

EXECUTIVE SUMMARY

Recommendation to review and approve the 2016 combined Annual Update and Inventory Report on Public Facilities and Schedule of Capital Improvements as provided for in Section 6.02.02 of the Collier County Land Development Code and Section 163.3177(3)(b), Florida Statutes and adopt a Resolution that updates the 5-year Capital Improvement Schedules. (PL-20130000111/CPSP-2016-1)

OBJECTIVE: For the Board of County Commissioners (Board) to review and approve (adopt) the combined 2016 Annual Update and Inventory Report (AUIR)/Capital Improvement Element (CIE) on public facilities and the corresponding specific projects and associated funding sources for inclusion in the Schedule of Capital Improvements within the CIE during the FY16/17 annual update (only Category “A” Public Facilities are included in the CIE).

BACKGROUND: Chapter 163, Part II, Florida Statutes requires the County to adopt certain Land Development Regulations (LDR) to implement its Growth Management Plan (GMP) 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 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 LDC Section 6.02.02.

Section 6.02.02 of the LDC establishes 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 arterial and collector roads, drainage system and stormwater management, potable water supply and distribution, wastewater collection and treatment, solid waste disposal, public schools, and parks. 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, library buildings and collections, emergency medical services, government buildings and a dependent fire district – Ochopee Fire Control and Rescue. Adoption of Category “B” facilities LOSS are necessary in order to legally validate impact fees for these facilities. Coastal Zone beach re-nourishment and inlet management projects were added to the AUIR in 2013, within a new Category “C”. Category “C” areas (coastal zone beaches and inlets) are not subject to concurrency management or coupled to impact fee funding.

GROWTH MANAGEMENT IMPACT: The preparation and presentation of the AUIR to the Collier County Planning Commission (CCPC) and Board meets the requirements of Section 6.02.02 of the LDC for an annual determination of the status of public facilities. Board direction to include the projects identified in the AUIR in a financially feasible FY16-17 Annual CIE update will establish and maintain concurrency for Category “A” public facilities, except roads, for the next twelve (12) months. Road projects needed to remedy LOSS deficiencies must be in the first or second year of the Schedule of Capital Improvements.

Based on Section 6.02.02.E of the LDC, one public hearing before the CCPC and one public hearing before the Board are required. These hearings allow for concurrent consideration of the AUIR and CIE.

Dependent Fire Protection Districts – Prior to 2016 the County supported two dependent fire protection districts – Ochopee Fire Control and Isle of Capri Fire Rescue Services. The Isle of Capri service area has been merged into the reconfigured, independent “Greater Naples Fire Rescue District” [as of October 1, 2015 by HB 1265] and their update and inventory are no longer components of the AUIR.

Schools – 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 Schools section of the 2016 AUIR/CIE stands as a unique component. A summary of the *School District Five-Year Capital Improvement Plan for Fiscal Years 2017 to 2036* and the *District Facilities Work Program for Fiscal Years 2017 to 2021* are provided in the AUIR for informational purposes. But when the meeting is held to consider the AUIR, the District’s Capital Improvement Program (CIP) will already have been approved by the School Board, as required by the Florida Department of Education. The District’s Facilities Work Program will also have been approved. The 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 District’s five year CIP includes the construction of an addition to the existing Immokalee High School and the planning and engineering phases for a new high school. It should be noted that while the Schools component is included as part of the Category “A” facilities which dictate the concurrency management system for the County, concurrency management for schools is administered by the School District. The action sought related to the School District’s proposed CIP is to include the District’s CIP by reference within the CIE and that no inconsistencies are contained within the District’s CIP compared against the other planned capital improvements within the AUIR or corresponding CIE.

Population – The population projections utilized with the 2016 AUIR are based upon prior Board policy direction and acceptance from the State of Florida Department of Economic Opportunity (DEO). The population method utilizes the Bureau of Economic and Business Research (BEBR) Medium Range projections for the entire projection period with a 20 percent seasonal adjustment factor applied to permanent population projections. The chart below is a comparison of the past six years of projected permanent population growth.

