Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E
Public Facilities Level of Service Analysis

Provide the existing Level of Service Standard (LOS) and document the impact the proposed change will have on the following public facilities:

The Goodlette/Pine Ridge Commercial Infill Subdistrict is a partially developed commercial development. The Subdistrict currently authorizes up to 125,000 square feet of retail commercial space and up to 150,000 square feet of office use on approximately 31 acres. To date, 205,878 square feet of commercial has been constructed within the project. The growth management plan amendment proposes to retain all of the commercial entitlements and to add a maximum of 375 multi-family dwelling units within the sub-district.

The public facilities analysis evaluates the project impacts on potable Water, wastewater, drainage, parks, schools, roadways, fire/EMS, and solid waste. The source for the LOS information is the 2016 AUIR.

Potable Water

The property is located within the Collier County potable water service area. The County has existing plant capacity of approximately 52 mgd. The proposed addition of 375 multi-family dwelling units will not create any LOS issues in the 5-year planning horizon. This Project will have no significant impact on the potable water system and capacity is available in Collier County. A comparison of the existing and proposed uses are shown below.

Water Demand:

Existing:
- Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
- Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
- Office 150,000 x 0.15 gpd/sf = 22,500 gpd
- Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd

Proposed:
- Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
- Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
- Office 150,000 x 0.15 gpd/sf = 22,500 gpd
- Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd
- Multi-family 375 x 150 gpd x 1.8 = 101,250 gpd
- Multi-family 375 x 150 gpd x 1.8 x 1.2 max. month = 121,500 gpd

Collier County LOS:	150 gpcd/(0.15) gpd/sf*
Permitted Capacity:	52.75 mgd
Required Plant Capacity FY26:	41.9 mgd

*Based on EP Extimates

Goodlette/Pine Ridge Commercial Infill Subdistrict

Exhibit V.E
Public Facilities Level of Service Analysis

Data Source: Collier County 2016 AUIR

Sanitary Sewer

The subject project is located within the urban boundary with standards for Sanitary Sewer established in the Capital Improvement Element of the Collier County Growth Management Plan. The subdistrict is located in the north sewer service area of the Collier County Water/Sewer District. This Project will have no significant impact on the Collier County Regional Sewer System. A comparison of the existing and proposed uses are shown below.

Sewer Demand:

Existing:
Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd

Proposed:
Retail 125,000 x 0.15 gpd/sf = 18,750 gpd
Retail 125,000 x 0.15 gpd/sf x 1.5 max. month = 28,125 gpd
Office 150,000 x 0.15 gpd/sf = 22,500 gpd
Office 150,000 x 0.15 gpd/sf x 1.5 max. month = 33,750 gpd
Multi-family 375 x 100 gpd x 1.8 = 67,500 gpd
Multi-family 375 x 100 gpd x 1.8 x 1.2 max. month = 81,000 gpd

Collier County LOS:	100 gpcd/(0.15) gpd/sf*
Permitted Capacity:	24.7 mgd
Required Plant Capacity FY26:	16.8 mgd

*Based on EP Extimates
Data Source: Collier County 2016 AUIR

Arterial and Collector Roads

Please refer to the Traffic Impact Statement for discussions of the project's impact on level of service for arterial and collector roadways within the project's radius of development influence.

Drainage

The County has adopted a LOS standard for private developments which requires development to occur consistent with water quantity and quality standards established in Ordinances 74-50, 90-10, 2001-27, and LDC Ordinance 2004-41, as may be amended. The single project within the proposed subdistrict has been issued a surface water management permit by the South Florida

Water Management District which has established criteria for the volume of water stored on site as well as the quality of the water which may be discharged from the site. The development within the subdistrict is consistent with the County LOS standards.

Solid Waste

The adopted LOS for solid waste is two years of lined cell capacity at the previous 3 year average tons per year disposal rate and 10 years of permittable landfill capacity of the disposal rate. There are no current capacity issues and none are anticipated through the year 2065.

Existing: Retail 125,000 x 5 lbs/1,000 sq ft = 625 lbs/day x 365 = 228,125 lbs/year or 228.12 tons/year
Office 150,000 x 5 lbs/1,000 sq ft = 750 lbs/day x 365 = 273,750 lbs/year or 273.75 tons/year

Proposed: Retail 125,000 x 5 lbs/1,000 sq ft = 625 lbs/day x 365 = 228,125 lbs/year or 228.12 tons/year
Office 150,000 x 5 lbs/1,000 sq ft = 750 lbs/day x 365 = 273,750 lbs/year or 273.75 tons/year
Multi-family 375 x 0.54 tons per person x 2.4 = 486 tons

Current landfill capacity in 2017 is anticipated to be 16,309,943 tons.

Available Inventory as of July 2012:	2,236,272 tons
Required Inventory as of July 2015:	446,042 tons
Available Inventory as of July 2015:	3,186,107 tons
Surplus Capacity as of July 2015:	2,740,065 tons

Source: Collier County 2012 AUIR
Cal Recycle

Parks: Community and Regional

The proposed 375 multi-family dwellings will pay park impact fees to mitigate for their impacts on this public facility.

No adverse impacts to Community or Regional Parks result from the amendment of the subdistrict.

Schools

Exhibit V.E
Public Facilities Level of Service Analysis

The proposed 375 multi-family dwellings will pay school impact fees to mitigate for their impacts.

No adverse impacts to schools result from the creation of the subdistrict.

