

Town of Big Cypress SRA
Rivergrass Village SRA
Bellmar Village SRA

Economic Assessment

Collier County
Collier County Schools
North Collier Fire Control & Rescue District

Initial Submission: January 26, 2022

Revised: May 19, 2022
Roads, Mobility, Community Parks, Irrigation Water,
Stormwater, North Collier Fire & Rescue District

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Roads

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Roads, Water & Wastewater, Irrigation

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Roads

Prepared By:



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EXECUTIVE SUMMARY

Collier Land Holdings, Ltd and CDC Land Investments, LLC (“Owners”) are proposing to establish a Stewardship Receiving Area (“SRA”) in the form of a Town. The Town of Big Cypress SRA is in eastern Collier County and contains a total of 1,544.46 ± acres.

Collier County and the Owners entered into an agreement (“Town Agreement”) on June 8, 2021 for the Owners to commit to amending the Longwater Village SRA to add 544.65 acres of land, located in the general vicinity of the three Villages, to form a town. The formation of the town is intended to also address the impacts of Rivergrass Village SRA and Bellmar Village SRA. The Town Agreement includes certain commitments, one of which is a fiscal impact analysis addressing the Town’s impact, inclusive of the Rivergrass Village SRA and Bellmar Village SRA.

As reflected in the table below, the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA will generate substantial tax and impact fee revenues for Collier County, the North Collier Fire & Rescue District, and Collier County Schools. The results are presented at the Project’s buildout (horizon year), as required.

Summary Table 1: Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA Fiscal Highlights

Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA Fiscal Highlights		
	At Buildout	At Buildout
Collier County:	Countywide	MSTU
Ad Valorem Tax Base	\$ 3,620,431,000	\$ 3,620,431,000
Net Annual Fiscal Benefit	Countywide	MSTU
Annual Operating Revenues	\$ 17,108,000	\$ 3,243,000
Annual Operating Expenditures	10,811,000	1,560,000
Total Annual Net Operating Surplus	\$ 6,297,000	\$ 1,683,000
Collier County Schools:	School District	
Ad Valorem Tax Base	\$ 3,741,347,000	
Net Fiscal Benefit:	Annual Operating*	Total Capital
Annual Ad Valorem Operating/Total Capital Revenues	\$ 13,989,000	\$ 137,567,000
Annual Ad Valorem Operating/Total Capital Expenditures	13,989,000	137,567,000
Annual Ad Valorem Operating/Total Capital Surplus	\$ -	\$ -
Annual Ad Valorem Tax Revenues:	At Buildout	
Collier County	\$ 12,905,000	
Collier County MSTU	2,921,000	
Conservation Collier (FY 2022)	905,000	
North Collier Fire & Rescue	13,577,000	
Collier County Schools - Ad Valorem Operating	13,989,000	
Collier County Schools - Capital Improvement	4,303,000	
Total Annual Ad Valorem Tax Revenues	\$ 48,600,000	

Impact Fee Revenue	Impact Fees Adopted Rates March 30, 2022
Required Facility Analysis:	
Roads - Impact Fees	\$ 84,736,000
Regional Parks	\$ 19,504,000
Community Parks	\$ 6,843,000
Law Enforcement	\$ 5,075,000
Jail	\$ 4,276,000
EMS	\$ 1,223,000
Schools	\$ 60,267,000
Water - Residential Only	\$ 29,762,000
Wastewater - Residential Only	\$ 29,164,000
North Collier Fire & Rescue District	\$ 4,879,000

Transportation Operational Fair Share	Amount
Resolution 2021-119 - Longwater Village SRA	\$ 622,000
Resolution 2021-220 - Bellmar Village SRA	2,221,800
Per December 2, 2022 Town Fair Share Mitigation Report	1,213,500
Total Transportation Operational Fair Share	\$ 4,057,300

Transportation - Landowner Contribution	Amount
Resolution 2020-24 - Rivergrass Village SRA	\$ 170,000

Impact Fee Revenue	Impact Fees Adopted Rates March 30, 2022
Required Facility Analysis:	
Roads - Impact Fees	\$ 84,736,000
Regional Parks	\$ 19,504,000
Community Parks	\$ 6,843,000
Law Enforcement	\$ 5,075,000
Jail	\$ 4,276,000
EMS	\$ 1,223,000
Schools	\$ 60,267,000
Water - Residential Only	\$ 29,762,000
Wastewater - Residential Only	\$ 29,164,000
North Collier Fire & Rescue District	\$ 4,879,000

Transportation Operational Fair Share	Amount
Resolution 2021-119 - Longwater Village SRA	\$ 622,000
Resolution 2021-220 - Bellmar Village SRA	2,221,800
Per December 2, 2022 Town Fair Share Mitigation Report	1,224,200
Total Transportation Operational Fair Share	\$ 4,068,000

Transportation - Landowner Contribution	Amount
Resolution 2020-24 - Rivergrass Village SRA	\$ 170,000

* The Florida Legislature sets the majority of school district operating revenues through statewide equalization formulas.
Source: DPGF, 2023³²

As demonstrated in this report, DPGF concludes that the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are fiscally neutral, as defined, for the following facilities as required by the Collier County Land Development Code (“LDC”) Section 4.08.07 L.

Summary Table 2: Town of Big Cypress and Village SRAs Net Fiscal Impact Conclusions per Taxing Authority

Required Facility Analysis	Net Fiscal Impact	Required Facility Analysis	Net Fiscal Impact
Collier County		Collier County Schools	
Annual Operations:		Annual Operations*	Neutral
General Funds Grouping	Positive	Capital	Neutral
MSTU	Positive		
Capital:		Collier County	
Roads	Neutral	Annual Operations and Capital:	
Regional and Community Parks	Positive	Water	Neutral
Law Enforcement	Neutral	Wastewater	Neutral
Jail	Neutral	Irrigation Water	Neutral
EMS	Neutral	Solid Waste	Neutral
		Stormwater	Neutral
North Collier Fire & Rescue District	Positive		

* The Florida Legislature sets the majority of school district operating revenues through statewide equalization formulas.

Source: DPGF, 2022

INTRODUCTION

Collier Land Holdings, Ltd and CDC Land Investments, LLC (“Owners, Developer, or Applicant”) are proposing to establish a Stewardship Receiving Area (“SRA”) in the form of a Town. The Town of Big Cypress SRA is located in eastern Collier County and contains a total of 1,544.46 ± acres. The Town consists of the currently approved Longwater Village SRA (999.81 acres) and an additional 544.65 acres, as depicted on the SRA Master Plan. The Town is located north and south of Oil Well Road, west of the intersection of Oil Well Grade Road and Oil Well Road.

In accordance with the Rural Land Stewardship Area (“RLSA”) Overlay definition, the Town is the largest and most diverse form of SRA, with a full range of housing types and mix of uses. The SRA is designed to encourage pedestrian/bicycle circulation via an interconnected sidewalk and pathway system including bike lanes on the spine road, serving the entire Town and with an interconnected system of streets, dispersing and reducing both the number and length of vehicle trips.

In 2020, the Collier County Board of County Commissioners approved the Rivergrass Village SRA and in 2021 the Longwater Village SRA and the Bellmar Village SRA. RLSA Policy 4.15.1 of the Future Land Use Element of the Collier County Growth Management Plan recognizes that it may take several Villages to support community scaled retail and office uses in a town.

Collier County and the Owners entered into an agreement (“Town Agreement”) on June 8, 2021 for the Owners to commit to amending the Longwater Village SRA to add 544.65 acres of land,

located in the general vicinity of the three Villages, to form a town. The formation of the town is intended to also address the impacts of Rivergrass Village SRA and the Bellmar Village SRA. The Owners have committed to forming said town, which is to be known as the Town of Big Cypress.

The Town Agreement includes certain commitments the Owners must adhere to as part of the Town Application. One of the commitments is the preparation of a fiscal impact analysis of the entire Town inclusive of uses that would have previously been approved with the Rivergrass Village SRA, Longwater Village SRA, and Bellmar Village SRA. The Owners are required to use the same methodology utilized for the individual villages, which incorporates the adopted levels of service, adopted impact fee rates, and millage rate as well as other funding provided to support capital infrastructure.

Per the Town Agreement, the fiscal analysis is to address the Town's impact, inclusive of the Rivergrass Village SRA and Bellmar Village SRA on the County infrastructure at the horizon year per the RLSA rules. The Owners and the County shall cooperate for timing and location of needed interim facilities.

An Economic Assessment is required as part of the SRA Designation Application Package, and each SRA must demonstrate that its development, as a whole, will be fiscally neutral or positive to the County tax base at buildout. At a minimum, the Economic Assessment shall consider the following public facilities and services: transportation, potable water, wastewater, irrigation water, stormwater management, solid waste, parks, law enforcement, emergency medical services, fire, and schools.

Development Planning & Financing Group, Inc. ("DPFG") was retained to prepare an Economic Assessment for the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA ("Town of Big Cypress and Village SRAs"). This report provides complete and transparent support for the methodology, assumptions, and calculations applied to demonstrate fiscal neutrality, as required, for the Town of Big Cypress and Village SRAs for Collier County ("County"), the North Collier Fire Control & Rescue District ("NCFR"), and the Collier County School District ("School District").

METHODOLOGY

The Government Finance Officers Association ("GFOA")¹ outlines the most common methods for estimating service costs in fiscal impact analysis as: average cost, marginal cost, comparisons to other governments and econometric modeling. In many cases, fiscal impact analysis uses a combination of these methods to generate a projection.

- **Average Cost** is the easiest and most common method and assumes the current cost of serving residents and businesses will equal the cost of serving the new development. The

¹ Michael J. Mucha, "An Introduction to Fiscal Impact Analysis for Development Projects," (white paper, Government Finance Officers Association, 2007), www.gfoa.org

average cost method provides a rough estimate of both direct and indirect costs associated with development. However, this method does not account for demographic change, existing excess capacity or potential economies of scale in service delivery. Methods of calculating average cost include per capita costs, service standard costs and proportional valuation costs.

- **Marginal Cost** uses site-specific information to determine services costs for a new development. A case study approach is typically necessary to gather detailed information about the existing capacity within public services and infrastructure to accommodate growth from a development project. This method assumes that information about local service levels and capacity is more accurate than standards based on average data
- **Comparable Governments** incorporate the experience by similar governments with comparable development projects. Studying other governments before and after specific projects can provide useful information in determining additional costs and the increase in costs over a long period of time.
- **Econometric Modeling** uses complex econometric models and is best used for estimating impacts from large projects that create many indirect effects on the existing community such as a utility plant or an entertainment center.

The fiscal impact analysis of the Town of Big Cypress and Village SRAs uses a marginal/average cost hybrid methodology to determine the Project's impact on capital and operating costs. Personnel and operating costs were projected on a variable, or incremental basis, as were expenditures for certain capital improvements. Revenues, such as property taxes, were projected on a marginal basis whereas revenues attributable to growth were reflected on an average basis. Allocation bases include Permanent Population, Peak Seasonal Population, Peak Seasonal Population and Employment, and Peak Seasonal and Tourist Population and Employment. Persons per residential product type and employees per nonresidential land uses were obtained from the County's 2016 Emergency Medical Services Impact Fee Update, which County staff has deemed the most appropriate source of County-adopted residential and nonresidential demographic metrics for purposes of this analysis (see Appendix)².

The analysis includes the following general funds:³ (001) General Fund, (003) Emergency Disaster, (007) Economic Development, (011) Clerk of Circuit Court, (040) Sheriff, (060) Property Appraiser, (070) Tax Collector, and (080) Supervisor of Elections. A reconciliation of these funds to the County's budget documents is provided in the Appendix. The analysis also includes (111) Unincorporated Area General Fund MSTU, the North Collier Fire Control & Rescue District, and the Collier County School District.

² Impact fee updates for Parks, Correctional Facilities and Schools are currently underway. Draft reports were not available during preparation of this analysis.

³ Collier County considers this listing of general funds as the "General Fund Grouping."

The FY 2021 budget of the County⁴ and the FY 2022 budgets for the North Collier Fire Control & Rescue District and the School District form the basis for the service levels and revenue and cost assumptions. This “snapshot” approach does not attempt to speculate about how services, costs, revenues and other factors will change over time. Instead, it evaluates the fiscal impact to the County as it currently conducts business under the present budget.

The impacts of self-supporting funds (e.g., enterprise funds) were not included in this analysis as is typical in fiscal impact analysis. Utility rates and capacity fees are established through independent studies. Public utilities generally benefit from economies of scale (i.e., more customers) since rate structures are dependent upon recovering fixed infrastructure costs.

Based on the Town Agreement and pre-Application discussions with County staff, the County accepts the methodology described in this report and applied in previous SRA Economic Assessments. In particular, the County accepts the preparation of the analysis at the year of buildout (or horizon year) under a snapshot approach which reflects the intended land uses of the project as a whole. In addition, there are no monitoring requirements with respect to the fiscal impact of an SRA Village.

MAJOR ASSUMPTIONS

Major assumptions supporting the Town of Big Cypress and Village SRAs Economic Assessment are summarized in this section. The financial model and assumptions are provided in the Appendix. Balance Carryforwards were excluded from allocation to avoid overstatement of revenues. Interfund transfers were analyzed in depth, and their classifications in the model were carefully reviewed.

Revenue and costs are projected in constant 2022 dollars, with no adjustment for future inflation. The use of a constant dollar approach in fiscal impact analysis produces annual and buildout results that are readily comparable and understandable. Results have been rounded to the nearest one thousand dollars (\$1,000).

Development Assumptions

Table 1 presents the Town of Big Cypress and Village SRAs development program proposed by the Applicant. The program was the basis for determining the operating and capital impacts of the Project.

⁴ The County’s FY 2022 full budget document was not available when this analysis was prepared.

Table 1: Town of Big Cypress and Village SRAs Development Program

Land Use by Impact Fee Category	Units
Multi-Family (Low-Rise, 1-2 Floors)	
Market Rate Apartments	250
Stacked Flat/Condo	290
Townhome	633
Villas A	1,547
Villas B	153
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873
Single Family Detached < 4,000 Sq. Ft.	
SFD 45'	549
SFD 52' A	2,410
SFD 52' B	720
SFD 62' A	1,392
SFD 62' B	594
SFD 75' A	238
SFD 75' B	24
Total Single-Family Detached <4,000 Sq. Ft.	5,927
Total Residential	8,800
Non-Residential	Sq Ft/ Holes
Retail 50,001 - 100,000 Sq Ft	245,000
Retail 200,001 - 400,000 Sq Ft	209,989
Retail 200,001 - 400,000 Sq Ft	239,999
Office 100,001 - 200,000 Sq Ft	105,006
Office Medical > 10,000 Sq Ft	105,006
General Industrial Light	650,000
Golf Course - Bundled (Holes)	18
Total Non-Residential	1,555,000
Civic/Institutional	258,500
Grand Total Non-Residential (sf)	1,813,500

Source: Collier Enterprises Management, Inc., DPGF, 2022

Revenue Assumptions

Sales, Just, and Taxable Values

Estimates of sales, just, and taxable values for the residential units are shown in Table 2. The sales values of the residential product types were provided by the Applicant and their third-party market consultant. The eligible homestead percentage per residential product type used in computing the taxable value per unit was based on unincorporated County averages published by the Shimberg Center for Housing Studies at the University of Florida.

Table 2: Town of Big Cypress and Village SRAs Residential Sales, Just, and Taxable Values

Land Use by Impact Fee Category	Units	Average Sales Value per Unit	Average Just Value per Unit	Average Taxable Value per Unit
Multi-Family (Low-Rise, 1-2 Floors)				
Market Rate Apartments	250	\$ 250,000	\$ 212,500	212,500
Stacked Flat/Condo	290	\$ 268,534	\$ 252,422	235,922
Townhome	633	\$ 288,914	\$ 271,579	255,079
Villas A	1,547	\$ 295,603	\$ 277,867	261,367
Villas B	153	\$ 307,500	\$ 289,050	272,550
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873	\$ 288,062	\$ 268,821	253,756
Single Family Detached < 4,000 Sq. Ft.				
SFD 45'	549	\$ 369,786	\$ 347,599	\$ 314,099
SFD 52' A	2,410	\$ 460,665	\$ 433,025	\$ 399,525
SFD 52' B	720	\$ 458,666	\$ 431,146	\$ 397,646
SFD 62' A	1,392	\$ 533,011	\$ 501,030	\$ 467,530
SFD 62' B	594	\$ 653,467	\$ 614,259	\$ 580,759
SFD 75' A	238	\$ 585,300	\$ 550,182	\$ 516,682
SFD 75' B	24	\$ 613,300	\$ 576,502	\$ 543,002
Total Single-Family Detached <4,000 Sq. Ft.	5,927	\$ 493,941	\$ 464,304	\$ 430,804
Total Residential	8,800	\$ 426,726	\$ 400,483	\$ 373,002

Source: Collier Enterprises Management, Inc. John Burns Real Estate Consulting, Shimberg Center for Housing Studies (Univ. of FL), DPGF, 2022

Table 3 reflects the estimates of sales, just⁵, and taxable values for the nonresidential land uses. Sales values were based on data provided by the Applicant’s third-party market consultant. Estimates used to arrive at just values also considered construction cost per square foot estimates from R.S. Means, “*Square Foot Costs*,” 43rd Edition, 2022, and the Collier County Property Appraiser database. The reasonableness of these assumptions was discussed with the Applicant’s market consultant.

