

**Collier County  
Library Facilities and Items/Equipment  
Impact Fee Update Study**

**Final Report**



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**Collier County**  
**Library Facilities and Items/Equipment Impact Fee Update Study**  
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## Introduction

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Library impact fees are used to fund capital construction and expansion of library services related buildings, land, and materials/equipment required to support the additional library facilities demand created by new growth. Collier County's Library Facilities Impact Fee was last updated in 2010. To comply with the technical study update requirements of the impact fee ordinance and to ensure that the library facilities impact fee is calculated based on the most recent and localized data, the County retained Tindale Oliver (TO) to conduct an update study. This report presents the results of the Library Facilities Impact Fee Update Study for the County and will serve as the technical support document in updating the library impact fee ordinance.

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

- Facilities Inventory
- Service Area and Population
- Level of Service
- Cost Component
- Credit Component
- Net Library Facilities Impact Cost
- Calculated Library 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 library facilities impact fee schedule.

## Facilities Inventory

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**Table 1** provides a summary of existing library facilities within Collier County. Currently, the County provides 180,000 square feet of library facilities located on approximately 25 acres of land dedicated to library facilities.

A building cost of \$300 per square foot is used based on a review of recent bids or estimates in Collier County, recently built libraries in other Florida jurisdictions, insurance values of existing libraries, and discussions with architects regarding construction costs in Collier County. Appendix A provides a more detailed explanation of building value estimates.

In terms of estimating current land values, an analysis was conducted to determine the value of land where existing library facilities are located and land values in subareas of the county where future facilities are being planned. In addition, land use characteristics of the areas where existing facilities are located were also evaluated. Libraries tend to be located predominantly in residential areas, which results in a lower land cost compared to some of the other County infrastructure, such as law enforcement, EMS, etc. Both vacant land sales and the current value of vacant parcels as reported by the Collier County Property Appraiser were evaluated to determine the differentiation in land values in different parts of the county and for different land uses. This analysis resulted in an average value of \$64,000 per acre, and is explained further in Appendix A.

In addition to the library facilities presented in Table 1, the County's library system also provides books, DVDs, CDs, computers, etc. for the public. As such, it is necessary to include the library items/equipment value into the impact fee calculation. **Table 2** presents the library items/equipment value which amounts to a total of \$17.5 million (total value of books, other library items, and library equipment) or approximately \$42 per resident.

**Table 1 <sup>(1)</sup>**  
**Collier County Libraries Inventory**

Facility Name	Address	Year Built <sup>(2)</sup>	Library Square Footage <sup>(3)</sup>	Total Square Footage on Site <sup>(4)</sup>	Total Acres <sup>(5)</sup>	Acres per 1,000 sf of Building Space <sup>(6)</sup>	Allocated Acres <sup>(7)</sup>	Building Value <sup>(8)</sup>
Immokalee Branch	417 1st Street North	1978/2004	8,035	28,945	10.00	0.345	2.77	\$2,410,500
Naples Branch	650 Central Avenue	1965/1992	35,011	35,011	2.66	0.076	2.66	\$10,503,300
Golden Gate Branch <sup>(9)</sup>	2432 Lucerne Road	1978/2007	24,066	76,498	12.91	0.169	4.07	\$7,219,800
East Naples Branch	8787 Tamiami Trail East	1989	7,168	7,168	0.87	0.121	0.87	\$2,150,400
Estates Branch	1266 Golden Gate Blvd West	1994	11,000	11,000	2.08	0.189	2.08	\$3,300,000
Marco Island Branch	210 South Heathwood Drive	1988/2009	15,381	15,381	1.51	0.098	1.51	\$4,614,300
Headquarters Branch	2385 Orange Blossom Drive	2002	42,401	56,401	7.63	0.135	5.72	\$12,720,300
Vanderbilt Branch	788 Vanderbilt Beach Road	1981	7,000	7,000	1.69	0.241	1.69	\$2,100,000
South Regional Library	8065 Lely Cultural Parkway	2007	<u>30,000</u>	<u>154,388</u>	<u>20.00</u>	0.130	<u>3.90</u>	<u>\$9,000,000</u>
<b>Total Building Value</b>			<b>180,062</b>	<b>391,792</b>	<b>59.35</b>		<b>25.27</b>	<b>\$54,018,600</b>
<b>Total Land Value<sup>(10)</sup></b>								<b>\$1,617,280</b>
<b>Total Building and Land Value</b>								<b>\$55,635,880</b>
<b>Building Cost per Square Foot<sup>(11)</sup></b>								<b>\$300</b>
<b>Land Cost per Acre<sup>(12)</sup></b>								<b>\$64,000</b>

