

**COLLIER COUNTY  
GROWTH MANAGEMENT PLAN**

**CAPITAL IMPROVEMENT ELEMENT**

Prepared by  
**Collier County Comprehensive Planning Department  
Comprehensive Planning Section**

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

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

<b><u>SYMBOL</u></b>	<b><u>DATE AMENDED</u></b>	<b><u>ORDINANCE NO.</u></b>
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\*\* Based on 2007 Partial Stipulated Settlement Agreement between Collier County, Petitioners-in-Intervention, and the Florida Department of Community Affairs approved by the Board of County Commissioners on December 11, 2007, affecting EAR-based CIE amendments originally adopted January 25, 2007 by Ordinance No. 2007-07

\* Indicates adopted portion

Note: Support documents will be updated as current information becomes available.

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\* Adopted portions.

Note: Support documents will be updated as current information becomes available.

## 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 need for and the 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.

- (X) 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 (62), Florida Administrative Code).

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

## II. CAPITAL IMPROVEMENT GOALS, OBJECTIVES AND POLICIES

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

(VIII) **OBJECTIVE 1** (*PUBLIC FACILITY LEVEL OF SERVICE STANDARDS*):  
Identify and define types of public facilities, establish standards for levels of service for each such public facility, and determine what quantity of additional public facilities is needed in order to achieve and maintain the standards.

(VIII) **Policy 1.1:**  
The County shall establish standards for levels of service for public facilities, as follows:

(VIII)(IX)(X) Public facilities are facilities which appear in other elements of this comprehensive plan, including arterial and collector roads, surface water - stormwater management systems, potable water systems, sanitary sewer - wastewater treatment systems, solid waste disposal facilities, parks and recreation facilities, and public school facilities. The standards for levels of service of County provided public facilities shall apply to development orders issued by the County, to the County's annual budget, and to the appropriate individual element of this comprehensive plan. The standards for levels of service of public facilities which are not County provided shall apply to development orders issued by the County and to the appropriate individual element of this comprehensive plan, but shall not apply to the County's annual budget.

(VIII) Public facilities shall include land, structures, the initial furnishings and equipment, 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.

(VIII) **Policy 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)(VIII)(X) B. The Board of County Commissioners shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE), Golden Gate Area Master Plan (GGAMP) or Immokalee Area Master Plan (IAMP) affecting the overall countywide 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 County transportation system. The Board shall not approve any such petition or application which would directly access a deficient roadway segment or if it impacts an adjacent roadway segment that is deficient, or which significantly impacts either: (1) a deficient roadway segment or adjacent roadway segment; or (2) the seasonal population based upon the Bureau of Economic and Business Research at the University of Florida (BEBR) medium range growth rate population projections, for all public facilities, for the variable "D", unless one of the three items listed below simultaneously occurs:
- (VIII) (a) 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)(VIII) (b) 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;
  - (VIII) (c) 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)(VIII)(X) C. Significant impact is hereby defined for Section B of this Policy as, an impact generating potential for increased countywide population greater than 2% of the population projections for parks, solid waste, potable water, sanitary sewer - wastewater treatment, and drainage - stormwater management facilities, or as generating a volume of traffic equal to or greater than 2% of the adopted LOS standard service volume of an impacted roadway.
- (VIII) 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 limitations and conditions in the Conservation and Coastal Management and Future Land Use Elements of this Growth Management Plan.
  - (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.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(VIII)(X) Any public facility that is determined to be needed as a result of any of the factors listed in Section B or Section 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. Population definitions as used in this Capital Improvement Element and other elements are provided below.

(VIII) **Permanent Population** is the population projection figure based on Bureau of Economic and Business Research at the University of Florida (BEER) medium range growth rate population projections. The population projection figure is then converted from April 1 to October 1, which is the beginning of the fiscal year for Collier County.

(VIII) **Seasonal Population** is the BEER population figure (described above) converted to its October 1 figure, increased by 20% for all areas of the County to reflect the increase of seasonal part-time residents and visitors.

(VIII) **Unincorporated Area Seasonal Population** is the seasonal population figure (described above) for unincorporated Collier County only, adjusted to represent how seasonal residents utilize certain park facilities differently.

(VIII) **Policy 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.

(VIII) **Policy 1.4:**

Public facility improvements 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.

(VIII) 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 this Capital Improvement Element. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in the following priority order to serve:

- (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.

(VIII) **Policy 1.5:**

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

(III)(VIII) **A. Roadways:**

- (VIII) 1. Arterials and collector roads: Level of Service indicated below on the basis of peak hour, traffic volume:

Level of Service "E" on all six-lane roads:

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

(I)(II)(III)(VIII) **B. State and Federal Roads:**

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

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

(VIII) **C. County Surface Water Management Systems:**

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

(VIII) = Plan Amendment by Ordinance No. 2008-04 on January 29, 2008

- (I)(IV)(VIII) **D. County Potable Water Systems:**
- (VIII)(X) 1. County systems:  
County Water District = 170 gallons per capita per day
- (III)(IV)(VIII)(X) 2. Municipal systems:  
City of Naples = 185 gallons per capita per day in the unincorporated service area  
Everglades City = 185 gallons per capita per day in the unincorporated service area
- (VIII)(X) 3. Private potable water systems / Independent district systems:  
Water flow design standards as identified in Policy 3.1 of the Potable Water Sub-Element of this Growth Management Plan.  
Orangetree Utilities = 100 gallons per capita per day  
Immokalee Water and Sewer District = 105 gallons per capita per day  
Florida Governmental Utility Authority = 109 gallons per capita per day  
Ave Maria = 110 gallons per capita per day within service area
- (I)(VIII)(X) **E. County Sanitary Sewer - Wastewater Treatment Systems:**
- (III)(VIII)(X) 1. County systems:  
North Sewer Service Area = 120 gallons per capita per day  
South Sewer Service Area = 100 gallons per capita per day  
Southeast Sewer Service Area = 120 gallons per capita per day  
Northeast Sewer Service Area = 120 gallons per capita per day
- (III)(IV)(VIII)(X) 2. Municipal systems:  
City of Naples = 145 gallons per capita per day in the unincorporated service area  
Everglades City = 100 gallons per capita per day
- (VIII)(X) 3. Private sanitary sewer - wastewater treatment systems:  
Sewage flow design standards as identified in Policy 2.1 of the Sanitary Sewer Sub-Element of this Growth Management Plan.  
Orangetree Utilities = 100 gallons per capita per day  
Immokalee Water and Sewer District = 100 gallons per capita per day  
Florida Governmental Utility Authority = 100 gallons per capita per day  
Ave Maria = 110 gallons per capita per day within service area
- (II)(VIII) **F. County Solid Waste Disposal Facilities:**
- (VIII) 1. Two years of constructed lined cell capacity at the average disposal rate for the previous three (3) years.
- (VIII) 2. Ten years of permissible capacity at the average disposal rate for the previous three (3) years.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(III)(VIII)(X) **G. County Park and Recreation Facilities:**