Table 3: Town of Big Cypress and Village SRAs Nonresidential Sales, Just, and Taxable Values

Non-Residential	Sq Ft/ Holes	Sales Value per Sq Ft/ Hole	Just Value per Sq Ft/ Hole	Taxable Value per Sq. Ft./Hole
Retail 50,001 - 100,000 Sq Ft	245,000	\$ 250	\$ 213	\$ 213
Retail 200,001 - 400,000 Sq Ft	209,989	\$ 250	\$ 213	\$ 213
Retail 200,001 - 400,000 Sq Ft	239,999	\$ 250	\$ 213	\$ 213
Office 100,001 - 200,000 Sq Ft	105,006	\$ 295	\$ 251	\$ 251
Office Medical > 10,000 Sq Ft	105,006	\$ 297	\$ 252	\$ 252
General Industrial Light	650,000	\$ 245	\$ 208	\$ 208
Golf Course - Bundled (Holes)	18	\$ 109,000	\$ 109,000	\$ 109,000
Total Non-Residential	1,555,000			

Source: John Burns Real Estate Consulting, RS Means, DPGF, 2022

⁵ In determining just value, reasonable fees and costs of purchase (for example, commissions) are excluded.

At buildout, the real property tax base of the Town of Big Cypress and Village SRAs is estimated to exceed \$3.6 billion as reflected in Table 4.

Table 4: Town of Big Cypress and Village SRAs County Tax Base at Buildout

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
Residential			
Market Rate Apartments	250	\$ 212,500	\$ 53,125,000
Stacked Flat/Condo	290	\$ 235,922	68,418,000
Townhome	633	\$ 255,079	161,465,000
Villas A	1,547	\$ 261,367	404,335,000
Villas B	153	\$ 272,550	41,700,000
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873		\$ 729,043,000
SFD 45'	549	\$ 314,099	\$ 172,440,000
SFD 52' A	2,410	\$ 399,525	962,856,000
SFD 52' B	720	\$ 397,646	286,305,000
SFD 62' A	1,392	\$ 467,530	650,802,000
SFD 62' B	594	\$ 580,759	344,971,000
SFD 75' A	238	\$ 516,682	122,970,000
SFD 75' B	24	\$ 543,002	13,032,000
Total Single-Family Detached <4,000 Sq. Ft.	5,927		\$ 2,553,376,000
Total Residential	8,800		\$ 3,282,419,000
Non-Residential			
Retail 50,001 - 100,000 Sq Ft	245,000	\$ 213.00	\$ 52,185,000
Retail 200,001 - 400,000 Sq Ft	209,989	\$ 213.00	44,728,000
Retail 200,001 - 400,000 Sq Ft	239,999	\$ 213.00	51,120,000
Office 100,001 - 200,000 Sq Ft	105,006	\$ 251.00	26,356,000
Office Medical > 10,000 Sq Ft	105,006	\$ 252.00	26,461,000
General Industrial Light	650,000	\$ 208.00	135,200,000
Golf Course - Bundled (Holes)	18	\$ 109,000.00	1,962,000
Total Non-Residential	1,555,000		\$ 338,012,000
Total Tax Base			\$ 3,620,431,000

Source: Collier Enterprise Management, Inc., John Burns Real Estate Consulting, RS Means, DPGF, 2022

Property Taxes

Table 5 reflects the millage rate assumptions for Collier County used in the analysis.

Table 5: Collier County Millage Rates

3.5645	County General Fund
0.8069	MSTU General Fund

Source: Collier County, 2022

On November 3, 2020, Collier County electors approved the Conservation Collier Re-establishment referendum. The County's FY 2022 budget includes the associated tax levy of 0.25 mills. Estimates of annual Conservation Collier Program property tax revenues at buildout are presented in the Executive Summary for informational purposes.

Expenditure Assumptions

A detailed evaluation of expenditures by the General Funds Group and the MSTU General Fund was performed to determine which were variable (i.e., assumed to fluctuate with growth) or fixed (i.e., not impacted by growth) in nature. For equitable matching of revenues and expenses, certain adjustments were made to account for funding sources from other funds. The primary demand bases in the average cost/revenue calculations were new population and employment for the County and new students for the School District.

COLLIER COUNTY FISCAL IMPACTS

Collier County Operating Impacts

Table 6 presents the annual net operating fiscal impact of the Town of Big Cypress and Village SRAs at buildout.

Table 6: Town of Big Cypress and Village SRAs Operating Annual Net Impact at Buildout

Net Operating Impact	At Buildout	
	Countywide	MSTU
Total Annual Operating Revenues	\$ 17,108,000	\$ 3,243,000
Total Annual Operating Expenditures	10,811,000	1,560,000
Total Annual Operating Surplus	\$ 6,297,000	\$ 1,683,000

Source: DPF, 2022

Collier County Operating Revenue Projections

Projected County annual operating revenues at buildout are summarized in Table 7. Town of Big Cypress and Village SRAs are projected to generate annual operating revenues of \$17.1 million for the County's General Funds and \$3.2 million for the MSTU General Fund.

Table 7: Town of Big Cypress and Village SRAs Annual Operating Revenue Projections

GENERAL FUND GROUPING	
REVENUES	At Buildout
Ad Valorem Taxes	\$ 12,905,000
Licenses & Permits	13,000
Inter-Governmental Revenues	33,000
State Revenue Sharing - Growth Portion	347,000
State Sales Tax	1,538,000
Charges for Services	1,509,000
Fines & Forfeitures	19,000
Miscellaneous Revenues	57,000
Interest/ Miscellaneous	265,000
Indirect Service Charge	293,000
Transfers from Constitutional Officers	92,000
Reimburse from Other Departments	37,000
Total General Funds Annual Operating Revenues	\$ 17,108,000
MSTU GENERAL FUND	
REVENUES	At Buildout
Ad Valorem Taxes	\$ 2,921,000
Licenses & Permits	18,000
Charges for Services	111,000
Fines & Forfeitures	8,000
Miscellaneous Revenues	10,000
Interest/ Miscellaneous	16,000
Communication Services Tax	158,000
Reimburse from Other Departments	1,000
Total MSTU Annual Operating Revenues	\$ 3,243,000

Source: Collier County, DPGF, 2022

Collier County Operating Expenditure Projections

Projected County annual operating expenditures at buildout are presented in Table 8. Town of Big Cypress and Village SRAs are expected to generate annual General Funds service demand of \$10.8 million and \$1.6 million of MSTU General Fund service demand. The Appendix contains a detailed breakdown of operating costs by line-item category.

Table 8: Town of Big Cypress and Village SRAs Annual Operating Expenditure Projections

GENERAL FUND GROUPING	
EXPENDITURES	At Buildout
Board of County Commissioners - Other Admin.	\$ 91,000
County Attorney	50,000
Property Appraiser	159,000
Supervisor of Elections	86,000
Clerk of Courts	220,000
Sheriff	
Law Enforcement	5,364,000
Law Enforcement Paid by BCC	138,000
Detention & Corrections	259,000
Bailiffs	8,000
Tax Collector	436,000
Administrative Services	14,000
Human Resources	44,000
Procurement Services	41,000
Bureau of Emergency Services	136,000
Circuit & County Court Judges	3,000
Public Defender	13,000
State Attorney	17,000
County Manager Operations	25,000
Office of Management & Budget	25,000
Public Services Administration	6,000
Domestic Animal Services	143,000
Community and Human Services	164,000
Library	330,000
Parks & Recreation	547,000
Public Health	15,000
Public Transit and Neighborhood Enhancement	6,000
Facilities Management	294,000
Transfer to 101 Transp Op Fund	748,000
Transfer to 310 Growth Mgt Transportation Cap	313,000
Transfer to 425/426 CAT Mass Transit	90,000
Transfer to 427/429 Transp Disadvantaged	137,000
Transfer to 490 EMS Fund	632,000
Distributions in Excess of Fees to Govt Agencies	257,000
Total General Funds Annual Operating Expenditures	\$ 10,811,000

MSTU GENERAL FUND EXPENDITURES	At Buildout
Board of County Commissioners - Other Admin.	\$ 68,000
Communications & Customer Relations Division	57,000
Growth Management Administration	22,000
Planning	72,000
Regulation	212,000
Maintenance	184,000
Bureau of Emergency Services	3,000
Community and Human Services	5,000
Parks & Recreation	605,000
Transfer to 306 Parks Capital Fund	133,000
Transfer to 310 Growth Mgt Cap	118,000
Indirect Cost Reimbursement	81,000
Total MSTU Annual Operating Expenditures	\$ 1,560,000

Source: Collier County, DPFG, 2022

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally positive with respect to County's Operating Impacts.

Collier County Capital Impacts

Collier County Capital Impacts by Department

Methodologies upon which the County's impact fees are based generally use the consumption or existing inventory replacement approach rather than an improvements-driven approach. For example, the County's Parks impact fee is calculated by dividing the existing inventory of park facilities, including land at current replacement value, by the existing population or relevant demand base. This methodology does not consider the timetable over which the existing facilities were acquired, available capacity within existing facilities, or long-range capital improvement plans with timetables for delivery of new facilities. Impact fee methodologies are typically designed to generate the maximum amount of impact fees a jurisdiction can legally assess.

Impact fee calculations include a credit component to recognize future revenue streams which will be used to fund capital expansion and certain debt service payments. The credit component prevents new development from being charged twice for the same facility. The analyses of the General Funds and the MSTU General Fund account for these credits by recognizing capital outlays and applicable transfers (e.g., subsidized capital acquisition and capital fund debt service) as expenditures. This approach is very conservative because the associated expenditures include growth and non-growth-related capital outlays and capital fund subsidies. In comparison, the credit component of the impact fee calculation is limited to certain growth-related capital outlays and capital fund subsidies.

The impact fee updates for Correctional Facilities and Parks were adopted in 2015, and the corresponding adopted rates have been indexed. EMS and Law Enforcement impact fee studies were updated in 2016, and the associated rates were adopted in 2017. The Road impact fee

update was adopted in 2019 with new rates phased-in over a three-year period. Over buildout, new development will be charged impact fees at rates enacted by the County at that time.

The capital needs of the Town of Big Cypress and Village SRAs were discussed with the Collier County Sheriff, EMS, the North Collier Fire Control & Rescue District, and the School District. The capital analysis for these services was prepared in accordance with their input.

When the achieved level of service (“LOS”) for a particular public facility currently exceeds the adopted LOS, then the *adopted LOS* was applied in calculating demand to (1) recognize existing capacity and (2) avoid overstating demand. When the achieved LOS for a particular facility was less than the adopted LOS, then the *achieved LOS* was used when calculating demand to avoid charging new development for a higher LOS than provided to existing development. Data from the 2021 Audit Update and Inventory Report on Public Facilities (“AUIR”), the most recent source available, was generally used to calculate the achieved LOS. Other inputs were obtained from the relevant impact fee studies.

Projected impact fee collections for the facilities specified in LDC Section 4.08.07 L are reflected in Table 9. The County’s impact fee schedule is included in the Appendix.

Table 9: Town of Big Cypress and Village SRAs Impact Fee Revenue for Collier County

Impact Fee Revenue	Impact Fees Adopted Rates March 30, 2022
Required Facility Analysis:	
Roads - Impact Fees	\$ 84,736,000
Regional Parks	\$ 19,504,000
Community Parks	\$ 6,843,000
Law Enforcement	\$ 5,075,000
Jail	\$ 4,276,000
EMS	\$ 1,223,000
Schools	\$ 60,267,000
Water - Residential Only	\$ 29,762,000
Wastewater - Residential Only	\$ 29,164,000
North Collier Fire & Rescue District	\$ 4,879,000

Transportation Operational Fair Share	Amount
Resolution 2021-119 - Longwater Village SRA	\$ 622,000
Resolution 2021-220 - Bellmar Village SRA	2,221,800
Per December 2, 2022 Town Fair Share Mitigation Report	1,213,500
Total Transportation Operational Fair Share	\$ 4,057,300

Transportation - Landowner Contribution	Amount
Resolution 2020-24 - Rivergrass Village SRA	\$ 170,000

Impact Fee Revenue	Impact Fees Adopted Rates March 30, 2022
Required Facility Analysis:	
Roads - Impact Fees	\$ 84,736,000
Regional Parks	\$ 19,504,000
Community Parks	\$ 6,843,000
Law Enforcement	\$ 5,075,000
Jail	\$ 4,276,000
EMS	\$ 1,223,000
Schools	\$ 60,267,000
Water - Residential Only	\$ 29,762,000
Wastewater - Residential Only	\$ 29,164,000
North Collier Fire & Rescue District	\$ 4,879,000

Transportation Operational Fair Share	Amount
Resolution 2021-119 - Longwater Village SRA	\$ 622,000
Resolution 2021-220 - Bellmar Village SRA	2,221,800
Per December 2, 2022 Town Fair Share Mitigation Report	1,224,200
Total Transportation Operational Fair Share	\$ 4,068,000

Transportation - Landowner Contribution	Amount
Resolution 2020-24 - Rivergrass Village SRA	\$ 170,000

Source: Collier County, DPGF, 2023~~2~~

Collier County Road Capital Impacts

Based on the results provided in the Traffic Impact Statement (~~February 15, 2023~~~~December 8, 2022~~) prepared by Trebilcock Consulting Solutions, PA, Town of Big Cypress and Village SRAs are a significant traffic generator for the roadway network at this location and adversely impacts the following roadway segments:

- Golden Gate Blvd. from Collier Blvd. to Wilson Blvd.
- Immokalee Rd. from ~~Logan Blvd. to~~ Collier Blvd. ~~to Wilson Blvd.~~
- Immokalee Rd. from Camp Keais Rd. to SR 29
- ~~Camp Keais Rd. from Oil Well Rd. to Pope John Paul II Blvd.~~
- ~~Oil Well Rd. from Ave Maria Blvd. to Camp Keais Rd.~~
- ~~Randall Blvd. from Immokalee Rd. to 8th St. NE~~
- Everglades Blvd. from Golden Gate Blvd. to Vanderbilt Beach Rd. Ext.
- Everglades Blvd. from Vanderbilt Beach Rd. Ext. to 18th Ave NE
- Everglades Blvd. from Randall Blvd. to Oil Well Road
- DeSoto Blvd. from 18th Ave. NE to Randall Blvd.

The Vanderbilt Beach Road Extension will relieve congestion on Immokalee Road and Golden Gate Blvd. The Vanderbilt Beach Road Extension project is ~~current underscheduled for~~ construction ~~in FY 2022~~. In addition, the County has funded the construction of a bridge at 16th Street NE ~~that will be completed by FY 2022~~. These improvements will provide for additional north/south interconnection options between Randall Blvd. and Vanderbilt Beach Road Extension/Golden Gate Blvd. which will reduce traffic demands in the Randall Blvd. area.

The Developer proposes to provide a transportation mitigation plan to stay consistent with Policy 5.1 of the Transportation Element of the County's Growth Management Plan. The Developer may be required to assist the County with potential capacity/operational improvements for roadway segments that are significantly impacted by the project.

A detailed evaluation of applicable access points will be performed at the time of site development permitting/platting to determine turn lane requirements, as more accurate parameters will be made available.

The maximum total trip generation for the proposed development is described in the SRA document.

The Developer proposes to pay road impact fees as building permits are issued for the Project, as applicable. The Developer proposes to provide transportation commitments that will be incorporated into the SRA Development document. The mitigation plan will include specific improvements to be undertaken, fair share contribution commitments where appropriate, and site related improvements. The specific offsite improvements and their cost estimates are

discussed in detail in a companion Fair Share Mitigation Report. Site related improvements are addressed as development occurs.

As shown in Table 9, road impact fees for the subject property are estimated at \$84.7 million by applying the rate schedule effective March 30, 2022 which is provided in the Appendix.

Concurrency Fair-Share Estimate

Figure 1 provides summary statistics for the four analysis years provided in the Fair-Share Mitigation for Concurrency Impacts (~~February 15~~~~August 23, 2023~~~~2~~) prepared by Trebilcock Consulting Solutions, PA. In none of the analysis years do the proportionate fair share concurrency estimates reach half of the projected road impact fees due for the projected cumulative development to the analysis year. Cumulative road impact fees at buildout total \$84.7 million.

