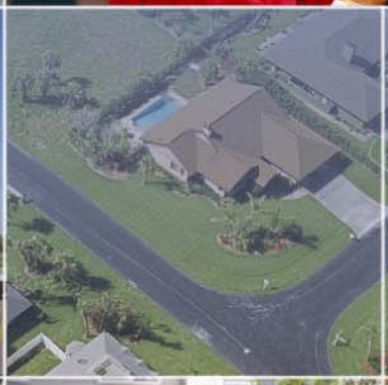
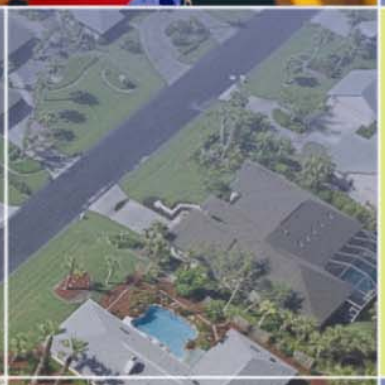
PUBLIC SCHOOL FACILITIES ELEMENT:

Data & Analysis

DRAFT

AUGUST 2007





Prepared by

Kimley-Horn and Associates, Inc.

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Introduction

Public schools are essential components to the well-being and future of a community. Residential development occurring within the community is the primary factor associated with student population growth within a public school system. Because of the relationship between residential development and the provision of public schools, coordination among the District School Board of Collier County (School District), Collier County, and the Municipalities of Collier County is critical to ensure that public school capacity needs for future student growth can be met within the public school system.

Recognizing the importance of public schools, the 2005 Florida Legislature enacted legislation amending Sections 163.3180 and 163.3177, Florida Statutes (F.S.), mandating the implementation of public school concurrency supported by data and analysis. This Data and Analysis Report has been created in accordance with the requirements of 163.3177(12)(c), F.S. and 9J-5.025(2), Florida Administrative Code (F.A.C.), to detail the methods and analyze the results of the study that have been employed to support the Public School Facilities Element (PSFE) for the School Concurrency Program. The School District, along with Collier County and the municipalities of Everglades City, Marco Island, and Naples are working together, participating in school concurrency.

Purpose of Report

The Data and Analysis for the PSFE addresses land development, economic, and demographic issues which impact education. These issues include: County growth and population trends; school level of service; school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities for school and public infrastructure; and financial feasibility.

Each affected local government must adopt a consistent Public School Facilities Element. This Report will provide Collier County, Everglades City, Marco Island, and Naples with the required data and analysis necessary to adopt a public school concurrency program consistent with the amended Interlocal Agreement for Public School Facility Planning (Attachment A), Subsection 9J-5.025(2), Florida Administrative Code (F.A.C.) and Chapter 163, F.S.

The data and analysis provided for the PSFE establishes the coordination between the school board, local governments, and county necessary for planning and permitting residential development to ensure that school capacity is available at the adopted level of service for schools prior to or concurrent with the student impact from residential development.

County Information (Population / Trends)

Population

Using the Collier County 2006 Population Estimates and Projection methodology, population data were collected for the City of Naples, City of Marco Island and Everglades City, in addition to the unincorporated areas of Collier County. Data sources include the 1990 US Census, and the populations and projections compiled by Collier County for the years 2000-2025. The population figures and projections from Collier County are those from the 2006 October count, and are based on the County's methodology for projecting population, as of October 2006. In the future, population projection figures from Collier County will continue to be supplied to the School District, using whichever methodology the County is using at that time. These data are shown below in Table 1.

From 1990 to 2000, the Collier County population increased by 59 percent, and increased 21 percent from 2000-2005. Projections indicate a 23 percent increase from 2005 to 2010, a 17 percent increase from 2010 to 2015, an increase of 15 percent from 2015 to 2020, and an increase of 13 percent from 2020 to 2025, displayed in Table 2 below. Based on the figures provided, the overall population of the County is expected to increase by over 350,000 persons between 2005 and 2025.

Table 1: Population Trends for Collier County and Municipalities

	1990	*2000*	*2005*	*2010*	*2015*	*2020*	*2025*
Unincorporated Collier County	122,500	221,139	287,511	382,122	464,770	549,892	636,431
City of Naples	19,505	21,332	22,779	24,470	25,742	26,760	27,345
City of Marco Island	9,773	14,973	15,737	16,641	17,590	18,592	19,652
Everglades City	321	484	578	912	947	983	1,021
Countywide Total	**152,099**	**257,926**	**326,605**	**424,145**	**509,049**	**596,227**	**684,449**

1990 data obtained from the US Census Bureau
2000-2025 Data obtained from Collier County Comprehensive Planning Department (October data, 2006 Population Estimates and Projections)

Table 2: Percentage Growth of Population Trends for Collier County and Municipalities

	1990-2000	*2000-2005*	*2005-2010*	*2010-2015*	*2015-2020*	*2020-2025*
Unincorporated Collier County	55%	23%	25%	18%	15%	14%
City of Naples	9%	6%	7%	5%	4%	2%
City of Marco Island	35%	5%	5%	5%	5%	5%
Everglades City	34%	16%	37%	4%	4%	4%
Countywide Total	**59%**	**21%**	**23%**	**17%**	**15%**	**13%**

Housing

The housing data published in 2006 were collected for the City of Naples, City of Marco Island and Everglades City, and the unincorporated areas of Collier County. The data source for occupied units is the University of Florida Shimberg Center for Affordable Housing. This data provides a more useful dataset than figures for total housing units, owing to the large number of seasonal-use housing units. In total, Collier County doubled its occupied housing between the years 1990-2005. The municipalities show consistent growth during the same time frame. The data in Tables 3 and 4 represent existing occupied units for 1990-2005. The Shimberg Center for Affordable Housing projects the occupied unit counts for 2010-2025.

Table 3: Housing Trends for Collier County and Municipalities

	1990	*2000*	*2005*	*2010*	*2015*	*2020*	*2025*
Unincorporated Collier County	Not Available	84,678	104,971	125,072	145,843	168,095	190,293
City of Naples	9,808	10,785	11,682	12,421	13,297	14,271	15,227
City of Marco Island	Not Available	7,128	7,461	7,869	8,851	9,548	10,177
Everglades City	72	182	234	294	341	387	440
Countywide Total	61,576	102,773	124,348	145,656	168,332	192,301	216,137

Data obtained from the University of Florida Shimberg Center for Affordable Housing

Table 4: Percentage Growth of Housing Trends

	1990-2000	*2000-2005*	*2015-2010*	*2010-2015*	*2015-2020*	*2020-2025*
Unincorporated Collier County	Not Available	19.3%	16.1%	14.2%	13.2%	11.7%
City of Naples	9.1%	7.7%	5.9%	6.6%	6.8%	6.3%
City of Marco Island	Not Available	4.5%	5.2%	11.1%	7.3%	6.2%
Everglades City	60.4%	22.2%	20.4%	13.8%	11.9%	12.0%
Countywide Total	40.1%	17.4%	14.6%	13.5%	12.5%	11.0%

Residential Development – Growth Areas

Certificate of Occupancy (CO) data was analyzed to identify where past areas of growth were located in relation current growth areas. Figure 1 displays data regarding the quantity of COs issued within unincorporated Collier County, as well as the municipalities, for the years 2001 and 2006. This snapshot of CO data shows that over time, more COs are being issued in the eastern and southern portions of the County, particularly south and east of Davis Boulevard and east toward Immokalee Road. Areas such as Golden Gate Estates and those within the more rural eastern portion of Collier County are also experiencing a larger

number of CO's being issued. Additionally, Figure 1A compares the locations of students in 2001 and 2006 to the locations of issued COs in those years. The figure indicates that the issuance of a CO does not necessarily correspond to the presence of new students, which is likely due to the construction of second or seasonal dwellings, or age-restricted communities.

Growth in Collier County is expected to continue, particularly in the more rural areas of the County. The new town of Ave Maria, which has been approved for 11,000 units, is an example of a large Development of Regional Impact (DRI) in such a rural area. Figure 2 depicts the locations of the approved and new potential residential developments. Figure 2 also provides a table showing the quantity of residential units yet to be built among the 129 approved residential developments. These data were obtained from the County and the Southwest Florida Regional Planning Council (SWFRPC). The developments described and shown in this figure represent existing DRI and planned unit developments (PUDs) with build-out dates of 2007 and later.

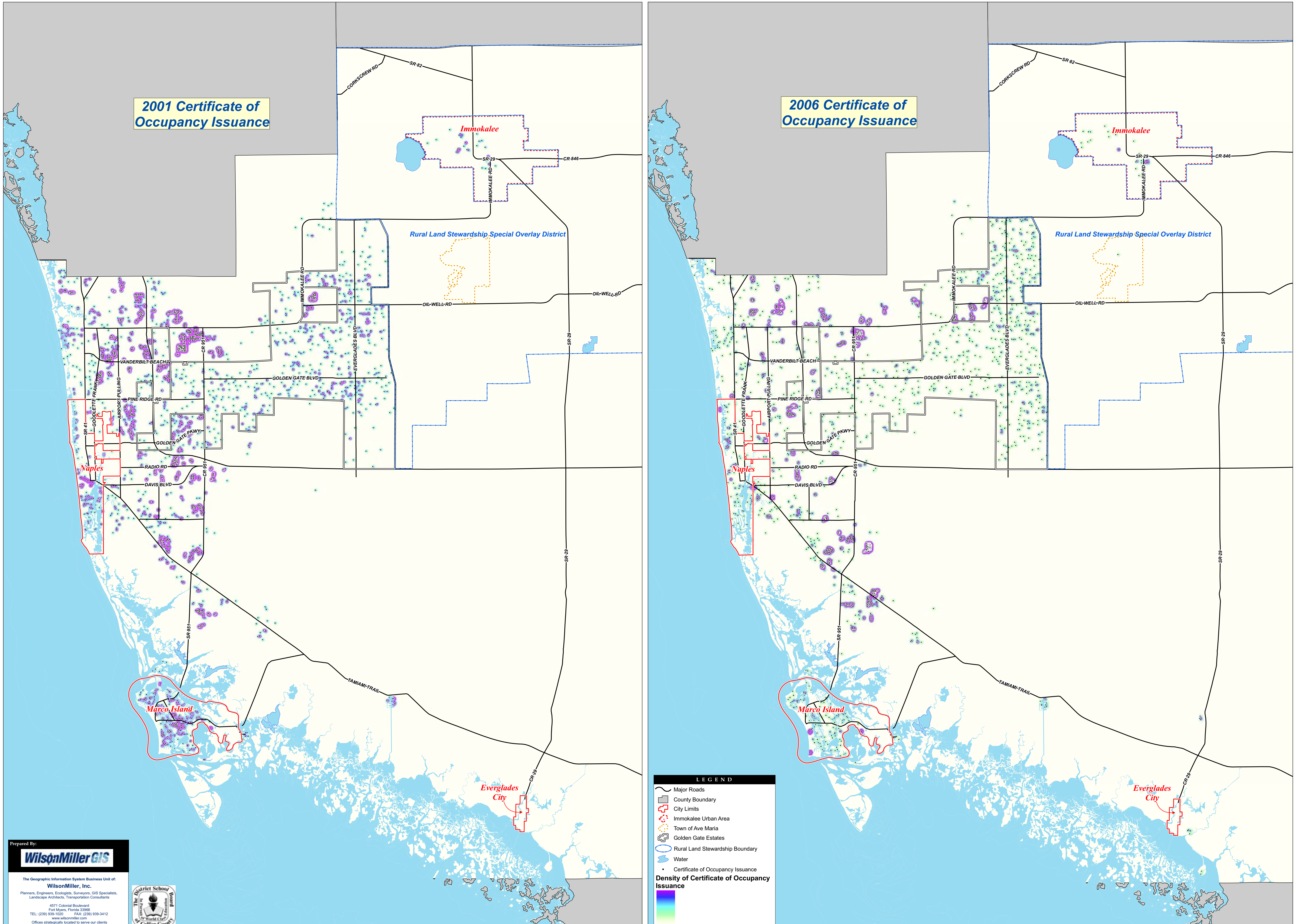

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FIGURE 1: CERTIFICATE OF OCCUPANCY TRENDS: 2001 AND 2006

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

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2001

2006

Immokalee

Rural Land Stewardship Special Overlay District

CORKSCREW RD

SR 82

SR 29

CR 846

IMMOKALEE RD

OIL-WELL-RD

CR 951

VANDERBILT BEACH

GOLDEN GATE BLVD

EVERGLADES BLVD

PINE RIDGE RD

GOLDEN

Naples

RADIO RD

DAVIS BLVD

SR 951

TAMIAMI TRAIL

Marco Island

Everglades City

CR 29

LEGEND

- Major Roads
- County Boundary
- City Limits
- Immokalee Urban Area
- Town of Ave Maria
- Golden Gate Estates
- Rural Land Stewardship Boundary
- Water
- Student Location

Density of Certificate of Occupancy Issuance

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The Geographic Information System Business Unit of:

WilsonMiller, Inc.

Planners, Engineers, Ecologists, Surveyors, GIS Specialists, Landscape Architects, Transportation Consultants

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The District School Board of Collier County

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Miles

FIGURE 1A: CERTIFICATE OF OCCUPANCY TRENDS RELATIVE TO STUDENT LOCATION: 2001 AND 2006

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

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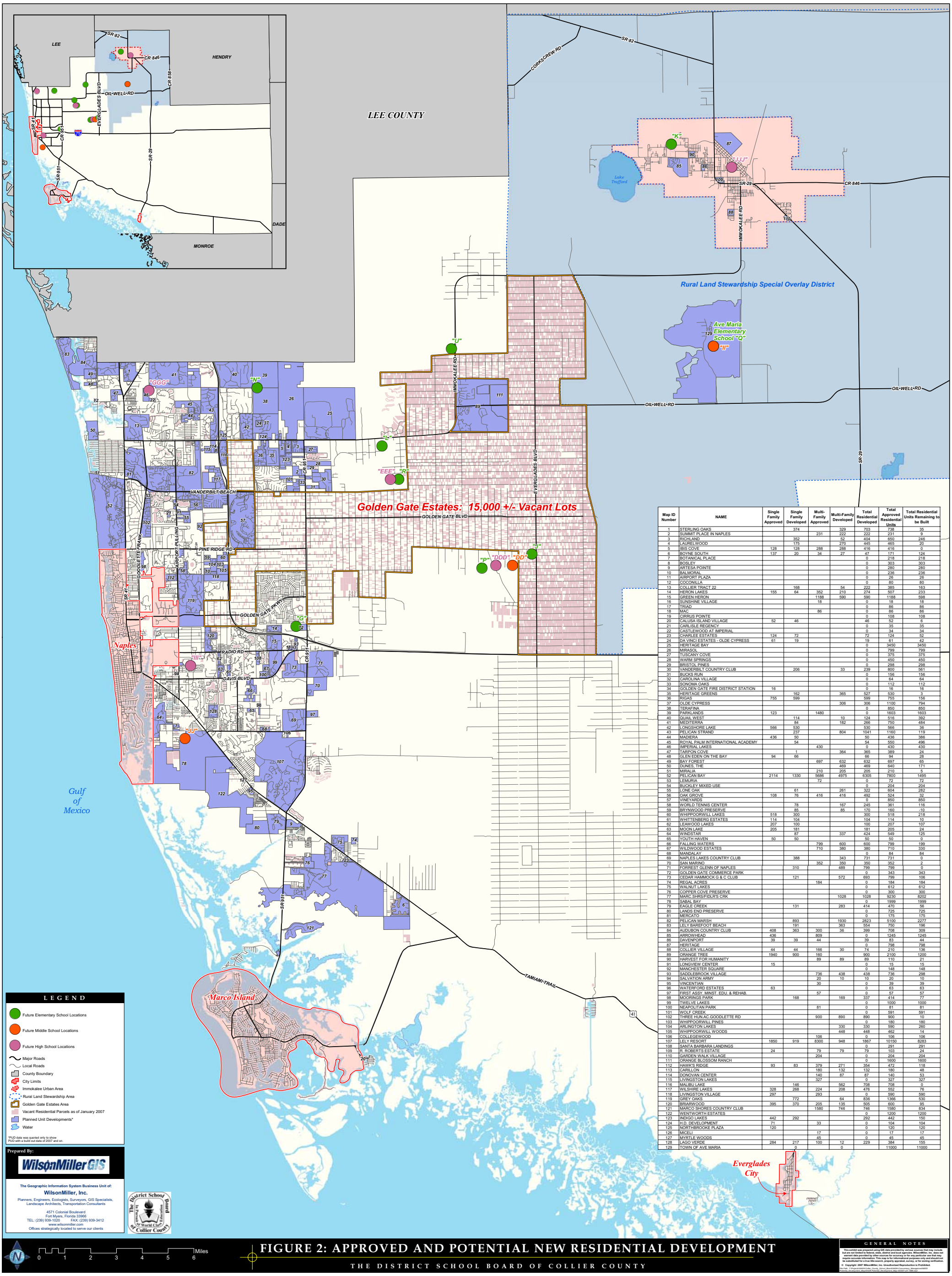