- (VIII) 1. Regional Park land = 2.9 acres per 1,000/pop.
- (VIII) 2. Community Park land = 1.2 acres per 1,000/pop. (unincorporated)

(IX) **H. Public School Facilities:**

- (IX) 1. Elementary schools = 95 percent (0.95) of CSA Enrollment / FISH Capacity
- (IX) 2. Middle schools = 95 percent (0.95) of CSA Enrollment / FISH Capacity
- (IX) 3. High schools = 100 percent (1.00) of CSA Enrollment / FISH Capacity

(VIII)(IX)(X) **OBJECTIVE 2 (FINANCIAL FEASIBILITY):**

Provide public facilities, as described in Policy 1.1 above, in order to maintain adopted level of service standards that are within the ability of the County to fund, within the County's authority to require others to provide, or as provided by the School District within their financially feasible Five-Year Capital Improvement Plan, formally adopted by the School Board between July 1 and October 1 each year. With the exception of public school facilities, existing public facility deficiencies measured against the adopted level of service standards will be eliminated with revenues generated by ad valorem taxes and other intergovernmental revenues received based on economic activity. Future development will bear a proportionate cost of facility improvements necessitated by growth. Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes.

(VIII)(X) **Policy 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.

(VIII)(X) **Policy 2.2:**

Capital expenditures for public facilities shall not draw revenues from sources which have been rejected by referendum, if a referendum is required to enact a source of revenue.

(VIII)(X) **Policy 2.3:**

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 pay a portion of the cost of facilities needed by future development but only as a last funding alternative where impact fees and other sources of revenue are insufficient to pay for the costs of facilities attributed to future development. Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts.

(VIII)(X) **Policy 2.4:**

Public facilities financed by County enterprise funds (i.e., potable water, sanitary sewer - wastewater treatment, 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).

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(III)(VIII)(X) **Policy 2.5:**

Public facilities financed by non-enterprise funds (i.e., roads, surface water – stormwater management, and parks and recreation) shall be financed from current revenues and, assets 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.

(VIII)(X) **Policy 2.6:**

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.

(VIII)(X) **Policy 2.7:**

The County shall continue to collect Road Impact Fees for road facilities requiring the same level of service standard as adopted in Policy 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)(VIII)(IX)(X) **Policy 2.8:**

The County shall continue to collect impact fees for Parks and Recreation facilities and Public Schools requiring the same level of service standard as adopted in Policy 1.5 of this Element in order to assess new development a pro rata share of the costs required to finance Park and Recreation improvements and Public Schools necessitated by such development.

(VIII)(IX)(X) **Policy 2.9:**

If, for any reason, the County cannot provide revenue sources identified as needed funding for specific projects within the County's 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.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(VIII)(X) **Policy 2.10:**

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.

(VIII)(X) **OBJECTIVE 3 (PUBLIC EXPENDITURES: COASTAL HIGH HAZARD AREA):**

Effective with plan implementation, limit public expenditures in the coastal high hazard area to those facilities, as described in Policy 1.1 above, needed to support new development to the extent permitted in the Future Land Use Element.

(VIII)(X) **Policy 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 including, but not limited to arterial and collector roads, sanitary sewer service - wastewater treatment systems, potable water supply systems, surface water – stormwater management systems, solid waste collection and disposal systems, natural groundwater aquifer recharge areas, and park and recreation facilities.

(VIII) **Policy 3.2:**

Within the coastal high hazard area, the calculated needs for public facilities, as represented in the Schedule of Capital Improvements, will be based on the County's adopted level of service standards and projections of future growth allowed by the Future Land Use Element.

(III)(VIII)(X) **Policy 3.3:**

The County shall continue to support public access to beaches, shores and waterways. Such support shall include public expenditures for the maintenance of existing public facilities and beach renourishment, and may include public expenditure for beach, shore and waterway access.

(VIII)(X) **OBJECTIVE 4 (PROVIDE NEEDED IMPROVEMENTS):**

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

~~(III)(VIII)(IX)~~ **Policy 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 shall be updated annually and may also be modified as follows:

A. 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.

B. 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.

~~(IX)(X)(XIII)~~ **Policy 4.2**

By December 1 of each year, the County shall adopt, by reference, into its Capital Improvement Element, the School District's annually updated financially feasible Five-Year Capital Improvement Plan and the District Facilities Work Program in order to achieve and maintain the adopted level of service standards for Public School Facilities. The School District Five-Year Capital Improvement Plan shall identify the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. The District Facilities Work Program, prepared by the School District pursuant to Section 1013.35(1)(b), F.S., shall be adopted as part of the data and analysis in support of the School District's Five-Year Capital Improvement Plan. Adoption of the School District's Capital Improvement Plan shall occur with the District School Board of Collier County Capital Improvement Plan FY 11-30, approved on June 21, 2011; and, the District Facilities Work Program FY 12-16, adopted by the School Board on September 21, 2011.

~~(VIII)(IX)~~ **Policy 4.3:**

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

~~(III)(VIII)~~ **Policy 4.4:**

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.