Figure 1: Fair Share Mitigation for Concurrency Impacts

Year	Town Internal Trip Capture % (1)	# Significant impact road segments (1)	# Segments LOS fail in background traffic (1)	# Segments LOS fail in total traffic (1)	# Segments fail due to project: Proportionate Share (1)	Concurrence Proportionate Share \$Millions	Impact Fee Estimate \$Millions (2)	Proportionate Share as % of Impact Fees
2027	8.6%	35	1	2	1	\$0.357	\$21.302	1.7%
2032	23.4%	49	1	11	10	\$26.343	\$57.198	46.1%
2037	28.9%	54	8	12	4	\$6.640	\$78.774	8.4%
2042	31.5%	51	10	19	9	\$21.634	\$84.675	25.5%

Note: 1) Town of Big Cypress Traffic Impact Statement Section 1 - Road Segment Analysis
2) Collier County Impact Fee Schedule Effective March 30, 2022

Year	Town Internal Trip Capture % (1)	# Significant impact road segments (1)	# Segments LOS fail in background traffic (1)	# Segments LOS fail in total traffic (1)	# Segments fail due to project: Proportionate Share (1)	Concurrence Proportionate Share \$Millions	Impact Fee Estimate \$Millions (2)	Proportionate Share as % of Impact Fees
2027	8.6%	35	1	2	1	\$0.357	\$21.302	1.7%
2032	23.4%	49	1	11	10	\$26.343	\$57.198	46.1%
2037	28.9%	54	8	12	4	\$6.640	\$78.774	8.4%
2042	31.5%	52	11	20	9	\$19.323	\$84.675	22.8%

Note: 1) Town of Big Cypress Traffic Impact Statement Section 1 - Road Segment Analysis
2) Collier County Impact Fee Schedule Effective March 30, 2022

Source: Trebilcock Consulting Solutions, PA, 2023~~2~~

Operational Fair-Share Estimate

Based on the results of the intersection analyses summarized in the Fair-Share Mitigation for Operational Impacts report (~~February 15, 2023~~~~December 2, 2022~~) prepared by Trebilcock Consulting Solutions, PA, the following roadway improvements may be necessary to address project related traffic impacts.

- Desoto Blvd and Randall Blvd intersection – signalization; add one westbound left-turn lane on Randall Blvd; add one northbound right-turn lane on Desoto Blvd.
- Desoto Blvd and 18th Ave NE intersection – signalization; add one westbound right-turn lane on 18th Ave N; add dual southbound left-turn lane on Desoto Blvd; add transition area from two eastbound through lanes to one eastbound through lane on 18th Ave NE, east of Desoto Blvd.
- Desoto Blvd and Golden Gate Blvd intersection – signalization; add one southbound left-turn lane on Desoto Blvd.
- Desoto Blvd and 6th Ave SE intersection – add one westbound left-turn lane on 6th Ave SE; add one northbound right-turn lane on Desoto Blvd.
- Everglades Blvd and 6th Ave SE intersection – add dual westbound left-turn lanes on 6th Ave SE
- Camp Keais Rd and Oil Well Rd intersection – signalization
- Collier Blvd and Golden Gate Blvd intersection – add one northbound right-turn lane; add transition area from three eastbound through lanes to two eastbound through lanes on Golden Gate Blvd, east of Collier Blvd.

A proportionate share cost estimate was developed for each intersection that fails to achieve the minimum acceptable operating conditions due to the proposed development's traffic. As detailed in the report, the operational transportation related impacts total \$4,0~~57,300~~68,000. Prior commitments for some of the intersections in Collier County Resolutions 2021-119 and 2021-220 total \$622,000 and \$2,221,800, respectively and total \$2,843,800. As shown in Table 9, the net additional mitigation totals \$1,2~~13,500~~24,200.

Other Transportation Improvements

The Developer shall be required to improve 18th Ave NE from the project entrance to Desoto Boulevard to minimum two-lane undivided rural roadway Florida Department of Transportation Green Book Construction standards. These improvements are not eligible for impact fee credits as they are considered site-related improvements.

The Developer shall construct a two-way local road connecting the Town of Big Cypress SRA with the Bellmar Village SRA at Golden Gate Boulevard East. These improvements are not eligible for impact fee credits as the road will be a private roadway within the site.

Mobility Plan Commitments

The Owners shall convey an easement to the County, at no cost to County and free and clear of all liens and encumbrances, in a form acceptable to Collier County to accommodate a one transit stop and shelter within the Town of Big Cypress SRA Town Core and one within the Town Center, at a location agreed to by the Collier County Public Transit Division Director.

Additionally, the Owners shall provide one bus “pull-off” lane within both Business Park parcels 1 and 2. The CAT pull-off lane shall be 10’ wide by 24’ long. As part of the site improvements authorized by the initial Site Development Plan within the Town of Big Cypress SRA, the Owners shall, at their sole expense, install the shelter and related site improvements for the transit stop, utilizing a design consistent with established CAT architectural standards or consistent with project architectural standards if agreed to by CAT and convey the easement prior to the issuance of the first certificate of occupancy for a commercial building within that relative context zone.

As noted on the SRA masterplan within Business Park 2, a ½ acre parcel shall be made available for acquisition by the County for the development of a transfer station or park and ride facility. If the site is not purchased by the County for these uses within 10 years of the SRA approval, this condition shall be deemed as satisfied, and the parcel will default to the underlying land use and can then be sold to a third party.

Town of Big Cypress and Village SRAs Regional Parks Capital Impacts

The County imposes separate impact fees for community and regional parks. Revenues and costs associated with maintaining and operating the County’s Parks facilities are provided in the General Funds and MSTU Operating Impacts section.

Regional Park capital impacts are presented in Table 10.

Table 10: Town of Big Cypress and Village SRAs Regional Parks Capital Impacts

Regional Park Facilities	
Regional Park Capital Revenues	
Impact Fee Revenue	\$ 19,504,000
Other Capital Revenues*	1,004,000
Total Capital Revenues	<u>\$ 20,508,000</u>
Regional Park Indirect Capital Costs	
Indexed Land & Facility Cost per Acre	\$ 590,288
Regional Park Acres at Achieved LOS	35.18
Town and Village SRAs Regional Park Acres	<u>\$ 20,765,000</u>
Regional Park Capital Revenues in Excess of Capital Costs	<u>\$ (257,000)</u>
Community Park Capital Revenues in Excess of Capital Costs	1,790,000
Total Park Capital Revenues in Excess of Capital Costs	<u>\$ 1,533,000</u>

*Included in the Collier County General Funds and MSTU expenditures analysis.
Source: Collier County, DPF, 2022

The County’s adopted LOS for Regional Parks is 2.70 acres per 1,000 peak population. County Staff recommended the application of an adjusted achieved LOS of 1.82 acres per 1,000 peak population for purposes of this analysis.

Table 11: Town of Big Cypress and Village SRAs Regional Parks Level of Service

LOS Share of Regional Park Facilities	
Regional Park Achieved LOS per County Staff	1.82
Town and Village SRAs Peak Seasonal Population	19,328
Town and Village SRAs Community Park Acreage	35.18

Source: Collier County, DPGF, 2022

The indexed capital cost per Regional Park acre is calculated in Table 12.

Table 12: Town of Big Cypress and Village SRAs Regional Parks Indexed Capital Cost per Acre

Component	Regional Park
Land Purchase Cost per Acre	\$ 450,000
Landscaping, Site Preparation, and Irrigation Cost, per acre	40,000
Total Land Cost per Acre	\$ 490,000
Facility & Equipment Cost per Acre	43,634
Total Land & Facility Cost per Acre	\$ 533,634
2018 Index	1.106
2018 Indexed Cost per Acre	\$ 590,288

Source: Collier County, DPGF, 2022

Town of Big Cypress and Village SRAs Community Parks Capital Impacts

The Town of Big Cypress SRA provides approximately 44.45± acres of community park area. The Town Agreement indicates the community park will perpetually be open to the public, and upon conveyance to the County, the County shall pay the Owners \$22,500 per acre for the parcel in the form of impact fee credits. All park improvement costs will be borne by the County; however, the Owners will pay community park impact fees.

Community Parks capital impacts are presented in Table 13.

Table 13: Town of Big Cypress and Village SRAs Community Parks Capital Impacts

Community Park Facilities	
Community Park Capital Revenues	
Impact Fee Revenue	\$ 6,843,000
Other Capital Revenues*	110,000
Total Capital Revenues	\$ 6,953,000
Community Park Capital Costs	
Land:	
Land Purchase Cost per Acre (per Town Agreement)	\$ 22,500
Landscaping, Site Preparation, & Irrigation Cost, per acre, Indexed	10,650
Total Land Cost per Acre	\$ 33,150
Community Park Acres (Exceeds Adopted LOS)	44.45
Town and Village SRAs Community Park Land Cost	\$ 1,474,000
Facility and Equipment:	
Facility and Equipment Cost per Peak Seasonal Population (indexed)	\$ 190.84
Peak Seasonal Population	19,328
Total Facility and Equipment Cost	\$ 3,689,000
Total Town and Village SRAs Community Park Capital Costs	\$ 5,163,000
Community Park Capital Revenues in Excess of Capital Costs	\$ 1,790,000
Regional Park Capital Revenues in Excess of Capital Costs	(257,000)
Total Park Capital Revenues in Excess of Capital Costs	\$ 1,533,000

*Included in the Collier County General Funds and MSTU expenditures analysis.

Source: Collier County, DPGF, 2022

The County’s adopted LOS for Community Parks is 1.20 acres per 1,000 peak population, and the County’s achieved LOS is 1.36 acres. The number of Community Park acres needed to serve Town of Big Cypress and Village SRAs assuming the County’s adopted LOS is shown in Table 14.

Table 14: Town of Big Cypress and Village SRAs Community Parks Level of Service

LOS Share of Community Park Facilities	
Community Park Adopted LOS	1.20
Town and Village SRAs Peak Seasonal Population	19,328
Town and Village SRAs Community Park Acreage	23.19

Source: Collier County, DPGF, 2022

The indexed facility and equipment capital cost per Community Park acre is calculated in Table 15.

Table 15: Town of Big Cypress and Village SRAs Community Parks Indexed Capital Cost per Acre

Component	Community Park
Facility & Equipment Cost per Acre (Indexed)	\$ 159,034
Park LOS (acres per 1,000 residents)	1.20
Parks and Recreation Facility and Equipment Cost per Resident	\$ 190.84

Source: Collier County, DPGF, 2022

Collier County Law Enforcement Capital Impacts

The Law Enforcement impact fee includes the capital construction and expansion of police service related to land facilities, and capital equipment required to support police service demand created by new growth. Facilities and equipment consist primarily of centralized and support buildings, patrol cars and other equipment. Fees are assessed at the recommended level. Revenues and costs associated with maintaining and operating the Law Enforcement facilities and equipment are provided in the General Funds Operating Impacts section.

Direct capital impacts on Law Enforcement are presented in Table 16. Based on discussions with the Sheriff’s office, capital demands from Town of Big Cypress and Village SRAs include the cost to equip certified officers and potentially one large or two smaller substations. The exact location of the substation(s) will be determined as growth occurs and opportunities to co-locate with other Public Safety entities are explored.

Under the adopted impact fee methodology, Town of Big Cypress and Village SRAs will generate sufficient impact fee revenues to cover the direct impact of facilities and equipment and the substation(s).

Table 16: Town of Big Cypress and Village SRAs Law Enforcement Capital Impacts

Law Enforcement Facilities	
Law Enforcement Capital Revenues:	
Impact Fee Revenue	\$ 5,075,000
Other Capital Revenues*	919,000
Total Capital Revenues	\$ 5,994,000
Direct Capital Costs:	
Law Enforcement Equipment Cost	
Equipment Value per Certified Police Officer	\$ 106,000
Certified Police Officers at Adopted LOS	35.6
Law Enforcement Equipment Cost	\$ 3,770,000
Law Enforcement Capital Revenues in Excess of Direct Capital Costs	\$ 2,224,000
Law Enforcement Other Capital Costs:	
Law Enforcement Direct Capital Surplus	\$ 2,224,000
Land and Building Cost per Sq Ft	\$ 219
Additional Law Enforcement Facility Sq Ft Funded	10,157
Law Enforcement Capital Revenues in Excess of Capital Costs	\$ -

*Included in the Collier County General Funds expenditures analysis.
Source: Collier County, DPGF, 2022

The County's 2016 Law Enforcement Impact Fee Study is based on a Certified Police Officer per Capita LOS, consistent with the County adopted standards at the time. However, the County recently changed to a Facility Square Footage per Capita LOS. A new impact fee study incorporating this change has not yet been prepared or adopted. The Economic Assessment methodology will be revised upon the adoption of a new Law Enforcement impact fee study. For conservatism, this analysis assumes an Adopted LOS of 1.84 Officers per 1,000 Residents. The Adopted LOS is the maximum threshold.

Table 17: Town of Big Cypress and Village SRAs Law Enforcement Level of Service

LOS Share Law Enforcement Facilities	
Peak Seasonal Population	19,328
Adopted LOS (Officers per 1,000 Peak Residents)	1.84
Funded Facilities and Equipment for Certified Police Officers	35.6

Source: Collier County, DPF, 2022

The \$219 per square foot value of the satellite office in Table 16 was obtained from the 2016 Law Enforcement Impact Fee Update. The equipment value per certified police officer is calculated in Table 18 and is based on the 2016 Law Enforcement Impact Fee Update.

Table 18: Town of Big Cypress and Village SRAs Law Enforcement Equipment Cost per Certified Police Officer

Item	Amount
Equipment Inventory Value	\$ 70,020,524
Number of Certified Police Officers	660
Equipment Value per Officer	\$ 106,000

Source: Collier County, DPF, 2022

Collier County Correctional Facilities Capital Impacts

The Correctional Facilities impact fee includes jail facilities (land and building) and equipment. Fees are assessed at the recommended level. Revenues and costs associated with maintaining and operating correctional facilities and equipment are provided in the General Funds Operating Impacts section.

Correctional Facilities capital impacts are presented in Table 19.

Table 19: Town of Big Cypress and Village SRAs Correctional Facilities

Jail Facilities	
Correctional Facilities Capital Revenues:	
Impact Fee Revenue	\$ 4,276,000
Other Capital Revenues*	235,000
Total Capital Revenues	<u>\$ 4,511,000</u>
Capital Cost (Land, Building, Vehicles, and Equipment) - indexed	4,511,000
Correctional Facilities Net Capital Impact	<u>\$ -</u>

*Included in the Collier County General Funds expenditures analysis.

Source: Collier County, DPGF, 2022

The capital cost for correctional facilities is calculated below.

Table 20: Town of Big Cypress and Village SRAs Correctional Facilities Capital Cost

Land Use	Functional Population Coefficient	Units/ Square Feet	Functional Population
Market Rate Apartments	0.83	250	207
Stacked Flat/Condo	0.83	290	241
Townhome	0.83	633	525
Villas A	0.83	1,547	1,284
Villas B	0.83	153	127
Single Family Detached < 4,000 Sq. Ft.	1.81	5,927	10,722
Retail 50,001 - 100,000 Sq Ft	2.46	245,000	603
Retail 200,001 - 400,000 Sq Ft	2.34	209,989	491
Retail 200,001 - 400,000 Sq Ft	2.34	239,999	562
Office 100,001 - 200,000 Sq Ft	1.01	105,006	106
Office Medical > 10,000 Sq Ft	1.66	105,006	175
General Industrial Light	0.69	650,000	451
Golf Course - Bundled (Holes)	5.83	18	105
Total Functional Population			15,494
Indexed Capital Cost per Functional Population			\$ 290.98
Total Capital Cost			\$ 4,511,000
Residential Seasonal Population and Employment			23,137
Indexed Capital Cost per Peak Population			\$ 194.97

Functional Population Coefficients obtained from the Collier County Correctional Impact Fee Study Update (2015).
Source: Collier County, DPGF, 2022

The indexed capital cost per bed is calculated in Table 21.

Table 21: Town of Big Cypress and Village SRAs Correctional Facilities Indexed Cost per Resident

Description	Figure
Net Asset Value - Indexed	\$ 111,592,344
Number of Beds	1,304
Net Asset Value per Bed	\$ 85,577
Current LOS (Beds per 1,000 Functional Residents)	3.40
Asset Value per Functional Resident	\$ 290.98

Source: Collier County, DPGF, 2022

Collier County Emergency Medical Services (EMS) Capital Impacts

According to EMS management, the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA will be primarily served by a new EMS facility planned for the corner of Desoto Blvd./Golden Gate Blvd East (“EMS Station 74”). The County acquired the site in January 2020. The Greater Naples Fire Rescue District will co-locate a fire facility at the site. EMS management anticipates the station will be placed in service in early 2023. The cost of the new facility will be funded by the County’s One-Cent Infrastructure surtax which was authorized in 2018.