- (1) Source: Collier County Public Library Division
- (2) Two different years indicate original construction and expansion/renovation years
- (3) Square footage of the indicated facility
- (4) Square footage of all buildings on a given parcel
- (5) Acreage of the parcel where the facility is located. In some cases, this acreage includes other buildings.
- (6) Acres (Item 5) divided by the total square footage (Item 4) multiplied by 1,000
- (7) Acres per 1,000 square feet of building space (Item 6) is multiplied by the library square footage of the facility (Item 3) divided by 1,000
- (8) Library square footage (Item 3) multiplied by the building cost per square foot (Item 11)
- (9) Includes the square footage of the old Golden Gate Library, which is used as support space for libraries, such as for large meetings, etc.
- (10) Total land value based on an average land cost of \$64,000 per acre (Item 12)
- (11) Based on the construction costs and estimates of other recently built/bid libraries and discussions with architects
- (12) Based on an evaluation of future planned library locations and land values in these areas.

**Table 2**  
**Collier County Library Items/Equipment**

Library Item/Equipment	Count <sup>(1)</sup>	Unit Value <sup>(1)</sup>	Total Value
<b>Books:</b>			
Books	529,213	\$25	\$13,230,325
Electronic Books	12,164	\$37	\$450,068
Downloadable Audio Books	6,129	\$28	\$171,612
Audio Books	<u>31,155</u>	\$45	<u>\$1,401,975</u>
Subtotal - Books	578,661		\$15,253,980
Average Value			\$26.36
Books per Resident <sup>(2)</sup>			1.38
<b>Impact Cost per Resident -- Books<sup>(3)</sup></b>			<b>\$36.38</b>
<b>Other Library Items:</b>			
Compact Disks	16,120	\$15	\$241,800
Adult Kits	305	\$90	\$27,450
Juvenile Kits	576	\$25	\$14,400
DVDs	<u>87,832</u>	\$20	<u>\$1,756,640</u>
Subtotal - Other Library Items	104,833		\$2,040,290
Average Value			\$19.46
Other Library Items per Resident <sup>(2)</sup>			0.25
<b>Impact Cost per Resident -- Other Library Items<sup>(3)</sup></b>			<b>\$4.87</b>
<b>Library Equipment:</b>			
Public Computers	223	\$850	\$189,550
Public Computers per Resident <sup>(2)</sup>			0.00053
<b>Impact Cost per Resident -- Computers<sup>(3)</sup></b>			<b>\$0.45</b>
<b>Total Library Items/Equipment Value per Resident<sup>(4)</sup></b>			<b>\$41.70</b>

(1) Source: Collier County Public Library Division

(2) Source: Table 3. Calculated as the item/equipment count divided by the total number of peak seasonal residents.

(3) Item/Equipment per resident (Item 2) multiplied by the average value per item/equipment for each category

(4) Sum of each category's impact cost per resident (Item 3)

## Service Area and Population

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The Collier County Library System provides library services to the entire County, thus, the appropriate service area is determined to be countywide.

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

## Level of Service

**Table 3** provides a summary of the current level of service (LOS) for library buildings, books, other library materials, and computers in Collier County. To calculate the level of service, the total number of units (building square footage, books, computers, etc.) are divided by the 2015 peak population. Due to a portion of the library buildings being funded through bond/commercial paper, an additional calculation of owned library square footage is provided.

