Golf Estates (PUR)	Distribution	0.00%	0.00%	100.00%	53,193,089	0	53,193,089	0	0	0	0	0	0	53,193,089	53,193,089	0	0	0
16	Water Meter Renewal and Replacement Program	Distribution	0.00%	0.00%	100.00%	38,959,363	0	38,959,363	0	0	0	0	0	0	38,959,363	38,959,363	0	0	0
17	Real Property/Infrastructure Audit	Other	0.00%	0.00%	100.00%	578,112	(578,112)	0	0	0	0	0	0	0	0	0	0	0	0
18	Cross Connections Program	Distribution	0.00%	0.00%	100.00%	11,004,994	0	11,004,994	0	0	0	0	0	0	11,004,994	11,004,994	0	0	0
19	Fire Hydrants Replacement	Distribution	0.00%	0.00%	100.00%	1,100,282	0	1,100,282	0	0	0	0	0	0	1,100,282	1,100,282	0	0	0
20	Utility Master Plan	Other	0.00%	0.00%	100.00%	1,299,999	(1,299,999)	0	0	0	0	0	0	0	0	0	0	0	0
21	Water Plant Concrete Structure Rehabilitation and Improvements	Treatment	0.00%	0.00%	100.00%	2,111,721	0	2,111,721	0	0	2,111,721	0	0	0	0	2,111,721	0	1,120,550	0
22	Water Lighting/ Surge Protection & Grounding	Treatment	0.00%	0.00%	100.00%	1,598,044	0	1,598,044	0	0	1,598,044	0	0	0	0	1,598,044	0	847,976	0
23	NCRWTP Lightning/Surge Protection-Design	Treatment	0.00%	0.00%	100.00%	32,701	0	32,701	0	0	32,701	0	0	0	0	32,701	0	17,352	0
24	FDOT Utility Construction Projects - W	Trans	0.00%	0.00%	100.00%	1,130,686	0	1,130,686	0	0	0	0	1,130,686	0	0	1,130,686	0	0	482,542
25	Well/Plant Power System	Treatment	0.00%	0.00%	100.00%	16,137,593	0	16,137,593	0	0	16,137,593	0	0	0	0	16,137,593	0	8,563,144	0
26	Tamiami Well No. 6/11 - Design	Supply	0.00%	0.00%	100.00%	145,263	0	145,263	145,263	0	0	0	0	0	0	145,263	80,196	0	0
27	Tamiami Well No. 6/11 - Const	Supply	0.00%	0.00%	100.00%	214,367	0	214,367	214,367	0	0	0	0	0	0	214,367	118,346	0	0
28	Tamiami Well No. 6 - Const	Supply	0.00%	0.00%	100.00%	11,048	0	11,048	11,048	0	0	0	0	0	0	11,048	6,099	0	0
29	Countywide Utility Projects - Water	Distribution	0.00%	0.00%	100.00%	527,930	0	527,930	0	0	0	0	0	0	527,930	527,930	0	0	0
30	Remote Water Sites SCADA Support Operating	Other	0.00%	0.00%	100.00%	3,800,969	0	3,800,969	0	0	0	0	0	0	3,800,969	3,800,969	0	0	0
31	Wellfield/Raw Water Booster Station Op TSP	Supply	0.00%	0.00%	100.00%	32,205,873	0	32,205,873	32,205,873	0	0	0	0	0	0	32,205,873	17,779,925	0	0
32	NRO Wellfield Infrastruct Repl (Design)	Supply	0.00%	0.00%	100.00%	121,896	(121,896)	0	0	0	0	0	0	0	0	0	0	0	0
33	SCRWTP SCADA Support Operating	Other	0.00%	0.00%	100.00%	3,970,610	0	3,970,610	0	0	0	0	0	0	3,970,610	3,970,610	0	0	0
34	NE Sws Area Interg	Distribution	0.00%	0.00%	100.00%	12,318	0	12,318	0	0	0	0	0	0	12,318	12,318	0	0	0
35	Water Plant Compliance	Treatment	0.00%	100.00%	0.00%	2,513,515	(2,513,515)	0	0	0	0	0	0	0	0	0	0	0	0
36	Lime Treatment TSP	Treatment	0.00%	0.00%	100.00%	3,167,582	(3,167,582)	0	0	0	0	0	0	0	0	0	0	0	0
37	Facility Infrastructure Maint Water	Treatment	0.00%	0.00%	100.00%	3,935,377	(3,935,377)	0	0	0	0	0	0	0	0	0	0	0	0
38	Infrastructure TSP Field Ops-Water	Distribution	0.00%	0.00%	100.00%	1,599,309	(1,599,309)	0	0	0	0	0	0	0	0	0	0	0	0
39	Infrastructure TSP -Water Plants	Treatment	0.00%	0.00%	100.00%	7,059,598	(7,059,598)	0	0	0	0	0	0	0	0	0	0	0	0
40	Naples Pk Basin Optimization	Distribution	0.00%	0.00%	100.00%	22,112,620	0	22,112,620	0	0	0	0	0	0	22,112,620	22,112,620	0	0	0
41	98th Avenue North PUR - Design & Constru	Distribution	0.00%	0.00%	100.00%	69,823	0	69,823	0	0	0	0	0	0	69,823	69,823	0	0	0
42	99th Avenue North PUR - Design & Constru	Distribution	0.00%	0.00%	100.00%	68,580	0	68,580	0	0	0	0	0	0	68,580	68,580	0	0	0
43	105th Avenue North PUR - Design & Constr	Distribution	0.00%	0.00%	100.00%	1,203,259	0	1,203,259	0	0	0	0	0	0	1,203,259	1,203,259	0	0	0
44	106th Avenue North PUR - Design & Constr	Distribution	0.00%	0.00%	100.00%	1,304,582	0	1,304,582	0	0	0	0	0	0	1,304,582	1,304,582	0	0	0
45	Utility Billing Customer Serv Software	Other	0.00%	0.00%	100.00%	10,000	0	10,000	0	0	0	0	0	0	10,000	10,000	0	0	0
46	VB DR CDS Basin 101	Distribution	0.00%	0.00%	100.00%	298,545	0	298,545	0	0	0	0	0	0	298,545	298,545	0	0	0
47	Naples Park Water Main Replacement	Distribution	0.00%	0.00%	100.00%	84,402	0	84,402	0	0	0	0	0	0	84,402	84,402	0	0	0
48	Large Meters Renewal & Replacement	Distribution	0.00%	0.00%	100.00%	10,091,071	0	10,091,071	0	0	0	0	0	0	10,091,071	10,091,071	0	0	0
49	SCRWTP Power Systems Reliability	Treatment	0.00%	0.00%	100.00%	1,055,861	0	1,055,861	0	0	1,055,861	0	0	0	0	1,055,861	0	560,275	0
50	SCRWTP Reactor #4	Treatment	0.00%	100.00%	0.00%	1,653,365	0	1,653,365	0	0	1,653,365	0	0	0	0	1,653,365	0	0	0
51	SCRWTP Reactor Tank #4 - Construction	Treatment	0.00%	100.00%	0.00%	3,689,555	0	3,689,555	0	0	3,689,555	0	0	0	0	3,689,555	0	0	0
52	Water Plant Capital Projects	Treatment	0.00%	0.00%	100.00%	6,861,260	0	6,861,260	0	0	6,861,260	0	0	0	0	6,861,260	0	3,640,813	0
53	NCRWTP Equipment Annex Design	Treatment	0.00%	0.00%	100.00%	72,589	(72,589)	0	0	0	0	0	0	0	0	0	0	0	0
54	SCRWTP Filter Replacement	Treatment	0.00%	0.00%	100.00%	54,292	0	54,292	0	0	54,292	0	0	0	0	54,292	0	28,809	0
55	SCRWTP Lime Slakers Replacement (Cap)	Treatment	0.00%	0.00%	100.00%	8,838	0	8,838	0	0	8,838	0	0	0	0	8,838	0	4,690	0
56	NCRWTP Equipment Annex Construction	Treatment	0.00%	0.00%	100.00%	284,571	0	284,571	0	0	284,571	0	0	0	0	284,571	0	151,003	0
57	Government Operations Business Park	Distribution	0.00%	0.00%	100.00%	18,679	0	18,679	0	0	0	0	0	0	18,679	18,679	0	0	0
58	Collier County Central Inv Bldg (Cap) GOBP	Other	0.00%	0.00%	100.00%	123,686	0	123,686	0	0	0	0	0	0	123,686	123,686	0	0	0
59	Fueling Depot (Cap) GOBP	Other	0.00%	0.00%	100.00%	96,821	0	96,821	0	0	0	0	0	0	96,821	96,821	0	0	0
60	Collier County Ops & Security Bldg (Cap) GOBP	Other	0.00%	0.00%	100.00%	193,434	0	193,434	0	0	0	0	0	0	193,434	193,434	0	0	0
61	PUD Logistics & Operations Center (Cap) GOBP	Other	0.00%	0.00%	100.00%	315,133	0	315,133	0	0	0	0	0	0	315,133	315,133	0	0	0
62	General Site Development (Cap) GOBP	Other	0.00%	0.00%	100.00%	739,910	0	739,910	0	0	0	0	0	0	739,910	739,910	0	0	0
63	Orangetree Plant TSP (op)	Distribution	0.00%	0.00%	100.00%	498	(498)	0	0	0	0	0	0	0	0	0	0	0	0
64	Distribution Capital Projects (unplanned)	Distribution	0.00%	0.00%	100.00%	13,773,598	0	13,773,598	0	0	0	0	0	0	13,773,598	13,773,598	0	0	0
65	Warren St. Looping	Distribution	0.00%	0.00%	100.00%	89,492	0	89,492	0	0	0	0	0	0	89,492	89,492	0	0	0
66	Trail Blvd. WM Replacement	Distribution	0.00%	0.00%	100.00%	1,061,496	0	1,061,496	0	0	0	0	0	0	1,061,496	1,061,496	0	0	0
67	YMCA Road AC WM Replacement	Distribution	0.00%	0.00%	100.00%	413,152	0	413,152	0	0	0	0	0	0	413,152	413,152	0	0	0
68	Twin Eagles Mon Panl	Distribution	0.00%	0.00%	100.00%	18,888	0	18,888	0	0	0	0	0	0	18,888	18,888	0	0	0
69	NE Utility Facilities	Trans	0.00%	100.00%	0.00%	4,128,980	0	4,128,980	0	0	0	0	4,128,980	0	0	4,128,980	0	0	0
70	Interim NE Facilities - Permitting	Trans	0.00%	100.00%	0.00%	700	0	700	0	0	0	0	700	0	0	700	0	0	0
71	NESA Wellfield - Phase 1 Design	Supply	0.00%	100.00%	0.00%	443,994	0	443,994	443,994	0	0	0	0	0	0	443,994	0	0	0
72	NESA_ITP Security (cap)	Supply	0.00%	100.00%	0.00%	21,158	0	21,158	21,158	0	0	0	0	0	0	21,158	0	0	0
73	NE Utility Facilities WTP/WRF - Design criteria	Treatment	0.00%	100.00%	0.00%	75,387	0	75,387	0	0	75,387	0	0	0	0	75,387	0	0	0
74	NE Utility Facilities WTP/WRF - Design	Treatment	0.00%	100.00%	0.00%	289	0	289	0	0	289	0	0	0	0	289	0	0	0
75	NE Utility Facilities WTP/WRF-Permitting	Treatment	0.00%	100.00%	0.00%	42,900	0	42,900	0	0	42,900	0	0	0	0	42,900	0	0	0
76	NE Utility Facilities WTP/WRF-Construction	Treatment	0.00%	100.00%	0.00%	2,683,018	0	2,683,018	0	0	2,683,018	0	0	0	0	2,683,018	0	0	0
77	Tamiami Wellfield	Supply	0.00%	50.00%	50.00%	10,620,631	0	10,620,631	10,620,631	0	0	0	0	0	0	10,620,631	2,931,671	0	0
78	Collier County Utility Standards	Other	0.00%	0.00%	100.00%	312,287	(312,287)	0	0	0	0	0	0	0	0	0	0	0	0
79	Golden Gate City Utility Compliance	Other	0.00%	0.00%	100.00%	1,340,052	0	1,340,052	0	0	0	0	0	0	1,340,052	1,340,052	0	0	0
80	WM Install: 50th Terr SW - Design (Cap)	Distribution	0.00%	0.00%	100.00%	14,538	0	14,538	0	0	0	0	0	0	14,538	14,538	0	0	0
81	WM Install: 50th Terr SW -Constr (Cap)	Distribution	0.00%	0.00%	100.00%	609,582	0	609,582	0	0	0	0	0	0	609,582	609,582	0	0	0
82	VBR Extension - Utility Relocations	Trans	0.00%	0.00%	100.00%	9,250,925	0	9,250,925	0	0	0	0	9,250,925	0	0	9,250,925	0	0	3,948,006
83	US 41 East WM Upgrades and Improvements	Trans	0.00%	0.00%	100.00%	137,555	0	137,555	0	0	0	0	137,555	0	0	137,555	0	0	58,704
84	Palm River PUR	Distribution	0.00%	0.00%	100.00%	26,024,054	0	26,024,054	0	0	0	0	0	0	26,024,054	26,024,054	0	0	0
85	Palm River PUR - Design (cap)	Distribution	0.00%	0.00%	100.00%	281,811	0	281,811	0	0	0	0	0	0	281,811	281,811	0	0	0
86	Palm River PUR - Construction Adm (cap)	Distribution	0.00%	0.00%	100.00%	126,094	0	126,094	0	0	0	0	0	0	126,094	126,094	0	0	0
87	Palm River PUR - Area 1&2 Constru (cap)	Distribution	0.00%	0.00%	100.00%	2,315,434	0	2,315,434	0	0	0	0	0	0	2,315,434	2,315,434	0	0	0
88	Golden Gate WTP	Treatment	0.00%	0.00%	100.00%	692,382	0	692,382	0	0	692,382	0	0	0	0	692,382	0	367,401	0
89	Manatee Pump Station Yard Piping Improvements	Trans	0.00%	0.00%	100.00%	3,182,700	0	3,182,700	0	0	0	0	3,182,700	0	0	3,182,700	0	0	1,358,277
90	Manatee Road Water Main Improvements	Trans	0.00%	0.00%	100.00%	1,092,727	0	1,092,727	0	0	0	0	1,092,727	0	0	1,092,727	0	0	466,342
91	Tamiami Raw WM Upgrades and Improvements	Supply	0.00%	0.00%	100.00%	874,422	0	874,422	874,422	0	0	0	0	0	0	874,422	717,330	0	0
92	Generator Replacement and Upgrade Program	Treatment	0.00%	0.00%	100.00%	11,091,179	0	11,091,179	0	0	11,091,179	0	0	0	0	11,091,179	0	7,464,046	0
93	Generator Replacement and Upgrade Program - Split Funding	Treatment	0.00%	0.00%	100.00%	10,454,500	0	10,454,500	0	0	10,454,500	0	0	0	0	10,454,500	0	7,035,579	0

Table 3

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Water Capital Improvement Program By Plant Function Through Fiscal Year 2033

