Collier County
Correctional Facilities
Impact Fee Update Study

DRAFT Report

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Introduction

Collier County implemented correctional facility impact fees in 1999, which have been periodically updated, with the most recent technical study being prepared in 2009. In accordance with the County's impact fee ordinance requirements and to ensure that the impact fee reflects the most current localized costs for providing correctional facilities, the County retained Tindale Oliver to conduct an update of the County's correctional facility impact fee program. Most of the data collection and analysis for this report was completed in 2013, with minor adjustments in 2014.

Correctional facility impact fees are used to fund capital construction and expansion of land, facilities and capital equipment required to support the additional correctional facility demand created by new growth. This report presents the results of the correctional facility impact fee update study for the County and will serve as the technical support document for the updated correctional facilities impact fee schedule.

There are several major elements associated with the development of the correctional facilities impact fee. These include:

- Facility Inventory
- Population
- Service Area
- Level-of-Service
- Cost Component
- Credit Component
- Net Correctional Facilities Impact Fee Cost
- Calculated Correctional Facilities Impact Fee Schedule
- Impact Fee Schedule Comparison

These various elements are summarized in the remainder of this report, with the result being the calculated correctional facilities impact fee schedule.

Facility Inventory

The correctional facilities inventory includes the County's jails and other related facilities that are primarily for the provision of correctional services and does not include any of the buildings or portions thereof included in the calculation of other impact fees.

According to information provided by the County, Collier County has a total of 417,000 square feet of correctional facility-related space. This includes the square footage of the Naples Jail (original and new), the square footage of the accompanying parking garage associated with the Naples Jail, and the Immokalee Jail. Table 1 presents a summary of the correctional facilities land and building inventory, including a total land value of $319,000 and a total building value of $91 million. As previously mentioned, these values do not include building space or land associated with other County departments.

The building value per square foot is estimated based on research on recently built correctional facilities, discussions and information from architectural and construction companies, and the insurance values of the existing correctional facilities in Collier County. This value is estimated at $300 per square foot for correctional facilities and $52 per square foot for the parking garage. Appendix A provides further detail on the building cost estimates.

The land value for both the Naples and Immokalee Jails is estimated at $25,000 per acre based on an analysis of vacant land values and parcels sold in the Immokalee/Big Corkscrew area over the last three years (see Appendix A). Vacant land values and sales within the Immokalee/Big Corkscrew Area were used as a basis for the land value since discussions with County staff indicate that this is the area where land for future jail sites is likely to be purchased. This value is conservative, as the value per acre for the parcel on which the Naples Jail is located is much higher, due to the area in which the Naples Jail is located.

Table 1

Correctional Facilities Land and Building Inventory

Facility Description	Location	Year Acquired/ Built	Acreage of Site[1]	Square Footage of Site[1]	Effective Acres[2]	Total Jail Square Feet[3]	Number of Beds[4]	Land Value[5]	Total Building Value[6]	Interest Cost[7]
Naples Jail Parking Garage[8]	3301 E. Tamiami Trail	2004	45.28	707,200	1.50	139,594	1,112	$37,500	$7,258,888	n/a
Naples Jail (2006 Expansion)		2006			2.50	132,412		$62,500	$39,723,600	$15,757,028
Building "J" Sheriff 1st Floor (Original Naples Jail)		1986			2.84	101,962		$71,000	$30,588,600	$12,133,478
Immokalee Jail Center	302 Stockade Road	2003	41.81	60,941	5.92	43,237	192	$148,000	$12,971,100	$5,145,203
Total			**87.09**	**768,141**	**12.76**	**417,205**	**1,304**	**$319,000**	**$90,542,188**	**$33,035,709**
Building Value per Square Foot[9]									**$217**	
Land Value per Acre[10]								**$25,000**		

(1) Source: Collier County
(2) Source: Effective acreage for the Naples Jail (2.50 acres) and Immokalee Jail (5.92 acres) are provided by Collier County. The effective acreage for the Naples Jail parking garage and Building J are calculated to reflect the portion of the parcel serving the correctional facilities.
(3) Source: Collier County and Collier County Sheriff's Office
(4) Source: Collier County 2014 Annual Update of Inventory Report (AUIR)
(5) Source: Effective acres (Item 2) multiplied by the land value per acre (Item 10)
(6) Source: Total jail square feet (Item 3) multiplied by the building value per square foot, which is estimated at $300 per square foot for correctional facilities and $52 per square foot for the parking garage. Appendix A provides further detail.
(7) Source: Collier County Office of Management and Budget. Represents interest cost associated with debt service on the bond issued to fund new jail facilities in Collier County. The interest cost per facility is calculated by multiplying the total square footage of each facility (Item 3) by $119.
(8) The total square footage of the parking garage (187,730 sf) is adjusted to account for the area used as an evidence compound and for the 46 out of the 432 total parking spaces used by the Health Department, which are unrelated to the jail facilities
(9) Source: Total building value (Item 6) divided by the total jail square feet (Item 3)
(10) Source: Appendix A

In addition to building and land value, because correctional facilities are typically funded with bond issues due to the large scale investment needed, an interest cost is also added to the inventory value. Collier County funded both the Immokalee and Naples Jails with bond issues, which were then paid back with impact fee and general fund revenues. The determine the appropriate cost factor, the interest cost for the expansion-portion of the Naples Jail debt schedule is brought back to present value and divided by the square footage of the jail expansion. This resulted in an interest cost of $119 per square foot. As presented in Table 1, this value is applied to the square footage of both the Naples and Immokalee jail facilities.

In addition to land, buildings and interest costs, the correctional facility services also require the use of necessary equipment and vehicles. As presented in Table 2, the total vehicle and equipment value is estimated at $6.8 million based on information provided the Collier County Sheriff's Office.

Table 2

Correctional Facilities Equipment and Vehicle Inventory

Class	Description	Units	Total Value
1000	Furniture	9	$73,213.72
2000	Office Equipment	15	$57,734.26
20800	Recording Equipment	1	$1,407.24
20801	Minor Recording Equipment	108	$663,186.33
20900	Minor Computer Equipment	49	$787,211.42
20901	Desk Top Computers	24	$50,148.47
20921	Major Computer Equipment	10	$266,560.22
20922	Servers	3	$36,234.93
20923	Computer Software	4	$85,102.92
20939	Laptop Computers	9	$36,900.00
21000	Kitchen Equipment	63	$351,186.56
21110	Minor Appliances	9	$24,137.98
22000	Jail Equipment	45	$170,878.70
22300	Security	18	$68,300.08
22600	Medical Equipment	70	$120,882.13
23100	Less Lethal Delivery Systems	19	$5,189.27
23105	Tasers	101	$2,625.81
23400	Shotguns	8	$1,071.83
25000	Storage & Sheds	1	$7,749.26
26100	Trailers	2	$9,942.22
27106	Camera	51	$126,299.42
27111	In-car video	8	$41,600.00
27121	Projector	1	$2,758.26
27124	Digital Camcorder	1	$1,718.17
28000	Building Fixtures	1	$56,524.62
28200	Utilities	2	$34,167.25
30005	Minor Comm. Equip	37	$1,664,282.79
31000	Maintenance Equip	3	$11,420.41
32113	Mobile Radios	9	$45,000.00
32114	Portable Radios	140	$546,000.00
32223	Mobile Radios	5	$17,247.12
33004	Other Detection	9	$79,796.31
33100	Evidence Gathering	2	$10,717.92
34200	Protection	4	$10,105.71
35000	Vehicles	28	$742,000.00
35010	Specialty vehicles	6	$159,000.00
35100	Auto Accessories	5	$12,796.10
36200	Specialty Equipment	15	$82,243.89
37000	Misc Equip	4	$34,267.10
37002	Used Equip 2 years	2	$15,511.63
37003	Used Equip 3 years	2	$13,018.86
37004	Used Equip 4 years	5	$6,197.03
37008	Used Equip 8 years	8	$15,822.29
37009	Used Equip 9 years	105	$236,298.53
37013	used Equip 3 yrs Excluding Vehicles	2	$16,254.65
38100	K-9 Dog Equipment	1	$1,478.14
40100	Shop Machinery	3	$18,882.34
40200	Minor Shop Equip	3	$14,355.12
Total		**1,030**	**$6,835,426.99**

Source: Collier County Sheriff's Office

Table 3 provides a summary of correctional facility related capital assets owned by the County. As shown, total asset value associated with correctional facilities amounts to $131 million. However, the County is still paying debt service on a portion of these assets. In addition, it is the County's policy to use impact fee revenues to pay debt service associated with capacity expansion projects. To ensure that new development is not being overcharged for these future payments, the portion of the remaining principal for the Naples Jail addition that is to be repaid with impact fee revenues ($25.1 million) is subtracted from the total asset value in Table 3. The resulting net asset value ($105.6 million) or 81 percent of the total asset value is used in the impact fee calculations.

