



**ANNUAL UPDATE & INVENTORY REPORT
ON PUBLIC FACILITIES
2009 AUIR
BCC SPECIAL MEETING
NOVEMBER 3, 2009**

**Prepared by:
Comprehensive Planning Department
Community Development & Environmental Services Division
2800 N. Horseshoe Drive
Naples, FL 34104**



**Special Meeting
AGENDA
Tuesday, November 3, 2009
9:00 a.m.**

**Donna Fiala, Chairman, District 1
Frank Halas, Vice-Chairman, District 2
Tom Henning, Commissioner District 3
Fred W. Coyle, Commissioner, District 4
James Coletta, Commissioner, District 5**

NOTICE: ALL PERSONS WISHING TO SPEAK ON ANY AGENDA ITEM MUST REGISTER PRIOR TO SPEAKING. SPEAKERS MUST REGISTER WITH THE COUNTY MANAGER PRIOR TO THE PRESENTATION OF THE AGENDA ITEM TO BE ADDRESSED.

COLLIER COUNTY ORDINANCE NO. 03-53, AS AMENDED, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

ALL REGISTERED PUBLIC SPEAKERS WILL RECEIVE UP TO THREE (3) MINUTES UNLESS THE TIME IS ADJUSTED BY THE CHAIRMAN.

IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS ANY ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, TO THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE COLLIER COUNTY FACILITIES MANAGEMENT DEPARTMENT LOCATED AT 3301 EAST TAMiami TRAIL, NAPLES, FLORIDA, 34112, (239) 774-8380; ASSISTED LISTENING DEVICES FOR THE HEARING IMPAIRED ARE AVAILABLE IN THE COUNTY COMMISSIONERS' OFFICE.

- 1. PLEDGE OF ALLEGIANCE**
- 2. REVIEW OF THE ANNUAL UPDATE AND INVENTORY REPORT ON PUBLIC FACILITIES, CATEGORY A AND CATEGORY B.**
 - A. AUIR OVERVIEW – MIKE BOSI**
 - B. IMPACT FEES RELATED TO THE AUIR – AMY PATTERSON**
 - C. ISLE OF CAPRI FIRE DISTRICT – CHIEF RODREIGEZ**
 - D. OCHOPEE FIRE DISTRICT – CHIEF McLAUGHLIN**
 - E. COUNTY ROADS – NORM FEDER AND NICK CASALANGUIDA**
 - F. DRAINAGE CANALS AND STRUCTURES – NORM FEDER/JERRY KURTZ/STEVE PRESTON**

- G. POTABLE WATER SYSTEM – JIM DELONY/PHIL GRAMATGES
- H. SEWER TREATMENT & COLLECTOR SYSTEMS –
JIM DELONY/GEORGE YILMAZ/ PHIL GRAMATGES
- I. SOLID WASTE – JIM DELONY/ROY ANDERSON/ PHIL GRAMATGES
- J. PUBLIC SCHOOLS – ALVAH HARDY
- K. PARKS AND FACILITIES – MARLA RAMSEY/BARRY WILLIAMS
- L. COUNTY JAIL – CHIEF GREG SMITH
- M. LAW ENFORCEMENT – CHIEF GREG SMITH
- N. LIBRARY – MARILYN MATTHES/MARLA RAMSEY
- O. EMERGENCY MEDICAL SERVICES – JEFF PAGE
- P. GOVERNMENT BUILDINGS – SKIP CAMP /HANK JONES

3. PUBLIC COMMENT – The Chairman will open the agenda for Public Comment after each of the categories noted above.

4. ADJOURN

INQUIRIES CONCERNING CHANGES TO THE BOARD'S AGENDA SHOULD BE MADE TO THE COUNTY MANAGER'S OFFICE AT 774-8383.

LUNCH RECESS SCHEDULED FOR 12:00 NOON TO 1:00 P.M.

EXECUTIVE SUMMARY

Presentation to Collier County Board of County Commissioners (BCC) of the 2009 Annual Update and Inventory Report (AUIR) on Public Facilities as provided for in Chapter 6.02.02 of the Collier County Land Development Code

OBJECTIVE: Request that the BCC review and approve the 2009 Annual Update and Inventory Report (AUIR) on public facilities and consider recommendations from the Productivity Committee and Planning Commission related to projects and associated funding sources identified within the 2009 AUIR.

BACKGROUND: Chapter 163, Part II, Florida Statutes requires the County to adopt certain Land Development Regulations (LDR's) to implement its Growth Management Plan adopted on January 10, 1989. Section 6.02.00 of the Land Development Code (LDC) requires the County to, "Provide that public facilities and services meet or exceed the standards established in the Capital Improvement Element (CIE) required by Section 163.3177 and are available when needed for the development..." This Section of Chapter 163, Part II, Florida Statutes sets forth the local government concurrency requirements, in conjunction with section 163.3180. On March 21, 1990, the BCC adopted the Collier County Adequate Public Facilities Ordinance No. 90-24. This Ordinance was subsequently codified in Chapter 6.02.02 of the Land Development Code (LDC).

Chapter 6.02.02 of the LDC established a management and monitoring program for public facilities, which provides for an annual determination of Level of Service Standard (LOSS) concurrency for Category "A" facilities and identification of additional facilities needs. Category "A" facilities are roads, solid waste, drainage canals and structures, parks and recreation, potable water, and sewer collection and treatment. Additionally, public schools, with the adoption of the Public Schools Facility Element to the Growth Management Plan are an additional Category "A" facility. The AUIR also provides analysis and recommendations on Category "B" facilities for which the County has adopted LOSS and collects impact fees. The Category "B" facilities are Jails, Law Enforcement, Libraries, Emergency Medical Services, Government Buildings and the two dependent fire districts, Ochopee and Isle of Capri. Adoption of Category "B" facilities LOSS are necessary in order to legally validate impact fees for these facilities. The adoption of category "B" items in the AUIR became necessary when the Category "B" facilities were removed from the CIE and state regulatory oversight as a part of the recent Evaluation and Appraisal Report (EAR)-Based GMP amendments. Chapter 6.02.02 of the Land Development Code requires the preparation of an AUIR on Public Facilities for presentation to the Board of County Commissioners. The AUIR for Category "A" facilities is utilized to identify major projects for inclusion in the Schedule of Capital Improvements of the Capital Improvement Element (CIE) during the annual update and amendment, and serves as a safeguard for the Category "B" facilities, that the Level of Service Standards (LOSS) established within their respective impact fee studies are maintained.

GROWTH MANAGEMENT IMPACT: The preparation and presentation of the AUIR to the BCC, Planning Commission and Productivity Committee meets the requirements of Chapter 6.02.02 of the Land Development Code for an annual determination of the status of public facilities. BCC direction to include the projects identified in the AUIR in a financially feasible

FY10 Annual CIE Update and Amendment will establish and maintain concurrency for Category “A” public facilities, except roads, for the next twelve (12) months. Road projects needed to remedy LOS deficiencies must be in the first or second year of the Schedule of Capital Improvements.

With the passage of Senate Bill 360 in July 2009, the County is no longer required to maintain a financially feasible CIE until December 1, 2011. However, all the Legislature did was push the financially feasible requirement out until December 2011 as approximately 20 percent of local governments had prepared financially feasible CIEs. Collier County was the first of the 67 counties to be found financially feasible. Therefore, based upon prior direction from the County Manager’s Office and BCC policy, the update to the CIE will be a financially feasible document. It should be noted that Collier County has provided the DCA with a financially feasible CIE the past three years. Departure from the preparation of a financially feasible CIE at this time could result in major financial ramifications in FY11 and potentially place the County in a position where it would have to abandon its five-year financially feasible CIE with a possibility of forcing the County into long term concurrency management. This would be contrary to existing BCC policy direction.

Schools - As indicated, this will be the first AUIR that includes schools within the Category “A” facilities in preparation for the CIE update. It should be noted that while the Schools component is included as part of the Category “A” facilities which dictate the concurrency management system, concurrency management for schools is administered by the School District. School concurrency runs parallel with the County’s concurrency management system, but is separated by the fact that it is administered by the School District. **The action sought from the Board related to the School District’s proposed Capital Improvement Plan (CIP) is for a motion to include the District’s CIP by reference with the CIE and that no inconsistencies are contained within the District’s CIP and the other planned capital improvements within the AUIR.**

LOSS appropriateness - The AUIR provides the platform for the BCC to make evaluations regarding the appropriateness of the County’s current LOSS. This AUIR, like last year’s AUIR, presents updated and additional information related to individual division/department operational data. These data sets are provided to evaluate the year to year change in demand experienced by each AUIR component and to assist the BCC in evaluating the appropriateness of the County’s current Level of Service Standards (LOSS) and timing/necessity of proposed projects. It should be noted that both advisory boards forwarded a recommendation to the BCC that the Law Enforcement current level of service of 1.96 officers per 1,000 population be evaluated during the Impact Fee Study update. During the review of the updated Impact Fee study for Law Enforcement, the rationale for the current level of service or subsequent change thereof will be provided.

