

**Courthouse Shadows MPUD (PL20180003659)
Activity Center #16**

**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 Courthouse Shadows project is a developed commercial development. The project currently authorizes up to 165,000 square feet of retail commercial space on 20.35± acres. To date, 147,000 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 300 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 2018 AUIR.

Potable Water

The property is located within the City of Naples potable water service area.

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. Service to this area is provided by the south sewer service area of the Collier County Water and Sewer District. A comparison of the permitted 165,000 sf of commercial to the proposed mixed-use development option is shown below.

Sewer Demand:

Existing: Retail 165,000 x 0.15 gpd/sf = 24,750 gpd
Retail 165,000 x 0.15 gpd/sf x 1.5 (max. 3-day) = 37,125 gpd

Proposed: Multi-family 300 x 100 gpd x 2.4 = 72,000 gpd
Multi-family 300 x 100 gpd x 2.4 x 1.5 (max. 3-day) = 108,000 gpd

Collier County LOS: 100 gpcd/(0.15) gpd/sf*
Permitted Capacity: 16 mgd
Required Plant Capacity FY26: 16 mgd

*Based on Equivalent Residential Connection (ERC) Estimates
Data Source: Collier County 2018 AUIR

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Cal Recycle

Parks: Community and Regional

The proposed 300 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 creation of the subdistrict.

Schools

The proposed 300 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

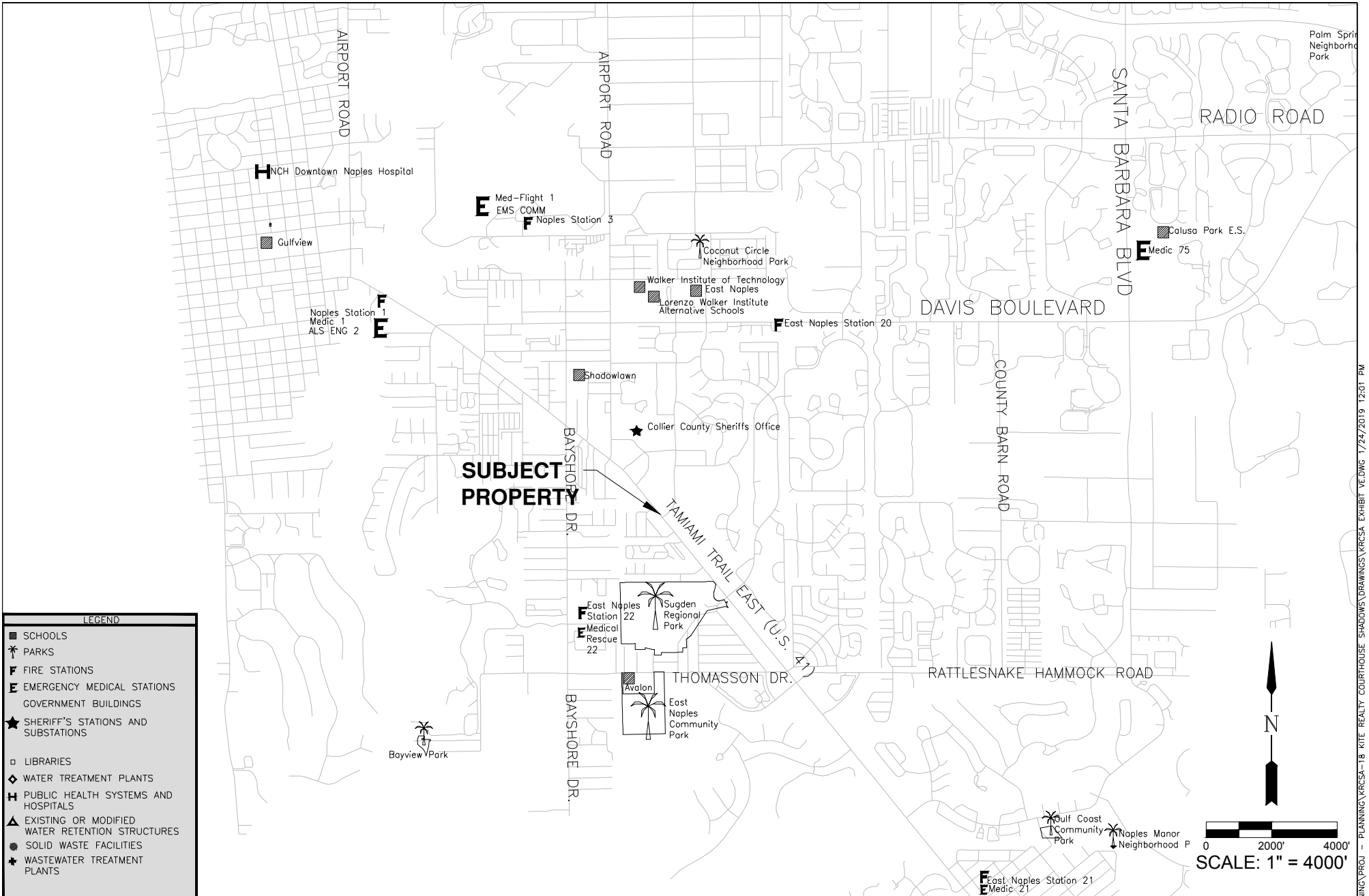
The proposed project lies within the Greater Naples Fire and Rescue District. No significant impacts to Fire Control level of service are anticipated due to the proposed project. Estimated impact fees for EMS and fire would be determined at time of SDP based on each unit.

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

Greater Naples Fire and Rescue District - Station #22
4375 Bayshore Drive

Collier County Sheriff Office
3319 Tamiami Trail E

Collier County Sheriff District Three Substation
8075 Lely Cultural Parkway



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

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COURTHOUSE SHADOWS CPUD
 ACTIVITY CENTER #16
 EXHIBIT V.E.
 PUBLIC FACILITIES MAP

SCALE: 1" = 4,000'
JOB CODE: KRCSA-18
DATE: JANUARY 2019
FILE NAME: KRCSA EXHIBIT VE
SHEET 1 OF 1