

## CAPITAL IMPROVEMENT ELEMENT GOALS, OBJECTIVES AND POLICIES

**GOAL 1:** [Renumbered text, page 2]  
**TO PROVIDE ADEQUATE PUBLIC FACILITIES CONCURRENT WITH NEW DEVELOPMENT IN ORDER TO ACHIEVE AND MAINTAIN OR EXCEED ADOPTED STANDARDS FOR LEVELS OF SERVICE.**

**OBJECTIVE 1.1 (PUBLIC FACILITY LEVEL OF SERVICE STANDARDS):** [Revised text, page 2]

Identify and define types of public facilities for which the County is responsible, establish standards for levels of service for each such public facility, and determine what quantity of additional public facilities ~~are~~ is needed in order to achieve and maintain the standards.

**Policy 1.1.1:** [Renumbered and revised text, page 2]  
 The County shall establish standards for levels of service for ~~two categories of~~ public facilities, as follows:

~~Category A~~ Public facilities are facilities which appear in other elements of this comprehensive plan, including arterial and collector roads, surface water management systems, potable water systems, sanitary sewer systems, solid waste disposal facilities, and parks and recreation facilities. The standards for levels of service of ~~Category A~~ County provided public facilities shall apply to development orders issued by the County and to the County's annual budget, and to the appropriate individual element of this Comprehensive Plan. The standards for levels of service of ~~Category A~~ public facilities which are not County provided shall apply to development orders issued by the County and to the appropriate individual element of this Comprehensive Plan, but shall not apply to the County's annual budget.

~~Category B~~ public facilities are facilities for the County's library, jail, and emergency medical services. The standards for levels of service of ~~Category B~~ public facilities shall apply to the County's annual budget, but not apply to development orders issued by the County.

Public facilities shall include land, structures, the initial furnishings and equipment (~~including ambulances, fire apparatus, and library collection materials~~), design, permitting, and construction costs. Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the County's annual budget, but such items are not "public facilities" for the purposes of the Growth Management Plan, or the issuance of development orders.

**Policy 1.1.2:** [Renumbered and revised text, page 3]  
 The quantity of public facilities that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation:  

$$Q = (S \times D) - I.$$

Where  $Q$  is the quantity of public facility needed,

S is the standard for level of service,  
 D is the demand, such as the population, and  
 I is the inventory of existing facilities.

- A. The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth.
- B. The ~~Board of~~ County Commissioners ~~will~~ shall review all rezone ~~petitions requests~~, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall ~~countywide~~ County Wide density or intensity of permissible development, with consideration of their impact on both the variable "D" in the formula  $Q = (S \times D) - I$ , and the overall ~~roadway~~ County transportation system. The ~~Board~~ County Commission shall not approve any such ~~petition or application rezone request, SRA designation, conditional use petition, or FLUE amendment, that which~~ significantly impacts either: (1) a deficient roadway segment; or (2) the ~~BEBR (Bureau of Economic and Business Research at the University of Florida) high range growth rate population projections through the five years of the annually updated Capital Improvement Plan, on a continuously rolling basis, and then 95% of the BEBR high range growth rate thereafter, for the variable "D", unless one of the following simultaneously occurs:~~
1. a deficient roadway segment;
  2. the weighted population based upon the Bureau of Economic and Business Research at the University of Florida (BEBR) high range growth rate population projections through the five years of the annually updated Capital Improvement Plan, on a continuously rolling basis, and then 95% of the BEBR high range growth rate population thereafter, for all public facilities except potable water and sanitary sewer, for the variable "D", unless one of the three items listed below simultaneously occurs; or,
  3. the peak population based upon the BEBR high range growth rate population projections through the first ten years, on a continuously rolling basis, and then the average of the medium and high range growth rate population projections thereafter, for potable water and sanitary sewer facilities, for the variable "D", unless one of the three items listed below simultaneously occurs:
    - (1)- Specific mitigating stipulations are approved in conjunction with the rezone or SRA designation resolution, conditional use petition, or FLUE amendment, to restore or maintain the Level of Service on the impacted roadway segment;
    - (2)- The adopted population standard used for calculation of "Q" in the formula  $Q = (S \times D) - I$  is amended based on appropriate data and analysis;