~~(III)(VIII)~~ **Policy 4.5:**

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 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 meet or exceed the standards in Policy 1.5 Public Facilities, and meet or exceed the requirements for Concurrency Management as outlined in the policies within Objective 5 of this Element.

(XIII) = Plan Amendment by Ordinance No. 2011-43 on November 8, 2011

(III)(V)(VII)(VIII)(X) **Policy 4.6:**

Public facilities and services provided by Collier County with public funds in accordance with the Schedule of Capital Improvements in this Capital Improvement Element will be limited to Service Areas established within the boundaries designated on Figure PW-1 and Figure PW-1.1 "Collier County Water District Boundaries", and Figure PW-2 and Figure PW-2.1 "Existing and Future Potable Water Service Areas", in the Potable Water Sub-Element of the Public Facilities Element, and on Figure SS-1 and Figure SS-1.1, "Collier County Sewer District Boundaries", and Figure SS-2 and Figure SS-2.1, "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 in their respective Schedule of Capital Improvements appearing in this Capital Improvement Element. All other public facilities and service types will be provided on a countywide availability basis.

(VIII) **Policy 4.7:**

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

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

(III)(VIII)(X) **OBJECTIVE 5 (CONCURRENCY MANAGEMENT):**

Ensure that public facilities, as described in Policy 1.1 above, and services needed to support development are available concurrent with the impacts of such development.

(X) **Policy 5.0.1:**

The County's Concurrency Management System shall ensure that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

(X) **Policy 5.0.2:**

The County shall establish a regulatory and monitoring program to ensure the scheduling, funding and timely construction of 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.

(VIII)(X) **Policy 5.1:**

The concurrency requirement for the Potable Water, Sanitary Sewer - Wastewater Treatment, 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 is met:

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

- (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
- (IX) 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)(VIII) **Policy 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 is met:

- (VIII) A. Compliance with any one of the standards set forth in Policy 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.

(III)(V)(VIII) **Policy 5.3:**

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

- A. The necessary facilities and services are in place at the time a final site development plan, final plat or building permit is issued; or
- (VIII) B. The necessary facilities and services are under construction or the contract for such facilities and services has been awarded, accepted, and duly executed by all parties at the time a final site development plan or final plat is issued; or
- (VIII) C. The necessary facilities and services are under contract or under construction in the first or second year of the Schedule of Capital Improvements, and the Collier County Annual Budget adopted following each AUIR reflects the projects set forth in the first year of said Schedule; or
- (VIII)(X) D. The necessary facilities and services are under construction or under contract pursuant to a FDOT 5-Year Work Program and are consistent with the Collier County 2025 Long Range

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

Needs Plan or the 2030 Long Range Transportation Plan (LRTP), as adopted by the Collier County Metropolitan Planning Organization (MPO); or

(VIII) 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 5.4 through 5.7 of the Transportation Element; or

(VIII)(X) 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 5.8 of the Transportation Element, if applicable, or to construct the needed facilities, as identified in the Schedule of Capital Improvements, prior to the time a Certificate of Occupancy (C.O.) is issued for the first structure; or

(VIII) G. A proportionate share agreement has been approved consistent with the adopted ordinance.

(IX) **Policy 5.4:**

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

(X) A. The necessary facilities and services are in place at the time a final site development plan, final plat or functional equivalent is approved; or

(X) B. The necessary facilities and services are under construction or the contract for such facilities and services has been awarded, accepted, and duly executed by all parties at the time a final site development plan, ~~or~~ final plat or functional equivalent; or

(X) C. The necessary facilities and services are found in the first, second or third year of the School District of Collier County's financially feasible Five-Year Capital Improvement Plan, as identified in Policy 4.2, and as formally adopted by the School Board between July 1 and October 1 each year, and as adopted by reference by December 1 of each year, at the time a final site development plan, final plat or functional equivalent is approved; or

(X) 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)(VIII) **Policy 5.5:**

The County shall continue to implement a Concurrency Management System, as identified in Sections 6.02.02 and 10.02.07 of the Collier County Land Development Code, which shall include a regulatory program and monitoring system consistent with this Growth Management Plan and consistent specifically with the policies under Objective 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.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(VIII)(IX)(X) **III. 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 estimate of projected cost during each of the next five fiscal years is shown in thousands of dollars (000). The year for actual commencement of construction and the year each project will be completed (in service) are indicated.

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

Collier County has adopted a two-year Concurrency Management System as provided by Policies under Objective 5 of this Capital Improvement Element, and by Sections 6.02.02 and 10.02.07 of the Collier County Land Development Code. Projects identified in years three, four and five of this Schedule of Capital Improvements cannot be relied upon as committed capacity for concurrency but are considered for consistency when reviewing land use applications for compliance with Policy 5.1 of the Transportation Element of the GMP. Projects scheduled in these years must be financially feasible with a dedicated revenue source or an alternative revenue source if the dedicated revenue source is not realized. Figures provided for years six through ten of the Schedule of Capital Improvements for Future 5-Year Period are estimates of revenues versus project costs. These capital improvements are not required to be financially feasible and the schedule does not constitute construction committed for capacity for a long-term concurrency management system.