Population - The population projections utilized with the 2009 AUIR are based upon prior BCC policy direction and acceptance from the Department of Community Affairs (DCA). The population method utilizes Bureau of Economic and Business Research (BEBR) Medium Range projections for the entire projection period with a 20 percent seasonal adjustment factor. The chart on the following page is a comparison of the past six years of project population growth.

AUIR Year	BEBR Estimate	Following 5-Year BEBR Growth Projections					5 Year Growth Percent	Growth Percent Annualized
2004	292,466	310,384	329,400	343,585	358,380	2009 373,813	27.81%	5.56%
2005	306,186	319,905	334,238	349,214	364,860	2009 381,208	24.50%	4.90%
2006	317,788	335,422	354,034	373,679	394,414	2009 416,300	31.00%	6.20%
2007	326,358	339,068	351,950	365,321	379,200	2009 390,665	19.70%	3.94%
2008	333,858	340,409	347,089	353,900	363,809	2009 373,996	12.02%	2.40%
2009	332,854	331,800	337,874	344,058	350,356	2009 356,770	7.19%	1.44%

The steady reduction in the rate of projected percentage of annualized growth is a reflection of the change from BEBR high to BEBR medium projections, but also symptomatic of the local economic environment. This downward adjustment to the county's population projections is a reflection of the macro/micro economic factors which are afflicting the housing market, locally and nationally. The capital improvements identified within the 2009 AUIR is a reflection of a continuing reality for the County in relation to growth. No one within the AUIR planning team expects that growth will no longer come to the County. The question is when growth will restart and at what annual rate. The answer to that question requires time, as it involves issues related to the County, issues related to the State of Florida, issues related to the national economy and finally issues related to the global economy. All of which cannot be fully provided for at this time. One fact that is being provided for by this year's AUIR is that currently within most AUIR components, the adopted level of service standards are being met, not only today, but for the next five year planning period.

The dynamics of the demographic changes associated with the recession will not be entirely known until the housing market returns to some semblance of stability. Unfortunately, the 2010 Census may not capture the true essence of the change in demographics related to permanent population and vacancy rates. Until such time that all future and existing foreclosed homes are absorbed back into the housing market, it is virtually impossible to accurately determine the ratio of permanent to seasonal residents, as well as the correct vacancy rates for the county's housing stock.

FISCAL IMPACT: Current and proposed revenues needed to fund public facility construction/expansion for the FY09-10 thru FY14-15 CIE planning period are set forth in each respective capital facilities section of the 2009 AUIR with funding availability validated by the respective County Division responsible for capital facilities and infrastructure. Project expenditures in excess of estimated impact fee, gas tax, and user fee revenues receipts and

funded bonds, are reflected as being augmented by General Fund Revenues in the body of this document or with no identified source of revenue. "General Fund Revenues" are defined as existing sales tax revenues and other state shared revenues, or ad valorem allocations at the discretion of the BCC. **Where funding sources are not identified, the BCC will make a policy decision to either dedicate a funding source or in the alternative reduce the existing level of service.** Either alternative will result in a financially feasible AUIR and CIE. It should be pointed out that the current 1/3 of a mil set aside within fund 301 to cover the expense of capital budgeting is currently being utilized to satisfy debt service for past capital programs. These budgetary demands towards past debt obligations are being met by fund 301, but any further reductions in annual Impact Fee revenues could jeopardize the ability of fund 301 to satisfy fully the past debt obligations.

It should be noted that the Staff Report authored for the CCPC/PC 2009 AUIR special meeting provides in-depth analysis of the issues summarized within this executive summary and has been included with the BCC 2009 AUIR workbook.

The recommendations provided by the advisory boards during their September 21 and 23, 2009 special meeting have been provided as separate exhibits to this executive summary (Exhibit "A" and "B").

RECOMMENDATION: That the Board of County Commissioners:

1. Accept and approve the entirety of the 2009 Annual Update and Inventory Report on Public Facilities and provide direction for staff to include the Category "A" facilities set forth in the FY09-10 Schedule of Capital Improvements of the Annual CIE Update and Amendment.
2. Find upon analysis, review, actions taken and directions given, based on the 2009 AUIR that adequate Drainage Canals and Structures, Potable Water, Sewer Treatment and Collection, Solid Waste, Public Schools and Parks and Recreation facilities will be available, as defined by the Collier County Concurrency Management System, as implemented by Chapter 6.02.02 of the LDC, to support development order issuance until presentation of the 2010 AUIR.
3. Provide a motion that there is sufficient road network capacity in the Transportation Concurrency Management Database for continued operation of the real-time declining balance ledger to support development order issuance until the FY09-10 end of third quarter Status Report.
4. Provide a motion for the School District's CIP to be included by reference within the FY09-10 Schedule of Capital Improvements of the Annual CIE Update and Amendment.

Prepared by Mike Bosi, AICP, Community Planning Manager, Comprehensive Planning.

Exhibit "A"

MEMORANDUM

TO: Collier County Board of County Commissioners

FROM: Mike Bosi, AICP, Community Planning Manager, Comprehensive Planning

SUBJ: Planning Commission Recommendations for the 2009 AUIR

DATE: November 3, 2009

The Collier County Planning Commission (CCPC) and Productivity Committee conducted special meetings on September 21 and 23, 2009 pertaining to the 2009 AUIR. During the meeting the CCPC provided section by section analysis and recommendations for BCC consideration, below are the specific of the recommendations proffered by the CCPC. The PC recommendations are contained within Exhibit "B". What follows is a synopsis of the CCPC recommendations.

CATEGORY "A" FACILITIES

1. COUNTY ROADS

The Planning Commission will provide a recommendation on the Transportation component of the 2009 AUIR during a re-review of the modified CIP during their 10-29-09 public hearing. The recommendation proffered on the 29th will be provided to the BCC per a separate distribution. The Transportation section was modified due the revenue projections for the AUIR being based on historical collections of Impact fees and second half payments for the Certificates of Public Adequacy (COAs). The Transportation component of the AUIR submitted to the CCPC/PC used revenue projections prior to the BCC adoption of the updated impact fee and COA payment plan. The updated impact fee payment plan extended the process from 3 years to 5 years for both new projects and existing projects. After Transportation closed the fiscal year end on September 1st, they reevaluated their existing collections and are recommending a more conservative revenue forecast based on the fact that the extended payment plan has not spurred any additional revenues and the economic environment continues to deteriorate.

2. DRAINAGE CANALS AND STRUCTURES

The Planning Commission recommended approval of the County Roads component of the 2009 AUIR as presented. The motion passed unanimously.

3. POTABLE WATER

The Planning Commission recommended approval of the Potable Water component of the 2009 AUIR as presented. The motion passed unanimously.

Exhibit "A"

4. SEWER TREATMENT AND COLLECTION

The Planning Commission recommended approval of the Sewer Treatment and Collection component of the 2009 AUIR as presented. The motion passed unanimously.

5. SOLID WASTE

The Planning Commission recommended approval of the Solid Waste component of the 2009 AUIR as presented. The motion passed unanimously.

6. SCHOOLS

The Planning Commission recommended approval of the Public Schools component of the 2009 AUIR as presented and to include the District's CIP by reference within the CIE per Objective Four of the Public Schools Facility Element. The motion passed unanimously.

7. PARKS

Community Parks - The Planning Commission recommended approval of the 2009 Community Parks portion of the AUIR as presented, with a request that, "The BCC evaluate the validity of the \$230,000 per acre unit cost." The motion passed by a vote of 4 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed \$230,000 per acre unit cost being too high based upon current land values.

Regional Parks - The Planning Commission recommended approval of the 2009 Regional Parks portion of the AUIR as presented, with a request that, "The BCC should evaluate the \$230,000 per acre unit cost." The motion passed by a vote of 4 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed \$230,000 per acre unit cost being too high based upon current land values and the inclusion of future purchases of land programmed for parking expansion for Bayview Park.

CATEGORY "B" FACILITIES

LAW ENFORCEMENT AND JAILS

Jails - The Planning Commission recommended approval of the 2009 Jails portion of the AUIR as presented. The motion passed 5 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed unit cost being too high based upon current land values

Law Enforcement - The Planning Commission recommended approval of the 2009 law enforcement portion of the AUIR as presented with a request that: the current Level of Service Standard be evaluated during the next year Impact Fee Study update; the staff recommendation be modified to address only the 5-year CIE window; and that the title of the Level of Service Standard be changed to Square Footage to support 1.96 Police Officers/1,000 population. The motion passed 5 to 1. The opposition expressed an

Exhibit "A"

inability to approve the section as presented based upon objections to the prescribed unit cost being too high based upon current land values.