- (3)- The Schedule of Capital Improvements is updated to include any necessary projects that would support the additional public facility demand(s) created by the rezone, SRA designation resolution, conditional use petition, or amendment to the Future Land Use Element.
- C. Significant impact is hereby defined for Section B of this Policy as generating potential for increased countywide ~~County Wide~~ population greater than ~~3%~~ 2% of the weighted population projections for parks, solid waste, ~~water, sewer,~~ and drainage facilities, greater than ~~3%~~ 2% of peak population estimates and projections as explained in Section B above for potable water and sanitary sewer facilities, or as generating a volume of traffic equal to or greater than ~~3%~~ 2% of the adopted LOS standard service volume of an impacted roadway.
- D. There are three circumstances in which the standards for levels of service are not the exclusive determinant of need for a public facility:
1. Calculated needs for public facilities in coastal high hazard areas are subject to all ~~limits~~ limitations and conditions in the Conservation and Coastal Management and Future Land Use Elements of this Growth Management Plan.
  2. Replacement of obsolete or worn out facilities, and repair, remodeling and renovation, will be determined by the Board of County Commissioners upon the recommendation of the County Manager.
  3. Public facilities that provide levels of service in excess of the standards adopted in this Growth Management Plan may be constructed or acquired at any time as long as the following conditions are met:
    - a. the facility does not make financially unfeasible any public facility of the same type that is needed to achieve or maintain the standards for levels of service adopted in this Growth Management Plan, and
    - b. the facility does not contradict, limit or substantially change the goals, objectives and policies of any element of this Growth Management Plan.

Any public facility that is determined to be needed as a result of any of the factors listed in Section B and D of this Policy shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvement Element. All capital improvement projects for such public facilities shall be approved in the same manner as the projects that are identified according to the quantitative analysis described in Section A of this policy. The terms, “weighted” and “peak” used when referring to population figures are explained in the Annual Update and Inventory Report (AUIR).

**Policy ~~1-1.3:~~**

**[Renumbered text, page 4]**

The determination of location of improvements to expand public facilities will take into consideration the projected growth patterns as identified in the County's annual population

projections. Where applicable, public facility improvements will be coordinated with the capital facility plans of any other governmental entity providing public facilities within Collier County.

**Policy ~~1-1.4~~: [Renumbered and revised text, page 4]**

Public facility improvements ~~within a category~~ are to be considered in the following order or priority:

- A. Replacement of obsolete or worn out facilities, including repair, remodeling and renovation of facilities that contribute to achieving or maintaining levels of service.
- B. New facilities that reduce or eliminate existing deficiencies in levels of service.
- C. New facilities that provide the adopted levels of service for new growth during the next five fiscal years, as updated by the annual review of ~~the~~ this Capital Improvement Element. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in the following priority order to serve:
  - 1. previously approved development orders permitting redevelopment,
  - 2. previously approved development orders permitting new development,
  - 3. new development orders permitting redevelopment, and
  - 4. new development orders permitting new developments.
- D. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility.
- E. New facilities that exceed the adopted levels of service for new growth during the next five fiscal years by either:
  - 1. providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or
  - 2. providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.