If additional EMS capacity is needed to serve Rivergrass SRA Village, and potentially Hyde Park SRA Village and the Town of Big Cypress SRA, EMS management anticipates leasing space for an additional vehicle at the new NCFR station planned for 22nd Avenue/Desoto Blvd N. Because

NCFR is planning to maintain an apparatus at the new EMS station, the two entities may enter into a mutual cost-sharing arrangement.⁶

EMS Management has indicated that the capital impact from Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA will be limited to EMS vehicles.

The EMS level of service in the County’s AUIR is approximately 1 unit (vehicle, equipment, station space) per 16,400 population; however, in addition to this metric, EMS also relies on demand factors such as response time and call volume to site new facilities. Call volume is affected by demographics in the service area. For example, nearly 70 percent of the County’s ambulance fee collections are from Medicare and Medicaid patients.

Table 22 compares calculates the net allocable cost of the new EMS station to Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA using a peak seasonal resident population approach.

Table 22: Town SRA and Village SRAs EMS Capital Cost

Allocable EMS Equipment Cost	
EMS Direct Capital Costs:	
Additional Facility Costs	\$ -
Equipment Cost per Unit	551,057
Allocable Cost	<u>\$ 551,057</u>
Demand Base per Unit	16,400
Per Capita Cost	<u>\$ 33.60</u>
Peak Resident Population	19,328
EMS Direct Capital Costs	<u>\$ 649,000</u>

Source: Collier County, DPF, 2022

Table 23 compares the allocable EMS equipment needs to projected impact fee revenues.

Table 23: Town SRA and Village SRAs EMS Capital Impact

⁶ As described in the 2021 AUIR, the County currently leases 13 EMS stations. For 10 of the 13 leased stations, no rent is paid but rather a shared monthly utility charged is assessed. Annual lease payments for EMS facilities are considered in the County operating impact section of this report.

EMS Net Capital Impact	
EMS Capital Revenues:	
Impact Fee Revenue	\$ 1,223,000
Other Capital Revenues*	29,000
Total Capital Revenues	<u>\$ 1,252,000</u>
EMS Direct Capital Costs	\$ 649,000
EMS Net Capital Revenues Available for EMS-Growth	
Related Capital Needs	603,000
EMS Capital Cost	<u>\$ 1,252,000</u>

*Included in the Collier County General Funds net fiscal impact buildout analysis.

Source: Collier County, DPF, 2022

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral with respect to Roads, Regional and Community Parks, Law Enforcement, Correctional Facilities, and EMS capital and operating impacts.

Water and Wastewater

The Collier County Water-Sewer District (“District”) will provide water service for potable and fire protection needs, irrigation, and wastewater services to the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA. The District is an independent special district and public corporation of the State with the Collier County Board of County Commissioners (“BCC”) serving as the governing board. The BCC approves service rates and impact fees charged by the District.

The District is a self-supporting enterprise fund and does not receive revenue from property taxes or any other financial support from the general fund of Collier County.

Amended Interlocal Agreements (“ILAs”) require the District to provide “water, wastewater, and irrigation services to the Town of Big of Cypress SRA and Bellmar Village SRA. The amended Interlocal Agreements describe various commitments, including the prepayment of a portion of water and wastewater impact fees and will be approved by the Collier County Board of County Commissioners in conjunction with approval of the Town of Big Cypress SRA.

The previously approved Interlocal Agreement for Rivergrass Village SRA describes various commitments, including the prepayment of a portion of water and wastewater impact fees.

The amended ILAs require the Big Cypress Stewardship District (“BCSD”) to upsize the water, sewer, and irrigation mains to serve the Town of Big Cypress at the entrance on Oil Well Road and reimburse the BCSD for the additional costs. The Landowner is responsible to install master water, sewer, and irrigation mains within the Town spine road from Oil Well Road to the Big Cypress Parkway ROW at its sole cost. The BCSD is required to install water and sewer mains within the Big Cypress Parkway ROW from Oil Well Road to the Utility site at its cost. The BCSD will install Irrigation mains within the Big Cypress Parkway ROW from Oil Well Road to the Utility site, with the costs being reimbursed by the District. The BCSD will install water, sewer, and

irrigation mains within the 80' connector roadway and the Big Cypress Parkway ROW from the Utility site to the entrance of Bellmar Village SRA, and the additional costs and upsizing costs to provide this service to the Town and Bellmar Village SRA will be reimbursed by the District. The ILAs include detailed maps and cost estimates for the utility sections outlined above.

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral with respect to Collier County's Water and Wastewater capital and operating impacts.

Stormwater Management

No Water Retention Areas ("WRA") areas are included within any of the Village SRA areas. Lakes to be constructed within the WRA areas are identified on the respective Village and Town SRA master plans.

All of the land areas comprising the four SRAs are currently included in two Conceptual ERP's. The northern most ERP covers Rivergrass and Longwater and is known as the Rural Lands West (RLW) ERP, permit number 11-03949-P. The southern ERP includes the land areas south of Longwater and is called the Bellmar ERP, permit # 11-104224-P. The Bellmar permit covers the area occupied by Bellmar and the "fish hook" area of the town including all of the commercial/industrial, and affordable housing areas.

The criteria used in the preparation of this plan was based on the predevelopment agricultural stormwater management system currently in place. Stormwater discharges from the lands in question are equal or less pre versus post on both a peak rate and total volume perspective. As such, the discharges mimic that of undeveloped lands. Therefore, in the event of a change to the agreement between Collier County and the Big Cypress Basin concerning the lands to the south of I-75, no impact on any downstream system above and beyond that of undeveloped land would be realized and thus there is no impact on County stormwater facilities caused by the development of this property above and beyond undeveloped land. Collier County currently maintains no onsite stormwater infrastructure and will not in the future.

No adjacent properties drain through any of the SRA's.

The receiving water of the stormwater discharges from Town of Big Cypress is the existing agricultural water management system aka WRAs, which ultimately discharges to the Merrit Canal via Camp Keais Strand.

The peak allowable discharge rate in Collier County applicable to this project based on ord. 2017-19 is 0.09 cfs/acre. The proposed surface water management systems are based on the permitted agricultural system currently in place and operational. The peak discharge rate of 0.03 cfs/ac is used to match that of the agricultural system in an effort to maintain the hydrological regime that has existed for many years on this site. The evaluation of offsite discharge rate shall

be made at the outfalls of the agricultural system in accordance with the Conceptual Approval permit (11-03949-P and 11-104224-P) issued by SFWMD.

No surrounding properties drain through the SRA areas of any of the villages or town and as permitted no other areas will drain through these areas.

Stormwater water quality treatment within these SRAs will be predominantly accomplished by wet detention (lakes) located within the SRA and overlapping into the WRA areas as permitted by SFWMD. Commercial areas will also utilize dry detention pretreatment areas in accordance with SFWMD requirements. Discharges from the SRA water management system to natural WRA areas will occur only after water quality volumes have been achieved and will be by permitted control structures and facilities. Initial phases of development may pump stormwater after treatment consistent with the pre-development drainage of the land. The provided water quality treatment volume of this SRA will be in accordance with the approved SFWMD ERP's, inclusive of an additional 50 percent of water quality to be provided in excess of the calculated base water quality volume for compliance with the interim watershed management plan. Water quantity treatment will occur in both the SRA sited lake system and the WRA areas in concert.

Several alterations to the WRA areas adjacent to the Village were proposed and approved by SFWMD with the Conceptual Approval Permits. Stormwater management/buffer lakes and their associated containment berms have been permitted in select locations in the existing WRAs. These modifications were confined to areas of the WRA that exhibited heavy exotic infestation and had little to no habitat function. All of these alterations have mitigation identified in the permit which will be made upon implementation of the impact.

Collier County will bear no responsibility or cost associated with the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA water management systems; therefore, the fiscal impact to Collier County is neutral.

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral with respect of Stormwater Management capital and operating impacts.

Irrigation Water

The project sites for the proposed Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA have a long history of permitted agricultural withdrawals from the Water Table and Lower Tamiami Aquifer that has maintained a healthy hydrologic and natural systems environment for many decades. At build-out, the SRAs will result in converting approximately 3,500 acres of agricultural land into residential development. The permitted and historically used allocation of irrigation water for agriculture at the sites is approximately 11.72 MGD on an annual average basis and approximately 31.20 MGD on a maximum monthly basis. The transition of agricultural use to residential, commercial, golf course uses will result in approximately 1,072 acres of landscaping and turf requiring irrigation within the Town of Big Cypress SRA, Rivergrass

Village SRA, and Bellmar Village SRA project areas. The total irrigation demand for the projected irrigated acreage of the projects as determined by the Blaney-Criddle method are:

- Town of Big Cypress SRA – Irrigation of 402 acres
 - 1.54 MGD on an annual average basis
 - 2.24 MGD on a maximum monthly basis
- Rivergrass Village SRA – Irrigation of 372 acres
 - 1.43 MGD on an annual average basis
 - 2.07 MGD on a maximum monthly basis
- Bellmar Village SRA – Irrigation of 298 acres
 - 1.14 MGD on an annual average basis
 - 1.66 MGD on a maximum monthly basis

The proposed change in land use from agricultural to mixed-use will result in a total net reduction of irrigation water use of about 65 percent on an annual average basis and 81 percent on a maximum monthly basis from the current agricultural irrigation water usage at the sites.

The principal irrigation water services for the Town of Big Cypress SRA as well as all of the irrigation water services for Bellmar Village SRA and Rivergrass Village SRA (except golf) will be provided by Collier County Water and Sewer District from existing and planned County facilities, as shown in the Figure below.

Figure 2: Irrigation Water Services Table

Project	Irrigated Acreage (County Sources)	Irrigated Acreage (Onsite Sources)	Category	Total Acres
Town of Big Cypress SRA	382	N/A	Residential	402
	20	N/A	Commercial	
	N/A	N/A	Golf	
Rivergrass Village	199	N/A	Residential	372
	30	N/A	Commercial	
	N/A	143	Golf	
Bellmar Village	294	N/A	Residential	298
	4	N/A	Commercial	
	N/A	N/A	Golf	
Total Acres	929	143	Grand Total	1,072

Source: Agnoli, Barber & Brundage, Inc., 2022

The projected irrigation demands for the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are 3.56 MGD (County Utilities) and 0.55 MGD (onsite sources) on an annual average basis and 5.17 MGD (County Utilities) and 0.80 MGD (onsite sources) on a maximum monthly basis. The total irrigation demands from onsite sources therefore is further reduced by resulting in a total net reduction of 95 percent on an annual average basis and 97 percent on a maximum monthly basis from the current irrigation water usage at the site.

The onsite irrigation water supply system will include stormwater lakes and wells. The lake system will be used to supply irrigation water for the project and wells will be utilized to partially or fully resupply the withdrawal lakes. The proposed source aquifer for the wells is the Lower Tamiami Aquifer, which is currently permitted to meet the existing agricultural water demands for the project site. The lake withdrawals will provide an efficient and low impact method for effectively harvesting available stormwater supplies. Lake volume storage in the lake system as well as re-supply by groundwater from the recharge wells will minimize potential impacts to surface and groundwater levels. The Developer would be responsible for all costs associated with the permitting, construction, and maintenance of the irrigation system.

Collier County will bear no responsibility or cost associated with the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village irrigation systems, therefore the fiscal impact to Collier County is neutral.

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral with respect of Irrigation Water capital and operating impacts.

Solid Waste

Collier County's exclusive franchisee contract hauler, Waste Pro of Florida Inc., will collect solid waste generated within the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA. The SRAs are located within Municipal Service District I.

The Collier County Solid & Hazardous Waste Management Division entered into a life of site agreement that requires the Collier County Landfill ("CCLF") is financed and operated under a design/build/operate Landfill Operating Agreement ("LOA") with Waste Management Inc. of Florida ("WMIF"). The LOA also includes the management of the County's transfer station, located in Immokalee.

In accordance with the LOA, all landfill operating expenses incurred, including cell construction, permitting and closure care are funded by WMIF. LOA expenses are paid from revenue generated by tipping fees.

Under the LOA, (1) no debt is carried by the County; (2) design/build/operate provisions ensure proper cell capacity; (3) the Contractor maintains environmental liability; and (4) allows for 900 tons per day of waste transfer from CCLF to Okeechobee Landfill.

According to the 2021 AUIR, currently only waste generated in Municipal Solid Waste Service District I is landfilled at the CCLF. The AUIR projections assume the County will renew, amend, or enter into a new agreement, as necessary, and continue to transfer waste generated in Municipal Service District II to the Okeechobee Landfill. The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are located within the Municipal Service District I.

The estimated date of exhausted capacity of the Collier County Landfill is 39 years (or 2060); whereas the estimated remaining capacity of the Okeechobee Landfill is 23 years (or 2043).

Revenues and expenses of the solid waste operations describe above are accounted for in the County’s Solid Waste Fund, a self-supporting enterprise fund.

The Town of Big Cypress, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral with respect to Collier County Solid Waste.

COLLIER COUNTY SCHOOLS FISCAL IMPACT

Collier County Schools Capital Impacts

The projected enrollment of the Town of Big Cypress and Village SRAs on the Collier County School District is shown in Table 24. The student generation rates in the 2015 School Impact Fee Update, the most recent data available, were used to calculate enrollment. School District representatives confirmed the reasonableness of the assumed student generation rates.

Table 24: Town of Big Cypress and Village SRAs Projected Public School Enrollment

Residential Unit Type	Units	SGR	Projected Students
Market Rate Apartments	250	0.11	28
Stacked Flat/Condo	290	0.11	32
Townhome	633	0.11	70
Villas A	1,547	0.11	170
Villas B	153	0.11	17
Single Family Detached < 4,000 Sq. Ft.	5,927	0.34	2,015
Total Residential	8,800		2,332

Source: Collier County School District, DPF, 2022

A projection of projected enrollment by school type is shown in Table 25.

Table 25: Town of Big Cypress and Village SRAs Projected Enrollment by School Type

School Type	Projected Students	Percent
Elementary	1,064	46%
Middle	515	22%
High	754	32%
Total	2,332	100%

Source: Collier County School District, DPF, 2022

According to the School District, at this time there is existing or planned capacity within the next five years at the elementary, middle and high school levels for each village individually. However, the Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA, collectively, result in the School District exceeding its estimated capacity. The Town Agreement, as well as a separate agreement with the School District, requires the Developer to convey real property for two school sites (Site A shall be used only for a public high school and/or elementary/middle school or combination thereof, and Site B shall be used only for a public elementary school) in exchange for educational impact fee credits. The separate agreement states, “With respect to

the conveyance of real property, by the Applicant to the District, the School Reservation of School Site A and B to the District fully mitigates for the development’s impact to the elementary, middle and high schools needed to serve the Rivergrass, Longwater, and Bellmar SRAs.”

At the time of site plan or plat, the development will be reviewed to ensure there is capacity either within the concurrency service area the development is located within or adjacent concurrency service areas.

The capital costs of the Town of Big Cypress and Village SRAs students are presented in Table 26 and are based on the 2015 School Impact Fee Update which includes a capitalized interest component. These estimates are conservative compared to the December 2021 F.S. 1013.64(b) statutory cost caps: Elementary \$25,023, Middle \$27,022, and High \$35,099.

Table 26: Town of Big Cypress and Village SRAs School Capital Costs

Facility Costs	Students	Cost per Student	Total
School Facility Cost:			
Elementary	1,064	\$ 36,058	\$ 38,352,000
Middle	515	42,266	21,746,000
High	754	48,381	36,474,000
Cost of New School Facilities	2,332	\$ 41,412	\$ 96,572,000
Transportation and Ancillary Costs - Initial:			
Transportation	2,332	\$ 1,097	2,558,000
Ancillary Facility	2,332	\$ 1,206	2,812,000
Total Transportation/Ancillary	2,332	\$ 2,303	5,370,000
Total Capital Costs		\$ 43,714	\$ 101,942,000

Source: Collier County Schools, DPGF, 2022

School impact fee revenue is shown in Table 27.

Table 27: Town of Big Cypress and Village SRAs School Impact Fee Revenue

Impact Fee Category	Units or Sq Ft	School Impact Fee	Total
Market Rate Apartments	250	\$ 2,844.19	\$ 711,000
Stacked Flat/Condo	290	\$ 2,844.19	826,000
Townhome	633	\$ 2,844.19	1,797,000
Villas A	1,547	\$ 2,844.19	4,400,000
Villas B	153	\$ 2,844.19	438,000
Single-Family Detached <4,000 Sq. Ft.	5,927	\$ 8,789.54	52,095,000
Total School Impact Fees	8,800		\$ 60,267,000

Source: Collier County Schools, DPGF, 2022

As seen in Table 28, capital revenues consist primarily of ad valorem taxes and impact fees. The FY 2022 Capital Outlay Millage, which is determined locally by the School Board within parameters established by the State Legislature, is 1.15 mills (subject to cap of 1.50 mills). The

County voters approved a referendum in 2020 allowing the School District to reduce the Capital Outlay millage by 0.35 mills for four years and levy that millage for operating purposes.