As shown, the current level of service calculated based on owned Collier County library buildings is approximately 3 percent higher than the adopted level of service standard. However, the better measure of library services provided to Collier County residents is including all library buildings. As presented, the current level of service for all library buildings is 0.43 square feet per person compared to the adopted level of service standard of 0.33 square feet per person.

In terms of books and other library materials, the current LOS of 1.63 items per person (sum of the LOS for library books (1.38) and other library collection (0.25)) is slightly below the adopted LOS standard of 1.87 items per person. The County does not have adopted standards for computers.

**Table 3**  
**Current Level of Service**

Category	2015			
	Square Footage/ Count <sup>(1)</sup>	Peak Season Population <sup>(2)</sup>	Current Level of Service <sup>(3)</sup>	Adopted Level of Service <sup>(4)</sup>
Library Buildings (all)	180,062	418,048	0.43	0.33
Library Buildings (owned)	141,727	418,048	0.34	0.33
Library Books <sup>(5)</sup>	578,661	418,048	1.38	1.87
Other Library Collection	104,833	418,048	0.25	
Computers <sup>(6)</sup>	223	418,048	0.00053	N/A

(1) Source for buildings is Table 1. Source for books and other collection is Table 2. Owned building square footage is calculated based on the ratio of owned total asset value to the total asset value.

(2) Source: Appendix B, Table B-1

(3) Square footage/count (Item 1) divided by peak season population (Item 2)

(4) Source: Collier County 2015 Annual Update and Inventory Report (AUIR), library books and materials included in the LOS standard refer to printed books, electronic books, audio books, video materials, and music on CDs.

(5) Includes audio and electronic books, see Table 2 for more detail

(6) Includes only the computers available for public use



The current achieved LOS figures represent the community’s investment into library infrastructure while the adopted LOS standards that are also shown in Table 3, represent the service level intended going forward. Because the achieved LOS is approximately 3 percent higher than adopted LOS standard for buildings, the adopted standard is used for buildings. Given that the achieved LOS is slightly lower than the adopted LOS standards for non-building assets, the achieved LOS is used for impact fee calculation purposes, which results in a more conservative impact fee.

A comparison of the current Collier County LOS, the LOS standard (LOSS), LOS of the other Florida counties, and the State Standards is presented in **Table 4**. The comparison includes counties with a population of 100,000 to 750,000, and is based on the information obtained from the Library Directory with Statistics, published by the Department of State, Division of Library and Information Services. It should be noted that the current LOS figures included in the table for Collier County represent figures provided by the Division of Library and Information Services and reflect FY 2012 data with the use of permanent population. To provide an “apples-to-apples” comparison, 2012 data is used for Collier County and its peer group.

**Table 4**  
**Level of Service Comparison**

Category	Collier County <sup>(1)</sup>		Other FL Counties <sup>(2)</sup>	FLA Public Library Standards <sup>(3)</sup>		
	Current LOS	Adopted LOS Standard		Essential	Enhanced	Exemplary
Library Buildings (all) -- sf per capita	0.54	0.33	0.42	0.60	0.70	1.00
Library Books -- books per capita	1.62	N/A	1.47	N/A	N/A	N/A
Other Library Collection -- items per capita	0.41	N/A	N/A	N/A	N/A	N/A
All Library Collections -- items per capita	2.03	1.87	1.79	2.00	3.00	4.00
Computers -- computers per 1,000 people	0.57	N/A	0.73	0.33	0.50	1.00

- (1) Source: Department of State, Division of Library & Information Services, 2012-2013 Library Directory with Statistics (Reflects FY 2012 figures) for the current LOS, and Table 3 for the adopted LOS standard.
- (2) Source: Department of State, Division of Library & Information Services, 2012-2013 Library Directory with Statistics (Reflects FY 2012 figures) - includes counties with population of 100,001 to 750,000, excluding Collier County
- (3) Source: Florida Library Association, Standards for Florida Public Libraries, 2004; 2006 Revision