Map ID Number	NAME	Single Family Approved	Single Family Developed	Multi-Family Approved	Multi-Family Developed	Total Residential Developed	Total Approved Residential Units	Total Residential Units Remaining to be Built
1	STERLING OAKS		374		329	703	738	35
2	SUMMIT PLACE IN NAPLES			231	222	222	231	9
3	RICHLAND		352		52	404	650	246
4	LAURELWOOD		175		270	445	465	20
5	IBIS COVE	128	128	288	288	416	416	0
6	BOYNE SOUTH	137	20	34	27	47	171	124
7	BOTANICAL PLACE					0	218	218
8	BOSLEY					0	303	303
9	ARTESA POINTE					0	280	280
10	BALMORAL					0	236	236
11	AIRPORT PLAZA					0	26	26
12	COCONILLA					0	80	80
13	COLLIER TRACT 22		168		54	222	385	163
14	HERON LAKES	155	64	352	210	274	507	233
15	GREEN HERON			1188	590	590	1188	598
16	SUNSHINE VILLAGE			18		0	18	18
17	TRIAD					0	86	86
18	MAC			86		0	86	86
19	CIRRUS POINTE					0	108	108
20	CALUSA ISLAND VILLAGE	52	46			46	52	6
21	CARLISLE REGENCY					0	35	35
22	CASTLEWOOD AT IMPERIAL					0	34	34
23	CHARLEE ESTATES	124	72			72	124	52
24	DA VINCI ESTATES - OLDE CYPRESS	61	19			19	61	42
25	HERITAGE BAY					0	3450	3450
26	MIRASOL					0	799	799
27	TUSCANY COVE					0	375	375
28	WARM SPRINGS					0	450	450
29	BRISTOL PINES					0	298	298
30	VANDERBILT COUNTRY CLUB		206		33	239	800	561
31	BUCKS RUN					0	156	156
32	CAROLINA VILLAGE					0	64	64
33	SONOMA OAKS					0	112	112
34	GOLDEN GATE FIRE DISTRICT STATION	16				0	16	16
35	HERITAGE GREENS		162		365	527	530	3
36	RIGAS	755	599			599	755	156
37	OLDE CYPRESS				306	306	1100	794
38	TERAFINA					0	850	850
39	PARKLANDS	123		1480		0	1603	1603
40	QUAIL WEST		114		10	124	516	392
41	MEDITERRA		84		182	266	750	484
42	LONGSHORE LAKE	566	530			530	566	36
43	PELICAN STRAND		237		804	1041	1160	119
44	MADIERA	436	50			50	436	386
45	ROYAL PALM INTERNATIONAL ACADEMY		54			54	550	496
46	IMPERIAL LAKES			430		0	430	430
47	TARPON COVE		1		364	365	389	24
48	GLEN EDEN ON THE BAY	94	66			66	94	28
49	BAY FOREST			697	632	632	697	65
50	DUNES, THE				469	469	640	171
51	MIRALIA			210	205	205	210	5
52	PELICAN BAY	2114	1330	5686	4975	6305	7800	1495
53	LEMURIA			72		0	72	72
54	BUCKLEY MIXED USE					0	204	204
55	LONE OAK		61		261	322	604	282
56	OAK GROVE	108	76	416	416	492	524	32
57	VINEYARDS					0	850	850
58	WORLD TENNIS CENTER		78		167	245	361	116
59	BRYNWOOD PRESERVE		85		85	170	160	-10
60	WHIPPOORWILL LAKES	518	300			300	518	218
61	WHITTENBERG ESTATES	114	104			104	114	10
62	LEAWOOD LAKES	207	100			100	207	107
63	MOON LAKE	205	181			181	205	24
64	WINDSTAR		87		337	424	549	125
65	YOUTH HAVEN	50	50			50	50	0
66	FALLING WATERS			799	600	600	799	199
67	WILDWOOD ESTATES			710	380	380	710	330
68	MANDALAY					0	84	84
69	NAPLES LAKES COUNTRY CLUB		388		343	731	731	0
70	SAN MARINO			352	350	350	352	2
71	FORREST GLENN OF NAPLES		310		489	799	799	0
72	GOLDEN GATE COMMERCE PARK					0	343	343
73	CEDAR HAMMOCK G & C CLUB		121		572	693	799	106
74	REGAL ACRES			184		0	184	184
75	WALNUT LAKES					0	612	612
76	COPPER COVE PRESERVE					0	300	300
77	MARC SHRS/FIDLR'S CRK				1028	1028	9230	8202
78	SABAL BAY					0	1999	1999
79	EAGLE CREEK		131		283	414	470	56
80	LANDS END PRESERVE					0	725	725
81	MERCATO					0	175	175
82	PELICAN MARSH		893		1930	2823	5100	2277
83	LELY BAREFOOT BEACH		191		363	554	750	196
84	AUDUBON COUNTRY CLUB	408	363	300	36	399	708	309
85	ARROWHEAD	436		809		0	1245	1245
86	DAVENPORT	39	39	44		39	83	44
87	HERITAGE					0	798	798
88	COLLIER VILLAGE	44	44	166	30	74	210	136
89	ORANGE TREE	1940	900	160		900	2100	1200
90	HARVEST FOR HUMANITY			89	89	89	110	21
91	LONGVIEW CENTER	15				0	15	15
92	MANCHESTER SQUARE					0	148	148
93	SADDLEBROOK VILLAGE			736	438	438	736	298
94	SALVATION ARMY			20	10	10	20	10
95	VINCENTIAN			30		0	39	39
96	WATERFORD ESTATES	63				0	63	63
97	FIRST ASSY. MINST. EDU. & REHAB.			57		0	57	57
98	MOORINGS PARK		168		169	337	414	77
99	TWELVE LAKES					0	1000	1000
100	NEAPOLITAN PARK			81		0	81	81
101	WOLF CREEK					0	591	591
102	THREE HUNAC.GOODLETTE RD			900	890	890	900	10
103	WHIPPOORWILL PINES					0	180	180
104	ARLINGTON LAKES				330	330	590	260
105	WHIPPOORWILL WOODS				448	448	462	14
106	COLLEGEWOOD			106		0	106	106
107	LELY RESORT	1850	919	8300	948	1867	10150	8283
108	SANTA BARBARA LANDINGS					0	291	291
109	R. ROBERTS ESTATE	24		79	79	79	103	24
110	GARDEN WALK VILLAGE			204		0	204	204
111	ORANGE BLOSSOM RANCH					0	1600	1600
112	HAWK'S RIDGE	93	83	379	271	354	472	118
113	CARILLON			180	132	132	180	48
114	DONOVAN CENTER			140	87	87	140	53
115	LIVINGSTON LAKES			327		0	327	327
116	MALIBU LAKE		146		562	708	708	0
117	WILSHIRE LAKES	328	268	224	208	476	552	76
118	LIVINGSTON VILLAGE	297		293		0	590	590
119	GREY OAKS		772		64	836	1366	530
120	BRIARWOOD	395	370	205	135	505	600	95
121	MARCO SHORES COUNTRY CLUB			1580	746	746	1580	834
122	WENTWORTH ESTATES					0	1200	1200
123	INDIGO LAKES	442	292			292	442	150
124	H.D. DEVELOPMENT	71		33		0	104	104
125	NORTHBROOKE PLAZA	120				0	120	120
126	MICELI			17		0	17	17
127	MYRTLE WOODS			45		0	45	45
128	LAGO VERDE	284	217	100	12	229	384	155
129	TOWN OF AVE MARIA		0		0		11000	11000

LEGEND

- Future Elementary School Locations
- Future Middle School Locations
- Future High School Locations
- Major Roads
- Local Roads
- County Boundary
- City Limits
- Immokalee Urban Area
- Rural Land Stewardship Area
- Golden Gate Estates Area
- Vacant Residential Parcels as of January 2007
- Planned Unit Developments*
- Water

*PUD data was queried only to show PUD with a build out date of 2007 and on.

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FIGURE 2: APPROVED AND POTENTIAL NEW RESIDENTIAL DEVELOPMENT

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

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Existing Public School Facility Conditions

School Enrollment, Facility Capacity, and Existing Utilization

During the last eight years, the Collier County School District has grown by 10,000 students, from 32,000 in 1999 to more than 42,000 in 2006. During that same time period the School District built 12 new schools. Table 5 shows the enrollment pattern for students in District-owned buildings since 2000. Enrollment reflects the October membership count.

Table 5: Public School Enrollment

October Membership	*Elementary*	*Middle*	*High*	*Total*	*Annual Growth*
2000	17,389	7,538	8,949	33,876	
2001	18,204	8,052	9,645	35,901	2,025
2002	18,523	8,431	10,303	37,257	1,356
2003	19,315	8,851	10,882	39,048	1,791
2004	20,524	9,173	11,608	41,305	2,257
2005	20,741	8,913	12,218	41,872	567
2006	20,433*	8,886	12,633	42,063*	191

**District-owned facilities - including Internet High School and Walker Career and Technical School*

Between 2000 and 2005 the district was growing at an average rate of approximately 1,500 new students a year. In 2006 the School District, like many other Florida school districts, experienced a slight decline in student enrollment in the elementary and middle grades (subsequent decline in the high schools shows a net decline for the year). The swift rise in median home prices, more investors in the housing market, an increase in the number of rental conversions to condominiums, and a larger second-home market share are some of the changes that have an impact on student enrollment. It remains to be seen if this drop in enrollment is the beginning of a trend, or simply an anomaly.

An analysis of the 2006 published housing data in Collier County points to similar building permit activity as in the past, but fewer new students associated with them. The exception is in the Palmetto Ridge High School Service Area where most of the enrollment growth is occurring. Table 6 compares high school enrollment change with population and housing changes in 2006.

Table 6: Comparison of Population Growth and New Housing to High School Planning Area Enrollment in 2006

High School Planning Area	*Population Growth (2006)*	*New Dwelling Units (2006)*	*2006 PK-12 Enrollment Change*
Baron Collier HS	1,428	692	-295
Gulf Coast HS	1,748	980	-80
Lely HS	2,299	1,545	-121
Naples HS	354	218	-32
Golden Gate HS	434	332	-289
Palmetto Ridge HS	2,571	856	396
Other	251	88	116
Total	**9,084**	**4,711**	**-305**

** Does not include Internet High School and Walker Career and Technical School*

Due to an aggressive building plan for the preceding six years, the school district has been able to keep pace with growth at the middle and high school levels. Only the elementary schools continue to face a deficit in 2006. Table 7 compares the capacity to enrollment by school type in 2006.

Table 7: Comparison of Capacity to Enrollment by School Type

School Type	*Enrollment '06 (October FTE)*	*Capacity '05-06 (Permanent FISH)*	*Utilization*
High Schools	12,633	13,822	91%
Middle Schools	8,886	9,618	92%
Elementary School	20,433	19,056	107%

** Includes Internet high school and Walker Career and Technical*

This county-wide data, however, conceals regional differences where some schools are over capacity and others are under capacity. In 2006, 11 elementary schools, two middle schools and one high school exceeded 100 percent utilization. Currently, the School District has more than 200 relocatable classrooms to address both capacity and program needs.

Existing School Facilities

The School District operates 24 elementary schools, 9 middle schools, 8 high schools, and one PK-12 school with nearly 50 percent having been built since 1990. It is able to dedicate

25-30 percent of its capital improvement program to the renovation and upgrading of existing facilities. In addition, the School District implements a well conceived and transparent facilities maintenance program. As a result, most school buildings are in good condition and often exceed state guidelines. Table 8 shows the public schools, the year each was built and its site size, and the 2006 enrollment utilization. In addition, the existing location of the schools and ancillary facilities operated by the School District has been provided as Figure 3.

Grade Structure:

Most schools in the School District follow a standard grade organization with Grades PK-5 in the elementary schools, Grades 6-8 in the middle schools, and grades 9-12 in the high school. There are two exceptions. In Immokolee (a geographically isolated community), the elementary schools will begin serving grades PK – 6 in 2007. In Everglades City (also a geographically isolated incorporated community) all grades (K-12) are served at one school. In 2006, Manatee Middle School temporarily housed elementary students pending the opening of a new school in 2007. A 2002 statewide ballot initiative allowed voluntary attendance in a prekindergarten (PK) preparatory program for children living in Florida who turn four years old by September 1.

Permanent FISH Capacity:

School districts in Florida calculate FISH (Florida Inventory of School Houses) based on state guidelines. FISH is defined as "the number of students that may be housed in a facility (school) at any given time based on a utilization percentage of the number of existing satisfactory student stations." The figure is a product of the number of classrooms at a school and the student stations assigned to each room type. FISH is the design capacity for the school building (as built) and may not reflect actual usage. It is not uncommon for a school to be at or even below permanent FISH capacity and still need relocatables to address program needs, such as for preschool education, Exceptional Student Education (ESE), English as a Second Language (ESL), or Title One reduced class sizes.

Table 8: Comparison of Capacity to Enrollment by School

School Name	*Year Opened*	*Site Size (Acres)*	*2005/06 Perm. Capacity*	*2006 Enrollment*	*Utilization*
High Schools					
Barron Collier HS	1977	98.00	1946	1778	91%
Everglades City School (PK-12)	1996	4.00	481	152	32%
Golden Gate HS	2003	63.00	2166	1527	70%
Gulf Coast HS	1996	42.00	1955	2132	109%
Immokalee HS	1973	44.00	1737	1435	83%
Lely HS	1973	50.00	2216	1540	69%
Naples HS	1959	33.00	2047	1683	82%
Palmetto Ridge HS	2003	135.00	2175	1977	91%
Middle Schools					
Corkscrew MS	1999	60.00	1067	1459	137%
East Naples MS	1968	17.00	1058	1235	117%
Golden Gate MS	1982	27.00	848	847	100%
Gulfview MS	1994	11.00	657	616	94%
Immokalee MS	1990	24.00	1310	1138	87%
Manatee MS*	1993	46.00	1328	843	63%
North Naples MS	2003	43.00	984	920	93%
Oakridge MS	1992	39.00	1323	1142	86%
Pine Ridge MS	1973	37.00	1075	1066	99%
Elementary Schools					
Avalon ES	1968	11.00	466	558	120%
Big Cypress ES	1986	20.00	701	960	137%
Calusa Park ES	2001	33.00	775	1055	136%
Corkscrew ES	1998	60.00	901	941	104%
Estates ES	2003	8.00	767	714	93%
Golden Gate ES	1973	16.00	1145	872	76%
Golden Terrace ES	1988	15.00	1326	1013	76%
Highlands ES	1965	13.00	466	675	145%
Lake Park ES	1989	10.00	562	535	95%
Lake Trafford ES	1989	15.00	891	876	98%
Laurel Oak ES	1992	30.00	748	1200	160%
Lely ES	1989	22.00	922	861	93%
Manatee ES*	1993	46.00	761	796	105%
Naples Park ES	1973	21.00	747	914	122%
Osceola ES	2001	16.00	735	892	121%
Pelican Marsh ES	1995	20.00	974	832	85%
Pinecrest ES	1962	20.00	690	703	102%
Poinciana ES	1973	19.00	834	718	86%
Sabal Palm ES	2002	31.00	750	990	132%
Sea Gate ES	1964	15.00	628	752	120%
Shadowlawn ES	1959	12.00	657	638	97%
Tommie Barfield ES	1972	21.00	600	721	120%
Village Oaks ES	1986	20.00	692	624	90%
Vineyards ES	1989	18.00	959	976	102%

FIGURE 3: EXISTING SCHOOL AND ANCILLARY FACILITIES MAP

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

LEE COUNTY

LEE · HENDRY · DADE · MONROE

SR 82 · CR 846 · CR 858 · OIL WELL RD · EVERGLADES BLVD · CR 951 · I-75 · SR 29 · SR 951

CORKSCREW RD · IMMOKALEE RD · OIL-WELL-RD · EVERGLADES BLVD · SR 29 · CR 846

Lake Trafford · Lake Trafford Elementary · Highland Elementary · Immokalee High · Immokalee Middle · Pinecrest Elementary · Village Oaks Elementary

Estates Elementary · Corkscrew Elementary · Palmetto Ridge High · Corkscrew Middle · Sabal Palm Elementary · Cypress Palm Middle

Veterans Memorial Elementary · North Naples Middle · Naples Park Elementary · Gulf Coast High · Laurel Oak Elementary · Oakridge Middle · Pelican Marsh Elementary · Vineyards Elementary · VANDERBILT BEACH · Big Cypress Elementary · GOLDEN GATE BLVD

Barron Collier High · Osceola Elementary · Seagate Elementary · Pinecrest Middle · AIRPORT-PULLING · SR 41 · Golden Gate Primary · Golden Gate Intermediate · Golden Terrace Primary · Golden Gate Middle · Golden Terrace Intrmd · Golden Gate High · Poinciana Elementary · Naples High · Lake Park Elementary · GOLDEN GATE PKWY

Naples · Gulfview Middle · East Naples Middle · Shadowlawn Elementary · RADIO RD · Calusa Park Elementary · DAVIS BLVD · Avalon Elementary · Lely Elementary · Lely High · Parkside Elementary

Gulf of Mexico

Manatee Elementary · Manatee Middle · SR 951

TAMIAMI TRAIL · 41

Marco Island · Tommie Barfield Elementary · Marco Island Charter Middle

Everglades City · Everglades City Schools · CR 29

LEGEND

- Existing Elementary Schools
- Existing Middle Schoos
- Existing High Schools
- Existing Ancillary Facilities
- Major Roads
- Local Roads
- County Boundary
- Water
- City Limits
- Immokalee Urban Area
- Town of Ave Maria

Prepared By:

WilsonMiller GIS

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The District School Board of Collier County — In Pursuit of World Class Education

0 1 2 3 4 5 6 Miles

GENERAL NOTES

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

District-wide and Special Schools:

In addition to the traditional school setting, the School District offers a variety of alternative programs. Some of these programs provide non-institutional settings, smaller class sizes, interagency services, or special curricula. They are typically targeted to students with disciplinary problems, truancy, drug offenses, or violent or unmotivated behavior. In addition, the district offers career and technical choice schools as alternatives to the traditional high school model. All of these schools are district-wide through student choice or special assignment. Table 9 lists the existing schools and programs.

Table 9: Comparison of Capacity to Enrollment by Special School Type

School / Program	*District Owned Facility*	*Program*	*Grade*	*Max. Enrollment*
Beacon High School	Yes	Online High School	Grades 9-12	400
Career and Technology High School (III)** at the Lorenzo Walker Campus	Yes	Career High School	Grades 9-12	400
Immokolee Career and Technology Campus (JJJ)**	Yes	Career High School	Grades 9-12	600
Big Cypress Wilderness Institute	No	Moderate to High Risk Youths	Grades 7-12	35
Collier Juv. Detention	No	Juvenile Justice	Grades 3-12	50
Enhanced Assist*	Yes	Out-of-School Suspension	Grades 6-12	As required at 15:1 ratio
New Beginnings*	Yes	Drop-out Prevention	Grades 4-12	90
Pace	No	At-Risk Girls	Grades 6-12	35
Phoenix Program*	Yes	In lieu of expulsion	Grades 6-12	120
Sunshine School	No	Adolescent Psychiatric Unit	Grades 1-12	20
Teenage Parenting Program*	Yes	Pregnant Teen / Teen Parent	Grades Vary	160 teen parents 140 children of teen parents

**Programs are located in both Naples and Immokalee ** New buildings in 2008*

Charter Schools:

Currently, there are two charter schools in Collier County. Marco Island Charter School serves approximately 360 middle school students and Immokolee Community School is serving 180 elementary school students. Collier County Public Schools constructed a new building for the March Island Charter School which opened in 2006.

Student Generation Rates

Public School Concurrency provides coordinated planning between the Collier County Board of County Commissioners, the municipalities of Everglades City, the City of Marco Island, and the City of Naples, and the District School Board of Collier County to ensure that school capacity is available at the time of impact of residential development. Currently, the School District utilizes the Florida Department of Education's (DOE) five-year, countywide projections that are updated annually. These projections are valuable, but do not provide a breakdown of the enrollment to the individual school level. The Student Generation Rate (SGR) multipliers developed by this study will provide the level of detail which will be used to accurately project the student growth that can be anticipated from a new residential development at the time of its regulatory review.

Data:

Three datasets were used to calculate the student generation rates. These datasets were the October 2006 student enrollment data, parcel data from the Collier County Property Appraiser's office, and Geographic Information Systems (GIS) address points as provided by the Collier County GIS department.

Student Data - The student population poll used in this study is from October 2006. Among the information collected in the poll is the student's current physical address (as indicated by the student). These addresses have been geocoded (geographically matched) to the Collier County address points. The geocoding procedure results in a spatial dataset that represents one geographic point per student, based on their address.

Cadastral Data – The Collier County Property Appraiser (CCPA) maintains a cadastral parcel database for Collier County. CCPA maintains the county's tax parcel information in a GIS database that is updated and released on a regular basis. The GIS parcel database used in this study was obtained from the CCPA in December 2006. The Florida Department of Revenue (DOR) Property Classification Code (commonly known as a DOR Code) is assigned at the Property Appraiser's office to each parcel in the county's database. The DOR Code represents and serves as the basis for determining housing type in this study.

Address Point Data – The Collier County GIS department maintains a database that contains one address point for each valid physical address within Collier County. The address point database was obtained from Collier County GIS in December 2006.

Methodology:

GIS was the business tool of choice for the analysis of student generation rates. The SGR is calculated as the number of students living in a specific housing category divided by the total number of units in the same specific housing unit type. This study examines students by their grade range and housing type.