All public facilities shall be consistent with the County's Capital Improvement Element, pursuant to Section 163.3177(3)(b)1, Florida Statutes.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

ARTERIAL AND COLLECTOR ROAD PROJECTS		CONSTRUCTION	\$ AMOUNT					\$ AMOUNT TOTAL
CIE #	PROJECT		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
		SCHEDULE NOTES						
60044D	Oil Well Rd - Ave Maria to Oil Well Grade Rd	Under Construction - CEI	\$ 437,000	\$0	\$0	\$0	\$ 437,000	
60044C	Oil Well Rd - Everglades Blvd to Oil Well Grade Rd	Right-of-Way Only	\$0	\$200,000	\$200,000	\$1,300,000	\$3,000,000	
60168	Vanderbilt Beach Rd Collier Blvd - Wilson	Right-of-Way Only	\$0	\$0	\$0	\$1,000,000	\$3,500,000	
60040	Golden Gate Blvd - Wilson E to DeSoto	Right-of-Way Only	\$0	\$1,800,000	\$0	\$5,000,000	\$6,800,000	
60040B	Golden Gate Blvd - Wilson Intersection	Intersection Improvements	\$2,550,000	\$0	\$0	\$0	\$2,550,000	
61001	Tree Farm at Woodcrest		\$6,450,000	\$1,000,000	\$22,000,000	\$0	\$29,450,000	
68056	Collier Blvd - Golden Gate Blvd to Green Blvd	Construction Ready FY 14	\$0	\$2,500,000	\$0	\$0	\$2,500,000	
68056B	Collier Blvd - Green Blvd to E of Golden Gate Canal	Right-of-Way Only	\$0	\$18,810,000	\$0	\$0	\$18,810,000	
60116	US 41/SR 951 Intersection Improvements/Resurfacing	Construction Ready FY 13	\$3,197,000	\$1,000,000	\$1,000,000	\$1,000,000	\$7,197,000	
	Sbtl	Contingency	\$14,488,000	\$11,560,000	\$13,550,000	\$15,900,000	\$69,848,000	
60003	Collector Rds / Minor Arterial Rds	Operations Improvements/Programs	\$3,995,000	\$6,453,000	\$1,955,000	\$1,955,000	\$16,318,000	
60171	Advanced ROW		\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	
	Transfers to Other Funds (312)		\$2,868,000	\$2,900,000	\$3,000,000	\$3,100,000	\$15,068,000	
	Impact Fee Refunds		\$2,280,000	\$500,000	\$500,000	\$500,000	\$4,280,000	
	Debt Service Payments		\$13,480,000	\$14,582,000	\$14,583,000	\$14,579,000	\$71,808,000	
	<b>ARTERIAL AND COLLECTOR ROAD PROJECT TOTALS</b>		\$57,005,000	\$61,355,000	\$56,838,000	\$44,384,000	\$263,226,000	

REVENUE KEY - REVENUE SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL
IF - Impact Fees / COA Revenue	\$7,155,000	\$7,000,000	\$8,400,000	\$9,000,000	\$10,000,000	\$41,555,000
DCA Consortium - US 41/SR 951 (60116)	\$3,320,000					\$3,320,000
GA - Gas Tax Revenue	\$18,300,000	\$18,500,000	\$18,600,000	\$18,700,000	\$18,700,000	\$92,800,000
GR - Grants / Reimbursements	\$2,000,000	\$21,209,000	\$15,100,000	\$2,000,000	\$0	\$40,309,000
CF - Carry Forward (unspent cash as of 30 September 11)	\$13,401,000	\$0	\$0	\$0	\$0	\$13,401,000
TR - Transfers	\$0	\$0	\$0	\$0	\$0	\$0
GF - General Fund	\$13,735,000	\$13,700,000	\$13,700,000	\$13,700,000	\$13,700,000	\$68,535,000
IN - Interest Revenue - Fund 313 Gas Tax	\$350,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,350,000
IN - Interest Revenue - Impact Fees	\$419,000	\$500,000	\$500,000	\$500,000	\$500,000	\$2,419,000
RR - Revenue Reduction (less 5% required by law)	(\$1,463,000)					(\$1,463,000)
<b>REVENUE TOTAL</b>	\$57,217,000	\$61,409,000	\$56,800,000	\$44,400,000	\$43,400,000	\$263,226,000

<b>CUMULATIVE FOR FY16 CAPITAL FUNDING</b>	\$212,000	\$266,000	\$228,000	\$244,000	\$0	\$0
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**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

PARKS AND RECREATION FACILITIES PROJECTS							
CIE #	PROJECT	CONSTRUCTION	\$ VALUE		\$ VALUE		\$ VALUE TOTAL
			FY 2012	FY 2013	FY 2014	FY 2015	
80002-12A	Isle of Capri	SCHEDULE NOTES 9.0 ac. Intergovernmental Partnership 3.0 ac. School Commitment 62.0 ac. Interdepartmental Transfer 50.0 ac. Interdepartmental Partnership	\$1,773,000	\$0	\$0	\$0	\$1,773,000
80002-12B	Big Corkscrew Island Regional Park		\$0	\$0	\$0	\$0	\$0
80002-14	Big Corkscrew Island Regional Park		\$0	\$0	\$12,214,000	\$0	\$12,214,000
800012-15B	Pepper Ranch (active recreation facility w/ trailhead)		\$0	\$0	\$0	\$9,850,000	\$0
	Debt Service Payments (2005 Bond)		\$3,042,688	\$3,039,779	\$3,032,866	\$5,585,327	\$17,722,160
	PARKS AND RECREATION FACILITIES		\$4,794,500	\$15,253,779	\$12,882,866	\$5,585,327	\$41,559,160
	PROJECT TOTALS						

REVENUE KEY - REVENUE SOURCE	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL
IF - Impact Fees / COA Revenue	\$1,835,000	\$1,867,070	\$1,899,708	\$1,934,516	\$1,971,562	\$9,507,856
DIF - Deferred Impact Fees	\$553,000	\$0	\$231,264	\$0	\$0	\$784,264
GR - Grants / Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0
IN - Interest / Misc.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
RR - Revenue Reduction (less 5% required by law)	(\$121,900)	\$0	\$0	\$0	\$0	(\$121,900)
CF - Carry Forward	\$8,186,300	\$0	\$0	\$0	\$0	\$8,186,300
TR - Added Value through Commitments, Leases & Transfers	\$1,773,000	\$0	\$12,214,000	\$9,850,000	\$0	\$23,837,000
GF - General Fund	\$0	\$0	\$0	\$0	\$0	\$0
REVENUE TOTAL	\$12,275,400	\$1,917,070	\$14,394,972	\$11,834,516	\$2,021,562	\$42,443,520

NOTE: All Community Park Land and Regional Park Land transactions are being facilitated through interdepartmental transfers exchanging land holdings for park lands, or using other methods not involving expenditure of capital funds. These transactions represent changes to the value of land holdings only.