## Cost Component

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The cost component of the study evaluates the cost of capital items including: buildings, land, and items/equipment. It should be noted that a portion of the library buildings was funded through bond/commercial paper issues. The debt service on some of these issues is being paid with impact fee revenues. As such, the outstanding principal associated with debt service that will be paid with impact fee revenues is subtracted from the total inventory value to ensure that the new development is not charged twice for the same facility. As shown in **Table 5**, the total owned library asset value amounts to \$61 million for Collier County. Also shown is the total capital asset value per resident, which amounts to approximately \$144. The total capital asset value per resident is calculated by combining the capital asset value per resident for building and land and library items/equipment. Table 5 also provides the distribution of asset value by asset type for future indexing calculations in accordance with the indexing methodology adopted by the County.

**Table 5  
Total Capital Asset Value per Resident**

Element	Figure	Percent of Total <sup>(11)</sup>
Building Value <sup>(1)</sup>	\$54,018,600	73.9%
Land Value <sup>(1)</sup>	\$1,617,280	2.2%
Items/Equipment Value <sup>(2)</sup>	\$17,483,820	23.9%
<b>Total Capital Asset Value</b>	<b>\$73,119,700</b>	<b>100.0%</b>
<b>Building and Land:</b>		
Total Building and Land Value <sup>(3)</sup>	\$55,635,880	
Less: Portion Not Owned <sup>(4)</sup>	\$11,844,806	
<b>Net Building and Land Value<sup>(5)</sup></b>	<b>\$43,791,074</b>	
Total Library Square Footage <sup>(1)</sup>	180,062	
Total Owned Building and Land Value per Square Foot <sup>(6)</sup>	\$243.20	
LOS Standard -- Square Foot per Resident <sup>(7)</sup>	0.42	
Total Owned Building and Land Value per Resident <sup>(8)</sup>	\$102.14	
<b>Library Items/Equipment</b>		
Total Book Value per Resident <sup>(9)</sup>	\$36.38	
Total Other Library Items per Resident <sup>(9)</sup>	\$4.87	
Total Library Equipment Value per Resident <sup>(9)</sup>	\$0.45	
<b>Total Capital Asset Value per Resident<sup>(10)</sup></b>	<b>\$143.84</b>	

(1) Source: Table 1

(2) Source: Table 2. Sum of the value of books, other library items, and library equipment.

(3) Sum of building and land value

(4) Source: Collier County Office of Management and Budget

(5) Total building and land value (Item 3) less portion not owned (Item 4)

(6) Net building and land value (Item 5) divided by total library square footage

(7) Source: Table 3, with a 3% decrease applied to account for the difference between achieved LOS and adopted LOS standard

(8) Owned building and land value per square foot (Item 6) multiplied by the LOS (Item 7)

(9) Source: Table 2

(10) Sum of total owned building and land value per resident, book value per resident, other library items value per resident, and library equipment value per resident (Items 8 and 9)

(11) Distribution of buildings, land, and items/equipment (Items 1 and 2)

## Credit Component

To avoid overcharging new development, a review of the library capital expenditures from FY 2011 through FY 2015 that were funded with non-impact fee revenue sources was completed. The purpose of this review was to determine any potential revenues generated by new development, other than impact fees, that are being used or will be used to fund the expansion of capital facilities, land, and materials for the County’s libraries program. This review suggests that historically Collier County used the General Fund and Grants/Trust Fund revenues to fund a portion of capacity expansion. As such, it is appropriate to provide a credit.

### Capital Expansion Expenditures Credit

**Table 6** summarizes the library related capital expansion projects between FY 2011 and FY 2015. The average annual capital expansion expenditure during this five-year period is \$1.09 per resident (shown in Table 6). This figure is calculated by dividing the average annual total capital expenditure amount for the five-year period by the County’s average population during the same time period.

