

**COLLIER COUNTY
GROWTH MANAGEMENT PLAN**

CAPITAL IMPROVEMENT ELEMENT

**Prepared By
Collier County Planning Services Department
Comprehensive Planning Section**

**Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
October, 1997**

**AMENDMENTS TO COLLIER COUNTY GROWTH MANAGEMENT PLAN
CAPITAL IMPROVEMENT ELEMENT**

<u>SYMBOL</u>	<u>DATE AMENDED</u>	<u>ORDINANCE NO.</u>
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(II)	May 9, 2000	Ordinance No. 2000-31
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(IV)	September 10, 2003	Ordinance No. 2003-44
(V)	December 16, 2003	Ordinance No. 2003-67
(VI)	October 26, 2004	Ordinance No. 2004-71
(VII)	June 7, 2005	Ordinance No. 2005-25

* Indicates adopted portion

Note: the support document will be updated as current information becomes available.

(VII) = Plan Amendment adopted on June 7, 2005 by Ordinance No. 2005-25

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* Adopted portions

I. INTRODUCTION

In 1985 and 1986 the Florida Legislature significantly strengthened the requirements for county and city comprehensive plans. One of the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act is the requirement that the comprehensive plan must contain a Capital Improvement Element to "... consider the needs for and location of public facilities ..." (Section 163.3177(3), Florida Statutes).

The Capital Improvement Element (CIE) must identify public facilities that will be required during the next five years, including the cost of the facilities, and the sources of revenue that will be used to fund the facilities.

One of the specific requirements of the legislation states that the public facilities that are contained in the CIE must be based on "standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service." The administrative regulation that implements the statutes defines the phrase "level of service" as "... an indicator of the extent or degree of service provided by ... a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility." (Section 9J-5.003 (41), Florida Administrative Code).

CAPITAL IMPROVEMENT ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1: TO PROVIDE ADEQUATE PUBLIC FACILITIES CONCURRENT WITH NEW DEVELOPMENT IN ORDER TO ACHIEVE AND MAINTAIN OR EXCEED ADOPTED STANDARDS FOR LEVELS OF SERVICE.

OBJECTIVE 1.1:

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

Policy 1.1.1:

The County shall establish standards for levels of service for two categories of public facilities, as follows:

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

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

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

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Policy 1.1.2:

The quantity of public facilities that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation:

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

Where Q is the quantity of public facility needed,
S is the standard for level of service,
D is the demand, such as the population, and
I is the inventory of existing facilities.

A. The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth.

(II)(III)(IV)(VI) B. The County Commission will review all rezone requests, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall County-Wide density or intensity of permissible development with consideration of their impact on both the variable "D" in the formula $Q = (S \times D) - I$, and the overall roadway system. The County Commission shall not approve any such rezone request, SRA designation, conditional use petition, or FLUE amendment, that significantly impacts either: (1) a deficient roadway segment or; (2) the BEBR high range growth rate population projections through the five years of the annually updated Capital Improvement Plan, on a continuously rolling basis, and then 95% of the BEBR high range growth rate thereafter, for the variable "D", unless one of the following simultaneously occurs:

(VI) 1. Specific mitigating stipulations are approved in conjunction with the rezone or SRA designation resolution, conditional use petition, or FLUE amendment, to restore or maintain the Level of Service on the impacted roadway segment;

(II) 2. The adopted population standard used for calculation of "Q" in the formula $Q = (S \times D) - I$ is amended based on appropriate data and analysis;

(VI) 3. The Schedule of Capital Improvements is updated to include any necessary projects that would support the additional public facility demand(s) created by the rezone, SRA designation resolution, conditional use petition, or amendment to the Future Land Use Element.

(III)(VI) C. Significant impact is hereby defined for Section B of this Policy as generating potential for increased County-Wide population greater than 3% of the population projections for Parks, Solid Waste, Water, Sewer and Drainage facilities, or as generating a volume of traffic equal to or greater than 3% of the adopted LOS standard service volume of an impacted roadway, or as generating a quantity of new public school students in excess of the adopted LOS standards for each Concurrency Service Area (CSA) for each school level.

D. There are three circumstances in which the standards for levels of service are not the exclusive determinant of need for a public facility:

1. Calculated needs for public facilities in coastal high hazard areas are subject to all limits and conditions in the Conservation and Coastal Management and Future Land Use Elements of this Growth Management Plan.