The sample size for this study is the entirety of Collier County, based on student location. The total student population used for this study was 41,502. The School District has a small population of students that do not live within the County boundary, yet attend Collier County Public Schools. These students were not included as part of this SGR analysis, as they live in other surrounding counties. Therefore, the student population used in the multiplier analysis is smaller than the total October 2006 student enrollment population as provided by the School District. The size of the dataset used in this study was large enough to offset occasional housing type assignment errors.

The student data file, provided by the School District, was geocoded (geographically matched) to the Collier County address points GIS layer. The geocoding procedure results in a spatial dataset that creates one geographic point per student (similar to an X, Y location), based on their address. The geocoded student dataset does not contain information relating to housing types. The housing category data is present in the CCPA parcel database in the form of the DOR Code. In order to append this DOR Code to the student point dataset, a spatial join was performed. A spatial join is a specific type of spatial analysis whereby the attribute data from one dataset is joined to the attribute data of another dataset based on spatial location.

For this study, the parcel data was spatially joined to the student point data, resulting in one GIS point file that contains both student data and housing data from the property appraiser. The DOR Code is assigned to each parcel in the county's database at the CCPA office. The DOR Code serves as the basis for determining housing type in this study. The spatial join allows each parcel's unique DOR Code in the Collier County parcel database to be appended to each student point. This allows the students to be classified into one of five housing unit type categories: Single Family, Multi-Family, Mobile Homes, Condominiums and Co-Operatives, and Government.

The total number of each type of housing unit serves as the denominator in the SGR calculations. The CCPA parcel database does not contain data regarding the number of housing units for each parcel. However, Collier County GIS maintains a database of physical address points. This database contains one address point for every physical address regardless of the number of parcels (i.e.: a multi-family with 50 units will contain 50 separate, unique addresses). The CCPA parcel database was therefore geoprocessed to determine the number of address points that fall within each parcel. This was accomplished by way of a spatial join using the CCPA parcel database and the Collier County GIS Address Points database. This spatial join creates one GIS file that contains the count of units per parcel. Through specific GIS Structured Query Language (SQL) the housing type and student grade range can be selected from this database. Once selected, the number of units is summarized and this is what provides the denominator for the SGR calculations, for each housing type. Detail of the specific GIS SQL used to identify these housing types can be found in Appendix 1.

Analysis and Results:

Student data was analyzed on two levels: grade range, and housing type. A student's grade range was determined by their current grade rank. The grade ranges used are as follows:

- Elementary: Pre-Kindergarten – 5th
- Middle: 6th – 8th
- High: 9th – 12th

The housing type was obtained from the DOR Code in the Collier County parcel database, and was generalized into five unit type categories. For a more detailed description of DOR codes, please refer to Appendix 2. Since Condominiums and Cooperatives are grouped together, some clarification is warranted to distinguish the difference between the two. The difference between Condominiums and Cooperatives is that a condominium owner actually owns the unit, and owns an undivided interest in the common areas like parking lots, recreations areas, lobbies and hallways. In a Cooperative, the resident does not own any real estate. Rather, they own shares in a not-for-profit corporation. As a shareholder they are afforded the right to lease space in the building. The corporation owns the common areas. Generally, a condominium is considered real property and a cooperative is considered intangible personal property.

There are a total of five students that fall within the Cooperative category. Additionally, the condominium category includes condo-conversion properties (previously apartments) which have occurred through August 2006. Further, categories that fall within a commercial category and all categories that contain less than 10 student points were omitted from this analysis. The housing categories are broken down by DOR Code in Table 10.

Table 10: DOR Code, Student Count, and Housing Type Breakdown

DOR Use Code	*Use Code Description*	*Student Count*	*Housing Type*
0	Vacant Residential	1,053	Evenly distributed among the five housing types
1	Single Family Residential	27,598	Single Family
2	Mobile Homes	1,424	Mobile Homes
3	Multi-Family 10 units or more	4,111	Multi-Family
4	Condominium/Homeowners	3,738	Condo/Co-Op
5	Cooperatives	5	Condo/Co-Op
7	Retirement Homes	18	Multi-Family
8	Multi-Family less than 10 units	2,329	Multi-Family
28	Mobile Home Parks	729	Mobile Homes
51	Agricultural	79	Single Family
52	Agricultural	18	Single Family
60	Agricultural	27	Single Family
66	Agricultural	38	Single Family
67	Agricultural	39	Single Family
69	Agricultural	55	Single Family
71	Institutional	23	Multi-Family
75	Institutional	230	Multi-Family
79	Institutional	29	Multi-Family
83	Government	19	Government
86	Government	106	Government
87	Government	46	Government
88	Government	733	Government
90	Government	97	Government
94	Miscellaneous	24	Evenly distributed among the five housing types
99	Non-Agricultural Acreage	123	Single Family

Table 11 displays the number of students by housing type and school type in Collier County as of October 2006. In addition to those students that are summarized in Table 11, a total of 1,053 students were assigned to a vacant parcel (DOR Code 0), 24 students were geocoded to a miscellaneous parcel. These results are due to a number of factors, including parcels that were once vacant, which now have a structure on it, or an incorrectly geocoded

student record. This issue is addressed by equitably distributing these students across the five housing types.

Table 11: Students by Housing Type and School Type

	Single Family	*Multi-Family*	*Mobile Homes*	*Condo/Co-Op*	*Government*
Elementary	11,919	3,704	1,190	1,678	492
Middle	7,063	1,462	435	867	207
High	8,942	1,574	476	1,191	302
Total	27,924	6,740	2,101	3,736	1,001

Table 12 below displays the housing type counts based upon the GIS parcel database, as of December 2006.

Table 12: Dwelling Units by Type

Single Family	*Multi-Family*	*Mobile Homes*	*Condo/Co-Op*	*Government*
73,517	18,183	10,155	84,757	1,715

Table 13 details the resulting Student Generation Rate multiplier by unit type and school type. An explanation in the differences between the 2006 Collier County Impact Fee Study SGR methodology and this methodology can be found in Appendix 2.

Table 13: Collier County School Concurrency Student Generation Rates

	Single Family	*Multi-Family*	*Mobile Homes*	*Condo/Co-Op*	*Government*
Elementary	0.16	0.20	0.12	0.02	0.29
Middle	0.10	0.08	0.04	0.01	0.12
High	0.12	0.09	0.05	0.01	0.18
Total	0.38	0.37	0.21	0.04	0.59

To determine the student impact of a proposed residential development for school concurrency purposes, a proposed development's projected number and type of unit are converted into the number of projected students within the specific Concurrency Service Area Boundary. Based on the Student Generation Rates in Table 13, for every 100 new

single-family housing units constructed in Collier County, 38 PK-12 students will be generated, but only 16 elementary school students for the School District.

Because the projection of the number of students that will be generated from new residential development is critical to the school concurrency process, a student generation multiplier was created using the student population, less those students who do not live within Collier County. Consequently, the number of students associated with a development can be calculated by applying the multiplier to the development's proposed number and type of residential housing units.

Projected Public School Facility Conditions

Projected Enrollment

State COFTE:

Around July of each year, the Florida DOE publishes grade by grade Capital Outlay Full Time Equivalent (COFTE) enrollment projections for every school district for the next 5 to 10 years. The State uses a standard 'cohort survival' method using five year enrollment trends. Table 14 identifies the pre-K through grade 12 DOE projected student growth through the school year 2010/11. This methodology is used nation-wide and is considered fairly reliable.

Using the State's COFTE projections for concurrency planning poses several problems.

- First, the State's projections are based on an average of two 'head counts' – one in October and one in February. Therefore, the COFTE tends to under-project the number of high school students that show up in the fall by including winter drop-outs from the spring count. For facilities planning purposes the school district wants to insure that adequate classrooms are available for the peak fall semester and therefore prefers to use the October head count as the basis for planning.

- Secondly, the State's forecast is not available until July of the upcoming year. However, using an October count, the School District is able to prepare a new forecast by January.

- Finally, the State's forecast does not count all of the students in the School District's buildings and includes others that are not in District-owned buildings. For example, the DOE forecast excludes students in special or alternative schools or homebound settings. The School District's enrollment for facilities planning purposes includes only students in regular schools. By contrast, the State's forecast includes only pre-kindergarten (Pre-K) students that are in special education (ESE), while the school district provides Pre-K programs for many non-ESE students.

Five Year Forecast:

The five year forecast is the basis for the school district's Plant Survey and Five Year Work Plan. The School District develops the data and analysis for the Work Plan in the spring for final approval by early September. Enrollment projections are prepared using the same

standard cohort model, as the State using the State's birth projections. The School District prepares the projections school-by-school, and grade-by-grade, modifying information where boundary changes have affected trends or where staff has unique information of housing trends.

Table 14: DOE COFTE Forecast

Collier District
2006 Capital Outlay FTE Forecast

Grade	Actual 2002-2003	Actual 2003-2004	Actual 2004-2005	Actual 2005-2006	Projected 2006-2007	Projected 2007-2008	Projected 2008-2009	Projected 2009-2010	Projected 2010-2011
Birth Data for K	2,539	2,576	2,818	2,985	3,317	3,636	3,659	3,817	4,019
PreK	297	366	272	303	318	326	341	363	383
Grade K	2,915	3,230	3,255	3,389	3,713	4,026	4,069	4,237	4,458
Grade 1	2,913	3,143	3,420	3,408	3,584	3,915	4,248	4,314	4,485
Grade 2	2,958	3,032	3,179	3,342	3,390	3,559	3,881	4,213	4,290
Grade 3	2,963	3,515	3,349	3,340	3,570	3,637	3,809	4,140	4,494
Grade 4	2,982	2,591	3,266	3,199	3,243	3,464	3,530	3,697	4,017
Grade 5	2,999	3,048	2,712	3,267	3,293	3,338	3,565	3,633	3,805
Grade 6	2,913	2,970	3,095	2,738	3,276	3,306	3,351	3,578	3,647
Grade 7	2,808	3,042	3,074	3,093	2,822	3,367	3,404	3,449	3,682
Grade 8	2,748	2,877	3,149	3,096	3,159	2,884	3,435	3,477	3,522
Grade 9	3,506	3,610	3,693	3,873	3,794	3,854	3,562	4,127	4,237
Grade 10	2,602	2,918	3,017	3,366	3,542	3,493	3,538	3,299	3,746
Grade 11	2,182	2,088	2,506	2,676	2,865	3,017	2,986	3,021	2,829
Grade 12	1,801	1,953	2,016	2,389	2,474	2,657	2,799	2,770	2,802
PreK-12	36,587	38,383	40,003	41,479	43,043	44,843	46,518	48,318	50,397
Grade Level Summary									
PreK-5	18,027	18,925	19,453	20,248	21,111	22,265	23,443	24,597	25,932
6-8	8,469	8,889	9,318	8,927	9,257	9,557	10,190	10,504	10,851
9-12	10,091	10,569	11,232	12,304	12,675	13,021	12,885	13,217	13,614
PreK-12	36,587	38,383	40,003	41,479	43,043	44,843	46,518	48,318	50,397
Growth Summary *									
PreK-5				795	863	1,154	1,178	1,154	1,335
6-8				0	330	300	633	314	347
9-12				1,072	371	346	0	332	397
PreK-12				1,867	1,564	1,800	1,811	1,800	2,079

* Growth for the first year is the difference between the current year and the highest of the three previous years. Subsequent growth is the difference between each year and the prior year. Negative differences are shown as 0.

7/31/2006

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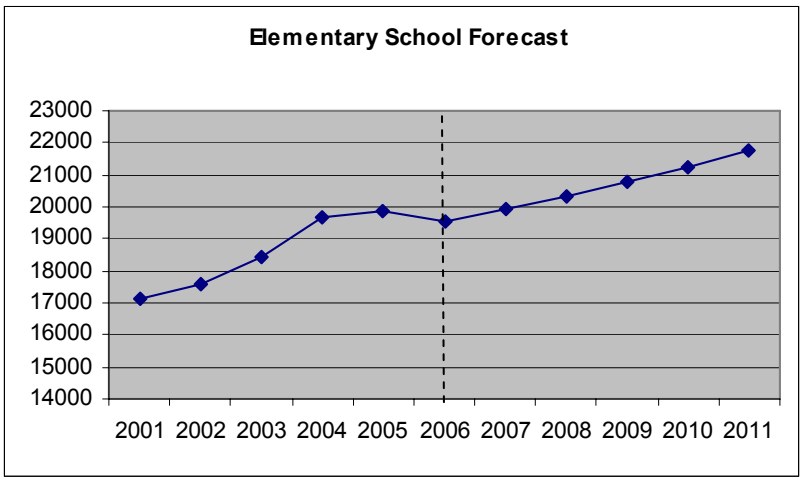
In general, enrollment increases are expected to moderate for the next five years particularly in the middle and high school age groups. Figures 4 through 6 show projected enrollment through 2011-12.

Two changes are reflected in the elementary school graph – a slight decline in 2002 with the reduction in Pre-K programs, and an increase the following year due to a higher retention of students in the third grade. This planned retention of third grade students in 2003 echoes through the system into the middle schools in 2005.

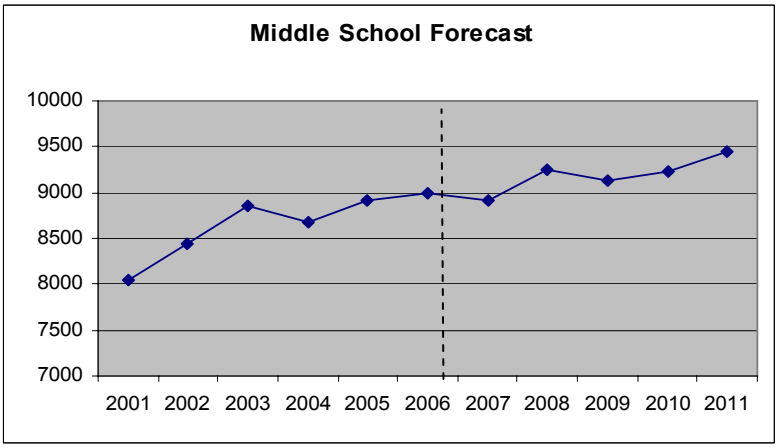
Enrollment in 2005 was less than in previous years because enrollment at the middle schools declined by more than 400 students. This is the result of the 'retained' students causing a one year change in the pattern. It is not a sign of long term growth but an anomaly that will move through the system and into the high schools in 2009.

Figure 4: Projected Elementary School Enrollment through 2011-12



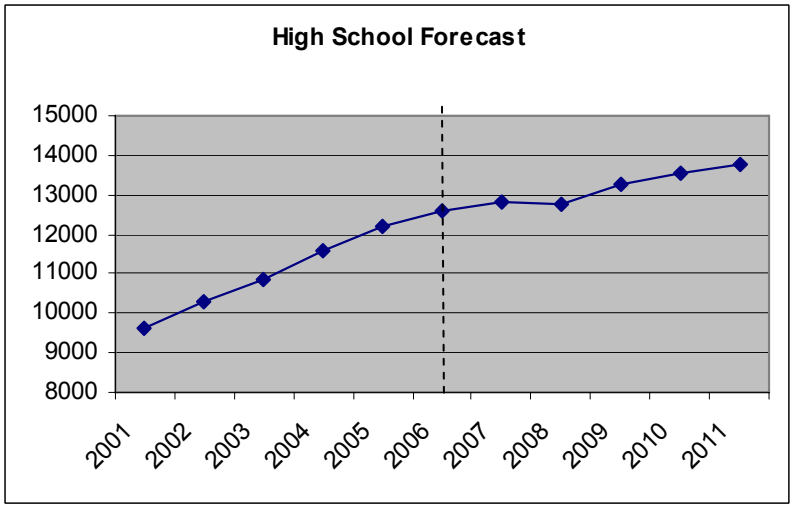
School Year	Projections	Change
2006	20,433	
2007	20,761	328
2008	21,159	398
2009	21,603	444
2010	22,145	542
2011	22,690	545

Figure 5: Projected Middle School Enrollment through 2011-12



School Year	Projections	Change
2006	8,997	
2007	8,886	-111
2008	9,241	355
2009	9,171	-70
2010	9,292	121
2011	9,528	236

Figure 6: Projected High School Enrollment through 2011-12



School Year	Projection	Change
2006	12,633	
2007	12,844	211
2008	12,772	-72
2009	13,308	536
2010	13,557	249
2011	13,830	273

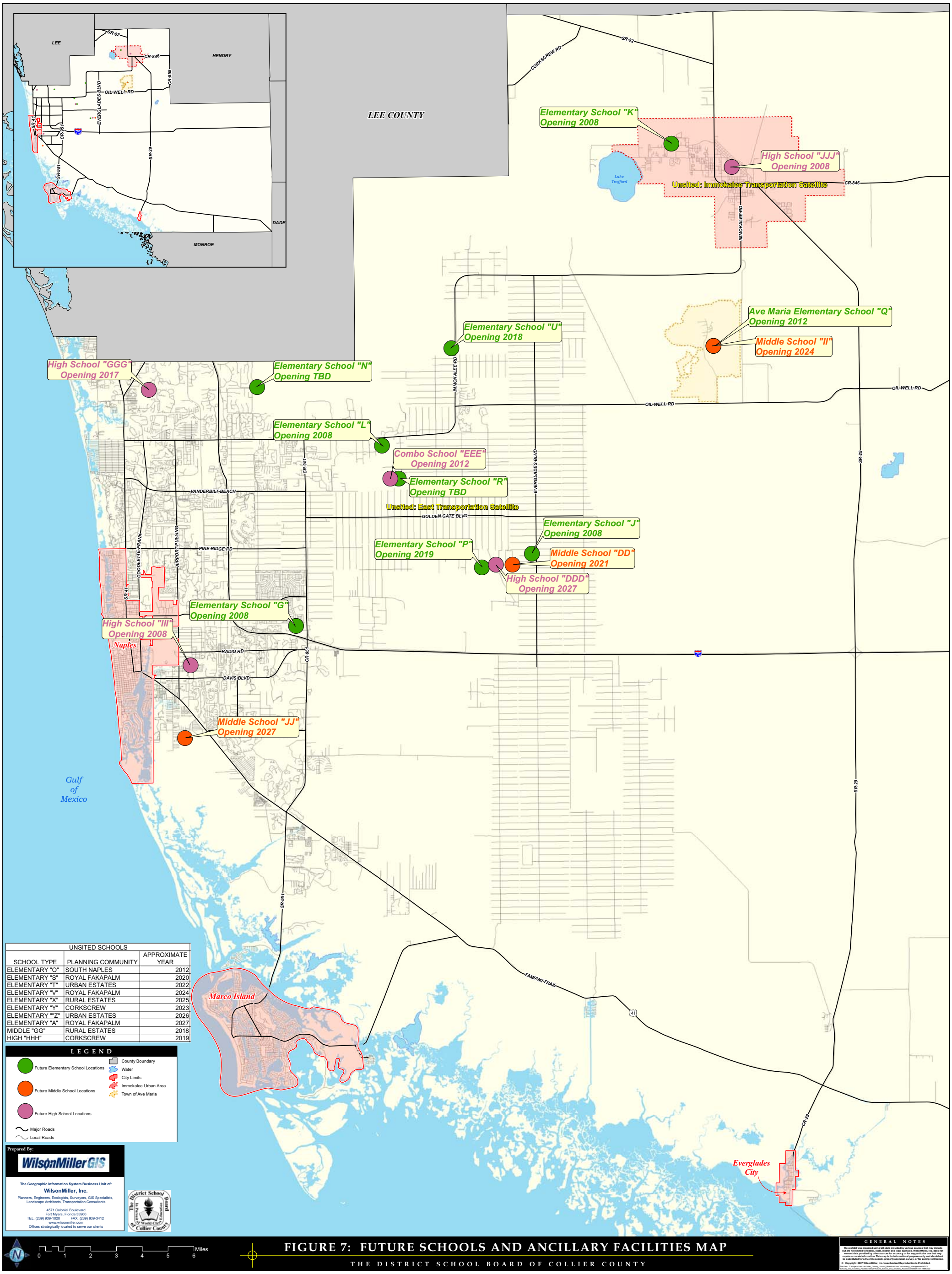
Projected Capacity

Over the next five years, school enrollment is projected to grow by approximately 3,000 students. To meet this demand and address current capacity needs, the School District plans on opening four new elementary schools, two new career high schools, and constructing classroom additions at eight elementary schools and one middle school for a total of 6,472 additional seats. This will allow the District to achieve and maintain an adopted Level of Service (LOS) of 100 percent of permanent FISH capacity for high school Concurrency Service Areas (CSA), a LOS of 95 percent of permanent FISH capacity for middle school and a LOS 95 of percent of permanent FISH capacity for elementary school CSAs. The elementary and middle school CSAs are to have a lower LOS than that of the high school CSAs in order to allow those school types the opportunity to continue to provide special programs that require smaller classes. It also provides these school types additional latitude to provide the desired physical capacity and program capacity, while reducing the need for relocatable classrooms.