**Table 6**  
**Capital Improvement Credit**

Capital Investment <sup>(1)</sup>	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Total
<b>Grants/Trust Fund</b>						
New Materials/Collection	\$251,870	\$385,079	\$498,033	\$301,167	\$296,942	\$1,733,091
<b>General Fund</b>						
New Materials/Collection	-	\$94,771	\$118,999	\$183,342	\$74,645	\$471,757
Total Capital Expansion Expenditures						<b>\$2,204,848</b>
Annual Capital Expansion Expenditures						<b>\$440,970</b>
Average Population (2011-2015) <sup>(2)</sup>						404,413
Annual Capital Expansion Expenditures per Person						<b>\$1.09</b>

(1) Source: Collier County Public Library Division and 2015 Annual Update & Inventory Report (AUIR)

(2) Source: Appendix B, Table B-1. Average population over the 2011 to 2015 time period.

## Net Library Facilities Impact Cost

The net impact fee per resident is the difference between the Cost Component and the Credit Component. **Table 7** summarizes the calculation of the net library facilities impact cost per resident. As shown, the net impact cost per resident amount to \$127.

**Table 7**  
**Net Impact Cost per Functional Resident**

Calculation Step	Impact Cost	Revenue Credits
<b>Impact Cost</b>		
Total Impact Cost per Resident <sup>(1)</sup>	\$143.84	
<b>Impact Credit</b>		
Average Annual Capital Improvement Credit <sup>(2)</sup>		\$1.09
Capitalization Rate		4%
Capitalization Period (in years)		25
Capital Improvement Credit per Resident <sup>(3)</sup>		\$17.03
<b>Net Impact Cost</b>		
Net Impact Cost per Resident <sup>(4)</sup>	<b>\$126.81</b>	

(1) Source: Table 5

(2) Source: Table 6

(3) The present value of the capital improvement credit per resident (Item 2) at a discount rate of 4 percent with a capitalization period of 25 years.

(4) Total impact cost per resident (Item 1) less capital improvement credit per resident (Item 3)

## Calculated Library Facilities Impact Fee Schedule

The calculated library impact fee for each residential land use is presented in **Table 8**. The net impact cost per resident calculated in the previous section is applied to the average residents per unit by land use. The resulting total impact fee per dwelling unit ranges from \$146 for retirement community/age-restricted homes to \$377 for the single family homes of 4,000 square feet or greater.

**Table 8**  
**Library Impact Fee Schedule**

Residential Land Use	Impact Unit	Residents per Unit <sup>(1)</sup>	Net Cost per Resident <sup>(2)</sup>	Total Impact Fee <sup>(3)</sup>	Current Adopted Fee <sup>(4)</sup>	Percent Change <sup>(5)</sup>
<b>Single Family Detached:</b>						
- Less than 4,000 square feet	du	2.65	\$126.81	<b>\$336.05</b>	\$315.04	7%
- 4,000 square feet or greater	du	2.97	\$126.81	<b>\$376.63</b>	\$349.31	8%
Multi-Family	du	1.26	\$126.81	<b>\$159.78</b>	\$160.28	0%
Mobile Home/RV Park (Tied Down)	du	2.13	\$126.81	<b>\$270.11</b>	\$236.56	14%
Retirement Community/Age-Restricted Single Family	du	1.15	\$126.81	<b>\$145.83</b>	\$349.31	-58%

(1) Source: Appendix B, Table B-2

(2) Source: Table 7

(3) Source: Residents per unit (Item 1) multiplied by the net cost per resident (Item 2)

(4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division

(5) Percent change between the total impact fee (Item 3) and the current adopted fee (Item 4)

## Impact Fee Schedule Comparison

As part of the work effort in updating Collier County’s library facilities impact fee program, a comparison of the County’s current and calculated library facilities impact fee schedules to fees schedules of other Florida jurisdictions was completed. **Table 9** presents this comparison. The purpose of this table is simply to provide a comparison of adopted rates in these jurisdictions. This information is limited in its ability to explain the differential in the rates since several factors affect the fee levels, including policy decisions as well as technical factors, such as inventory levels, types of facilities built, alternative funding availability, variations in demand, etc.