LIBRARIES

Library Building - The Planning Commission recommended approval of the 2009 library buildings portion of the AUIR as presented. The motion passed 4 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed unit cost being too high based upon current land values.

Library Materials - The Planning Commission recommended approval of the 2009 library materials portion of the AUIR with a request to change the word books to items on the summary page and removal of the 4 percent ad valorem replacement note on the summary sheet. The motion passed 4 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed unit cost being too high based upon current land values.

EMERGENCY MEDICAL SERVICES (EMS)

The Planning Commission recommended approval of the 2009 EMS portion of the AUIR. The motion passed 4 to 1. The opposition expressed an inability to approve the section as presented based upon objections to the prescribed unit cost being too high based upon current land values.

GOVERNMENT BUILDINGS

The Planning Commission recommended approval of the 2009 Government Buildings portion of the AUIR. The motion passed unanimously.

DEPENDENT FIRE DISTRICTS

Isle of Capri - The Planning Commission recommended approval of the proposed Isle of Capri Fire District 2009 AUIR with a request to reduce the required inventory to match the current inventory; and to footnote the potential need in year six, outside of the current AUIR capital improvement window, of the Mainsail Drive station. The motion passed unanimously. It should be noted that the Isle of Capri summary sheet contained in the BCC's AUIR Workbook has been modified per the Planning Commission's request.

Ochopee - The Planning Commission recommended approval of the proposed Ochopee Fire District 2009 AUIR as presented. The motion passed unanimously.

Exhibit "B"
COLLIER COUNTY GOVERNMENT
PRODUCTIVITY COMMITTEE
3301 Tamiami Trail East
Naples, FL 34112

October 22, 2009

Board of County Commissioners
3301 East Tamiami Trail
Naples, FL 34112

Subject: 2009 AUIR Recommendations

Dear Commissioners,

On September 21 and 23, 2009, Productivity Committee members participated in a review of the 2009 AUIR with the Planning Commission. On October 21, 2009, the Productivity Committee discussed the AUIR issues and voted to approve the following recommendations.

AUIR policy.

According to AUIR rules, projects programmed in the first 3 years must have "committed revenues" and years 4 and 5 should have absolute funding certainty. For that reason, we looked very carefully at any facilities funded by the General Fund. If property tax revenues continue to drop, planned AUIR construction projects would still require funding, perhaps requiring a property tax rate increase.

Recommendations.

The Committee recommends approval of AUIR facility funding with the following exceptions.

Roads. The Road program is a \$354 million program over the 5 years, using \$116 million (\$23.2 million annually) in General Fund revenue. Of the \$23.2 million, about \$14.6 million pays annual debt service and the remaining \$8.5 million is used for various road projects.

Due to potential General Fund revenue shortfalls, we recommend an \$8.5 million reduction in each of the AUIR fiscal years. The major impact of this funding reduction, according to the Transportation Administrator, is a 1-year delay in the two Collier Blvd projects. Collier Blvd (GGB to Green) would move from FY13 to FY14 and Collier Blvd (N GG Canal to Green) would move from FY14 to FY15. Accepting this program slippage would give the BCC \$8.5 million annually to avoid property tax rate increases in FY11 and beyond. If this program slippage is unacceptable, funding reductions could be replaced by bond proceeds, using the

**COLLIER COUNTY GOVERNMENT
PRODUCTIVITY COMMITTEE**

3301 Tamiami Trail East
Naples, FL 34112

increased gas tax revenues projected in the AUIR. The Committee recommends that bonding be considered.

Drainage Canals and Structures. Stormwater projects are planned to utilize the full 0.15 mils dedicated to fund this program annually. Here again, submission of full funding of this program to Department of Community Affairs (DCA) could limit the BCC's flexibility to avoid future property tax rate increases.

At our request, the Transportation Administrator identified program reductions to fund stormwater at a 0.10 mil level annually. After reviewing the resulting program impacts, we recommend reducing AUIR total funding by \$9 million. This funding level would complete the LASIP program on time and avoid permit extension problems. However, we recommend:

- reprioritizing the LASIP program to achieve substantial savings,
- securing Big Cypress Basic (BCB) grants (\$4 million was removed from the program due to uncertainty),
- aggressively pursuing grants from other agencies/departments as this program was intended to do and
- reducing annual General Fund support from 0.15 to 0.10 mils.

The savings from LASIP, increased funding from BCB and other grants can then be used to fund the new programs that were added to the AUIR for the first time this year.

Law Enforcement. Questions surfaced about the accuracy of the current Level of Service Standard (LOSS). We recommend evaluating the Standard during the Impact Fee Study Update next year.

Summary.

The annual General Fund allocations to capital programs (\$8.5 million to Roads and about \$10 million to Stormwater (0.15 mils)) were started when property tax revenues were increasing each year, providing extra funding to improve previously neglected programs.

Now that property tax revenues are dropping, the affordability of these General Fund allocations to capital projects should be reconsidered. Submission of these road and stormwater projects to DCA would seriously limit your ability to reduce capital programs to absorb future tax revenue reductions.

**COLLIER COUNTY GOVERNMENT
PRODUCTIVITY COMMITTEE**

3301 Tamiami Trail East
Naples, FL 34112

These recommendations provide over \$10 million in reduced General Fund expenses to provide the BCC flexibility in the FY11 budget and beyond. While these reductions are recommended for the four years of the 2009 AUIR, we expect the economy to improve to the point where funding can be restored in the later years.

We would like to thank the Comprehensive Planning Department and county staff for an informative and productive AUIR.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Harrison" followed by a circled monogram "SH".

Stephen A. Harrison
Chair
Productivity Committee

Staff Report

Presentation to the Collier County Planning Commission (CCPC) and the Productivity Committee (PC) of the 2009 Annual Update and Inventory Report (AUIR) on Public Facilities as provided for in Chapter 6.02.02 of the Collier County Land Development Code.

OBJECTIVE: Request that the CCPC and PC review the 2009 Annual Update and Inventory Report (AUIR) on public facilities and provide recommendations to the Collier County Board of County Commissioners (BCC) on specific projects and associated funding sources for inclusion in the Schedule of Capital Improvements within the Capital Improvement Element during the FY10 annual update and amendment (only Category "A" Public Facilities are included in the CIE). This AUIR, like past year's AUIRs, identifies capital needs for both new facilities to serve projected population growth, as well as for replacements of public facilities that will no longer be adequate in the 5-year AUIR time period as the useful life of those public facilities will be exceeded. Also like past AUIRs, this year's AUIR presents additional information related to individual division/department operational data. This additional data set is provided to evaluate the year to year change in demand experienced by each AUIR component and to assist the advisory boards in making recommendations upon the appropriateness of the County's current Level of Service Standards (LOSS) and timing/necessity of proposed projects. The AUIR constitutes the process of evaluating budgetary priorities as well as determining appropriateness of the County's currently adopted LOSS. Unlike past AUIRs, with the adoption of the Public Schools Facility Element (PSFE) within the Growth Management Plan (GMP), schools are now part of the Category "A" facilities which dictate the concurrency management systems for new development to satisfy.

It should be noted that the County is required to provide documented revenue sources to satisfy expenses associated with achieving the level of service standards expressed within Category "A" facilities. Under no circumstances can a project be removed from the 5-year CIE where the reason is lack or decrease in revenue. Therefore, the general assumption in this AUIR is that Division Administrators and Department Directors have specifically validated and signed off on the financial feasibility of their respective Category "A" facilities. While, Category "B" facilities are non-regulatory and shortfalls associated with achieving their expressed LOSS are strictly a local decision. However, within each of the Category "B" facilities, a level of service standard has been identified by the respective Impact Fee Study and the AUIR ensures that these LOSS are maintained without any adverse impacts to the rational nexus used to establish the respective impact fees.

The population projections provided by the Bureau of Economic and Business Research (BEBR) per Florida Statutes to the County depict an approximate eight percent reduction from the numbers provided to the County for last year's AUIR. Additionally, the population numbers provided by BEBR last year were an 8% reduction from the prior year. These back to back years of population projection reductions in combination with the change from a BEBR high

population projection to a medium population projection after the 2006 AUIR, stands as a stark contrast to the high growth environment projected for the County only three years ago. From the years 2000 to 2006, due to astronomical growth, each of the components of the AUIR was asked to bring on improvements as quickly as possible in an attempt to satisfy the requirements of the adopted level of service standards. From this period of rapid population and infrastructure growth, the last three fiscal years have provided a new reality of growth for the County. Over the past three years, with the reductions in population projections and corresponding decline in building permits issued, each of the AUIR components now reflect that the capital improvements and infrastructure that were required by the adopted level-of-service standards, are no longer necessary within the time frame originally projected. It should be noted that the current level of service standards for the AUIR components are currently satisfied based upon the LOSS and current population levels. Each AUIR component has delayed the timing of most planned improvements, based upon the County's slowdown in growth, with the majority of improvements pushed outside of the 5 year CIE window. The slowdown has also allowed each AUIR component to analysis the best approach to asset management and efficiencies given the budgetary constraints.