\*Note: 3 acre Schools Commitment Big Corkscrew Island Regional Park (lake pathway) - In exchange for GG High School Gopher Tortoise preserve already counted in park acreage / inventory.

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

<b>STORMWATER MANAGEMENT SYSTEM PROJECTS</b>										
CIE #	PROJECT	CONSTRUCTION SCHEDULE NOTES	\$ AMOUNT		\$ AMOUNT		\$ AMOUNT		\$ AMOUNT	
			FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL		
510185	Freedom Park (Gordon River) Freedom Park (Gordon River)	12-16 WQ Monitoring & Exotic Veg.	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	
511011	Lely Area (LASIP)	12-16 D/C/R	\$4,503,800	\$3,847,900	\$3,848,500	\$3,959,500	\$3,995,400	\$3,995,400	\$20,155,100	
518031	Gateway Triangle	Revised Completion - 2012	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	
510059	Belle Meade Stormwater Improvements	Begins in 2017	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
51143	Immokalee Urban Improvements	Construction & Funding by CRA	\$939,700	\$939,100	\$938,500	\$938,500	\$938,300	\$938,300	\$4,694,100	
	Debt Service / Reserves		\$1,580,000	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000	\$3,900,000	
	Non- CIE Projects		\$7,273,500	\$5,417,000	\$5,417,000	\$5,528,000	\$5,563,700	\$5,563,700	\$29,199,200	
	<b>STORMWATER MANAGEMENT SYSTEM PROJECT TOTALS</b>									

<b>REVENUE KEY - REVENUE SOURCE</b>									
	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL			
GR - Grants / Reimbursements	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000			
CF - Carry Forward	\$503,900	\$0	\$0	\$0	\$0	\$503,900			
RR - Revenue Reduction (less 5% required by law)	(\$51,600)	(\$51,000)	(\$51,000)	(\$51,000)	(\$51,000)	(\$255,600)			
IN - Interest Revenue - misc.	\$33,000	\$20,000	\$20,000	\$20,000	\$20,000	\$113,000			
GF - General Fund	\$5,788,200	\$4,448,000	\$4,448,000	\$4,559,000	\$4,594,700	\$23,837,900			
<b>REVENUE TOTAL</b>	<b>\$7,273,500</b>	<b>\$5,417,000</b>	<b>\$5,417,000</b>	<b>\$5,528,000</b>	<b>\$5,563,700</b>	<b>\$29,199,200</b>			

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

POTABLE WATER SYSTEM PROJECTS			\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT	\$ AMOUNT
CIE #	PROJECT	CONSTRUCTION SCHEDULE NOTES	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL
	Debt Service		\$10,800,601	\$10,273,564	\$10,273,071	\$10,267,922	\$8,832,420	\$50,447,578
	Expansion Related Projects		\$87,500	\$102,500	\$202,500	\$102,500	\$2,602,500	\$3,097,500
	Replacement & Rehabilitation Projects		\$27,998,200	\$7,692,500	\$12,867,500	\$10,242,500	\$11,542,500	\$70,343,200
	Departmental Capital		\$284,350	\$294,302	\$304,603	\$315,264	\$326,298	\$1,524,817
	<b>POTABLE WATER SYSTEM PROJECT TOTALS</b>		<b>\$39,170,651</b>	<b>\$18,362,866</b>	<b>\$23,647,674</b>	<b>\$20,928,186</b>	<b>\$23,303,718</b>	<b>\$125,413,095</b>

REVENUE KEY - REVENUE SOURCE			FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL
WIF - Water System Development Fees / Impact Fees			\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$15,000,000
RR - Reserve Reduction (less 5% required by law)			\$7,698,351	\$7,177,602	\$7,270,164	\$7,157,825	\$8,261,217	\$37,563,159
B - Bonds			\$0	\$0	\$0	\$0	\$0	\$0
LOC - Commercial Paper			\$0	\$0	\$0	\$0	\$0	\$0
SRF - State Revolving Fund Loans			\$0	\$0	\$0	\$0	\$0	\$0
WCA - Water Capital Account			\$476,100	\$492,764	\$510,010	\$527,861	\$500,001	\$2,506,736
REV - Rate Revenue			\$27,998,200	\$7,692,500	\$12,867,500	\$10,242,500	\$11,542,500	\$70,343,200
			<b>\$39,170,651</b>	<b>\$18,362,866</b>	<b>\$23,647,674</b>	<b>\$20,928,186</b>	<b>\$23,303,718</b>	<b>\$125,413,095</b>

NOTE: Collier County has adopted a two-year Concurrency Management System. Figures provided for years three, four and five of this Schedule of Capital Improvements are not part of the Concurrency Management System but must be financially feasible with a dedicated revenue source or an alternative revenue source if the dedicated revenue source is not realized. Figures provided for years six through ten of the Schedule of Capital Improvements are estimates of revenues versus project costs but do not constitute a long term concurrency system. Revenue sources are estimates only; both the mix of sources and amounts will change when a rate study is conducted. No new revenue bonds or State Revolving Loans are contemplated at this time. The Collier County Public Utilities Division is maintaining a pay as you go posture. To the extent that the user rates and impact fees are not adequate to cover the project costs and debt service, any shortfall will be funded by the reserves.

DATA SOURCES:  
 - Expansion Related and Replacement & Rehabilitation Projects:  
 FY 2012 is obtained from the 2012 Proposed Budget.  
 FY 2013 to FY 2021 are obtained from an internal master plan review.  
 - Department Capital:  
 FY 2012 is obtained from the 2012 Proposed Budget, split 50/50 between Water and Wastewater.  
 FY 2013 to FY 2021 uses the FY 2012 amount and increases it 3.5% each year.  
 - Debt Service:  
 FY 2012 to FY 2016 are obtained from the 2010 Comprehensive Annual Financial Report, Summary of Debt Service requirements to maturity. Total Debt Service amount is split 50/50 between Water and Wastewater.