Line No.	Project Description	Type	Purpose			2023-2033 Estimated Capital Cost	Adjustments	Net Amount For Future Expenditures	Functional Category								System Improvement Retirement Adjustment		
			Expansion	Existing New	Existing Improve				Supply Existing	Supply Expansion	Treatment Existing	Treatment Expansion	Transmission & Storage Existing	Transmission & Storage Expansion	Distribution/ Other	Total	Supply	Treatment	Transmission & Storage
94	WM Repl Carlton & Catts	Distribution	0.00%	0.00%	100.00%	4,750,393	0	4,750,393	0	0	0	0	0	0	4,750,393	4,750,393	0	0	0
95	Goodland PS Improvements	Distribution	0.00%	0.00%	100.00%	3,983,158	0	3,983,158	0	0	0	0	0	0	3,983,158	3,983,158	0	0	0
96	Goodland PS Improvements - Construction	Distribution	0.00%	0.00%	100.00%	319,237	0	319,237	0	0	0	0	0	0	319,237	319,237	0	0	0
97	NCRWTP Nano Skid Rehab	Treatment	0.00%	0.00%	100.00%	1,516,190	(1,516,190)	0	0	0	0	0	0	0	0	0	0	0	0
98	SCRWTP Lime Softening (See 411) 70135	Treatment	0.00%	0.00%	100.00%	488,294	0	488,294	0	0	488,294	0	0	0	0	488,294	0	259,105	0
99	Water Security Systems	Other	0.00%	0.00%	100.00%	4,969,272	0	4,969,272	0	0	0	0	0	0	4,969,272	4,969,272	0	0	0
100	Goodland PS Security System (Cap)	Other	0.00%	0.00%	100.00%	28,102	0	28,102	0	0	0	0	0	0	28,102	28,102	0	0	0
101	Carica Rd Security Upgrades (cap)	Other	0.00%	0.00%	100.00%	61,350	0	61,350	0	0	0	0	0	0	61,350	61,350	0	0	0
102	Distribution System TSP	Distribution	0.00%	0.00%	100.00%	10,493,329	(10,493,329)	0	0	0	0	0	0	0	0	0	0	0	0
103	Carica WQMP (cap)	Distribution	0.00%	0.00%	100.00%	40,106	(40,106)	0	0	0	0	0	0	0	0	0	0	0	0
104	Bonita Shores WQMP (cap)	Distribution	0.00%	0.00%	100.00%	23,404	(23,404)	0	0	0	0	0	0	0	0	0	0	0	0
105	107 AV & 800 BLK WM Replace (cap)	Distribution	0.00%	0.00%	100.00%	6,287	0	6,287	0	0	0	0	0	0	6,287	6,287	0	0	0
106	SCRWTP Field Trailer Site - Design (cap)	Treatment	0.00%	0.00%	100.00%	14,537	(14,537)	0	0	0	0	0	0	0	0	0	0	0	0
107	SCRWTP Field Trailer Site - Construction (cap)	Treatment	0.00%	0.00%	100.00%	1,000	(1,000)	0	0	0	0	0	0	0	0	0	0	0	0
108	Carica Field Trailer Site - Design (cap)	Distribution	0.00%	0.00%	100.00%	17,930	(17,930)	0	0	0	0	0	0	0	0	0	0	0	0
109	Key Marco WQMP (cap)	Distribution	0.00%	0.00%	100.00%	1,777	(1,777)	0	0	0	0	0	0	0	0	0	0	0	0
110	Replace Lime Softening Reactor (See 411) 70135	Treatment	0.00%	0.00%	100.00%	22,165	0	22,165	0	0	22,165	0	0	0	0	22,165	0	11,761	0
111	NCRWTP SCADA Support Operating	Other	0.00%	0.00%	100.00%	3,405,818	0	3,405,818	0	0	0	0	0	0	3,405,818	3,405,818	0	0	0
112	SCADA Compliance Assurance Program- Water	Other	0.00%	0.00%	100.00%	1,589,374	(1,589,374)	0	0	0	0	0	0	0	0	0	0	0	0
113	Membrane Replacement & Interstage Booster	Treatment	0.00%	0.00%	100.00%	2,451,035	0	2,451,035	0	0	2,451,035	0	0	0	0	2,451,035	0	1,821,155	0
114	General Legal Services	Other	0.00%	0.00%	100.00%	913,591	(913,591)	0	0	0	0	0	0	0	0	0	0	0	0
115	Water Plant Variable Frequency Drives	Treatment	0.00%	0.00%	100.00%	3,315,125	0	3,315,125	0	0	3,315,125	0	0	0	0	3,315,125	0	1,759,116	0
116	SCRWTP Operating TSP	Treatment	0.00%	0.00%	100.00%	8,693,198	(8,693,198)	0	0	0	0	0	0	0	0	0	0	0	0
117	NCRWTP Operating TSP	Treatment	0.00%	0.00%	100.00%	8,155,904	(8,155,904)	0	0	0	0	0	0	0	0	0	0	0	0
118	Distribution Repump Station TSP	Distribution	0.00%	0.00%	100.00%	4,401,759	(4,401,759)	0	0	0	0	0	0	0	0	0	0	0	0
119	Wellfield Program Management	Supply	0.00%	0.00%	100.00%	1,622,567	(1,622,567)	0	0	0	0	0	0	0	0	0	0	0	0
120	PUD Hydraulic Modeling	Other	0.00%	0.00%	100.00%	1,144,230	(1,144,230)	0	0	0	0	0	0	0	0	0	0	0	0
121	Financial Services	Other	0.00%	0.00%	100.00%	498,810	(498,810)	0	0	0	0	0	0	0	0	0	0	0	0
122	GM Comprehensive Planning Technical Support	Other	0.00%	0.00%	100.00%	633,034	(633,034)	0	0	0	0	0	0	0	0	0	0	0	0
123	Golden Gate City PUR	Distribution	0.00%	0.00%	100.00%	17,465,864	0	17,465,864	0	0	0	0	0	0	17,465,864	17,465,864	0	0	0
124	Variable TDS Treatment Bridge-the-Gap	Treatment	0.00%	0.00%	100.00%	27,591,197	0	27,591,197	0	0	27,591,197	0	0	0	0	27,591,197	0	14,640,808	0
125	SCRWTP Odor Control - RO	Treatment	0.00%	0.00%	100.00%	4,581,838	0	4,581,838	0	0	4,581,838	0	0	0	0	4,581,838	0	2,431,276	0
126	PCCP Upgrades (Ph1 - Carica PS to Airport)	Trans	0.00%	0.00%	100.00%	15,811,448	0	15,811,448	0	0	0	0	15,811,448	0	0	15,811,448	0	0	6,747,832
127	Airport Road Cast Iron Water Main Repl and Upgrade (VBR to Pine Ridge)	Trans	0.00%	0.00%	100.00%	500,000	0	500,000	0	0	0	0	500,000	0	0	500,000	0	0	213,384
128	Airport Road Cast Iron Water Main Repl and Upgrade (VBR to Pine Ridge) - Split Funding	Trans	0.00%	0.00%	100.00%	6,695,000	0	6,695,000	0	0	0	0	6,695,000	0	0	6,695,000	0	0	2,857,217
129	Water Main Replacement with high failure rates	Distribution	0.00%	0.00%	100.00%	17,253,684	0	17,253,684	0	0	0	0	0	0	17,253,684	17,253,684	0	0	0
130	SCRWTP Improvements/Expansion	Supply	0.00%	0.00%	100.00%	49,703,036	0	49,703,036	49,703,036	0	0	0	0	0	0	49,703,036	27,439,599	0	0
131	NCRWTP Facility Plan/Improvements/Reliability Expansion	Treatment	0.00%	0.00%	100.00%	1,000,000	0	1,000,000	0	0	1,000,000	0	0	0	0	1,000,000	0	530,633	0
132	Future PUR (Cast Iron WM replacement near Carica)	Distribution	0.00%	0.00%	100.00%	9,472,387	0	9,472,387	0	0	0	0	0	0	9,472,387	9,472,387	0	0	0
133	Future PUR (Cast Iron WM replacement near Carica) - Split Funding	Distribution	0.00%	0.00%	100.00%	2,121,800	0	2,121,800	0	0	0	0	0	0	2,121,800	2,121,800	0	0	0
134	Total Fund 412: Upgrades and Improvments Water System Capital Projects					$556,315,017	($62,961,750)	$493,353,267	$94,239,793	$0	$97,977,110	$0	$41,930,721	$0	$259,205,643	$493,353,267	$49,073,166	$51,255,491	$16,132,303
	Fund 415: Existing Bond Funded Water System Projects																		
135	Perimeter Wellfield Design Update	Supply	100.00%	0.00%	0.00%	$2,620,804	$0	$2,620,804	$0	$2,620,804	$0	$0	$0	$0	$0	$2,620,804	$0	$0	$0
136	2 Deep Injection Wells	Treatment	100.00%	0.00%	0.00%	12,687,500	0	12,687,500	0	0	0	12,687,500	0	0	0	12,687,500	0	0	0
137	Construct Perimeter Wellfield (14 wells)	Supply	100.00%	0.00%	0.00%	24,473,610	0	24,473,610	0	24,473,610	0	0	0	0	0	24,473,610	0	0	0
138	CEI & CA - Construct Perimeter Wellfield (14 wells)	Supply	100.00%	0.00%	0.00%	4,894,722	0	4,894,722	0	4,894,722	0	0	0	0	0	4,894,722	0	0	0
139	Drill perimeter wells (14 wells – $1.75M/well)	Supply	100.00%	0.00%	0.00%	25,375,000	0	25,375,000	0	25,375,000	0	0	0	0	0	25,375,000	0	0	0
140	CEI & CA - Drill perimeter wells (14 wells – $1.75M/well)	Supply	100.00%	0.00%	0.00%	5,000,000	0	5,000,000	0	5,000,000	0	0	0	0	0	5,000,000	0	0	0
141	Town of Big Cypress W/WW Reimbursement	Trans	100.00%	0.00%	0.00%	1,234,404	0	1,234,404	0	0	0	0	1,234,404	0	0	1,234,404	0	0	0
142	70194 Northeast Utility Facilities WTP/WRF	Treatment	100.00%	0.00%	0.00%	35,466,498	0	35,466,498	0	0	0	35,466,498	0	0	0	35,466,498	0	0	0
143	NE Utility Facilities WTP/WRF - Design	Treatment	100.00%	0.00%	0.00%	786,190	0	786,190	0	0	0	786,190	0	0	0	786,190	0	0	0
144	70243 Golden Gate City WWTP Expansion	Treatment	100.00%	0.00%	0.00%	1,303,905	(1,303,905)	(0)	0	0	0	(0)	0	0	0	(0)	0	0	0
145	70253 Golden Gate City Transmission Water	Trans	100.00%	0.00%	0.00%	23,947,010	0	23,947,010	0	0	0	0	0	23,947,010	0	23,947,010	0	0	0
146	GGC Transmission WM Improve - Design-cap	Trans	100.00%	0.00%	0.00%	393,214	0	393,214	0	0	0	0	0	393,214	0	393,214	0	0	0
147	GGC Transmission WM Improve-Constr.-cap	Trans	100.00%	0.00%	0.00%	6,074,807	0	6,074,807	0	0	0	0	0	6,074,807	0	6,074,807	0	0	0
148	GGC Transmission WM ROW	Trans	100.00%	0.00%	0.00%	72	0	72	0	0	0	0	0	72	0	72	0	0	0
149	GGC Trans WM Impr - Ph 1A Const (Cap)	Trans	100.00%	0.00%	0.00%	1,051,277	0	1,051,277	0	0	0	0	0	1,051,277	0	1,051,277	0	0	0
150	GGC Trans WM Impr - Ph 2 Const (Cap)	Trans	100.00%	0.00%	0.00%	110,492	0	110,492	0	0	0	0	0	110,492	0	110,492	0	0	0
151	GGC Trans WM Impr - CEI (Cap)	Trans	100.00%	0.00%	0.00%	24,151	0	24,151	0	0	0	0	0	24,151	0	24,151	0	0	0
152	Const South Wellfield (5 wells)	Supply	100.00%	0.00%	0.00%	3,862,500	0	3,862,500	0	3,862,500	0	0	0	0	0	3,862,500	0	0	0
153	CEI & CA - Const South Wellfield (5 wells)	Supply	100.00%	0.00%	0.00%	772,500	0	772,500	0	772,500	0	0	0	0	0	772,500	0	0	0
154	Construct 10 mgd NECWTP +20% CEI & CA	Treatment	100.00%	0.00%	0.00%	205,438,475	0	205,438,475	0	0	0	205,438,475	0	0	0	205,438,475	0	0	0
155	Belmar Water Reimbursement + 10% CEI	Trans	100.00%	0.00%	0.00%	1,852,002	0	1,852,002	0	0	0	0	0	1,852,002	0	1,852,002	0	0	0
156	Construct Common Area Facilities	Other	100.00%	0.00%	0.00%	17,481,150	0	17,481,150	0	0	0	0	0	0	17,481,150	17,481,150	0	0	0
157	CEI & CA - Construct Common Area Facilities	Other	100.00%	0.00%	0.00%	3,496,230	0	3,496,230	0	0	0	0	0	0	3,496,230	3,496,230	0	0	0
158	North Collier Aquifer Analysis	Other	100.00%	0.00%	0.00%	932,328	(932,328)	0	0	0	0	0	0	0	0	0	0	0	0
159	Total Fund 415: Existing Bond Funded Water System Projects					$379,278,840	($2,236,233)	$377,042,607	$0	$66,999,136	$0	$254,378,662	$0	$34,687,428	$20,977,380	$377,042,607	$0	$0	$0
160	**TOTAL WATER SYSTEM CAPITAL IMPROVEMENT PROJECTS**					$947,390,330	($65,197,983)	$882,192,347	$94,239,793	$71,439,682	$98,101,271	$261,610,429	$41,930,721	$34,687,428	$280,183,023	$882,192,347	$49,073,166	$51,321,375	$16,132,303

Table 4

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2033

Line No.	Project Description	Type	Purpose			2023-2033 Estimated Capital Cost	Adjustments	Net Amount For Future Expenditures	Functional Category							Total	System Improvement Retirement Adjustment		
				Existing					Treatment and Disposal		IQ-Only		Transmission		Collection/ Other		Treatment and Disposal	IQ-Only	Transmission
			Expansion	New	Improve				Existing	Expansion	Existing	Expansion	Existing	Expansion					
	WASTEWATER SYSTEM																		
	Fund 413: Expansion-Related Wastewater System Capital Projects																		
1	Pump Station 133	Trans	100.00%	0.00%	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
2	Northeast Utility Facilities WTP/WRF	Treatment	100.00%	0.00%	0.00%	86,321	0	86,321	0	86,321	0	0	0	0	0	86,321	0	0	0
3	NE Utility Facilities WTP/WRF - Design	Treatment	100.00%	0.00%	0.00%	100,829	0	100,829	0	100,829	0	0	0	0	0	100,829	0	0	0
4	NE Utility Facilities WTP/WRF-Permitting	Treatment	100.00%	0.00%	0.00%	12,619	0	12,619	0	12,619	0	0	0	0	0	12,619	0	0	0
5	Golden Gate City WWTP Expansion (2-4 MGD additional treatment capacity) **Bond FY22**	Treatment	100.00%	0.00%	0.00%	130,770	0	130,770	0	130,770	0	0	0	0	0	130,770	0	0	0
6	SE Central WRF Land Acq	Treatment	100.00%	0.00%	0.00%	21,534	0	21,534	0	21,534	0	0	0	0	0	21,534	0	0	0
7	NE Regional WRF	Treatment	100.00%	0.00%	0.00%	5,300,722	0	5,300,722	0	5,300,722	0	0	0	0	0	5,300,722	0	0	0
8	NE Project Mgt/Oversight (See 411)	Treatment	100.00%	0.00%	0.00%	771,394	(771,394)	0	0	0	0	0	0	0	0	0	0	0	0
9	WWTP 3.0 MGD Exp Design	Treatment	100.00%	0.00%	0.00%	1,927,970	0	1,927,970	0	1,927,970	0	0	0	0	0	1,927,970	0	0	0
10	NCWRF Cap Expansion to 30.6	Treatment	100.00%	0.00%	0.00%	710,753	0	710,753	0	710,753	0	0	0	0	0	710,753	0	0	0
11	NCWRF Cap Expansion to 30.6	Treatment	100.00%	0.00%	0.00%	9,802	0	9,802	0	9,802	0	0	0	0	0	9,802	0	0	0
12	Total Fund 413: Expansion-Related Wastewater System Capital Projects					$9,072,715	($771,394)	$8,301,321	$0	$8,301,321	$0	$0	$0	$0	$0	$8,301,321	$0	$0	$0
	Fund 414: Upgrades and Improvements Wastewater System Capital Projects																		
13	Integrated Asset Management Program	Other	0.00%	0.00%	100.00%	$2,698,431	($2,698,431)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	Chiller NCWRF Ops Bldg	Treatment	0.00%	0.00%	100.00%	689,320	0	689,320	689,320	0	0	0	0	0	0	689,320	420,162	0	0
15	Chiller NCWRF Ops Bldg - Design	Treatment	0.00%	0.00%	100.00%	94,070	0	94,070	94,070	0	0	0	0	0	0	94,070	57,339	0	0
16	Chiller NCWRF Ops Bldg - Constr	Treatment	0.00%	0.00%	100.00%	61,276	0	61,276	61,276	0	0	0	0	0	0	61,276	37,349	0	0
17	WW Hurricane Resiliency	Other	0.00%	0.00%	100.00%	117,187	0	117,187	0	0	0	0	0	0	117,187	117,187	0	0	0
18	Lely Golf Estates	Collection	0.00%	0.00%	100.00%	64,877,835	0	64,877,835	0	0	0	0	0	0	64,877,835	64,877,835	0	0	0
19	Real Property/Infrastructure Audit	Other	0.00%	0.00%	100.00%	649,895	(649,895)	0	0	0	0	0	0	0	0	0	0	0	0
20	Utilities Master Plan	Other	0.00%	0.00%	100.00%	1,221,262	(1,221,262)	0	0	0	0	0	0	0	0	0	0	0	0
21	MPS 305 Basin Gravity Sewer Rehab (see 70044.12.1-.18)	Collection	0.00%	0.00%	100.00%	116,811	0	116,811	0	0	0	0	0	0	116,811	116,811	0	0	0
22	MPS 101 Basin Finger Sts Gravity Replace (2013-2020)	Collection	0.00%	0.00%	100.00%	89,658	0	89,658	0	0	0	0	0	0	89,658	89,658	0	0	0
23	8th Street Interceptor Sewer (cap) (2016-2018)	Collection	0.00%	0.00%	100.00%	197,198	0	197,198	0	0	0	0	0	0	197,198	197,198	0	0	0
24	Creekside FM Design PH 1(cap)	Collection	0.00%	0.00%	100.00%	98,725	0	98,725	0	0	0	0	0	0	98,725	98,725	0	0	0
25	Creekside FM Construction PH1 (cap)	Collection	0.00%	0.00%	100.00%	990,743	0	990,743	0	0	0	0	0	0	990,743	990,743	0	0	0
26	Wastewater Pump Station TSP	Collection	0.00%	0.00%	100.00%	67	0	67	0	0	0	0	0	0	67	67	0	0	0
27	WW Pump Station 108.00	Collection	0.00%	0.00%	100.00%	3,781	0	3,781	0	0	0	0	0	0	3,781	3,781	0	0	0
28	MPS 306 Basin Project Management	Collection	0.00%	0.00%	100.00%	70	0	70	0	0	0	0	0	0	70	70	0	0	0
29	MPS 306 Basin Work Plan Development	Collection	0.00%	0.00%	100.00%	56	0	56	0	0	0	0	0	0	56	56	0	0	0
30	MPS 306 Basin Preliminary Engineering	Collection	0.00%	0.00%	100.00%	21	0	21	0	0	0	0	0	0	21	21	0	0	0
31	MPS 306 Basin PS Evaluations	Collection	0.00%	0.00%	100.00%	35	0	35	0	0	0	0	0	0	35	35	0	0	0
32	MPS 306 Basin Real Estate Services	Collection	0.00%	0.00%	100.00%	30,718	0	30,718	0	0	0	0	0	0	30,718	30,718	0	0	0
33	306 Basin DPS Ph3 EOR S	Collection	0.00%	0.00%	100.00%	10,874	0	10,874	0	0	0	0	0	0	10,874	10,874	0	0	0
34	MPS 101 Basin Project Management	Collection	0.00%	0.00%	100.00%	1,307,490	0	1,307,490	0	0	0	0	0	0	1,307,490	1,307,490	0	0	0
35	MPS 101 Basin Sewershed Determination	Collection	0.00%	0.00%	100.00%	28,538	0	28,538	0	0	0	0	0	0	28,538	28,538	0	0	0
36	MPS 101 Basin PS Evaluations	Collection	0.00%	0.00%	100.00%	13,107	0	13,107	0	0	0	0	0	0	13,107	13,107	0	0	0
37	MPS 101 Basin PS Improvements	Collection	0.00%	0.00%	100.00%	52,424	0	52,424	0	0	0	0	0	0	52,424	52,424	0	0	0
38	MPS 305 Basin PS Upgrade Design	Collection	0.00%	0.00%	100.00%	470,062	0	470,062	0	0	0	0	0	0	470,062	470,062	0	0	0
39	MPS 305 Basin PS Renewal	Collection	0.00%	0.00%	100.00%	451,443	0	451,443	0	0	0	0	0	0	451,443	451,443	0	0	0
40	PS 157.00 Improvements	Collection	0.00%	0.00%	100.00%	16,102	0	16,102	0	0	0	0	0	0	16,102	16,102	0	0	0
41	MPS 305 Basin Master Pump Stations	Collection	0.00%	0.00%	100.00%	486,679	0	486,679	0	0	0	0	0	0	486,679	486,679	0	0	0
42	MPS 305 BASIN PERMITTING	Collection	0.00%	0.00%	100.00%	44,838	0	44,838	0	0	0	0	0	0	44,838	44,838	0	0	0
43	MPS 101.12 Design (cap)	Collection	0.00%	0.00%	100.00%	418,381	0	418,381	0	0	0	0	0	0	418,381	418,381	0	0	0
44	NCWRF SCADA Support Operating	Other	0.00%	0.00%	100.00%	4,358,017	0	4,358,017	0	0	0	0	0	0	4,358,017	4,358,017	0	0	0
45	SCWRF SCADA Support Operating	Other	0.00%	0.00%	100.00%	4,253,940	0	4,253,940	0	0	0	0	0	0	4,253,940	4,253,940	0	0	0
46	WW Remote Sites MSP	Collection	0.00%	0.00%	100.00%	2,918,460	0	2,918,460	0	0	0	0	0	0	2,918,460	2,918,460	0	0	0
47	Construction - IQ Maint Bldg	Other	0.00%	0.00%	100.00%	1,078	0	1,078	0	0	0	0	0	0	1,078	1,078	0	0	0
48	Design - GEN STORAGE AND IQ MAINT - @Pelican Bay services	Other	0.00%	0.00%	100.00%	122,891	0	122,891	0	0	0	0	0	0	122,891	122,891	0	0	0
49	Construction - Gen Storage Building	Other	0.00%	0.00%	100.00%	6,298	0	6,298	0	0	0	0	0	0	6,298	6,298	0	0	0
50	WW Treatment Plants MSP	Treatment	0.00%	0.00%	100.00%	5,477,842	0	5,477,842	5,477,842	0	0	0	0	0	0	5,477,842	2,906,726	0	0
51	Naples Park Basin Optimization	Collection	0.00%	0.00%	100.00%	56,358,135	0	56,358,135	0	0	0	0	0	0	56,358,135	56,358,135	0	0	0
52	98th Avenue North PUR - Design & Constru	Collection	0.00%	0.00%	100.00%	83,770	0	83,770	0	0	0	0	0	0	83,770	83,770	0	0	0
53	99th Avenue North PUR - Design & Constru	Collection	0.00%	0.00%	100.00%	82,409	0	82,409	0	0	0	0	0	0	82,409	82,409	0	0	0
54	105th Avenue North PUR - Design & Constr	Collection	0.00%	0.00%	100.00%	1,695,350	0	1,695,350	0	0	0	0	0	0	1,695,350	1,695,350	0	0	0
55	106th Avenue North PUR - Design & Constr	Collection	0.00%	0.00%	100.00%	2,505,653	0	2,505,653	0	0	0	0	0	0	2,505,653	2,505,653	0	0	0
56	Utility Billing Customer Serv Software	Other	0.00%	0.00%	100.00%	10,000	0	10,000	0	0	0	0	0	0	10,000	10,000	0	0	0
57	VB DR CDS Basin 101	Collection	0.00%	0.00%	100.00%	1,015,606	0	1,015,606	0	0	0	0	0	0	1,015,606	1,015,606	0	0	0
58	Basin 101 Program Capital	Collection	0.00%	0.00%	100.00%	22,574,712	0	22,574,712	0	0	0	0	0	0	22,574,712	22,574,712	0	0	0
59	PS 101.00 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
60	PS 101.10 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	37,798	0	37,798	0	0	0	0	0	0	37,798	37,798	0	0	0
61	PS 101.11 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
62	PS 101.12 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	47,658	0	47,658	0	0	0	0	0	0	47,658	47,658	0	0	0
63	PS 101.13 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	37,381	0	37,381	0	0	0	0	0	0	37,381	37,381	0	0	0
64	PS 101.14 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
65	PS 101.15 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
66	PS 101.16 Rehabilitaion (cap)	Collection	0.00%	0.00%	100.00%	265,362	0	265,362	0	0	0	0	0	0	265,362	265,362	0	0	0
67	PS 101.17 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
68	PS 101.18 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
69	PS 101.19 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
70	PS 101.02 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
71	PS 101.03 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
72	PS 101.05 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	35,323	0	35,323	0	0	0	0	0	0	35,323	35,323	0	0	0
73	PS 101.08 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	37,798	0	37,798	0	0	0	0	0	0	37,798	37,798	0	0	0
74	PS 101.09 Rehabilitation (cap)	Collection	0.00%	0.00%	100.00%	37,798	0	37,798	0	0	0	0	0	0	37,798	37,798	0	0	0
75	Road Design Vanderbilt Dr. & Finger St.	Collection	0.00%	0.00%	100.00%	152,803	0	152,803	0	0	0	0	0	0	152,803	152,803	0	0	0
76	MPS 101 Basin Prog (Naples Pk area) (2019-	Collection	0.00%	0.00%	100.00%	46,170	0	46,170	0	0	0	0	0	0	46,170	46,170	0	0	0
77	Creekside Blvd FM Phase 2 (CAP)	Collection	0.00%	0.00%	100.00%	13,946	0	13,946	0	0	0	0	0	0	13,946	13,946	0	0	0
78	Basin 305 Program Capital (Pump Stations)	Collection	0.00%	0.00%	100.00%	35,262,194	0	35,262,194	0	0	0	0	0	0	35,262,194	35,262,194	0	0	0
79	PS 309.23 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	2,754	0	2,754	0	0	0	0	0	0	2,754	2,754	0	0	0
80	PS 305.12 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	15,481	0	15,481	0	0	0	0	0	0	15,481	15,481	0	0	0
81	PS 305.18 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	13,598	0	13,598	0	0	0	0	0	0	13,598	13,598	0	0	0
82	PS 308.06 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	9,506	0	9,506	0	0	0	0	0	0	9,506	9,506	0	0	0
83	PS 308.08 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	2,715	0	2,715	0	0	0	0	0	0	2,715	2,715	0	0	0
84	Basin 306 Program Capital	Collection	0.00%	0.00%	100.00%	10,617,600	0	10,617,600	0	0	0	0	0	0	10,617,600	10,617,600	0	0	0
85	Force Main Transmission Systems TSP	Trans	0.00%	0.00%	100.00%	3,231,174	(3,231,174)	0	0	0	0	0	0	0	0	0	0	0	0
86	WW Pump Station TSP	Collection	0.00%	0.00%	100.00%	598,082	(598,082)	0	0	0	0	0	0	0	0	0	0	0	0
87	Water Reclamation Facilities TSP	Treatment	0.00%	0.00%	100.00%	80,787,672	(80,787,672)	0	0	0	0	0	0	0	0	0	0	0	0
88	SCWRF Aeration Diffuser Repl Ph 1 (Cap)	Treatment	0.00%	0.00%	100.00%	8,159	(8,159)	0	0	0	0	0	0	0	0	0	0	0	0
89	NCWRF EQ#1, #2 Odor Control Imp Phase 2	Treatment	0.00%	0.00%	100.00%	203,800	(203,800)	0	0	0	0	0	0	0	0	0	0	0	0
90	NCWRF New Headworks	Treatment	0.00%	0.00%	100.00%	30,247,854	0	30,247,854	30,247,854	0	0	0	0	0	0	30,247,854	16,050,519	0	0
91	New NCWRF Headworks	Treatment	0.00%	0.00%	100.00%	12,816,976	0	12,816,976	12,816,976	0	0	0	0	0	0	12,816,976	6,801,114	0	0
92	Headworks Building	Treatment	0.00%	0.00%	100.00%	1,258,150	0	1,258,150	1,258,150	0	0	0	0	0	0	1,258,150	667,616	0	0
93	NCWRF New Headworks Bond	Treatment	0.00%	0.00%	100.00%	31,137,364	0	31,137,364	31,137,364	0	0	0	0	0	0	31,137,364	16,522,522	0	0
94	Government Operations Business Park	Other	0.00%	0.00%	100.00%	108,859	0	108,859	0	0	0	0	0	0	108,859	108,859	0	0	0
95	Collier County Central Inv Bldg (Cap) GOBP	Other	0.00%	0.00%	100.00%	123,686	0	123,686	0	0	0	0	0	0	123,686	123,686	0	0	0
96	Fueling Depot (Cap) GOBP	Other	0.00%	0.00%	100.00%	96,821	0	96,821	0	0	0	0	0	0	96,821	96,821	0	0	0