**Policy ~~1-1.5~~: [Renumbered and revised text, pages 5 and 6]**

The standards for levels of service of public facilities shall be as follows:

**Category A Public Facilities**

~~Arterial and collector roads, including state highways not on the Florida Intrastate Highway System (FIHS)~~

**A.1 Roadways:**

- ~~A1-1.~~ Arterials and collector roads: Level of Service as indicated below on the basis of peak hour, traffic volume:  
Level of Service "E" on the following designated roads:

<b>Roads</b>	<b>From</b>	<b>To</b>
<del>Airport-Pulling Road</del>	<del>Pine Ridge Road</del>	<del>Golden Gate Parkway</del>
<del>Golden Gate Parkway</del>	<del>Airport-Pulling Road</del>	<del>Santa Barbara Boulevard</del>
<del>Goodlette-Frank Road</del>	<del>Pine Ridge Road</del>	<del>Golden Gate Parkway</del>
<del>Goodlette-Frank Road</del>	<del>Golden Gate Parkway</del>	<del>US 41</del>
<del>Pine Ridge Road</del>	<del>US 41</del>	<del>Logan Boulevard</del>
<del>US 41</del>	<del>Collier Boulevard</del>	<del>Old US 41</del>
<del>Airport-Pulling Road</del>	<del>US 41</del>	<del>Golden Gate Parkway</del>
<del>Airport-Pulling Road</del>	<del>Pine Ridge Road</del>	<del>Vanderbilt Beach Road</del>
<del>Davis Boulevard</del>	<del>US 41</del>	<del>Airport-Pulling Road</del>
<del>Golden Gate Parkway</del>	<del>US 41</del>	<del>Airport-Pulling Road</del>
<del>Livingston Road</del>	<del>Golden Gate Parkway</del>	<del>Radio Road</del>
<del>Vanderbilt Beach Road</del>	<del>US 41</del>	<del>Gulfshore Drive</del>

<b>Roads</b>	<b>From</b>	<b>To</b>
<u>Airport-Pulling Road</u>	<u>US 41</u>	<u>Vanderbilt Beach Road</u>
<u>Davis Boulevard</u>	<u>US 41</u>	<u>Airport-Pulling Road</u>
<u>Golden Gate Parkway</u>	<u>US 41</u>	<u>Santa Barbara Boulevard</u>
<u>Goodlette-Frank Road</u>	<u>US 41</u>	<u>Pine Ridge Road</u>
<u>Livingston Road</u>	<u>Radio Road</u>	<u>Immokalee Road</u>
<u>Pine Ridge Road</u>	<u>US 41</u>	<u>Logan Boulevard</u>
<u>US 41</u>	<u>Collier Boulevard</u>	<u>Lee County</u>
<u>Vanderbilt Beach Road</u>	<u>Gulfshore Drive</u>	<u>US 41</u>

A1.2. Level of Service "D" peak hour on all other County and State ~~(not on the FIHS)~~ arterial and collector roads not on the Florida Intrastate Highway System (FIHS).

**A2 B. State and Federal Roads:**

Collier County sets and adopts the LOS standards for state roads with the exception of those on the Florida Intrastate Highway System (FIHS). In Collier County, FDOT sets and maintains the LOS for I-75. The standards for I-75 are as follows:

	<b>EXISTING RURAL AREA</b>	<b>EXISTING URBANIZED AREA</b>	<b>TRANSITIONING URBANIZED AREA</b>
I-75	B	C	C

**A3 C. County Surface Water Management Systems:**

A3.1. Future "private" developments - water quantity and quality standards as specified in Collier County Ordinances 74-50 and 90-10.

A3.2. Existing "private" developments and existing or future public drainage facilities - those existing levels of service identified (by design storm return frequency event) by the completed portions of the Water Management Master Plan as listed in the Drainage/Water Management Sub-element of the Public Facilities Element.

**A4 D. County Potable Water Systems:**

- ~~A4.1.~~ County systems:  
County Water District = 185 gallons per capita per day  
Goodland Water District = 185 gallons per capita per day
- A4.2. City of Naples = 185 gallons per capita per day in the unincorporated service area  
Everglades City = 185 gallons per capita per day in the unincorporated service area
- ~~A4.3.~~ Private potable water systems:  
Sewage flow design standards as identified in Policy 4-3.1 of the Potable Water Sub-element of this Growth Management Plan.