Table 3

Correctional Facilities – Total Asset Value

Description	Figure	Percent of Total Cost
Building Value[1]	$90,542,188	69.26%
Land Value[1]	$319,000	0.24%
Interest Cost[1]	$33,035,709	25.27%
Equipment Value[2]	$6,835,427	5.23%
Total Asset Value	**$130,732,324**	
Less: Portion Not Owned[3]	$25,135,506	
Net Asset Value[4]	**$105,596,818**	
Net Asset Value as a Portion of Total Asset Value [5]	81%	

(1) Source: Table 1
(2) Source: Table 2
(3) Source: Collier County Office of Management and Budget
(4) Total asset value less portion not owned (Item 3)
(5) Net asset value (Item 4) divided by total asset value

Table 3 also provides the distribution of assets, which would be used for indexing calculations. Of the inventory components, the interest cost should not be indexed since it represents a fixed cost determined when the bond was issued. All other components would be indexed according to the methodology described in the indexing reports adopted by the County.

Service Area

Correctional facilities and related services are provided by Collier County in all areas of the county. Therefore, the proper benefit district for the correctional facilities impact fee is countywide.

Population

The correctional facilities impact fee program requires the use of population data in calculating current levels of service and to be consistent with the population utilized in the County's comprehensive planning and Annual Update and Inventory Report (AUIR) process, this impact fee study considers not only the resident or permanent population of the County, but also the number of seasonal residents and visitors as well. Therefore, for purposes of this technical analysis, the peak season population will be used in all population estimates and projections. Peak season population projections were provided by Collier County's Comprehensive Planning Department.

Table 4 presents the population trends for Collier County. The projections indicate that the population of Collier County is projected to increase by 37 percent between 2014 and 2034.

Table 4

Collier County Peak Season Population Estimates & Projections

Year	Peak Season Population Figure
2000	309,511
2001	325,159
2002	341,954
2003	359,191
2004	374,384
2005	386,668
2006	396,310
2007	400,027
2008	399,532
2009	399,979
2010	387,183
2011	392,180
2012	398,107
2013	403,435
2014	410,297
2015	418,048
2016	425,979
2017	434,060
2018	442,295
2019	450,685
2020	458,670
2021	466,233
2022	473,920
2023	481,734
2024	489,677
2025	497,236
2026	504,399
2027	511,666
2028	519,037
2029	526,514
2030	533,638
2031	540,396
2032	547,239
2033	554,170
2034	561,188

Source: Collier County Comprehensive Planning Department

Apportionment of Demand by Residential Unit Type and Size

The residential land uses to be used for the correctional facilities impact fee calculations include the following:

- Single Family (Detached)
- Multi-Family
- Mobile Home/RV (Tied Down)

Table 5 presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet, 4,000 square feet and greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2011 American Housing Survey (AHS) and data from the 2012 American Community Survey (ACS) to examine this relationship.

Table 5

Residents per Housing Unit

Housing Type	Population[(1)]	Housing Units[(2)]	Ratio to the Avg Population per Housing Unit[(3)]	Residents / Housing Units[(4)]
Single Family Detached	243,644	90,769		2.68
- Less than 4,000 sf			99%	2.65
- 4,000 sf or greater			113%	3.03
Multi Family	116,082	95,570		1.21
Mobile Home/RV (Tied Down)	23,122	10,958		2.11
Weighted Average	**382,848**	**197,297**		**1.94**

(1) Source: 2012 American Community Survey (ACS), Table B25033 (adjusted for peak seasonal population)
(2) Source: 2012 American Community Survey (ACS), Table DP04
(3) Ratios developed based on PPH data derived from the 2011 American Housing Survey
(4) Population (Item 1) divided by housing units (Item 2)

Functional Population

For correctional facilities, this study uses functional population as the demand component, which distributes the cost associated with the availability of correctional facilities among various land uses based on the density of people at each land use throughout the day. Functional population, as used in the impact fee analysis, is a generally accepted methodology for several impact fee areas and is based on the assumption that demand for certain facilities is generally proportional to the presence of people at a land use, including residents, employees, and visitors. It is not enough to simply add resident population to the number of employees, since the service-demand characteristics can vary considerably by type of industry.

Functional population is the equivalent number of people occupying space within a community on a 24-hour-day, 7-days-a-week basis. A person living and working in the community will have the functional population coefficient of 1.0. A person living in the community but working elsewhere may spend only 16 hours per day in the community on weekdays and 24 hours per day on weekends for a functional population coefficient of 0.76 (128-hour presence divided by 168 hours in one week). A person commuting into the county to work five days per week would have a functional population coefficient of 0.30 (50-hour presence divided by 168 hours in one week). Similarly, a person traveling into the community to shop at stores, perhaps averaging 8 hours per week, would have a functional population coefficient of 0.05.

Functional population thus tries to capture the presence of all people within the community, whether residents, workers, or visitors, to arrive at a total estimate of effective population need to be served.

This form of adjusting population to help measure real facility needs replaces the population approach of merely weighting residents two-thirds and workers one-third (Nelson and Nicholas 1992). By estimating the functional and weighted population per unit of land use across all major land uses in a community, an estimate of the demand for certain facilities and services in the present and future year can be calculated. The following paragraphs explain how functional population is calculated for residential and non-residential land uses.

Residential Functional Population

Developing the residential component of functional population is simpler than developing the non-residential component. It is generally estimated that people spend one-half to three-fourths of their time at home and the rest of each 24-hour day away from their place of residence. In developing the residential component of Collier County functional population, an analysis of the County's population and employment characteristics was conducted. Based on this analysis, it was estimated that people, on average, spend 16.4 hours, or approximately 68 percent, of each 24-hour day at their place of residence and the other 32 percent away from home. This analysis is presented in Tables 6 and 7.

Table 6

Collier County Population & Employment Characteristics

Item/Calculation Step	Figure
Workers who live and work in Collier County (2010)[1]	121,530
Workers who live in Collier County but work elsewhere (2010)[1]	10,293
Total workers living in Collier County[2]	131,823
Collier County Census Population (2010)[3]	321,520
Total workers as a percent of population[4]	41.0%
School age population (5-17 years) (2010)[5]	45,811
School age population as a percent of population[6]	14.2%
Population net of workers and school age population[7]	143,886
Other population as a percent of total population[8]	44.8%

(1) Source: Estimated based on data from the 2010 U.S. Census and the Bureau of Transportation Statistics, Census Transportation Planning Package (CTPP) Pt. 3
(2) Sum of workers who live/work in Collier County and workers who live elsewhere but work in Collier County
(3) Source: 2010 U.S. Census
(4) Total workers living in Collier County (Item 2) divided by the Census population (Item 3)
(5) Source: 2010 U.S. Census
(6) School age population (Item 5) divided by the Census population (Item 3)
(7) Census population (Item 3) less total workers living in Collier County (Item 2) and school age population (Item 5)
(8) Population net of workers and school age population (Item 7) divided by Census population (Item 3)

Table 7

Residential Coefficient for Functional Population

Pop. Group	Hours at Residence[(1)]	Percent of Population[(2)]	Effective Hours[(3)]
Workers	13	41.0%	5.3
Students	15	14.2%	2.1
Other	20	44.8%	9.0
Total Hours at Residence[(4)]			16.4
Residential Functional Population Coefficient[(5)]			**68.3%**

(1) Source: Assumed
(2) Source: Table 6
(3) Hours at residence (Item 1) multiplied by percent of population (Item 2)
(4) Sum of effective hours (Item 3)
(5) Total hours at residence (Item 4) divided by 24

The resulting percentage from Table 7 is used in the calculation of the residential coefficient for the 24-hour functional population. These actual calculations are presented in Table 9.