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

SOLID WASTE DISPOSAL FACILITIES PROJECTS										
CIE #	PROJECT	NOTES	CONSTRUCTION		\$ AMOUNT		\$ AMOUNT		\$ AMOUNT	
			SCHEDULE NOTES		FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL
TBD	County Landfill Cell Construction				\$0	\$0	\$0	\$0	\$0	\$0
SOLID WASTE DISPOSAL FACILITIES PROJECT TOTALS					\$0	\$0	\$0	\$0	\$0	\$0

REVENUE KEY - REVENUE SOURCE										
			FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL		
LTF - Landfill Tipping Fees			\$0	\$0	\$0	\$0	\$0	\$0		
REVENUE TOTAL			\$0	\$0	\$0	\$0	\$0	\$0		

NOTE: Collier County has adopted a two-year Concurrency Management System. Figures provided for years three, four and five of this Schedule of Capital Improvements are not part of the Concurrency Management System but must be financially feasible with a dedicated revenue source or an alternative revenue source if the dedicated revenue source is not realized. Figures provided for years six through ten of the Schedule of Capital Improvements are estimates of revenues versus project costs but do not constitute a long term concurrency system.

\* Pursuant to the Landfill Operating Agreement (LOA) with Waste Management, Inc. of Florida (WMIF), landfill cell construction is scheduled and guaranteed by WMIF over the life of the Collier County Landfill. Collier County landfill expansion costs are paid for by WMIF through agreed upon Collier County landfill tipping fees. By contract under the LOA, WMIF will construct any future required cells. Landfill cells vary in size and disposal capacity.

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
 FISCAL YEARS 2012-2016

WASTEWATER TREATMENT SYSTEM PROJECTS									
CIE #	PROJECT	CONSTRUCTION	\$ AMOUNT	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	\$ AMOUNT
	Debt Service	SCHEDULE NOTES	\$10,800,601	\$10,273,584	\$10,273,071	\$10,267,922	\$8,832,420	\$50,447,578	TOTAL
	Expansion Related Projects		\$117,500	\$130,000	\$330,000	\$130,000	\$130,000	\$837,500	
	Replacement & Rehabilitation Projects		\$26,368,600	\$14,272,500	\$15,282,500	\$19,247,500	\$25,807,500	\$100,978,600	
	Departmental Capital		\$284,350	\$294,302	\$304,603	\$315,264	\$326,298	\$1,524,817	
	<b>WASTEWATER TREATMENT SYSTEM PROJECT TOTALS</b>		<b>\$37,571,051</b>	<b>\$24,970,366</b>	<b>\$26,190,174</b>	<b>\$29,960,686</b>	<b>\$35,096,218</b>	<b>\$153,788,495</b>	

REVENUE KEY - REVENUE SOURCE									
			FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	TOTAL	
SIF - Wastewater System Development Fees / Impact Fees			\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$15,000,000	
RR - Reserve Reduction (less 5% required by law)			\$7,918,101	\$7,403,564	\$7,603,071	\$7,397,922	\$5,962,420	\$36,285,078	
B - Bonds			\$0	\$0	\$0	\$0	\$0	\$0	
SRF - State Revolving Fund Loans			\$0	\$0	\$0	\$0	\$0	\$0	
LOC - Commercial Paper, Additional Senior Lien			\$0	\$0	\$0	\$0	\$0	\$0	
SCA - Wastewater Capital Account - Transfers			\$284,350	\$294,302	\$304,603	\$315,264	\$326,298	\$1,524,817	
REV - Rate Revenue			\$26,368,600	\$14,272,500	\$15,282,500	\$19,247,500	\$25,807,500	\$100,978,600	
<b>REVENUE TOTAL</b>			<b>\$37,571,051</b>	<b>\$24,970,366</b>	<b>\$26,190,174</b>	<b>\$29,960,686</b>	<b>\$35,096,218</b>	<b>\$153,788,495</b>	

NOTE: Collier County has adopted a two-year Concurrency Management System. Figures provided for years three, four and five of this Schedule of Capital Improvements are not part of the Concurrency Management System but must be financially feasible with a dedicated revenue source or an alternative revenue source if the dedicated revenue source is not realized. Figures provided for years six through ten of the Schedule of Capital Improvements are estimates of revenues versus project costs but do not constitute a long term concurrency system. Revenue sources are estimates only; both the mix of sources and amounts will change when a rate study is conducted. No new revenue bonds or State Revolving Loans are contemplated at this time. The Collier County Public Utilities Division is maintaining a pay as you go posture. To the extent that the user rates and impact fees are not adequate to cover the project costs and debt service, any shortfall will be funded by the reserves.

DATA SOURCES:  
 - Expansion Related and Replacement & Rehabilitation Projects:  
 FY 2012 is obtained from the 2012 Proposed Budget.  
 FY 2013 to FY 2021 are obtained from an internal master plan review.  
 - Department Capital:  
 FY 2012 is obtained from the 2012 Proposed Budget, split 50/50 between Water and Wastewater.  
 FY 2013 to FY 2021 uses the FY 2012 amount and increases it 3.5% each year.  
 - Debt Services:  
 FY 2012 to FY 2016 are obtained from the 2010 Comprehensive Annual Financial Report, Summary of Debt Service requirements to maturity. Total Debt Service amount is split 50/50 between Water and Wastewater.

**EXHIBIT "A"**  
**COLLIER COUNTY SCHEDULE OF CAPITAL IMPROVEMENTS**  
**COST AND REVENUE SUMMARY TABLE**  
**FISCAL YEARS 2012-2016**

The table below itemizes the types of public facilities and the sources of revenue. The "Revenue Amount" column contains the 5-Year amount of facility revenues. The right column is a calculation of expenses versus revenues for each type of public facility. All deficits are accumulated as a subtotal. The subtotal deficit is the source of additional revenue utilized by Collier County to fund the deficit in order to maintain the levels of service standards as referenced in the Capital Improvement Element.