#### **A5 E. County Sanitary Sewer Systems:**

- A5.1. County systems:  
North Sewer Service Area = 145 gallons per capita per day  
South Sewer Service Area = ~~400~~ 120 gallons per capita per day  
Southeast Sewer Service Area = 100 and 120 gallons per capita per day  
Northeast Sewer Service Area = 120 and 145 gallons per capita per day  
East Central Sewer Service Area = 120 gallons per capita per day
- A5.2. City of Naples = 145 gallons per capita per day in the unincorporated service area
- ~~A5.3.~~ Private sanitary sewer systems:  
Sewage flow design standards as identified in Policy 4-2.1 of the Sanitary Sewer Sub-element of this Growth Management Plan.

#### **A6 F. County Solid Waste Disposal Facilities:**

- A6.1. Two years of constructed lined cell capacity at the average disposal rate for the previous ~~five (5)~~ three (3) years
- A6.2. Ten years of permittable capacity at the average disposal rate for the previous ~~five (5)~~ three (3) years.

#### **A7 G. County Parks and Recreation Facilities:**

- A7.1. Regional Park land = 2.9412 acres per 1,000/pop. (weighted)
- A7.2. Community Park land = 1.2882 acres per 1,000/pop. (weighted unincorporated)
- A7.3. Recreation Facilities = ~~\$240.00~~ \$270.00 capital investment per capita

#### **Category B Public Facilities:**

- ~~B1~~ — County Library Buildings: 0.33 square feet per capita
- ~~B2~~ — County Library Collection: 2.05 books per capita FY 10
- ~~B3~~ — County Jail: 0.0024 beds per capita (2.4 beds per 1000 population)
- ~~B4~~ — County Emergency Medical Service: .000068 EMS units per capita (1Unit/15,000 Population)
- ~~B5~~ — County General Government Buildings: 1.9 square feet per (weighted)

#### **FINANCIAL FEASIBILITY**

**OBJECTIVE 1-2 (FINANCIAL FEASIBILITY): [Renumbered and revised text, page 7]**

Provide public facilities, as described in Policy 1.1 above, in order to maintain adopted level of service standards that are within the ability of the County to fund, or within the County's authority to require others to provide. Existing facility deficiencies measured against the adopted level of service standards will be eliminated with revenues generated by ad valorem taxes and other intergovernmental revenues received based on economic activity. Future development will bear a proportionate cost of facility improvements necessitated by growth. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.

**Policy 1-2.1: [Renumbered and revised text, page 7]**

The estimated capital expenditures for all needed public facilities shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to current law, ~~and which have not been rejected by referendum, if a referendum is required to enact a source of revenue.~~

**Policy 1-2.1: [Renumbered and revised text, page 7]**

~~The estimated~~ Capital expenditures for ~~all needed~~ public facilities shall not draw ~~exceed~~ conservative estimates of revenues from sources ~~that are available to the County pursuant to current law, and~~ which have ~~not~~ been rejected by referendum, if a referendum is required to enact a source of revenue.

**Policy 1-2.2: [Renumbered and revised text, page 7]**

Existing and future development shall both pay for the costs of needed public facilities. Existing development shall pay for some or all facilities that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and ~~may~~ pay a portion of the cost of facilities needed by future development but only as a last funding alternative where impact fees and other sources of revenue are insufficient to pay for the costs of facilities attributed to future development. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

**Policy 1-2.3: [Renumbered text, page 7]****Policy 1-2.4: [Renumbered and revised text, page 7]**

Public facilities financed by non-enterprise funds (i.e., roads, surface water management, and parks and recreation), ~~library, emergency medical service, and jail~~ shall be financed from current revenues and assets (~~pay as you go financing~~) and Revenue Bonds approved by the Board of County Commissioners. Debt financing shall not be used to provide excess capacity in non-enterprise public facilities unless the excess capacity is an unavoidable result of a capital improvement that is needed to achieve or maintain standards for levels of service. Notwithstanding other provisions of this policy, general obligation bonds approved by referendum may be used for any public facilities to acquire capacity needed within the Schedule of Capital Improvements or for excess capacity.