Table 28: Town of Big Cypress and Village SRAs School Net Capital Impacts (1.15 Mills) – Total Cash Flow Approach

Revenue/Expense	School Impact Fee Revenue	Capital Improvement	
		Tax*	Total
School Capital Revenues:			
School Impact Fee Revenue	\$ 60,267,000		\$ 60,267,000
School District Capital Tax Revenue		77,300,000	77,300,000
Total School Capital Revenues	\$ 60,267,000	\$ 77,300,000	\$ 137,567,000
Direct School Capital Expenditures:			
New Schools			\$ 96,572,000
New School Buses K-12			2,558,000
Direct School Capital Expenditures:			\$ 99,130,000
Other School Capital Expenditures:			
School Bus Replacement Cost			\$ 2,558,000
Other Direct School and/or Systemwide Capital Expenditures			35,879,000
Total School Capital Expenditures			\$ 137,567,000

* Consistent with 25-Year Credit Period in CCPS School Impact Fee Study.

Source: Collier County Schools, DPGF, 2022

Table 29 presents the net capital impact assuming the capital outlay millage reverts to 1.50 mills at the expiration of the four-year referendum.

Table 29: Town of Big Cypress and Village SRA School Net Capital Impacts (1.50 Mills) – Total Cash Flow Approach

Revenue/Expense	School Impact Fee Revenue	Capital Improvement	
		Tax*	Total
School Capital Revenues:			
School Impact Fee Revenue	\$ 60,267,000		\$ 60,267,000
School District Capital Tax Revenue		100,827,000	100,827,000
Total School Capital Revenues	\$ 60,267,000	\$ 100,827,000	\$ 161,094,000
Direct School Capital Expenditures:			
New Schools			\$ 96,572,000
New School Buses K-12			2,558,000
Direct School Capital Expenditures:			\$ 99,130,000
Other School Capital Expenditures:			
School Bus Replacement Cost			\$ 2,558,000
Other Direct School and/or Systemwide Capital Expenditures			59,406,000
Total School Capital Expenditures			\$ 161,094,000

* Consistent with 25-Year Credit Period in CCPS School Impact Fee Study.

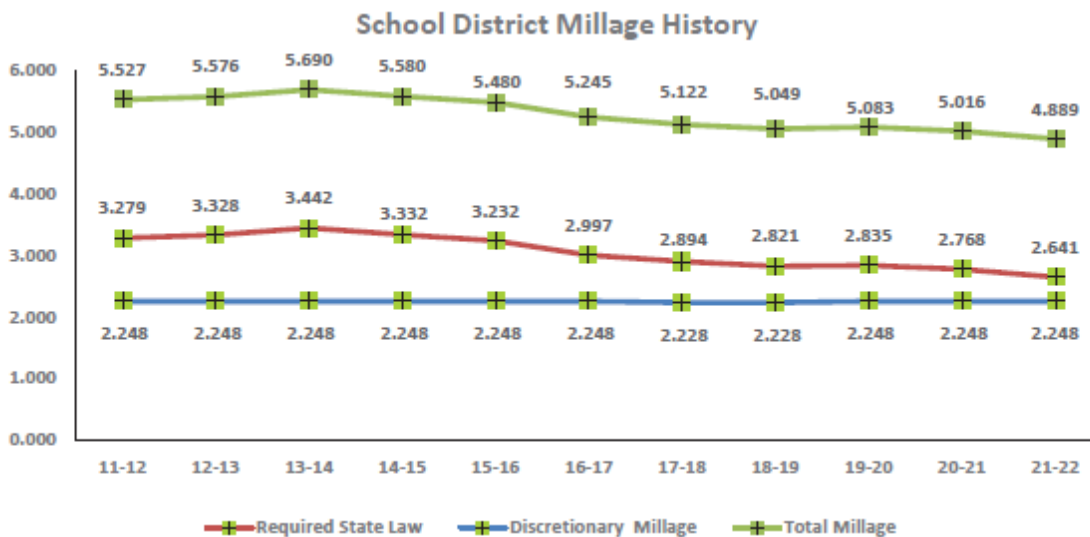
Source: Collier County Schools, DPGF, 2022

Collier County Schools Operating Impacts

The Florida Legislature establishes the school operating millage based on the General Appropriations Act. Legislative committees meet to debate continuing and new initiatives in education and set a budget based on these results within the General Appropriations Act. The State budget determines the Required Local Effort Millage (“RLE”) for each school district. The RLE is the amount of funding that each district provides annually towards the cost of the Florida Education Finance Program (“FEFP”). The aggregate RLE for all school districts is prescribed by the Legislature as a specific line item in the annual General Appropriations Act. The Commissioner of Education is also authorized to adjust the millage rate to make sure no school district’s RLE exceeds 90 percent of that district’s total FEFP entitlement. The Legislature establishes a per student funding amount which is based upon the local authorities taxing of both the RLE and the 0.748 discretionary tax millage. According to the School District, the school tax millage for Collier County is much lower than the statewide average and typically ranks within the three lowest Florida school districts.

A comparison of the School District’s millage history is shown in Figure 3.

Figure 3: Collier County School District Millage History



Source: Collier County School District, 2022

Because the Legislature sets the majority of school district operating revenues through a series of statewide equalization formulas, most fiscal analysts do not attempt to model school operating impacts. An estimate of local ad valorem school operating revenues is shown in Table 30.

Table 30: Town of Big Cypress and Village SRAs Local Ad Valorem School Operating Taxes at Buildout

School District Operating Results	Operating Millage	At Buildout
Ad Valorem Local Millage - Residential	3.739	\$ 12,725,000
Ad Valorem Local Millage - NonResidential	3.739	1,264,000
Ad Valorem Local Millage Revenues		<u>\$ 13,989,000</u>
Ad Valorem Local Millage Operating Expenditures		\$ 13,989,000
Ad Valorem Local Millage Net Revenues		<u>\$ -</u>

Source: Collier County Schools, DPGF, 2022

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally neutral respect to the Collier County School District.

North Collier Fire & Rescue District

North Collier Fire & Rescue Capital Impacts

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are located within the Big Corkscrew Island Service Delivery Area (“SDA”) of the North Collier Fire & Rescue District (“Fire & Rescue District”). The Fire & Rescue District provides fire rescue services in a 264-square mile area. Given the ability of stations to support each other, a single benefit district is assumed for impact fee purposes.

The Town of Big Cypress SRA and Rivergrass Village SRA are located within the service area of a facility planned for a site located at 22nd Avenue/Desoto Boulevard North which is owned by the Fire & Rescue District. A new ladder truck will likely be needed to serve the mid-rise buildings in the Town of Big Cypress SRA and Rivergrass Village SRA. The annual debt service for a \$1.3 million ladder truck is reflected in Table 34.

According to the Fire & Rescue District, service to the Bellmar Village SRA will be provided by a new facility which will be co-located at the new County EMS Station 74 located at the corner of Desoto Boulevard South and Golden Gate Boulevard East.

Capital impacts are shown in Table 31 and are allocated and projected on a per incident basis for the Town of Big Cypress SRA and Rivergrass Village SRA, consistent with the 2020 Fire Impact Fee Update. Capital costs for the Bellmar Village SRA were provided by the Fire & Rescue District.

Table 31: Town SRA and Village SRAs North Collier Fire & Rescue District Capital Impact

Impact at Buildout			
Capital Revenue:			
Impact Fee Revenue	\$	4,879,000	
Other Capital Revenues		445,000	
Total Capital Revenue	\$	5,324,000	\$ 5,324,000
Rivergrass Village SRA and Town of Big Cypress SRA*			
Capital Cost:			
Residential Square Feet		12,982,700	
Capital Cost per Residential Square Foot	\$	0.19	
Capital Cost Residential Land Uses	\$	2,407,000	
Commercial Square Feet		1,470,000	
Capital Cost per Commercial Square Foot	\$	1.16	
Capital Cost Commercial Land Uses	\$	1,700,000	\$ 4,107,000
Bellmar Village SRA			
Co-Located Facility at EMS Station 74			
Shared Station Construction Cost	\$	1,184,000	
Apparatus		474,000	
Total Co-Located Facility at EMS Station 74 Cost	\$	1,658,000	\$ 1,658,000
Total Capital Cost	\$	5,765,000	
Net Capital Impact (One-Time)	\$	(441,000)	
Estimated Annual Operating Surplus Before Capital Cost		8,577,000	
Estimated Annual Operating Surplus	\$	8,136,000	

* The annual debt service for a new ladder truck reflecting in Table 34.

Source: North Collier Fire & Rescue District, DPGF, 2022

Projected impact fee revenues are presented in Table 32 and total \$4.9 million.

Table 32: Town SRA and Village SRAs North Collier Fire & Rescue Impact Fee Revenues

Land Use	Units	Total Sq. Ft.	Impact Fee Rate	Total
Rivergrass Village SRA				
Residential	2,500	5,613,400	\$ 0.17	\$ 954,278
Commercial	80,000	80,000	\$ 1.06	84,800
Total				\$ 1,039,078
Town of Big Cypress SRA				
Longwater				
Residential	2,800	5,917,300	\$ 0.17	\$ 1,005,941
Commercial	80,000	80,000	\$ 1.06	84,800
Total				\$ 1,090,741
Town				
Residential	750	1,452,000	\$ 0.17	\$ 246,840
Commercial	1,310,000	1,310,000	\$ 1.06	1,388,600
Total				\$ 1,635,440
Bellmar Village SRA				
Residential	2,750	6,022,000	\$ 0.17	\$ 1,023,740
Commercial	85,000	85,000	\$ 1.06	90,100
Total				\$ 1,113,840
Total				
Residential	8,800	19,004,700	\$ 0.17	\$ 3,230,799
Commercial	1,555,000	1,555,000	\$ 1.06	1,648,300
Total				\$ 4,879,099

Source: North Collier Fire & Rescue District, DPGF, 2022

The square footage of the Project at buildout is provided in Table 33.

Table 33: Town SRA and Village SRAs Square Footage

Units	Rivergrass Village SRA	Town of Big Cypress SRA	Bellmar Village SRA	Total
Market Rate Apartments	-	240,000	-	240,000
Stacked Flat/Condo	186,000	-	189,000	375,000
Townhome	396,100	442,000	238,000	1,076,100
Villas A	256,000	1,255,500	825,000	2,336,500
Villas B	229,500	-	-	229,500
Total Multi-Family (Low-Rise, 1-2 Floors)	1,067,600	1,937,500	1,252,000	4,257,100
SFD 45'	-	798,600	409,200	1,207,800
SFD 52' A	935,000	2,352,000	2,412,000	5,699,000
SFD 52' B	1,497,600	230,400	-	1,728,000
SFD 62' A	693,600	1,443,000	1,645,800	3,782,400
SFD 62' B	1,419,600	124,800	-	1,544,400
SFD 75' A	-	411,000	303,000	714,000
SFD 75' B	-	72,000	-	72,000
Total Single-Family Detached <4,000 Sq. Ft.	4,545,800	5,431,800	4,770,000	14,747,600
Total Residential	5,613,400	7,369,300	6,022,000	19,004,700
NonResidential	80,000	1,390,000	85,000	1,555,000

Source: North Collier Fire & Rescue District, DPGF, 2022

North Collier Fire & Rescue Annual Operating Impacts

Annual operating expenditures for the Town of Big Cypress SRA and the Rivergrass Village SRA are allocated and projected on a per incident basis, consistent with the 2020 Fire Impact Fee Update. Annual operating expenditures for Bellmar Village SRA were provided by the Fire & Rescue District.

Because the current operating millage of the Big Corkscrew Island SDA is geared to much lower density development, Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are currently projected to generate significant operating surpluses for the Fire & Rescue District.

Table 34: Town SRA and Village SRAs Big Corkscrew Island SDA Annual Operating Impacts at Buildout

Annual Impact at Buildout		
Annual Operating Impact:		
Ad Valorem Tax Base	\$ 3,620,431,000	
Big Corkscrew Island SDA Millage Rate	3.75	
Annual Ad Valorem Revenues	\$ 13,577,000	\$ 13,577,000
Annual Expenditures:		
Rivergrass Village SRA and Town of Big Cypress SRA		
2021-22 North Collier Fire Budget:		
Personnel and Operating Expenses	\$ 43,792,915	
Debt Service	844,815	
Capital	1,679,570	
Total Expenditures	\$ 46,317,300	
Average Annual District Incidents	18,832	
Average Operating Cost per Incident	\$ 2,459	
Estimated Annual Incidents	1,247	
Annual Operating Cost		3,066,000
Annual Debt Service - New Ladder Truck		158,000
Bellmar Village SRA		
Co-located facility at EMS Station 74 Annual Expenditures		
Personnel and Operating Expenses		1,776,000
Total Annual Operating Expenses		5,000,000
Estimated Annual Operating Surplus Before Capital Cost		8,577,000
Net Capital Cost (One-Time) - Bellmar		(441,000)
Estimated Annual Operating Surplus		\$ 8,136,000

Source: North Collier Fire & Rescue District, DPF, 2022

The Town of Big Cypress SRA, Rivergrass Village SRA, and Bellmar Village SRA are deemed fiscally positive with respect to the North Collier Fire & Rescue Control District.

APPENDIX

Appendix Table 1: Collier County Base Assumptions

COLLIER COUNTY STUDY PERIOD

FY 2021	County Budget Year
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COLLIER COUNTYWIDE POPULATION

397,975	2021 County Permanent Population - Collier County 2021 AUIR
1.20	Seasonal Population Coefficient - Collier County
477,569	2021 County Peak Seasonal Population - Collier County 2021 AUIR
79,594	2021 County Peak Seasonal Population

COLLIER COUNTYWIDE EMPLOYMENT

196,065	Collier County 2016 EMS Impact Fee Update
0.8897602	FTE Conversion Factor - IMPLAN
174,451	Collier County 2016 EMS Impact Fee Update

COLLIER COUNTY PEAK TOURIST POPULATION

230,200	Collier County CVB Profile - March 2021
7,426	Peak Daily Tourists

COLLIER COUNTYWIDE POPULATION AND JOBS

572,426	County Permanent Population and Jobs
652,020	County Peak Seasonal Population and Jobs
659,446	County Peak Seasonal Population, Tourists, and Jobs

COLLIER UNINCORPORATED COUNTY POPULATION

358,354	2021 Unincorporated County Permanent Population - Collier County 2021 AUIR
1.20	Seasonal Unincorporated Population Coefficient - Collier County
430,025	2021 Unincorporated County Peak Seasonal Population - Collier County 2021 AUIR
71,671	2021 Unincorporated County Peak Seasonal Population

COLLIER COUNTY UNINCORPORATED EMPLOYMENT

157,083	Allocation based on Collier County 2016 EMS Impact Fee Update
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COLLIER COUNTY UNINCORPORATED POPULATION AND JOBS

515,437	County Permanent Population and Jobs
587,108	County Peak Seasonal Population and Jobs

COLLIER COUNTY MILLAGE RATES FY 2021

3.5645	County General Fund
0.8069	MSTU General Fund
0.0293	Water Pollution Control

COLLIER COUNTY MILLAGE RATES FY 2022 (INFO PURPOSES)

0.2500	Conservation Collier Program
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COLLIER COUNTY % HOMESTEAD EXEMPTION

Shimberg Center for Housing Studies - 2020 Final Tax Roll Year

67%	Single Family
33%	Condominium
0%	Rental Apartments
\$ 50,000	County Homestead Exemption
\$ 25,000	School Homestead Exemption

Source: Collier County, DPF, 2022

Appendix Table 2: Town of Big Cypress and Village SRAs Resident Population and Seasonal Population Coefficients

Land Use by Impact Fee Category	Permanent Population Per Unit	Seasonal Index	Peak Seasonal Persons Per Unit
Residential (Units)			
Total Multi-Family (Low-Rise, 1-2 Floors)	1.05	1.20	1.26
Single Family Detached < 4,000 Sq. Ft.	2.21	1.20	2.65

Source: Collier County, DPFPG, 2022

Appendix Table 3: Town of Big Cypress and Village SRAs Population and Employment Estimates