Table 4

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2033

Line No.	Project Description	Type	Purpose			2023-2033 Estimated Capital Cost	Adjustments	Net Amount For Future Expenditures	Functional Category							Total	System Improvement Retirement Adjustment		
			Expansion	Existing New	Existing Improve				Treatment and Disposal Existing	Treatment and Disposal Expansion	IQ-Only Existing	IQ-Only Expansion	Transmission Existing	Transmission Expansion	Collection/ Other		Treatment and Disposal	IQ-Only	Transmission
97	Collier County Ops & Security Bldg (Cap) GOBP	Other	0.00%	0.00%	100.00%	193,434	0	193,434	0	0	0	0	0	0	193,434	193,434	0	0	0
98	PUD Logistics & Operations Center (Cap) GOBP	Other	0.00%	0.00%	100.00%	317,783	0	317,783	0	0	0	0	0	0	317,783	317,783	0	0	0
99	General Site Development (Cap) GOBP	Other	0.00%	0.00%	100.00%	470,831	0	470,831	0	0	0	0	0	0	470,831	470,831	0	0	0
100	Orangetree Compliance	Treatment	0.00%	0.00%	100.00%	5,052,412	(5,052,412)	0	0	0	0	0	0	0	0	0	0	0	0
101	NE Utility Facility	Treatment	0.00%	0.00%	100.00%	586,901	0	586,901	586,901	0	0	0	0	0	0	586,901	311,429	0	0
102	Northeast Utility Facilities WTP/WRF (design)	Treatment	0.00%	0.00%	100.00%	71,856	0	71,856	71,856	0	0	0	0	0	0	71,856	38,129	0	0
103	NE Utility Facilities WTP/WRF - Design	Treatment	0.00%	0.00%	100.00%	289	0	289	289	0	0	0	0	0	0	289	153	0	0
104	NE Utility Facilities WTP/WRF-Permitting	Treatment	0.00%	0.00%	100.00%	44,898	0	44,898	44,898	0	0	0	0	0	0	44,898	23,825	0	0
105	NE Utility Facilities WTP/WRF-Construction	Treatment	0.00%	0.00%	100.00%	500,584	0	500,584	500,584	0	0	0	0	0	0	500,584	265,627	0	0
106	Interim NE Wastewater Facilities	Treatment	0.00%	0.00%	100.00%	470	(470)	0	0	0	0	0	0	0	0	0	0	0	0
107	Interim NE Wastewater Facilities - Permitting	Treatment	0.00%	0.00%	100.00%	38,358	(38,358)	0	0	0	0	0	0	0	0	0	0	0	0
108	NESA Wellfield - Phase 1 Design	Treatment	0.00%	0.00%	100.00%	445,977	0	445,977	445,977	0	0	0	0	0	0	445,977	236,650	0	0
109	NESA_ITP Security (cap)	Treatment	0.00%	0.00%	100.00%	90,090	0	90,090	90,090	0	0	0	0	0	0	90,090	47,805	0	0
110	County Utility Standards	Other	0.00%	0.00%	100.00%	367,234	(367,234)	0	0	0	0	0	0	0	0	0	0	0	0
111	SCWRF IQ Storage Improvements	Treatment	0.00%	0.00%	100.00%	351,053	0	351,053	351,053	0	0	0	0	0	0	351,053	186,281	0	0
112	MPS 301 Rehabilitation and Improvements	Trans	0.00%	0.00%	100.00%	1,950,000	0	1,950,000	0	0	0	0	1,950,000	0	0	1,950,000	0	0	1,034,735
113	MPS 107 Re-Configuration	Trans	0.00%	0.00%	100.00%	6,249,471	(6,249,471)	0	0	0	0	0	0	0	0	0	0	0	0
114	MPS 302 Reconfiguration	Trans	0.00%	0.00%	100.00%	2,503,313	(2,503,313)	0	0	0	0	0	0	0	0	0	0	0	0
115	MPS 302 Expansion - Design (2018-2021) Done	Trans	0.00%	0.00%	100.00%	286,452	(286,452)	0	0	0	0	0	0	0	0	0	0	0	0
116	MPS 302 Expansion - DMP/Constr. (2018-	Trans	0.00%	0.00%	100.00%	396,645	(396,645)	0	0	0	0	0	0	0	0	0	0	0	0
117	MPS 309 Replacement (E Naples Middle School)	Collection	0.00%	0.00%	100.00%	10,454,500	0	10,454,500	0	0	0	0	0	0	10,454,500	10,454,500	0	0	0
118	Golden Gate City CAP	Collection	0.00%	0.00%	100.00%	3,552,128	0	3,552,128	0	0	0	0	0	0	3,552,128	3,552,128	0	0	0
119	MPS 302 Additional Easement (add to 70215.1 SC 5/1/21)	Collection	0.00%	0.00%	100.00%	2,363	0	2,363	0	0	0	0	0	0	2,363	2,363	0	0	0
120	I-75 / CR951 Utility	Trans	0.00%	0.00%	100.00%	108,724	0	108,724	0	0	0	0	108,724	0	0	108,724	0	0	57,693
121	Eliminate NPDES	IQ	0.00%	0.00%	100.00%	5,793,740	(5,793,740)	0	0	0	0	0	0	0	0	0	0	0	0
122	Foxfire Wells (Cap)	IQ	0.00%	0.00%	100.00%	297,546	(297,546)	0	0	0	0	0	0	0	0	0	0	0	0
123	Collections Operating TSP	Collection	0.00%	0.00%	100.00%	49,290,423	(49,290,423)	0	0	0	0	0	0	0	0	0	0	0	0
124	PS 112.10 Force Main Replacement (Cap)	Collection	0.00%	0.00%	100.00%	248,360	(248,360)	0	0	0	0	0	0	0	0	0	0	0	0
125	Rehabilitate PS 109.05 - Constr. (Cap)	Collection	0.00%	0.00%	100.00%	2,053	(2,053)	0	0	0	0	0	0	0	0	0	0	0	0
126	PS 309.18 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	9,539	(9,539)	0	0	0	0	0	0	0	0	0	0	0	0
127	PS 308.09 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	4,476	(4,476)	0	0	0	0	0	0	0	0	0	0	0	0
128	PS 309.16 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	2,267	(2,267)	0	0	0	0	0	0	0	0	0	0	0	0
129	PS 309.30 Rehabilitation (Cap)	Collection	0.00%	0.00%	100.00%	400	(400)	0	0	0	0	0	0	0	0	0	0	0	0
130	PS 152.02 Odor Control Unit (Design)	Collection	0.00%	0.00%	100.00%	11,361	(11,361)	0	0	0	0	0	0	0	0	0	0	0	0
131	Rehabilitate PS 109.05 - Design/Const Adm (Cap)	Collection	0.00%	0.00%	100.00%	140,515	(140,515)	0	0	0	0	0	0	0	0	0	0	0	0
132	Golden Gate WWTP	Treatment	0.00%	0.00%	100.00%	698,137	0	698,137	698,137	0	0	0	0	0	0	698,137	370,455	0	0
133	GG WWTP Exp Design and Permitting (keep dot as cap)	Treatment	0.00%	0.00%	100.00%	145,212	0	145,212	145,212	0	0	0	0	0	0	145,212	77,055	0	0
134	New MPS and FM Phase 1 Design	Trans	0.00%	0.00%	100.00%	377,826	0	377,826	0	0	0	0	377,826	0	0	377,826	0	0	200,487
135	New MPS and FM Phase 1 Constr	Trans	0.00%	0.00%	100.00%	500	0	500	0	0	0	0	500	0	0	500	0	0	265
136	Bridge the Gap Exp Design	Trans	0.00%	0.00%	100.00%	631,858	0	631,858	0	0	0	0	631,858	0	0	631,858	0	0	335,285
137	WWTP 3.0 MGD Exp Design	Treatment	0.00%	0.00%	100.00%	800	0	800	800	0	0	0	0	0	0	800	425	0	0
138	VBR Extension - Util	Trans	0.00%	0.00%	100.00%	151,585	0	151,585	0	0	0	0	151,585	0	0	151,585	0	0	80,436
139	MPS 313 Relocation	Trans	0.00%	0.00%	100.00%	5,337,254	0	5,337,254	0	0	0	0	5,337,254	0	0	5,337,254	0	0	2,832,125
140	Palm River PUR	Collection	0.00%	0.00%	100.00%	43,365,008	0	43,365,008	0	0	0	0	0	0	43,365,008	43,365,008	0	0	0
141	Palm River PUR - Design (cap)	Collection	0.00%	0.00%	100.00%	326,655	0	326,655	0	0	0	0	0	0	326,655	326,655	0	0	0
142	Palm River PUR - Construction Adm (cap)	Collection	0.00%	0.00%	100.00%	111,943	0	111,943	0	0	0	0	0	0	111,943	111,943	0	0	0
143	Palm River PUR - Area 1&2 Constru (cap)	Collection	0.00%	0.00%	100.00%	1,827,561	0	1,827,561	0	0	0	0	0	0	1,827,561	1,827,561	0	0	0
144	Golden Gate City PUR	Collection	0.00%	0.00%	100.00%	19,311,168	0	19,311,168	0	0	0	0	0	0	19,311,168	19,311,168	0	0	0
145	ARV Replacement Program	Collection	0.00%	0.00%	100.00%	28,064,039	0	28,064,039	0	0	0	0	0	0	28,064,039	28,064,039	0	0	0
146	Generator Replacement Program	Treatment	0.00%	0.00%	100.00%	6,863,095	0	6,863,095	6,863,095	0	0	0	0	0	0	6,863,095	4,618,666	0	0
147	WW DIW Mgmt & TSP	Other	0.00%	0.00%	100.00%	97,948	0	97,948	0	0	0	0	0	0	97,948	97,948	0	0	0
148	General Legal Services	Other	0.00%	0.00%	100.00%	1,465,540	(1,465,540)	0	0	0	0	0	0	0	0	0	0	0	0
149	Western Interconnect	Trans	0.00%	100.00%	0.00%	9,466,921	0	9,466,921	0	0	0	0	9,466,921	0	0	9,466,921	0	0	0
150	Phase 7A Livingston Rd 24" FM-CAP	Trans	0.00%	100.00%	0.00%	313,319	0	313,319	0	0	0	0	313,319	0	0	313,319	0	0	0
151	Phase 7B Livingston Rd 24" FM Design-CAP	Trans	0.00%	100.00%	0.00%	40,888	0	40,888	0	0	0	0	40,888	0	0	40,888	0	0	0
152	Phase 7B Livingston Rd 24" FM-CAP	Trans	0.00%	100.00%	0.00%	106,349	0	106,349	0	0	0	0	106,349	0	0	106,349	0	0	0
153	Facility Infrastructure Maintenance Wastewater	Treatment	0.00%	0.00%	100.00%	4,024,812	(4,024,812)	0	0	0	0	0	0	0	0	0	0	0	0
154	WW Security Systems	Other	0.00%	0.00%	100.00%	6,204,806	0	6,204,806	0	0	0	0	0	0	6,204,806	6,204,806	0	0	0
155	MPS 309 - Security (cap)	Other	0.00%	0.00%	100.00%	36,326	0	36,326	0	0	0	0	0	0	36,326	36,326	0	0	0
156	MPS 312 - Security (cap)	Other	0.00%	0.00%	100.00%	25,355	0	25,355	0	0	0	0	0	0	25,355	25,355	0	0	0
157	MPS 316 - Security (cap)	Other	0.00%	0.00%	100.00%	18,162	0	18,162	0	0	0	0	0	0	18,162	18,162	0	0	0
158	MPS 318 - Security (cap)	Other	0.00%	0.00%	100.00%	19,114	0	19,114	0	0	0	0	0	0	19,114	19,114	0	0	0
159	MPS 321 - Security (cap)	Other	0.00%	0.00%	100.00%	16,200	0	16,200	0	0	0	0	0	0	16,200	16,200	0	0	0
160	MPS 167 - Security (cap)	Other	0.00%	0.00%	100.00%	34,552	0	34,552	0	0	0	0	0	0	34,552	34,552	0	0	0
161	MPS 305 - Security (cap)	Other	0.00%	0.00%	100.00%	5,350	0	5,350	0	0	0	0	0	0	5,350	5,350	0	0	0
162	SCADA Compliance Assurance Program- Wastewater	Other	0.00%	0.00%	100.00%	1,409,472	0	1,409,472	0	0	0	0	0	0	1,409,472	1,409,472	0	0	0
163	FDOT Utility Construction Projects - WW	Trans	0.00%	0.00%	100.00%	5,901,679	(5,901,679)	0	0	0	0	0	0	0	0	0	0	0	0
164	CW Util Proj-WW	Collection	0.00%	0.00%	100.00%	2,111,721	0	2,111,721	0	0	0	0	0	0	2,111,721	2,111,721	0	0	0
165	WW Collection SCADA Telemetry	Other	0.00%	0.00%	100.00%	2,757,899	0	2,757,899	0	0	0	0	0	0	2,757,899	2,757,899	0	0	0
166	NCWRF CAP BTG 30.6	Other	0.00%	0.00%	100.00%	649,832	(649,832)	0	0	0	0	0	0	0	0	0	0	0	0
167	IQ Water System TSP-Foxfire	Other	0.00%	0.00%	100.00%	78,515	(78,515)	0	0	0	0	0	0	0	0	0	0	0	0
168	PUD Hydraulic Modeling	Other	0.00%	0.00%	100.00%	1,411,220	(1,411,220)	0	0	0	0	0	0	0	0	0	0	0	0
169	Financial Services	Other	0.00%	0.00%	100.00%	546,145	(546,145)	0	0	0	0	0	0	0	0	0	0	0	0
170	GM Comprehensive Planning Technical Support	Other	0.00%	0.00%	100.00%	891,367	(891,367)	0	0	0	0	0	0	0	0	0	0	0	0
171	SCWRF New Headworks	Treatment	0.00%	0.00%	100.00%	57,641,349	0	57,641,349	57,641,349	0	0	0	0	0	0	57,641,349	30,586,420	0	0
172	NCWRF Switchgreat #1 Upgrades	Treatment	0.00%	0.00%	100.00%	6,521,153	0	6,521,153	6,521,153	0	0	0	0	0	0	6,521,153	3,460,341	0	0
173	MPS 310 Reconfiguration and Rehabilitation	Collection	0.00%	0.00%	100.00%	2,652,250	0	2,652,250	0	0	0	0	0	0	2,652,250	2,652,250	0	0	0
174	Naples Manor WM Repl Carlton & Catts	Collection	0.00%	0.00%	100.00%	50,000	0	50,000	0	0	0	0	0	0	50,000	50,000	0	0	0
175	MPS 103 Upgrades and Improvements	Collection	0.00%	0.00%	100.00%	3,682,700	0	3,682,700	0	0	0	0	0	0	3,682,700	3,682,700	0	0	0
176	Wastewater Valve Replacement and Upgrades - Multi Year Program	Collection	0.00%	0.00%	100.00%	1,083,651	0	1,083,651	0	0	0	0	0	0	1,083,651	1,083,651	0	0	0
177	Wastewater Electrical Upgrades - Multi Year Program	Collection	0.00%	0.00%	100.00%	1,591,814	0	1,591,814	0	0	0	0	0	0	1,591,814	1,591,814	0	0	0
178	Total Fund 414: Upgrades and Improvements Wastewater System Capital Projects					$692,179,153	($175,062,621)	$517,116,532	$155,744,247	$0	$0	$0	$18,485,225	$0	$342,887,059	$517,116,532	$83,686,606	$0	$4,541,026

Table 4

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Wastewater Capital Improvement Program By Plant Function Through Fiscal Year 2033