**Policy 1.2.5:** [Renumbered text, page 7]

**Policy 1.2.6:** [Renumbered and revised text, page 8]

The County shall continue to collect Road Impact Fees for road facilities requiring the same level of service standard as adopted in Policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance transportation improvements necessitated by such development.

**Policy 1.2.7:** [Renumbered and revised text, page 8]

The County shall continue to collect impact fees for Parks and Recreation, ~~EMS and Library~~ facilities requiring the same level of service standard as adopted in Policy 1.1.5 of this element in order to assess new development a pro rata share of the costs required to finance Parks and Recreation, ~~EMS and Library~~ improvements necessitated by such development.

**Policy 1.2.8:** [Renumbered text, page 8]

**Policy 1.2.9:** [Renumbered text, page 8]

#### **~~PUBLIC EXPENDITURES: COASTAL HIGH HAZARD AREA~~**

#### **OBJECTIVE 1.3 (PUBLIC EXPENDITURES: COASTAL HIGH HAZARD AREA)**

[Renumbered and revised text, page 9]

Effective with plan implementation public expenditures in the coastal high hazard area shall be limited to those facilities, as described in Policy 1.1 above, needed to support new development to the extent permitted in the Future Land Use Element. In addition, public expenditures shall include the ~~following categories: maintenance of existing public facilities and beach renourishment,~~ and may include beach, shore and waterway access.

- ~~A. Maintenance of existing public facilities;~~
- ~~B. Beach, shore and waterway access;~~
- ~~C. Beach renourishment.~~

**Policy 1.3.1:** [Renumbered and revised text, page 9]

The County shall continue to expend funds within the coastal high hazard area for the replacement and maintenance of public facilities identified in the Conservation and Coastal Management Element including, but not limited to arterial and collector roads, sanitary sewer service systems, potable water supply systems, surface water management systems, solid waste collection and disposal systems, natural groundwater aquifer recharge areas, and parks and recreation facilities.

**Policy 1.3.2:** [Renumbered and revised text, page 9]

Within the coastal high hazard area, the calculated needs for public facilities, as represented in the Annual Update and Inventory Report (AUIR) and the Five Year Schedule of Capital

Improvements, will be based on the County's adopted level of service standards and projections of future growth allowed by the projections within the coastal high hazard area. The Future Land Use Element. ~~limits new residential development (thus obligations for infrastructure expenditures) to a maximum of four dwelling units per gross acre within portions of the coastal high hazard area.~~

**Policy 1.3.3:** [Renumbered and revised text, page 9]

The County shall continue to ~~insure~~ support public that access to beaches, shores and waterways, remain available to the public and will develop a program to expand the availability of such including funding options for acquisition

**~~PROVIDE NEEDED IMPROVEMENTS~~**

**OBJECTIVE 1.4 (PROVIDE NEEDED IMPROVEMENTS):** [Renumbered and revised text, page 10]

The County shall coordinate its land use planning and decisions with its plans for public facility capital improvements, as described in Policy 1.1 above, by providing needed capital improvements for replacement of obsolete or worn out facilities, eliminating existing deficiencies, and future development and redevelopment caused by previously issued and new development orders.

**Policy 1.4.1:** [Renumbered text, page 10]

**Policy 1.4.2:** [Renumbered and revised text, page 10]

All ~~Category A~~ public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate individual element of this Growth Management Plan.

