

**SUMMARY OF RECOMMENDED CHANGES**  
**2011 EVALUATION & APPRAISAL REPORT (EAR)**

**Public School Facilities Element**

**Goals, Objective and Policies:** The entire Element should be revised to reflect the proper formatting of Goals, Objectives and Policies, as defined below.

**Goal:** General statement that defines what the Element will ultimately achieve.

**Objective:** A more specific statement than the stated Goal; describes actions that will help achieve the goal(s).

**Policies:** Specific statements that provide directives on how to achieve the objectives and ultimately the Element's goal(s).

**Goals, Objective and Policies:** The entire Element should be revised to reflect Department name changes, designee changes, renumbering due to objective and/or policy additions and/or deletions, and grammatical changes.

**Policy 2.3:** Delete the last paragraph within the Policy, as the required school concurrency regulations were adopted within the Land Development Code in June 2010.

**Policy 2.5:** Delete the Policy, as the required school concurrency regulations were adopted within the Land Development Code in June 2010.

**Policy 3.6:** Revise the Policy to reflect the establishment of the Citizen Advisory Group (CAG); and, add a reference to reflect that the planning and monitoring of school concurrency by the CAG is ongoing.

**Assessment of the Successes and Shortcomings  
and Recommendations  
for the Public School Facilities Element**

**A. Background and Introduction**

In 2005, the Florida Legislature enacted legislation (Senate Bill 360) amending Sections 163.3177 and 163.3180, F.S., requiring the establishment of concurrency for public school facilities not granted an exception. The implementation of school concurrency requires local governments to establish level of service standards for concurrency for public schools and adopt a Public School Facilities Element into their comprehensive plans.

In 2008, in response to this legislative requirement, the Collier County School Board, Collier County and the municipalities within the County, coordinated the adoption of the Public Schools Facilities Element along with amendments to the Intergovernmental Coordination and Capital Improvements Elements to ensure consistency among the local governments' comprehensive plan elements and the School Board's plans.

The Public Schools Facilities Element implements a uniform, district-wide public school concurrency system requiring concurrency for public schools be met before development orders are issued.

The Collier County School District has a current enrollment of 42,849 students in grades pre-kindergarten through twelfth grade based on the school enrollment census taken in October 2009. The Florida Inventory of School Houses (FISH) capacity for existing core facilities can serve 48,257 students. The District reports that by year 2019, the projected student enrollment numbers are expected to grow to over 49,800 students. In order to meet the district-wide level of service standard of 100 percent for high schools, and 95 percent for both elementary and middle schools, within the five year planning horizon, an elementary school expansion to add 162 seats is planned and programmed within the District's Five-Year Work Plan. The Collier County School District currently meets the adopted level of service standards for public school facilities.

School concurrency capacity projects identified in the School District's Five-Year Work Plan do not require Collier County to provide capital improvements for those projects within the five-year planning period. Based on student enrollment projections and the elementary school expansion planned and programmed in year 2014/2015, Collier County will continue to meet the adopted level of service standards for public school facilities for the five-year planning period.

**B. Element Review**

Less than two years have passed since the Public School Facilities Element was adopted. During that time period the County experienced a decline in residential development and an outmigration of its population. As a result, school facility construction lessened and projects planned within the School District's 5-Year Capital Improvement Plan were moved into later

planning years. Since the school concurrency program generally remains unchanged since its adoption, the County is proposing minimal changes to PSFE at this time. Proposed changes to the Element include: deleting a paragraph within Policy 2.3 and deleting Policy 2.5 to reflect the adoption of implementing school concurrency provisions within the Land Development Code in June 2010; and, revising Policy 3.6 to reflect the establishment of a Citizen Advisory Group and provide that the planning and monitoring of school concurrency by the CAG is ongoing.

### **C. Objective Analysis**

#### **OBJECTIVE 2: RESIDENTIAL DEVELOPMENT REVIEW**

**The County, in cooperation with the School District, shall ensure a school concurrency evaluation is performed on all non-exempt residential development to verify that new students can be accommodated within the adopted level of service standard established for each school type as measured within a CSA.**

*[This Objective is provided for contextual purposes only; no change is proposed]*

#### **Policy 2.3:**

**The County, through its land development regulations, and in conjunction with the School District, shall establish a school concurrency review process for all residential development projects that are not exempt under Policy 2.2 of this Element. The following are the minimum review process requirements for all non-exempt residential development:**

- A. Submittal of a residential development application including a School Impact Analysis (SIA) to the County for sufficiency review.**
- B. Determination of completeness by the County. If deemed complete, the County shall transmit the application, including the SIA, to the School District for review.**
- C. Review of the application, by the School District, for available capacity, and issuance of a School Capacity Availability Determination Letter (SCADL) within 20 days after receipt of a complete application from the County.**

**The School District shall identify the following in the SCADL:**

- 1. Available capacity within the affected CSA.**
- 2. If capacity is not available within the affected CSA, the available capacity within one or more of the adjacent CSAs. (If the affected CSA does not contain a particular school type (elementary, middle, high), the adjacent CSAs shall be evaluated for available capacity.)**
- 3. If capacity is not available in the adjacent CSAs, the School District shall indicate that the development is not in compliance with the adopted LOSS and offer the applicant the opportunity to negotiate a mitigation plan within a 90 day period.**

**The Interlocal Agreement for Public School Facility Planning and School Concurrency and this Public School Facilities Element shall provide the process necessary to determine available school capacity for all residential projects that are not exempt under Policy 2.2 of this Element, until such time as land development regulations (LDRs) are adopted. In the event that one of the documents listed above is not in effect prior to LDR adoption, the other document shall provide the process necessary to determine available school capacity for all non-exempt residential projects.**

Policy Achievement Analysis:

The Policy remains relevant and should be retained. However, the last paragraph should be deleted, as this policy objective has been achieved with the adoption of Land Development Code regulations in 2010.

**Policy 2.5:**

**Within one (1) year from the effective date of the School Concurrency Growth Management Plan amendments, the County shall adopt school concurrency provisions into its Land Development Regulations (LDRs) to implement school concurrency.**

Policy Achievement Analysis:

The Policy objective has been achieved with the adoption of Land Development Code regulations in 2010.

This Policy is no longer relevant and should be deleted.

**OBJECTIVE 3:**

**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, and serve as community focal points; coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible; coordinate existing and planned public school facilities with the plans for supporting infrastructure; establish a monitoring group; and address coordination on emergency preparedness issues.**

Public Comment (Community Meeting held on 3/15/10):

*Public stated that there is a need to coordinate school siting and facility planning with County infrastructure.*

*[This Objective is provided for contextual purposes only; no change is proposed]*

**Policy 3.6:**

**The County, in conjunction with the School District, shall establish a Citizen Advisory Group (CAG) to monitor planning and school concurrency in Collier County.**

Policy Achievement Analysis:

The policy objective has been achieved with the establishment of the CAG in 2009.

This Policy remains relevant and should be retained. However, the Policy should be revised to reflect the establishment of the Citizen Advisory Group and that the monitoring and planning of school concurrency, by the CAG, is an ongoing activity.