Non-Residential Functional Population

Given the varying characteristics of non-residential land uses, developing the estimates of functional residents for non-residential land uses is more complicated than developing estimated of functional residents for residential land uses. Nelson and Nicholas originally introduced a method for estimating functional resident population, now used internationally[1]. This method uses trip generation data from the Institute of Transportation Engineers' (ITE) Trip Generation Manual and Tindale Oliver's Trip Characteristics Database, information on passengers per vehicle, workers per vehicle, length of time spent at the land use, and other variables. Specific calculations include:

- Total one-way trips per employee (ITE trips multiplied by 50 percent to avoid double counting entering and exiting trips as two trips).
- Visitors per impact unit based on occupants per vehicle (trips multiplied by occupants per vehicle less employees).
- Worker hours per week per impact unit (such as nine worker-hours per day multiplied by five days in a work week).

[1] Arthur C. Nelson and James C. Nicholas, "Estimating Functional Population for Facility Planning," *Journal of Urban Planning and Development* 118(2): 45-58 (1992).

- Visitor hours per week per impact unit (visitors multiplied by number of hours per day times relevant days in a week, such as five for offices and seven for retail shopping).
- Functional population coefficients per employee developed by estimating time spent by employees and visitors at each land use.

Table 8 shows the functional population coefficients for residential and non-residential uses in Collier County. The functional population coefficients in Table 8 were used to estimate the County's functional population in Table 9.

Table 8

General Functional Population Coefficients

Population/ Employment Category	ITE LUC	Employee Hours In-Place[1]	Trips per Employee[2]	One-Way Trips per Employee[3]	Journey-to-Work Occupants per Trip[4]	Daily Occupants per Trip[5]	Visitors per Employee[6]	Visitor Hours per Trip[1]	Days per Week[7]	Functional Population Coefficient[8]
Population									7.00	0.683
Natural Resources	N/A	9.00	3.02	1.51	1.32	1.38	0.09	1.00	7.00	0.379
Construction	110	9.00	3.02	1.51	1.32	1.38	0.09	1.00	5.00	0.271
Manufacturing	140	9.00	2.13	1.07	1.32	1.38	0.06	1.00	5.00	0.270
Transportation, Communication, Utilities	110	9.00	3.02	1.51	1.32	1.38	0.09	1.00	5.00	0.271
Wholesale Trade	150	9.00	3.89	1.95	1.32	1.38	0.12	1.00	5.00	0.271
Retail Trade	820	9.00	52.10	26.05	1.24	1.73	12.76	1.50	7.00	1.173
Finance, Insurance, Real Estate	710	9.00	3.32	1.66	1.24	1.73	0.81	1.00	5.00	0.292
Services[9]	N/A	9.00	28.17	14.09	1.24	1.73	6.90	1.00	6.00	0.568
Government[10]	730	9.00	11.95	5.98	1.24	1.73	2.93	1.00	7.00	0.497

(1) Assumed

(2) Trips per employee represents all trips divided by the number of employees and is based on Trip Generation 9th Edition (Institute of Transportation Engineers 2012) as follows:
ITE Code 110 at 3.02 weekday trips per employee, page 93.
ITE Code 140 at 2.13 weekday trips per employee, page 164.
ITE Code 150 at 3.89 weekday trips per employee, page 193.
ITE Code 710 at 3.32 weekday trips per employee, page 1252.
ITE Code 730 at 11.95 weekday trips per employee, page 1304.
ITE Code 820 based on blended average of trips by retail center size calculated below, adapted from page 1561.
Trips per retail employee from the following table:

Retail Scale	*Assumed Center Size*	*Trip Rate*	*Sq Ft per Employee[11]*	*Trips per Employee*	*Share*	*Weighted Trips*
Neighborhood <50k sq.ft.	50	86.56	802	69	40.0%	27.60
Community 50k - 250k sq.ft.	250	49.28	975	48	30.0%	14.40
Regional 250k - 500k sq.ft.	500	38.66	1,043	40	20.0%	8.00
Super Reg. 500k-1000k sq.ft.	1,000	30.33	676	21	10.0%	2.10
Sum of Weighted Trips/1k sq.ft.						52.10

(3) Trip per employee (Item 2) multiplied by 0.5.

(4) Journey-to-Work Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:
1.32 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.24 occupants per Retail Trade, FIRE, and Services trip

(5) Daily Occupants per Trip from 2001 Nationwide Household Travel Survey (FHWA 2001) as follows:
1.38 occupants per Construction, Manufacturing, TCU, and Wholesale trip
1.73 occupants per Retail Trade, FIRE, and Services trip

(6) [Daily occupants per trip (Item 5) multiplied by one-way trips per employee (Item 3)] - [(Journey-to-Work occupants per trip (Item 4) multiplied by one-way trips per employee (Item 3)]

(7) Typical number of days per week that indicated industries provide services and relevant government services are available.

(8) The equation to determine the Functional Population Coefficient per Employee for all land-use categories except residential includes the following:

$$\frac{\text{(Days per Week x Employee Hours in Place) + (Visitors per Employee x Visitor Hours per Trip x Days per Week)}}{\text{(24 Hours per Day x 7 Days per Week)}}$$

(9) Trips per employee for the services category is the average trips per employee for the following service related land use categories: quality restaurant, high-turnover restaurant, supermarket, hotel, motel, elementary school, middle school, high school, hospital, medical office, and church. Source for the trips per employee figure from ITE, 9th ed., when available, or else derived from the square feet per employee for the appropriate land use category from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey (2003).

(10) Includes Federal Civilian Government, Federal Military Government, and State and Local Government categories.

(11) Square feet per retail employee from the Energy Information Administration from Table B-1 of the Commercial Energy Building Survey, 2003

Table 9

Functional Population – Year 2014

Population Category	Collier County Baseline Data[1]	Functional Resident Coefficient[2]	Functional Population[3]
2014 Peak Season Population	410,297	0.683	280,233
Employment Category			
Natural Resources	7,749	0.379	2,937
Construction	12,840	0.271	3,480
Manufacturing	3,084	0.270	833
Transportation, Communication, and Utilities	5,193	0.271	1,407
Wholesale Trade	4,314	0.271	1,169
Retail Trade	21,894	1.173	25,682
Finance, Insurance, and Real Estate	30,440	0.292	8,888
Services	90,828	0.568	51,590
Government Services	13,948	0.497	6,932
Total Employment by Category Population[4]			102,918
2013 Total Functional Population[5]			**383,151**

(1) Source: Table 4 for population and 2014 Woods & Poole for employment data
(2) Source: Table 8
(3) The functional population is Collier baseline data (Item 1) multiplied by the functional resident coefficient (Item 2)
(4) The total employment population by category is the sum of the employment figures from the nine employment categories (e.g., natural resources, construction, etc.)
(5) The total functional population is the sum of the residential functional population (280,233) and employment functional population (102,918)

Table 10 presents the County's annual functional population figures from 2000 through 2034, based on the 2014 functional population figure from Table 9 and the annual population growth rates from the population figures previously presented in Table 4.