(VI) = Plan Amendment adopted on October 26, 2004 by Ordinance No. 2004-71

- (II) (III) 2. Replacement of obsolete or worn out facilities, and repair, remodeling and renovation, will be determined by the Board of County Commissioners upon the recommendation of the County Manager.
- 3. Public facilities that provide levels of service in excess of the standards adopted in this Growth Management Plan may be constructed or acquired at any time as long as the following conditions are met:
 - a. the facility does not make financially unfeasible any public facility of the same type that is needed to achieve or maintain the standards for levels of service adopted in this Growth Management Plan, and
 - b. the facility does not contradict, limit or substantially change the goals, objectives and policies of any element of this Growth Management Plan.

Any public facility that is determined to be needed as a result of any of the factors listed in Section B and D of this Policy shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvement Element. All capital improvement projects for such public facilities shall be approved in the same manner as the projects that are identified according to the quantitative analysis described in Section A of this policy.

Policy 1.1.3:

The determination of location of improvements to expand public facilities will take into consideration the projected growth patterns as identified in the County's annual population projections. Where applicable, public facility improvements will be coordinated with the capital facility plans of any other governmental entity providing public facilities within Collier County.

Policy 1.1.4:

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

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

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Policy 1.1.5:

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

(III) Category A Public Facilities

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

(III) A1 Roadways:

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

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

- (III) A1.2 Level of Service "D" peak hour on all other County and State (not on the FIHS) arterial and collector roads.

(I))(II)(III) A2 State and Federal Roads:

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

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

A3 County Surface Water Management Systems:

- A3.1 Future "private" developments - water quantity and quality standards as specified in Collier County Ordinances 74-50 and 90-10.
- A3.2 Existing "private" developments and existing or future public drainage facilities - those existing levels of service identified (by design storm return frequency event) by the completed portions of the Water Management Master Plan as listed in the Drainage/Water Management Subelement of the Public Facilities Element.

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(I)(IV) A4 County Potable Water Systems:

A4.1 County systems
County Water District - 185 gallons per capita per day
Goodland Water District - 185 gallons per capita per day

(III)(IV)A4.2 City of Naples = 185 gallons per capita per day in the unincorporated service area
City of Everglades - 185 gallons per capita per day in the unincorporated service area

A4.3 Private potable water systems:
Sewage flow design standards as identified in Policy 1.3.1 of the Potable Water Subelement of this Growth Management Plan.

(I) A5 County Sanitary Sewer Systems:

(III) A5.1 County systems:
North Sewer Service Area = 145 gallons per capita per day
South Sewer Service Area = 100 gallons per capita per day

(III)(IV) A5.2 City of Naples = 145 gallons per capita per day in the unincorporated service area

A5.3 Private sanitary sewer systems:
Sewage flow design standards as identified in Policy 1.2.1 of the Sanitary Sewer Subelement of this Growth Management Plan.

(II) A6 County Solid Waste Disposal Facilities:

A6.1 Two years of constructed lined cell capacity at the average disposal rate for the previous five (5) years

A6.2 Ten years of permittable capacity at the average disposal rate for the previous five (5) years.

(III) A7 County Parks and Recreation Facilities:

A7.1 Regional Park land = 2.9412 acres per 1,000/pop.

A7.2 Community Park land = 1.2882 acres per 1,000/pop.

(III) A7.3 Recreation facilities = \$240.00 capital investment per capita

A8 Public School Facilities:

A8.1 Elementary schools = 95 percent of CSA Enrollment/FISH Capacity

A8.2 Middle schools = 95 percent of CSA Enrollment/FISH Capacity

A8.3 High schools = 100 percent of CSA Enrollment/FISH Capacity

Category B Public Facilities:

B1 County Library Buildings: 0.33 square feet per capita

(I)(II)(III) B2 County Library Collection: 2.05 books per capita by FY 10

(III) B3 County Jail: 0.0024 beds per capita (2.4 beds per 1000 population)

(III) B4 County Emergency Medical Service: .000068 EMS units per capita (1Unit/15,000 Population)

(VI) B5 County General Government Buildings: 1.9 square feet per functional resident (weighted)

(VI) = Plan Amendment adopted on October 26, 2004 by Ordinance No. 2004-71

FINANCIAL FEASIBILITY

OBJECTIVE 1.2:

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

Policy 1.2.1:

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

Policy 1.2.2:

Existing and future development shall both pay for the costs of needed public facilities. Existing development shall pay for some or all facilities that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of facilities needed by future development. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

Policy 1.2.3:

Public facilities financed by County enterprise funds (i.e., potable water, sanitary sewer and solid waste) may be financed by debt to be repaid by user fees and charges for enterprise services, or the facilities may be financed from current assets (i.e., reserves, surpluses and current revenue).