Line No.	Project Description	Type	Purpose			2023-2033 Estimated Capital Cost	Adjustments	Net Amount For Future Expenditures	Functional Category							Total	System Improvement Retirement Adjustment		
				Existing					Treatment and Disposal		IQ-Only		Transmission		Collection/ Other		Treatment and Disposal	IQ-Only	Transmission
			Expansion	New	Improve				Existing	Expansion	Existing	Expansion	Existing	Expansion					
	Fund 415: Existing Bond Funded Wastewater and IQ System Projects																		
179	Design DIW	Treatment	100.00%	0.00%	0.00%	$140,000	$0	$140,000	$0	$140,000	$0	$0	$0	$0	$0	$140,000	$0	$0	$0
180	IQ to Golf Course	IQ	100.00%	0.00%	0.00%	1,442,000	0	1,442,000	0	0	0	1,442,000	0	0	0	1,442,000	0	0	0
181	Construct 4 mgd NECWRF +20% CEI & CA	Treatment	100.00%	0.00%	0.00%	130,150,342	0	130,150,342	0	130,150,342	0	0	0	0	0	130,150,342	0	0	0
182	Design updates to 10 mgd NECWRF.	Treatment	100.00%	0.00%	0.00%	4,994,067	0	4,994,067	0	4,994,067	0	0	0	0	0	4,994,067	0	0	0
183	Construct a WW transmission main to interconnect Bellmar with Rivergrass/Longwater.	Trans	100.00%	0.00%	0.00%	158	0	158	0	0	0	0	0	158	0	158	0	0	0
184	Construct deep injection well	Treatment	100.00%	0.00%	0.00%	12,500,000	0	12,500,000	0	12,500,000	0	0	0	0	0	12,500,000	0	0	0
185	Golden Gate City WWTP Expansion 4 mgd (2.5 mgd additional treatment capacity)	Treatment	100.00%	0.00%	0.00%	29,623,871	0	29,623,871	0	29,623,871	0	0	0	0	0	29,623,871	0	0	0
186	CEI - Golden Gate City WWTP Expansion 4 mgd (2.5 mgd additional treatment capacity)	Treatment	100.00%	0.00%	0.00%	309,000	0	309,000	0	309,000	0	0	0	0	0	309,000	0	0	0
187	Construct Golden Gate City DIW	Treatment	100.00%	0.00%	0.00%	15,728,100	0	15,728,100	0	15,728,100	0	0	0	0	0	15,728,100	0	0	0
188	Construct 4 mgd NECWRF (0.75 mgd existing Orange Tree flow; 3.25 mgd additional treatment capacity)	Treatment	100.00%	0.00%	0.00%	30,034,694	0	30,034,694	0	30,034,694	0	0	0	0	0	30,034,694	0	0	0
189	Const South Wellfield (5 wells) - 50% W, 50% WW - IQ	Treatment	100.00%	0.00%	0.00%	4,097,726	0	4,097,726	0	4,097,726	0	0	0	0	0	4,097,726	0	0	0
190	CEI & CA - Const South Wellfield (5 wells) - 50% W, 50% WW - IQ	Treatment	100.00%	0.00%	0.00%	819,545	0	819,545	0	819,545	0	0	0	0	0	819,545	0	0	0
191	Transmission Mains Phase 2A (southern portion)	Trans	100.00%	0.00%	0.00%	5,000,000	0	5,000,000	0	0	0	0	0	5,000,000	0	5,000,000	0	0	0
192	CEI & CA - Transmission Mains Phase 2A (southern portion)	Trans	100.00%	0.00%	0.00%	1,000,000	0	1,000,000	0	0	0	0	0	1,000,000	0	1,000,000	0	0	0
193	Transmission Mains Phase 2B (northern portion)	Trans	100.00%	0.00%	0.00%	8,373,750	0	8,373,750	0	0	0	0	0	8,373,750	0	8,373,750	0	0	0
194	CEI & CA - Transmission Mains Phase 2B (northern portion)	Trans	100.00%	0.00%	0.00%	1,500,000	0	1,500,000	0	0	0	0	0	1,500,000	0	1,500,000	0	0	0
195	Construct Common Area Facilities	Other	100.00%	0.00%	0.00%	17,481,151	0	17,481,151	0	0	0	0	0	0	17,481,151	17,481,151	0	0	0
196	CEI & CA - Construct Common Area Facilities	Other	100.00%	0.00%	0.00%	3,496,231	0	3,496,231	0	0	0	0	0	0	3,496,231	3,496,231	0	0	0
197	Town of Big Cypress WW Reimbursement + 10% CEI	Trans	100.00%	0.00%	0.00%	1,161,113	0	1,161,113	0	0	0	0	0	1,161,113	0	1,161,113	0	0	0
198	Belmar WW Reimbursement + 10% CEI	Trans	100.00%	0.00%	0.00%	2,692,518	0	2,692,518	0	0	0	0	0	2,692,518	0	2,692,518	0	0	0
199	Golden Gate City WWTP Expansion 4 mgd (2.5 mgd additional treatment capacity)	Treatment	100.00%	0.00%	0.00%	118,495,485	0	118,495,485	0	118,495,485	0	0	0	0	0	118,495,485	0	0	0
200	CEI - Golden Gate City WWTP Expansion 4 mgd (2.5 mgd additional treatment capacity)	Treatment	100.00%	0.00%	0.00%	1,236,000	0	1,236,000	0	1,236,000	0	0	0	0	0	1,236,000	0	0	0
201	Town of Big Cypress IQ Reimbursement + 10% CEI	IQ	100.00%	0.00%	0.00%	5,248,252	0	5,248,252	0	0	0	5,248,252	0	0	0	5,248,252	0	0	0
202	Belmar IQ Reimbursement + 10% CEI	IQ	100.00%	0.00%	0.00%	2,377,374	0	2,377,374	0	0	0	2,377,374	0	0	0	2,377,374	0	0	0
203	South Wellfield - Trans Mains Phase 1	Trans	100.00%	0.00%	0.00%	5,075,000	0	5,075,000	0	0	0	0	0	5,075,000	0	5,075,000	0	0	0
204	Final Brightshore Transmission Mains	Trans	100.00%	0.00%	0.00%	4,500,000	0	4,500,000	0	0	0	0	0	4,500,000	0	4,500,000	0	0	0
205	Golden Gate City WWTP Emergency PO	Treatment	100.00%	0.00%	0.00%	10,150,000	0	10,150,000	0	10,150,000	0	0	0	0	0	10,150,000	0	0	0
206	GG Transmission Phase 1B Force Main	Trans	100.00%	0.00%	0.00%	1,024,643	0	1,024,643	0	0	0	0	0	1,024,643	0	1,024,643	0	0	0
207	Interim NE Wastewater Facilities - Design/Const	Treatment	100.00%	0.00%	0.00%	44,938,610	(44,938,610)	0	0	0	0	0	0	0	0	0	0	0	0
208	Interim NE Wastewater Facilities - Permitting	Treatment	100.00%	0.00%	0.00%	168,813	(168,813)	0	0	0	0	0	0	0	0	0	0	0	0
209	Interim NE Wastewater Facilities - QA/QC	Treatment	100.00%	0.00%	0.00%	27,968	(27,968)	0	0	0	0	0	0	0	0	0	0	0	0
210	Interim NE Wastewater Facilities - Misc Equip - 195k is part of Permanent facilities	Treatment	100.00%	0.00%	0.00%	1,976,652	(1,781,652)	195,000	0	195,000	0	0	0	0	0	195,000	0	0	0
211	Phase 1 South NESA Wellfield - DESIGN	Treatment	100.00%	0.00%	0.00%	20,983	0	20,983	0	20,983	0	0	0	0	0	20,983	0	0	0
212	Interim NE Wastewater Facilities - Design/Construct	Treatment	100.00%	0.00%	0.00%	7,546,791	(7,546,791)	0	0	0	0	0	0	0	0	0	0	0	0
213	New MPS and FM Phase 1 Design	Trans	100.00%	0.00%	0.00%	51	0	51	0	0	0	0	0	51	0	51	0	0	0
214	New MPS and FM Phase 1 Constr	Trans	100.00%	0.00%	0.00%	666,747	0	666,747	0	0	0	0	0	666,747	0	666,747	0	0	0
215	WWTP 3.0 MGD Exp Design	Treatment	100.00%	0.00%	0.00%	46,423	0	46,423	0	46,423	0	0	0	0	0	46,423	0	0	0
216	Total Fund 415: Existing Bond Funded Wastewater and IQ System Projects					$474,044,057	($54,463,834)	$419,580,223	$0	$358,541,236	$0	$9,067,626	$0	$30,993,980	$20,977,381	$419,580,223	$0	$0	$0
217	**TOTAL WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROJECTS**					$1,175,295,925	($230,297,849)	$944,998,076	$155,744,247	$366,842,557	$0	$9,067,626	$18,485,225	$30,993,980	$363,864,440	$944,998,076	$83,686,606	$0	$4,541,026
	IQ WATER SYSTEM																		
	Fund 413: Expansion-Related IQ Water System Capital Projects																		
218	None - Operating Project - Impact Fee Refunds	IQ	100.00%	0.00%	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
219	Total Fund 413: Expansion-Related IQ Water System Capital Projects					$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Fund 414: Upgreades and Improvements IQ Water System Capital Projects																		
220	IQ Power Systems	IQ	0.00%	0.00%	100.00%	$1,769,995	$0	$1,769,995	$0	$0	$1,769,995	$0	$0	$0	$0	$1,769,995	$0	$1,191,156	$0
221	IQ SCADA Support Operating	Other	0.00%	0.00%	100.00%	5,210,636	0	5,210,636	0	0	0	0	0	0	5,210,636	5,210,636	0	0	0
222	IQ Water System TSP	IQ	0.00%	0.00%	100.00%	9,753,276	(9,753,276)	0	0	0	0	0	0	0	0	0	0	0	0
223	IQ Aquifer Storage and Recovery	IQ	0.00%	100.00%	0.00%	554,426	0	554,426	0	0	554,426	0	0	0	0	554,426	0	0	0
224	Pelican Bay New Storage Tank	IQ	0.00%	100.00%	0.00%	2,913,525	0	2,913,525	0	0	2,913,525	0	0	0	0	2,913,525	0	0	0
225	Pelican Bay Facility	IQ	0.00%	100.00%	0.00%	1,809,299	0	1,809,299	0	0	1,809,299	0	0	0	0	1,809,299	0	0	0
226	Total Fund 414: Upgreades and Improvements IQ Water System Capital Projects					$22,011,157	($9,753,276)	$12,257,881	$0	$0	$7,047,245	$0	$0	$0	$5,210,636	$12,257,881	$0	$1,191,156	$0
227	**TOTAL IQ WATER SYSTEM CAPITAL IMPROVEMENT PROJECTS**					$22,011,157	($9,753,276)	$12,257,881	$0	$0	$7,047,245	$0	$0	$0	$5,210,636	$12,257,881	$0	$1,191,156	$0
228	**TOTAL CAPITAL PROJECTS - WATER, WASTEWATER AND IQ WATER**					$1,197,307,082	($240,051,125)	$957,255,957	$155,744,247	$366,842,557	$7,047,245	$9,067,626	$18,485,225	$30,993,980	$369,075,076	$957,255,957	$83,686,606	$1,191,156	$4,541,026

Table 5
Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Water System Impact Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:	
1	Installed Cost - Existing Facilities [1]	$304,595,847
2	Plus Anticipated Assets Placed in to Service - CIP [2]	192,341,064
3	Less Estimated Existing Assets Removed from Service [3]	(100,394,541)
4	Less Receipt of Grants and Other Contributions [4]	(51,550,999)
5	Subtotal Water Production and Treatment Facilities	$344,991,371
6	Daily Treatment Plant Capacity (ADD) [5]	45.872
7	Existing Maximum Daily Flow (MGD) (MDF) [6]	34.701
8	Level of Service per ERC - (GPD-AADF) [7]	275.0
9	Total Estimated ERCs Permitted to be Served by Existing Facilities	166,806
10	Percent Remaining Capacity of Existing Facilities	24.35%
11	Allocation of Existing Facilities to Incremental Growth	$84,012,648
12	Rate per ERCs Associated with Existing Facilities	$2,068
	Total Estimated Cost of Additional Water Production and Treatment Facilities:	
13	Additional Costs Capitalized - CIP [8]	$333,050,111
14	Less Receipt of Grants and Other Contributions [4]	0
15	Cost of Additional Water Production/Treatment Facilities	$333,050,111
16	Additional Treatment Plant Capacity (MMADF-MGD) [9]	10.000
17	Daily Plant Capacity (MGD) (MDF) [9]	9.174
18	Level of Service per ERC - (GPD-AADF) [7]	275.0
19	Total Estimated ERCs to be Served by Additional Facilities	33,360
20	Rate per ERCs Associated with Additional Facilities	$9,984
21	Rate per ERC Allocable to Water Production/Treatment Facilities	$5,637.45
22	Rounded Rate per ERC	$5,637.00
	Primary Transmission System:	
23	Existing Facilities [10]	$123,132,678
24	Plus Anticipated Assets Placed in to Service - CIP [2]	76,618,149
25	Less Anticipated Assets Removed from Service [3]	(16,132,303)
26	Less Receipt of Grants and Other Contributions [4]	(16,737,405)
27	Total Primary Transmission Facility Costs Recognized	$166,881,119
28	Estimated ERCs Served by Existing Facilities [11]	166,806
29	Estimated Future ERCs served by Transmission Facilities [11]	33,360
30	Total Estimated ERCs served by Transmission Facilities [11]	200,166
31	Net Rate per ERC of Primary Transmission Facilities	$833.71
32	Rounded Rate per ERC	$833.00
33	Total Combined Rate per ERC After Rate Adjustment	$6,470.00
34	Cost Per Gallon	$23.53
35	Existing Rate per Gallon	$12.30
36	Existing Rate per ERC	$3,382.00
37	Proposed Increase / (Decrease)	$3,088.00

MDF = Maximum Daily Flow
GPD = Gallons per Day
MMADF = Maximum Month Average Daily Flow
MGD = Million Gallons Per Day
AADF = Annual Average Daily Flow

Footnotes continued on the following page.

Table 5 Footnotes
Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Water System Impact Fees

Footnotes:

[1] Amount shown excludes estimated existing fixed assets associated with the Golden Gate Water Treatment Plant, which is considered to be out of service and no longer a source of water treatment capacity.

[2] Amount shown recognizes incremental increase in cost based on the implementation of the Capital Improvement Program (CIP). Such costs reflect assets anticipated to contribute to the Utility Plant-in-Service, which is considered to have capacity available to serve new development.

[3] Amounts shown represent adjustment for asset upgrades and improvements that result in an existing asset being retired from service to recognize only the marginal increase in asset value considered to be in service during the evaluation period to meet future capacity demands associated with new development.

[4] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the County.

[5] Amount reflects dependable treatment capacity as shown on Table 1.

[6] Amount reflects the average daily flow for Fiscal Years 2008 through 2022 adjusted by the County's estimated historical peaking factor of 1.09.

[7] Amount reflects the County's actual level of service provided for a residential ERCs unit.

[8] Amount derived from Table 3, if any, and reflects the cost of additional water treatment capacity.

[9] Amount as provided by County staff and reflects the amount of additional water treatment capacity expressed on a maximum daily flow basis, if any.

[10] Amount based on Appendix A and reflects water transmission assets currently in service.

[11] Amount derived from Table 1 and reflects the planned upgrades to the existing water transmission system.

Table 6
Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Wastewater System Impact Fee

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment Facilities:	
1	Installed Cost - Existing Facilities	$342,424,912
2	Additional Costs Capitalized - CIP [1]	162,791,493
3	Less Estimated Existing Assets Removed from Service [2]	(84,877,762)
4	Less Receipt of Grants and Other Contributions [3]	(16,897,272)
5	Subtotal Wastewater Treatment Facilities	$403,441,371
6	Existing Treatment Plant Capacity (MMADF-MGD) [4]	42.350
7	Existing Dependable Treatment Plant Capacity (MGD) (ADF) [4]	36.814
8	Existing Maximum Daily Flow (MGD) (MDF) [5]	24.009
9	ERCs Unit Factor - (GPD) (MDF) [6]	195.0
10	Total Estimated ERCs Units Permitted to be Served by Existing Facilities	188,791
11	Percent Remaining Capacity of Existing Facilities	34.78%
12	Allocation of Existing Facilities to Incremental Growth	$140,330,001
13	Rate per ERCs Unit Associated with Existing Facilities	$2,136.98
	Total Estimated Cost of Additional Wastewater Treatment Facilities:	
14	Additional Costs Capitalized - CIP [7]	$375,910,183
15	Less Receipt of Grants and Other Contributions [3]	0
16	Cost of Additional Wastewater Treatment Facilities	$375,910,183
17	Additional Treatment Plant Capacity (MMADF-MGD) [8]	9.000
18	Dependable Plant Capacity (MGD) (MDF) [8]	7.965
19	Total Estimated ERCs Units to be Served by Additional Facilities	40,844
20	Rate per ERCs Units Associated with Additional Facilities	$9,203.56
21	Rate per ERCs Units Allocable to Wastewater Treatment Facilities	$4,846.80
22	Rounded Rate per ERC	$4,846.00
	Primary Transmission System:	
23	Existing Facilities [9]	$137,814,142
24	Additional Costs Capitalized - CIP [10]	49,479,205
25	Less Anticipated Assets Removed from Service [2]	(4,541,026)
26	Less Receipt of Grants and Other Contributions [3]	(6,389,686)
27	Total Primary Transmission Facility Costs	$176,362,635
28	Estimated ERCs Units Served by Existing Facilities [11]	188,791
29	Estimated Future ERCs Units served by Transmission Facilities [11]	40,844
30	Total Estimated ERCs Units served by Transmission Facilities [11]	229,635
31	Net Rate per ERCs Unit of Primary Transmission Facilities	$768.01
32	Rounded Rate per ERC	$768.00
33	Total Combined Rate per ERCs Unit After Rate Adjustment	$5,614.00
34	Cost Per Gallon	$28.79
35	Existing Rate per Gallon	$16.99
36	Existing Rate per ERCs Unit	$3,314.00
37	Proposed Increase / (Decrease)	$2,300.00

MDF = Maximum Daily Flow
GPD = Gallons per Day
MMADF = Maximum Month Average Daily Flow
MGD = Million Gallons Per Day
AADF = Annual Average Daily Flow

Footnotes continued on the following page.

Table 6 Footnotes
Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Development of Wastewater System Impact Fee

Footnotes:

[1] Amount derived from Table 4 and reflects the planned upgrades to the existing wastewater treatment facilities.

[2] Amounts shown represent adjustment for asset upgrades and improvements that result in an existing asset being retired from service to recognize only the marginal increase in asset value considered to be in service during the evaluation period to meet future capacity demands associated with new development.

[3] Total cost of facilities is reduced by grants and other outside funding sources, if any, as provided by the County.

[4] Amount reflects dependable capacity as shown on Table 2.

[5] Amount reflects the average daily flow for Fiscal Years 2008 through 2022 adjusted by the County's estimated historical peaking factor of 1.13.

[6] Amount reflects the County's actual level of service provided for a residential ERCs unit.

[7] Amount derived from Table 4, if any, and reflects the cost of additional wastewater treatment capacity.

[8] Amount as provided by County staff and reflects the amount of additional wastewater treatment capacity expressed on a maximum daily flow basis, if any.

[9] Amount based on Appendix A and reflects wastewater transmission assets currently in service.

[10] Amount derived from Table 4 and reflects the planned expansions and upgrades to the existing wastewater transmission system.

[11] Amount derived from Table 2 and reflects the planned upgrades to the existing wastewater transmission system.

Table 7

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Comparison of Water and Wastewater Impact Fees per ERC [1]

Line No.	Description	Residential 5/8" x 3/4" Meter Water	Wastewater	Combined
	Collier County Water-Sewer District			
1	Existing System Impact Fees	$3,382	$3,314	$6,696
2	Proposed System Impact Fees	$6,470	$5,614	$12,084
	Surveyed Florida Utilities:			
3	Bonita Springs Utilities, Inc.	$3,040	$3,925	$6,965
4	City of Bradenton [2]	1,751	1,550	3,301
5	Charlotte County	1,290	1,610	2,900
6	DeSoto County	1,910	4,140	6,050
7	Englewood Water District [4] [5]	1,751	2,754	4,505
8	City of Fort Myers	2,070	2,011	4,081
9	Hillsborough County [4] [6]	3,047	4,640	7,687
10	Lee County [4]	2,440	2,660	5,100
11	Manatee County [4]	1,738	3,175	4,913
12	City of Marco Island	4,380	5,220	9,600
12	Marion County	1,659	3,844	5,503
13	City of Naples	1,416	2,324	3,740
14	City of North Port [4]	2,319	2,255	4,574
15	Orange County [4]	1,970	3,570	5,540
16	Pasco County	1,633	3,032	4,665
17	Polk County	2,844	4,195	7,039
18	City of Punta Gorda	1,497	2,760	4,257
19	City of Sarasota	900	2,577	3,477
20	Sarasota County [4]	2,950	3,190	6,140
21	Hernando County [4]	1,147	3,544	4,691
22	Other Florida Utilities' Average	$2,088	$3,149	$5,236

Footnotes:

[1] Unless otherwise noted, amounts shown reflect fees charged to a standard residential connection (considered as one ERC) in effect as of July 2022 and are exclusive of taxes or franchise fees, if any, and reflect rates charged for inside the city service. All rates are as reported by the respective utility. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.

[2] Fees are based on number of fixtures per customer. Fees shown are calculated at an assumed 19 fixtures for a typical home representing a standard residential connection (considered as one ERC).

[3] Fees shown at gross amount. Actual charges reflect a ~75% temporary reduction from the original fee schedule until their sunset date of September 30, 2022.

[4] Utility is currently included in a fee study, or plans to implement a fee revision within the next twelve months following the comparison preparation date.

[5] Fees shown exclude the distribution and collection system components of the utility's capital capacity charges.

[6] Fees shown include the accured guaranteed revenue fees (AGRF).

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APPENDIX A:

Summary of Existing Utility System Assets

Appendix A

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Summary of Existing Utility System Assets [1]

Line No.	Function	Water System Amount	Water System Percent	Wastewater System Amount	Wastewater System Percent	Totals Amount	Totals Percent
	Existing Assets Included in Impact Fees						
1	Supply	$ 94,186,892	12.7%	$ -	0.0%	$ 94,186,892	5.6%
2	Treatment Plant	210,408,955	28.3%	294,266,079	31.5%	504,675,034	30.1%
3	Transmission and Storage	123,132,678	16.6%	137,814,142	14.7%	260,946,820	15.5%
4	Effluent and Reclaim	-	0.0%	48,158,833	5.2%	48,158,833	2.9%
5	Total Assets Included in Impact Fees	$ 427,728,525	57.5%	$ 480,239,054	51.4%	$ 907,967,579	54.1%
	Existing Assets Excluded from Impact Fees						
6	Hydrants / Meters / Services	$ 13,667,297	1.8%	$ -	0.0%	$ 13,667,297	0.8%
7	General Equipment and Costs [2]	16,375,962	2.2%	20,399,884	2.2%	36,775,846	2.2%
8	Distribution / Collection Lines	186,626,348	25.1%	302,101,516	32.3%	488,727,865	29.1%
9	Other [3]	45,814,198	6.2%	57,071,721	6.1%	102,885,920	6.1%
10	Construction Work-in-Progress [4]	53,761,005	7.2%	74,689,022	8.0%	128,450,027	7.7%
11	Total Assets Excluded from Impact Fees	$ 316,244,811	42.5%	$ 454,262,143	48.6%	$ 770,506,955	45.9%
12	**Total Existing Fixed Assets**	$ 743,973,337	100.0%	$ 934,501,197	100.0%	$ 1,678,474,534	100.0%

Footnotes:

[1] Reported by the County as of September 30, 2023.