Table 10

Collier County Functional Population (2000-2034)

Year	Collier County Functional Population Projections
2000	289,133
2001	303,879
2002	319,681
2003	335,665
2004	349,763
2005	361,305
2006	370,338
2007	373,671
2008	373,297
2009	373,670
2010	361,713
2011	366,415
2012	371,911
2013	376,746
2014	383,151
2015	390,431
2016	397,849
2017	405,408
2018	413,111
2019	420,960
2020	428,537
2021	435,394
2022	442,360
2023	449,438
2024	456,629
2025	463,478
2026	469,967
2027	476,547
2028	483,219
2029	489,984
2030	496,844
2031	503,303
2032	509,846
2033	516,474
2034	523,188

Source: Table 9 for 2014 functional population figure and Table 4 for annual growth rates

Functional Residents by Specific Land Use Category

When a wide range of land uses impact services, an estimate of that impact is needed for each land use. This section presents functional population estimates by residential and non-residential land uses.

Residential and Transient Land Uses

As previously mentioned, the average number of persons per housing unit in Collier County was calculated for the single family, multi-family, and mobile home/RV land uses, based on information obtained from the American Community Survey (ACS). Besides the residential land uses, the table also includes transient land uses, such as hotels, motels, nursing homes, and adult living facilities (ALF). Secondary sources, such as the local Convention and Visitors Bureau (CVB) and the Florida Department of Elderly Affairs, are used to determine the occupancy rate for hotels, motels, and nursing homes land uses. As mentioned before, different functional population coefficients must be developed for each of the impact fee areas to be analyzed. For residential and transient land uses, these coefficients are displayed in Table 11.

Non-Residential Land Uses

A similar approach is used to estimate functional residents for non-residential land uses. Table 12 reports basic assumptions and calculations, such as trips per unit, trips per employee, employees per impact unit, one-way trips per impact unit, worker hours, occupants per vehicle trip, visitors (patrons, etc.) per impact unit, visitor hours per trip, and days per week for non-residential land uses. The final column in the tables shows the estimated functional resident coefficients by land use. These coefficients by land use create the demand component for the correctional facility impact fee program and will be used in the calculation of the cost per unit for each land use category in the correctional facilities impact fee schedule.

Table 11

Functional Residents for Residential and Transient Land Uses

Residential Land Use	Impact Unit	ITE LUC[1]	Residents/ Visitors Per Unit[2]	Occupancy Rate[3]	Adjusted Residents Per Unit[4]	Peak Visitor Hours at Place[5]	Workers Per Unit[6]	Work Day Hours[7]	Days Per Week[8]	Work Week Residents Per Unit[9]
Residential										
Single Family Detached										
- Less than 4,000 sf	du	210	2.65							1.81
- 4,000 sf or greater	du	210	3.03							2.07
Multi Family	du	220	1.21							0.83
Mobile Home / RV (Tied Down)	du	240	2.11							1.44
Transient/Assisted, Group										
Hotel	room	310	1.68	70%	1.18	12	0.57	9	7	0.80
Motel	room	320	1.68	70%	1.18	12	0.44	9	7	0.76
Nursing Home	bed	620	1.00	88%	0.88	16	0.84	9	7	0.90
Assisted Living Facility (ALF)	du	253	1.14	88%	1.00	16	0.45	9	7	0.84

(1) Land use code from the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition

(2) Estimates for the single family, multi-family, and mobile home land use from Table 4; estimates for the hotel/motel land use assumes that there is one person per room for all business-related trips (32% of total hotel/motel occupancies in Collier County) and 2 people per room for leisure trips (68% of total hotel/motel occupancies in Collier County). Source for distribution of business and leisure trips is the Collier County Visitors and Convention Bureau 2011 November Report. One person per bed is assumed for nursing homes. Estimate for ALF is based on people per household figures for single and multi-family homes, adjusted for the residents over 55 years of age based on information obtained from the 2001 National Household Travel Survey, prepared by the US Department of Transportation.

(3) Source for hotel/motel occupancy: Collier County Convention and Visitors Bureau 2012 and 2013 Annual Reports. Average hotel/motel occupancy rate for 2011, 2012 and 2013. Source for nursing home/ALF occupancy rate is the Florida Department of Elderly Affairs Collier County Profile. Average occupancy rate for 2011, 2012, 2013 and 2014 (projection).

(4) Residents per unit times occupancy rate

(5), (7), (8) Estimated

(6) Adapted from ITE Trip Generation Handbook, 9th Edition

(9) For residential this is Residents Per Unit times 0.683. For Transient, Assisted, and Group it is:

$$\frac{[(\text{Adjusted Residents per Unit} \times \text{Hours at Place} \times \text{Days per Week}) + (\text{Workers Per Unit} \times \text{Work Hours Per Day} \times \text{Days per Week})]}{(24 \text{ Hours per Day} \times 7 \text{ Days per Week})}$$

Table 12

Functional Residents for Non-Residential Land Uses

Land Use	Impact Unit	ITE LUC[1]	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Resident Coefficient[11]
Recreational												
RV Park	site	416	1.62	n/a	1.20	0.81	9	2.39	0.74	1.50	7	0.50
Marina	berth	420	2.96	20.52	0.14	1.48	9	2.39	3.40	1.00	7	0.19
Golf Course	18 holes	430	643.32	20.52	31.35	321.66	9	2.39	737.42	0.25	7	19.44
Bundled Golf Course	18 holes	n/a	193.00	20.52	9.41	96.50	9	2.39	221.23	0.25	7	5.83
Movie Theater w/Matinee	screen	444	106.63	53.12	2.01	53.32	9	2.39	125.42	1.00	7	5.98
Dance Studio/Gyms	1,000 sf	n/a	21.33	n/a	2.00	10.67	9	2.39	23.50	1.50	7	2.22
Institutions												
Elementary School (Private)	student	520	1.29	15.71	0.08	0.65	9	1.11	0.64	2.00	5	0.06
Middle School (Private)	student	522	1.62	16.39	0.10	0.81	9	1.11	0.80	2.00	5	0.07
High School (Private)	student	530	1.71	19.74	0.09	0.86	9	1.11	0.86	2.00	5	0.08
University/Junior College with 7,500 or fewer students	student	540 & 550	2.00	12.26	0.16	1.00	9	1.11	0.95	2.00	5	0.10
University/Junior College with more than 7,500 students	student	540 & 550	1.50	12.26	0.12	0.75	9	1.11	0.71	2.00	5	0.07
Church	seat	560	0.61	20.64	0.03	0.31	9	1.90	0.56	1.00	7	0.03
Day Care	student	565	4.38	26.73	0.16	2.19	9	1.11	2.27	0.15	5	0.05
Hospital	1,000 sf	610	13.22	4.50	2.94	6.61	9	1.42	6.45	1.00	7	1.37
Office												
Office 6,000 SF or less[12]	1,000 sf	710	11.02	3.32	3.32	5.51	9	1.28	3.73	1.00	5	1.00
Office 6,001 - 100,000 SF[13]	1,000 sf	710	13.13	3.32	3.95	6.57	9	1.28	4.46	1.00	5	1.19
Office 100,001 - 200,000 SF[14]	1,000 sf	710	11.12	3.32	3.35	5.56	9	1.28	3.77	1.00	5	1.01
Office 200,001 - 400,000 SF[15]	1,000 sf	710	9.41	3.32	2.83	4.71	9	1.28	3.20	1.00	5	0.85
Office greater than 400,000 SF[16]	1,000 sf	710	8.54	3.32	2.57	4.27	9	1.28	2.90	1.00	5	0.77
Medical Office/Clinic 10,000 sf or less	1,000 sf	720	23.83	8.91	2.67	11.92	9	1.42	14.26	1.00	5	1.14
Medical Office/Clinic greater than 10,000 sf	1,000 sf	720	34.72	8.91	3.90	17.36	9	1.42	20.75	1.00	5	1.66
Business Park (Flex Space)	1,000 sf	770	12.65	4.04	3.13	6.33	9	1.38	5.61	0.75	5	0.96

Table 12 (continued)