**Table 9**  
**Library Facilities Impact Fee Schedule Comparison**

Land Use	Unit <sup>(2)</sup>	Collier County		Brevard County <sup>(5)</sup>	Charlotte County <sup>(6)</sup>	Indian River County <sup>(7)</sup>	Lake County <sup>(8)</sup>	Manatee County <sup>(9)</sup>	Martin County <sup>(10)</sup>
		Calculated <sup>(3)</sup>	Existing <sup>(4)</sup>						
Date of Last Update		2016	2010	2000	2014	2014	2003	2015	2012
Assessed Portion of Calculated <sup>(1)</sup>		100%	100%	29%	40%	100%	95%	80%	N/A
<b>Residential:</b>									
Single Family (2,000 sf)	du	\$336	\$315	\$64	\$64	\$672	\$191	\$255	\$537
Multi-Family/Accessory Unit	du	\$160	\$160	\$38	\$34	\$381	\$146	\$202	\$537
Mobile Home/RV Park (tied down)	du	\$270	\$237	\$46	\$35	\$428	\$152	\$202	\$537

Land Use	Unit <sup>(2)</sup>	Collier County		Monroe County <sup>(11)</sup>	Palm Beach County <sup>(12)</sup>	Pasco County <sup>(13)</sup>	Polk County <sup>(14)</sup>	Sarasota County <sup>(15)</sup>	St. Lucie County <sup>(16)</sup>
		Calculated <sup>(3)</sup>	Existing <sup>(4)</sup>						
Date of Last Update		2016	2010	1992	2012	2002	2015	2006	2009
Assessed Portion of Calculated <sup>(1)</sup>		100%	100%	100%	75%	100%	25%	100%	100%
<b>Residential:</b>									
Single Family (2,000 sf)	du	\$336	\$315	\$242	\$243	\$145	\$41	\$380	\$220
Multi-Family/Accessory Unit	du	\$160	\$160	\$242	\$212	\$97	\$29	\$380	\$143
Mobile Home/RV Park (tied down)	du	\$270	\$237	\$242	\$186	\$97	\$31	\$253	\$173

(1) Represents the portion of the maximum calculated fee for each respective county that is actually charged. Fee may have been lowered/increased through annual indexing or policy discounts. Does not account for moratorium/suspensions.

(2) du = dwelling unit

(3) Source: Table 8

(4) Source: Collier County Capital Project Planning, Impact Fees and Program Management Division

(5) Source: Brevard County Planning & Development Department

(6) Source: Charlotte County Community Development Department. Fees were adopted at 40% in 2015.

(7) Source: Indian River County Planning Division. Fees are suspended until the next technical update

(8) Source: Lake County Growth Management Department.

(9) Source: Manatee County Impact Fee Administration. The "Multi-Family" and "Mobile Home" fees shown are for the (1,301 - 2,200) sf category.

(10) Source: Martin County Growth Management Department. Fees shown are effective June 20, 2016

(11) Source: Monroe County Planning & Environmental Resources Department

(12) Source: Palm Beach County Department of Planning, Zoning, and Building

(13) Source: Pasco County Central Permitting Department

(14) Source: Polk County Building & Construction Department.

(15) Source: Sarasota County Planning & Development Services

(16) Source: St. Lucie Planning & Development Services Department. Fees were adopted at 100% and have since been indexed annually using the CPI

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



## Appendix A

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

### *Building Values*

In determining the appropriate unit cost for building construction, the following analyses were conducted:

- A review of any recent bids or estimates in Collier County;
- A review of recently built libraries in other Florida jurisdictions;
- Insurance values of existing libraries; and
- Discussions with architects regarding library construction costs in Collier County.

Collier County is planning to expand and renovate the Headquarters' Library. Although expansion time frame is not yet determined at this time, the estimated cost for the expansion portion is \$275 per square foot.