BACKGROUND: Chapter 163, Part II, Florida Statutes requires the County to adopt certain Land Development Regulations (LDR's) to implement its Growth Management Plan adopted on January 10, 1989. Section 6.02.00 of the LDC requires the County to, "Provide that public facilities and services meet or exceed the standards established in the CIE required by Section 163.3177 and are available when needed for the development..." This Section of Chapter 163, Part II, Florida Statutes is commonly known as the concurrency requirement. Accordingly, on March 21, 1990, the Board adopted the Collier County Adequate Public Facilities Ordinance No. 90-24. This Ordinance was subsequently codified in Chapter 6.02.02 of the Land Development Code (LDC).

Chapter 6.02.02 of the LDC established a management and monitoring program for public facilities, which provides for an annual determination of Level of Service Standard (LOSS) concurrency for Category "A" facilities and identification of additional facilities needs. Category "A" facilities are roads, solid waste, drainage canals and structures, parks and recreation, potable water, schools and sewer collection and treatment. The AUIR also provides analysis and recommendations on Category "B" facilities for which the County has adopted LOSS and collects impact fees. The Category "B" facilities are Jails, Law Enforcement, Libraries, Emergency Medical Services, Government Buildings and the two dependent fire districts, Ochopee and Isle of Capri. Adoption of Category "B" facilities LOSS are necessary in order to legally validate impact fees for these facilities. The adoption of category "B" items in the AUIR became necessary when the Category "B" facilities were removed from the CIE and state regulatory oversight as a part of the recent EAR-Based GMP amendments. Chapter 6.02.02 of the Land Development Code requires the preparation of an AUIR on Public Facilities for presentation to the Board of County Commissioners.

The findings of the AUIR related to Category "A" public facilities form the basis for the preparation of the Annual Update and Amendment to the Capital Improvement Element and Schedule of Capital Improvements. The AUIR establishes: all Category "A" and Category "B" proposed projects to be included in the next annual budget, the determination of any Area of

Significant Influence (ASI), the review of the issuance of development orders (excluding roads) during the next year. The AUIR also provides an update to the ledger baseline for the real-time Transportation Concurrency Management System database.

Under the provisions of Chapter 6.02.02 of the LDC, the BCC's options in response to the needs identified in the AUIR include, but are not limited to, the following:

1. Establishment of Areas of Significant Influence (ASI) surrounding deficient road segments which are not in a Traffic Congestion Management Area (TCMA) or Traffic Congestion Exception Area (TCEA).
2. In response to the needs identified in the AUIR, Public Facility projects can be added to the financially feasible Schedule of Capital Improvements in the Capital Improvements Element. Road projects must be in the first or second year of the next adopted Schedule of Capital Improvements in order to be factored as available capacity in the real-time Transportation Concurrency Management System database.
3. Deferral of development order issuance will occur for development not vested by statute in areas affected by deficient Category "A" public facilities. This applies to projects both pending and not financially feasible, or not in the 5-year CIE. Both circumstances could result in the following remedial action:
 - a. Modification of Level of Service Standards (LOSS) via Growth Management Plan Amendments.
 - b. Subsequent direction to Staff to include the necessary Category "A" Public Facility projects in a future Annual CIE Update and Amendment to be adopted by the Board.
 - c. Future approval of new or increased revenue sources for needed Public Facility projects, by the Board of County Commissioners, the State Legislature or the County voters.
 - d. Developer constructed improvements guaranteed by an enforceable development agreement.

It should be noted that the options identified above are crafted under the design of attaining a fiscally feasible CIE based on a 5-year concurrency management system. The BCC has provided past policy direction to maintain an annual financially feasible CIE. The evaporation of growth and the decline in Certificates of Occupancy (COs) issued has reduced the impact fees associated with funding new construction, as well as meeting debt obligations. This lack of impact fee revenue is currently placing a greater burden upon the general revenue fund. However, when the economy rebounds, the burden on the general fund will initially be reduced and the debt service obligations will again begin to be funded in part by impact fee revenue. At this time it is impossible to determine when impact fees will reach a level where the burden on the general fund will no longer exist. However, there will always be cyclical changes in impact fee revenue

streams which fluctuates the dependency on the general fund. **Please note that this year, every department/division that has placed a capital project in the first three years of the AUIR is guaranteeing that construction of that capital improvement will be completed during that fiscal year.** This is per the stated BCC policy. Likewise, every department/division that has placed a capital project in years four or five is guaranteeing completion of construction of that capital item during that fiscal year, as well as a guaranteed financial source for that project or a guaranteed alternative source of revenue. This policy for certainty and funding for years four and five is DCA's interpretation of a fiscally feasible CIE.

GROWTH MANAGEMENT IMPACT: The preparation and presentation of the AUIR to the BCC, CCPC and PC meets the requirements of Chapter 6.02.02 of the Land Development Code for an annual determination of the status of public facilities. Board direction to include the projects identified in the AUIR in a financially feasible FY10 Annual CIE Update and Amendment will establish and maintain concurrency for Category "A" public facilities, except roads, for the next twelve (12) months. Road projects needed to remedy LOS deficiencies must be in the first or second year of the Schedule of Capital Improvements.

CIE/Financial Feasibility

- CIE amendments adopted after July 1, 2005, must demonstrate financial feasibility, which means committed revenues (ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions) for the years 1-3 of the CIE and planned revenues (future grants, planned new sources of revenues such as taxes approved through referendum) for years 4 and beyond. The Department of Community Affairs (DCA) has indicated that projects slated for years 4 and 5 **should not** be included unless the identified funding source will exist with absolute certainty or if there is a back-up funding solution. **Based upon the County's experience with DCA throughout the EAR-based amendment process, extreme caution should be exercised in years 4 and 5 if absolute funding certainty does not exist as this could affect the rate of Ad Valorem taxes or the distribution of projected Ad Valorem tax revenue based on the existing mileage rate.** Any subsequent changes to the CIE each following year will have to be justified with a substantive rationale. **Thus, the AUIR has to be a financially feasible document as well. It should be noted that SB360 signed by the governor this June has delayed financial feasibility until 2011, but it has been BCC policy for the County to maintain a financially feasible CIE every year.**
- CIE amendments which delay a scheduled project beyond years 1-3 can only be done after a public hearing is held. An ordinance to accomplish this without a public hearing is not permitted.

The state statutes require the adoption of a financially feasible CIE prior to December 1st of each calendar year. This mandate is impossible to meet within the time frame established due to the following: local governments not adopting budgets until late September; the CIE requiring multiple hearings with adequate notice for CCPC and BCC meetings, and the amount of time necessary to draft a financially feasible CIE. The DCA recognizes this legislative quagmire and staff will diligently work to get this County's financially feasible CIE transmitted to DCA as soon as possible after the modification and approval of the AUIR by the BCC. Comprehensive

Planning staff will be preparing CIE changes in conjunction with the AUIR process and will move forward with the CIE immediately after BCC adoption of the AUIR.

Schools

As indicated, this will be the first AUIR that includes schools within the Category “A” facilities in preparation for the inclusion within the CIE update. Per the Public School Facility Element adopted in the fall of 2008, Objective Three states that the, “*County and the School District will: coordinate the location of public schools with the Future Land Use Map and map series to ensure that existing and proposed school facilities are located consistent with existing and proposed residential areas they serve and are proximate to appropriate existing and future land uses.*” Additionally Objective Four states, “*The County shall adopt by reference into its Capital Improvement Element (CIE), the School District’s annually updated financially feasible Five-Year Capital Improvement Plan.*”

The Schools component of the 2009 AUIR stands as a unique component. The School District Five Year Capital Improvement Plan is being provided for review by the Advisory Boards, but when the workshops are held to discuss the AUIR, the School District’s Capital Improvement Program (CIP) will already have been approved by the School Board, as required by the Florida Department of Education. The proposed School CIP has been reviewed by County staff in conjunction with School district staff to ensure no inconsistencies exist with the timing of new facilities and required infrastructure. The proposed Laurel Oaks Elementary expansion, adding 222 class room seats to a school fully served by urban infrastructure, stands as the only CIP programmed improvement and does not create infrastructure deficiencies. The included chapters of the School district’s CIP contains numerous improvements traditionally outside of those contained in a CIE and do not factor within the improvements related to school concurrency. It should be noted that while the Schools component is included as part of the Category “A” facilities which dictate the concurrency management system, concurrency management for schools is administered by the School District. School concurrency runs parallel with the County’s concurrency management system, but is separated by the fact that it is administered by the School District. **The recommendation sought from the advisory boards related to the School District’s proposed CIP is for a recommendation to include the District’s CIP by reference with the CIE and that no inconsistencies are contained within the District’s CIP and the other planed capital improvements within the AUIR.**

LOSS appropriateness

As indicated within the objective portion of this staff report, the AUIR provides the platform for the Planning Commission and the Productivity Committee to make evaluations and recommendations regarding the appropriateness of the County’s current LOSS. The process of capital improvement programming for the County is a linear equation for most components of the AUIR, (New Population x Level of Service Standard = Capital Improvement). It should be noted that Public Utilities and Transportation have developed a more complex formula and system for maintaining LOSS which dictates capital expansion, but the basic premise of additional demand requiring new improvements is the underlying fundamentals of the equation.

