

## Collier County School District School Impact Analysis Application

Instructions: Submit one copy of completed application and location map for each new residential project requiring a determination of school impact to the Planning Department of the applicable local government. This application will not be deemed complete until all applicable submittal requirements have been submitted. Please be advised that additional documentation/information may be requested during the review process.

For information regarding this application process, please contact the Facilities Management Department at 239-377-0267.

Please check [✓] type of application request (one only):

- ☒ School Capacity Review      ☐ Exemption Letter  
☐ Concurrency Determination      ☐ Concurrency Determination Amendment

For descriptions of the types of review please see page 3,

### I. Project Information:

Project Name: Pine Ridge Commons PUD Municipality: Collier County

Parcel ID#: (attach separate sheet for multiple parcels): See Exhibit 3 - Property I.D. Numbers

Location/Address of subject property: Northeast quadrant of Pine Ridge Road and Goodlette-Frank Road (Attach location map)

Closest Major Intersection: Goodlette-Frank Road and Pine Ridge Road

### II. Ownership/Agent Information:

Owner/Contract Purchaser Name(s): Trail Boulevard LLLP

Agent/Contact Person: D. Wayne Arnold,

(Please note that if agent or contact information is completed the District will forward all information to that person)

Mailing address: Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, FL 34134

Telephone#: 239-947-1144 Fax: \_\_\_\_\_ Email warnold@gradyminor.com

I hereby certify the statements and/or information contained in this application with any attachments submitted herewith are true and correct to the best of my knowledge.

November 4, 2016

Owner or Authorized Agent Signature

Date

### III. Development Information

Project Data (Unit Types defined on page 2 of application)					
Current Land Use Designation: <b>Commercial</b>		Proposed Land Use Designation: <b>Residential and commercial</b>			
Current Zoning: <b>Pine Ridge Commons PUD</b>		Proposed Zoning: <b>Pine Ridge Commons PUD</b>			
Project Acreage:					
Unit Type:	SF	MF	MH	C	G
Total Units Currently Allowed by Type:		0			
Total Units Proposed by Type:		400			
Is this a phased project: Yes or No					

If yes, please complete page 2 of this application.

Date/time stamp: \_\_\_\_\_

Worksheet is required to be completed by the Applicant only if the project is to be phased:

Unit Type	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr 11-20	20+ Years
SF												
MF												
MH												
C												
G												
<b>Totals by Yr</b>												
	Grand Total											
Grand Total												

Insert totals by unit type by years.

**Unit Types:**

- SF = Single Family
- MF = Multi-Family/Apartments
- MH = Mobile Homes
- C = Condo/Co-Op
- G = Government

**EXAMPLE:**

Unit Type	Yr1	Yr2	Yr3	Yr4	Yr5	Yr6	Yr7	Yr8	Yr9	Yr10	Yr 11-20	20+ Years
SF	25	25	25	25	--	--	--	--	--	--	--	--
MF	50	0	0	0	--	--	--	--	--	--	--	--
MH	N/A											
C	N/A											
G	N/A											
<b>Totals by Yr</b>	75	25	25	25	--	--	--	--	--	--	--	--
Grand Total												150

## **Types of Reviews:**

### **School Impact Analysis:**

This review should be divided into two categories:

- School Capacity Review (land use and rezonings), and;
- Concurrency Determinations (site plans and subdivisions).

***School Capacity Review*** is the review of a project in the land use and rezoning stage of development. It is a review of the impact of the development on school capacity and is considered long range planning. This may be a review resulting in mitigation being required. In situations where the applicant may be required to mitigate, capacity may be reserved dependent on the type of mitigation.

***Concurrency Determination*** is the review of residential site plans and subdivisions to determine whether there is available capacity. When capacity is determined to be available a School Capacity Determination Letter (SCADL) will be issued verifying available capacity to the applicant and the local government. If a project exceeds the adopted level of service standards, the applicant is afforded the option of a negotiation period that may or may not result in an executed/recorded mitigation agreement. Mitigation at this stage is expressed as a Proportionate Share Mitigation Agreement. For those residential developments that may have an impact but are otherwise exempt from concurrency, an exemption letter will be prepared for the applicant upon request. For those residential developments that are determined to not have an impact, a letter of no impact will be prepared for the applicant upon request.

### **Exemption Letter:**

An applicant may request an Exemption Letter as documentation for the local government. These are projects that would be exempt from school concurrency review or projects that do not impact the public schools. Exemptions from school concurrency are limited to existing single family or mobile home lots of record; amendments to previously approved site plans or plats that do not increase the number of dwelling units or change the dwelling unit type; age restricted communities with no permanent residents under the age of 18; or residential site plans or plats or amendments to site plans or plats that generate less than one student; or are authorized as a Development of Regional Impact (Chapter 380, F.S.) as of July 1, 2005.

### **Concurrency Determination Amendment:**

An applicant may request an amendment to a previously issued School Concurrency Determination or to an application being processed. This review may require additional staff time beyond the initial concurrency determination review and results in a modified determination being issued. An amendment could result in a negotiation period and/or a mitigation agreement being issued or a previously approved determination being modified and reissued.