The current insurance values of the existing libraries is \$210 per square foot for buildings only and \$325 for buildings and contents. When material and equipment value estimated in this study (\$40 per square foot as shown in Table 4) is excluded, the net insurance value amounts to \$280 per square foot. Insurance values are considered to be conservative estimates since not all components of a building need to be insured.

The library costs observed in other jurisdictions ranged from \$230 per square foot to \$300 per square foot. Discussions with architects indicated that a range of \$250 per square foot to \$300 per square foot is a reasonable estimate.

Given that the insurance values tend to be conservative and does not include costs associated with foundation, site preparation, and permitting fees, etc., a unit cost of \$300 per square foot is found to be a reasonable estimate. Table A-1 provides a summary of this analysis.

**Table A-1  
Summary of Construction Cost Estimate**

Source	Date	Cost per Square Foot
Headquarters Library Expansion Cost Estimate	2015	\$274
Insurance Values:		
- Bldgs Only	2014	\$210
- Bldgs and Contents	2014	\$323
- Bldgs and Contents Less Library Material and Equipment	2014	\$282
Library Cost in Other Florida Jurisdictions	2014 - 2015	\$230 - \$300
Architects Estimates	2015	\$250 - \$300
<b>Used in the Study</b>		<b>\$300</b>

**Land Values**

In order to determine land value for future library land purchases, the value of the parcels where existing libraries are located as well as land value in areas where future libraries are expected to be built were evaluated.

Libraries are typically built in residential areas, although a smaller portion tends to be in commercial areas. It is likely that future libraries will be located in the eastern and southern parts of the county. An evaluation of the vacant residential versus commercial land values for 1- to 10-acre parcels in areas east versus west of County Road 951 resulted in an average land value of \$20,000 per acre to \$80,000 per acre for residential land uses, and \$300,000 per acre to \$400,000 per acre for commercial land uses. This information is presented in Table A-2.

**Table A-2  
Land Value Estimates  
(1 to 10-acre parcels)**

Location	Year	Land Use	Cost per Acre	
			Average	Count
<b><i>Vacant Land Sales:</i></b>				
- East of CR 951	2012-2015	Residential	\$27,594	621
- West of CR 952			\$119,320	142
<hr/>				
- East of CR 951	2012-2015	Commercial	\$336,890	9
- West of CR 952			\$480,218	27
<hr/>				
<b><i>Vacant Land Values:</i></b>				
- East of CR 951	2015	Residential	\$15,060	4,599
- West of CR 952			\$77,669	555
<hr/>				
- East of CR 951	2015	Commercial	\$193,894	109
- West of CR 952			\$294,329	118
<hr/>				
<b><i>Used in the Study:</i></b>				
- East of CR 951	2015	Residential	\$20,000	N/A
- West of CR 952			\$80,000	N/A
<hr/>				
- East of CR 951	2015	Commercial	\$300,000	N/A
- West of CR 952			\$400,000	N/A

Source: Collier County Property Appraiser

For the purposes of impact fee calculations, a conservative ratio of 10 percent is used for commercial location and 25 percent for west of County Road 951. As presented in Table A-3, applying these percentages to the estimated land values presented in Table A-2 results in a combined land value of approximately \$64,000 per acre, which is found to be a reasonable estimate for impact fee calculation purposes. This estimate is also within the range of value of properties where existing facilities are located (\$4,000 per acre to \$655,000 per acre), based on the information included in the Property Appraiser’s database.