Table 15 provides a list of the projects, capacity added, and planned opening date. Figure 7 identifies the location of property owned by the School District and the location future schools by school type, and the general location of future ancillary facilities in the county.

Table 15: Proposed New School and Additions through 2011-12

NEW SCHOOLS			
	Planning Number	***Opened/ Completed***	***Additional / New Capacity***
Elementary Schools			
Calusa Park Area	G	2008	909
Golden Gate Area	J	2008	909
Immokalee	K	2008	792
Golden Gate Area North	L	2008	909
High Schools			
Lorenzo Walker Career HS	III	2008	440
Immokalee Career Center	JJJ	2008	600
Total New School			**4,559**
ADDITIONS			
School	***New Classrooms***	***Opened/ Completed***	***New Capacity***
Avalon ES	8	2009	160
Calusa Park ES	10	2008	178
Estates ES	10	2008	196
Highlands ES	23	2007	453
Pinecrest ES	11	2007	220
Shadowlawn ES	10	2011	172
Tommie Barfield ES	11	2010	171
Village Oaks ES	6	2007	110
Golden Gate MS	11	2008	253
Subtotal Additions:			1,913
Total All Projects:			**6,472**



UNSITED SCHOOLS		
SCHOOL TYPE	PLANNING COMMUNITY	APPROXIMATE YEAR
ELEMENTARY "O"	SOUTH NAPLES	2012
ELEMENTARY "S"	ROYAL FAKAPALM	2020
ELEMENTARY ""T"	URBAN ESTATES	2022
ELEMENTARY "V"	ROYAL FAKAPALM	2024
ELEMENTARY "X"	RURAL ESTATES	2025
ELEMENTARY "Y"	CORKSCREW	2023
ELEMENTARY ""Z"	URBAN ESTATES	2026
ELEMENTARY "A"	ROYAL FAKAPALM	2027
MIDDLE "GG"	RURAL ESTATES	2018
HIGH "HHH"	CORKSCREW	2019

LEGEND

- Future Elementary School Locations
- Future Middle School Locations
- Future High School Locations
- Major Roads
- Local Roads
- County Boundary
- Water
- City Limits
- Immokalee Urban Area
- Town of Ave Maria

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FIGURE 7: FUTURE SCHOOLS AND ANCILLARY FACILITIES MAP

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

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10 and 20 Year Forecast

The first five years of the School District's enrollment forecast are based on a standard cohort survivor model modified to reflect housing and program trends. This method is reliable for three to five years of enrollment projections. However, it is not sufficient to forecast many years into the future. As the forecast attempts to predict housing development, population growth, and educational policy for 10 and 20 years, it is better to look beyond individual schools and to use County-level trends in population projections and zoning and land use capacity.

The Collier County Comprehensive Planning Department has developed population projections by planning community through the year 2029. These projections were used as the basis for development of the District's 10- and 20-year enrollment projections.

Between 2000 and 2005 the overall population grew by 21 percent from 257,926 to 326,605. In 2000, the 33,876 students enrolled in Collier County's schools represented just over 13 percent (13.1%) of the County's overall population. While PK-12 enrollment in Collier County schools grew by 19 percent between 2000 and 2005, the portion of the overall population it represented declined slightly to just under 13 percent (12.8%). This percentage is projected to continue declining over the next 20 years as the county, and nation as a whole, grows older. Although the percentage of the population that student enrollment represents is expected to continue declining, enrollment in Collier County schools is expected to moderately increase over the next 20 years.

As of October 2006, the School District had 43,397 students in grades pre-kindergarten through 12th grade. By 2017 this number is projected to grow by approximately 24 percent to over 55,900 students. Between 2017 and 2027 enrollment is projected to increase to nearly 73,700 students. This updated forecast shows a decrease in the rate of growth and 9,500 fewer students over the next 20 years when compared to last year's 20-year enrollment projections. Tables 16 thorough 19 below provide a summary of the anticipated long range student enrollment and capacity needs for the School District.

Table 16: 10-Year School District Enrollment Forecast

District Totals	*FY 2017/18 Projected Enrollment*	*Existing Capacity*	*Additional Planned Capacity Through 2011*	*Total Existing and Planned Capacity Through 2012*	*Additional Projected Capacity Through 2017*	*# Schools FY 2012 – 2017*
Elementary	27,543	18,712	7,083	25,795	1,818	2
Middle	11,656	9,618	1,418	11,036	1,132	1
High	16,788	13,822	0	13,822	3,844	2
Total	**55,987**	**43,266**	**8,501**	**50,653**	**6,794**	**5**

Table 17: 10-Year Recommended Additional School District Capacity by County Planning Area

School Type	*Location*	*Planned Capacity*	*Approximate Year*
Elementary "O"	South Naples Planning Community	909	2012
Elementary "Q"	Avé Maria Community	909	2012
Middle "GG"	Rural Estates Planning Community	1,258	2017
High "EEE"	Rural Estates Planning Community	1,957	2012
High "GGG"	Urban Estates Planning Community	1,957	2016
Total		**6,990**	

Table 18: 20-Year School District Enrollment Forecast

District Totals	*FY 2027/28 Projected Enrollment*	*Total Existing and Planned Capacity Through 2017*	*Additional Planned Capacity Through 2027*	*# Schools FY 2017 – 2027*
Elementary	36,244	27,613	8,631	9
Middle	15,338	12,168	3,170	3
High	22,092	17,666	4,426	2
Total	**73,674**	**57,447**	**16,227**	**14**

Table 19: 20-Year Recommended Additional School District Capacity by County Planning Area

School Type	*Location*	*Planned Capacity*	*Approximate Year*
Elementary "P"	Rural Estates Planning Community	909	2019
Elementary “S”	Royal Fakapalm Planning Community	909	2020
Elementary "T"	Urban Estates Planning Community	909	2022
Elementary "U"	Corkscrew Planning Community	909	2018
Elementary "V"	Royal Fakapalm Planning Community	909	2024
Elementary "X"	Rural Estates Planning Community	909	2025
Elementary "Y"	Corkscrew Planning Community	909	2023
Elementary “Z”	Urban Estates Planning Community	909	2026
Elementary “A”	Royal Fakapalm Planning Community	909	2027
8 Classroom Addition	TBD Elementary School	160	2021
8 Classroom Addition	TBD Elementary School	160	2021
8 Classroom Addition	TBD Elementary School	160	2021
Middle "DD"	Rural Estates Planning Community	1,258	2021
Middle "II"	Corkscrew Planning Community	1,258	2024
Middle “JJ”	South Naples Planning Community	1,258	2027
High "HHH"	Corkscrew Planning Community	1,957	2019
High "DDD"	Rural Estates Planning Community	1,957	2027
16 Classroom Addition	TBD High School	400	2023
8 Classroom Addition	TBD High School	200	2023
Total		**16,949**	

Concurrency Service Areas

School Concurrency Service Areas (CSA) are the geographic areas in which the level of service (LOS) standard is measured for each school type when an application for residential development is reviewed for school concurrency purposes. A fundamental requirement of school concurrency is the establishment of these areas. This includes the option to establish a district-wide (the entire County) CSA, or less than district-wide (smaller geographic areas) CSAs. These CSAs are used to determine whether adequate capacity is available to accommodate new students generated from residential development for a school type; i.e., elementary, middle, and high schools.

The legislature allows school concurrency to be applied district-wide initially, but requires that it be applied on a less than district-wide basis within five years of adoption (*Chapter 163.3180(13)(c)1, FS).* When applying school concurrency on a less than district-wide basis, the school district is required to maximize utilization of their schools and to apply "adjacency" for available capacity when reviewing residential development. Maximizing utilization requires the School District to evaluate school enrollment and attempt to balance the enrollment by shifting children from a CSA that is over its adopted LOS standard to a CSA that is under the LOS capacity to the greatest extent possible. When capacity is not available within a CSA at the adopted LOS of the school type, new residential development can take into consideration capacity in the adjacent CSA of the directly impacted service area (adjacency).

School Concurrency Service Areas for Collier County

Currently, the School District, the County and the participating local governments have decided to use less than district-wide CSAs. This form of CSA allows the review for available capacity to occur at the schools most likely to be impacted by the new residential development. If available capacity is not present, the adjacent CSAs will be analyzed for capacity.

The CSAs were created using GIS, based on Traffic Analysis Zones (TAZ) for Collier County. A description of the methodology used to create the CSAs can be found in Appendix 3. There are a total of 32 CSAs for Collier County Public Schools: 15 Elementary School CSAs, 8 Middle School CSAs, and 8 High School CSAs. The individual TAZ numbers that were merged to create each CSA boundary are summarized in Tables 20 through 22. The

Elementary, Middle, and High School Concurrency Service Area maps are referenced as Figures 8 through Figure 10.

In addition to the District-operated schools with defined attendance boundaries, Collier County contains several schools of choice. These include District-operated schools that enroll only those students who apply for admission, as well as charter schools not operated by the District. One example of the latter is Marco Island Charter Middle School. This school is not currently included in a CSA, but at such time as the utilization in the M2 – Southwest Area CSA is affected by residential development, the utilization of the Charter school would be taken into consideration. Currently, Marco Island Charter serves as a middle school for attendance by Marco Island Middle School students only, with no District transportation provided. With the projected residential growth in the M2 CSA anticipated for the mainland, eventually impacting Manatee Middle School and the CSA's LOS, an evaluation of the Charter school's enrollment and projected growth at that time may be factors in determining the necessity of its inclusion into the CSA.

Table 20: Elementary School CSA breakdown

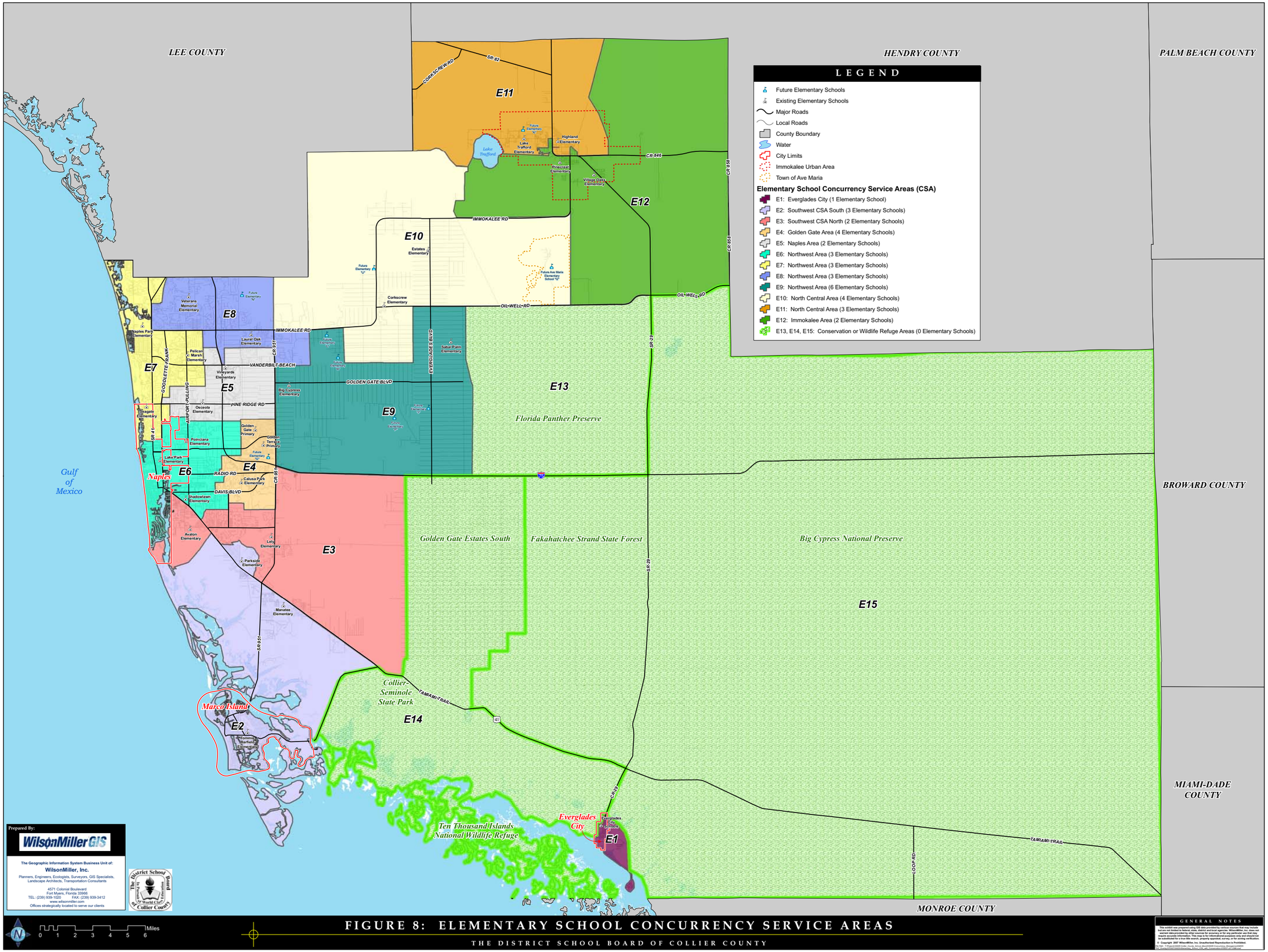
CSA ID	*CSA Name*	*TAZ*
E1	Everglades City CSA	349, 350, 351
E2	Southwest South CSA	306-313, 317-334, 337-340, 343-346
E3	Southwest North CSA	233, 244, 246, 247, 249, 277, 278, 280, 287-298, 301-305, 314, 355-362
E4	Golden Gate Area CSA	196-211, 245, 248, 251-257, 264-266
E5	Naples Area CSA	112, 117, 118, 120, 122, 157-160, 170, 171, 175-179, 181-183, 185-187, 189, 191, 195
E6	Northwest Area CSA	1-24, 27-34, 45-48, 51, 56-58, 61, 64-70, 119, 121, 123, 124, 151-156, 166-169, 173, 174, 192-194, 250, 258-263, 267, 270-276, 279, 281-284
E7	Northwest Area CSA	37-44, 52, 53, 73-84, 91, 93, 102-109, 113-116, 125-144, 147, 148, 162-165, 172
E8	Northwest Area CSA	85-90, 92, 94-101, 161, 180, 184, 188, 190, 219, 220, 365-377
E9	Northwest Area CSA	212-215, 217, 218, 221-225, 227-232, 234-241, 391, 393
E10	North Central Area CSA	216, 387, 389, 390, 392, 394-403
E11	Immokalee Area CSA	417-422, 426, 427, 430-436
E12	Immokalee ES2 CSA	379-385, 388, 404-413, 416, 425, 428, 429
E13	Conservation or Wildlife Refuge Areas	386
E14	Conservation or Wildlife Refuge Areas	353, 354
E15	Conservation or Wildlife Refuge Areas	347, 348, 352, 378

Table 21: Middle School CSA breakdown

CSA ID	*CSA Name*	*TAZ*
M1	Everglades City CSA	349, 350, 351
M2	Southwest Area CSA	1-24, 27-34, 37-48, 51-53, 56-58, 61, 64-70, 119, 121, 123, 124, 147, 151-156, 166-169, 173, 174, 192-194, 230, 233, 244-267, 270-284, 287-298, 301-314, 317-334, 337-340, 343-346, 355-362
M3	North Central CSA	196-217, 222-225, 227-229, 234-237, 239, 387, 389-402
M4	Northwest CSA	73-109, 112-118, 120, 122, 125-144, 148, 157-165, 170-172, 175-191, 195,218-221, 231, 232, 238, 240, 241, 365-377, 403
M5	Immokalee CSA	379-385, 388, 404-413, 416-422, 425-436
M6	Conservation or Wildlife Refuge Areas	386
M7	Conservation or Wildlife Refuge Areas	353, 354
M8	Conservation or Wildlife Refuge Areas	347, 348, 352, 378

Table 22: High School CSA breakdown

CSA ID	*CSA Name*	*TAZ*
H1	Everglades City CSA	349, 350, 351
H2	Southwest CSA	1-24, 27-34, 37-48, 51-53, 56-58, 61, 64-70, 119, 121, 123, 124, 147, 148, 151-156, 166-169, 173, 174, 192-194, 246-250, 255-263, 265-267, 270-284, 287-298, 301-314, 317-334, 337-340, 343-346, 355-357, 361, 362
H3	North Central CSA	196-217, 222-225, 227-230, 233-237, 239, 244, 245, 251-254, 264, 358-360, 387, 389-403
H4	Northwest CSA	73-109, 112-118, 120, 122, 125-144, 157-165, 170-172, 175-191, 195, 218-221, 231, 232, 238, 240, 241, 365-377
H5	Immokalee CSA	379-385, 388, 404-413, 416-422, 425-436
H6	Conservation or Wildlife Refuge Areas	386
H7	Conservation or Wildlife Refuge Areas	353, 354
H8	Conservation or Wildlife Refuge Areas	347, 348, 352, 378



LEGEND

Future Elementary Schools
Existing Elementary Schools
Major Roads
Local Roads
County Boundary
Water
City Limits
Immokalee Urban Area
Town of Ave Maria

Elementary School Concurrency Service Areas (CSA)

- E1: Everglades City (1 Elementary School)
- E2: Southwest CSA South (3 Elementary Schools)
- E3: Southwest CSA North (2 Elementary Schools)
- E4: Golden Gate Area (4 Elementary Schools)
- E5: Naples Area (2 Elementary Schools)
- E6: Northwest Area (3 Elementary Schools)
- E7: Northwest Area (3 Elementary Schools)
- E8: Northwest Area (3 Elementary Schools)
- E9: Northwest Area (6 Elementary Schools)
- E10: North Central Area (4 Elementary Schools)
- E11: North Central Area (3 Elementary Schools)
- E12: Immokalee Area (2 Elementary Schools)
- E13, E14, E15: Conservation or Wildlife Refuge Areas (0 Elementary Schools)