**Policy 1.4.3:** [Renumbered and revised text, page 10]

The County shall include in the capital appropriations of its annual budget all the public facility projects listed in the Schedule of Capital Improvements for expenditures during the appropriate fiscal year. ~~Projects for which appropriations have been made in the annual budget will not be removed once they have been relied upon for the issuance of a final site development plan, final plat, or building permit. The County shall include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 1.1.2 (B.2) and Policy 1.1.4 (C) and (E).~~

**Policy 1.4.4:** [Renumbered and revised text, page 10]

The County shall determine, prior to the issuance of final site development plans, final plats and building permits whether or not there is sufficient capacity of ~~Category A~~ public facilities to meet the standards for levels of service for existing population and the proposed development. No final site development plan, final plat, or building permit shall be issued unless the levels of service for the resulting development will ~~achieve~~ meet or exceed the standards in Policy 1.1.5 ~~Category A Public Facilities,~~ and meet or exceed the requirements for Concurrency Management as outlined in the policies within Objective 1.5 of this element ~~are met.~~

**Policy 1.4.5:** [Renumbered and revised text, page 10]

Public facilities and services provided by Collier County with public funds in accordance with the 5-year Schedule of Capital Improvements in this Capital Improvements Element will be limited to Service Areas established within the boundaries designated on Figure PW-1, “Collier County Water District Boundaries”, and Figure PW-2, “Existing and Future Potable Water Service Areas”, in the Potable Water Sub-Element of the Public Facilities Element, and on Figure SS-1, “Collier County Sewer District Boundaries”, and Figure SS-2, “Existing and Future Sewer Service Areas”, in the Sanitary Sewer Sub-Element of the Public Facilities Element. *[PLACEHOLDER TEXT: Prior to adoption of these GMP amendments, the Water and Wastewater Master Plan(s) will be revised. This may result in the creation of more sub-areas, resulting in the need for more maps in the GMP. If so, the appropriate sub-elements will be modified, as well as figure references in this policy.]* Road improvements will be provided as designated on the Schedule of Capital Improvements appearing in ~~the~~ this Capital Improvement Element. All other public facilities and service types will be provided on a County-Wide availability basis.

### **Policy 4.6**

The County shall ensure that publicly funded buildings and publicly funded development activities are carried out in a manner that demonstrates best practice to minimize the loss of life, property, and re-building cost from the effects from hurricanes, flooding, natural and technological disaster events. Best practice efforts may include, but are not be limited to:

- a. Construction above the flood plain;
- b. Maintaining a protective zone for wildfire mitigation;
- c. Installation of on-site permanent generators or temporary generator emergency connection points;
- d. Beach and dune restoration, re-nourishment, or emergency protective actions to minimize the loss of structures from future events;
- e. Emergency road repairs; and,
- f. Repair and/or replacement of publicly owned docking facilities, parking areas, and sea walls.

## **CONCURRENCY MANAGEMENT**

### **OBJECTIVE 1.5 (CONCURRENCY MANAGEMENT): [Renumbered and revised text, page 11]**

To ensure that public facilities, as described in Policy 1.1 above, and services needed to support development are available concurrent with the impacts of such development, the County's Concurrency Management System shall be consistent with ~~Chapter 163, Part II, Florida Statutes and Rule 9J 5.0055, Florida Administrative Code.~~ **[INSERT DEFINITION OF “CONCURRENCY” HERE AND UNDERLINE]** The County shall establish a regulatory and monitoring program to ensure the scheduling, funding and timely construction of ~~Category A~~ public facilities concurrent with, or prior to, the issuance of a final site development plan, final plat or a building permit to achieve and maintain adopted level of service standards.

**Policy 1.5.1:** [Renumbered text, page 11]

**Policy 1.5.2:** [Renumbered and revised text, page 11]

The concurrency requirement for the Parks and Recreation Level of Service Standards of this Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System ~~are~~ is met:

- A. Compliance with any one of the standards set forth in Policy ~~4-5.1~~ A, B and C is met; or
- B. At the time the final site development plan, final plat or building permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for commencement of actual construction of the required facilities within one year of the issuance of the final site development plan, final plat or building permit; or
- C. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities within one year of the issuance of the applicable final site development plan, final plat, or building permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