AUIR Year	BEBR Estimate	Permanent Population Following 5-Year BEBR Growth Projections					5 Year Growth Percent	Growth Percent Annualized
2011	327,062	332,699	338,433	344,267	350,200	356,788	9.09%	1.82%
2012	328,339	332,893	337,446	342,000	348,720	355,440	8.25%	1.65%
2013	335,405	341,055	346,800	353,792	360,925	368,202	9.78%	1.96%
2014	338,728	345,100	351,647	358,318	365,116	372,042	9.84%	1.97%
2015	346,371	352,771	359,289	365,927	372,688	379,084	9.44%	1.89%
2016	353,936	360,846	367,892	375,074	381,722	387,814	9.57%	1.91%

The above table illustrates how 2016 provides a sixth year in which the annualized growth rate is projected at under two percent of the total population. This continued outlook reinforces the new growth reality for the County. The recalibration of Collier County’s population through the 2010 Census had provided additional capacity to each of the AUIR/CIE population based systems, but as noted, the population added since 2010 continues to erode this capacity. As such, each of the AUIR providers continue the due diligence process for their next system expansion. It should be noted that the population increase for the five year

population projection period totals 33,878 or 6,776 per year. The 6,776 of annual new population, utilizing the County's average 2.38 person per household rate, translates to 2,847 new dwelling units (assuming the new population were housed only by new units and not existing inventory). Based upon the CO data compiled by Growth Management for the 2015-16 fiscal year, 3,325 units were completed. These facts are provided to better evaluate the market's response to the demand for new housing units.

FISCAL IMPACT: Revenues are required to fund the CIE projects proposed in the 2016 AUIR/CIE for the FY16-17 thru FY20-21 planning period to maintain financial feasibility of scheduled Category "A" facility improvements. These funds must be made available by the County or fall within the Board's statutory general governmental taxing authority. Current and proposed revenues needed to fund public facility construction/expansion for the FY16-17 thru FY20-21 CIE planning period are set forth in each respective capital facilities section of the 2016 AUIR/CIE update. 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 governmental sources in the body of this document. General governmental sources are those existing sales tax revenues and other state shared revenues, or ad valorem allocations at the discretion of the Board. Note that all projects identified within the Category "A" facilities have identified funding for the improvement. Additionally, spreadsheets detailing the revenue and debt service for the divisions/departments for the 5-year CIE period, as well as the long term debt financing schedules are provided within the AUIR/CIE book appendix. **It should be noted that the revenue required for the improvements identified within this year's AUIR/CIE will require debt financing.**

LEGAL CONSIDERATIONS: This item is approved as to form and legality. Since the modification of the capital improvement schedule is not a growth management plan amendment per Section 163.3711 (3)(b), F.S., a majority vote of the Board is needed for adoption. [HFAC]

COLLIER COUNTY PLANNING COMMISSION (CCPC) RECOMENDATION: The CCPC heard this petition at their October 20, 2016 meeting. One person spoke to this item, with their remarks predominantly focused on stormwater management systems; in particular, Gordon River stormwater system improvements project. The CCPC requested a small number of minor corrections and changes to improve the document [which are now reflected in the AUIR presented]. The CCPC provided the Board recommendations of unanimous approval on all Category "A", "B" and "C" facilities relative to projects and revenue sources of the 2016 AUIR/CIE as presented in each facility's Summary, with Category "A" facilities set forth for inclusion in the FY16-17 thru FY20-21 Schedule of Capital Improvements of the Annual CIE update. A recommendation that the School District's CIP be included in the FY16-17 thru FY20-21 Schedule of Capital Improvements by reference, and to adopt them with the Annual CIE update.

STAFF RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS: That the Board of County Commissioners:

1. Find based on the 2016 AUIR that adequate Stormwater Management drainage canals and structures⁺, Potable Water, Wastewater Collection and Treatment, Solid Waste Disposal, Public Schools and, Parks and Recreation facilities will be available, as defined by the Collier County Concurrency Management System, as implemented by Section 6.02.02 of the LDC, to support development order issuance until presentation of the 2017 AUIR.
2. Provide a motion that sufficient road network capacity in the Transportation Concurrency Management Database is available for continued operation of the real-time declining balance ledger to support development order issuance.
3. Provide a motion for the School District's Capital Improvement Plan (CIP) to be included by reference within the FY16-17 Schedule of Capital Improvements of the Annual CIE update.

4. Approve the Resolution relating to the Capital Improvement Element of the Collier County Growth Management Plan to incorporate projects based on the 2016 Annual Update and Inventory Report on Public Facilities (AUIR), including updates to the 5-Year Schedule of Capital Improvements (for Fiscal Years 2016/17 – 2020/21) and the Schedule of Capital Improvements for Future 5-Year Period (for Fiscal Years 2021/22 – 2025/26) and transmit to the Florida Department of Economic Opportunity.

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** It should be noted that due to the importance of viewing color maps and figures found in the AUIR/CIE adoption notebook, the full notebook is being provided as an upload into the “workflow” side of the SIRE (Agenda Central) viewing system [grey-tones only].*

+ Excluding older pre-platted subdivisions for single family homes.