Land Use by Impact Fee Category	Units	Peak Seasonal Persons Per Unit	Peak Seasonal Population	Permanent Population Per Unit	Permanent Population
Multi-Family (Low-Rise, 1-2 Floors)					
Market Rate Apartments	250	1.26	315	1.05	263
Stacked Flat/Condo	290	1.26	365	1.05	305
Townhome	633	1.26	798	1.05	665
Villas A	1,547	1.26	1,949	1.05	1,624
Villas B	153	1.26	193	1.05	161
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873		3,620		3,018
Single Family Detached < 4,000 Sq. Ft.					
SFD 45'	549	2.65	1,455	2.21	1,212
SFD 52' A	2,410	2.65	6,387	2.21	5,322
SFD 52' B	720	2.65	1,908	2.21	1,590
SFD 62' A	1,392	2.65	3,689	2.21	3,074
SFD 62' B	594	2.65	1,574	2.21	1,312
SFD 75' A	238	2.65	631	2.21	526
SFD 75' B	24	2.65	64	2.21	53
Total Single-Family Detached <4,000 Sq. Ft.	5,927		15,708		13,089
Total Residential	8,800		19,328		16,107
Non-Residential	Sq Ft/ Holes	Employment Coefficient	Occupancy %	Employees	
Retail 50,001 - 100,000 Sq Ft	245,000	2.50	95%	582	
Retail 200,001 - 400,000 Sq Ft	209,989	2.50	95%	499	
Retail 200,001 - 400,000 Sq Ft	239,999	2.50	95%	570	
Office 100,001 - 200,000 Sq Ft	105,006	3.35	95%	334	
Office Medical > 10,000 Sq Ft	105,006	3.90	95%	389	
General Industrial Light	650,000	2.31	95%	1,426	
Golf Course - Bundled (Holes)	18	9.41	100%	9	
Total Non-Residential	1,555,000			3,809	
Civic/Institutional	258,500				
Grand Total Non-Residential (sf)	1,813,500			3,809	

Source: Collier County, DPFPG, 2022

Appendix Table 4: Town of Big Cypress and Village SRAs Population and Employment Summary

Cumulative Population and Employment	At Buildout
Permanent Population	16,107
Permanent Population and Jobs	19,916
Residential Seasonal Population	19,328
Residential Seasonal Population and Tourists	19,328
Employment	3,809
Residential Seasonal Population and Employment	23,137
Residential Seasonal Population, Tourists, and Employment	23,137

Source: Collier Enterprises Management, Inc., Collier County, DPGF, 2022

Appendix Table 5: Town of Big Cypress and Village SRAs Public School Enrollment

Residential Unit Type	Units	SGR	Projected Students
Market Rate Apartments	250	0.11	28
Stacked Flat/Condo	290	0.11	32
Townhome	633	0.11	70
Villas A	1,547	0.11	170
Villas B	153	0.11	17
Single Family Detached < 4,000 Sq. Ft.	5,927	0.34	2,015
Total Residential	8,800		2,332

Source: Collier County Schools, DPGF, 2022

Appendix Table 6: Town of Big Cypress and Village SRAs County Tax Base

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
Residential			
Market Rate Apartments	250	\$ 212,500	\$ 53,125,000
Stacked Flat/Condo	290	\$ 235,922	68,418,000
Townhome	633	\$ 255,079	161,465,000
Villas A	1,547	\$ 261,367	404,335,000
Villas B	153	\$ 272,550	41,700,000
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873		\$ 729,043,000
SFD 45'	549	\$ 314,099	\$ 172,440,000
SFD 52' A	2,410	\$ 399,525	962,856,000
SFD 52' B	720	\$ 397,646	286,305,000
SFD 62' A	1,392	\$ 467,530	650,802,000
SFD 62' B	594	\$ 580,759	344,971,000
SFD 75' A	238	\$ 516,682	122,970,000
SFD 75' B	24	\$ 543,002	13,032,000
Total Single-Family Detached <4,000 Sq. Ft.	5,927		\$ 2,553,376,000
Total Residential	8,800		\$ 3,282,419,000
Non-Residential			
Retail 50,001 - 100,000 Sq Ft	245,000	\$ 213.00	\$ 52,185,000
Retail 200,001 - 400,000 Sq Ft	209,989	\$ 213.00	44,728,000
Retail 200,001 - 400,000 Sq Ft	239,999	\$ 213.00	51,120,000
Office 100,001 - 200,000 Sq Ft	105,006	\$ 251.00	26,356,000
Office Medical > 10,000 Sq Ft	105,006	\$ 252.00	26,461,000
General Industrial Light	650,000	\$ 208.00	135,200,000
Golf Course - Bundled (Holes)	18	\$ 109,000.00	1,962,000
Total Non-Residential	1,555,000		\$ 338,012,000
Total Tax Base			\$ 3,620,431,000

Source: Collier Enterprise Management, Inc., John Burns Real Estate Consulting, Collier County, Shimberg Center for Housing Studies (Univ. of FL), DPGF, 2022

Appendix Table 7: Town of Big Cypress and Village SRAs School District Tax Base

Land Use	Units or Sq Ft	Taxable Value per Unit/SF	Buildout
Residential			
Market Rate Apartments	250	\$ 212,500	\$ 53,125,000
Stacked Flat/Condo	290	\$ 244,176	70,811,000
Townhome	633	\$ 263,329	166,687,000
Villas A	1,547	\$ 269,617	417,097,000
Villas B	153	\$ 280,797	42,962,000
Total Multi-Family (Low-Rise, 1-2 Floors)	2,873		\$ 750,682,000
SFD 45'	549	\$ 330,849	\$ 181,636,000
SFD 52' A	2,410	\$ 416,276	1,003,224,000
SFD 52' B	720	\$ 414,396	298,365,000
SFD 62' A	1,392	\$ 484,280	674,118,000
SFD 62' B	594	\$ 597,508	354,920,000
SFD 75' A	238	\$ 533,429	126,956,000
SFD 75' B	24	\$ 559,750	13,434,000
Total Single-Family Detached <4,000 Sq. Ft.	5,927		\$ 2,652,653,000
Total Residential	8,800		\$ 3,403,335,000
Non-Residential			
Retail 50,001 - 100,000 Sq Ft	245,000	\$ 213.00	\$ 52,185,000
Retail 200,001 - 400,000 Sq Ft	209,989	\$ 213.00	44,728,000
Retail 200,001 - 400,000 Sq Ft	239,999	\$ 213.00	51,120,000
Office 100,001 - 200,000 Sq Ft	105,006	\$ 251.00	26,356,000
Office Medical > 10,000 Sq Ft	105,006	\$ 252.00	26,461,000
General Industrial Light	650,000	\$ 208.00	135,200,000
Golf Course - Bundled (Holes)	18	\$ 109,000.00	1,962,000
Total Non-Residential	1,555,000		\$ 338,012,000
Total Tax Base			\$ 3,741,347,000

Collier Enterprise Management, Inc., John Burns Real Estate Consulting, Collier County, Shimberg Center for Housing Studies (Univ. of FL), DPF, 2022

TOWN OF BIG CYPRESS SRA, RIVERGRASS VILLAGE SRA, AND BELLMAR VILLAGE SRA ECONOMIC ASSESSMENT

Appendix Table 8: FY 2021 Collier County General Funds and MSTU Revenue Budget Summaries

GENERAL FUND GROUPING REVENUES AND SOURCES		Ad Valorem Taxes	Licenses & Permits	Inter-Governmental Revenues	State Revenue Sharing	State Sales Tax	Fed Payment in Lieu of Taxes	Charges for Services	Fines & Forfeitures	Miscellaneous Revenues	Interest/Miscellaneous	Indirect Service Charge	Carry Forward
001	General Fund	\$ 352,373,100	\$ 381,300	\$ 451,000	\$ 9,500,000	\$ 38,000,000	\$ 1,250,000	\$ 14,572,500	\$ 417,300	\$ 1,644,700	\$ 2,230,000	\$ 8,429,800	\$ 87,314,100
002	Impact Fee Deferral Program												43,000
003	Emergency Relief										2,300		233,100
007	Economic Development			500,000				165,000			22,000		2,365,400
011	Clerk of Circuit Court							3,264,600	43,000	100	72,000		
040	Sheriff												
060	Property Appraiser												
070	Tax Collector							25,378,200			5,284,800		
080	Supervisor of Elections												
Total General Fund Grouping Revenues		\$ 352,373,100	\$ 381,300	\$ 951,000	\$ 9,500,000	\$ 38,000,000	\$ 1,250,000	\$ 43,380,300	\$ 460,300	\$ 1,644,800	\$ 7,611,100	\$ 8,429,800	\$ 89,955,600
UNINCORPORATED GENERAL FUND REVENUES AND SOURCES		Ad Valorem Taxes	Licenses & Permits	Inter-Governmental Revenues	State Revenue Sharing	State Sales Tax	Fed Payment in Lieu of Taxes	Charges for Services	Fines & Forfeitures	Miscellaneous Revenues	Interest/Miscellaneous	Indirect Service Charge	Carry Forward
111	Unincorporated Area General Fund	\$ 50,068,100	\$ 464,300					\$ 2,871,700	\$ 212,000	\$ 255,100	\$ 400,000		\$ 6,826,100
GENERAL FUND GROUPING REVENUES AND SOURCES		Carry Forward	Communication Services Tax	Special Assessments	Transfers from General Fund (001)	Transfers from Constitutional Officers	Other Transfers	Advance/Repay	Reimburse from Other Departments		Total	Less Restricted	Total
001	General Fund	\$ 87,314,100				\$ 2,600,000	\$ 2,389,000	\$ 190,100	\$ 1,034,700	\$ 522,777,600	\$ (20,755,200)	\$ 502,022,400	
002	Impact Fee Deferral Program	43,000								43,000		43,000	
003	Emergency Relief	233,100								235,400	(200)	235,200	
007	Economic Development	2,365,400								3,052,400	(34,400)	3,018,000	
011	Clerk of Circuit Court				8,565,900					11,945,600	(169,000)	11,776,600	
040	Sheriff				206,622,700					206,622,700		206,622,700	
060	Property Appraiser				7,817,900		946,000			8,763,900		8,763,900	
070	Tax Collector									30,663,000		30,663,000	
080	Supervisor of Elections				4,168,500					4,168,500		4,168,500	
Total General Fund Grouping Revenues		\$ 89,955,600	\$ -	\$ -	\$ 227,175,000	\$ 2,600,000	\$ 3,335,000	\$ 190,100	\$ 1,034,700	\$ 788,272,100	\$ (20,958,800)	\$ 767,313,300	
UNINCORPORATED GENERAL FUND REVENUES AND SOURCES		Carry Forward	Communication Services Tax	Special Assessments	Transfers from General Fund (001)	Transfers from Constitutional Officers	Other Transfers	Advance/Repay	Reimburse from Other Departments		Total	Less Restricted	Total
111	Unincorporated Area General Fund	\$ 6,826,100	\$ 4,000,000	\$ 20,000	\$ 958,200	\$ 200,000	\$ 536,800	\$ 142,100	\$ 28,200	\$ 66,982,600	\$ (2,916,000)	\$ 64,066,600	
Fund #	General Fund Description	Total Budget											
001	General Fund	\$ 502,022,400											
002	Utility Impact Fee Deferral Program	43,000											
003	Emergency Disaster	235,200											
007	Economic Development	3,018,000											
011	Clerk of Circuit Court	11,776,600											
040	Sheriff	206,622,700											
060	Property Appraiser	8,763,900											
070	Tax Collector	30,663,000											
080	Supervisor of Elections	4,168,500											
Total General Fund Groupings		\$ 767,313,300											

Source: Collier County, DPGF, 2022

Appendix Table 9: FY 2021 Collier County General Funds Revenue Demand Units

General Fund Grouping Revenue Category	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand Unit
Ad Valorem Taxes	\$ 352,373,100	CUMULATIVE AV	1.00	N/A	N/A
Licenses & Permits	381,300	PERMPOP&JOBS	1.00	572,426	\$ 0.67
Inter-Governmental Revenues	951,000	PERMPOP&JOBS	1.00	572,426	\$ 1.66
State Revenue Sharing - Fixed Portion	917,000	FIXED	1.00	-	N/A
State Revenue Sharing - Growth Portion	8,583,000	PERMPOP	1.00	397,975	\$ 21.57
State Sales Tax	38,000,000	PERMPOP	1.00	397,975	\$ 95.48
Fed Payment in Lieu of Taxes	1,250,000	FIXED	1.00	-	N/A
Charges for Services	43,380,300	PERMPOP&JOBS	1.00	572,426	\$ 75.78
Fines & Forfeitures	460,300	PEAKPOP	1.00	477,569	\$ 0.96
Miscellaneous Revenues	1,644,800	PERMPOP&JOBS	1.00	572,426	\$ 2.87
Interest/ Miscellaneous	7,611,100	PERMPOP&JOBS	1.00	572,426	\$ 13.30
Indirect Service Charge	8,429,800	PERMPOP&JOBS	1.00	572,426	\$ 14.73
Carry Forward	89,955,600	FIXED	1.00	-	N/A
Transfers from General Fund (001)	227,175,000	FIXED	1.00	-	N/A
Transfers from Constitutional Officers	2,600,000	PEAKPOP&JOBS	1.00	652,020	\$ 3.99
Other Transfers	3,335,000	FIXED	1.00	-	N/A
Advance/Repay	190,100	FIXED	1.00	-	N/A
Reimburse from Other Departments	1,034,700	PEAKPOP&JOBS	1.00	652,020	\$ 1.59
Total	\$ 788,272,100				\$ 232.60

Source: Collier County, DFIG, 2022

Appendix Table 10: FY 2021 Collier County MSTU Revenue Demand Units

General Fund Grouping Revenue Category	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand Unit
Ad Valorem Taxes	\$ 50,068,100	CUMULATIVE AV	1.00	N/A	N/A
Licenses & Permits	464,300	PERMPOP&JOBS	1.00	515,437	\$ 0.90
Charges for Services	2,871,700	PERMPOP&JOBS	1.00	515,437	\$ 5.57
Fines & Forfeitures	212,000	PERMPOP&JOBS	1.00	515,437	\$ 0.41
Miscellaneous Revenues	255,100	PEAKPOP&JOBS	1.00	587,108	\$ 0.43
Interest/ Miscellaneous	400,000	PEAKPOP&JOBS	1.00	587,108	\$ 0.68
Carry Forward	6,826,100	FIXED	1.00	-	N/A
Communication Services Tax	4,000,000	PEAKPOP&JOBS	1.00	587,108	\$ 6.81
Special Assessments	20,000	FIXED	1.00	-	N/A
Transfers from General Fund (001)	958,200	FIXED	1.00	-	N/A
Transfers from Constitutional Officers	200,000	FIXED	1.00	-	N/A
Other Transfers	536,800	FIXED	1.00	-	N/A
Advance/Repay	142,100	FIXED	1.00	-	N/A
Reimburse from Other Departments	28,200	PEAKPOP&JOBS	1.00	587,108	\$ 0.05
Total	\$ 66,982,600				\$ 14.85

Source: Collier County, DFIG, 2022

Appendix Table 11: Town of Big Cypress and Village SRAs General Funds Revenue at Buildout

GENERAL FUND GROUPING REVENUES	Demand Base	\$ Per	
		Demand	At Buildout
Ad Valorem Taxes	CUMULATIVE AV	\$ 3.5645	\$ 12,905,000
Licenses & Permits	PERMPOP&JOBS	\$ 0.67	13,000
Inter-Governmental Revenues	PERMPOP&JOBS	\$ 1.66	33,000
State Revenue Sharing - Growth Portion	PERMPOP	\$ 21.57	347,000
State Sales Tax	PERMPOP	\$ 95.48	1,538,000
Charges for Services	PERMPOP&JOBS	\$ 75.78	1,509,000
Fines & Forfeitures	PEAKPOP	\$ 0.96	19,000
Miscellaneous Revenues	PERMPOP&JOBS	\$ 2.87	57,000
Interest/ Miscellaneous	PERMPOP&JOBS	\$ 13.30	265,000
Indirect Service Charge	PERMPOP&JOBS	\$ 14.73	293,000
Transfers from Constitutional Officers	PEAKPOP&JOBS	\$ 3.99	92,000
Reimburse from Other Departments	PEAKPOP&JOBS	\$ 1.59	37,000
Total General Funds Annual Operating Revenues		\$ 232.60	\$ 17,108,000

Source: Collier County, DFIG, 2022

Appendix Table 12: Town of Big Cypress and Village SRAs MSTU Revenue at Buildout

MSTU GENERAL FUND REVENUES	Demand Base	\$ Per	
		Demand	At Buildout
Ad Valorem Taxes	CUMULATIVE AV	\$ 0.8069	\$ 2,921,000
Licenses & Permits	PERMPOP&JOBS	\$ 0.90	18,000
Charges for Services	PERMPOP&JOBS	\$ 5.57	111,000
Fines & Forfeitures	PERMPOP&JOBS	\$ 0.41	8,000
Miscellaneous Revenues	PEAKPOP&JOBS	\$ 0.43	10,000
Interest/ Miscellaneous	PEAKPOP&JOBS	\$ 0.68	16,000
Communication Services Tax	PEAKPOP&JOBS	\$ 6.81	158,000
Reimburse from Other Departments	PEAKPOP&JOBS	\$ 0.05	1,000
Total MSTU Annual Operating Revenues		\$ 14.85	\$ 3,243,000