[2] General Plant represents equipment, vehicles, and assets with short service lives, and was allocated to the water and wastewater system in proportion to all other functionalized utility plant.

[3] Reflects adjustments to reported assets to remove general-related costs from the fee calculations or to allocate portion of asset costs directly to existing users.

[4] Construction work-in-progress was not recognized since the projects have not yet been completed and placed into service.

APPENDIX B:

Existing Water and Wastewater Impact Fee Ordinance

ORDINANCE NO. 2019- 48

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING CHAPTER 74 OF THE COLLIER COUNTY CODE OF LAWS AND ORDINANCES (THE COLLIER COUNTY CONSOLIDATED IMPACT FEE ORDINANCE) BY INCORPORATING BY REFERENCE THE "COLLIER COUNTY ROAD IMPACT FEE UPDATE STUDY" AND THE "WATER AND WASTEWATER IMPACT FEE STUDY FOR COLLIER COUNTY WATER-SEWER DISTRICT"; AMENDING THE ROAD IMPACT FEE RATE SCHEDULE, WHICH IS SCHEDULE ONE APPENDIX A, AS SET FORTH IN THE IMPACT FEE UPDATE STUDY AND AMENDING THE WATER AND WASTEWATER SYSTEM IMPACT FEE RATE SCHEDULE, WHICH IS SCHEDULE TWO OF APPENDIX A, AS SET FORTH IN THE IMPACT FEE UPDATE STUDY; PROVIDING FOR UPDATED DEFINITIONS; PROVIDING FOR REQUIRED CHANGES TO THE PROVISIONS RELATED TO OBTAINING A CERTIFICATE OF ADEQUATE PUBLIC FACILITES IN ACCORDANCE WITH NEW STATUTORY PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE COLLIER COUNTY CODE OF LAWS AND ORDINANCES; AND PROVIDING FOR A RETROACTIVE EFFECTIVE DATE OF NOVEMBER 13, 2019 FOR ALL FEE DECREASES AND A DELAYED EFFECTIVE DATE OF MARCH 30, 2020 FOR ALL FEE INCREASES AND NEW/REPLACEMENT LAND USE CATEGORIES, IN ACCORDANCE WITH THE 90-DAY NOTICE REQUIREMENTS SET FORTH IN SECTION 163.31801(3)(d), FLORIDA STATUTES.

WHEREAS, Collier County uses impact fees to supplement the funding of necessary capital improvements required to provide public facilities to serve new population and related development that is necessitated by growth in Collier County; and

WHEREAS, Collier County has used impact fees as a funding source for growth-related capital improvements for various facilities since 1978; and

WHEREAS, on March 13, 2001, the Board of County Commissioners adopted Ordinance No. 2001-13, the Collier County Consolidated Impact Fee Ordinance, repealing and superseding all of the County's then existing impact fee regulations, and consolidating all of the County's impact fee regulations into that one Ordinance, codified in Chapter 74 of the Collier County Code of Laws and Ordinances (Code); and

WHEREAS, on February 10, 2015, the Board of County Commissioners adopted the Collier Ordinance No. 2015-17 for the adoption of the Road Impact Fee Update Study thereby updating the then current Road Impact Fee rates; and

WHEREAS, on April 25, 2017, the Board of County Commissioners adopted Ordinance No. 2017-14 adopting an annual indexing calculation thereby establishing the current Road Impact Fee rates; and

WHEREAS, on April 25, 2017, the Board of County Commissioners adopted Ordinance No. 2017-13 for the adoption of the Water and Wastewater Impact Fee Study thereby establishing the current Water and Wastewater Impact Fee rates;

WHEREAS, Section 74-502 of the Code provides that impact fee studies should be reviewed at least every three years; and

WHEREAS, Collier County retained Tindale-Oliver & Associates, Inc., to complete the Road Impact Fee Update Study; and

WHEREAS, Tindale-Oliver and Associates, Inc., has prepared the "Collier County Road Impact Fee Update Study", dated October 14, 2019; and

WHEREAS, Collier County retained Raftelis, which Public Resources Management Group, Inc., is now a part of, to complete the Water and Wastewater Impact Fee Update Study; and

WHEREAS, Raftelis has prepared the "Water and Wastewater Impact Fee Study for Collier County Water-Sewer District", dated September12, 2019; and

WHEREAS, the "Collier County Road Impact Fee Update Study" and the "Water and Wastewater Impact Fee Study for Collier County Water -Sewer District recommend changes to the rate schedules that provide for both rate reductions and increases; and

WHEREAS, the proposed changes to the Road rates and the Water and Wastewater rates equitably distribute the costs of acquiring public facilities based upon a rational nexus relating costs incurred by fee payers to infrastructure impacts created by residential and non-residential land uses; and

WHEREAS, staff has thoroughly reviewed the calculations and findings and concurs with the results of the calculations and the studies; and

WHEREAS, the calculations and studies have also been reviewed by Collier County's outside legal counsel of Nabors, Giblin & Nickerson, P.A.; and

WHEREAS, staff recommends that the Board of County Commissioners adopts this Ordinance to implement the recommended changes; and

WHEREAS, Section 163.31801, *Florida Statutes*, which is the Florida Impact Fee Act, requires that the most recent and localized data be used in impact fee calculations and these studies comply with that requirement; and

WHEREAS, in accordance with Section 163.31801, *Florida Statutes*, all rate categories that are increasing have a 90-day delayed effective date in accordance with the notice requirements set forth in Section 163.31801(3)(d), *Florida Statutes*. Additionally, the minimum 90-day notice is not required for rate reductions; and

WHEREAS, the new and/or replacement land use category rates and definitions will also become effective in accordance with the 90-day notice requirements; and

WHEREAS, the Florida Legislature adopted provisions related to the timing of collection of impact fees and therefore the requirements related to the payment of Road Impact Fees to obtain a Certificate of Adequate Public Facilities (COA) are being modified to comply with the new law.

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

SECTION ONE. Article I, *General*, Section 74-106, *Adoption of impact fee studies*, of the Collier County Code of Laws and Ordinances is hereby amended to read as follows:

Section 74-106. Adoption of impact fee studies.

The board hereby adopts and incorporates by reference the following studies with regard to the respective public facilities:

(1) *Transportation facilities:* "Collier County ~~Transportation~~ Road Impact Fee Update Study," prepared by Tindale-Oliver and Associates, Incorporated (~~January 13, 2015~~ October 14, 2019);

(2) *Water and wastewater facilities*: "Water and Wastewater Impact Fee Study for Collier County Water-Sewer District" (~~dated December 21, 2016~~ September 12, 2019) prepared by Public Resources Management Group, Inc as part of Raftelis;

***

SECTION TWO. Article I, *General*, Section 74-108, *General definitions*, of the Collier County Code of Laws and Ordinances is hereby amended to read as follows:

Section 74-108 – General definitions.

When used in this chapter, the following terms shall have the following meanings, unless the context clearly indicates otherwise. Terms contained in article III or the rate schedules supersede these general definitions to the extent of any conflict(s).

***

~~*Auto repair/body shop/automobile care center* shall mean an establishment that houses numerous businesses that provide automobile related services, such as repair and servicing, stereo installation, and seat covering upholstering.~~

***

Condominium shall mean an ownership unit that has at least one other owned unit within the same building structure. For the purposes of this chapter and assessment of impact fees, condominiums will be included under the appropriate Multifamily Housing category.

***

Convenience store shall mean a store open ~~a minimum of 15~~ 24 hours per day and which sells convenience foods, newspapers, magazines and often beer and wine and does not have gasoline pumps.

***

Duplex shall mean a single, free-standing, conventional building on a single lot which contains only two dwelling units and is intended, designed, used and occupied as two dwelling

units under single ownership, or where each dwelling unit is separately owned or leased but the lot is held under common ownership. For the purpose of this chapter and assessment of impact fees a duplex will be considered under the definition of the Multifamily Housing (Low-Rise) category. ~~condominium. A duplex may also be referred to as a single-family attached dwelling. Please refer to definition of condominium.~~

***

High-rise condominium shall mean residential condominiums or townhouses that are located in buildings with three or more levels (floors). For the purposes of this chapter and assessment of impact fees, high-rise condominiums will be included under the appropriate Multifamily Housing category.

High-Rise Residential with First Floor Commercial shall mean development with first-floor commercial that are mixed-use multifamily housing buildings that have more than 10 levels (floors) and include retail space that is open to the public on the first level.

***

Mid-Rise Residential with First Floor Commercial shall mean development with first-floor commercial that are mixed-use multifamily housing buildings that have between three and ten levels (floors) and include retail space on the first level.

***

~~*Multiple family dwelling units* shall mean apartments that are rental dwelling units located within the same building with at least three other dwelling units. Units that are individually owned are classified as condo/townhouse.~~

~~For the purpose of calculating water and/or sewer impact fee, the following shall be considered to be multiple-family dwelling units: guesthouse, servants' quarters, in-law apartment, townhouse and adult congregate living facility.~~

***

Multifamily Housing (High-Rise) shall mean apartments, townhouses and condominiums that have more than ten levels (floors). For the purpose of calculating water and/or sewer impact

fee, the following shall be considered multiple-family dwelling units: guesthouse, servants' quarters, in-law apartment, townhouse and adult congregate living facility.

Multifamily Housing (Low-Rise) shall mean apartments, townhouses and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). For the purpose of this chapter and assessment of impact fees, duplexes will also be considered under this definition. For the purpose of calculating water and/or sewer impact fee, the following shall be considered multiple-family dwelling units: guesthouse, servants' quarters, in-law apartment, townhouse and adult congregate living facility.

Multifamily Housing (Mid-Rise) shall mean apartments, townhouses and condominiums located within the same building with at least three other dwelling units and have between three and ten levels (floors). For the purpose of calculating water and/or sewer impact fee, the following shall be considered multiple-family dwelling units: guesthouse, servants' quarters, in-law apartment, townhouse and adult congregate living facility.

***

Restaurant (fast casual) shall mean a sit-down restaurant with no wait staff or table service. Customers typically order from a menu board, pay for food before the food is prepared and seat themselves. The menu generally contains higher quality made to order foods items with fewer frozen or processed ingredients than fast food restaurants.

Restaurant (fast food w/drive-thru) shall mean a land use including fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service (~~some are~~ open for breakfast, ~~all are open for~~ lunch and dinner, some are open late at night or 24 hours); and high turnover rated for eat-in customers.

Restaurant (fast food w/drive-thru [2 meals]) shall mean a land use including fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large carryout clientele; long hours of service, but not open for breakfast, and high turnover rated for eat-in customers.

***

~~*Service station* shall mean a land use generally located at intersections or freeway interchanges and having facilities, such as gas pumps, for fueling motor vehicles. They may also have facilities for servicing and repairing motor vehicles. This land use includes service stations without convenience stores or car washes.~~

***

~~*Single-family attached house* shall mean a duplex.~~

***

~~*Specialty retail* shall mean small strip shopping centers that contain a variety of retail shops and specialize in quality apparel; hard goods; and services such as real estate offices, florists and small restaurants.~~

***

Townhouse shall mean a group of three or more dwelling units attached to each other by a common wall or roof wherein each unit has direct exterior access and no unit is located above another, and each unit is completely separated from any other(s) by a rated firewall or a fire and sound resistant enclosed separation or space, and wherein each dwelling unit may or may not be on a separate lot under separate ownership. For the purposes of this chapter and assessment of impact fees, a townhouse will be included under the appropriate Multifamily Housing category ~~considered a condominium. Please refer to the definition of condominium~~.

***

SECTION THREE. Article III, *Special Requirements for Specific Types of Impact Fees*, Section 74-302, *Special requirements for road impact fee*, of the Collier County Code of Laws and Ordinances is hereby amended to read as follows:

***

(h) *Payment of road impact fees to obtain a certificate of adequate public facilities.*

(1) A certificate of public facility adequacy (COA) shall be issued concurrent with the approval of the next to occur final local development order. At the time a certificate of public facility adequacy is issued, thirty-three percent (33%) of the estimated payment

will be due and deposited into the applicable impact fee trust fund. The funds will then be immediately available for appropriation by the Board of County Commissioners for transportation capital improvements and are non-refundable. Final calculation of impact fees due will be based on the intensity of development actually permitted for construction and the impact fee schedule in effect at the time of the building permit(s) application submittal, such that additional impact fees may be due prior to issuance of a certificate of occupancy or certificate of completion for the building permit(s).

(2) Offsets for road impact fees assessed to building permits for impact fees paid in accordance with this subsection, will be applied equally to units or square footage and will run with the subject land.

(3) This provision is to be read in conjunction with Section 10.02.07 of the Collier County Land Development Code. To the extent this provision conflicts with this or with any other Collier County ordinance, rule or regulation, the provisions of this section shall control.

(4) The provisions of this subsection apply to final local development orders approved prior to July 1, 2019. Final local development orders approved on or after July 1, 2019 are required to obtain a COA in accordance with the provisions of 10.02.07 of the Collier County Land Development Code but are not required to pay road impact fees to obtain the COA, in accordance with the provisions of Chapter 163.31801(3)(e), *Florida Statutes.*

SECTION FOUR. Appendix A of Chapter 74 of the Collier County Code of Laws and Ordinances is hereby amended as set forth in the attachment to this Ordinance.

SECTION FIVE. 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 this 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 portions.

SECTION SIX. INCLUSION IN THE CODE OF LAWS AND ORDINANCES.

The provisions of this Ordinance shall be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered and internal cross-references amended throughout to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION SEVEN. EFFECTIVE DATE.

This Ordinance shall be considered adopted upon the date written below and subject to filing with the Florida Department of State; however, for administrative purposes the effective date for all rate schedule decreases shall be retroactive to November 13, 2019 and the effective date for all rate schedule increases, new and/or replacement land use category rates and definitions shall be delayed to March 30, 2020 in accordance with the notice requirements set forth in Section 163.31801(3)(d), Florida Statutes.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

December 18, 2019

Ms. Martha S. Vergara, BMR & VAB Senior Deputy Clerk
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3299 Tamiami Trail, Suite #401
Naples, Florida 34112-5324

Dear Ms. Vergara:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2019-48, which was filed in this office on December 18, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 10th day of December, 2019.

ATTEST
Crystal K. Kinzel, Clerk

By: _____, Deputy Clerk

Attest as to Chairman's signature only.

Approved as to form
and legal sufficiency:

_____

Jeffrey A. Klatzkow
County Attorney

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

By: _____
William L. McDaniel, Jr., CHAIRMAN

This ordinance filed with the Secretary of State's Office the 18th day of December, 2019 and acknowledgement of that filing received this 18th day of December 2019.

By _____ Deputy Clerk

Underlined text is added; ~~Struck through~~ text is deleted

APPENDIX A - SCHEDULE ONE

ROAD IMPACT FEE RATE SCHEDULE

Phase 1 - Effective ~~July 24, 2017~~ November 13, 2019

Impact Fee Land Use Category		Rate	
Residential			
Assisted Living Facility (ALF)	$805.19		Per Dwelling Unit
Condo/Townhouse (1-2 Stories)	$4,844.91		Per Dwelling Unit
High-Rise Condominium (3+ Stories)	$3,510.36		Per Dwelling Unit
Mobile Home	$3,146.48		Per Dwelling Unit
Multi-Family (Apartments) 1-10 Stories	$5,541.89		Per Dwelling Unit
Multi-Family (Apartments) >10 Stories	$3,531.57		Per Dwelling Unit
Retirement Community (Attached)	~~$2,787.92~~	$2,018.00	Per Dwelling Unit
Retirement Community (Detached)	$2,787.92		Per Dwelling Unit
Single Family Detached House			
Less than 4,000 sq. ft.	$7,443.99		Per Dwelling Unit
4,000 sq. ft. or larger	$8,958.89		Per Dwelling Unit
Non-Residential			
Auto Sales - Luxury	$10,946.92		Per 1,000 sq. ft.
Auto Sales - New/Used	~~$16,878.14~~	$16,622.00	Per 1,000 sq. ft.
Bank/Savings: Drive-In	~~$28,961.23~~	$21,254.00	Per 1,000 sq. ft.
Bank/Savings: Walk-In	~~$22,038.12~~	$12,300.00	Per 1,000 sq. ft.
Business Park	$9,988.97		Per 1,000 sq. ft.
Car Wash - Automatic	$33,397.71		Per 1,000 sq. ft.
Car Wash - Self-Service	$10,395.28		Per Service Bay
Church	~~$347.96~~	$286.00	Per Seat
College/University (Private)			
<7,501 Students	$1,748.28		Per Student
>7,500 Students	$1,311.21		Per Student
Convenience Store (24 hours)	$69,707.46		Per 1,000 sq. ft.
Convenience Store w/Gas Pumps			
~~4 or less Fuel Positions~~ < 2000 sq. ft.	~~$25,914.47~~	$6,910.00	Per Fuel Position
~~5 - 6 Fuel Positions~~ 2,000-2,999 sq. ft.	~~$21,014.40~~	$8,252.00	Per Fuel Position
~~7 - 8 Fuel Positions~~ 3,000+ sq. ft.	~~$17,924.14~~	$9,262.00	Per Fuel Position

Impact Fee Land Use Category	Rate		
Non-Residential (Cont'd)			
Convenience Store w/Gas Pumps			
~~9 - 10 Fuel Positions~~	~~$15,253.98~~		~~Per Fuel Position~~
~~11 - 12 Fuel Positions~~	~~$13,848.35~~		~~Per Fuel Position~~
~~13 or more Fuel Positions~~	~~$12,614.58~~		~~Per Fuel Position~~
Dance Studios/Gymnastics	$8,203.56		Per 1,000 sq. ft.
Day Care	$1,025.84		Per Student
Furniture Store	$2,706.23		Per 1,000 sq. ft.
Gasoline/Service Station	$5,432.62		Per Fuel Position
General Light Industrial	~~$5,699.95~~	$4,584.00	Per 1,000 sq. ft.
Golf Course	~~$205,266.18~~	$199,146.00	Per 18 Holes
Golf Course - Bundled	~~$61,586.64~~	$59,741.00	Per 18 Holes
Home Improvement Store	$7,483.24		Per 1,000 sq. ft.
Hospital	~~$9,889.25~~	$9,168.00	Per 1,000 sq. ft.
Hotel	~~$3,759.66~~	$3,702.00	Per Room
Hotel - All Suites	$2,900.37		Per Room
Manufacturing	$3,122.08		Per 1,000 sq. ft.
Marina	~~$2,592.72~~	$2,376.00	Per Berth (Dry/Wet)
Mine/Commercial Excavation	$8.49		Per 1,000 cubic yards
Mini-Warehouse	~~$999.32~~	$891.00	Per 1,000 sq. ft.
Motel	~~$3,086.02~~	$2,074.00	Per Room
Movie Theater	$33,271.47		Per Screen
Nursing Home	$1,031.15		Per Bed
Office 6,000 sq. ft. or less	~~$8,607.75~~	$8,605.00	Per 1,000 sq. ft.
Office 6,001- 100,000 sq. ft.	~~$10,248.88~~	$8,605.00	Per 1,000 sq. ft.
Office 100,001-200,000 sq. ft.	~~$8,689.43~~	$8,605.00	Per 1,000 sq. ft.
Office 200,001-400,000 sq. ft.	$7,344.27		Per 1,000 sq. ft.
Office Greater than 400,000 sq. ft.	$6,665.33		Per 1,000 sq. ft.
Office - Medical Greater than 10,000 sq. ft.	$28,313.05		Per 1,000 sq. ft.
Office - Medical 10,000 sq. ft. or less	$19,443.28		Per 1,000 sq. ft.
Pharmacy/Drug Store	$10,165.07		Per 1,000 sq. ft.
Quick Lube	$10,696.56		Per Service Bay

Impact Fee Land Use Category		Rate	
Non-Residential (Cont'd)			
Restaurant - Fast Food w/Drive-~~In~~Thru	$96,567.14		Per 1,000 sq. ft.
Restaurant - High Turnover	$1,757.83		Per Seat
Restaurant - Low Turnover	$1,129.81		Per Seat
Retail 6,000 sq. ft. or less	$5,696.77		Per 1,000 sq. ft.
Retail 6,001-25,000 sq. ft.	~~$10,676.40~~	$10,568.00	Per 1,000 sq. ft.
Retail 25,001-50,000 Sq. Ft.	~~$14,317.25~~	$13,774.00	Per 1,000 sq. ft.
Retail 50,001-100,000 Sq. Ft.	~~$15,424.77~~	$13,774.00	Per 1,000 sq. ft.
Retail 100,001-150,000 Sq. Ft.	~~$14,354.37~~	$13,774.00	Per 1,000 sq. ft.
Retail 150,001-200,000 Sq. Ft.	$13,743.32		Per 1,000 sq. ft.
Retail 200,001-400,000 Sq. Ft.	$12,989.06		Per 1,000 sq. ft.
Retail 400,001-600,000 Sq. Ft.	$12,802.35		Per 1,000 sq. ft.
Retail 600,001-1,000,000 Sq. Ft.	$13,351.87		Per 1,000 sq. ft.
Retail >1,000,000 Sq. Ft.	$13,597.99		Per 1,000 sq. ft.
~~Retail - Specialty~~	~~$19,234.29~~		~~Per 1,000 sq. ft.~~
RV Park	$1,226.34		Per Site
School - Elementary (Private)	$728.80		Per Student
School - Middle (Private)	~~$1,027.96~~	$921.00	Per Student
School - High School (Private)	~~$1,085.25~~	$983.00	Per Student
Supermarket	$19,163.21		Per 1,000 sq. ft
Tire Store	$8,178.10		Per Service Bay
Warehouse	~~$2,903.55~~	$1,599.00	Per 1,000 sq. ft.