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FIGURE 8: ELEMENTARY SCHOOL CONCURRENCY SERVICE AREAS

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

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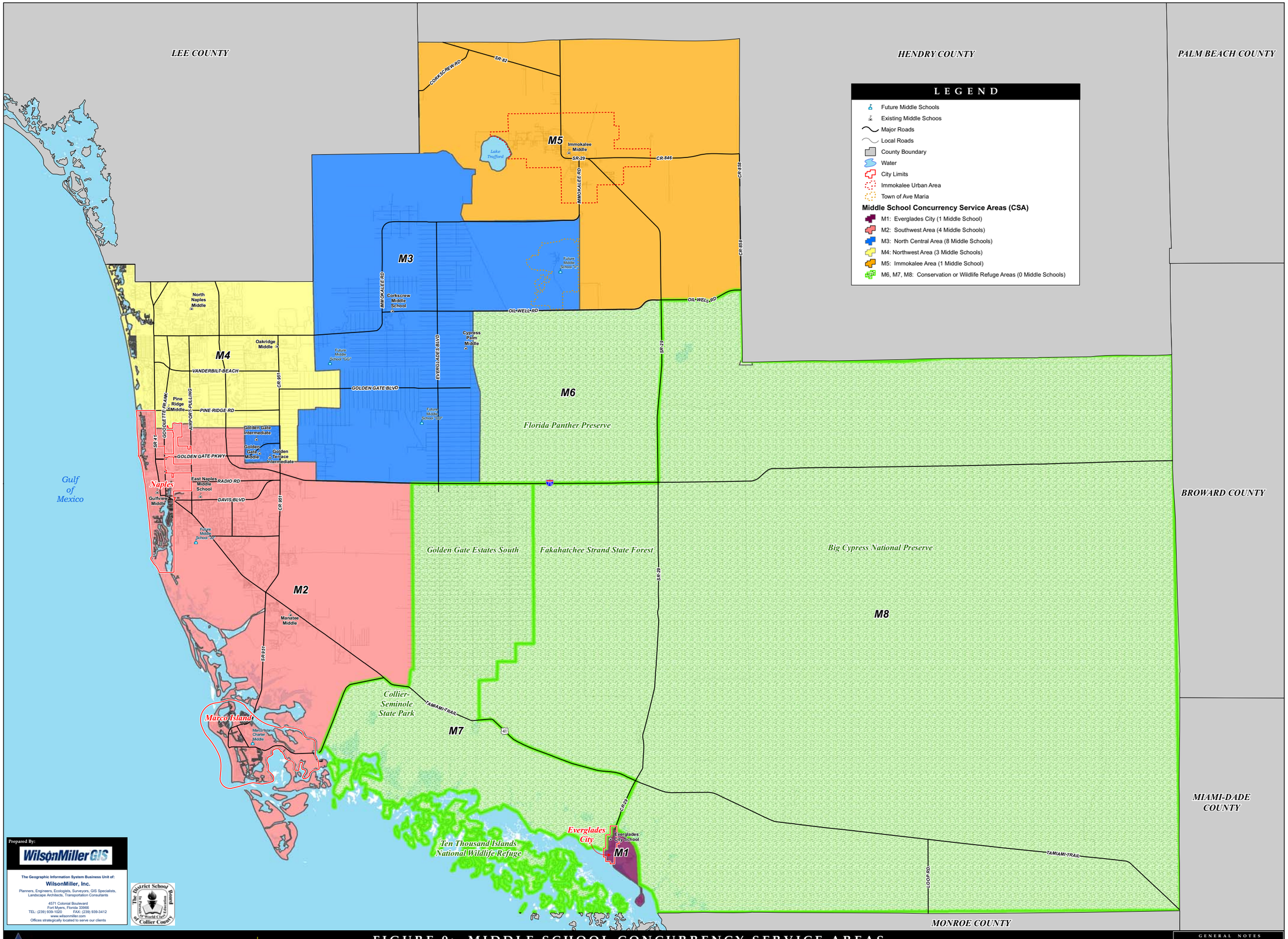

FIGURE 9: MIDDLE SCHOOL CONCURRENCY SERVICE AREAS

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

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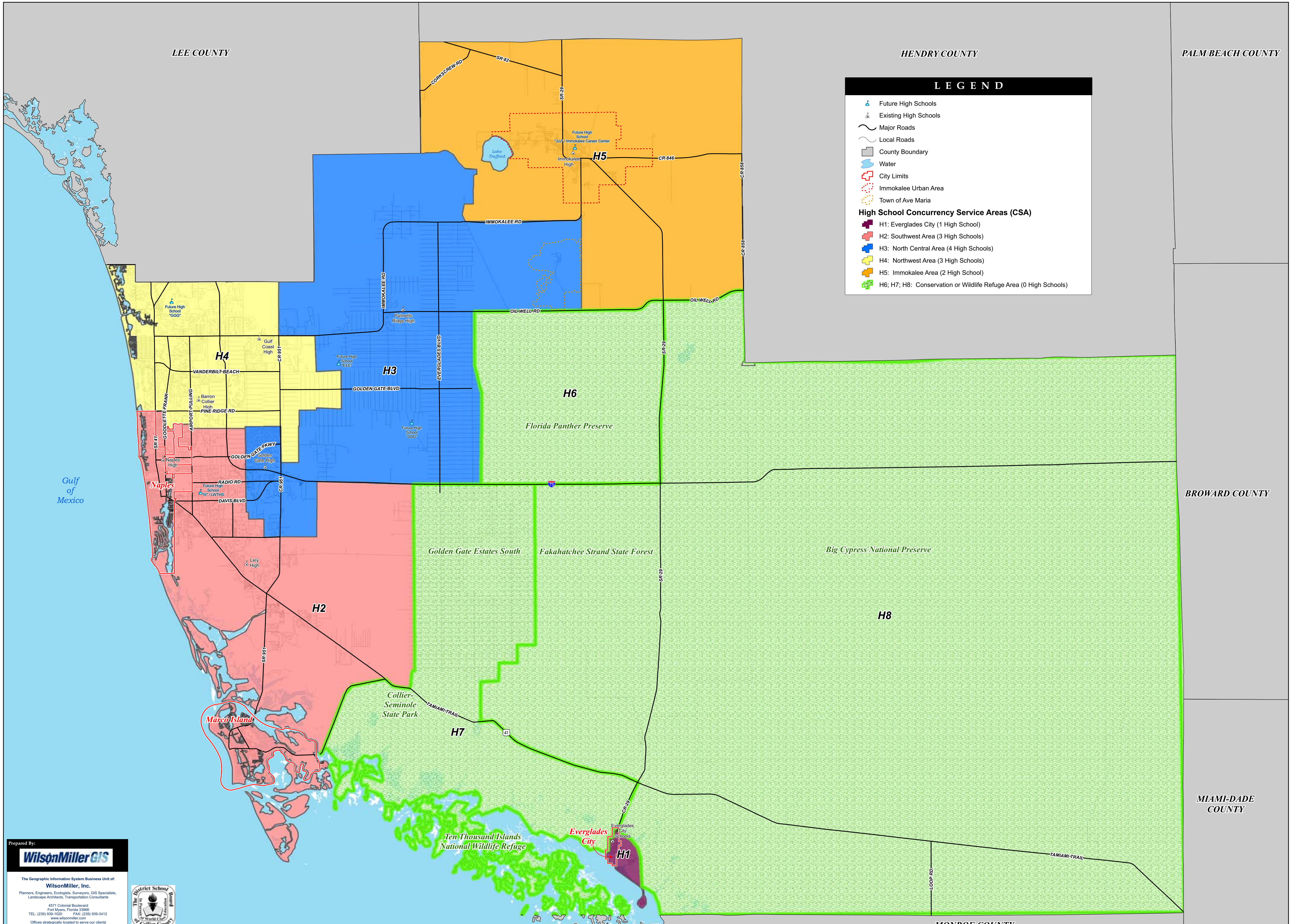

FIGURE 10: HIGH SCHOOL CONCURRENCY SERVICE AREAS

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

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Level of Service

The level of service (LOS) standards, which are adopted in the Interlocal Agreement (ILA) as well as in the Public School Facilities Element (PSFE) and Capital Improvements Element (CIE), are used to establish maximum permissible school utilization relative to the total capacity within a CSA. An essential component of determining the LOS standard for the geographic areas of the CSAs is the School District's ability to adopt a financially feasible capital program that can achieve and maintain the LOS standard by school type for each CSA. The school concurrency program's LOS standards balance the School District's ability to finance a capital program with its ability to achieve and maintain the adopted LOS for public schools. The establishment of a LOS standard ensures that new or expanded school facilities are built in time to accommodate students generated from new residential developments. If the capacity does not exist to support the students generated by the new development, both the new students and the schools are burdened with overcrowding issues.

The Florida Legislature recognizes that an essential requirement for a concurrency system is the LOS standard at which a CSA is expected to operate. The new language established in Chapter 163.3177(12)(c), F.S. requires that the public school facilities element be "based upon data and analysis that address, among other things, how the LOS standards will be achieved and maintained." The ability to achieve and maintain the LOS must be based on a financially feasible Five-Year Capital Plan, adopted annually by the School Board as prescribed in Chapter 163.3180(13)(d)(1), F.S. The LOS standards will be adopted into the CIE of the local governments' comprehensive plans and must apply district-wide for the CSAs of all schools of the same type (elementary, middle, and high) as required in Chapter 163.3180 (13)(b)(3), F.S..

School Level of Service for Collier County

The LOS standards for Collier County will be 100 percent of the permanent FISH capacity for high school CSAs and a LOS of 95 percent of the permanent FISH capacity for middle school CSAs and elementary school CSAs. Based on the School District's financially feasible Five-Year Capital Plan, there will be no CSAs which exceed the LOS standards in Collier County at the end of the five year planning period. Due to the School District's ability to achieve and maintain a LOS of no more than 100 percent for high schools and 95 percent for elementary and middle schools, there is no need to establish a tiered LOS at this time, or to isolate certain overcapacity schools in long-term management program. Tables 23-1 through 23-

20 identify the schools located in each CSA, their existing capacity, their current enrollment and their projected enrollment for the current five-year planning period. In addition, the tables identify the solutions (new schools, additions, etc.) which will be used to maintain the adopted LOS standard.

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Concurrency Analysis *E11 North Cental Area*

School		Current - Oct.			Projected														
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Corkscrew ES	901	941	901	104%	1003	901	111%	632	901	70%	648	901	72%	697	901	77%	748	901	83%
Elementary School "L"								544	909	60%	617	909	68%	715	909	79%	791	909	87%
Elementary School "Q"																	0	0	
Estates ES	767	714	767	93%	789	767	103%	756	953	79%	818	953	86%	911	953	96%	997	953	105%
Elementary Total	1668	1655	1668	99%	1792	1668	107%	1932	2763	70%	2083	2763	75%	2323	2763	84%	2536	2763	92%

Elementary Schools

Corkscrew ES – Provide enrollment relief with the opening of Elementary School J in 2008 and again with Elementary School L in 2008.

Elementary L – Open 2008; New capacity 909. Provide enrollment relief to Big Cypress, Laurel Oaks, and Corkscrew Elementary Schools.

Elementary Q – Open beyond 2012; This school is anticipated in the Ave Maria area

Estates ES – Addition to open in 2008; New capacity 953. Provide additional enrollment relief with the opening of Elementary School J in 2008.

Concurrency Analysis

E12 Immokalee Area

School		Current - Oct.			Projected												
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Elementary School "K"								503	792	64%	570	792	72%	671	792	85%	685	792	86%
Highlands ES	466	675	466	145%	746	831	90%	799	831	96%	784	831	94%	770	831	93%	780	831	94%
Lake Trafford ES	869	876	869	101%	958	886	108%	775	886	87%	754	886	85%	747	886	84%	768	886	87%
Elementary Total	1335	1551	1335	116%	1704	1717	99%	2077	2509	83%	2108	2509	84%	2188	2509	87%	2233	2509	89%

Elementary Schools

The Learning Center will be closed in 2008 and all PreK students assigned to their home school. Additionally, all 6th grade students will be housed in the elementary schools.

Elementary School K – Open 2008. Capacity 792. Provide enrollment relief to Highlands, Lake Trafford, and Village Oaks Elementary Schools.

Highland ES – Addition to open in 2007; New capacity 831. Accommodate PreK and 6th grade students with new addition. Provide additional relief with the opening of Elementary School K in 2008.

Lake Trafford ES – Beginning with the 2008/09 school year, house grades PK-6. Provide enrollment relief with the opening of Elementary School K in 2008. Facility renovation in 2007.

Concurrency Analysis *E13 Immokalee ES 2*

School		Current - Oct.			Projected												
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Pinecrest ES	690	703	690	102%	756	787	96%	738	787	94%	724	787	92%	704	787	89%	709	787	90%
Village Oaks ES	692	624	692	90%	619	811	76%	715	811	88%	700	811	86%	729	811	90%	729	811	90%
Elementary 6 Total	1382	1327	1382	96%	1375	1598	86%	1453	1598	91%	1424	1598	89%	1433	1598	90%	1438	1598	90%

Elementary Schools

The Learning Center will be closed in 2008 and all PreK students assigned to their home school. Additionally, all 6th grade students will be accommodated in the elementary schools beginning in 2008

Pinecrest ES – Addition to open in 2007; New capacity 787.

Village Oaks ES – Addition in 2008. New capacity 811. Provide enrollment relief with the opening of Elementary School K in 2008.

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Concurrency Analysis *E2 Southwest CSA South*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Manatee ES	764	1093	764	143%	566	764	74%	586	764	77%	598	764	78%	620	764	81%	627	764	82%
Tommie Barfield ES	600	721	600	120%	718	600	120%	722	600	120%	727	600	121%	727	788	92%	726	788	92%
Elementary Total	1364	1814	1364	133%	1284	1364	94%	1308	1364	96%	1325	1364	97%	1347	1552	87%	1353	1552	87%

Elementary Schools

Manatee ES – Provide enrollment relief with the opening of Parkside ES (M) in 2007

Tommie Barfield ES – Addition 2010; Capacity 788

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Concurrency Analysis *H1/M1/E1 Evergrades*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Everglades City School	501	152	501	30%	145	501	29%	165	501	33%	156	501	31%	162	501	32%	166	501	33%
Pre K-12 Total	501	152	501	30%	145	501	29%	165	501	33%	156	501	31%	162	501	32%	166	501	33%

K-12 School

Everglades City – This school provides services to students in grades PK -12 living in a community that is geographically isolated from the more developed areas of Collier County.

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Concurrency Analysis *E3 Southwest CSA North*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Avalon ES	466	558	466	120%	562	466	121%	561	466	120%	565	616	92%	562	616	91%	567	616	92%
Lely ES	922	861	922	93%	784	922	85%	733	922	80%	756	922	82%	773	922	84%	784	922	85%
Parkside ES (M)					820	909	90%	837	909	92%	850	909	94%	846	909	93%	855	909	94%
Elementary Total	1388	1419	1388	102%	2166	2297	94%	2131	2297	93%	2171	2447	89%	2181	2447	89%	2206	2447	90%

Elementary Schools

Avalon ES – Addition 2009; Capacity 616

Parkside ES (M) – Open 2007; Capacity 909. Provide enrollment relief to Manatee and Lely Elementary Schools.

Lely ES – Provide enrollment relief with the opening of Parkside ES (M) in 2007 and Elementary G in 2008

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Concurrency Analysis

H2/M2 Southwest Area

School	FISH Capacity	Current - Oct. 2006 / 2007			Projected 2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Lely HS	2216	1540	2216	69%	1540	2216	69%	1482	2216	67%	1524	2216	69%	1555	2216	70%	1595	2216	72%
Naples HS	2047	1683	2047	82%	1695	2047	83%	1654	2047	81%	1695	2047	83%	1725	2047	84%	1766	2047	86%
Walker Career & Technical High (HS-I	144	144	144	100%	275	275	100%	390	450	87%	450	450	100%	450	450	100%	450	450	100%
High Total	4407	3367	4407	76%	3510	4538	77%	3526	4713	75%	3669	4713	78%	3730	4713	79%	3811	4713	81%
East Naples MS	1020	1235	1020	121%	1087	1020	107%	1110	1020	109%	1106	1020	108%	1085	1020	106%	1109	1020	109%
Gulfview MS	657	616	657	94%	594	657	90%	646	657	98%	639	657	97%	649	657	99%	660	657	100%
Manatee MS	1328	546	1328	41%	638	1328	48%	644	1328	48%	651	1328	49%	656	1328	49%	671	1328	51%
Middle Total	3005	2397	3005	80%	2319	3005	77%	2400	3005	80%	2396	3005	80%	2390	3005	80%	2440	3005	81%

High Schools

Lely HS – No change.

Naples HS – No change. Monitor enrollment.

Walker Career & Technical HS (III) – Currently housed in portable classrooms on the site of Lorenzo Walker Institute of Technology. Construct permanent facility to open in 2008; Capacity 450. Program currently serves students districtwide in grades 9 and 10. A grade will be added each year through 2009/10 to serve students in grades 9-12. Students must apply to attend this school.

Middle Schools

East Naples MS – Provide some enrollment relief through a boundar change with Manatee Middle School in 2007; Monitor enrollment t determine if additional relief will be required in the future.

Gulfview MS – No change. Monitor enrollment.

Manatee MS – Monitor enrollment.

01-Oct-07

Concurrency Analysis *E4 Golden Gate Area*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Calusa Park ES	775	1055	775	136%	882	775	114%	817	953	86%	838	953	88%	850	953	89%	853	953	90%
Elementary School "G"								637	909	70%	704	909	77%	774	909	85%	865	909	95%
Elementary School "O"																	0	0	
Golden Gate ES	1145	872	1145	76%	901	1145	79%	897	1145	78%	906	1145	79%	910	1145	79%	910	1145	79%
Golden Terrace ES	1326	1013	1326	76%	994	1326	75%	989	1326	75%	994	1326	75%	1008	1326	76%	1019	1326	77%
Elementary Total	3246	2940	3246	91%	2777	3246	86%	3340	4333	77%	3442	4333	79%	3542	4333	82%	3647	4333	84%

Elementary Schools

Calusa Park ES – Provide enrollment relief with the opening of Elementary School G in 2008: Addition 2008; New capacity 953

Elementary School G – Open 2008; Capacity 792. Provide enrollment relief to Calusa Park, Osceola, Big Cypress, Lely and Vineyards Elementary Schools.

Elementary School O – Open beyond 2012; Capacity TBD

Golden Gate ES – Enrollment includes both the primary school and intermediate center.

Golden Terrace ES – Enrollment includes both the primary school and intermediate center.

01-Oct-07

Concurrency Analysis *H3/M3 North Central Area*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Combo Middle/High School "EEE"																	0	0	
Golden Gate HS	2074	1544	2074	74%	1636	2074	79%	1598	2074	77%	1618	2074	78%	1639	2074	79%	1662	2074	80%
Palmetto Ridge HS	2006	1977	2006	99%	2070	2006	103%	2127	2006	106%	2277	2006	114%	2328	2006	116%	2396	2006	119%
High Total	4080	3521	4080	86%	3706	4080	91%	3725	4080	91%	3895	4080	95%	3967	4080	97%	4058	4080	99%
Corkscrew MS	1067	1459	1067	137%	776	1067	73%	800	1067	75%	845	1067	79%	863	1067	81%	904	1067	85%
Cypress Palm MS (EE)					907	1132	80%	1019	1132	90%	1033	1132	91%	1047	1132	92%	1077	1132	95%
Golden Gate MS	829	847	829	102%	750	829	90%	762	1115	68%	703	1115	63%	708	1115	63%	718	1115	64%
Middle Total	1896	2306	1896	122%	2433	3028	80%	2581	3314	78%	2581	3314	78%	2618	3314	79%	2699	3314	81%

High Schools

Golden Gate HS – No change.