Source: Collier County, DFIG, 2022

TOWN OF BIG CYPRESS SRA, RIVERGRASS VILLAGE SRA, AND BELLMAR VILLAGE SRA ECONOMIC ASSESSMENT

Appendix Table 13: FY 2021 Collier County General Funds and MSTU Expenditure Budget Summaries

GENERAL FUND GROUPING EXPENDITURES/EXPENSES	Personal Services	Operating Services	Capital Outlay	Grants and Aid	Remittances	Advance/ Repay	Indirect Cost Reimbursement	Transfers to Constitutional Officers	Transfers to General Fund (001)	Other Transfers	Reserves	Restricted for Unfunded Requests
001 General Fund	\$ 38,395,500	\$ 39,950,200	\$ 137,800	\$ 4,551,000	\$ 7,578,600	\$ 4,753,000		\$ 249,143,000		\$ 100,714,400	\$ 56,798,900	
002 Impact Fee Deferral Program									43,000			
003 Emergency Relief		100,000									135,200	
007 Economic Development	112,200	846,800					8,000		126,200		85,000	1,839,800
011 Clerk of Circuit Court	8,949,200	2,320,600	506,800									
040 Sheriff	167,666,900	32,528,700	6,427,100									
060 Property Appraiser	6,810,200	1,918,700	35,000									
070 Tax Collector	12,676,500	2,804,300	8,832,400									
080 Supervisor of Elections	2,502,600	1,650,900	15,000									
Total General Fund Grouping Expenditures	\$ 237,113,100	\$ 82,120,200	\$ 15,954,100	\$ 4,551,000	\$ 7,578,600	\$ 4,753,000	\$ 8,000	\$ 249,143,000	\$ 169,200	\$ 100,714,400	\$ 57,019,100	\$ 1,839,800

UNINCORPORATED GENERAL FUND EXPENDITURES/EXPENSES	Personal Services	Operating Services	Capital Outlay	Grants and Aid	Remittances	Advance/ Repay	Indirect Cost Reimbursement	Transfers to Constitutional Officers	Transfers to General Fund (001)	Other Transfers	Reserves	Restricted for Unfunded Requests
111 Unincorporated Area General Fund	\$ 18,626,700	\$ 11,065,900	\$ 89,700		\$ 500,000		\$ 2,060,600	\$ 1,560,600	\$ 415,000	\$ 27,052,600	\$ 2,695,500	

GENERAL FUND GROUPING EXPENDITURES/EXPENSES	Distribution of Excess Fees to Govt Agencies	Personal Services Operating Services Capital Outlay Grants and Aid Remittances	Total
001 General Fund		\$ 502,022,400	\$ 90,613,100
002 Impact Fee Deferral Program		43,000	-
003 Emergency Relief		235,200	100,000
007 Economic Development		3,018,000	967,000
011 Clerk of Circuit Court		11,776,600	11,776,600
040 Sheriff		206,622,700	206,622,700
060 Property Appraiser		8,763,900	8,763,900
070 Tax Collector	6,349,800	30,663,000	24,313,200
080 Supervisor of Elections		4,168,500	4,168,500
Total General Fund Grouping Expenditures	\$ 6,349,800	\$ 767,313,300	\$ 347,325,000

UNINCORPORATED GENERAL FUND EXPENDITURES/EXPENSES	Distribution of Excess Fees to Govt Agencies	Personal Services Operating Services Capital Outlay Grants and Aid Remittances Indirect Cost Reimbursement	Total
111 Unincorporated Area General Fund		\$ 64,066,600	\$ 32,342,900

Source: Collier County, DPF, 2022

Appendix Table 14: FY 2021 Collier County Expenditure Budget Summaries

Fund #	General Fund Description	Total Budget
001	General Fund	\$ 502,022,400
002	Utility Impact Fee Deferral Program	43,000
003	Emergency Disaster	235,200
007	Economic Development	3,018,000
011	Clerk of Circuit Court	11,776,600
040	Sheriff	206,622,700
060	Property Appraiser	8,763,900
070	Tax Collector	30,663,000
080	Supervisor of Elections	4,168,500
Total General Fund Groupings		\$ 767,313,300

Fund Type	Operating Budget
General Fund Groupings	\$ 347,325,000
Special Revenue Funds	159,350,800
Capital Funds	-
Enterprise Funds	47,627,900
Internal Service Funds	89,620,700
Trust and Agency Funds	51,000
Transfers and Reserves	170,098,000
Total Operating Services, Excluding Public Utilities	\$ 814,073,400

Division/Agency	Operating Budget
Board of County Commissioners	\$ 19,208,800
Constitutional Officers	272,540,200
Administrative Services	210,306,700
Growth Management	111,864,700
Court Related Agencies	5,640,300
Management Offices	63,876,200
Public Services	113,268,000
Public Utilities - Facilities Management	17,368,500
Total Operating Services, Excluding Public Utilities	\$ 814,073,400
Public Utilities	285,557,800
Total Operating Budget	\$ 1,099,631,200

Source: Collier County, DPF, 2022

TOWN OF BIG CYPRESS SRA, RIVERGRASS VILLAGE SRA, AND BELLMAR VILLAGE SRA ECONOMIC ASSESSMENT

Appendix Table 15: FY 2021 Collier County Appropriations by Program Budget Summaries

Division	General Funds	Special Revenue	Capital Funds	Enterprise	Internal Service	Trust and Agency Funds	Transfers and	Total	General Funds Grouping Total Less Remittances
	Grouping Total	Funds Total	Total	Funds Total	Funds Total	Reserves			
Board of County Commissioners	\$ 1,350,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,350,800	\$ 1,350,800
County Attorney	2,823,800	193,000	-	-	-	-	-	3,016,800	2,823,800
Board of County Commissioners - Other Admin.	11,260,300	3,580,900	-	-	-	-	-	14,841,200	4,510,000
Property Appraiser	8,972,000	-	-	-	-	-	-	8,972,000	8,972,000
Supervisor of Elections	4,260,500	-	-	-	-	-	-	4,260,500	4,260,500
Clerk of Courts	12,390,500	-	-	-	-	-	-	12,390,500	12,390,500
Sheriff	210,553,600	3,395,400	-	-	-	2,057,600	216,006,600	210,553,600	210,553,600
Tax Collector	24,560,800	-	-	-	-	6,349,800	30,910,600	24,560,800	24,560,800
Administrative Services	804,900	-	-	-	-	-	804,900	804,900	804,900
Dori Slosberg Driver Education	-	141,800	-	-	-	-	111,600	253,400	-
Fleet Management	-	-	-	-	9,575,700	-	1,039,900	10,615,600	-
Motor Pool Capital Recovery Program	-	-	-	3,610,300	3,481,200	-	16,202,200	23,293,700	-
Human Resources	2,457,400	-	-	-	-	-	-	2,457,400	2,457,400
Information Technology	-	1,619,100	-	-	13,643,200	-	3,829,900	19,092,200	-
Procurement Services	2,324,000	-	-	-	-	-	-	2,324,000	2,324,000
Risk Management	-	-	-	-	62,920,600	-	43,702,300	106,622,900	-
Communications & Customer Relations Division	-	1,440,300	-	-	-	-	-	1,440,300	-
Administrative Services Grants	-	-	-	-	-	-	-	-	-
Bureau of Emergency Services	3,899,500	75,000	-	-	-	135,200	4,109,700	3,874,900	3,874,900
Emergency Medical Services EMS	-	-	-	32,871,600	-	-	3,991,000	36,862,600	-
Fire Districts	-	2,107,900	-	-	-	-	322,100	2,430,000	-
Growth Management Administration	-	14,144,000	-	-	-	-	-	14,144,000	-
Planning	-	3,749,100	-	-	-	-	-	3,749,100	-
Regulation	-	28,862,000	-	-	-	-	2,129,400	30,991,400	-
Maintenance	-	21,217,400	-	-	-	-	-	21,217,400	-
Improvement Districts and MSTU	-	2,191,800	-	-	-	428,900	2,620,700	-	-
Operations	-	9,859,400	-	-	-	422,400	10,281,800	-	-
Project Management	-	6,344,500	-	-	-	121,500	6,466,000	-	-
Airport	-	-	-	4,305,400	-	-	1,502,100	5,807,500	-
Reserves and Transfers	-	-	-	-	-	-	16,586,800	16,586,800	-
Court Administration	-	3,164,000	-	-	-	-	214,000	3,378,000	-
Circuit & County Court Judges	67,300	-	-	-	-	-	-	67,300	67,300
Public Defender	308,900	-	-	-	-	-	-	308,900	308,900
State Attorney	420,200	-	-	-	-	-	-	420,200	420,200
Guardian Ad Litem Program	4,600	-	-	-	-	-	-	4,600	4,600
Court Related Technology	-	1,317,000	-	-	-	-	144,300	1,461,300	-
County Manager Operations	1,427,100	-	-	-	-	-	-	1,427,100	1,427,100
Corporate Compliance and Internal Review	564,900	-	-	-	-	-	-	564,900	564,900
Office of Management & Budget	1,397,500	1,336,900	-	-	-	395,200	3,129,600	1,397,500	1,397,500
Tourist Development Council	-	9,697,600	-	-	-	3,945,600	13,643,200	-	-
Amateur Sports Complex	-	5,743,500	-	-	-	340,700	6,084,200	-	-
Pelican Bay Services	-	5,265,600	-	-	-	4,024,200	9,289,800	-	-
Corporate Business Operations	674,100	-	-	-	-	-	674,100	674,100	674,100
Business and Economic Development	2,116,400	-	-	-	-	4,170,600	6,287,000	1,312,700	1,312,700
Economic Development and Innovation Zones	-	111,000	-	-	-	3,205,200	3,316,200	-	-
Bayshore CRA	-	4,495,000	-	-	-	11,466,800	15,961,800	-	-
Immokalee CRA	-	1,237,400	-	-	-	2,260,900	3,498,300	-	-
Public Services Administration	300,900	-	-	-	-	-	300,900	300,900	300,900
Operations and Veteran Services	1,516,900	-	-	-	-	-	1,516,900	1,516,900	1,516,900
Domestic Animal Services	3,530,500	169,600	-	-	-	453,900	4,154,000	3,530,500	3,530,500
Community and Human Services	8,115,100	1,101,000	-	-	-	1,238,900	10,455,000	8,115,100	8,115,100
Library	8,142,800	206,300	-	-	-	53,800	8,402,900	8,142,800	8,142,800
Museum	-	2,293,800	-	-	-	40,900	2,334,700	-	-
Parks & Recreation	13,509,400	16,748,500	-	-	-	51,000	36,417,800	66,726,700	13,509,400
University Extension Service	821,100	36,900	-	-	-	29,400	887,400	821,100	821,100
Public Health	1,858,400	-	-	-	-	-	1,858,400	1,858,400	1,858,400
Public Transit and Neighborhood Enhancement	304,400	-	-	6,840,600	-	-	401,400	7,546,400	304,400
Improvement Districts and MSTU	-	7,474,000	-	-	-	-	1,610,700	9,084,700	-
Facilities Management	16,586,400	31,100	-	-	-	-	751,000	17,368,500	16,586,400
Total	\$ 347,325,000	\$ 159,350,800	\$ -	\$ 47,627,900	\$ 89,620,700	\$ 51,000	\$ 170,098,000	\$ 814,073,400	\$ 339,746,400

Source: Collier County, DPGF, 2022

Appendix Table 16: FY 2021 Collier County General Funds Expenditure Demand Units

Department	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand
Board of County Commissioners	\$ 1,350,800	FIXED	1.00	-	N/A
County Attorney	2,823,800	PEAKPOP&JOBS	0.50	652,020	\$ 2.17
Board of County Commissioners - Other Admin.	4,510,000	PERMPOP	0.50	397,975	\$ 5.67
Property Appraiser	8,972,000	PEAKPOP&JOBS	0.50	652,020	\$ 6.88
Supervisor of Elections	4,260,500	PERMPOP	0.50	397,975	\$ 5.35
Clerk of Courts	12,390,500	PEAKPOP&JOBS	0.50	652,020	\$ 9.50
Sheriff					
Law Enforcement	152,886,700	PEAKPOPTOUR&JOBS	1.00	659,446	\$ 231.84
Law Enforcement Paid by BCC	3,930,900	PEAKPOPTOUR&JOBS	1.00	659,446	\$ 5.96
Detention & Corrections	49,155,500	PEAKPOPTOUR&JOBS	0.15	659,446	\$ 11.18
Bailiffs	4,580,500	PEAKPOPTOUR&JOBS	0.05	659,446	\$ 0.35
Tax Collector	24,560,800	PEAKPOP&JOBS	0.50	652,020	\$ 18.83
Administrative Services	804,900	PEAKPOP&JOBS	0.50	652,020	\$ 0.62
Human Resources	2,457,400	PEAKPOP&JOBS	0.50	652,020	\$ 1.88
Procurement Services	2,324,000	PEAKPOP&JOBS	0.50	652,020	\$ 1.78
Bureau of Emergency Services	3,874,900	PEAKPOPTOUR&JOBS	1.00	659,446	\$ 5.88
Circuit & County Court Judges	67,300	PEAKPOP	1.00	477,569	\$ 0.14
Public Defender	308,900	PERMPOP	1.00	397,975	\$ 0.78
State Attorney	420,200	PERMPOP	1.00	397,975	\$ 1.06
Guardian Ad Litem Program	4,600	PERMPOP	1.00	397,975	\$ 0.01
County Manager Operations	1,427,100	PEAKPOP&JOBS	0.50	652,020	\$ 1.09
Corporate Compliance and Internal Review	564,900	FIXED	1.00	-	N/A
Office of Management & Budget	1,397,500	PEAKPOP&JOBS	0.50	652,020	\$ 1.07
Corporate Business Operations	674,100	FIXED	1.00	-	N/A
Business and Economic Development	1,312,700	FIXED	1.00	-	N/A
Public Services Administration	300,900	PERMPOP	0.50	397,975	\$ 0.38
Operations and Veteran Services	1,516,900	FIXED	1.00	-	N/A
Domestic Animal Services	3,530,500	PERMPOP	1.00	397,975	\$ 8.87
Community and Human Services	8,115,100	PERMPOP	0.50	397,975	\$ 10.20
Library	8,142,800	PEAKPOP	1.00	477,569	\$ 17.05
Parks & Recreation	13,509,400	PEAKPOP	1.00	477,569	\$ 28.29
University Extension Service	821,100	FIXED	1.00	-	N/A
Public Health	1,858,400	PERMPOP	0.20	397,975	\$ 0.93
Public Transit and Neighborhood Enhancement	304,400	PERMPOP	0.50	397,975	\$ 0.38
Facilities Management	16,586,400	PEAKPOP&JOBS	0.50	652,020	\$ 12.72
General Funds Grouping Totals Less Remittances	\$ 339,746,400				
Remittances	7,578,600	FIXED	1.00	-	N/A
General Funds Grouping Totals Plus Remittances	\$ 347,325,000				
Transfer to 101 Transp Op Fund	21,077,900	PEAKPOP&JOBS	1.00	652,020	\$ 32.33
Transfer to 103 Stormwater Utility	2,636,700	FIXED	1.00	-	N/A
Transfer to 111 Unincorp Gen Fd	958,200	FIXED	1.00	-	N/A
Transfer to 298 Sp Ob Bond	2,861,400	FIXED	1.00	-	N/A
Transfer to 299 Debt Service Fund	789,000	FIXED	1.00	-	N/A
Transfer to 301 Capital Projects	19,458,000	FIXED	1.00	-	N/A
Transfer to 306 Parks Ad Valorem Cap Fund	3,350,000	FIXED	1.00	-	N/A
Transfer to 310 Growth Mgt Transportation Cap	8,817,300	PEAKPOP&JOBS	1.00	652,020	\$ 13.52
Transfer to 325 Stormwater Cap Fund	4,868,800	FIXED	1.00	-	N/A
Transfet to 425/426 CAT Mass Transit	2,235,100	PEAKPOP	1.00	477,569	\$ 4.68
Transfer to 427/429 Transp Disadvantaged	3,390,900	PERMPOP	1.00	397,975	\$ 8.52
Transfer to 490 EMS Fund	18,018,600	PEAKPOPTOUR&JOBS	1.00	659,446	\$ 27.32
Transfer to 523 Motor Pool Capital	85,000	FIXED	1.00	-	N/A
Transfer to 652 Legal Aid	151,000	FIXED	1.00	-	N/A
Transfer to 681 Court Services	2,258,000	FIXED	1.00	-	N/A
Transfers to General Fund (001)	169,200	FIXED	1.00	-	N/A
Other Transfers	9,758,500	FIXED	1.00	-	N/A
Advance/Repayments	4,753,000	FIXED	1.00	-	N/A
Restricted for Unfunded Requests	1,839,800	FIXED	1.00	-	N/A
Transfers to Constitutional Officers	249,143,000	FIXED	1.00	-	N/A
Reserves	57,019,100	FIXED	1.00	-	N/A
Distributions in Excess of Fees to Govt Agencies	6,349,800	PERMPOP	1.00	397,975	\$ 15.96
Total	\$ 767,313,300		1.00		\$ 493.19