The 2009 AUIR Libraries component provides an example. Between 2007 and 2012, the County per BEBR estimates and projections, will add 16,622 people. The BCC adopted LOSS for Libraries is .33 square feet per capita. To determine the capital improvement, the equation is expressed as $16,622 \times .33 \text{ sq.ft.} = 5,485$ square feet of capital improvements required. **This equation is the only justification required of the proposed capital improvement.**

The role of the AUIR is to provide an opportunity on an annual basis for the two advisory boards to evaluate and provide recommendations on the appropriateness of the LOSS currently adopted by within the AUIR. For example, the question applied to Jails is, “Based upon the bench marks provided and the currently month demand upon the Jails system, is 3.2 beds per 1,000 and appropriate standard?” Within each individual section, the year to year demand for service or demands upon the system has been included to assist the advisory boards and the BCC in this determination.

LOSS and Impact Fees

It should be noted that impact fee studies and methodologies do not establish levels of service, at a minimum they set a base line where levels of service can not fall below without invalidating the impact fee. A level of service standard that is established by an impact fee study represents the standard that has been achieved for a particular facility, but does not dictate that a local government can not adopt a level of service that is higher than the achieved level of service. However, the difference between the achieved level of service and the adopted level of service will require supplemental funding from a source other than impact fees. Government Buildings and EMS are two AUIR components in which the Impact Fee LOSS are below the AUIR adopted LOSS. As indicated, this discrepancy is resulting is a higher level of necessary general revenue supplemental funding. The adopted level of service may never be lower than the achieved level of service (used for the impact fee) because growth would then be required to contribute toward the improvement of public facilities beyond its fair share.

Impact Fees Indexing

Excerpt from a April 28, 2009 BCC Hearing executive summary authored by Amy Patterson, the Collier County Impact Fee and Economic Development Manager.

Currently each of the County's twelve (12) impact fees has an adopted methodology for annual indexing which is specific to the individual impact fee. The "Collier County Impact Fee Indexing Study," identifies four measures (land costs, building costs, building equipment costs and transportation costs) to be used, alone or in combination, to calculate the annual index for each of Collier County's impact fees. The adopted methodology then uses the calculated indexes over a 10 year period fitted with a linear regression analysis. This method has an overall smoothing effect on the index and therefore the index is slower to increase in years of escalating costs and slower to decrease in years that costs are declining.

The Productivity Committee conducts a review of certain impact fees being updated or indexed (on a rotating schedule) to determine if the fee structure increases are justifiable. At their meeting held on October 15, 2008, the Productivity Committee discussed in length impact fee

indexing for EMS, Fire (Dependent Districts), Government Buildings, Law Enforcement, Library, and School. The update studies for the remaining six impact fees (Water, Sewer, Correctional Facilities, Transportation, Community and Regional Parks) are in the process of being completed, or have been completed, and therefore are not subject to indexing on this annual rotation.

At the October 15, 2008 meeting, the Productivity Committee unanimously approved the following recommendation relative to the proposed impact fee indexing:

“That the Board of County Commissioners defer a decision on impact fee adjustments as proposed until such time the methodology can be reassessed.”

This request was due in part to the desire of the Productivity Committee to consider the appropriateness of an indexing model that is more sensitive to the current economic conditions.

On October 28, 2008 at the regular meeting of the Board of County Commissioners, under the Communications Section of the Agenda, the Board directed that the Productivity Committee be afforded the opportunity to review the indexing methodology consistent with the Committee’s request. The Board also agreed that the County’s impact fee consultants, Tindale-Oliver and Associates, would assist with the review.

On February 18, 2009, the Productivity Committee reviewed the materials prepared and presented by the impact fee consultant and determined that the methodology for annual indexing should be revised from the current use of regression analysis to the use of the average cost change over a two year or three year period, as this method is intended to be more responsive to cost fluctuations. This recommendation was approved unanimously by the Committee. The impact fee consultant has since determined that the two year average should be utilized for the purpose of the indexing calculation because of its responsiveness to cost changes. This approach is consistent with the Productivity Committee’s recommendation. The attached report titled the “Collier County Indexing Methodology Study” contains the technical information and analysis that is the basis for the recommendation to change to the two-year average method. The report will be incorporated by reference into the Code as an amendment to the adopted “Collier County Impact Fee Indexing Study.” The indices will continue to be calculated and revised annually and will be reviewed by both the Productivity Committee and the Development Services Advisory Committee (DSAC). Additionally, in the event that the index for a specified impact fee equals a 15 percent or greater change, the cost increase will be verified through bid data, land purchases and other available data, as recommended by the Consultant and legal counsel, in order to validate the accuracy of the calculation.

The table below provides a side-by-side comparison of the scenarios for each of the impact fees that are scheduled to be indexed. Column “B” represents the proposed index using the adopted regression analysis model and Column “C” provides the index using the two-year average. Column “C” also utilizes the most current data available for the indexes and therefore reflects the Productivity Committee recommendation.

A	B	C
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<i>Impact Fee Category</i>	<i>Calculated Index Using Adopted Regression Analysis</i>	<i>Calculated Index Using 2-Year Average (2007 and 2008 data)</i>
<i>Emergency Medical Services</i>	<i>13%</i>	<i>3.2%</i>
<i>Fire Protection (Dependent Districts)</i>	<i>7.4%</i>	<i>1.3%</i>
<i>Government Buildings</i>	<i>11.9%</i>	<i>7.2%</i>
<i>Law Enforcement</i>	<i>10.2%</i>	<i>4.1%</i>
<i>Library</i>	<i>11.2%</i>	<i>5.3%</i>
<i>School</i>	<i>11.7%</i>	<i>6.5%</i>

As displayed in the chart above, the calculation utilizing the two-year average is more sensitive to cost fluctuations than the adopted methodology using regression analysis. While none of the indices reflect a negative number, there is a significant downward trend in the percentages. It is also important to note that of the index measures (land costs, building costs, building equipment costs and transportation costs) the greatest changes have been in the areas of land cost and transportation costs. The types of impact fees being reviewed in this cycle have the greater weight of the index placed in building costs and equipment costs where the downward trend is not as dramatic. In the future, as costs begin to increase this method will also quickly capture any upward trends.

On March 24, 2009, the Board directed that the County Manager (or his designee) and the County Attorney prepare the necessary amendments to the Code in order to implement the change to the indexing methodology. The Board also directed that the applicable indexing percentages be applied to the rate schedules for Government Buildings, Law Enforcement, Dependent Fire, Emergency Medical Services and Educational Facilities Impact Fees, which were each scheduled to be indexed on this study rotation, thereby establishing the new rates for consideration at a future regular meeting of the Board of County Commissioners, as an advertised public hearing. Additionally, the Board directed that the impact fees that are scheduled for a full review during Calendar Year 2009 be temporarily delayed, with staff reporting back to the Board in November or December (2009) in order to develop a schedule for indexing and full studies. Finally, the Board directed that the County Manager (or his designee) and the County Attorney work with the DSAC in order to ensure the committee's concurrence with the temporary delay of the full studies. This action does not affect the ongoing Parks Impact Fee Update Study or the Correctional Facilities Impact Fee Update Study, as those are required 2008 update studies that are nearing completion and will be presented to the Board at a future date.

It should also be noted that the Productivity Committee had reviewed the Parks Impact Fee Study over the past year and at their August 19th meeting made a recommendation to change the methodology in which the Parks Impact Fee is calculated, which results in the following percentage reduction to the current rates based upon dwelling unit type:

Dwelling Unit Type	% Change from Current Park Impact Fee
Single Family Detached (2,000 sq ft)	-17.8%
Multi-Family	-39.0%
Mobile Home/RV	-29.6%
Hotel/Motel	-30.3%

Population

The population projections utilized with the 2009 AUIR are based upon prior BCC policy direction and acceptance from the Department of Community Affairs (DCA). The population method utilizes BEBR Medium Range projections for the entire projection period with a 20 percent seasonal adjustment factor. The below chart is a comparison of the past six years of project population growth.