**Policy ~~4-5.3~~:**

**[Renumbered and revised text, page 12]**

The concurrency requirement of the Transportation Level of Service Standards of the Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- B. The necessary facilities and services are under construction or the contract for such facilities and services has been ~~let~~ awarded, accepted, and duly executed by all parties at the time a final site development plan, ~~or~~ final plat ~~or building permit~~ is issued; or
- C. The necessary facilities and services are under contract or under construction in the first or second year of the Schedule of Capital Improvements, and the Collier County Annual Budget adopted following each AUIR reflects the projects set forth in the first year of said Schedule ~~at the time a final site development plan, final plat or building permit is issued~~; or
- D. The necessary facilities and services are ~~in the first or second year of~~ under construction or under contract pursuant to a FDOT 5-Year Work Program ~~at the time a final site development plan, final plat or building permit is issued~~; or

- E. The final local development order is for a project located within a TCEA or TCMA designated pursuant to this Plan and meets the applicable requirements of Policies 5.54 through 5.87 of the Transportation Element; or
- F. The necessary facilities and services are the subject of a binding commitment with the developer to contribute fair share funding as provided for in Policy 5.98 of the Transportation Element, if applicable, or to construct the needed facilities **[INSERT LANGUAGE HERE THAT CONNECTS THIS POLICY TO A “C.O.” (CERTIFICATE OF OCCUPANCY ?), AND WHAT ABOUT THE 10/ 10/ 15/ 20/ 25% CONCURRENCY FIGURES? LOOK AT THE EXCEL 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS, PAGE 3, AND THE COST-REVENUE SUMMARY PAGE (TAB B)].**

**Policy ~~4.5.4~~:****[Renumbered and revised text, page 12]**

The County shall continue to implement a Concurrency Management System, as identified in ~~Division~~ Sections 3.15 6.02.02 and 10.02.07 of the Collier County Land Development Code, which shall include a regulatory program and monitoring system consistent with this Growth Management Plan and consistent specifically with the policies under Objective ~~4.5~~ of this Capital Improvement Element. The monitoring system shall enable the County to determine whether it is adhering to the adopted Level of Service Standards and Schedule of Capital Improvements.

**REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION  
SCHEDULE OF CAPITAL IMPROVEMENTS [Revised text, page 13]**

The Schedule of Capital Improvements on the following pages will eliminate existing deficiencies, replace obsolete or worn out facilities, and make available adequate facilities for future growth.

Each project is numbered and named, and its estimate of projected cost during each of the next five fiscal years is shown in thousands of dollars (000). The month and year for actual commencement of construction and the month and year each project will be completed (in service) ~~is~~ are indicated.

Each project ~~in Category A~~ is consistent with the level of service standards as identified within this element and the appropriate individual element of this Growth Management Plan.

~~Each project in Category B is consistent with the level of service standards as identified within this element. Optional elements were not developed for Category B facilities.~~

## PROGRAMS TO ENSURE IMPLEMENTATION [Renumbered and revised text, pages 28-30]

Through continued implementation of adopted land development regulations the following programs have been implemented to ensure that the goals, objectives and policies established in ~~the~~ this Capital Improvement Element will be achieved or exceeded.

### 1. Development Order Review

As part of the review of all applications for final site development plans, final plats, and building permits, the County will determine whether or not there will be sufficient capacity of ~~Category A~~ public facilities, as described in Policy 1.1 above, to meet the standards for levels of service for the existing population and for the proposed development in accordance with the requirements of the Concurrency Management System. As part of the review for all development orders other than final site development plans, final plats, and building permits, for those having negative impacts on ~~Category A~~ public facilities ~~other than final site development plans, final plats, building permits~~, the County will determine whether or not sufficient capacity of ~~Category A~~ "A" public facilities are planned for construction concurrent with the impacts on levels of service that will be created by the proposed development during the next five fiscal years.

### 2. Impact Fees

Impact Fee Ordinances will require the same standard for the level of service as is required by Policy ~~1.1.5~~.

### 3. Annual Budget

The annual budget will include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditures during the next fiscal year.