Projects	Revenue Sources	Expenditure	Revenue Amount	Total
<b>ARTERIAL AND COLLECTOR ROAD PROJECTS</b>				
Revenues:	IF - Impact Fees / COA Revenue		\$41,555,000	
	DCA Consortium US 41/ SR 951		\$3,320,000	
	GA - Gas Tax Revenue		\$92,800,000	
	GR - Grants / Reimbursements		\$40,309,000	
	CF - Carry Forward		\$13,401,000	
	TR - Transfers		\$0	
	GF - General Fund		\$68,535,000	
	IN - Interest Revenue - Fund 313		\$2,350,000	
	IN - Interest Revenue - Impact Fees		\$2,419,000	
	RR - Revenue Reduction ( <i>less 5% required by law</i> )		(\$1,463,000)	
				<b>\$263,226,000</b>
Less Expenditures:		\$263,226,000		<b>\$263,226,000</b>
			Balance	<b>\$0</b>
<b>POTABLE WATER SYSTEM PROJECTS</b>				
Revenues:	WIF - Water System Development Fees/Impact Fees		\$15,000,000	
	RR - Revenue Reduction ( <i>less 5% required by law</i> )		\$37,563,159	
	B - Bonds		\$0	
	LOC - Commercial Paper 1		\$0	
	SRF - State Revolving Fund Loans		\$0	
	WCA - Water Capital Account		\$2,506,736	
	REV - Rate Revenue		\$70,343,200	
				<b>\$125,413,095</b>
Less Expenditures:		\$125,413,095		<b>\$125,413,095</b>
			Balance	<b>\$0</b>
<b>WASTEWATER TREATMENT SYSTEM PROJECTS</b>				
Revenues:	SIF - Wastewater System Development Fees/Impact Fees		\$15,000,000	
	RR - Revenue Reduction ( <i>less 5% required by law</i> )		\$36,285,078	
	B - Bonds		\$0	
	SRF - State Revolving Fund Loans		\$0	
	LOC - Commercial Paper, Additional Senior Lien		\$0	
	SCA - Wastewater Capital Account, Transfers		\$1,524,817	
	REV - Rate Revenue		\$100,978,600	
				<b>\$153,788,495</b>
Less Expenditures:		\$153,788,495		<b>\$153,788,495</b>
			Balance	<b>\$0</b>
<b>SOLID WASTE DISPOSAL FACILITIES PROJECTS</b>				
Revenues:	LTF - Landfill Tipping Fees		\$0	\$0
Less Expenditures:		\$0		<b>\$0</b>
			Balance	<b>\$0</b>
<b>PARKS &amp; RECREATION FACILITIES PROJECTS</b>				
Revenues:	IF - Impact Fees		\$9,507,856	
	DIF - Deferred Impact Fees		\$784,264	
	GR - Grants / Reimbursements		\$0	
	IN - Interest		\$250,000	
	RR - Revenue Reduction ( <i>less 5% required by law</i> )		(\$121,900)	
	CF - Carry Forward		\$8,186,300	
	TR - Added Value through Commitments, Leases & Transfers		\$23,837,000	
	GF - General Fund		\$0	
				<b>\$42,443,520</b>
Less Expenditures:		\$41,559,160		<b>\$42,443,520</b>
			Balance	<b>\$84,360</b>
<b>STORMWATER MANAGEMENT SYSTEM PROJECTS</b>				
Revenues:	GR - Grants / Reimbursements		\$5,000,000	
	CF - Carry Forward		\$503,900	
	IN - Interest Revenue		\$113,000	
	RR - Revenue Reduction ( <i>less 5% required by law</i> )		(\$255,600)	
	GF - General Fund		\$23,837,900	
				<b>\$29,199,200</b>
Less Expenditures:		\$29,199,200		<b>\$29,199,200</b>
			Balance	<b>\$0</b>
<b>TOTAL PROJECTS</b>				
		<b>\$613,185,950</b>	<b>TOTAL REVENUE SOURCES</b>	<b>\$614,070,310</b>

**Collier County Schedule of Capital Improvements  
Public School Facilities Projects**

- (IX)(XIII) For the purpose of school concurrency, and in accordance with Policy 4.2, the County hereby incorporates, by reference, the School District's Capital Improvement Plan FY 12-31, approved on June 21, 2011; and, the District Facilities Work Program FY 12-16, adopted by the School Board on September 21, 2011 is hereby incorporated as data and analysis.

(XIII) = Plan Amendment by Ordinance No. 2011-43 on November 8, 2011

## Footnotes

These footnotes provide brief explanations of revenue sources and their acronyms found in the Schedule of Capital Improvements, and where to find related supporting data & analysis.

1. Note: Impact Fee (**IF**) revenues are projected from actual historical revenue and current permitting activity and forecasts. *Refer to Appendix "I"*. Certain impact fees are referenced with direct connection to facility type, such as Water Impact Fees (WIF) or Sewer Impact Fees (SIF) and may be termed System Development fees. Water and sewer impact fees are also projected based on population projections prepared by the Comprehensive Planning Department.
2. Note: Grant and Reimbursement (**GR**) revenues are based on project-specific funding agreements with the State of Florida, South Florida Water Management District or other agency. *Refer to Appendix "I"*.
3. Note: Developer Contribution Agreement (**DC**) or advanced reimbursement revenues are based on a project-specific agreement with an active developer doing business in Collier County.
4. Note: Certificate of Adequacy (**COA**) revenues are projected from historical revenue information.
5. Note: Gas Tax (**GA**) revenues are projected from historical revenue information. *Refer to Appendix "I"*.
6. Note: Ave Maria (**AV**) revenues are based on a project-specific Developer Contribution Agreement (DCA) with Ave Maria Development, LLLP. *Refer to Appendix "I"*.
7. Note: Carry Forward (**CF**) revenues are based on a combination of encumbered and unencumbered funds from prior years that will continue to rollover until they are spent.
8. Note: Transfer (**TR**) revenue is money coming in from another fund, and is projected from historical information. *Refer to Appendix "I"*.
9. Note: General Fund (**GF**) revenues are projected from historical revenue information. *Refer to Appendix "I"*.
10. Note: Revenue Reserve (**RR**) revenues are based on a percentage of total new revenue. *Refer to Appendix "I"*.
11. Note: Revenue Bond Financing (**B**) or Bond Proceeds (revenue) are usually received as a lump sum but occasionally can be received in installments, and are not based on historical revenues. In some instances, this item is actually shown as an expense for bond debt service payments, and in other instances, this item shows bond revenue proceeds. *Revenue bond covenants and commercial paper documentation are voluminous and do not appear in support documents. The pertinent information is however provided in the Consulting Engineering and Financial Feasibility Report, dated October 25, 2006, and appears in Appendix "I"*.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