Source: Collier County, DPF, 2022

Appendix Table 17: FY 2021 Collier County MSTU Expenditure Demand Units

Department	Budget	Demand Base	Multiplier	Base Demand	\$ Per Demand
Board of County Commissioners - Other Admin.	1,520,300	PERMPOP	0.50	358,354	\$ 4.24
Communications & Customer Relations Division	1,440,300	PEAKPOP&JOBS	0.50	587,108	\$ 2.45
Growth Management Administration	566,100	PEAKPOP&JOBS	1.00	587,108	\$ 0.96
Planning	1,825,800	PEAKPOP&JOBS	1.00	587,108	\$ 3.11
Regulation	5,387,200	PEAKPOP&JOBS	1.00	587,108	\$ 9.18
Maintenance	4,664,400	PEAKPOP&JOBS	1.00	587,108	\$ 7.94
Bureau of Emergency Services	75,000	PEAKPOP&JOBS	1.00	587,108	\$ 0.13
Pelican Bay Services	150,000	FIXED	1.00	-	N/A
Immokalee CRA	217,900	FIXED	1.00	-	N/A
Community and Human Services	116,500	PERMPOP	0.50	358,354	\$ 0.33
Parks & Recreation	13,466,700	PEAKPOP	1.00	430,025	\$ 31.32
Transfer to 306 Parks Capital Fund	2,950,000	PEAKPOP	1.00	430,025	\$ 6.86
Transfer to 310 Growth Mgt Cap	3,000,000	PEAKPOP&JOBS	1.00	587,108	\$ 5.11
Transfer to 325 Stormwater Cap Fund	3,125,200	FIXED	1.00	-	N/A
Improvement Districts and MSTU	352,100	FIXED	1.00	-	N/A
Indirect Cost Reimbursement	2,060,600	PEAKPOP&JOBS	1.00	587,108	\$ 3.51
Remittances	500,000	FIXED	1.00	-	N/A
Transfers	19,953,000	FIXED	1.00	-	N/A
Advances	-	FIXED	1.00	-	N/A
Reserves	2,695,500	FIXED	1.00	-	N/A
Total	\$ 64,066,600		1.00		\$ 75.14

Source: Collier County, DPF, 2022

Appendix Table 18: Town of Big Cypress and Village SRAs General Funds Expenditures at Buildout

GENERAL FUND GROUPING EXPENDITURES	Demand Base	\$ Per	
		Demand	At Buildout
Board of County Commissioners - Other Admin.	PERMPOP	\$ 5.67	\$ 91,000
County Attorney	PEAKPOP&JOBS	2.17	50,000
Property Appraiser	PEAKPOP&JOBS	6.88	159,000
Supervisor of Elections	PERMPOP	5.35	86,000
Clerk of Courts	PEAKPOP&JOBS	9.50	220,000
Sheriff			
Law Enforcement	PEAKPOPTOUR&JOBS	231.84	5,364,000
Law Enforcement Paid by BCC	PEAKPOPTOUR&JOBS	5.96	138,000
Detention & Corrections	PEAKPOPTOUR&JOBS	11.18	259,000
Bailiffs	PEAKPOPTOUR&JOBS	0.35	8,000
Tax Collector	PEAKPOP&JOBS	18.83	436,000
Administrative Services	PEAKPOP&JOBS	0.62	14,000
Human Resources	PEAKPOP&JOBS	1.88	44,000
Procurement Services	PEAKPOP&JOBS	1.78	41,000
Bureau of Emergency Services	PEAKPOPTOUR&JOBS	5.88	136,000
Circuit & County Court Judges	PEAKPOP	0.14	3,000
Public Defender	PERMPOP	0.78	13,000
State Attorney	PERMPOP	1.06	17,000
County Manager Operations	PEAKPOP&JOBS	1.09	25,000
Office of Management & Budget	PEAKPOP&JOBS	1.07	25,000
Public Services Administration	PERMPOP	0.38	6,000
Domestic Animal Services	PERMPOP	8.87	143,000
Community and Human Services	PERMPOP	10.20	164,000
Library	PEAKPOP	17.05	330,000
Parks & Recreation	PEAKPOP	28.29	547,000
Public Health	PERMPOP	0.93	15,000
Public Transit and Neighborhood Enhancement	PERMPOP	0.38	6,000
Facilities Management	PEAKPOP&JOBS	12.72	294,000
Transfer to 101 Transp Op Fund	PEAKPOP&JOBS	32.33	748,000
Transfer to 310 Growth Mgt Transportation Cap	PEAKPOP&JOBS	13.52	313,000
Transfer to 425/426 CAT Mass Transit	PEAKPOP	4.68	90,000
Transfer to 427/429 Transp Disadvantaged	PERMPOP	8.52	137,000
Transfer to 490 EMS Fund	PEAKPOPTOUR&JOBS	27.32	632,000
Distributions in Excess of Fees to Govt Agencies	PERMPOP	15.96	257,000
Total General Funds Annual Operating Expenditures		\$ 493.19	\$ 10,811,000

Source: Collier County, DPF, 2022

Appendix Table 19: Town of Big Cypress and Village SRAs MSTU Expenditures at Buildout

MSTU GENERAL FUND EXPENDITURES	Demand Base	\$ Per	
		Demand	At Buildout
Board of County Commissioners - Other Admin.	PERMPOP	\$ 4.24	\$ 68,000
Communications & Customer Relations Division	PEAKPOP&JOBS	\$ 2.45	57,000
Growth Management Administration	PEAKPOP&JOBS	\$ 0.96	22,000
Planning	PEAKPOP&JOBS	\$ 3.11	72,000
Regulation	PEAKPOP&JOBS	\$ 9.18	212,000
Maintenance	PEAKPOP&JOBS	\$ 7.94	184,000
Bureau of Emergency Services	PEAKPOP&JOBS	\$ 0.13	3,000
Community and Human Services	PERMPOP	\$ 0.33	5,000
Parks & Recreation	PEAKPOP	\$ 31.32	605,000
Transfer to 306 Parks Capital Fund	PEAKPOP	\$ 6.86	133,000
Transfer to 310 Growth Mgt Cap	PEAKPOP&JOBS	\$ 5.11	118,000
Indirect Cost Reimbursement	PEAKPOP&JOBS	\$ 3.51	81,000
Total MSTU Annual Operating Expenditures		75.14	\$ 1,560,000

Source: Collier County, DPGF, 2022

Appendix Table 20: Collier County Impact Fee Schedule for Applicable Services

Land Use	Demand Unit	Regional		Community	Law		EMS
		Roads	Parks	Parks	Enforcement	Jail	
Market Rate Apartments	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50
Stacked Flat/Condo	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50
Townhome	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50
Villas A	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50
Villas B	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50
Single-Family Detached <4,000 Sq. Ft.	Unit	\$ 8,090.00	\$ 2,694.32	\$ 933.83	\$ 586.95	\$ 499.19	\$ 142.07
Retail 50,001 - 100,000 Sq Ft	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.76499	\$ 0.67846	\$ 0.19230
Retail 200,001 - 400,000 Sq Ft	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367
Retail 200,001 - 400,000 Sq Ft	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367
Office 100,001 - 200,000 Sq Ft	Sq Ft	\$ 8.60500	N/A	N/A	\$ 0.31536	\$ 0.27856	\$ 0.07927
Office Medical > 10,000 Sq Ft	Sq Ft	\$ 31.44400	N/A	N/A	\$ 0.51832	\$ 0.45783	\$ 0.13029
General Industrial Light	Sq Ft	\$ 4.58400	N/A	N/A	\$ 0.21545	\$ 0.19030	\$ 0.05416
Golf Course - Bundled (Holes)	Hole	\$ 3,318.94	N/A	N/A	\$ 101.13	\$ 89.33	\$ 25.42

Land Use	Demand Unit	Regional		
		Schools	Water	Wastewater
Market Rate Apartments	Unit	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Stacked Flat/Condo	Unit	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Townhome	Unit	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Villas A	Unit	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Villas B	Sq Ft	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Single-Family Detached <4,000 Sq. Ft.	Sq Ft	\$ 8,789.54	\$ 3,382.00	\$ 3,314.00
Retail 50,001 - 100,000 Sq Ft	Sq Ft	N/A	TBD	TBD
Retail 200,001 - 400,000 Sq Ft	Sq Ft	N/A	TBD	TBD
Retail 200,001 - 400,000 Sq Ft	Sq Ft	N/A	TBD	TBD
Office 100,001 - 200,000 Sq Ft	Sq Ft	N/A	TBD	TBD
Office Medical > 10,000 Sq Ft	Sq Ft	N/A	TBD	TBD
General Industrial Light	Sq Ft	N/A	TBD	TBD
SFD 52' B	Hole	N/A	TBD	TBD

Source: Collier County, DPGF, 2022

TOWN OF BIG CYPRESS AND VILLAGE SRAS ECONOMIC ASSESSMENT

Appendix Table 21: Town of Big Cypress and Village SRAs Impact Fee Revenues for Applicable Services

Land Use	Demand Units	Demand Unit	Roads	Regional Parks	Community Parks	Law Enforcement	Jail	EMS	Schools	Water	Wastewater
Market Rate Apartments	250	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Stacked Flat/Condo	290	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Townhome	633	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Villas A	1,547	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Villas B	153	Unit	\$ 6,950.00	\$ 1,230.24	\$ 455.20	\$ 296.56	\$ 228.91	\$ 67.50	\$ 2,844.19	\$ 3,382.00	\$ 3,314.00
Single-Family Detached <4,000 Sq. Ft.	5,927	Unit	\$ 8,090.00	\$ 2,694.32	\$ 933.83	\$ 586.95	\$ 499.19	\$ 142.07	\$ 8,789.54	\$ 3,382.00	\$ 3,314.00
Retail 50,001 - 100,000 Sq Ft	245,000	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.76499	\$ 0.67846	\$ 0.19230	N/A	TBD	TBD
Retail 200,001 - 400,000 Sq Ft	209,989	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367	N/A	TBD	TBD
Retail 200,001 - 400,000 Sq Ft	239,999	Sq Ft	\$ 13.77400	N/A	N/A	\$ 0.73064	\$ 0.64536	\$ 0.18367	N/A	TBD	TBD
Office 100,001 - 200,000 Sq Ft	105,006	Sq Ft	\$ 8.60500	N/A	N/A	\$ 0.31536	\$ 0.27856	\$ 0.07927	N/A	TBD	TBD
Office Medical > 10,000 Sq Ft	105,006	Sq Ft	\$ 31.44400	N/A	N/A	\$ 0.51832	\$ 0.45783	\$ 0.13029	N/A	TBD	TBD
General Industrial Light	650,000	Sq Ft	\$ 4.58400	N/A	N/A	\$ 0.21545	\$ 0.19030	\$ 0.05416	N/A	TBD	TBD
Golf Course - Bundled (Holes)	18	Hole	\$ 3,318.94	N/A	N/A	\$ 101.13	\$ 89.33	\$ 25.42	N/A	TBD	TBD

Land Use	Demand Units	Demand Unit	Roads	Regional Parks	Community Parks	Law Enforcement	Jail	EMS	Schools	Water Residential Only	Wastewater Residential Only
Market Rate Apartments	250	Unit	\$ 1,738,000	\$ 308,000	\$ 114,000	\$ 74,000	\$ 57,000	\$ 17,000	\$ 711,000	\$ 846,000	\$ 829,000
Stacked Flat/Condo	290	Unit	\$ 2,016,000	\$ 357,000	\$ 132,000	\$ 86,000	\$ 66,000	\$ 20,000	\$ 825,000	\$ 981,000	\$ 961,000
Townhome	633	Unit	\$ 4,399,000	\$ 779,000	\$ 288,000	\$ 188,000	\$ 145,000	\$ 43,000	\$ 1,800,000	\$ 2,141,000	\$ 2,098,000
Villas A	1,547	Unit	\$ 10,752,000	\$ 1,903,000	\$ 704,000	\$ 459,000	\$ 354,000	\$ 104,000	\$ 4,400,000	\$ 5,232,000	\$ 5,127,000
Villas B	153	Unit	\$ 1,063,000	\$ 188,000	\$ 70,000	\$ 45,000	\$ 35,000	\$ 10,000	\$ 435,000	\$ 517,000	\$ 507,000
Single-Family Detached <4,000 Sq. Ft.	5,927	Unit	\$ 47,949,000	\$ 15,969,000	\$ 5,535,000	\$ 3,479,000	\$ 2,959,000	\$ 842,000	\$ 52,096,000	\$ 20,045,000	\$ 19,642,000
Retail 50,001 - 100,000 Sq Ft	245,000	Sq Ft	\$ 3,375,000			\$ 187,000	\$ 166,000	\$ 47,000			
Retail 200,001 - 400,000 Sq Ft	209,989	Sq Ft	\$ 2,892,000			\$ 153,000	\$ 136,000	\$ 39,000			
Retail 200,001 - 400,000 Sq Ft	239,999	Sq Ft	\$ 3,306,000			\$ 175,000	\$ 155,000	\$ 44,000			
Office 100,001 - 200,000 Sq Ft	105,006	Sq Ft	\$ 904,000			\$ 33,000	\$ 29,000	\$ 8,000			
Office Medical > 10,000 Sq Ft	105,006	Sq Ft	\$ 3,302,000			\$ 54,000	\$ 48,000	\$ 14,000			
General Industrial Light	650,000	Sq Ft	\$ 2,980,000			\$ 140,000	\$ 124,000	\$ 35,000			
Golf Course - Bundled (Holes)	18	Hole	\$ 60,000			\$ 2,000	\$ 2,000	\$ -			
Total			\$ 84,736,000	\$ 19,504,000	\$ 6,843,000	\$ 5,075,000	\$ 4,276,000	\$ 1,223,000	\$ 60,267,000	\$ 29,762,000	\$ 29,164,000

Source: Collier County, DPF, 2022

Appendix Table 22: Collier County School District Base Assumptions

STUDENT GENERATION RATES - 2015 IMPACT FEE UPDATE

0.34	Single Family
0.11	Multi Family and Single Family Attached
0.28	Mobile Home

FY 2022 SCHOOL FTE ENROLLMENT

18,379	Elementary
9,777	Middle
13,677	High
625	Virtual
555	Alternate Schools
644	Charter Schools
3,628	To Balance to Budgeted FTE
47,285	Total

SCHOOL ENROLLMENT 2015 IMPACT FEE UPDATE

49%	Elementary
23%	Middle
28%	High
100%	Total

FY 2021 MILLAGE RATES

2.768	Required Local Effort
0.748	Discretionary
-	Additional Millage
3.516	Total General Fund Millage
1.500	Capital Improvement Millage
5.016	Total Millage
2.768	Required by State Law
2.248	Total Discretionary Local
5.016	Total Millage

FY 2022 MILLAGE RATES

2.641	Required Local Effort
0.748	Discretionary
0.350	Additional Millage
3.739	Total General Fund Millage
1.150	Capital Improvement Millage
4.889	Total Millage
2.641	Required by State Law
2.248	Total Discretionary Local
4.889	Total Millage

Source: Collier County School District, DPF 2022

GENERAL LIMITING CONDITIONS

Every reasonable effort has been made to ensure that the data contained in this report are accurate as of the date of this study; however, factors exist that are outside the control of DPFG and that may affect the estimates and/or projections noted herein. This study is based on estimates, assumptions and other information developed by DPFG from its independent research effort, general knowledge of the industry, and information provided by and consultations with the client and the client's representatives. No responsibility is assumed for inaccuracies in reporting by the client, the client's agent and representatives, or any other data source used in preparing or presenting this study.

This report is based on information that was current as of January 2022 (except for sections identified as being updated May 19, 2022, June 28, 2022, ~~and~~ December 9, 2022, and February 16, 2023), and DPFG has not undertaken any update of its research effort since such date.

Because future events and circumstances, many of which are not known as of the date of this study, may affect the estimates contained therein, no warranty or representation is made by DPFG that any of the projected values or results contained in this study will actually be achieved.

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