Palmetto Ridge HS – Provide enrollment relief with the opening of High School EEE in 2012

Combo Middle/High School EEE – Open 2012; Capacity 1922; Provide relief to Palmetto Ridge and Gulf Coast High Schools. Finalize grade structure prior to design.

Middle Schools

Corkscrew MS – Provide enrollment with the opening of Cypress Palm MS (EE) in 2007.

Golden Gate MS – Provide enrollment relief with the opening of an addition in 2008; New capacity 1115.

Cypress Palm MS (EE) – Open in 2007. Capacity 1132. Provide enrollment relief to Corkscrew and Oak Ridge Middle Schools.

01-Oct-07

Concurrency Analysis *E5 Naples Area*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Lake Park ES	570	535	570	94%	550	570	96%	558	570	98%	563	570	99%	552	570	97%	560	570	98%
Poinciana ES	834	718	834	86%	732	834	88%	724	834	87%	731	834	88%	716	834	86%	713	834	85%
Shadowlawn ES	657	638	657	97%	644	657	98%	653	657	99%	679	657	103%	684	657	104%	687	733	94%
Elementary Total	2061	1891	2061	92%	1926	2061	93%	1935	2061	94%	1973	2061	96%	1952	2061	95%	1960	2137	92%

Elementary Schools

Lake Park ES – Monitor enrollment.

Poinciana ES – No change. Monitor enrollment.

Shadowlawn ES – Addition 2011; Capacity 733

01-Oct-07

Concurrency Analysis *H4/M4 Northwest Area*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Barron Collier HS	1946	1778	1946	91%	1749	1946	90%	1677	1946	86%	1629	1946	84%	1628	1946	84%	1620	1946	83%
Gulf Coast HS	1900	2132	1900	112%	2078	1900	109%	2009	1900	106%	2125	1900	112%	2163	1900	114%	2233	1900	118%
High Total	3846	3910	3846	102%	3827	3846	100%	3686	3846	96%	3754	3846	98%	3791	3846	99%	3853	3846	100%
North Naples MS	984	920	984	93%	872	984	89%	886	984	90%	873	984	89%	871	984	89%	885	984	90%
Oakridge MS	1323	1142	1323	86%	1102	1323	83%	1123	1323	85%	1141	1323	86%	1181	1323	89%	1229	1323	93%
Pine Ridge MS	1116	1066	1116	96%	1024	1116	92%	1017	1116	91%	1006	1116	90%	1024	1116	92%	1049	1116	94%
Middle Total	3423	3128	3423	91%	2998	3423	88%	3026	3423	88%	3020	3423	88%	3076	3423	90%	3163	3423	92%

High Schools

Barron Collier HS – No change.

Gulf Coast HS – Provide relief with the opening of the new high school EEE in 2012.

Middle Schools

North Naples MS – No change.

Oakridge MS – Provide enrollment relief with the opening of Cypress Palm MS (EE) in 2007 and Middle School GG beyond 2012.

01-Oct-07

Concurrency Analysis *E6 Northwest Area*

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Osceola ES	753	892	753	118%	922	753	122%	640	753	85%	618	753	82%	620	753	82%	638	753	85%
Vineyards ES	959	976	959	102%	1014	959	106%	933	959	97%	908	959	95%	892	959	93%	897	959	94%
Elementary Total	1712	1868	1712	109%	1936	1712	113%	1573	1712	92%	1526	1712	89%	1512	1712	88%	1535	1712	90%

Elementary Schools

Osceola ES – Provide enrollment relief with the opening of Elementary G in 2008.

Vineyards ES – Provide enrollment relief with the opening of Elementary G in 2008.

01-Oct-07

Concurrency Analysis

H5/M5 Immokalee

School	FISH Capacity	Current - Oct.			Projected															
		2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Immokalee HS	1633	1435	1633	88%	1467	1633	90%	1427	1633	87%	1503	1735	87%	1577	1735	91%	1621	1735	93%
High Total	1633	1435	1633	88%	1467	1633	90%	1427	1633	87%	1503	1735	87%	1577	1735	91%	1621	1735	93%
Immokalee MS	1284	1138	1284	89%	1112	1284	87%	813	1284	63%	816	1284	64%	829	1284	65%	842	1284	66%
Middle Total	1284	1138	1284	89%	1112	1284	87%	813	1284	63%	816	1284	64%	829	1284	65%	842	1284	66%

High Schools

Immokalee HS – Renovation and new construction to provide for career and technical programs; open 2009; combined capacity 1735. Monitor enrollment based on approved and proposed new residential developments.

Middle Schools

Immokalee MS – Beginning with the 2008 school year, house only grades 7 and 8

Residential development subject to concurrency is not planned within this Concurrency Service Area at this time.

Concurrency Analysis

E7 Northwest Area

School		Current - Oct.			Projected															
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Naples Park ES	747	914	747	122%	683	747	91%	699	747	94%	704	747	94%	709	747	95%	710	747	95%
Pelican Marsh ES	974	832	974	85%	825	974	85%	803	974	82%	779	974	80%	796	974	82%	789	974	81%
Sea Gate ES	783	752	783	96%	747	783	95%	741	783	95%	757	783	97%	762	783	97%	765	783	98%
Elementary Total	2504	2498	2504	100%	2255	2504	90%	2243	2504	90%	2240	2504	89%	2267	2504	91%	2264	2504	90%

Elementary Schools

Naples Park ES – Provide enrollment relief with the opening of Veterans Memorial ES (Elementary I) in 2007

Pelican Marsh ES – No change.

Sea Gate ES – Addition opened in 2006; New capacity 783.

Residential development subject to concurrency is not planned within this Concurrency Service Area at this time.

01-Oct-07

Concurrency Analysis *E8 Northwest Area*

School		Current - Oct.			Projected												
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Laurel Oak ES	748	1200	748	160%	805	748	108%	763	748	102%	760	748	102%	733	748	98%	731	748	98%
Veterans Memorial ES					659	786	84%	700	786	89%	710	786	90%	737	786	94%	775	786	99%
Elementary Total	748	1200	748	160%	1464	1534	95%	1463	1534	95%	1470	1534	96%	1470	1534	96%	1506	1534	98%

Elementary Schools

Laurel Oak ES – Provide enrollment relief with the opening of Veterans Memorial ES (Elementary I) in 2007 and Elementary L in 2008. Monitor enrollment and need for a future addition.

Veterans Memorial ES (I) – Open 2007; New capacity 786. Provide enrollment relief to Laurel Oaks and Naples Park Elementary Schools; Review boundaries when Elementary School L opens in 2008.

Residential development subject to concurrency is not planned within this Concurrency Service Area at this time.

01-Oct-07

Concurrency Analysis *E9 Northwest Area*

School		Current - Oct.			Projected												
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Big Cypress ES	890	960	890	108%	980	890	110%	818	890	92%	825	890	93%	856	890	96%	872	890	98%
Elementary Total	890	960	890	108%	980	890	110%	818	890	92%	825	890	93%	856	890	96%	872	890	98%

Elementary Schools

Big Cypress ES – Addition open; New capacity 890. Provide additional enrollment relief with the opening of Elementary G and Elementary L in 2008.

01-Oct-07

Concurrency Analysis

E10 North Central Area

School		Current - Oct.			Projected												
	FISH Capacity	2006 / 2007			2007 / 2008			2008 / 2009			2009 / 2010			2010 / 2011			2011 / 2012		
		Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %	Enroll	Cap	Util %
Elementary School "J"								665	909	73%	713	909	78%	756	909	83%	790	909	87%
Sabal Palm ES	758	990	758	131%	1018	758	134%	521	758	69%	542	758	72%	572	758	75%	603	758	80%
Elementary Total	758	990	758	131%	1018	758	134%	1186	1667	71%	1255	1667	75%	1328	1667	80%	1393	1667	84%

Elementary Schools

Elementary J – Open 2008; New capacity 909. Provide enrollment relief to Corkscrew, Estates and Sabal Palm Elementary Schools.

Sabal Palm ES – Provide enrollment relief with the opening of Elementary J in 2008. Monitor enrollment to determine need for a future addition.

Co-location and Joint-Use Analysis

Co-location and shared use of facilities are important to both the School District and the Local Governments. The School District will look for opportunities to co-locate and share use of school facilities and civic facilities when preparing the Educational Plant Survey. Likewise, co-location and shared use opportunities will be considered by the local governments when preparing the updates to their Comprehensive Plan, Schedule of Capital Improvements and when planning and designing new, or renovating existing, community facilities which may be compatible with schools. For example, opportunities for co-location and shared use will be considered for libraries, parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Coordinated planning for co-location and joint use will result in capital savings for the School District and Local Governments and create community focal points. Co-location and shared use of facilities are important tools in budgeting and community building for the School District and Local Governments.

Collier County is 2,025 square miles in area, and includes the cities of Naples, Marco Island and Everglades City. Most of the county's land area is inland and some distance from the Gulf of Mexico. The Collier County Parks and Recreation Department plays a key role in providing water and beach access, as well as providing alternative, land-based activities.

Through the State's coordinated planning requirements for school concurrency, Local Governments and the School District are directed to recognize the benefits and opportunities realized through the sharing of facilities and costs to the greatest extent possible. The School District would benefit from joint use of parks in the vicinity of public schools, due largely to the Collier County Parks and Recreation Department's dedication to promoting health and wellness, alternative leisure activities, community involvement through sports and special events for County residents.

Figure 11 displays locations of current and proposed school locations, as well as parcels of County-owned land and locations of County facilities. A number of proposed school locations are located adjacent to parcels owned by the County, including the Future "R" Elementary, Future "JJ" Middle, Future "EEE" High, Future "GGG" High, and Future "JJJ" High Schools. For appropriate County properties that are not already programmed, these adjacencies could provide the opportunity for co-location of County and School District facilities for the purpose of enhancing the quality of life for area residents and students.

The East Naples Community Park refurbishments, soccer field and center expansion, may create an opportunity to establish a relationship with the School District for mutual use in exchange for use of schools for community meeting purposes. The planning of Manatee Community Park is in Phase I of its development, with construction time still to be determined. This park, as well as the large regional parks in Collier County including Orangetree Regional Park and North Collier Regional Park, may provide coordination opportunities with the School District. The North Collier Regional Park's Exhibit Hall currently provides learning opportunities for students, and the softball and basketball courts at Max A. Hasse Jr. Community Park provide centrally located recreation opportunities to several sections of Collier County, including Golden Gate Estates and the rural North Naples areas.

Co-location is intended to provide efficient use of existing infrastructure and discourage sprawl. Identification early in a budget cycle and coordination among agencies will promote successful and effectively utilized public facilities. The School District and the County Department of Parks and Recreation currently maintain negotiated shared-use agreements as part of existing co-location efforts. Each agreement, and the stipulations contained therein, are site-specific and are situationally dependent. Cost effective co-location or joint use of School District or Local Government-owned property could provide substantial savings for existing and future public facilities. The model of cooperation that exists between the School District and County Department of Parks and Recreation could act as the model for coordination between the School District and other entities, including special districts.

Opportunities for co-location and joint use should be explored with the Parks and Recreation Advisory Board (PARAB) and the School District. The PARAB provides guidance and community input for the Parks and Recreation Department. As residential development proceeds in different areas of the County, opportunities for co-location and joint use should be incorporated into the planning of public facilities to serve the local communities.

Mutual Use Agreements

For each instance of co-location and shared use, the School Board and Local Government shall enter into a separate mutual use agreement addressing legal liability, operating and maintenance costs, scheduling of use, facility supervision and any other issues that may arise from co-location and joint use.

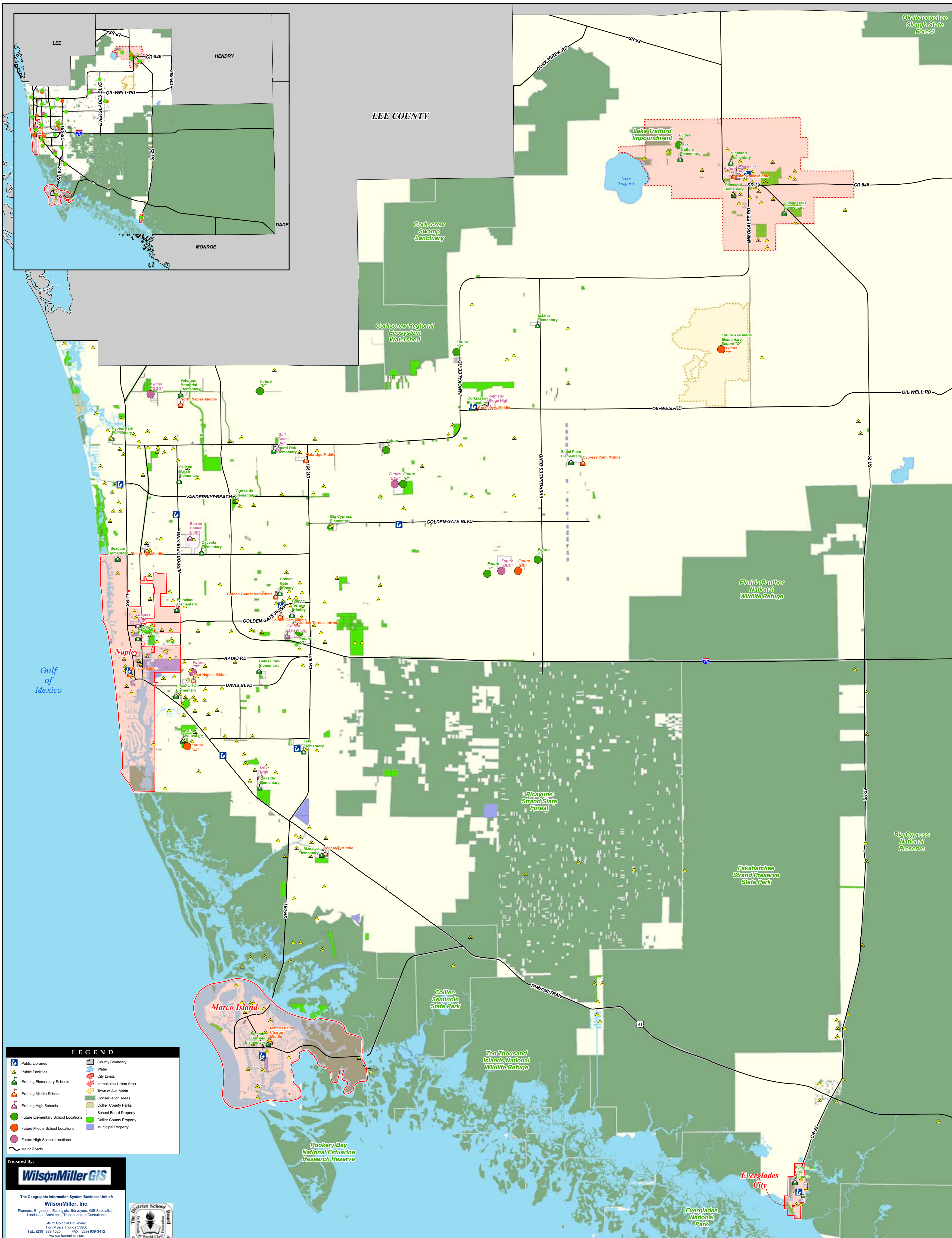

FIGURE 11: PUBLIC FACILITIES WITH SCHOOL CO-LOCATION OPPORTUNITIES MAP

THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY

GENERAL NOTES

This exhibit was prepared using GIS data provided by various sources that may include but are not limited to federal, state, district and local agencies. WilsonMiller, Inc. does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, survey, or for zoning verification.

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School District Capital Improvements and Revenue Sources

School District Capital Improvements

The School District's Five-Year Capital Improvement Program (CIP) is the foundation of an annual planning process that allows the School District to effectively address changing enrollment patterns, development, and growth. It is updated and adopted each year, and provides details of district-wide capital improvement needs, funding availability and a proposed schedule for addressing the improvements. Identified in the CIP are proposed projects that are needed to address existing and future projected capacity needs.

The School District's Five-Year Capital Improvement Program is an expansion and reformatting of the State's required 5-Year Work Plan. The goal of the CIP is to encourage community support and understanding, and ultimately to assure public accountability.

With the passage of Senate Bill 360 in 2005, local governments are now required to annually adopt the School District's CIP into the CIE of their respective comprehensive plans. Therefore, the School District's capital improvements must be supported by a financially feasible plan, and formally adopted by the School Board each year. The CIP serves as this required financially feasible plan and demonstrates how the School District will achieve and maintain the adopted LOS for schools.

Table 24 is a comprehensive summary of the School District's planned capital improvement program along with projected expenditures and revenue over the five-year planning period, as tentatively adopted by the Collier County School Board in April 2007. It provides the estimated cost of addressing the School District's capital construction program to ensure the availability of permanent classrooms for a five year projected Pre-K through 12 student enrollment. It also provides the estimated cost of addressing site acquisition, health and safety items, educational technology, equipment and ancillary facility needs, and other capital expenditures, by year, for the five-year planning period.