(III) Policy 1.2.4:

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

Policy 1.2.5:

The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.

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Policy 1.2.6:

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

(II) Policy 1.2.7:

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

Policy 1.2.8:

If, for any reason, the County cannot provide revenue sources identified as needed funding for specific projects within the adopted Schedule of Capital Improvements, the Growth Management Plan shall be amended based on one or more of the following actions:

- A. Remove through a plan amendment facility improvements or new facilities from the adopted Schedule of Capital Improvements that exceed the adopted levels of service for the growth during the next five (5) fiscal years;
- B. Remove from the adopted Schedule of Capital Improvements through a plan amendment facility improvements or new facilities that reduce the operating cost of providing a service or facility but do not provide additional facility capacity;
- C. Where feasible, transfer funds from a funded Non-Capital Improvement Element capital project in order to fund an identified deficient Capital Improvement Element public facility. The resulting revisions shall be reflected in the required annual update.
- D. Lower the adopted level of service standard through a plan amendment for the facility for which funding cannot be obtained.
- E. Do not issue development orders that would continue to cause a deficiency based on the facility's adopted level of service standard.

Policy 1.2.9:

Collier County will not exceed a maximum ratio of total general governmental debt service to bondable revenues from current sources of 13%. Whereas Florida Statutes place no limitation on the application of revenues to debt service by local taxing authorities, prudent fiscal management dictates a self-imposed level of constraint. Current bondable revenues are ad valorem taxes and State-shared revenues, specifically gas taxes and the half-cent sales tax. The Enterprise Funds operate under revenue bonding ratios set by the financial markets and are, therefore, excluded from this debt policy.

PUBLIC EXPENDITURES: COASTAL HIGH HAZARD AREA

OBJECTIVE 1.3:

Effective with plan implementation public expenditures in the coastal high hazard area shall be limited to those facilities needed to support new development to the extent permitted in the Future Land Use Element. In addition, public expenditures shall include the following categories:

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

Policy 1.3.1:

The County shall continue to expend funds within the coastal high hazard area for the replacement and maintenance of public facilities identified in the Conservation and Coastal Management Element.

Policy 1.3.2:

The calculated needs for public facilities will be based on the adopted level of service standards and future growth projections within the coastal high hazard area. The Future Land Use Element limits new residential development (thus obligations for infrastructure expenditures) to a maximum of four dwelling units per gross acre within portions of the coastal high hazard area.

(III) Policy 1.3.3:

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

(III) = Plan Amendment on November 19, 2002 by Ordinance No. 2002-60

PROVIDE NEEDED IMPROVEMENTS

OBJECTIVE 1.4:

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

(III) Policy 1.4.1:

The County shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements. The Schedule of Capital Improvements may be modified as follows:

- A. The Schedule of Capital Improvements shall be updated annually, [and will include the School District of Collier County “Summary of Capital Improvement Plan” Table and the “Summary of Estimated Revenue” Table from the School District’s financially feasible Five-Year Capital Plan.](#)
- B. Pursuant to Florida Statutes 163.3187, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small scale development activities.
- C. Pursuant to Florida Statutes 163.3177, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Growth Management Plan for corrections, updates, and modifications concerning costs; revenue sources; or acceptance of facilities pursuant to dedications which are consistent with the plan.

