

Enbrook RPUD (PL20180002899)

FLUE Policy 5.3 Consistency Analysis

The property is approximately 65.88± acres and is zoned RMF-16(8). The zoning was evaluated as part of the County's zoning reevaluation program in 1992. The density of 8 dwelling units per acre would generate a maximum of 526 dwelling units. The property owner is proposing to rezone the property from RMF-16(8) to Residential Planned Unit Development (RPUD) with a maximum of 526 dwelling units of varying types including single family, and multi-family dwelling units.

An analysis of public facility impacts as required by FLUE Policy 5.3 is provided below. The analysis concludes there are no additional public facility impacts associated with the RPUD.

Collier County 2018 AUIR:

Potable Water

		150 gal per capita day
2019	Required Capacity 39.6	2.4 pp household
	Permitted Capacity 48.7	Existing 561 x 2.4 x 150 = 202,320
		Proposed 561 x 2.4 x 150 = 202,320

Wastewater

		100 gal per capita day
2019	Required Capacity	2.4 pp household x 100
	South 14.58 mgd	Existing 561 x 2.4 x 100 = 134,640
		Proposed 561 x 2.4 x 100 = 134,640
2019	Permitted Capacity	
	South 16 mgd	Existing 561 x 2.4 x 100 = 134,640
		Proposed 561 x 2.4 x 100 = 134,640

Solid Waste

10 years of permitted landfill capacity and 2 years of lined cell capacity at previous 3 years average tons per capita disposal rate.

- Current rate is 0.59 tons per capita/year (561 x 2.4 x 0.59 = 794,376)
- Existing vs. proposed – No change

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Drainage

- Discharge rate established for Basin
- ERP approved by SFWMD
- No additional discharge permitted with RPUD

Roadways

- Vested for 480 multi-family
- 561 multi-family/townhouse allowed by zoning
- TIS assumes:
 - 265 single family 259 Trip Cap 2 way p.m. peak
 - 526 multi-family 259 Trip Cap 2 way p.m. peak
 - Combination 259 Trip Cap 2 way p.m. peak
- No additional trips resulting from RPUD

Parks

	265 single family	561 multi-family
Community	\$247,464	\$255,367
Regional	\$713,994	\$690,164

- No LOS issues result from RPUD

Schools Impact Fees

265 single family	vs.	561 multi-family
\$2,329,228		\$1,595,590