Table 24– Summary of Capital Improvements, FY 2007/08 – 2011/12

Summary of Capital Improvement Program

Project	Year Open/August	Five Year Total	FY 2007 2008	FY 2008 2009	FY 2009 2010	FY 2010 2011	FY 2011 2012
Capital Construction Program							
New Schools							
Combo School EEE	2012	106,564,465	8,880,372		97,684,093		
Elementary School L	2008	36,367,326	36,367,326				
Elementary School O	2012	52,805,356			4,400,446	48,404,910	
Elementary School Q	2012	52,805,356			4,400,446	48,404,910	
High School III (LWIT)	2008	13,256,672	13,256,672				
x New Schools Estimated Projects Carried Forward		83,000,000	83,000,000				
Subtotal New Schools		**344,799,175**	**141,504,370**	**0**	**106,484,985**	**96,809,820**	**0**
Immokalee Area New Schools/Renovations							
Bethune Education Center		7,563,180	7,563,180				
Career Center - New School	2008	36,082,669	35,947,669	135,000			
Highlands Elementary Phase III Renovations	2007	3,226,709	3,226,709				
Immokalee High - Addition/Renovation	2009	13,336,916	668,458	12,668,458			
Lake Trafford Elementary Phase III Renovations	2007	6,590,586	6,590,586				
Pinecrest Elementary Phase III Renovations	2007	6,457,228	6,457,228				
Village Oaks Elementary Phase III Renovations	2007	8,285,937	8,285,937				
x Immokalee Area Estimated Projects Carried Forward		75,000,000	75,000,000				
Subtotal Immokalee Area New Schools/Renovations		**156,543,225**	**143,739,767**	**12,803,458**			
Additions Remodeling Renovations							
Avalon Elementary	2009	9,473,462	789,455	8,684,007			
Calusa Park Elementary	2008	4,581,039	4,581,039				
Estates Elementary	2008	4,581,039	4,581,039				
Lorenzo Walker Institute of Technology	2009	23,190,761	23,190,761				
Middle School Gym Expansions		37,000,000	1,000,000	8,000,000	12,000,000	8,000,000	8,000,000
Naples High School Gymnasium	2009	13,469,720	13,469,720				

Project	Year Open/August	Five Year Total	FY 2007 2008	FY 2008 2009	FY 2009 2010	FY 2010 2011	FY 2011 2012
Shadowlawn Elementary	2011	9,080,915			756,743	8,324,172	
Tommie Barfield Elementary	2010	8,223,912		685,326	7,538,586		
x Additions Renovations Estimated Projects Carried Forward		22,800,000	22,800,000				
Subtotal Additions Remodeling Renovations		**132,400,848**	**70,412,014**	**17,369,333**	**20,295,329**	**16,324,172**	**8,000,000**
Capital Maintenance and Renovations							
HVAC/Energy		30,851,700	6,296,000	4,510,500	2,291,000	7,332,000	10,422,200
School Flooring Replacement		8,732,000	2,627,000	1,181,000	1,326,000	1,958,000	1,640,000
School Maintenance and Renovations		25,656,400	8,424,000	6,104,000	3,982,000	3,962,400	3,184,000
School Roofing		25,539,500	7,400,000	3,610,000	3,935,000	4,482,000	6,112,500
Special Needs/Facility Modifications		10,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Underground Fuel Tanks	2008	2,000,000	2,000,000				
x Maint/Renovations Estimated Projects Carried Forward		14,000,000	14,000,000				
Subtotal Capital Maintenance and Renovations		**116,779,600**	**42,747,000**	**17,405,500**	**13,534,000**	**19,734,400**	**23,358,700**
Subtotal Capital Construction Program		**750,522,848**	**398,403,151**	**47,578,291**	**140,314,314**	**132,868,392**	**31,358,700**
Other Items							
Site Acquisition							
Site Acquisition		75,320,570	12,780,570	17,160,000	14,090,000	13,190,000	18,100,000
x Site Acquisition Estimated Projects Carried Forward		16,000,000	16,000,000				
Subtotal Site Acquisition		**91,320,570**	**28,780,570**	**17,160,000**	**14,090,000**	**13,190,000**	**18,100,000**
Health and Safety							
Fire Safety		8,549,000	1,797,000	919,000	1,293,000	1,387,000	3,153,000
Health, Safety, and Security		15,200,406	2,035,692	2,976,386	3,184,733	3,391,391	3,612,204
x Health/Safety Estimated Projects Carried Forward		1,000,000	1,000,000				
Subtotal Health and Safety		**24,749,406**	**4,832,692**	**3,895,386**	**4,477,733**	**4,778,391**	**6,765,204**
Portables							
Portable Leasing		8,600,000	2,700,000	1,500,000	1,500,000	1,400,000	1,500,000
Portable Relocation		5,300,000	2,100,000	1,000,000	900,000	900,000	400,000
Subtotal Portables		**13,900,000**	**4,800,000**	**2,500,000**	**2,400,000**	**2,300,000**	**1,900,000**
Educational Technology (Transfer to General)							

Project	Year Open/August	Five Year Total	FY 2007 2008	FY 2008 2009	FY 2009 2010	FY 2010 2011	FY 2011 2012
Classroom Technology Equipment		48,455,329	7,986,000	8,484,600	9,663,060	10,629,366	11,692,303
Technology Infrastructure		6,704,703	1,242,402	1,262,301	1,500,000	1,200,000	1,500,000
Technology Retrofit		6,100,000	1,000,000	1,100,000	1,200,000	1,300,000	1,500,000
Subtotal Educational Technology (Transfer to General)		**61,260,032**	**10,228,402**	**10,846,901**	**12,363,060**	**13,129,366**	**14,692,303**
Equipment and Ancillary Facilities							
District Equipment		8,402,229	2,105,500	1,391,259	1,505,370	1,631,000	1,769,100
Equipment/Portables		900,000	300,000	150,000	150,000	150,000	150,000
Facilities Renovation (Non-school)		2,628,500	550,000	1,537,500	156,000	175,000	210,000
Immokalee Maintenance/Transportation Facility		10,096,500		841,375	9,255,125		
Northeast Maintenance/Transportation Satellite Facility		6,000,000	600,000	5,400,000			
Other Vehicles		3,458,500	276,000	626,000	559,000	1,269,500	728,000
School Buses		14,179,945	2,698,300	2,499,000	2,867,724	2,985,393	3,129,528
Warehouse		30,691,053			2,168,921		28,522,132
x Equip/Ancillary Facilities Est Projects Carried Forward		1,400,000	1,400,000				
Subtotal Equipment and Ancillary Facilities		**77,756,727**	**7,929,800**	**12,445,134**	**16,662,140**	**6,210,893**	**34,508,760**
Planning and Staff Support							
Facilities Staff		12,544,778	2,836,939	2,763,422	2,193,292	2,362,760	2,388,365
Maintenance Staff		52,897,384	8,987,835	9,726,326	10,607,290	11,489,233	12,086,700
Other Capital Staff		11,034,617	2,809,120	2,051,855	1,430,425	2,862,252	1,880,965
Permitting Services		3,000,000	600,000	600,000	600,000	600,000	600,000
Printing Services		1,000,000	200,000	200,000	200,000	200,000	200,000
Professional Services Retainer-Engineer/Architect/Other		955,000	125,000	150,000	200,000	225,000	255,000
Site/Facility Testing		2,500,000	500,000	500,000	500,000	500,000	500,000
Subtotal Planning and Staff Support		**83,931,779**	**16,058,894**	**15,991,603**	**15,731,007**	**18,239,245**	**17,911,030**
Debt Service, Operating Transfer & Contingency							
Building Replacement/SIR		75,000,000	15,000,000	15,000,000	15,000,000	15,000,000	15,000,000
Charter School Capital Flow Thru		625,000	125,000	125,000	125,000	125,000	125,000
Contingency		28,084,742	3,688,641	7,020,038	8,415,372	4,032,504	4,928,187
COPS Transfer		269,500,000	50,000,000	50,000,000	56,500,000	56,500,000	56,500,000
Osceola Transfer		14,059,265	2,811,853	2,811,853	2,811,853	2,811,853	2,811,853

Project	Year Open/August	Five Year Total	FY 2007 2008	FY 2008 2009	FY 2009 2010	FY 2010 2011	FY 2011 2012
Short term Loan Payment		55,968,000		15,688,000			40,280,000
Transfer to General Maintenance		29,800,000	5,600,000	5,600,000	5,900,000	6,200,000	6,500,000
Subtotal Debt Service, Operating Transfer & Contingency		**473,037,007**	**77,225,494**	**96,244,891**	**88,752,225**	**84,669,357**	**126,145,040**
Subtotal Other Items		**825,955,521**	**149,855,852**	**159,083,915**	**154,476,165**	**142,517,252**	**220,022,337**
Total Projects		**1,576,478,369**	**548,259,003**	**206,662,206**	**294,790,479**	**275,385,644**	**251,381,037**

Note: *Summary of Capital Improvements may include funding for new schools and additions that will open beyond the current Five Year program.*

School District Revenue Sources

The School District is responsible for funding the capital needs of the public schools in the county. They utilize a variety of State and local revenue sources to provide for the capital needs of the School District. Local funding sources include millage (maximum 2-mil local property tax), school impact fees, Certificates of Participation (COPs do not require voter approval), short term loans, and voter-approved General Obligation Bonds and sales tax revenue (usually one-half to one cent increase for specific projects).

In addition to the local funding sources, the School District seeks the maximum available state funding provided through Public Education and Capital Outlay (PECO) funds and other state revenue sources such as Capital Outlay and Debt Service (CO & DS) and Class Size Reduction (CSR) appropriations.

State capital outlay funding sources are derived from motor vehicle license tax revenue Capital Outlay and Debt Service (CO & DS), and gross receipts tax revenue from utilities Public Education Capital Outlay (PECO) funds. In addition, the recent mandate for smaller class sizes has made additional state funding available. However, state funds represent less than 10 percent of the School District's capital needs.

The School District has the legal authority to utilize up to 1.5 mils of the 2.0 capital tax to fund the debt service or Certificates of Participation (COPs) issues. It anticipates future borrowing of $168,300,000 over the next five years to provide adequate facilities for anticipated growth.

Table 25 is a summary of estimated revenue sources and estimated annual revenue for the next five years.

In general, funding available from state and local sources (including the issuance of long-term debt and the continuation of school impact fees) are sufficient to finance the School District's capital improvement program.

Table 25 – Summary of Estimated Revenue, FY 2007/08 – 2011/12

Summary of Estimated Revenue

Estimated Revenue	Five Year Total	FY 2007 2008	FY 2008 2009	FY 2009 2010	FY 2010 2011	FY 2011 2012
Local Sources						
COPs Proceeds	168,300,000	92,300,000		76,000,000		
Impact Fees	56,000,000	10,000,000	10,000,000	10,000,000	12,000,000	14,000,000
Interest Income	23,600,000	5,600,000	5,000,000	5,000,000	4,000,000	4,000,000
Osceola Transfer	14,059,265	2,811,853	2,811,853	2,811,853	2,811,853	2,811,853
Capital Improvement Tax	967,012,600	161,821,100	180,821,100	190,963,300	207,637,700	225,769,400
Short Term Loan	52,800,000	14,800,000			38,000,000	
Beginning Balance	224,700,000	215,000,000	2,000,000	3,500,000	4,200,000	
Other	450,000	90,000	90,000	90,000	90,000	90,000
Subtotal Local Sources	**1,506,921,865**	**502,422,953**	**200,722,953**	**288,365,153**	**268,739,553**	**246,671,253**
State						
Class Size Reduction	43,024,128	36,367,326	2,218,934	2,218,934	2,218,934	
CO & DS	3,745,000	725,000	740,000	750,000	760,000	770,000
PECO Maint.	8,791,482	1,479,703	1,881,552	1,816,837	1,796,553	1,816,837
PECO Const.	13,370,894	7,139,021	973,767	1,514,555	1,745,604	1,997,947
Charter School Cap.-Flow Thru	625,000	125,000	125,000	125,000	125,000	125,000
Subtotal State	**69,556,504**	**45,836,050**	**5,939,253**	**6,425,326**	**6,646,091**	**4,709,784**
Total	**1,576,478,369**	**548,259,003**	**206,662,206**	**294,790,479**	**275,385,644**	**251,381,037**

Supporting Infrastructure Needs and School Planning Shared Costs

By coordinating the planning of future schools with affected local governments, the School District can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School District to coordinate school planning with the representatives from various government agencies. The affected jurisdiction may coordinate with School District staff to perform its own technical review of the site. This analysis permits the School District and affected local governments to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.

The School District's projected student growth requires the School Board to obtain land for future use when it is available, at a reasonable cost. Collier County is undergoing significant infrastructure development and analyzing the infrastructure needs for planned school sites as necessary. With this process, shared funding for capital improvements for school sites can be determined according to the responsibility of each party for each specific school site. Necessary infrastructure coordination may include: potable water lines, sewer lines, drainage systems, roadways including turn lanes, traffic signalization and signage, site lighting, bus stops, and sidewalks. These improvements are to be assessed on a school-by-school basis. As the need for new schools is identified, improvements will be assessed at the earliest point in the school planning process as possible. Approval conditions can cover the timing and responsibility for construction, as well as the operation and maintenance of required on-site and off-site improvements. Any such improvements should be in keeping with the financially feasible capital plan adopted by the School Board.

Other cost-effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes, the County and the Cities can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not limited to, donation and preparation of site(s), acceptance of stormwater run-off from future school facilities into development project stormwater management systems, reservation or sale of school sites at pre-development prices, construction of new school facilities or renovation of existing school facilities, and provision of transportation alternatives.

School District Capital Improvements Summary

Florida law requires that the PSFE of a local government comprehensive plan address how the LOS standards will be achieved and maintained. The ability to achieve and maintain the adopted LOS must be based on a school district's financially feasible Five-Year Capital Facilities Plan. The School District continuously reviews its capital needs, via the District School Board of Collier County Capital Improvements Plan, on a long term basis. Furthermore, the law requires that the public school LOS standards be adopted into local government capital improvement element, and must apply to all schools of the same type (elementary, middle, and high). The District School Board of Collier County Capital Improvements Plan, as developed for the CSA as proposed, will achieve and maintain the adopted LOS in each CSA for the five year period.

The School District's Five-Year Capital Facilities Plan is required to be financially feasible which will correct any existing deficiencies to attain the adopted LOS, and maximize school utilization. Capacity is added in accordance with the annually adopted financially feasible Five-Year Capital Plan. The adopted LOS standard, the level of will not be exceeded in each CSA for the five year period with the continued coordinated planning of school facilities.

APPENDICIES

Student Generation Rates

Appendix 1

Specific GIS SQL statements used in the identification of the five housing types can be found below. Furthermore, "School Type" = Elementary, Middle, or High can be appended to the beginning of these statements to isolate just the housing types for the Elementary, Middle, or High School students only.

Please note that depending on whether the final GIS file is a shape file or a personal geo-database feature class, the double quotation marks (" ") will need to be replaced with single quotation marks (' '), and the parenthesis (( )) will need to be replaced with brackets ([ ]).

Single Family:

("USE_CODE" = 1 OR "USE_CODE" = 51 OR "USE_CODE" = 52 OR "USE_CODE" = 60 OR "USE_CODE" = 61 OR "USE_CODE" = 66 OR "USE_CODE" = 67 OR "USE_CODE" = 69 OR "USE_CODE" = 99)

Multi Family:

("USE_CODE" = 3 OR "USE_CODE" = 6 OR "USE_CODE" = 7 OR "USE_CODE" =8 OR "USE_CODE" =71 OR "USE_CODE" =75 OR "USE_CODE" =79)

Mobile Home:

("USE_CODE" = 2 OR "USE_CODE" = 28)

Condo/Co-Op:

("USE_CODE" = 4 OR "USE_CODE" = 5)

Government:

("USE_CODE" = 83 OR "USE_CODE" = 84 OR "USE_CODE" = 85 OR "USE_CODE" = 86 OR "USE_CODE" = 87 OR "USE_CODE" = 88 OR "USE_CODE" = 90)

Impact Fee Study Student Generation Rates
Appendix 2

The following is a comparison of the methodologies used in this *Public School Facilities Element Data and Analysis Report* and the 2006 Collier County Impact Fee Study. The description presents student generation rates (SGRs) that would have been produced from the data used in this report, had the methodology in the 2006 Collier County Impact Fee Study been used.

The 2006 update to the Collier County Impact Fee Study, prepared by Tindale-Oliver and Associates, Inc., contains a simplified version of the SGR analysis used in this *Public School Facilities Element Data and Analysis Report*. This simplified version is based on only three housing categories: Single Family, Multi-Family, and Mobile Homes. The Tindale-Oliver and Associates study utilized square footage for single family residences, which created three separate categories and single family residential SGRs. When those three categories of single family SGRs are averaged, the result is a Single Family SGR of 0.38. Additionally, the Tindale-Oliver study methodology resulted in a SGR for Multi-Family of 0.12, and a SGR for Mobile Homes of 0.21.

The methodology in this *Public School Facilities Element Data and Analysis Report* utilized student-specific data, current as of the October 2006 FTE count. The Florida Department of Revenue tax code (DOR Code) was assigned to each parcel in the County's database at the Collier County Property Appraiser (CCPA) Office. The DOR Code serves as the basis for determining housing type in this study.

By utilizing the DOR tax code as a housing type identifier, a residence could be assigned any one of nine different housing categories (DOR Codes 1-9 are different types of residential units). For this Data and Analysis report a total of five categories were selected: Single Family, Multi-Family, Mobile Homes, Condominiums/Co-Operatives, and Government. Utilizing Geographic Information Systems, a spatial join of the data allowed each parcel's unique DOR Code in the Collier County parcel database to be appended to each student point. This further allowed each student to be classified into one of five housing unit categories: Single Family, Multi-Family, Mobile Homes, Condominiums and Co-Operatives, and Government.

The methodology used in the Tindale-Oliver impact fee study, however, does not differentiate between multi-family units, condominiums (condominiums can be considered a multi-family residence), or government housing units. Utilizing the impact fee study's methodology, the student counts for Multi-Family, Condo/Co-Op, and Government were summed. This resulted in a "multi-family" count of 11,477 students. The process was then repeated for the number of units for those same housing types, for a result of a total of 104,655 "multi-family" units. The SGR figures that resulted from the use of this methodology on the data used in the Data and Analysis report are shown in the table below.

	Single Family	***Multi-Family***	***Mobile Homes***
Elementary	0.16	0.06	0.12
Middle	0.10	0.03	0.04
High	0.12	0.03	0.05
Total	**0.38**	**0.12**	**0.21**

The data used in this *Public School Facilities Element Data and Analysis Report*, when the five categories are combined down into three housing categories, results in SGRs similar to those of the Tindale-Oliver and Associates, Inc. Impact Fee Study (compare to *Table 13: Collier County School Concurrency Student Generation Rates*). Most importantly, the two methodologies' results follow a similar high-low trend in their resulting SGRs, in which Single Family classifications have the highest SGRs, followed by Mobile Homes, and then Multi-Family classifications.

The difference between the two methodologies is in the detail that is represented in the *Public School Facilities Element Data and Analysis Report*. This is due to the specificity of the DOR Code, and particularly through separating out the Condo category, which has a very high number of units in relationship to the number of students. It is essentially the same methodology, but when the data is separated into greater detail, the numbers change.

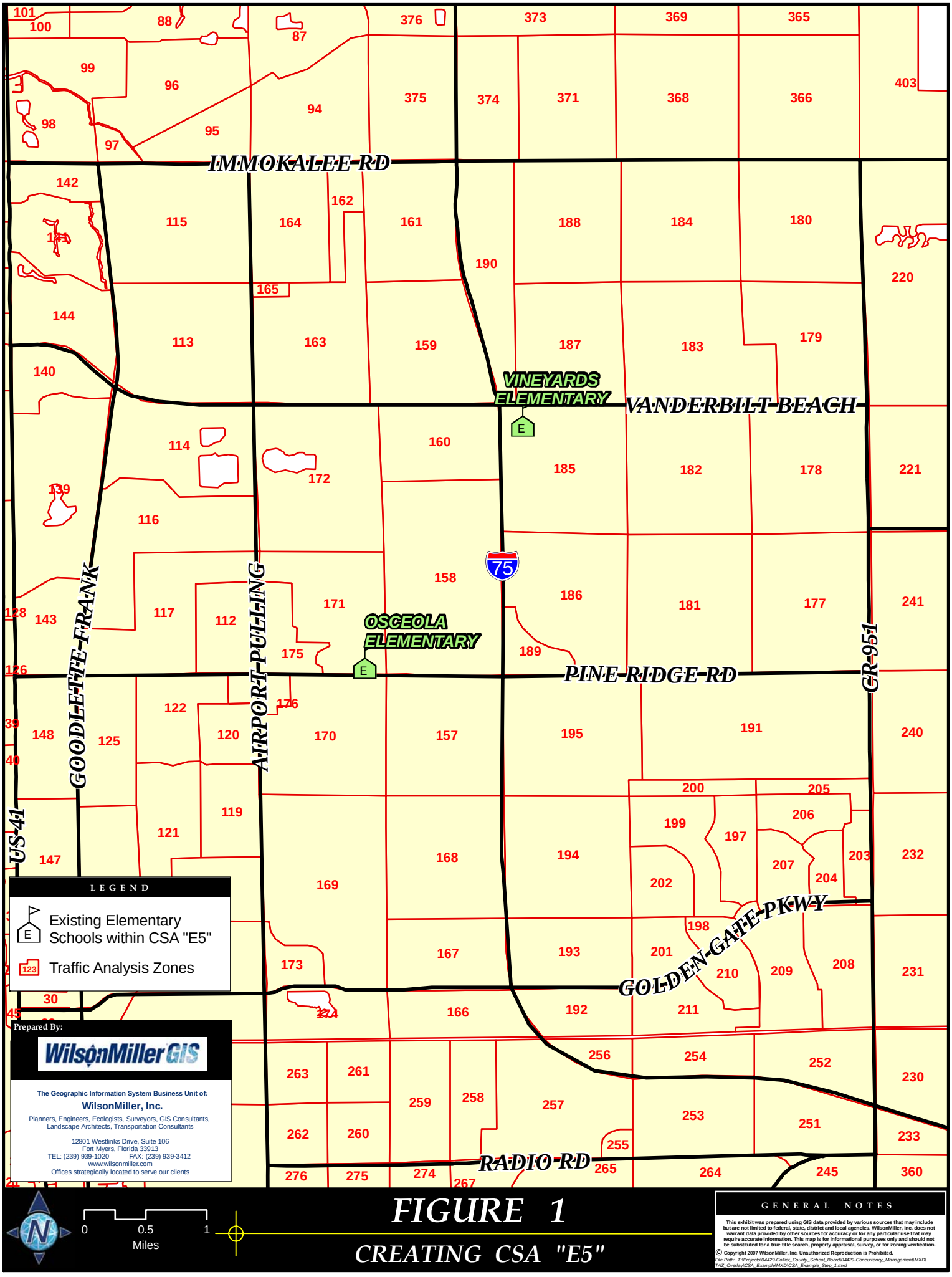
Concurrency Service Area (CSA) Creation Methodology
Appendix 3

The following steps were used to create the boundaries of the CSAs for school concurrency (Figures 8, 9, and 10). The progression of this process is shown on the succeeding pages, using maps of CSA E5 as the example.