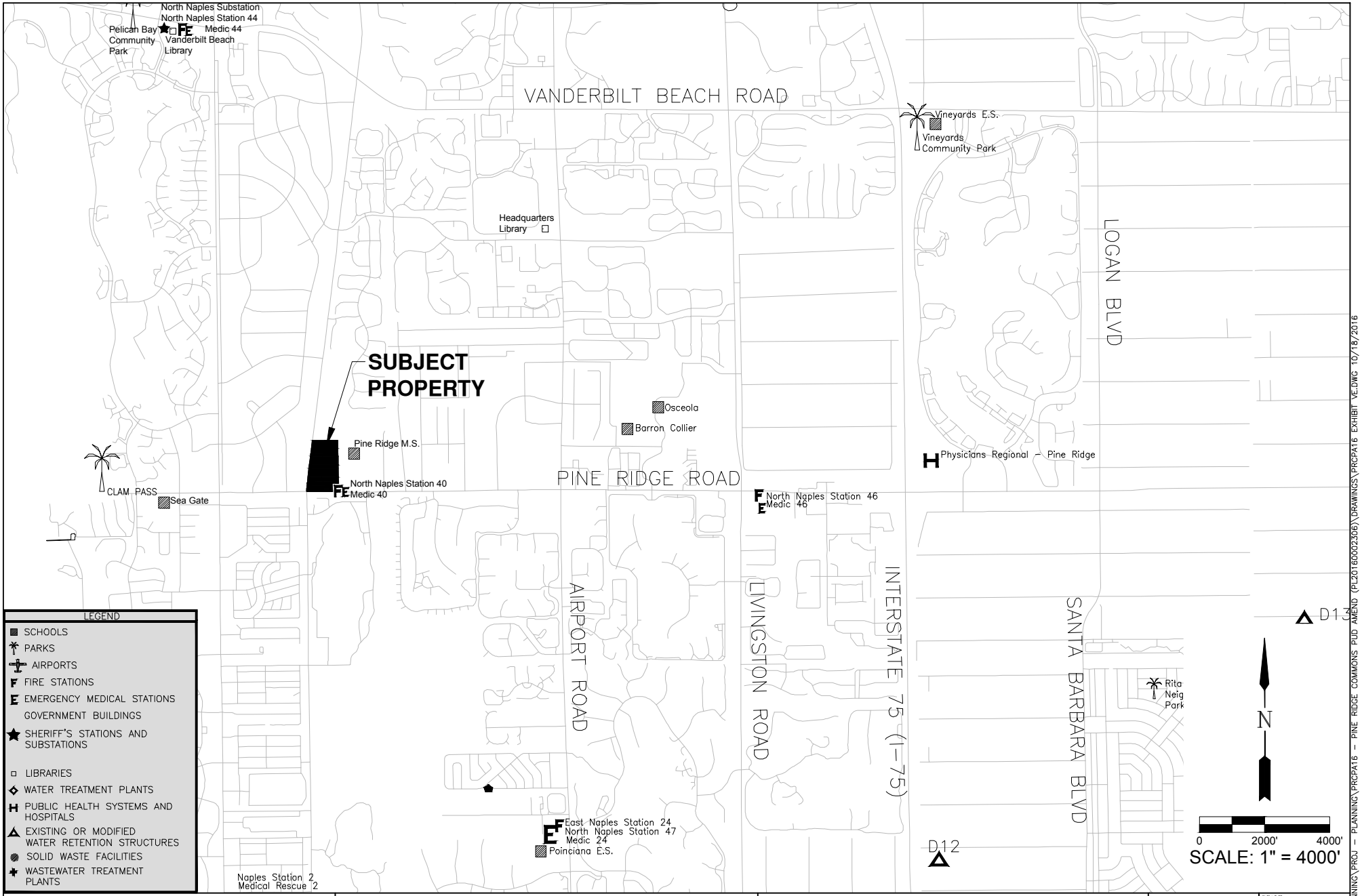
Fire Control and EMS

The proposed project lies within the North Collier Fire and Rescue District. The North Collier Fire and Rescue District - Station #40 is located at 1441 Pine Ridge Road, which is adjacent to the southeastern property boundary. No significant impacts to Fire Control level of service are anticipated due to the proposed project. Estimated impact fees for EMS and fire would be determined at time of SDP based on each unit.

Sheriff, Fire Protection and EMS Services location/address of facilities intended to serve the project are;

North Collier Fire and Rescue District - Station #40
1441 Pine Ridge Road

Collier County Sheriff North Naples Substation
776 Vanderbilt Beach Rd



LEGEND

- SCHOOLS
- PARKS
- AIRPORTS
- F FIRE STATIONS
- E EMERGENCY MEDICAL STATIONS
- GOVERNMENT BUILDINGS
- SHERIFF'S STATIONS AND SUBSTATIONS
- LIBRARIES
- WATER TREATMENT PLANTS
- H PUBLIC HEALTH SYSTEMS AND HOSPITALS
- EXISTING OR MODIFIED WATER RETENTION STRUCTURES
- SOLID WASTE FACILITIES
- WASTEWATER TREATMENT PLANTS

LEGEND

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

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GOODLETTE/PINE RIDGE COMMERCIAL

INFILL SUBDISTRICT
EXHIBIT V.E.
PUBLIC FACILITIES MAP

SCALE:	1" = 4,000'
JOB CODE:	PRCPA16
DATE:	OCTOBER 2016
FILE NAME:	PRCPA16 EXHIBIT VE
SHEET 1 OF 1	

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