APPENDIX A - SCHEDULE ONE

ROAD IMPACT FEE RATE SCHEDULE

Phase ~~1~~2 - Effective ~~November 25, 2019~~ March 30, 2020

Impact Fee Land Use Category		Rate	
Residential			
Assisted Living Facility (ALF)	~~$805.19~~	$831.86	Per Bed~~Dwelling Unit~~
Condo/Townhouse (1-2 Stories)	~~$4,844.91~~	$5,539.59	Per Dwelling Unit
High-Rise Condominium (3+ Stories)	~~$3,510.36~~	$4,059.36	Per Dwelling Unit
Mobile Home	~~$3,146.48~~	$3,288.22	Per Dwelling Unit
Multi-Family Housing (Low-Rise~~Apartments~~ 1-~~2~~10 Floors~~Stories~~)	~~$5,541.89~~	$6,006.56	Per Dwelling Unit
Multi-Family Housing (Mid-Rise, 3-10 Floors)	$5,174.00		Per Dwelling Unit
Multi-Family Housing (High-Rise~~Apartments~~ >10 Floors~~Stories~~)	~~$3,531.57~~	$3,762.05	Per Dwelling Unit
Mid-Rise Residential w/1st Floor Commercial	$3,265.00		Per Dwelling Unit
High-Rise Residential w/1st Floor Commercial	$1,903.00		Per Dwelling Unit
Retirement Community (Attached)	$2,018.00		Per Dwelling Unit
Retirement Community (Detached)	~~$2,787.92~~	$3,037.10	Per Dwelling Unit
Single Family Detached House			
Less than 4,000 sq. ft.	~~$7,443.99~~	$7,657.17	Per Dwelling Unit
4,000 sq. ft. or larger	~~$8,958.89~~	$9,257.57	Per Dwelling Unit
Non-Residential			
Auto Sales - Luxury	~~$10,946.92~~	$11,419.84	Per 1,000 sq. ft.
Auto Sales - New/Used	$16,622.00		Per 1,000 sq. ft.
Bank/Savings: Drive-In	$21,254.00		Per 1,000 sq. ft.
Bank/Savings: Walk-In	$12,300.00		Per 1,000 sq. ft.
Business Park	~~$9,988.97~~	$10,421.94	Per 1,000 sq. ft.
Car Wash - Automatic	~~$33,397.71~~	$35,016.46	Per 1,000 sq. ft.
Car Wash - Self-Service	~~$10,395.28~~	$10,874.68	Per Service Bay
Church	$286.00		Per Seat
College/University (Private)			
<7,501 Students	~~$1,748.28~~	$1,822.44	Per Student
>7,500 Students	~~$1,311.21~~	$1,367.90	Per Student
Convenience Store (24 hours)	~~$69,707.46~~	$73,820.10	Per 1,000 sq. ft.
Convenience Store w/Gas Pumps			
< 2000 sq. ft.	$6,910.00		Per Fuel Position

Impact Fee Land Use Category	Rate		
Non-Residential (Cont'd)			
Convenience Store w/Gas Pumps			
2,000-2,999 sq. ft.	$8,252.00		Per Fuel Position
3,000+ sq. ft.	$9,262.00		Per Fuel Position
Dance Studios/Gymnastics	~~$8,203.56~~	$8,573.64	Per 1,000 sq. ft.
Day Care	~~$1,025.84~~	$1,049.32	Per Student
Furniture Store	~~$2,706.23~~	$3,025.59	Per 1,000 sq. ft.
~~Gasoline/Service Station~~	~~$5,432.62~~		~~Per Fuel Position~~
General Light Industrial	$4,584.00		Per 1,000 sq. ft.
Golf Course	$199,146.00		Per 18 Holes
Golf Course - Bundled	$59,741.00		Per 18 Holes
Home Improvement Store	~~$7,483.24~~	$7,823.39	Per 1,000 sq. ft.
Hospital	$9,168.00		Per 1,000 sq. ft.
Hotel	$3,702.00		Per Room
Hotel - All Suites	~~$2,900.37~~	$2,924.67	Per Room
Manufacturing	~~$3,122.08~~	$3,289.37	Per 1,000 sq. ft.
Marina	$2,376.00		Per Berth (Dry/Wet)
Mine/Commercial Excavation	~~$8.49~~	$10.31	Per 1,000 cubic yards
Mini-Warehouse	$891.00		Per 1,000 sq. ft.
Motel	$2,074.00		Per Room
Movie Theater	~~$33,271.47~~	$35,784.59	Per Screen
Nursing Home	~~$1,031.15~~	$1,111.95	Per Bed
Office 6,000 sq. ft. or less	$8,605.00		Per 1,000 sq. ft.
Office 6,001- 100,000 sq. ft.	$8,605.00		Per 1,000 sq. ft.
Office 100,001-200,000 sq. ft.	$8,605.00		Per 1,000 sq. ft.
Office 200,001-400,000 sq. ft.	~~$7,344.27~~	$7,760.31	Per 1,000 sq. ft.
Office Greater than 400,000 sq. ft.	~~$6,665.33~~	$7,305.42	Per 1,000 sq. ft.
Office - Medical Greater than 10,000 sq. ft.	~~$28,313.05~~	$29,346.27	Per 1,000 sq. ft.
Office - Medical 10,000 sq. ft. or less	~~$19,443.28~~	$20,272.15	Per 1,000 sq. ft.
Pharmacy/Drug Store	~~$10,165.07~~	$10,974.54	Per 1,000 sq. ft.
Quick Lube	~~$10,696.56~~	$11,192.04	Per Service Bay
Restaurant - Fast Food w/Drive-Thru	~~$96,567.14~~	$99,109.75	Per 1,000 sq. ft.
Restaurant - High Turnover	~~$1,757.83~~	$1,776.37	Per Seat
Restaurant - Low Turnover	~~$1,129.81~~	$1,140.76	Per Seat
Restaurant - Fast Casual	$68,107.00		Per 1,000 sq. ft.
Restaurant - Fast Food w/Drive-Thru (2 meals)	$95,762.00		Per 1,000 sq. ft.

Impact Fee Land Use Category		Rate	
Non-Residential (Cont'd)			
Retail 6,000 sq. ft. or less	~~$5,696.77~~	$5,710.05	Per 1,000 sq. ft.
Retail 6,001-25,000 sq. ft.	$10,568.00		Per 1,000 sq. ft.
Retail 25,0001-50,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 50,001-100,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 100,001-150,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 150,001-200,000 Sq. Ft.	~~$13,743.32~~	$13,753.45	~~Per 1,000 sq. ft.~~
Retail 200,001-400,000 Sq. Ft.	~~$12,989.06~~	$13,248.09	~~Per 1,000 sq. ft.~~
Retail 400,001-600,000 Sq. Ft.	~~$12,802.35~~	$13,122.99	~~Per 1,000 sq. ft.~~
Retail 600,001-1,000,000 Sq. Ft.	~~$13,351.87~~	$13,491.17	~~Per 1,000 sq. ft.~~
Retail >1,000,000 Sq. Ft.	~~$13,597.99~~	$13,656.07	~~Per 1,000 sq. ft.~~
RV Park	~~$1,226.34~~	$1,278.04	Per Site
School - Elementary (Private)	~~$728.80~~	$757.25	Per Student
School - Middle (Private)	$921.00		Per Student
School - High School (Private)	$983.00		Per Student
Supermarket	~~$19,163.21~~	$20,287.12	Per 1,000 sq. ft.
Tire Store	~~$8,178.10~~	$8,554.27	Per Service Bay
Warehouse	$1,599.00		Per 1,000 sq. ft.

APPENDIX A - SCHEDULE ONE

ROAD IMPACT FEE RATE SCHEDULE

Phase ~~2~~3 - Effective ~~March 30, 2020~~ March 30, 2021

Impact Fee Land Use Category		Rate	
Residential			
Assisted Living Facility (ALF)	~~$831.86~~	$858.52	Per Bed
Condo/Townhouse (1-2 Stories)	~~$5,539.59~~	$6,234.27	Per Dwelling Unit
High-Rise Condominium (3+ Stories)	~~$4,059.36~~	$4,608.36	Per Dwelling Unit
Mobile Home	~~$3,288.22~~	$3,429.96	Per Dwelling Unit
Multi-Family Housing (Low-Rise, 1-2 Floors)	~~$6,006.56~~	$6,471.24	Per Dwelling Unit
Multi-Family Housing (Mid-Rise, 3-10 floors)	$5,174.00		Per Dwelling Unit
Multi-Family Housing (High-Rise, >10 Stories)	~~$3,762.05~~	$3,992.53	Per Dwelling Unit
Mid-Rise Residential w/1st Floor Commercial	$3,265.00		Per Dwelling Unit
High-Rise Residential w/1st Floor Commercial	$1,903.00		Per Dwelling Unit
Retirement Community (Attached)	$2,018.00		Per Dwelling Unit
Retirement Community (Detached)	~~$3,037.10~~	$3,286.27	Per Dwelling Unit
Single Family Detached House			
Less than 4,000 sq. ft.	~~$7,657.17~~	$7,870.36	Per Dwelling Unit
4,000 sq. ft. or larger	~~$9,257.57~~	$9,556.26	Per Dwelling Unit
Non-Residential			
Auto Sales - Luxury	~~$11,419.84~~	$11,892.75	Per 1,000 sq. ft.
Auto Sales - New/Used	$16,622.00		Per 1,000 sq. ft.
Bank/Savings: Drive-In	$21,254.00		Per 1,000 sq. ft.
Bank/Savings: Walk-In	$12,300.00		Per 1,000 sq. ft.
Business Park	~~$10,421.94~~	$10,854.91	Per 1,000 sq. ft.
Car Wash - Automatic	~~$35,016.46~~	$36,635.20	Per 1,000 sq. ft.
Car Wash - Self-Service	~~$10,874.68~~	$11,354.07	Per Service Bay
Church	$286.00		Per Seat
College/University (Private)			
<7,501 Students	~~$1,822.44~~	$1,896.60	Per Student
>7,500 Students	~~$1,367.90~~	$1,424.59	Per Student
Convenience Store (24 hours)	~~$73,820.10~~	$77,932.74	Per 1,000 sq. ft.
Convenience Store w/Gas Pumps			
< 2000 sq. ft.	$6,910.00		Per Fuel Position

Underlined text is added; ~~Struck through~~ text is deleted

Impact Fee Land Use Category		Rate	
Non-Residential (Cont'd)			
Convenience Store w/Gas Pumps			
2,000-2,999 sq. ft.	$8,252.00		Per Fuel Position
3,000+ sq. ft.	$9,262.00		Per Fuel Position
Dance Studios/Gymnastics	~~$8,573.64~~	$8,943.71	Per 1,000 sq. ft.
Day Care	~~$1,049.32~~	$1,072.81	Per Student
Furniture Store	~~$3,025.59~~	$3,344.96	Per 1,000 sq. ft.
General Light Industrial	$4,584.00		Per 1,000 sq. ft.
Golf Course	$199,146.00		Per 18 Holes
Golf Course - Bundled	$59,741.00		Per 18 Holes
Home Improvement Store	~~$7,823.39~~	$8,163.54	Per 1,000 sq. ft.
Hospital	$9,168.00		Per 1,000 sq. ft.
Hotel	$3,702.00		Per Room
Hotel - All Suites	~~$2,924.67~~	$2,948.96	Per Room
Manufacturing	~~$3,289.37~~	$3,456.65	Per 1,000 sq. ft.
Marina	$2,376.00		Per Berth (Dry/Wet)
Mine/Commercial Excavation	~~$10.31~~	$12.13	Per 1,000 cubic yards
Mini-Warehouse	$891.00		Per 1,000 sq. ft.
Motel	$2,074.00		Per Room
Movie Theater	~~$35,784.59~~	$38,297.72	Per Screen
Nursing Home	~~$1,111.95~~	$1,192.75	Per Bed
Office 6,000 sq. ft. or less	$8,605.00		Per 1,000 sq. ft.
Office 6,001- 100,000 sq. ft.	$8,605.00		Per 1,000 sq. ft.
Office 100,001-200,000 sq. ft.	$8,605.00		Per 1,000 sq. ft.
Office 200,001-400,000 sq. ft.	~~$7,760.31~~	$8,176.35	Per 1,000 sq. ft.
Office Greater than 400,000 sq. ft.	~~$7,305.42~~	$7,945.51	Per 1,000 sq. ft.
Office - Medical Greater than 10,000 sq. ft.	~~$29,346.27~~	$30,379.48	Per 1,000 sq. ft.
Office - Medical 10,000 sq. ft. or less	~~$20,272.15~~	$21,101.01	Per 1,000 sq. ft.
Pharmacy/Drug Store	~~$10,974.54~~	$11,784.01	Per 1,000 sq. ft.
Quick Lube	~~$11,192.04~~	$11,687.51	Per Service Bay
Restaurant - Fast Food w/Drive-Thru	~~$99,109.75~~	$101,652.35	Per 1,000 sq. ft.
Restaurant - High Turnover	~~$1,776.37~~	$1,794.90	Per Seat
Restaurant - Low Turnover	~~$1,140.76~~	$1,151.71	Per Seat
Restaurant - Fast Casual	$68,107.00		Per 1,000 sq. ft.
Restaurant - Fast Food w/Drive-Thru (2 meals)	$95,762.00		Per 1,000 sq. ft.
Retail 6,000 sq. ft. or less	~~$5,710.05~~	$5,723.32	Per 1,000 sq. ft.
Retail 6,001-25,000 sq. ft.	$10,568.00		Per 1,000 sq. ft.

Impact Fee Land Use Category	Rate		
Non-Residential (Cont'd)			
Retail 25,0001-50,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 50,001-100,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 100,001-150,000 Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
Retail 150,001-200,000 Sq. Ft.	~~$13,753.45~~	$13,763.57	Per 1,000 sq. ft.
Retail 200,001-400,000 Sq. Ft.	~~$13,248.09~~	$13,507.12	Per 1,000 sq. ft.
Retail 400,001-600,000 Sq. Ft.	~~$13,122.99~~	$13,443.64	Per 1,000 sq. ft.
Retail 600,001-1,000,000 Sq. Ft.	~~$13,491.17~~	$13,630.48	Per 1,000 sq. ft.
Retail >1,000,000 Sq. Ft.	~~$13,656.07~~	$13,714.16	Per 1,000 sq. ft.
RV Park	~~$1,278.04~~	$1,329.74	Per Site
School - Elementary (Private)	~~$757.25~~	$785.69	Per Student
School - Middle (Private)	$921.00		Per Student
School - High School (Private)	$983.00		Per Student
Supermarket	~~$20,287.12~~	$21,411.03	Per 1,000 sq. ft.
Tire Store	~~$8,554.27~~	$8,930.43	Per Service Bay
Warehouse	$1,599.00		Per 1,000 sq. ft.

APPENDIX A - SCHEDULE ONE

ROAD IMPACT FEE RATE SCHEDULE

Phase ~~3~~4 - Effective ~~March 30, 2021~~ March 30, 2022

Impact Fee Land Use Category		Rate	
Residential			
Assisted Living Facility (ALF)	~~$858.52~~	$886.00	Per Bed
~~Condo/Townhouse (1-2 Stories)~~	~~$6,234.27~~		~~Per Dwelling Unit~~
~~High-Rise Condominium (3+ Stories)~~	~~$4,608.36~~		~~Per Dwelling Unit~~
Mobile Home	~~$3,429.96~~	$3,576.00	Per Dwelling Unit
Multi-Family Housing (Low-Rise, 1-2 floors)	~~$6,471.24~~	$6,950.00	Per Dwelling Unit
Multi-Family Housing (Mid-Rise, 3-10 floors)	$5,174.00		Per Dwelling Unit
Multi-Family Housing (High-Rise, >10 floors)	~~$3,992.53~~	$4,230.00	Per Dwelling Unit
Mid-Rise Residential w/1st Floor Commercial	$3,265.00		Per Dwelling Unit
High-Rise Residential w/1st Floor Commercial	$1,903.00		Per Dwelling Unit
Retirement Community (Attached)	$2,018.00		Per Dwelling Unit
Retirement Community (Detached)	~~$3,286.27~~	$3,543.00	Per Dwelling Unit
Single Family Detached House			
Less than 4,000 sq. ft.	~~$7,870.36~~	$8,090.00	Per Dwelling Unit
4,000 sq. ft. or larger	~~$9,556.26~~	$9,864.00	Per Dwelling Unit
Non-Residential			
Auto Sales - Luxury	~~$11,892.75~~	$12,380.00	Per 1,000 sq. ft.
Auto Sales - New/Used	$16,622.00		Per 1,000 sq. ft.
Bank/Savings: Drive-In	$21,254.00		Per 1,000 sq. ft.
Bank/Savings: Walk-In	$12,300.00		Per 1,000 sq. ft.
Business Park	~~$10,854.91~~	$11,301.00	Per 1,000 sq. ft.
Car Wash - Automatic	~~$36,635.20~~	$38,303.00	Per 1,000 sq. ft.
Car Wash - Self-Service	~~$11,354.07~~	$11,848.00	Per Service Bay
Church	$286.00		Per Seat
College/University (Private)			
<7,501 Students	~~$1,896.60~~	$1,973.00	Per Student
>7,500 Students	~~$1,424.59~~	$1,483.00	Per Student
Convenience Store (24 hours)	~~$77,932.74~~	$82,170.00	Per 1,000 sq. ft.
Convenience Store w/Gas Pumps			
< 2000 sq. ft.	$6,910.00		Per Fuel Position

Impact Fee Land Use Category		Rate	
Non-Residential (Cont'd)			
Convenience Store w/Gas Pumps			
2,000-2,999 sq. ft.	$8,252.00		Per Fuel Position
3,000+ sq. ft.	$9,262.00		Per Fuel Position
Dance Studios/Gymnastics	~~$8,943.71~~	$9,325.00	Per 1,000 sq. ft.
Day Care	~~$1,072.81~~	$1,097.00	Per Student
Furniture Store	~~$3,344.96~~	$3,674.00	Per 1,000 sq. ft.
General Light Industrial	$4,584.00		Per 1,000 sq. ft.
Golf Course	$199,146.00		Per 18 Holes
Golf Course - Bundled	$59,741.00		Per 18 Holes
Home Improvement Store	~~$8,163.54~~	$8,514.00	Per 1,000 sq. ft.
Hospital	$9,168.00		Per 1,000 sq. ft.
Hotel	$3,702.00		Per Room
Hotel - All Suites	~~$2,948.96~~	$2,974.00	Per Room
Manufacturing	~~$3,456.65~~	$3,629.00	Per 1,000 sq. ft.
Marina	$2,376.00		Per Berth (Dry/Wet)
Mine/Commercial Excavation	~~$12.13~~	$14.00	Per 1,000 cubic yards
Mini-Warehouse	$891.00		Per 1,000 sq. ft.
Motel	$2,074.00		Per Room
Movie Theater	~~$38,297.72~~	$40,887.00	Per Screen
Nursing Home	~~$1,192.75~~	$1,276.00	Per Bed
Office - General ~~6,000 sq. ft. or less~~	$8,605.00		Per 1,000 sq. ft.
~~Office 6,001-100,000 sq. ft.~~	~~$8,605.00~~		~~Per 1,000 sq. ft.~~
~~Office 100,001-200,000 sq. ft.~~	~~$8,605.00~~		~~Per 1,000 sq. ft.~~
~~Office 200,001-400,000 sq. ft.~~	~~$8,176.35~~		~~Per 1,000 sq. ft.~~
~~Office Greater than 400,000 sq. ft.~~	~~$7,945.51~~		~~Per 1,000 sq. ft.~~
Office - Medical Greater than 10,000 sq. ft.	~~$30,379.48~~	$31,444.00	Per 1,000 sq. ft.
Office - Medical 10,000 sq. ft. or less	~~$21,101.01~~	$21,955.00	Per 1,000 sq. ft.
Pharmacy/Drug Store	~~$11,784.01~~	$12,618.00	Per 1,000 sq. ft.
Quick Lube	~~$11,687.51~~	$12,198.00	Per Service Bay
Restaurant - Fast Food w/Drive-Thru	~~$101,652.35~~	$104,272.00	Per 1,000 sq. ft.
Restaurant - High Turnover	~~$1,794.90~~	$1,814.00	Per Seat
Restaurant - Low Turnover	~~$1,151.71~~	$1,163.00	Per Seat
Restaurant - Fast Casual	$68,107.00		Per 1,000 sq. ft.
Restaurant - Fast Food w/Drive-Thru (2 meals)	$95,762.00		Per 1,000 sq. ft.
Retail 6,000 sq. ft. or less	~~$5,723.32~~	$5,737.00	Per 1,000 sq. ft.
Retail 6,001-25,000 sq. ft.	$10,568.00		Per 1,000 sq. ft.