AUIR Year	BEBR Estimate	Following 5-Year BEBR Growth Projections					5 Year Growth Percent	Growth Percent Annualized
2004	292,466	310,384	329,400	343,585	358,380	2009 373,813	27.81%	5.56%
2005	306,186	319,905	334,238	349,214	364,860	2009 381,208	24.50%	4.90%
2006	317,788	335,422	354,034	373,679	394,414	2009 416,300	31.00%	6.20%
2007	326,358	339,068	351,950	365,321	379,200	2009 390,665	19.70%	3.94%
2008	333,858	340,409	347,089	353,900	363,809	2009 373,996	12.02%	2.40%
2009	332,854	331,800	337,874	344,058	350,356	2009 356,770	7.19%	1.44%

The steady reduction in the rate of projected percentage of annualized growth is a reflection of the change from BEBR high to BEBR medium projections, but also symptomatic of the local economic environment. This downward adjustment to the county's population projections is a reflection of the macro/micro economic factors which are afflicting the housing market, locally and nationally. As discussed within the first page of this staff report, the capital improvements identified within the 2009 AUIR is a reflection of a continuing reality for the County in relation

to growth. No one within the AUIR planning team expects that growth will no longer come to the County. The question is when growth will restart and at what annual rate. The answer to that question requires time, as it involves issues related to the County, issues related to the State of Florida, issues related to the national economy and finally issues related to the global economy. All of which can not be fully provided for at this time. One fact that is being provided for by this year's AUIR is that currently within most AUIR components, the adopted level of service standards are being met, not only today, but for the next five year planning period.

The dynamics of the demographic changes associated with the recession will not be entirely known until the housing market returns to some semblance of stability. Unfortunately, the 2010 Census may not capture the true essence of the change in demographics related to permanent population and vacancy rates. Until such time that all future and existing foreclosed homes are absorbed back into the housing market, it is virtually impossible to accurately determine the ratio of permanent to seasonal residents, as well as the correct vacancy rates for the county's housing stock.

FISCAL IMPACT: Revenues are required to fund the CIE projects proposed in the 2009 AUIR for the FY09-10 thru FY13-14 planning period to maintain statutorily mandated financial feasibility of the CIE for category "A" facilities and must be made available by the Board of County Commissioners or fall within the Board's statutory General Fund taxing authority. Current and Proposed revenues needed to fund public facility construction/expansion for the FY09-10 thru FY14-15 CIE planning period are set forth in each respective capital facilities section of the 2009 AUIR with funding availability validated by the respective County Division responsible for capital facilities and infrastructure. Project expenditures in excess of estimated impact fee, gas tax, and user fee revenues receipts and funded bonds, are reflected as being augmented by General Fund Revenues in the body of this document or with no identified source of revenue. "General Fund Revenues" are defined as existing sales tax revenues and other state shared revenues, or ad valorem allocations at the discretion of the BCC. **Where funding sources are not identified, the BCC will make a policy decision to either dedicate a funding source or in the alternative reduce the existing level of service.** Either alternative will result in a financially feasible AUIR and CIE.

It should be pointed out, that all of the Category "B" facilities, with the exception of the dependent fire districts, required loans from the general fund to meet the necessary revenue. It should be noted that spreadsheets detailing the revenue and debt service for the AUIR divisions/departments for the 5-year CIE period, as well as the long term debt financing schedules has been provided within the AUIR book appendix.

Funding for new growth

In past AUIRs, the direction from the BCC has been to have new population in Collier County pay for system expansion. Acting upon that policy directive, Collier County has adopted impact fees for all appropriate capital facilities and services with annual indexing prior to updates of impact fee studies. With that fact, current revenue from impact fees is not sufficient to satisfy the total cost of past capital expansion. Examination of the components of the AUIR provides instances where debt obligations for capital improvements are provided for by internal County

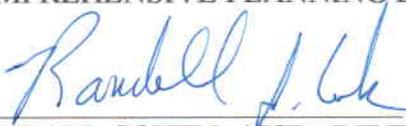
loans. Ideally these debt obligations will be satisfied utilizing future impact fees, but based upon the debt cost of past improvements and the schedule of impact fee revenue identified within the 2009 AUIR, general revenue in the form of a loan to impact fees will have to bridge the gap in funding. Once the growth rate returns, future impact fees will relieve the burden of debt obligation currently being met with general revenue funds.

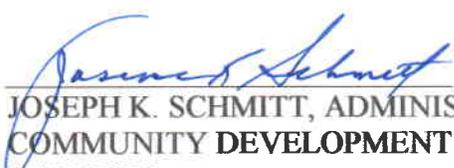
It should be noted that House Bill 227 enacted by the Legislator in June, which places the burden on a local government that impact fees are justified, is the continuation of a movement from the state legislator to compromise how impact fees are applied at the local level. This movement to limit local impact fees at the state level and the recognition that impact fees can not cover the full cost of future improvements must be acknowledged.

RECOMMENDATION: That the Collier County Planning Commission and Productivity Committee take action in the form of recommendations to the Board of County Commissioners:

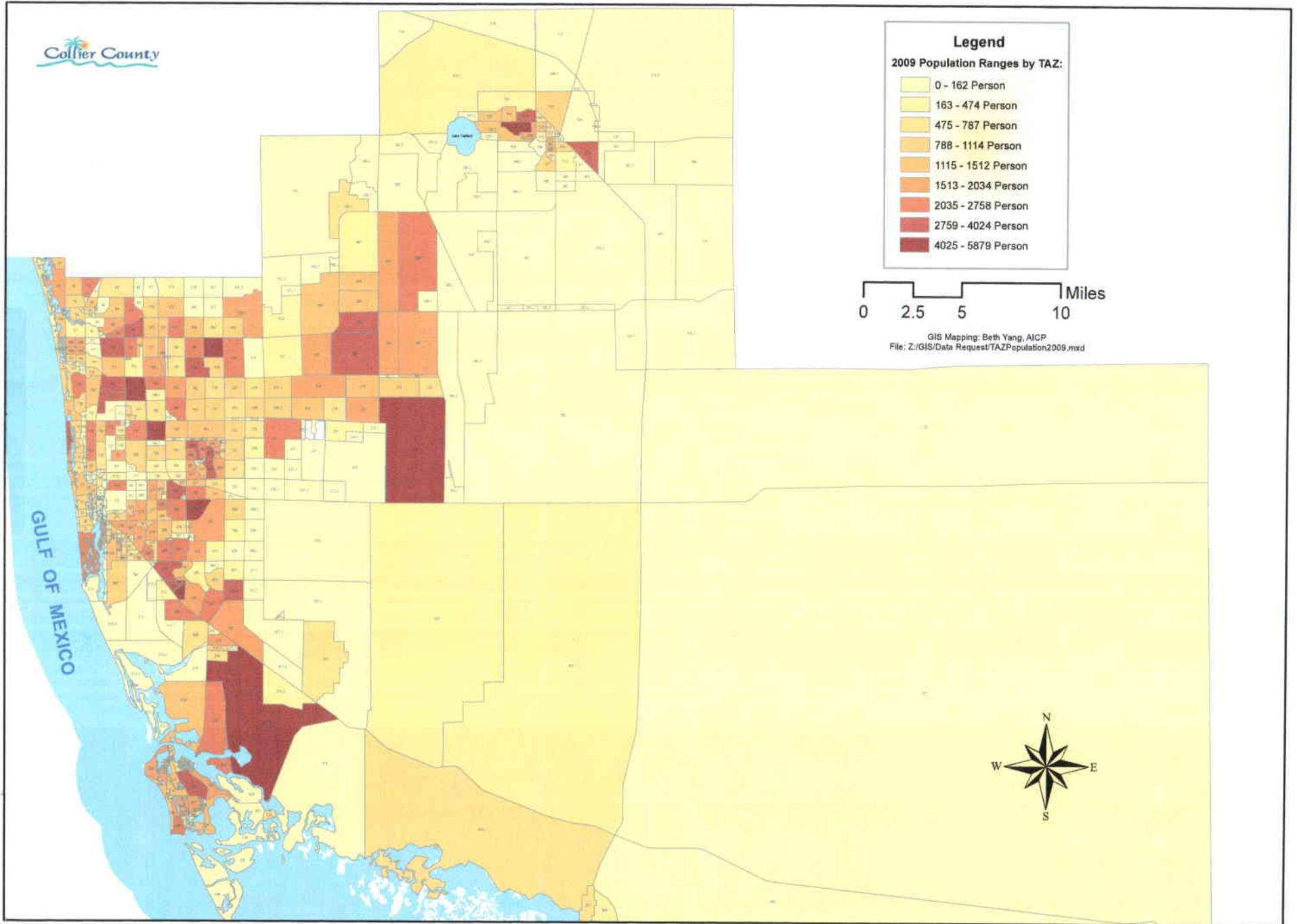
1. Accept and approve the attached document as the 2009 Annual Update and Inventory Report on Public Facilities.
2. Find upon analysis, review, actions taken and directions given, based on the 2009 AUIR that adequate Drainage Canals and Structures, Potable Water, Sewer Treatment and Collection, Solid Waste, and Parks and Recreation facilities will be available, as defined by the Collier County Concurrency Management System, as implemented by Chapter 6.02.02 of the LDC, to support development order issuance until presentation of the 2010 AUIR.
3. Provide a recommendation that there is sufficient road network capacity in the Transportation Concurrency Management Database for continued operation of the real-time declining balance ledger to support development order issuance until the FY09-10 end of third quarter Status Report.
4. Give the BCC direction by separate motion and vote on Category "A" and "B" facilities relative to projects and revenue sources, with Category "A" facilities set forth for inclusion in the FY09-10 Schedule of Capital Improvements of the Annual CIE Update and Amendment.
5. Provide a recommendation for the School District's CIP to be included in the FY09-10 Schedule of Capital Improvements of the Annual CIE Update and Amendment by reference.
6. Consider a recommendation to the BCC upon an alternative LOSS for individual components of the AUIR where deemed appropriate.