12. Note: Capital Account (**CA**) revenues are projected based on the capital projects spending needs. *Refer to Appendix "I"*. Certain capital accounts are referenced with direct connection to facility type, such as Water Capital Accounts (WCA) and Sewer Capital Accounts (SCA).
13. Note: User Fee (**UF**) revenues are projected from historical revenue information. *Refer to Appendix "I"*. Certain user fees are referenced with direct connection to the user under contract, such as Landfill Tipping Fees (LTF).
14. Note: Community Redevelopment Area (**CRA**) or Municipal Service Taxing Unit revenues are projected from historical revenue information.
15. Note: State Revolving Fund Loan (**SRF**) revenues are received in installments during the course of a project. *Refer to Appendix "I"*.
16. Note: Commercial Paper (**LOC**) or local financial institution loan revenue is short-term borrowing usually meant for funding projects underway until such time another funding source is received. *Commercial paper documentation and revenue bond covenants are voluminous and do not appear in support documents. The pertinent information is however provided in the Consulting Engineering and Financial Feasibility Report, dated October 25, 2006, and appears in Appendix "I"*.
17. Note: Rate Revenue (**REV**) revenues are based on historical revenue information combined with the projection of volume change and revenue requirement projections. *Refer to Appendix "I"*.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

(VIII) **V. 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 this Capital Improvement Element will be achieved or exceeded.

(III)(VIII)(IX) **1. Development Order Review**

As part of the review of all applications for final site development plans, final plats, and (except for public school facilities) building permits, the County will determine whether or not there will be sufficient capacity of public facilities, as described in Policy 1.1 above, to meet the standards for levels of service for the existing population and for the proposed development in accordance with the requirements of the Concurrency Management System. As part of the review for all development orders other than final site development plans, final plats, and (except for public school facilities) building permits, for those having negative impacts on public facilities, the County will determine whether or not sufficient capacity of 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)(VIII) **2. Impact Fees**

Impact Fee Ordinances will require the same standard for the level of service as is required by Policy 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)(VIII) **4. Semi-annual Report**

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

(III)(VIII)(IX) **5. Update of Capital Improvement Element**

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

(VIII) A. Revision of population projections;

(VIII) B. Updates of facility inventory;

(VIII) C. Update of unit costs;

- (VIII)(X) D. Update of facilities requirements analysis to project 10 year needs (by fiscal year) in order to program projects to meet the service standards recognizing only the first 5 years are subject to the financial feasibility requirements set forth in Objective 2 and Policies 2.1 through 2.10 above;
- (VIII) E. Update of revenue forecasts in order to evaluate financial feasibility and the County's ability to finance capital improvements needed to meet the Service standards;
- (VIII)(X) F. Revisions to and development of capital improvement projects for the next five years. The first year's schedule of projects will be incorporated into the County's budget effective October 1;
- (VIII)(IX) G. The incorporation, by reference, of the annual update to the School District of Collier County's financially feasible Five-Year Capital Improvement Plan, formally adopted by the School Board between July 1 and October 1 each year; and, adoption of the District Facilities Work Program prepared by the School District pursuant to Section 1013.35(1)(b), Florida Statutes, shall be adopted as part of the data and analysis in support of the School District's Five-Year Capital Improvement Plan; and,
- (IX) H. Update of the health facilities analysis.

(III)(IX) **6. Concurrency Management System**

The County has established a Concurrency Management System. The system consists of the following components:

- (III)(VIII)(IX)(X) A. The Annual Update and Inventory Report on Public Facilities (AUIR) on the capacity and levels of service of public facilities, as described in Policy 1.1 above, compared to the standards for levels of service adopted in Policy 1.5 of this Element. The AUIR summarizes the actual capacity of existing public facilities and forecasts the capacity of existing and planned public facilities for each of the five succeeding fiscal years. For the purposes of long range capital facility planning, a ten year forecast of projected needed capacity is also done. These forecasts are based on the most recently updated Schedule of Capital Improvements in this Capital Improvement Element. Notwithstanding any other provisions 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 public facilities, not including public school facilities, for the purpose of consideration during updates to this Capital Improvement Element.
- (IX) B. The School District's annually updated financially feasible Five-Year Capital Improvement Plan, formally adopted by the School Board between July 1 and October 1 each year, and adopted by reference into this Element. The District's Plan shall contain a financially feasible report that demonstrates the School District's ability to meet the facility and capacity needs for current and projected students enrolled in Collier County Schools, and that the levels of service standards adopted by Policy 1.5 of this Element will be maintained by the end of the five-year planning period.
- (VIII) C. Public facility capacity review. The County shall use the procedures specified in Implementation Programs 1 and 6 to enforce the requirements of Policies 5.1, 5.2, 5.3 and 5.4 of this Element.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009

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.

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.

(IX)(X) 3. Standards for public school facilities are applied to development orders within the geographic boundaries of the Concurrency Service Areas (CSA) for each school type.

4. 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)(VIII) **7. Third Evaluation and Appraisal Report**

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

(VIII) A. Review of annual reports of the Concurrency Management System, as set forth in Section 6 above;

(VIII)(X) B. Review of semi-annual reports to DCA concerning amendments to the Growth Management Plan, as set forth in Section 4 above; and

C. Review of annual updates of this Capital Improvement Element, including updated supporting documents.

(X) = Plan Amendment by Ordinance No. 2009-07 on February 24, 2009