Functional Residents for Non-Residential Land Uses

Land Use	Impact Unit	ITE LUC[1]	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Resident Coefficient[11]
Retail, Gross Square Feet												
Specialty Retail	1,000 sf	826	49.99	22.36	2.24	25.00	9	1.73	41.01	0.50	7	1.69
Retail 6,000 sfgla or less[12]	1,000 sfgla	820	86.56	n/a	2.50	43.28	9	1.73	72.37	0.50	7	2.45
Retail 6,001 to 25,000 sfgla[12]	1,000 sfgla	820	86.56	n/a	2.50	43.28	9	1.73	72.37	0.50	7	2.45
Retail 25,001 to 50,000 sfgla[12]	1,000 sfgla	820	86.56	n/a	2.50	43.28	9	1.73	72.37	0.50	7	2.45
Retail 50,001 to 100,000 sfgla[13]	1,000 sfgla	820	67.91	n/a	2.50	33.96	9	1.73	56.25	0.65	7	2.46
Retail 100,001 to 150,000 sfgla[17]	1,000 sfgla	820	58.93	n/a	2.50	29.47	9	1.73	48.48	0.65	7	2.25
Retail 150,001 to 200,000 sfgla[18]	1,000 sfgla	820	53.28	n/a	2.50	26.64	9	1.73	43.59	1.00	7	2.75
Retail 200,001 to 400,000 sfgla[15]	1,000 sfgla	820	41.80	n/a	2.50	20.90	9	1.73	33.66	1.00	7	2.34
Retail 400,001 to 600,000 sfgla[19]	1,000 sfgla	820	36.27	n/a	2.50	18.14	9	1.73	28.88	1.25	7	2.44
Retail 600,001 to 1,000,000 sfgla[20]	1,000 sfgla	820	30.33	n/a	2.50	15.17	9	1.73	23.74	1.50	7	2.42
Retail greater than 1,000,000 sfgla[21]	1,000 sfgla	820	28.46	n/a	2.50	14.23	9	1.73	22.12	1.25	7	2.09
New/Used Auto Sales	1,000 sf	841	28.25	21.14	1.34	14.13	9	1.73	23.10	1.00	7	1.47
Tire Superstore	bay	849	30.55	43.02	0.71	15.28	9	1.73	25.72	1.00	7	1.34
Supermarket	1,000 sf	850	103.38	87.82	1.18	51.69	9	1.52	77.39	0.50	7	2.05
Convenience Market (24 hour)	1,000 sf	851	719.18	n/a	2.50	359.59	9	1.52	544.08	0.20	7	5.47
Convenience Store with Gas Pumps												
4 or less Fuel Positions	fuel pos.	853	542.60	n/a	2.50	271.30	9	1.52	409.88	0.20	7	4.35
5-6 Fuel Positions	fuel pos.	853	439.92	n/a	2.50	219.96	9	1.52	331.84	0.20	7	3.70
7-8 Fuel Positions	fuel pos.	853	375.12	n/a	2.50	187.56	9	1.52	282.59	0.20	7	3.29
9-10 Fuel Positions	fuel pos.	853	319.20	n/a	2.50	159.60	9	1.52	240.09	0.20	7	2.94
11-12 Fuel Positions	fuel pos.	853	289.92	n/a	2.50	144.96	9	1.52	217.84	0.20	7	2.75
13 or more Fuel Positions	fuel pos.	853	264.00	n/a	2.50	132.00	9	1.52	198.14	0.20	7	2.59
Home Improvement Superstore	1,000 sf	862	30.74	n/a	2.50	15.37	9	1.52	20.86	1.00	7	1.81
Pharmacy/Drug Store with and without Drive-Thru	1,000 sf	881	95.96	n/a	2.50	47.98	9	1.52	70.43	0.35	7	1.96
Furniture Store	1,000 sf	890	5.23	12.19	0.43	2.62	9	1.52	3.55	0.50	7	0.24
Bank/Savings Walk-In	1,000 sf	911	121.30	34.69	3.50	60.65	9	1.52	88.69	0.35	6	2.23
Bank/Savings Drive-In	1,000 sf	912	159.34	30.94	5.15	79.67	9	1.52	115.95	0.15	6	2.28
Quality Restaurant	seat	931	2.86	n/a	0.32	1.43	9	1.85	2.33	1.00	7	0.22
High-Turnover Restaurant	seat	932	4.83	n/a	0.38	2.42	9	1.85	4.10	0.75	7	0.27
Fast Food Rest w/ Drive-Thru	1,000 sf	934	511.00	n/a	10.90	255.50	9	1.85	461.78	0.25	7	8.90

Table 12 (continued)

Functional Residents for Non-Residential Land Uses

Land Use	Impact Unit	ITE LUC[1]	Trips Per Unit[2]	Trips Per Employee[3]	Employees Per Unit[4]	One-Way Factor @ 50%[5]	Worker Hours[6]	Occupants Per Trip[7]	Visitors[8]	Visitor Hours Per Trip[9]	Days Per Week[10]	Functional Resident Coefficient[11]
Retail, Gross Square Feet												
Quick Lube	service bay	941	40.00	n/a	1.50	20.00	9	1.52	28.90	0.50	7	1.16
Gasoline/Service Station	fuel pos.	944/946	157.33	n/a	2.50	78.67	9	1.52	117.08	0.20	7	1.91
Self-Service Car Wash	service bay	947	43.94	n/a	0.50	21.97	9	1.52	32.89	0.50	7	0.87
Automated Car Wash	1,000 sf	948	141.20	n/a	1.75	70.60	9	1.52	105.56	0.25	7	1.76
Luxury Auto Sales	1,000 sf	n/a	16.30	n/a	1.34	8.15	9	1.73	12.76	1.00	7	1.03
Industrial												
Light Industrial	1,000 sf	110	6.97	3.02	2.31	3.49	9	1.38	2.51	1.00	5	0.69
Manufacturing	1,000 sf	140	3.82	2.13	1.79	1.91	9	1.38	0.85	1.00	5	0.50
Warehousing	1,000 sf	150	3.56	3.89	0.92	1.78	9	1.38	1.54	0.75	5	0.28
Mini-Warehouse	1,000 sf	151	2.15	61.90	0.03	1.08	9	1.38	1.46	0.75	7	0.06

Sources:
(1) Land use code found in the Institute of Transportation Engineers (ITE) Trip Generation Handbook, 9th Edition
(2) Land uses and trip generation rates consistent with those included in the 2013 Transportation Impact Fee Update Study
(3) Trips per employee from ITE Trip Generation Handbook, 9th Edition, when available
(4) Trips per impact unit divided by trips per person (usually employee). When trips per person are not available, the employees per unit is estimated.
(5) Trips per unit (Item 2) multiplied by 50 percent
(6), (9), (10) Estimated
(7) Nationwide Personal Transportation Survey
(8) [(One-way Trips/Unit X Occupants/Trip) - Employees].
(11) [(Workers X Hours/Day X Days/Week) + (Visitors X Hours/Visit X Days/Week)]/(24 Hours x 7 Days)
(12) Trip rate is for 50,000 sf
(13) Trip rate is for 100,000 sf
(14) Trip rate is for 200,000 sf
(15) Trip rate is for 400,000 sf
(16) Trip rate is for 600,000 sf
(17) Trip rate is for 150,000 sf
(18) Trip rate is for 200,000 sf
(19) Trip rate is for 600,000 sf
(20) Trip rate is for 1,000,000 sf
(21) Trip rate is for 1,200,000 sf

Level-of-Service

Because there is an increased need for correctional facility beds as the County's population increases, it is important to establish a relationship between the daily jail population and the increase in the County's population. Table 13 presents the average daily jail population between 2003 and 2012, along with the corresponding population. The relation between the population and jail population is used to establish a general trend in the need for correctional facility beds, and to account for random fluctuations, the three-year average number of bookings and population also is shown.