**Table A-3  
Weighted Land Value**

Subarea	Residential <sup>(1)</sup>	Commercial <sup>(1)</sup>	Weighted by Land Use <sup>(2)</sup>	Distribution by Area <sup>(3)</sup>	Weighted Land Value per Acre <sup>(4)</sup>
East of CR 951	\$20,000	\$300,000	\$48,000	75%	\$36,000
West of CR 951	\$80,000	\$400,000	\$112,000	25%	\$28,000
Distribution by Land Use <sup>(5)</sup>	90%	10%			
<b>Land Value Used in the Study</b>					<b>\$64,000</b>

(1) Source: Table A-1

(2) For each area, residential versus commercial values are weighted by distribution by land use (Item 7)

(3) Estimated

(4) Land value weighted by land use (Item 2) weighted by distribution by area (Item 3)

(5) Estimated

**Appendix B**  
**Population -**  
**Supplemental Information**

## Collier County | Library IF Update Study

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

**Table B-1** presents the population trends for Collier County. The county population is estimated to increase by 34 percent between 2015 and 2034.

**Table B-1**  
**Collier County**  
**Peak Season Population Estimates & Projections**

Year	Peak Season Population	
	Countywide	Percent Change
2000	309,511	-
2001	325,159	5.06%
2002	341,954	5.17%
2003	359,191	5.04%
2004	374,384	4.23%
2005	386,668	3.28%
2006	396,310	2.49%
2007	400,027	0.94%
2008	399,532	-0.12%
2009	399,979	0.11%
2010	387,184	-3.20%
2011	392,180	1.29%
2012	398,107	1.51%
2013	403,435	1.34%
2014	410,297	1.70%
<b>2015</b>	<b>418,048</b>	<b>1.89%</b>
2016	425,979	1.90%
2017	434,060	1.90%
2018	442,295	1.90%
2019	450,685	1.90%
2020	458,670	1.77%
2021	466,233	1.65%
2022	473,920	1.65%
2023	481,734	1.65%
2024	489,677	1.65%
2025	497,236	1.54%
2026	504,399	1.44%
2027	511,666	1.44%
2028	519,037	1.44%
2029	526,514	1.44%
2030	533,638	1.35%
2031	540,396	1.27%
2032	547,239	1.27%
2033	554,170	1.27%
2034	561,188	1.27%

Source: Collier County Comprehensive Planning Division

**Apportionment of Demand by Residential Unit Type and Size**

The residential land uses to be used in the library facilities impact fee calculations include the following:

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

**Table B-2** presents the number of residents per housing unit for the residential categories identified above in Collier County. This analysis includes all housing units, both occupied and vacant.

To address fairness and equity issues between land uses, the single family land use is tiered based on two categories of square footage: less than 4,000 square feet and 4,000 square feet or greater. To accommodate the tiering of impact fee assessments for the single family residential land use category, an analysis was completed based on housing unit size and persons per housing unit, comparing nationwide averages to those of Collier County. This analysis utilized national data from the 2013 American Housing Survey (AHS) and data from the 2013 American Community Survey (ACS) to examine this relationship.

**Table B-2  
Residents per Housing Unit**

Housing Type	Population <sup>(1)</sup>	Housing Units <sup>(2)</sup>	Ratio to the Avg Population per Housing Unit <sup>(3)</sup>	Residents / Housing Units <sup>(4)</sup>
Single Family Detached	244,190	91,056		2.68
- Less than 4,000 sf			99%	2.65
- 4,000 sf or greater			111%	2.97
Multi Family	121,440	96,353		1.26
Mobile Home/RV Park (Tied Down)	22,868	10,725		2.13
Retirement Community/Age Restricted Single Family <sup>(5)</sup>	N/A	N/A		1.15
<b>Weighted Average</b>	<b>388,498</b>	<b>198,134</b>		<b>1.96</b>

- (1) Source: 2013 American Community Survey (ACS), Table B25033 (adjusted for peak seasonal population)
- (2) Source: 2013 American Community Survey (ACS), Table DP04
- (3) Ratios developed based on persons per housing unit data derived from the 2013 American Housing Survey
- (4) Population (Item 1) divided by housing units (Item 2)
- (5) Calculated as the weighted average residents per housing unit of single family detached and multi-family homes, multiplied by the ratio of people per housing unit of units occupied by those age 55 and above to all homes based on information provided by the National Household Travel Survey (59%)