PREPARED BY:  Date: 9-01-09
MIKE BOSI, AICP, COMMUNITY PLANNING MANAGER
COMPREHENSIVE PLANNING DEPARTMENT

APPROVED BY:  Date: 9/9/09
RANDALL COHEN, AICP, DIRECTOR
COMPREHENSIVE PLANNING DEPARTMENT

APPROVED BY:  Date: 9/2/09
JOSEPH K. SCHMITT, ADMINISTRATOR
COMMUNITY DEVELOPMENT & ENVIRONMENTAL
SERVICES

COLLIER COUNTY 2009 POPULATION (PEAK SEASON) DISTRIBUTION BY TRAFFIC ANALYSIS ZONE



COLLIER COUNTY 2009 POPULATION (PERMANENT POPULATION) BY COMMISSION DISTRICT

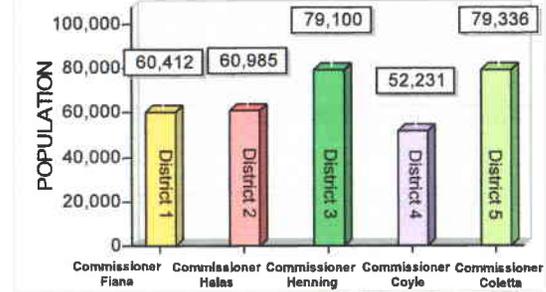


0 2.5 5 10 15 Miles

GIS Mapping: Beth Yang, AICP
 Comprehensive Planning Department
 File: Z:/GIS/Data Request/CommissionDistrictPopulation2009.MXD

Legend

1	COMMISSION DISTRICT 1 POPULATION: 60,412
2	COMMISSION DISTRICT 2 POPULATION: 60,985
3	COMMISSION DISTRICT 3 POPULATION: 79,100
4	COMMISSION DISTRICT 4 POPULATION: 52,231
5	COMMISSION DISTRICT 5 POPULATION: 79,336



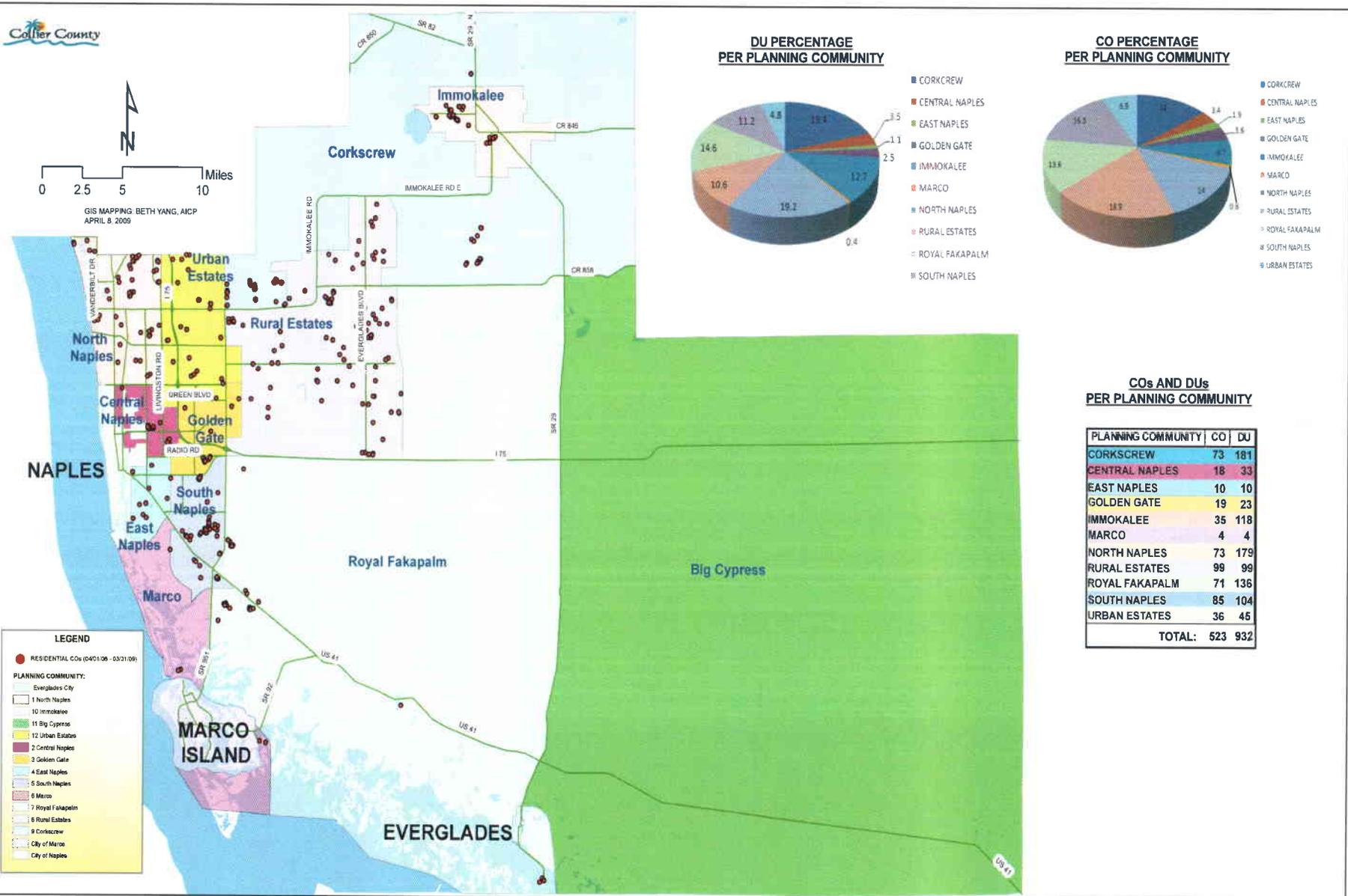
NAPLES
POP: 22,147

MARCO ISLAND
POP: 17,256

EVERGLADES
POP: 655

RESIDENTIAL CERTIFICATE OF OCCUPANCY DATA (APRIL 1, 2008 - MARCH 31, 2009)