1) Traffic Analysis Zones (TAZs) boundary data obtained from Collier County GIS was used as the basis for creating the individual CSAs for each school type (elementary, middle, and high). TAZs provide a good base for defining CSAs, because they provide a geography commonly used for analytical and planning purposes, and contain population information.

2 and 3) Based on staff determinations, each individual TAZ was grouped and assigned a CSA value. The groupings were designed to closely match, but not replicate, individual school boundaries. Although individual school boundaries are based on TAZ geography, exact matches between TAZ groupings and individual school boundaries do not occur. This is primarily because a CSA may contain more than one school. Additionally, school boundaries change over time, and a match between school boundaries and TAZs in the present may not occur in the future. The grouping process was repeated separately for each school type.

4) The grouped TAZs were dissolved into a single shape, creating a single CSA based on TAZ boundaries. The individual TAZs represented in each CSA boundary, according to school type, are listed in Tables 20, 21, and 22 of this document.


IMMOKALEE RD
VINEYARDS ELEMENTARY
VANDERBILT BEACH
OSCEOLA ELEMENTARY
PINE RIDGE RD
GOODLETTE-FRANK
AIRPORT-PULLING
CR-951
US-41
GOLDEN GATE PKWY
RADIO RD
75
LEGEND
Existing Elementary Schools within CSA "E5"
Traffic Analysis Zones
Prepared By:
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The Geographic Information System Business Unit of:
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FIGURE 1
CREATING CSA "E5"
GENERAL NOTES
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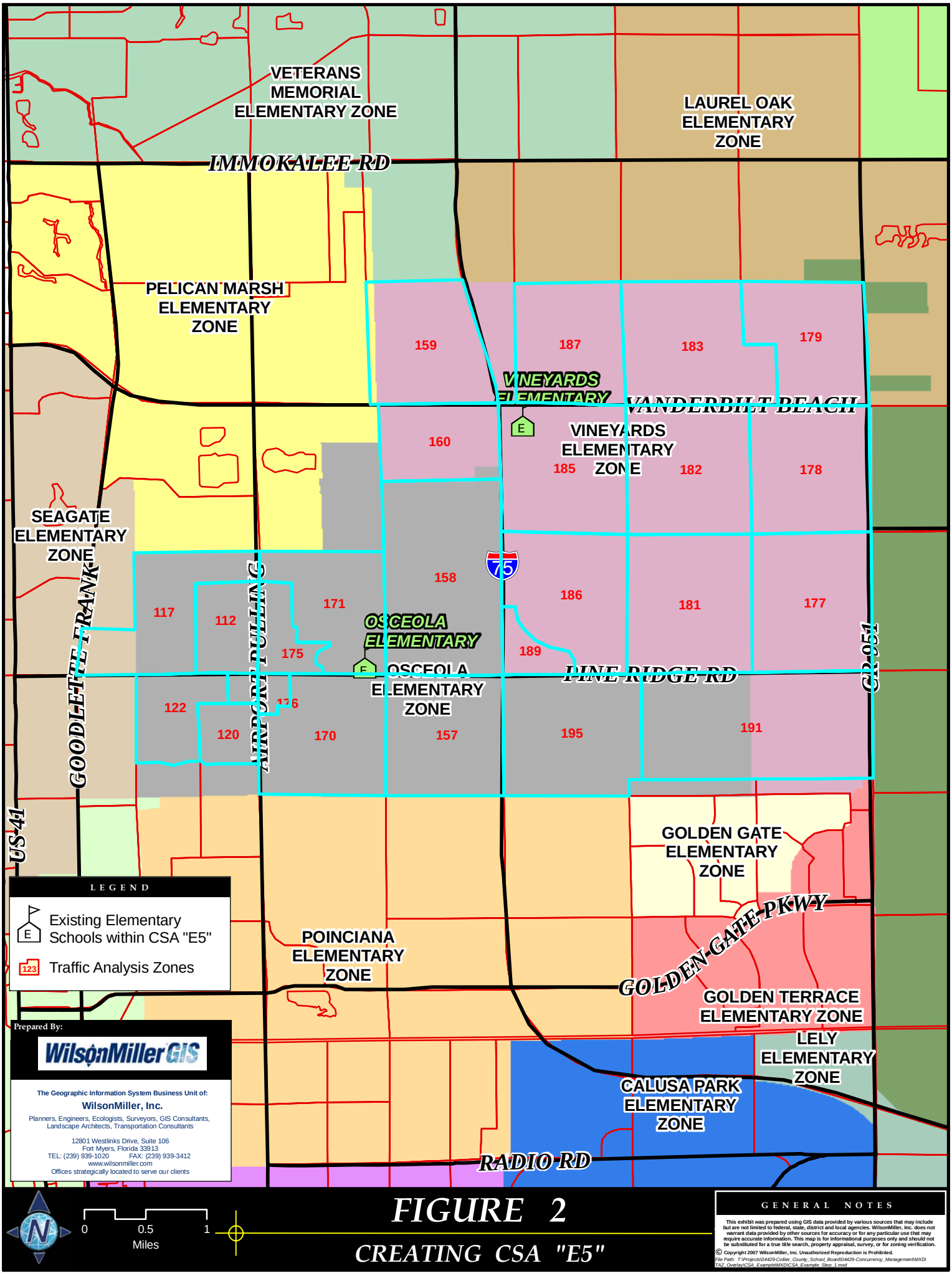

FIGURE 2

CREATING CSA "E5"

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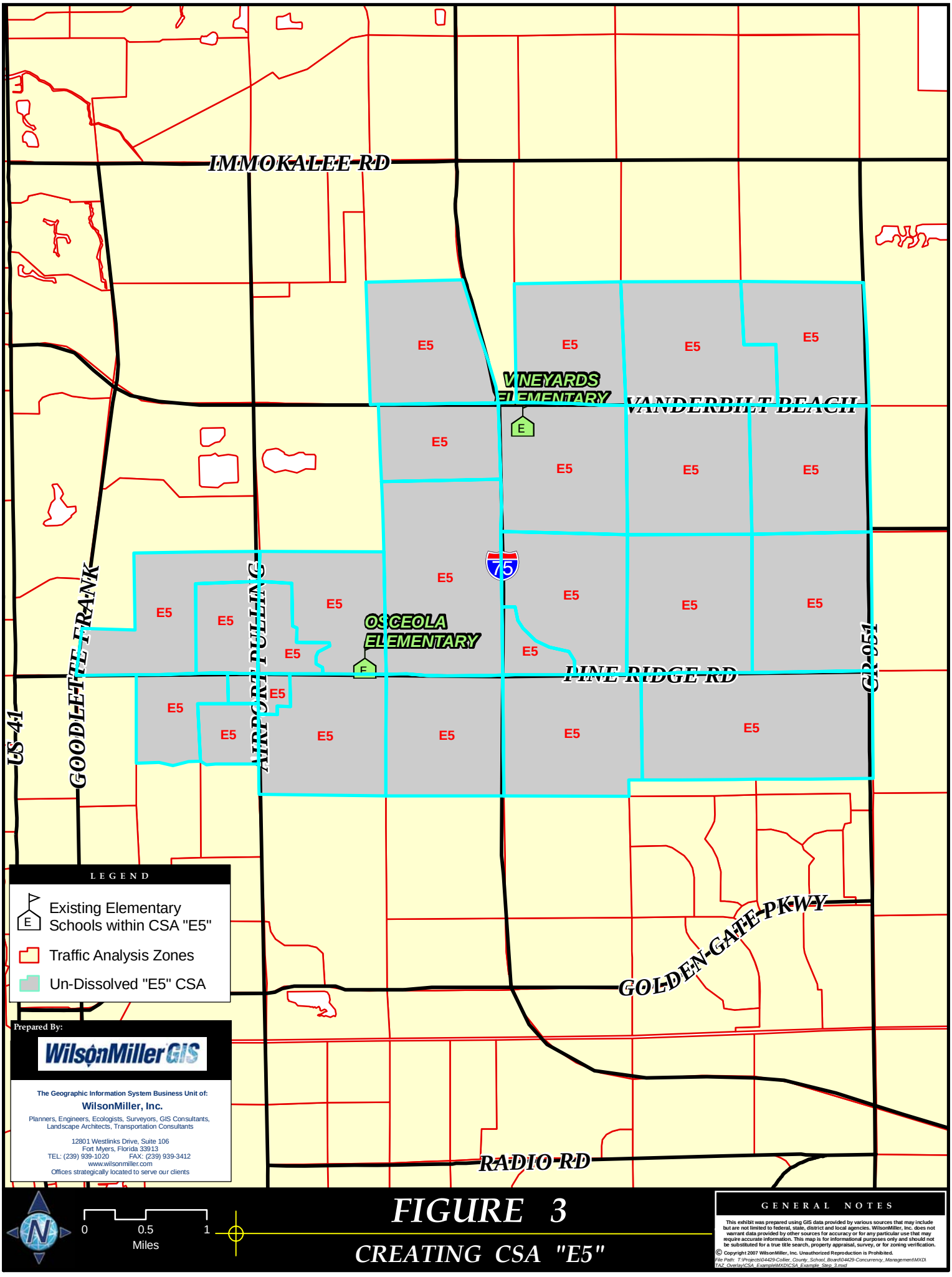

FIGURE 3

CREATING CSA "E5"

GENERAL NOTES

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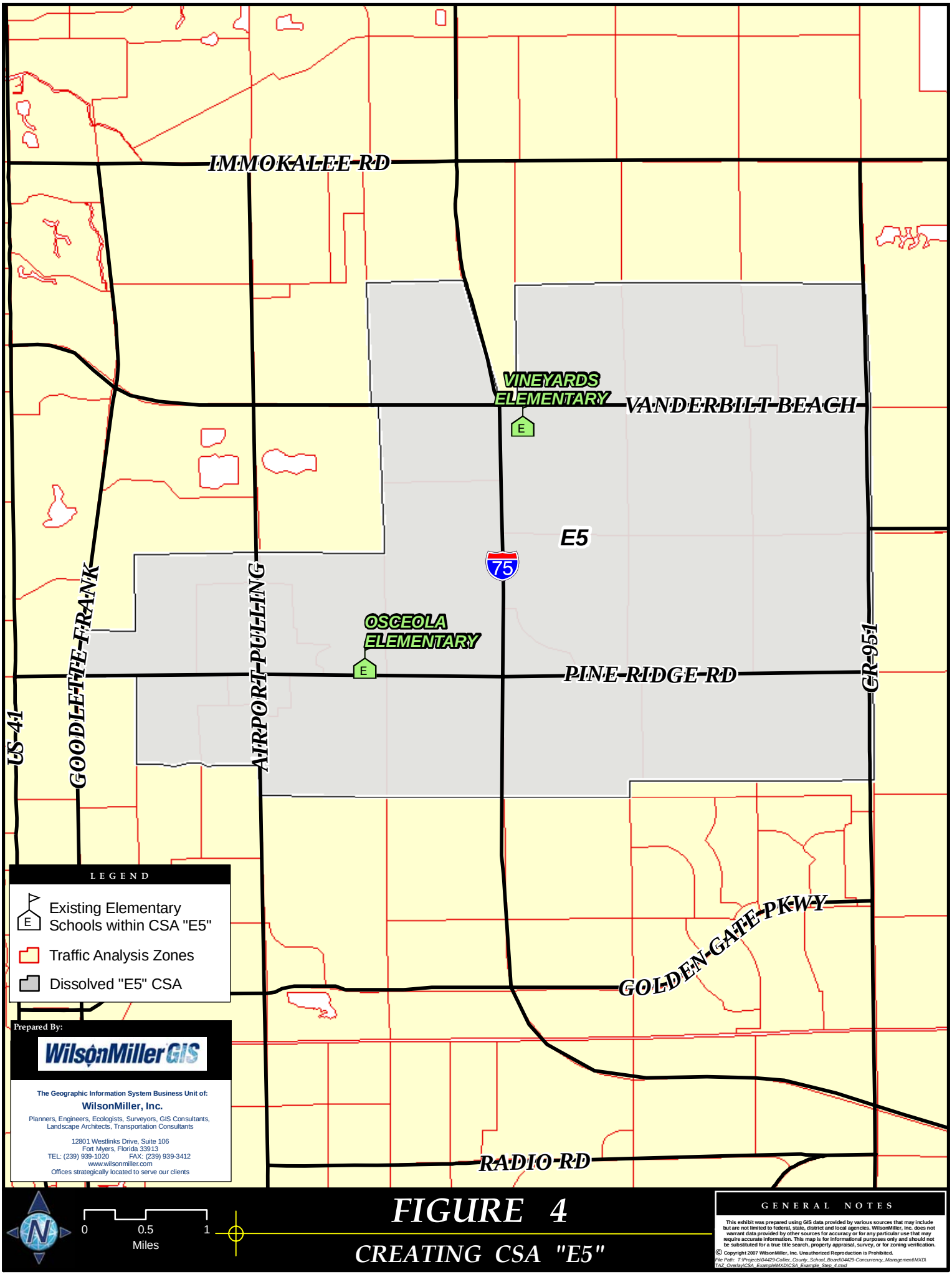
IMMOKALEE-RD
VINEYARDS ELEMENTARY
VANDERBILT-BEACH
E5
75
OSCEOLA ELEMENTARY
PINE-RIDGE-RD
CR-951
US-41
GOODLETTE-FRANK
AIRPORT-PULLING
GOLDEN-GATE-PKWY
RADIO-RD
LEGEND
Existing Elementary Schools within CSA "E5"
Traffic Analysis Zones
Dissolved "E5" CSA
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FIGURE 4
CREATING CSA "E5"
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File Path: T:\Projects\04429-Collier_County-_School_Board\04429-Concurrency_Management\MXD\TAZ_OverlayICSA_Example\MXD\CSA_Example_Step_4.mxd

Attendance Boundary Maps

Appendix 4

ELEMENTARY SCHOOL ATTENDANCE ZONES EFFECTIVE 2007-2008

R 25 E | R 26 E | R 27 E | R 28 E

T 47 S | T 48 S | T 49 S | T 50 S | T 51 S | T 52 S

1 AVALON
2 BIG CYPRESS
3 CALUSA PARK
4 CORKSCREW
5 ESTATES
6 GOLDEN GATE
7 GOLDEN TERRACE
8 LAKE PARK
9 LAUREL OAK
10 LELY
11 MANATEE
12 NAPLES PARK
13 OSCEOLA
14 PARKSIDE
15 PELICAN MARSH
16 POINCIANA
17 SABAL PALM
18 SEAGATE
19 SHADOWLAWN
20 TOMMIE BARFIELD
21 VETERANS MEMORIAL
22 VINEYARDS

N

LEE COUNTY

IMMOKALEE SCHOOLS

EVERGLADES SCHOOLS

The District School Board of Collier County — In Pursuit of World Class Education

WilsonMiller — New Directions In Planning, Design & Engineering

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Miles

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Legal descriptions of school zones may reveal occasional exceptions to the drawn boundary. If you are close to a boundary line, please call Student Services at: 377-0505 to verify which schools serve a specific address.

File Path: T:\Projects\04429-Collier_County_School_Board\04429-Rezone_Mapping\MXD\2007-2008\04429-Elementary_School_Boundaries_2007_2008-v01-032107-01989.mxd

IMMOKALEE ELEMENTARY SCHOOL ATTENDANCE ZONES
EFFECTIVE 2007-2008

R 28 E

R 29 E

T 46 S

T 47 S

1 HIGHLANDS
2 LAKE TRAFFORD
3 PINECREST
4 VILLAGE OAKS

The District School Board of Collier County
In Pursuit of World Class Education

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Legal descriptions of school zones may reveal occasional exceptions to the drawn boundary. If you are close to a boundary line, please call Student Services at: 377-0505 to verify which schools serve a specific address.

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MIDDLE SCHOOL ATTENDANCE ZONES EFFECTIVE 2007-2008

R 25 E | R 26 E | R 27 E | R 28 E

T 47 S | T 48 S | T 49 S | T 50 S | T 51 S | T 52 S

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1. CORKSCREW
2. CYPRESS PALM
3. EAST NAPLES
4. GOLDEN GATE
5. GULFVIEW
6. MANATEE
7. NORTH NAPLES
8. OAKRIDGE
9. PINE RIDGE

IMMOKALEE SCHOOLS

EVERGLADES SCHOOLS

0 0.5 1 1.5 2
Miles

WilsonMiller
New Directions In Planning, Design & Engineering

The District School Board of Collier County
In Pursuit of World Class Education

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HIGH SCHOOL ATTENDANCE ZONES EFFECTIVE 2007-2008

R 25 E | R 26 E | R 27 E | R 28 E

T 47 S | T 48 S | T 49 S | T 50 S | T 51 S | T 52 S

GENERAL NOTES

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Legal descriptions of school zones may reveal occasional exceptions to the drawn boundary. If you are close to a boundary line, please call Student Services at: 377-0505 to verify which schools serve a specific address.

Exhibit Created by: BryanPiersol@WilsonMiller.com

1. BARRON COLLIER
2. GOLDEN GATE
3. GULF COAST
4. LELY
5. NAPLES
6. PALMETTO RIDGE

The District School Board of Collier County — In Pursuit of World Class Education

LEE COUNTY

IMMOKALEE SCHOOLS

EVERGLADES SCHOOLS

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File Path: T:\Projects\04429-Collier_County_School_Board\04429-Rezone_Mapping\MXD\2007-2008\04429-High_School_Boundaries_2007_2008-v01-022106-01989.mxd