Impact Fee Land Use Category		Rate	
Non-Residential (Cont'd)			
Retail ≥25,000~~1-50,000~~ Sq. Ft.	$13,774.00		Per 1,000 sq. ft.
~~Retail 50,001-100,000 Sq. Ft.~~	~~$13,774.00~~		~~Per 1,000 sq. ft.~~
~~Retail 100,001-150,000 Sq. Ft.~~	~~$13,774.00~~		~~Per 1,000 sq. ft.~~
~~Retail 150,001-200,000 Sq. Ft.~~	~~$13,763.57~~		~~Per 1,000 sq. ft.~~
~~Retail 200,001-400,000 Sq. Ft.~~	~~$13,507.12~~		~~Per 1,000 sq. ft.~~
~~Retail 400,001-600,000 Sq. Ft.~~	~~$13,443.64~~		~~Per 1,000 sq. ft.~~
~~Retail 600,001-1,000,000 Sq. Ft.~~	~~$13,630.48~~		~~Per 1,000 sq. ft.~~
~~Retail >1,000,000 Sq. Ft.~~	~~$13,714.16~~		~~Per 1,000 sq. ft.~~
RV Park	~~$1,329.74~~	$1,383.00	Per Site
School - Elementary (Private)	~~$785.69~~	$815.00	Per Student
School - Middle (Private)	$921.00		Per Student
School - High School (Private)	$983.00		Per Student
Supermarket	~~$21,411.03~~	$22,569.00	Per 1,000 sq. ft.
Tire Store	~~$8,930.43~~	$9,318.00	Per Service Bay
Warehouse	$1,599.00		Per 1,000 sq. ft.

APPENDIX A

SCHEDULE TWO - EFFECTIVE ~~July 24, 2017~~ March 30, 2020

WATER & WASTEWATER IMPACT FEE RATE SCHEDULE

ERC = Equivalent Residential Connection

ADF = Average Daily Flow

RESIDENTIAL - INDIVIDUALLY METERED						
Living Space (SQ.FT.)	***ERC Factor***	***Basis of Fee***	***Water Impact Fee***	***~~Existing~~ Wastewater Impact Fee***	***~~Proposed~~ Wastewater ~~Impact Fee~~***	***Meter Size***
0 TO 4,999 (AND NO MORE THAN 4 TOILETS)	1	Per ERC (fixed at 1 ERC)	~~$2562~~ $3382	~~$2701~~ $3314	~~$2,701~~	3/4"
5,000 OR MORE (OR MORE THAN 4 TOILETS)	Varies (minimum value of 1)	Per ERC (based on ADF Formula)	ERC value x ~~$2,562~~ $3382 (minimum value ~~$2,562~~ $3382)	~~$2515~~ $3314	~~$2,701~~	Varies (Reference Meter Size Note)
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.					
ERC with ADF Formula	When ADF is in Gallons Per Minute (GPM) then use the formula [(ADF-30)/30]+1					

MULTI-FAMILY - MASTER METERED					
Living Space (SQ.FT.)	***Basis of Fee***	***ERC Factor***	***Water Impact Fee***	***~~Existing~~ Wastewater Impact Fee***	***~~Proposed~~ Wastewater ~~Impact Fee~~***
0 TO 750	Per Unit	0.33	~~$845~~ $1116	~~$891~~ $1093	~~$891~~
751 TO 1,500	Per Unit	0.67	~~$1716~~ $2265	~~$1809~~ $2220	~~$1,809~~
1,501 OR MORE	Per Unit	1.0	~~$2562~~ $3382	~~$2701~~ $3314	~~$2,701~~
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.				

NON-RESIDENTIAL				
Type	***Basis of Fee***			
All Non-Residential	Impact fees are determined by meter size. Water and/or wastewater impact fees for alterations, expansions, or replacements are imposed only if the meter size is increased as a result of the alteration, expansion, or replacement.			
Meter Size	***ERC Factor (1)***	***Water Impact Fee***	***~~Existing~~ Wastewater Impact Fee***	***~~Proposed Wastewater Impact Fee~~***
3/4 inch	1.00	~~$2562~~ $3382	~~$2701~~ $3314	~~$2,701~~
1 inch	1.67	~~$4278~~ $5647	~~$4510~~ $5534	~~$4,510~~
1-1/2 inch	3.33	~~$8531~~ $11,262	~~$8994~~ $11,035	~~$8,994~~
2 inch	5.33	~~$13,655~~ $18,026	~~$14,396~~ $17,663	~~$14,396~~
3 inch	15.00	~~$38,430~~ $50,730	~~$40,515~~ $49,710	~~$40,515~~
4 inch	33.33	~~$85,391~~ $112,722	~~$90,024~~ $110,455	~~$90,024~~
6 inch	66.67	~~$170,808~~ $225,477	~~$180,075~~ $220,944	~~$180,075~~
8 inch	116.67	~~$298,908~~ $394,577	~~$315,125~~ $386,644	~~$315,125~~
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.			

(1)

ERC Factors by Meter Size for Non-Residential Customers		
Meter Size	Rated Capacity (gallons per minute)	ERC Factor [2]
3/4"	30	1.00
1"	50	1.67
1-1/2"	100	3.33
2"	160	5.33
3"	450	15.00
4"	1,000	33.33
6"	2,000	66.67
8"	3,500	116.67

[1] Based on the rated capacities per technical specifications of meters used by the county.

[2] Reflects rated hydraulic capacity of meter divided by 30 gallons per minute based on the rated capacity of smallest meter size.

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APPENDIX C:

Existing and Proposed Water and Wastewater System Impact Fee Schedule in County Format

Appendix C

Collier County Water-Sewer District
Water and Wastewater Impact Fee Study

Existing and Proposed Water and Wastewater System Impact Fee Schedule in County Format

RESIDENTIAL INDIVIDUALLY METERED							
LIVING SPACE (SQ.FT.)	***ERC Factor*** *(Equivalent Residential Connection)*	***BASIS OF FEE ALLOCATION***	***METER SIZE***	***WATER IMPACT FEE***	***WATER IMPACT FEE***	***WASTEWATER IMPACT FEE***	***WASTEWATER IMPACT FEE***
				EXISTING	***PROPOSED***	***EXISTING***	***PROPOSED***
0 TO 4,999 (AND NO MORE THAN 4 TOILETS)	1.00	Per ERC (fixed at 1 ERC)	3/4"	~~$3,382~~	$6,470	~~$3,314~~	$5,614
5,000 OR MORE (OR MORE THAN 4 TOILETS)	Varies (minimum value of 1)	Per ERC (based on ADF Formula)	Varies (Reference Meter Size Notes)	~~ERC VALUE x $3,382 (minimum value $3,382)~~	ERC VALUE x $6,470 (minimum value $6,470)	~~$3,314~~	$5,614
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.						
ERC with ADF Formula	When ADF is in Gallons Per Minute (GPM) then use the formula ((ADF-30)/30)+1						

RESIDENTIAL MASTER METERED							
LIVING SPACE (SQ.FT.)	***ERC*** *(Equivalent Residential Connection)*	***BASIS OF FEE ALLOCATION***	***METER SIZE***	***WATER IMPACT FEE***		***WASTEWATER IMPACT FEE***	
				EXISTING	***PROPOSED***	***EXISTING***	***PROPOSED***
0 TO 750	0.33	PER UNIT	Per GPM or Engineer of Record	~~$1,116~~	$2,135	~~$1,093~~	$1,852
751 TO 1,500	0.67	PER UNIT	Per GPM or Engineer of Record	~~$2,265~~	$4,334	~~$2,220~~	$3,761
1,501 OR MORE	1.00	PER UNIT	Per GPM or Engineer of Record	~~$3,382~~	$6,470	~~$3,314~~	$5,614
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.						

NON-RESIDENTIAL							
CUSTOMER TYPE	***ERC*** *(Equivalent Residential Connection) Factor (1)*	***BASIS OF FEE ALLOCATION***	***METER SIZE (1)***	***WATER IMPACT FEE***		***WASTEWATER IMPACT FEE***	
				EXISTING	***PROPOSED***	***EXISTING***	***PROPOSED***
Non-Residential	1.00	PER METER SIZE	3/4"	~~$3,382~~	$6,470	~~$3,314~~	$5,614
Non-Residential	1.67	PER METER SIZE	1"	~~$5,647~~	$10,804	~~$5,534~~	$9,375
Non-Residential	3.33	PER METER SIZE	1-1/2"	~~$11,262~~	$21,545	~~$11,035~~	$18,694
Non-Residential	5.33	PER METER SIZE	2"	~~$18,026~~	$34,485	~~$17,663~~	$29,922
Non-Residential	15.00	PER METER SIZE	3"	~~$50,730~~	$97,050	~~$49,710~~	$84,210
Non-Residential	33.33	PER METER SIZE	4"	~~$112,722~~	$215,645	~~$110,455~~	$187,114
Non-Residential	66.67	PER METER SIZE	6"	~~$225,477~~	$431,354	~~$220,944~~	$374,285
Non-Residential	116.67	PER METER SIZE	8"	~~$394,577~~	$754,854	~~$386,644~~	$654,985
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.						

(1)

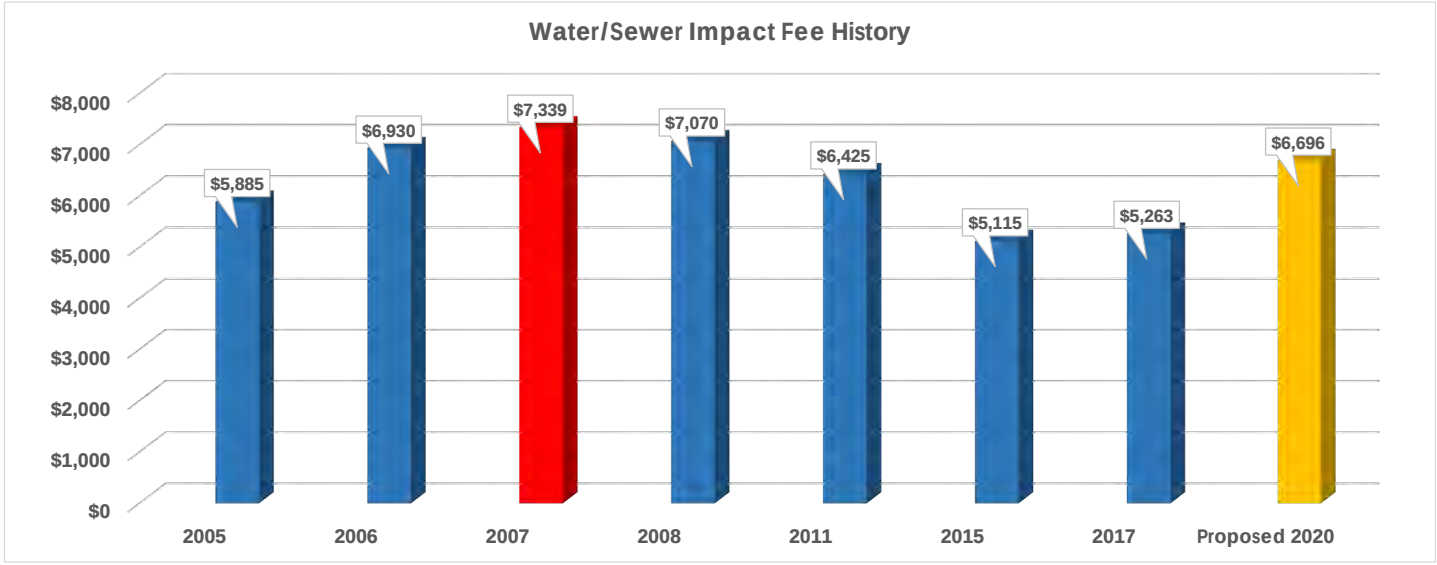
ERC Factors by Meter Size for Non-Residential Customers		
Meter Size	Rated Capacity (gallons per minute) [1]	ERC Factor [2]
3/4"	30	1.00
1"	50	1.67
1-1/2"	100	3.33
2"	160	5.33
3"	450	15.00
4"	1,000	33.33
6"	2,000	66.67
8"	3,500	116.67

[1] Based on the rated capacities per technical specifications of meters used by the County.
[2] Reflects rated hydraulic capacity of meter divided by 30 gallons per minute based on the rated capacity of smallest meter size.

Historical

Water and Sewer Impact Fee History

	2005-252	2006-026	2007-057	2008-202	2011-41	2015-017	2017-013	2019-48
Water	$2,760.00	$3,415.00	$3,616.49	$3,575.00	$3,205.00	$2,600.00	$2,562.00	$3,382.00
Wastewater	3,125.00	3,515.00	3,722.39	3,495.00	3,220.00	2,515.00	2,701.00	3,314.00
Total	$5,885.00	$6,930.00	$7,338.88	$7,070.00	$6,425.00	$5,115.00	$5,263.00	$6,696.00
Change:								
Dollar		$1,045.00	$408.88	($268.88)	($645.00)	($1,310.00)	$148.00	$1,433.00
Percent		17.8%	5.9%	-3.7%	-9.1%	-20.4%	2.9%	27.2%



NE Facilities in Design (12/14/04 10E)	NE Facilities in Hybernation (2/26/10 16C2)	Design-Build

Proposed Fees are 5% lower than in 2008 which included CCWSD capacity expansion

Proposed Fees represent a 27.2% increase over current fees to accommodate transmission mains and permanent plant capacity at the Northeast site

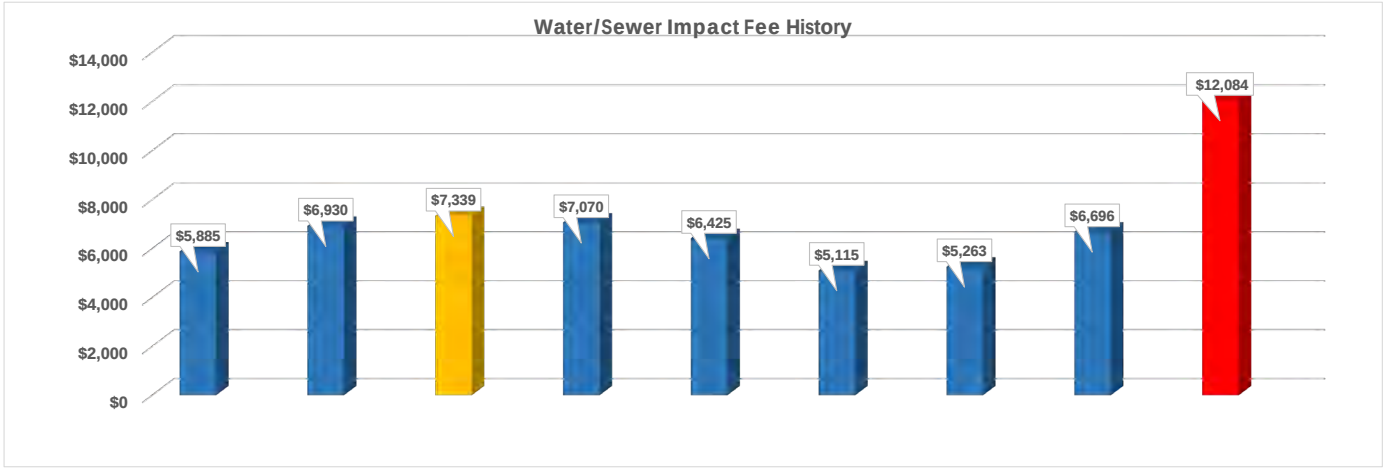
Rate Study was reviewed by DSAC sub-c0ommittee with the recommendation to accept the rate study conclusions and proposed fees

Year	Total
2005	$5,885
2006	$6,930
2007	$7,339
2008	$7,070
2011	$6,425
2015	$5,115
2017	$5,263
Proposed 2020	$6,696

Proposed

Water and Sewer Impact Fee History

	2005-252	2006-026	2007-057	2008-202	2011-41	2015-017	2017-013	2019-48	2024 Proposed
Water	$2,760.00	$3,415.00	**$3,616.49**	$3,575.00	$3,205.00	$2,600.00	$2,562.00	$3,382.00	**$6,470.00**
Wastewater	3,125.00	3,515.00	**3,722.39**	3,495.00	3,220.00	2,515.00	2,701.00	3,314.00	**5,614.00**
Total	$5,885.00	$6,930.00	**$7,338.88**	$7,070.00	$6,425.00	$5,115.00	$5,263.00	$6,696.00	**$12,084.00**
				-3.7%	-9.1%	-20.4%	2.9%	27.2%	**70.9%**
Change:									
Dollar		$1,045.00	$408.88	($268.88)	($645.00)	($1,310.00)	$148.00	$1,433.00	$5,388.00
Percent		17.8%	5.9%	-3.7%	-9.1%	-20.4%	2.9%	27.2%	80.5%



NE Facilities in Design (12/14/04 10E)	NE Facilities in Hybernation (2/26/10 16C2)	Design-Build	CCWRF/NESA

Proposed Fees are 65% higher than in those 2008 which ws the last study that included CCWSD capacity expansion

Proposed Fees represent an 80% increase over current fees and an average annual growth rate of 3% since the 2007 rate study was implemented

Fees include the Golden Gate Wastewater Plant (4.0 MGD), NESA Wastewater Reclamation Facility (4.0 MGD) and NESA Water Treatment Plant (10 MGD)

Year	Total
2005	$5,885
2006	$6,930
2007	$7,339
2008	$7,070
2011	$6,425
2015	$5,115
2017	$5,263
2020	$6,696
2024	$12,084

	2.98%
2007	$7,339
2008	$7,557
2009	$7,782
2010	$8,014
2011	$8,253
2012	$8,498
2013	$8,751
2014	$9,012
2015	$9,280
2016	$9,557
2017	$9,841
2018	$10,134
2019	$10,436
2020	$10,746
2021	$11,066
2022	$11,396
2023	$11,735
2024	$12,084

Collier County Water-Sewer District
Impact Fee Rate Study Appendix C

	Water	Sewer	Total
0 - 750 sq ft	$2,135	$1,852	$3,987
751 - 1,500 sq ft	$4,334	$3,761	$8,095
> 1,500 sq ft	$6,470	$5,614	$12,084

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FitchRatings

RATING ACTION COMMENTARY

Correction:Fitch Affirms Collier County Water-Sewer District, FL's Rev Bonds at 'AAA';Outlook Stable

Wed 31 May, 2023 - 3:19 PM ET

Fitch Ratings - New York - 31 May 2023: This is a correction of a release published May 26, 2023. It removes the $48 million water and sewer refunding revenue bonds series 2016, which was included in error.

Fitch Ratings has affirmed the 'AAA' rating on the following Collier County Water-Sewer District, FL (the district) revenue bonds:

--$203 million water and sewer revenue bonds series 2019 and 2021.

Additionally, Fitch has assessed the district's Standalone Credit Profile (SCP) at 'aaa'. The SCP represents the credit profile of the system on a standalone basis irrespective of its relationship with the credit quality of Collier County (the county; Issuer Default Rating AAA/Stable).

The Rating Outlook is Stable.

RATING ACTIONS

ENTITY / DEBT		RATING		
Collier County (FL) [Water, Sewer]				
Collier County (FL) /Water & Sewer Revenues/1	LT	AAA	Rating Outlook Stable	Affirmed

VIEW ADDITIONAL RATING DETAILS

ANALYTICAL CONCLUSION

The 'AAA' bond rating and 'aaa' SCP assessment reflect the district's exceptionally low leverage, measured as net adjusted debt to adjusted funds available for debt service (FADS), in the context of very strong revenue defensibility and strong operating risk, assessed at 'aa' and 'a', respectively. The district's very strong revenue defensibility is supported by its fundamental role as the largest retail water and sewer provider in the area, with very favorable demographic trends.