Total COs: 523 Total DUs: 932



RESIDENTIAL CERTIFICATE OF OCCUPANCY DATA (APRIL 1, 2008 - MARCH 31, 2009)
CITY OF NAPLES

Total Certificate of Occupancy: 37 Total DUs: 85



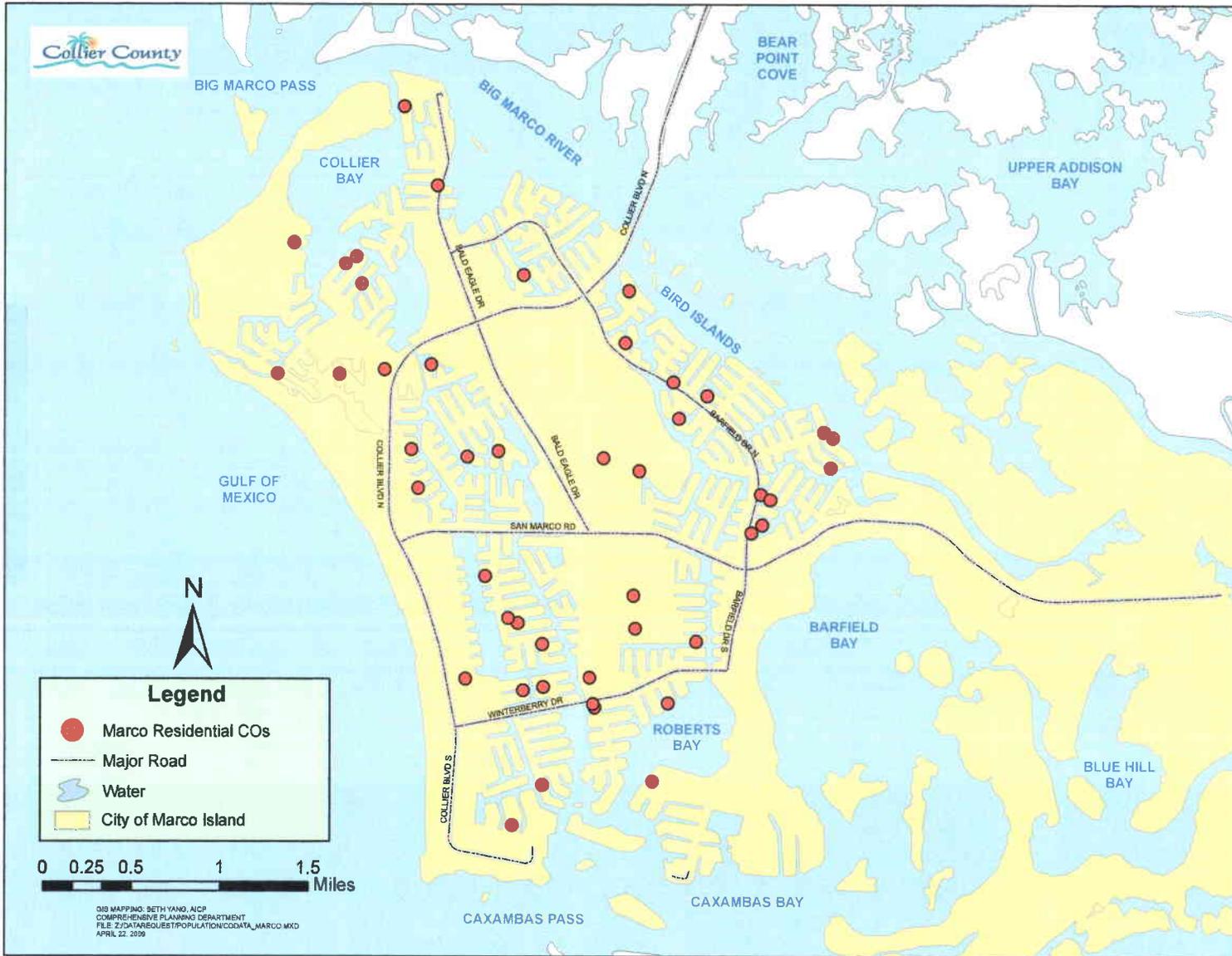
GIS MAPPING: BETH YANG, AICP
COMPREHENSIVE PLANNING DEPARTMENT
FILE: Z:\GIS\CITYMAPREQUEST\POPULATION\CODATA_NAPLES.MXD
APRIL 22, 2009

CO DATE	TYPE	ADDRESS	UNITS	TAZ	CO DATE	TYPE	ADDRESS	UNITS	TAZ
09/18/08	SFND	340 12TH AVE S	1	22	12/19/08	SFND	1428 NIGHTHAWK PT	1	154
05/15/08	SFND	678 5TH AVEN	1	24	11/21/08	SFND	1444 NIGHTHAWK PT	1	154
06/03/08	SFND	1456 ANHINGA PT	1	154	04/30/08	SFND	1453 NIGHTHAWK PT	1	154
01/28/09	SFND	1485 ANHINGA PT	1	154	04/02/08	SFND	1311 NOBLE HERON WAY	1	154
09/05/08	SFND	1468 ANHINGA PT	1	154	09/18/08	SFND	1338 NOBLE HERON WAY	1	154
08/12/08	SFND	282 BAHIA PT	1	43	11/05/08	SFND	1267 OSPREY TRL	1	154
04/14/08	SFND	1630 BONITA CT	1	61	12/08/08	SFND	3500 RUM ROW	1	56
07/03/08	SFND	1140 DIANA AVE	1	31	10/03/08	SFND	2190 SHEEPSHEAD DR	1	61
05/08/08	SFND	1655 DOLPHIN CT	1	61	12/19/08	SFND	1203 SPYGLASS LN	1	56
02/09/09	SFND	3787 FT CHARLES DR	1	56	11/21/08	SFND	571 WEST LAKE DR	1	20
02/11/09	SFND	3130 GIN LN	1	56	09/10/08	SFND	532 WHISPERING PINE LN	1	44
03/04/09	SFND	3100 GORDON DR	1	56	04/23/08	MFN2	475 3RD AVE S	2	23
05/27/08	SFND	1372 GREAT EGRET TRL	1	154	01/06/09	MFN5	680 10TH AVE S	8	20
12/03/08	SFND	1385 GREAT EGRET TRL	1	154	04/09/08	MFN5	4882 WEST BLVD CT	5	39
05/19/08	SFND	141 GULF SHORE BLVD S	1	23	09/10/08	MFN5	148 MOORINGS PARK DR	13	125
06/06/08	SFND	1790 GULF SHORE BLVD S	1	56	09/23/08	MFN5	144 MOORINGS PARK DR	10	125
04/28/08	SFND	1545 MARSH WREN LN	1	154	10/15/08	MFN5	146 MOORINGS PARK DR	9	125
01/09/09	SFND	999 NELSON'S WALK	1	56	03/12/09	MFN5	555 5TH AVE S	8	23
07/24/08	SFND	1046 NELSON'S WALK	1	56					
								TOTAL DUs:	85

RESIDENTIAL CERTIFICATE OF OCCUPANCY DATA (APRIL 1, 2008 - MARCH 31, 2009)

CITY OF MARCO ISLAND

Total Certificate of Occupancy: 47 Total DUs: 54



FLN	ADDRESS	CO DATE	UNITS	TAZ
57935080009	509 TIGERTAIL CT	8/20/2008	1	322
58049760007	508 SPINNAKER DR	11/25/2008	1	322
56783520000	437 N BARFIELD DR	5/1/2008	1	324
56796040001	206 STILLWATER CT	3/27/2009	1	324
56796640003	197 STILLWATER CT	3/27/2009	1	324
57367200004	781 SEA CT	5/30/2008	1	319
59027960006	1452 LELAND WAY	9/22/2008	1	331
57663160000	1119 LIGHTHOUSE CT	1/22/2009	1	333
57747280000	481 S HEATHWOOD DR	1/14/2009	1	331
57682200006	1171 TWIN OAK CT	2/24/2009	1	333
57856840001	788 PARTRIDGE CT	7/8/2008	1	337
57864440008	908 PANAMA CT	2/12/2009	7	338
58116680007	790 W COPELAND DR	5/27/2008	1	329
58116520002	830 W COPELAND DR	3/31/2009	1	329
57664200008	317 LAMPLIGHTER DR	5/23/2008	1	333
57743760003	370 YARMOUTH ST	9/30/2008	1	331
57740120002	1640 GALLEON CT	1/29/2009	1	331
57659400004	1181 LAMPLIGHTER CT	5/2/2008	1	333
57648520005	970 FIELDSTONE DR	1/21/2009	1	333
57678880003	1211 MARIANA CT	11/21/2008	1	333
57804600002	540 ALAMEDA CT	5/7/2008	1	332
56805080004	65 N Barfield Dr	6/2/2008	1	324
57656120002	1011 DILL CT	7/11/2008	1	333
57391320002	260 EDGEWATER CT	2/8/2009	1	319
56655320008	1370 FREEPORT AVE	4/18/2008	1	325
56798200001	142 HOLLYHOCK CT	4/15/2008	1	324
56876160005	1480 JAMAICA RD	4/1/2008	1	325
57369080002	803 DANDELION CT	4/14/2008	1	319
56801900004	145 N BARFIELD DR	6/2/2008	1	324
56801160009	1824 APATAKI CT	4/28/2008	1	324
56804600003	1808 MAYWOOD CT	7/29/2008	1	324
57396840008	498 W JOY CIRCLE	2/13/2009	1	319
57937120006	730 LIME TER	1/28/2009	1	322
58773280002	503 KENDALL DR	4/4/2008	1	322
56786360005	366 GRAPENWOOD CT	7/2/2008	1	324
56858560005	316 ROOKERY CT	10/21/2008	1	325
57387400004	288 CAPISTRANO CT	4/4/2008	1	319
56945640003	801 ROSE CT	9/15/2008	1	318
57933120000	736 NAUTILUS CT	5/16/2008	1	322
56670120005	1412 BUTTERFIELD CT	2/27/2009	1	324
56668280009	589 TRIPOLI CT	6/4/2008	1	324
57920920006	1026 BALD EAGLE DR	11/7/2008	1	320
58041160003	881 KENDALL DRIVE	9/15/2008	1	322
57934920005	501 TIGERTAIL CT	7/9/2008	1	322
57809040007	570 S HEATHWOOD DR	4/10/2008	1	332
57800200008	560 S HEATHWOOD DR	4/4/2008	1	332
64610080003	1160 EDINGTON PL BLDG A	10/1/2008	2	320
			TOTAL DUs:	54

GIS MAPPING: RETH YANG, AICP
 COMPREHENSIVE PLANNING DEPARTMENT
 FILE: Z:\DATA\REQUEST\POPULATION\CODATA\MARCO.MXD
 APRIL 22, 2009

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