Policy 1.4.2:

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

(III) Policy 1.4.3:

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

(III) Policy 1.4.4:

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

(III)(V)(VII) Policy 1.4.5:

Public facilities and services provided by Collier County with public funds in accordance with the 5-year Schedule of Capital Improvements in the Capital Improvements Element will be limited to Service Areas established within the boundaries designated on Figure PW-1, “Collier County Water District Boundaries”, and Figure PW-2, “Existing and Future Potable Water Service Areas”, in the Potable Water Sub-Element of the Public Facilities Element, and on Figure SS-1, “Collier County Sewer District Boundaries”, and Figure SS-2, “Existing and Future Sewer Service Areas”, in the Sanitary Sewer Sub-Element of the Public Facilities Element. Road [and Public School](#) improvements will be provided as

designated on the Schedule of Capital Improvements appearing in the Capital Improvement Element. All other public facilities and service types will be provided on a County-Wide availability basis.

(VII) = Plan Amendment adopted on June 7, 2005 by Ordinance No. 2005-25

CONCURRENCY MANAGEMENT

(III) OBJECTIVE 1.5:

To ensure that public facilities and services needed to support development are available concurrent with the impacts of such development, the County's Concurrency Management System shall be consistent with Chapter 163, Part II, Florida Statutes and Rule 9J-5.0055, Florida Administrative Code. The County shall establish a regulatory and monitoring program to ensure the scheduling, funding and timely construction of Category A public facilities concurrent with, or prior to, the issuance of a final site development plan, final plat or a building permit to achieve and maintain adopted level of service standards.

Policy 1.5.1:

The concurrency requirement for the Potable Water, Sanitary Sewer, Drainage and Solid Waste Level of Service Standards of this Growth Management Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System are met:

- (III) A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- (III) B. The necessary facilities and services are under construction at the time a final site development plan, final plat or building permit is issued; or
- C. The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of paragraphs A and B of this policy. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities will be in place when the impacts of the development occur, [pursuant to Section 163.3180, Florida Statutes](#).

(III) Policy 1.5.2:

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

- A. Compliance with any one of the standards set forth in Policy 1.5.1 A, B and C is met; or
- (III) B. At the time the final site development plan, final plat or building permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for commencement of actual construction of the required facilities within one year of the issuance of the final site development plan, final plat or building permit; or
- (III) C. The necessary facilities and services are guaranteed in an enforceable development agreement which requires the commencement of the actual construction of the facilities within one year of the issuance of the applicable final site development plan, final plat, or building permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

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(III)(V)Policy 1.5.3:

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

- A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- B. The necessary facilities and services are under construction or the contract for such facilities and services has been let at the time a final site development plan, final plat or building permit is issued; or
- C. The necessary facilities and services are in the first or second year of the Schedule of Capital Improvements, and the Collier County Annual Budget adopted following each AUIR at the time a final site development plan, final plat or building permit is issued; or
- D. The necessary facilities and services are in the first or second year of FDOT 5-Year Work Program at the time a final site development plan, final plat or building permit is issued; or
- E. The final local development order is for a project located within a TCEA or TCMA designated pursuant to this Plan and meets the applicable requirements of Policies 5.5 through 5.8 of the Transportation Element.
- F. The necessary facilities and services are the subject of a binding commitment with the developer to contribute fair share funding as provided for in Policy 5.9 of the Transportation Element, if applicable, or to construct the needed facilities.

Policy 1.5.3a:

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

- A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- B. The necessary facilities and services are under construction or the contract for such facilities and services has been let at the time a final site development plan, final plat or building permit is issued; or
- C. The necessary facilities and services are found in the first, second, or third year of the School District of Collier County's "Summary of Capital Improvement Plan" Table and the "Summary of Estimated Revenue" Table from the financially feasible Five-Year Capital Plan adopted each year by December 1st at the time a final site development plan, final plat or building permit is issued; or
- D. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate share funding as provided for in Policy 2.4 of the Public School Facilities Element, if applicable, or to construct the needed facilities.

(II)(III) Policy 1.5.4:

The County shall continue to implement a Concurrency Management System, as identified Division 3.15 of the Collier County Land Development Code, which shall include a regulatory program and monitoring system consistent with this Growth Management Plan and consistent specifically with the policies under Objective 1.5 of this Capital Improvement Element. The monitoring system shall enable the County to determine whether it is adhering to the adopted Level of Service Standards and Schedule of Capital Improvements.

(V) = Plan Amendment on December 16, 2003 by Ordinance No. 2003-67

REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION

SCHEDULE OF CAPITAL IMPROVEMENTS

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

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

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

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

Note: See Capital Projects under separate PDF pg. [164](#) through [2729](#)
[See School District Projects under separate PDF pg. 30 through 34](#)

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	3,888,641	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.