The district has independent legal ability to set rates, with rates affordable for the vast majority of the population. The system's strong operating risk profile features a low operating cost burden, and moderate investment needs supported by adequate capital investment.

Leverage has consistently been exceptionally low, historically hovering around 1.0x over the past few years between fiscal years 2018-2020 (FYE Sept. 30), increasing slightly in fiscal 2021 due to the debt issuance of the series 2021 bonds. Leverage increased further to 3.1x in fiscal 2022, largely due a one-time interest loss that decreased FADS.

While the district has a large capital improvement plan (CIP) to implement over the next five years, its robust liquidity position, disciplined rate setting, and service area growth are expected to support a sustained level of exceptionally low leverage through Fitch's scenario analysis, which is consistent with the current rating.

CREDIT PROFILE

Located along the Gulf of Mexico in southwestern Florida, Collier County is the largest county in the state encompassing roughly 2,000 square miles and includes a portion of the Everglades National Park. It is home to popular destinations, including the city of Naples and Marco Island. In 2022, the county had an estimated population of around 398,000, which has

increased since by around 1.3%. on average, since fiscal 2018. The district provides retail service to the unincorporated communities within the county through about 83,000 mostly residential customer accounts. Management reports it did not sustain material damage from Hurricane Ian's landfall last year.

The district has ample raw water supply and water and sewer treatment capacity to meet expected demand for the foreseeable future. Water supply is regulated by the South Florida Water Management District under a consumptive use permit that expires in 2036. The district has a total permitted groundwater allocation of 56.1 million gallons per day (mgd), and a treatment capacity of 52 mgd, both of which compare favorably to average daily demand of about 26 mgd. Wastewater is treated by four district-owned and operated wastewater treatment plants, and combined treatment capacity of 42.6 mgd, and is well in excess of average daily demand of about 21 mgd.

The district also provides reclaimed water to over 50,000 end users that include golf courses, parks and schools, as well as residential and commercial areas. Capital projects are underway to expand service to growing areas within its service area and to maintain system assets in good condition.

Fitch considers the district a related entity of the county for rating purposes given its dependent relationship as an enterprise unit of the county, including the authority to establish rates and operations. The credit quality of the county does not currently constrain the bond rating. However, as a result of being a related entity, the issue rating could become constrained by a material decline in the county's general credit quality.

KEY RATING DRIVERS

Revenue Defensibility 'aa'

Affordable Rates and Very Favorable, Growing Service Area

Revenue defensibility is very strong at 'aa'. Revenues are received entirely from the district's ability to provide retail water and wastewater services as the largest provider in the area.. The county has independent rate setting authority, and utility bills are deemed affordable for the vast majority of the population. The district has experienced strong customer growth and economic indicators are slightly better than national levels.

Operating Risks 'a'

Low Operating Cost Burden and Continued Ongoing Capital Investment

The strong operating risk profile is based on a low operating cost burden and moderate investment needs that are adequately supported by robust capital investment. In addition, planned CIP spending is anticipated to exceed annual levels of depreciation, which should contribute to a sustained low life cycle ratio.

Financial Profile 'aaa'

Strong Margins and Liquidity Support Exceptionally Low Leverage

Leverage is exceptionally low, having historically measured around 1.0x, but increasing over the past two fiscal years. While leverage measured at 3.1x in fiscal 2022, leverage is forecasted to remain exceptionally low and below 4.0x through Fitch's scenario analysis, despite planned implementation of its large CIP. The liquidity profile is considered neutral to the assessment.

Asymmetric Additive Risk Considerations

No asymmetric additive risk considerations affected this rating determination.

RATING SENSITIVITIES

Factors that could, individually or collectively, lead to positive rating action/upgrade:

--The rating is at the highest level on Fitch's scale and cannot be upgraded.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

--Increased leverage exceeding 4.0x over a sustained period resulting from deterioration of financial margins and/or capital spending beyond the current expectations;

--Inadequate future rate adjustments that do not support capital spending, operating expenditures, and increasing debt carrying costs.

Best/Worst Case Rating Scenario

International scale credit ratings of Sovereigns, Public Finance and Infrastructure issuers have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of three notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions,

measured in a negative direction) of three notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit https://www.fitchratings.com/site/re/10111579.

SECURITY

The bonds are senior lien obligations payable from net revenues of the district's water and sewer system (the system) and system development fees. The bonds are additionally secured by a cash-funded debt service reserve fund.

Revenue Defensibility

Revenue defensibility is considered very strong and assessed at 'aa'. All revenues are derived from monopolistic services in a growing service area with very favorable demographic trends and strong rate flexibility. Water and sewer rates are set by the county commissioners, absent additional oversight. The district reviews service rates every two years to ensure rates are sufficient to cover all system costs. Modest rate increases have been implemented annually over the last five fiscal years.

For fiscal 2022 and 2021, the district increased rates by 2.9%. A 4% increase to water and 5% increase to wastewater rates went into effect for fiscal 2023 and is planned for fiscal 2024. The district is finalizing a rate study, set to be completed later this calendar year which will inform rate adjustments beyond fiscal 2024. Based on Fitch's standard usage of 7,500 gallons per month for water and 6,000 gallons per month for sewer, the combined bill was considered affordable for around 80% of the population.

The local economy is centered on tourism, agriculture, fishing, ranching and forestry, with a growing healthcare and technology presence. Service area demographics are very favorable, with a five year customer growth CAGR of 4.6% in fiscal 2022, median household income approximately 109% the national level, and unemployment that typically bettered the national average over the last five years.

Operating Risks

The district's operating risk profile is strong, and is assessed at 'a', which considers its low operating cost burden and moderate investment needs. The operating cost burden registered a low $9,611 per million gallons (mg) in fiscal 2022. The system's life cycle ratio registered a moderate 45% in fiscal 2022, but is supported by adequate annual capital

investment, with a five year average capex to depreciation ratio of 102%, having increased from lower levels over the past several years.

Most of the growth in operating expenditures is related to personnel expense growth and increases in equipment and treatment costs, to contend with its growing service area, as the district previously acquired two smaller utilities over the last five years. The district plans to continue expanding service to new developments in the growing northeast area. Fitch expects growing demand will offset expenditure growth to maintain a low operating cost burden.

The district's updated fiscal 2023-2027 CIP totals around $644 million, and is about 21% higher than the prior fiscal 2022-2026 CIP of around $529 million, with around $182 million anticipated in new debt in fiscal 2025. The increase in the CIP is largely driven by inflationary cost increases and expansion-related projects to support the growing service area. CIP projects are primarily for ongoing repair and replacement needs, which accounts for around 71% of the total CIP, with projects focused on additional distribution and conveyance in order to provide redundancy between both water and wastewater treatment plants for system-wide service reliability.

Other projects include expansion needs, such as a 5 mgd and 3.5 mgd expansion over the next several years to its water and wastewater treatment facilities, among other capital projects. Around 56% of the plan is anticipated to be funded through debt (including the use of new and existing proceeds), with the remainder being funded through available cash.

Financial Profile

The financial profile is exceptionally strong and is assessed at 'aaa'. Between fiscal years 2018-2020, leverage generally trended between 1.0x-1.3x, but increased the last two fiscal years to 2.4x in fiscal 2021 and to 3.1x in fiscal 2022. Coverage of full obligations (COFO), having previously hovered around 3.3x over the past few years, declined to 1.8x in fiscal 2022 due to increased debt service costs. COFO excluding connection fees is also sufficient measuring 1.1x in fiscal 2022. Current days cash has increased over the past few years, to a high of 742 current days cash in fiscal 2021, but declined slightly to 660 current days cash in fiscal 2022. Overall, the liquidity profile is considered neutral to the assessment.

Fitch's Analytical Stress Test (FAST)

The FAST considers the potential trend of key ratios in a base case and a stress case. The stress case is designed to impose capital cost increases of 10% above expected levels and

evaluate potential variability in projected key ratios.

Fitch assumed operating revenue increases by an average of around 7% annually in 2023-2027 while operating expenses increase by an average of around 9% over the same period. Fitch also made conservative assumptions related to net transfers and connection fees to closely reflect historical spending/collection patterns. Management's CIP informed Fitch's base case, but adjusted the execution rate lower given historical actual capex spending patterns.

Factoring in these assumptions, in the base case, leverage peaks at 2.5x in fiscal 2025 but declines thereafter, reaching 2.0x by fiscal 2027. In the stress case, leverage peaks at 3.0x in fiscal 2025, and declines thereafter, reaching 2.5x by fiscal 2027. The liquidity profile is expected to remain neutral to the assessment, with COFO of at least 2.4x and sound days cash annually.

Sources of Information

In addition to the sources of information identified in Fitch's applicable criteria specified below, this action was informed by information from Lumesis.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

ESG Considerations

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg.

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PARTICIPATION STATUS

The rated entity (and/or its agents) or, in the case of structured finance, one or more of the transaction parties participated in the rating process except that the following issuer(s), if any, did not participate in the rating process, or provide additional information, beyond the issuer's available public disclosure.

APPLICABLE CRITERIA

U.S. Water and Sewer Rating Criteria (pub. 03 Mar 2023) (including rating assumption sensitivity)

Public Sector, Revenue-Supported Entities Rating Criteria (pub. 27 Apr 2023) (including rating assumption sensitivity)

ADDITIONAL DISCLOSURES

Dodd-Frank Rating Information Disclosure Form

Solicitation Status

Endorsement Policy

ENDORSEMENT STATUS

Collier County Water-Sewer District (FL)	EU Endorsed, UK Endorsed

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US Public Finance Infrastructure and Project Finance North America United States

FitchRatings

RATING ACTION COMMENTARY

Fitch Rates Collier County Water-Sewer District, FL's Rev Bonds 'AAA'; Outlook Stable

Fri 25 Jun, 2021 - 5:20 PM ET

Fitch Ratings - Austin - 25 Jun 2021: Fitch Ratings has assigned a 'AAA' rating on the following Collier County Water-Sewer District, FL (the district) revenue bonds:

Approximately $137.6 million water and sewer revenue bonds, series 2021.

The bonds will be sold via competitive bid on July 7. Proceeds will be used to fund system capital projects and associated issuance costs.

Fitch has also affirmed the ratings on the following district bonds:

--$48.1 million water and sewer refunding revenue bonds, series 2016;

--$76.2 million water and sewer revenue bonds, series 2019.

Additionally, Fitch has assessed the district's Standalone Credit Profile (SCP) at 'aaa'. The SCP represents the credit profile of the system on a standalone basis irrespective of its relationship with the credit quality of the county (Issuer Default Rating AA+/Stable).

The Rating Outlook is Stable.

ANALYTICAL CONCLUSION

The 'AAA' rating and 'aaa' SCP assessment reflect the district's low leverage ratio, as measured by net adjusted debt to funds available for debt service, within a framework of very strong revenue defensibility and low operating risk. The district's very strong revenue defensibility assessment of 'aa' is supported by its fundamental role as the exclusive retail water and sewer service provider in an area with favorable demographic trends. The district has independent legal ability to set rates and rates are affordable to the vast majority of its customers. The system's operating risk assessment of 'a' features a low, albeit growing, operating cost burden and moderate life cycle investment needs supported by adequate capital investment.

Leverage has been consistently low, below 2.0x in each of the last five audited years. Although the district has a large capital improvement plan (CIP) to implement over the next five years, its robust liquidity position, disciplined rate setting, and growth are expected to support a sustained low leverage through Fitch's scenario analysis consistent with the high rating.

CREDIT PROFILE

Located along the Gulf of Mexico in southwestern Florida, Collier County is the largest county in the state encompassing 2,026 square miles and includes a portion of the Everglades National Park. It is home to popular destinations including the city of Naples and Marco Island. In 2020, the county had an estimated population of 385,000. The district provides retail service to the unincorporated communities within the county through about 80,000 mostly residential customer accounts, serving an estimated 302,000 residents.

The district has ample raw water supply and water and sewer treatment capacity to meet expected demand for the foreseeable future. Water supply is regulated by the South Florida Water Management District under a consumptive use permit that expires in 2036. The district has a total permitted groundwater allocation of 56.1 million gallons per day (mgd), and a treatment capacity of 52 mgd, both of which compare favorably to average daily demand of about 25 mgd. Wastewater is treated by four district-owned and operated wastewater treatment plants, and combined treatment capacity of 42.6 mgd is well in excess of average annual demand. The district also provides reclaimed water to over 50,000 end users that include golf courses, parks and schools, as well as residential and commercial

areas. Capital projects are underway to expand service to growing areas within its service territory and to maintain system assets in good condition.

Fitch considers the district a related entity of the county for rating purposes given its dependent relationship as an enterprise unit of the county. The credit quality of the county does not currently constrain the bond rating. However, as a result of being a related entity, the issue ratings could become constrained by a material decline in the county's general credit quality.

Coronavirus Considerations

The outbreak of coronavirus and related government containment measures have not materially impaired the district's financial performance to date. While collections were slower during the pandemic, these did not materially affect the strong financial posture of the district. Management reports that only about 1.5% of accounts were late at the height of the pandemic. The moratorium on account disconnects was suspended early this month.

KEY RATING DRIVERS

Revenue Defensibility 'aa'

Affordable Rates and Very Favorable, Growing Service Area

Revenue defensibility is very strong at 'aa'. Revenues are received entirely from the county's exclusive right to provide retail water and wastewater services within its service area. The county has independent rate-setting authority, and utility bills are deemed affordable for the vast majority of the population. The district has experienced strong customer growth and economic indicators are slightly better than the national average.

Operating Risks 'a'

Low Operating Cost Burden and Continued Ongoing Capital Investment

Operating risks are considered low based on a low but growing operating cost burden. In addition, healthy capital investment has resulted in a 42% life cycle ratio with planned CIP projects that are expected to maintain assets in good condition.

Financial Profile 'aaa'

Strong Margins and Liquidity Support Low Leverage

Net adjusted debt to adjusted funds available for debt service is exceptionally low, below 1.0x and forecast to remain within the 'aaa' assessment through the scenario analysis despite planned implementation of a large CIP.

ASYMMETRIC ADDITIVE RISK CONSIDERATIONS

No asymmetric additive risk considerations affected this rating determination.

RATING SENSITIVITIES

Factors that could, individually or collectively, lead to positive rating action/upgrade:

--Not applicable given the 'AAA' rating.

Factors that could, individually or collectively, lead to negative rating action/downgrade:

--Increased leverage exceeding 4.0x over a sustained period resulting from deterioration of financial margins and/or capital spending beyond the current expectations.

--Deterioration of the operating risk profile assessment to 'bbb' would result in negative rating action.

BEST/WORST CASE RATING SCENARIO

International scale credit ratings of Sovereigns, Public Finance and Infrastructure issuers have a best-case rating upgrade scenario (defined as the 99th percentile of rating transitions, measured in a positive direction) of three notches over a three-year rating horizon; and a worst-case rating downgrade scenario (defined as the 99th percentile of rating transitions, measured in a negative direction) of three notches over three years. The complete span of best- and worst-case scenario credit ratings for all rating categories ranges from 'AAA' to 'D'. Best- and worst-case scenario credit ratings are based on historical performance. For more information about the methodology used to determine sector-specific best- and worst-case scenario credit ratings, visit https://www.fitchratings.com/site/re/10111579.

SECURITY

The bonds are senior lien obligations payable from net revenues of the district's water and sewer system (the system) and system development fees. The bonds are additionally secured by a cash-funded debt service reserve fund.

REVENUE DEFENSIBILITY

Revenue defensibility is very strong and assessed at 'aa'. All revenues are derived from monopolistic services in a growing service area with favorable demographic trends and strong rate flexibility. Water and sewer rates are set by the county commissioners absent additional oversight. The district reviews service rates every two years to ensure rates are sufficient to cover all system costs. Modest rate increases have been implemented annually over the last five fiscal years. For fiscal 2021, the district increased rates by 2.9%. Based on Fitch's standard usage of 7,500 gallons per month for water and 6,000 gallons per month for sewer, the combined bill totals about $120 per month which is considered to be affordable to about 80% of the population.

The local economy is centered on tourism, agriculture, fishing, ranching and forestry, with a growing healthcare and technology presence. Area demographics are very favorable, with rapid customer growth, median household income approximately 11% higher than the U.S. and unemployment that typically bettered the national average over the last five years. For 2020, the unemployment rate for Collier County was 6.9%, which was below the U.S. rate of 8.1%. Consistent with the economic recovery, county unemployment levels for April 2021 have improved to 3.8%, well below the 5.7% national level. Connections have increased

rapidly with two recent acquisitions, and more growth is expected from new development in the northeast area of the county.

OPERATING RISKS

The district's operating risk profile is assessed at 'a', which considers its low but growing operating cost burden and moderate life cycle ratio supported by adequate capital investment. Fitch calculates the operating cost burden as the ratio of total annual operating costs including depreciation and net transfers to total million gallons (mg) of water produced and sewer flows treated. The system's operating cost burden has trended upward over the previous five fiscal years, registering at $9,288 per mg in fiscal 2019. This is just below the $9,500 per mg threshold for the current assessment.

Most of the growth in operating expenditures is related to personnel growth to contend with its growing service area as the district acquired two smaller utilities over the last five years. The county plans to continue expanding service to new developments in the growing northeast area. Fitch expects growing demand will offset expenditure growth to maintain a low operating cost burden, but cautions that material growth in the operating cost burden and/or weakening of the life cycle ratio could result in a weakening of the operating risks profile.

The district has a moderate life cycle ratio, ranging from 39% to 42% from fiscal years 2016 through 2020. Annual capital investment as a percent of depreciation averaged 81% through the same period. This is expected to increase with the current CIP. The district's fiscal 2021 - 2025 CIP totals $489 million and is currently expected to be funded predominantly with pay-go sources and about 30% debt. The CIP projects are primarily for ongoing repair and replacement needs with projects focused on additional distribution and conveyance in order to provide redundancy between both water and wastewater treatment plants for system-wide service reliability. Other projects included in the five-year CIP are for expansion needs in the central and northeast areas of the county where customer growth has accelerated.

FINANCIAL PROFILE

The financial profile is assessed at 'aaa' with metrics that have been consistently strong and stable. The district's leverage ranged from about 1.0x to 1.4x over the last five fiscal years as the district implemented annual rate increases while also experiencing rapid growth. For the

fiscal year ended Sept. 30, 2020 the district's leverage was only 0.9x due to its robust unrestricted cash reserves.

The liquidity profile, while neutral to the financial profile assessment, has also remained strong and stable. The liquidity cushion averaged over 620 days from fiscal years 2016 to 2020. Coverage of full obligations was 3.2x in fiscal 2020 while Fitch calculated all-in debt service coverage was 3.6x.

Fitch's Analytical Stress Test (FAST)

The FAST base case is informed by the district's forecast, which Fitch deems reasonable in light of continued growth and historically conservative forecasting. The district's operating revenues grew 4.4% despite the pandemic in fiscal 2020. For fiscal 2021, operating revenue growth is projected to be close to 5%, which takes into consideration a 2.9% water and sewer rate increase and rebounding demand from tourism. The FAST also incorporates 4%-5% water and sewer rate increases for fiscal years 2022 to 2024, implementation of the district's five-year CIP and the current debt issuance. The county is considering allocating a portion of the county's awarded American Rescue Act funds to the district. If awarded, these funds would be used for accelerating CIP projects and possibly provide near-term ratepayer relief.

The FAST base case output reflects our expectations that the district will maintain very low leverage right below 3.0x, consistent with the assessment. The FAST stress case, which layers an additional 10% in capital spending on the base case, shows leverage increasing but staying under 4.0x over the forecast period.

SOURCES OF INFORMATION

In addition to the sources of information identified in Fitch's applicable criteria specified below, this action was informed by information from Lumesis.

REFERENCES FOR SUBSTANTIALLY MATERIAL SOURCE CITED AS KEY DRIVER OF RATING

The principal sources of information used in the analysis are described in the Applicable Criteria.

ESG CONSIDERATIONS

Unless otherwise disclosed in this section, the highest level of ESG credit relevance is a score of '3'. This means ESG issues are credit-neutral or have only a minimal credit impact on the entity, either due to their nature or the way in which they are being managed by the entity. For more information on Fitch's ESG Relevance Scores, visit www.fitchratings.com/esg

VIEW ADDITIONAL RATING DETAILS

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APPLICABLE CRITERIA

Public Sector, Revenue-Supported Entities Rating Criteria (pub. 23 Feb 2021) (including rating assumption sensitivity)

U.S. Water and Sewer Rating Criteria (pub. 18 Mar 2021) (including rating assumption sensitivity)

ADDITIONAL DISCLOSURES

Dodd-Frank Rating Information Disclosure Form

Solicitation Status

Endorsement Policy

ENDORSEMENT STATUS

Collier County Water-Sewer District (FL)	EU Endorsed, UK Endorsed

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US Public Finance Infrastructure and Project Finance North America United States

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