Table 13
Service Area Population and Jail Bookings

Year	Population[1]	Average Daily Jail Population[2]	3-Year Average		Change in 3-Year Average	
			Population	Jail Population	Population	Jail Population
2003	359,191	998	n/a	n/a	n/a	n/a
2004	374,384	1,011	n/a	n/a	n/a	n/a
2005	386,668	1,179	373,414	1,063	n/a	n/a
2006	396,310	1,186	385,787	1,125	3.3%	5.8%
2007	400,027	1,224	394,335	1,197	2.2%	6.4%
2008	399,532	1,138	398,623	1,183	1.1%	-1.2%
2009	399,979	961	399,846	1,108	0.3%	-6.3%
2010	387,183	882	395,565	994	-1.1%	-10.3%
2011	391,218	899	392,793	914	-0.7%	-8.0%
2012	396,608	981	391,670	921	-0.3%	0.8%

(1) Source: Table 4
(2) Source: Collier County Sheriff's Office

The level-of-service (LOS) for correctional facility services is expressed in terms of correctional facility beds per 1,000 residents. Using this method, Collier County's current LOS is 1 bed per 315 residents or 3.18 beds per 1,000 residents. As mentioned previously, for impact fee calculations, the LOS should be measured using functional population to capture workers, visitors, and residents to calculate the correctional facilities impact fee. In terms of functional population, the current LOS is 3.40 beds per 1,000 functional residents. Table 14 summarizes the calculation of the county's current LOS using both peak seasonal population and functional population.

It should be noted that the reduction of the value or unpaid principal from the total asset value (as shown in Table 3) results in an effective owned LOS of 2.58 beds per 1,000 peak residents (as opposed to 3.18). This is because the impact fee calculations are based on only 81 percent of the total value (net of unpaid portion of the facilities).

Table 14 also presents the adopted LOS standard, which is 2.79 per 1,000 peak residents or 2.99 per 1,000 functional residents. Given that the effective achieved LOS is lower than the LOS standard, achieved LOS is used in the impact fee calculations.

Table 14

Current Level-of-Service

Component	Year 2014	
	Peak Seasonal Population	Functional Population
Population[(1)]	410,297	383,151
Number of Beds[(2)]	1,304	1,304
Population per Bed	315	294
Achieved LOS (beds per 1,000 residents)[(3)]	**3.18**	**3.40**
Achieved & Owned LOS (beds per 1,000 residents)[(4)]	**2.58**	**2.75**
Adopted LOS (beds per 1,000 residents)[(5)]	**2.79**	**2.99**

(1) Source: Table 9
(2) Source: Table 1
(3) Number of beds (Item 2) divided by the population (Item 1) multiplied by 1,000
(4) LOS (Item 3) multiplied by percentage of asset value included in the calculation (Table 3, Item 5)
(5) Source: 2014 Annual Update and Inventory Report

Table 15 provides an LOS comparison between Collier County and counties with correctional facility impact fees throughout the State of Florida. The LOS is displayed in terms of permanent population for 2012 for all entities because functional population data analysis has not been completed for these jurisdictions, as it was for Collier County. The number of beds for all jurisdictions presented in the following table is based on total available beds. As presented, Collier County's LOS is within the range of these counties.

Table 15

Level-of-Service Comparison

Jurisdiction	Total Available Beds[1]	2012 Permanent Population[2]	LOS (Beds per 1,000 Residents)[3]
Palm Beach County	2,619	1,335,415	1.96
Broward County	5,086	1,771,099	2.87
Miami-Dade County	7,750	2,551,290	3.04
Osceola County	873	280,866	3.11
Brevard County	1,709	545,625	3.13
Lee County	2,009	638,029	3.15
Lake County	960	299,677	3.20
Collier County (Existing)	**1,304**	**329,849**	**3.95**
Manatee County	1,360	330,302	4.12
Indian River County	679	139,446	4.87
St. Lucie County	1,370	280,355	4.89
Highlands County	504	98,955	5.09
Marion County	1,924	332,989	5.78
Escambia County	1,742	299,511	5.82
Okeechobee County	232	39,805	5.83
Charlotte County	960	163,357	5.88
Gulf County	110	15,907	6.92
Hendry County	283	38,132	7.42
Monroe County	695	72,897	9.53
Wakulla County	350	30,771	11.37

(1) Source: Each jurisdiction's respective Sheriff's Office or Correctional Facilities Department

(2) Source: University of Florida, Bureau of Economic and Business Research

(3) Total available beds (Item 1) divided by the 2012 permanent population (Item 2) divided by 1,000 for each jurisdiction

Cost Component

Table 16 provides the total asset value per resident. As shown, total asset value owned by the County amounts to $105.6 million or $81,000 per bed. The total impact cost per functional resident for correctional facilities in Collier County is calculated by multiplying the total cost per bed by the LOS (beds per 1,000 functional residents) and dividing that figure by 1,000, which is $275 per functional resident.

Table 16

Total Impact Cost per Functional Resident

Description	Figure
Net Asset Value[(1)]	$105,596,818
Number of Beds[(2)]	1,304
Net Asset Value per Bed[(3)]	**$80,979**
Current LOS (Beds per 1,000 Functional Residents)[(4)]	3.40
Asset Value per Functional Resident[(5)]	**$275.33**

(1) Source: Table 3
(2) Source: Table 1
(3) Net asset value (Item 1) divided by the number of beds (Item 2)
(4) Source: Table 14
(5) Net asset value per bed (Item 3) multiplied by the current correctional facilities LOS (Item 4) divided by 1,000

Credit Component

To avoid overcharging new development for the correctional facility impact fee, a review of the capital financing program for correctional services was completed. The purpose of this review was to determine any potential revenue credits generated by new development that are being used for expansion of capital facilities, land, and equipment included in the inventory.

Historically, the County's policy has been to use impact fees to fund correctional facility capital expansion projects. Although the County funds the majority of the correctional facility capital expansion expenditures by issuing bonds that are paid back with impact fee revenues, a small portion of the correctional facilities equipment capital expansion purchases over the last five years were paid for with general revenue. Therefore, a capital improvement credit is applied based on the review of historical capital expenditures.

Capital Expansion Expenditures Credit

The capital expansion expenditures credit per functional resident was calculated based on the number of years for which the capital expansion projects were completed. The average annual capital expansion expenditures were divided by the average functional residents for the same period in order to calculate the average capital expansion cost per functional resident.

Over the past five years, the County spent a total of $286,000 of general fund revenues for correctional facility capital expansion expenditures and there are no programmed capacity expenditures for the next five years. This amount results in an average capital expansion expenditure of $29,000 per year. Since the review of these expenditures spanned 2009 through 2017, the average annual capital expansion cost is divided by the average functional population for this same period. As shown in Table 17, the result is an average expansion cost of $0.08 per functional resident.

Table 17

Capital Expansion Expenditures Credit[1]

Description	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Total
Grants											
Inmate Welfare											
Equipment											
- Major Computer Equipment		$30,642									$30,642
- Minor Computer Equipment		$36,416									$36,416
- Minor Recording Equipment		$21,185				$1,540					$22,725
- Cameras		$122,590									$122,590
- Servers		$30,221		$20,618							$50,839
- Office Equipment		$3,554									$3,554
- Jail Equipment			$12,800								$12,800
SCAAP											
- Cameras		$4,030									$4,030
- Minor Computer Equipment		$1,343									$1,343
- Recording Equipment		$1,343									$1,343
Total (Equipment)	**$0**	**$251,324**	**$12,800**	**$20,618**	**$0**	**$1,540**	**$0**	**$0**	**$0**	**$0**	**$286,282**
Average Annual Capital Expenditures[2]											**$28,628**
Average Annual Functional Population[3]											380,059
Expenditure per Functional Resident[4]											$0.08

(1) Source: Collier County Sheriff's Office
(2) Average capital expenditures over the ten-year period
(3) Source: Table 10
(4) Average annual capital expansion expenditures (Item 2) divided by the average functional population (Item 3)

Debt Service Credit

Any outstanding bond issues related to the correctional facilities also will result in a credit to the impact fee. As mentioned previously, Collier County funded the Naples Jail replacement and expansion expenditures with a bond issue. The capital expansion portion of the improvements to the Immokalee Jail was paid in cash using impact fee revenue, while the remaining payments of debt service on the bond issued for the capital expansion of the Naples Jail are to be repaid using impact fee revenues. Therefore, not to overcharge new development for future payments for the Naples Jail expansion, the portion of the remaining principal for the Naples Jail expansion and parking garage is removed from the value of these facilities in Table 3.