### 4. Semi-annual Report

The mandatory semi-annual report to the Florida Department of Community Affairs ~~concerning~~ amendments to the comprehensive plan due to emergencies, developments of regional impact, and selected small developments ~~will report on~~ identify changes, if any, to adopted goals, objectives and policies in ~~the~~ this Capital Improvement Element.

### 5. Update of Capital Improvement Element

The monitoring of, and adjustment to, ~~the~~ this Capital Improvement Element is an ongoing process necessitated by changing conditions ~~to meet the changing conditions must be an ongoing process~~. Beginning ~~in~~ no later than ~~August~~ December of each year, the element will be updated in conjunction with the County's budget process and the release of the official BEBR population estimates and projections. The update will include:

- ~~1~~A. Revision of population projections;
- ~~2~~B. Updates of facility inventory;
- ~~3~~C. Update of unit costs;
- ~~4~~D. Update of facilities requirements analysis to project 10 year needs (by fiscal year) in order to program projects to meet the service standards;

- E. Update of revenue forecasts in order to evaluate financial feasibility and the County's ability to finance capital improvements needed to meet the Service standards;
- F. Revise and develop capital improvement projects for the next five years. The first year's schedule of projects will be incorporated into the County's budget effective October 1<sup>st</sup>; and,
- ~~7G.~~ Update of the public school and health facilities analysis.

## 6. Concurrency Management System

The County has established a Concurrency Management System by adoption of the Adequate Public Facilities Ordinance, as amended. The system consists of the following components:

- A. The Annual Update and Inventory Report on Public Facilities (AUIR) on the capacity and levels of service of public facilities, as described in Policy 1.1 above, compared to the standards for levels of service adopted in Policy ~~1.5~~ of this Element. The AUIR summarizes the actual capacity of existing public facilities and forecasts the capacity of existing and planned public facilities for each of the five succeeding fiscal years. For the purposes of long range capital facility planning, a ten year forecast of projected needed capacity is also done. These forecasts are based on the most recently updated Schedule of Capital Improvements in this Capital Improvement Element. The Notwithstanding any other provisions in the this Capital Improvement Element, the annual approval of the AUIR and the identified needed projects and revenues by the Board of County Commissioners constitutes evidence of the capacity and levels of service of ~~Category A~~ public facilities for the purpose of issuing development orders during the 12 months following the approval of the AUIR. The AUIR will go into effect immediately upon approval by the Collier County Board of County Commissioners.
- B. Public facility capacity review. The County shall use the procedures specified in Implementation Programs 1 and 6 to enforce the requirements of Policies ~~1.5.1,~~ ~~1.5.2~~ and ~~1.5.3~~ of this Element.
- C. Review of changes in planned capacity of public facilities. The County shall review each amendment to this Capital Improvement Element in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements in order to enforce the policies of this Element.
- D. Concurrency Management Implementation Strategies. The County shall annually

review the Concurrency Management Implementation Strategies that are incorporated in this Capital Improvement Element:

1. Standards for levels of service are applied within appropriate geographical areas of the County. Standards for County-Wide public facilities are applied to development orders based on levels of service throughout the County.
2. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned areas.
3. Levels of service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons:
  - a. annual monitoring corresponds to annual expenditures for capital improvements during the County's fiscal year; and
  - b. annual monitoring covers seasonal variations in levels of service.

#### **7. ~~Second 5-year~~ Third Evaluation and Appraisal Report**

The required ~~second 5-year~~ third Evaluation and Appraisal Report (EAR) will address the implementation of the goals, objectives and policies of ~~the~~ this Capital Improvement Element. The monitoring procedures necessary to enable the completion of the ~~5-year~~ third evaluation include:

- A. Review of annual reports of the Concurrency Management System, as set forth in paragraph Section 6 above;
- B. Review of semi-annual reports to DCA concerning amendments to the Comprehensive Plan, as set forth in paragraph Section 4 above; and
- C. Review of annual updates of this Capital Improvement Element, including updated supporting documents.