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

PROGRAMS TO ENSURE IMPLEMENTATION

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

(III) 1. Development Order Review

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

(III) 2. Impact Fees

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

(III) 3. Annual Budget

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

(III) 4. Semiannual Report

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

(III) 5. Update of Capital Improvement Element

The monitoring of and adjustment to the Capital Improvement Element to meet the changing conditions must be an ongoing process. Beginning in August of each year, the element will be updated in conjunction with the County's budget process and the release of the official BEBR population estimates and projections. The update will include:

1. Revision of population projections;
2. Updates of facility inventory;
3. Update of unit costs;
4. Update of facilities requirements analysis to project 10 year needs (by fiscal year) in order to program projects to meet the service standards.
5. Update of revenue forecasts in order to evaluate financial feasibility and the County's ability to finance capital improvements needed to meet the Service standards
6. Revise and develop capital improvement projects for the next five years. The first year's schedule of projects will be incorporated into the County's budget effective October 1st.

(III) = Plan Amendment on November 19, 2002 by Ordinance No. 2002-60

~~7.~~ ~~7. Update of the public school and health facilities analysis.~~ The annual update to the School District of Collier County's "Summary of Capital Improvement Plan" Table and "the "Summary of Estimated Revenue" Table from the School District's financially feasible Five-Year Capital Plan; and

~~7.8.~~ ~~Update of the public school and health facilities analysis.~~

(III) 6. Concurrency Management System

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

(III) A. The Annual Update and Inventory Report on Public Facilities (AUIR) on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policy 1.1.5 of this Element. The AUIR summarizes the actual capacity of existing public facilities and forecast the capacity of existing and planned public facilities for each of the five succeeding fiscal years. For the purposes of long range capital facility planning, a ten year forecast of projected needed capacity is also done. These forecasts are based on the most recently updated Schedule of Capital Improvements in this Capital Improvement Element. The annual approval of the AUIR and the identified needed projects and revenues by the Board of County Commissioners constitutes evidence of the capacity and levels of service of Category A public facilities, not including Public School Facilities, for the purpose of issuing development orders during the 12 months following the approval of the AUIR.

B. The School District's annually updated Five-Year Capital Plan provides a financially feasible report on the ability of the School District to meet the facility and capacity needs for current and projected students enrolled in Collier County Schools. The standards for levels of service adopted in Policy 1.1.5 of this Element are to be maintained at the end of the five-year planning period in the Five-Year Capital Plan. The enrollment forecasts for the School District of Collier County are based on the School District's student counts conducted in October of each school year.

~~B.C.~~ Public facility capacity review. The County shall use the procedures specified in Implementation Programs 1 and 6 to enforce the requirements of Policies 1.5.1, 1.5.2 and 1.5.3 of this Element.

~~C.D.~~ Review of changes in planned capacity of public facilities. The County shall review each amendment to this Capital Improvement Element in particular any changes in standards for levels of service and changes in the Schedule of Capital Improvements in order to enforce the policies of this Element.

~~D.E.~~ Concurrency Management Implementation Strategies. The County shall annually review the Concurrency Management Implementation Strategies that are incorporated in this Capital Improvement Element:

1. Standards for levels of service are applied within appropriate geographical areas of the County. Standards for County-Wide public facilities are applied to development orders based on levels of service throughout the County.

2. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of levels of service within assigned areas.

3. Standards for Public School Facilities are applied to development orders within the geographic boundaries of the CSAs for each school level.

34. Levels of service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons:
 - a. annual monitoring corresponds to annual expenditures for capital improvements during the County's fiscal year; and
 - b. annual monitoring covers seasonal variations in levels of service.

(III) 7. Second 5-year Evaluation and Appraisal Report

The required second 5-year evaluation and appraisal report will address the implementation of the goals, objectives and policies of the Capital Improvement Element. The monitoring procedures necessary to enable the completion of the 5-year evaluation include:

- a. Review of annual reports of the Concurrency Management System;
- b. Review of semiannual reports to DCA concerning amendments to the Comprehensive Plan; and
- c. Review of annual updates of this Capital Improvement Element, including updated supporting documents.

(III) = Plan Amendment on November 19, 2002 by Ordinance No. 2002-60