Although the expansion portion of the debt service is being paid with impact fee revenues, the remaining portion is being paid with the General Fund revenues. Because the non-expansion portion of the Naples Jail included replacing the old structures entirely, as opposed to renovating existing structures as in the case of Immokalee Jail, it is found necessary to give credit for debt service payments for the replacement portion of the Naples Jail. As presented in Table 18, the resulting credit for the correctional facility-related debt is $13 per resident.

Table 18

Debt Service Credit

Description	Total Number of Fiscal Years of Debt Issue[1]	Fiscal Years Remaining[1]	Total Remaining Naples Jail Replacement Debt Service[2]	Present Value of Payments Remaining[3]	Average Annual Functional Population During Remaining Debt Service Period[4]	Credit per Functional Resident[5]
Naples Jail Replacement (2011 Special Obligation Refunding Revenue Bond)	18	16	$5,739,420	$4,092,621	437,904	$9.35
Naples Jail Replacement (2013 Special Obligation Refunding Revenue Bond)	21	20	$2,936,278	$1,692,654	451,647	$3.75
Total Debt Service Credit per Functional Resident						**$13.10**

(1) Source: Collier County Office of Management and Budget
(2) Total remaining debt service for the replacement portion of the Naples Jail
(3) The value of the remaining payments in 2013 dollars
(4) Source: Table 10
(5) Present value of payment remaining (Item 3) divided by the average annual functional population during the remaining periods (Item 4)

Net Correctional Facilities Impact Cost

The net correctional impact fee per resident is the difference between the cost component and the credit component. Table 19 summarizes the calculation of the net correctional facility cost per resident.

The first section of Table 19 identifies the total impact cost as $275 per resident for correctional facilities. The second section of the table identifies the revenue credits for the impact fee. The credit calculation includes a total of approximately $14 per resident.

The net impact cost per resident is the different between the total impact cost and the total revenue credit per resident. This results in a net impact cost of $261 per resident.

Table 19

Net Impact Cost per Functional Resident

Calculation Step	Impact Cost	Revenue Credits
Impact Cost		
Total Impact Cost per Functional Resident[(1)]	**$275.33**	-
Revenue Credit		
Capital Expansion Expenditure Credit		
Average Annual Capital Expansion Credit per Functional Resident[(2)]		($0.08)
Capitalization Rate		4.0%
Capitalization Period (in years)		25
Capital Expansion Credit per Functional Resident[(3)]		($1.25)
Debt Service Credit per Functional Resident[(4)]		($13.10)
Total Credit per Functional Resident[(5)]		**($14.35)**
Net Impact Cost		
Net Impact Cost per Functional Resident[(6)]	**$260.98**	-

(1) Source: Table 16
(2) Source: Table 17
(3) Source: The present value of the capital improvement credit per functional resident (Item 2) at a discount rate of 4% with a capitalization period of 25 years. The discount rate is estimated based on the debt service on the most recent bond issue.
(4) Source: Table 18
(5) Sum of capital expansion credit (Item 3) and debt service credit (Item 4)
(6) Total impact cost per resident (Item 1) less the total revenue credit per resident (Item 5)

Calculated Correctional Facilities Impact Fee Schedule

Table 20 presents the calculated correctional facilities impact fee schedule for residential and non-residential land uses, based on the net impact fee cost per resident figures presented in Table 19. Any large fluctuations between the current adopted fee and the calculated fee for any of the land uses are due to the changes to the demand component, which was updated to reflect any additional studies added to the ITE and Florida database, and change of the tiering or land use groupings.

Table 20

Calculated Correctional Facilities Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Population Coefficient[1]	Net Impact Fee per Functional Resident[2]	Current Impact Fee Rate	Percent Change
Residential:						
210	Single Family Detached					
	- Less than 4,000 sf	du	1.81	$472.37	$488.30	-3%
	- 4,000 sf or greater	du	2.07	$540.23	$535.89	1%
220/222/230/232	Multi-Family	du	0.83	$216.61	$252.37	-14%
222	Multi-Family (Apartment) - More than 10 stories	du	0.83	$216.61	$252.37	-14%
230	Residential Condominium/Townhouse	du	0.94	$245.32	$252.37	-3%
232	High-Rise Condominium - 3 or more stories	du	0.94	$245.32	$252.37	-3%
240	Mobile Home / RV (Tied Down)	du	1.44	$375.81	$372.18	1%
Transient, Assisted, Group:						
310/311	Hotel	room	0.80	$208.78	$201.39	4%
320	Motel	room	0.76	$198.34	$191.19	4%
251	Retirement Community/Age-Restricted Single Family	du	0.88	$229.66	$209.03	10%
251/253	Assisted Living Facility (ALF)	du	0.84	$219.22	$209.03	5%
620	Nursing Home	bed	0.90	$234.88	$183.54	28%
Recreational:						
416	RV Park	site	0.50	$130.49	$137.65	-5%
420	Marina	berth	0.19	$49.59	$48.43	2%
430	Golf Course	18 holes	19.44	$5,073.45	$4,955.70	2%
n/a	Bundled Golf Course	18 holes	5.83	$1,521.51	$4,955.70	-69%
444	Movie Theater w/Matinee	screen	5.98	$1,560.66	$1,524.44	2%
n/a	Dance Studios/Gyms	1,000 sf	2.22	$579.38	$624.55	-7%
Institutions:						
520	Elementary School (Private)	student	0.06	$15.66	$15.29	2%
522	Middle School (Private)	student	0.07	$18.27	$17.84	2%
530	High School (Private)	student	0.08	$20.88	$20.39	2%
540	University/Junior College with 7,500 or fewer students	student	0.10	$26.10	$25.49	2%
550	University/Junior College with more than 7,500 students	student	0.07	$18.27	$17.84	2%
560	Church	seat	0.03	$7.83	n/a	n/a
565	Day Care	student	0.05	$13.05	$12.75	2%
610	Hospital	1,000 sf	1.37	$357.54	$420.62	-15%
Office:						
710	Office 6,000 sf or less	1,000 sf	1.00	$260.98	$361.98	-28%
	Office 6,001 - 100,000 sf	1,000 sf	1.19	$310.57	$328.85	-6%
	Office 100,001 - 200,000 sf	1,000 sf	1.01	$263.59	$280.41	-6%
	Office 200,001 - 400,000 sf	1,000 sf	0.85	$221.83	$239.63	-7%
	Office greater than 400,000 sf	1,000 sf	0.77	$200.95	$203.94	-1%
720	Medical Office/Clinic 10,000 sf or less	1,000 sf	1.14	$297.52	$438.46	-32%
	Medical Office/Clinic greater than 10,000 sf	1,000 sf	1.66	$433.23	$438.46	-1%
770	Business Park (Flex Space)	1,000 sf	0.96	$250.54	$252.37	-1%

Table 20 (continued)

Calculated Correctional Facilities Impact Fee Schedule

LUC	Land Use	Impact Unit	Functional Population Coefficient[1]	Net Impact Fee per Functional Resident[2]	Current Impact Fee Rate	Percent Change
Retail:						
814	Specialty Retail	1,000 sf	1.69	$441.06	$430.82	2%
820	Retail 6,000 gsf or less	1,000 gsf	2.45	$639.40	$624.55	2%
	Retail 6,001 - 25,000 gsf	1,000 gsf	2.45	$639.40	$624.55	2%
	Retail 25,001 - 50,000 gsf	1,000 gsf	2.45	$639.40	$624.55	2%
	Retail 50,000 - 100,000 gsf	1,000 gsf	2.46	$642.01	$670.44	-4%
	Retail 100,001 - 150,000 gsf	1,000 gsf	2.25	$587.21	$596.51	-2%
	Retail 150,001 - 200,000 gsf	1,000 gsf	2.75	$717.70	$726.52	-1%
	Retail 200,001 - 400,000 gsf	1,000 gsf	2.34	$610.69	$637.30	-4%
	Retail 400,001 - 600,000 gsf	1,000 gsf	2.44	$636.79	$650.05	-2%
	Retail 600,001 - 1,000,000 gsf	1,000 gsf	2.42	$631.57	$650.05	-3%
	Retail greater than 1,000,000 gsf	1,000 gsf	2.09	$545.45	$532.78	2%
841	New/Used Auto Sales	1,000 sf	1.47	$383.64	$435.91	-12%
849	Tire Superstore	1,000 sf	1.34	$349.71	$341.59	2%
850	Supermarket	1,000 sf	2.05	$535.01	$522.59	2%
851	Convenience Market (24 hour)	1,000 sf	5.47	$1,427.56	$1,394.43	2%
853	Convenience Store w/ Gas Pumps					
	4 or less fuel positions	fuel pos.	4.35	$1,135.26	$1,486.20	-24%
	5-6 fuel positions	fuel pos.	3.70	$965.63	$1,486.20	-35%
	7-8 fuel positions	fuel pos.	3.29	$858.62	$1,486.20	-42%
	9-10 fuel positions	fuel pos.	2.94	$767.28	$1,486.20	-48%
	11-12 fuel positions	fuel pos.	2.75	$717.70	$1,486.20	-52%
	13 or more fuel positions	fuel pos.	2.59	$675.94	$1,486.20	-55%
862	Home Improvement Superstore	1,000 sf	1.81	$472.37	$453.76	4%
881	Pharmacy/Drug Store with and wo/Drive-Thru	1,000 sf	1.96	$511.52	$492.00	4%
890	Furniture Store	1,000 sf	0.24	$62.64	$61.17	2%
911	Bank/Savings Walk-In	1,000 sf	2.23	$581.99	$655.15	-11%
912	Bank/Savings Drive-In	1,000 sf	2.28	$595.03	$604.17	-2%
931	Quality Restaurant	seat	0.22	$57.42	$56.08	2%
932	High-Turnover Restaurant	seat	0.27	$70.46	$68.82	2%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	8.90	$2,322.72	$2,296.85	1%
941	Quick Lube	service bay	1.16	$302.74	$295.71	2%
944	Gasoline/Service Station	fuel pos.	1.91	$498.47	$504.75	-1%
947	Self-Service Car Wash	service bay	0.87	$227.05	$155.50	46%
948	Automated Car Wash	1,000 sf	1.76	$459.32	$410.42	12%
n/a	Luxury Auto Sales	1,000 sf	1.03	$268.81	$282.96	-5%
Industrial:						
110	Light Industrial	1,000 sf	0.69	$180.08	$175.90	2%
140	Manufacturing	1,000 sf	0.50	$130.49	$175.90	-26%
150	Warehousing	1,000 sf	0.28	$73.07	$175.90	-58%
151	Mini-Warehouse	1,000 sf	0.06	$15.66	$17.84	-12%

(1) Source: Table 10 for residential land uses and Table 11 for non-residential land uses

(2) Source: Net impact cost per functional resident from Table 19 is multiplied by the functional population coefficient for each land use

Impact Fee Schedule Comparison

As part of the work effort in updating Collier County's correctional facilities impact fee program, a comparison of correctional facilities impact fee schedules was completed for other Florida counties. Table 21 presents this comparison. As presented, Collier County's calculated fee is within the range of fees adopted by other Counties.

Table 21

Correctional Facilities Impact Fee Schedule Comparison

Land Use	Unit	Collier County		Brevard County[3]	Highlands County[4]	Indian River County[5]	Okeechobee County[6]	Sarasota County[7]
		Calculated[1]	Existing[2]					
Date of Last Update	-	2013	2009	2000	2006	2014	2012	2007
Adoption Percentage	-	n/a	100%	n/a	25%	0%	100%	100%
Single Family (2,000 sf)	du	$472	$488	$72	$171	$0	$533	$796
Office (50,000 sf)	1,000 sf	$311	$362	$34	n/a	$0	$258	$416
Retail (100,000 sf)	1,000 sf	$642	$670	$160	n/a	$0	$551	$1,037
Fast Food w/ Drive-Thru	1,000 sf	$2,323	$2,297	$428	n/a	$0	$551	$1,037
Bank w/ Drive-Thru	1,000 sf	$595	$604	$81	n/a	$0	$551	$1,037
Light Industrial	1,000 sf	$180	$176	n/a	n/a	$0	$110	$250

(1) Source: Table 20
(2) Source: Collier County Community Development Department; fee rates above reflect annual indexing which has decreased the fee slightly since adoption
(3) Source: Brevard County Planning & Development
(4) Source: Highlands County Code of Ordinances, Section 13-21, Municode; Fee is currently suspended through July 2017
(5) Source: Indian River County Planning Division
(6) Source: Okeechobee County Code of Ordinances, Section 52-11, Municode; "Commercial/Retail" fee rate was used for the "Bank w/Drive-Thru" land use
(7) Source: Sarasota County Planning & Development Services

Appendix A
Building and Land Value Analysis / Supplemental Information

Appendix A

This appendix provides the additional data and information on building and land value estimates.

Building Values

As explained in the report, several steps were undertaken to determine current building values for the impact fee calculations. Collier County has not built any new correctional facilities since the last update study. Because correctional facilities involve construction of large buildings to make it cost efficient, there are not many other new facilities built by other jurisdictions either. Given this, the following information was used to update the building cost for correctional facilities.

- Tindale Oliver conducted discussions with architects, including the firm that prepared the County's Jail Master Plan. These discussions suggested a unit cost ranging from $285 per square foot to $445 per square foot, with an average of $350 per square foot.
- Tindale Oliver also obtained construction cost estimates from Reed Construction, which ranged from $270 per square foot to $300 per square foot, depending on the design and material used.
- The current insurance value of the Naples Jail is $195 per square foot and Immokalee Jail is $247 per square foot. It is important to note insurance values are considered to provide conservative estimates and do not take into consideration certain building components, such as foundation, architectural/design cost, furniture/fixture/equipment, security features, etc.

Given the above information, a unit value of $300 per square foot is used in the study. This value represents an 8 percent decrease from the unit value of $325 per square foot used in the previous study.

To determine the building value of the parking garage, insurance value of the existing garage and the relation of parking garage cost to the jail building cost were evaluated. This analysis suggested a unit cost of $52 per square foot, which represents a 7 percent decrease from the unit cost of $56 per square foot used in the previous technical study.

Land Values

As mentioned previously, vacant land sales and value analyses were conducted to estimate the current value per acre to be used in the correctional facilities impact fee calculations. Based on the discussions with County staff, future land purchases for correctional facilities are likely to be in the Immokalee and Big Corkscrew areas. Therefore the land value analysis considered sales and values over the past three years in these areas.

Table A-1

Land Value Analysis

Acreage	2013 Property Appraiser Land Values				Vacant Land Sales			
	All Land Uses		Residential		Avg of 2010-2012		2012	
	Weighted Avg	Median	Weighted Avg	Median	Weighted Avg	Median	Weighted Avg	Median
- 0.5 - 5 acres	$73,591	$32,500	$15,796	$14,583	$22,856	$14,747	$23,951	$13,960
- 5.01 to 20 acres	$41,225	$27,680	$25,045	$25,000	$22,246	$18,253	$17,088	$17,088
- 20.01 to 50 acres	$20,271	$20,000	$25,000	$25,000	N/A	N/A	N/A	N/A

As shown, the 2013 land value per acre as estimated by the Property Appraiser's Office in the Immokalee and Big Corkscrew areas ranged from $20,000 to $74,000 for all land uses depending on the acreage. This range is $15,000 to $25,000 for the residential vacant properties. Finally, vacant land sales in this area over the last three years, suggested a range of $15,000 per acre to $24,000 per acre. There were a total of 42 lots sold during this period; of which, 14 were sold in 2012. Given these figures, an average figure of $25,000 per acre is found to be reasonable for the impact fee calculations. This represents a 50 percent decrease from the unit value of $50,000 per acre used in the 2009 technical study.