# Pine Ridge Commons PUD

## Exhibit 2 Property I.D. Numbers

**Parcel ID:** 00240280606  
**Name:** GOODLETTE PINE RIDGE II LLC  
**Street# & Name:** 5980 GOODLETTE RD N

**Parcel ID:** 00240280703  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 1415 PANTHER LN

**Parcel ID:** 00240280800  
**Name:** TRAIL BOULEVARD LLLP

**Parcel ID:** 00240280101  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 6170 GOODLETTE RD N

**Parcel ID:** 00240281003  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 5920 GOODLETTE-FRANK RD N

**Parcel ID:** 00240282002  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 1435 PINE RIDGE RD

**Parcel ID:** 00240283001  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 5926 PREMIER WAY

**Parcel ID:** 00240284000  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 1421 PINE RIDGE RD

**Parcel ID:** 00240285009  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 1427 PINE RIDGE RD

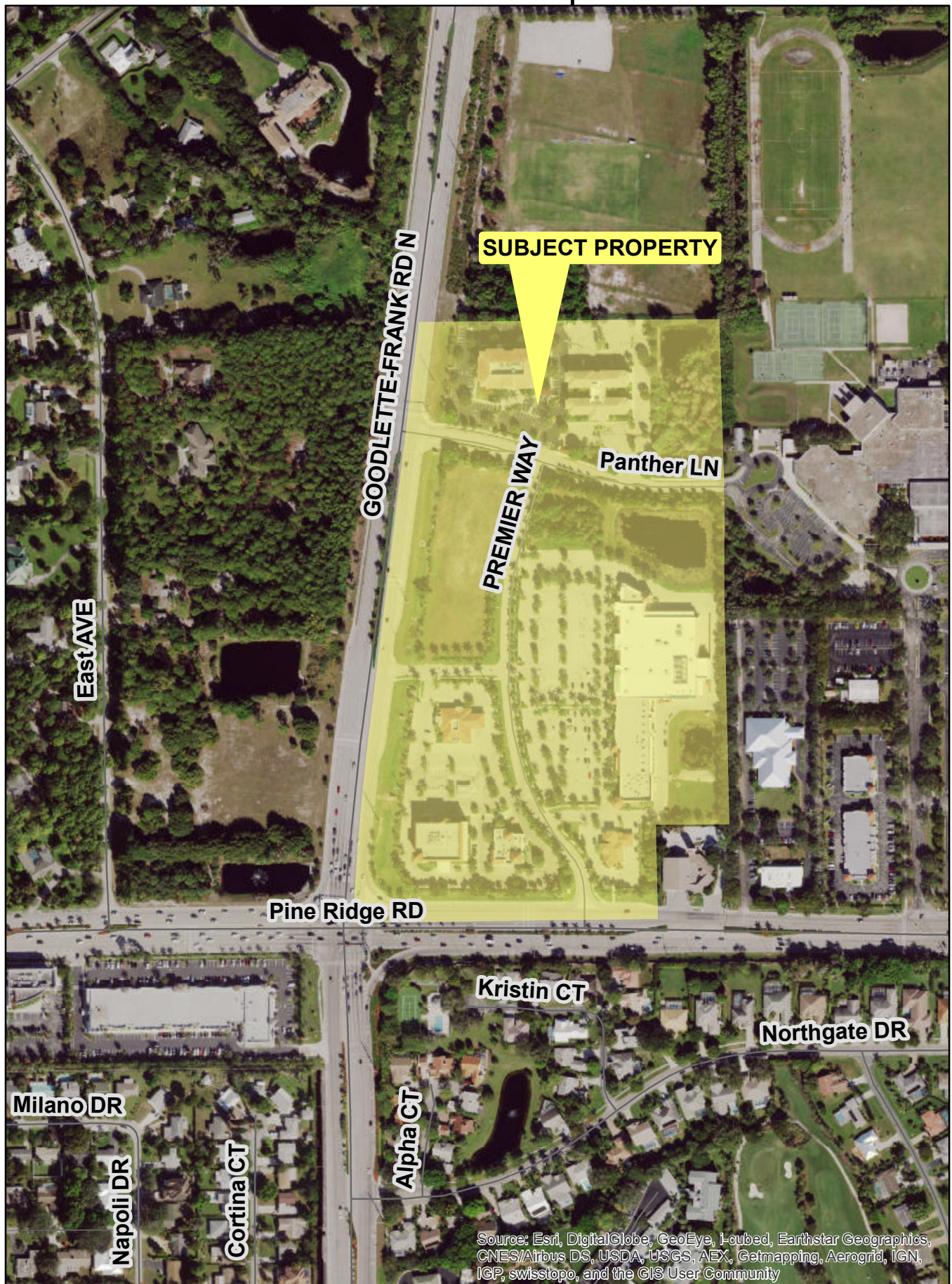
**Parcel ID:** 00240286008  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 5926 PREMIER WAY

**Parcel ID:** 00240287007  
**Name:** TRAIL BOULEVARD LLLP  
**Street# & Name:** 5926 PREMIER WAY



# PINE RIDGE COMMONS PUD

## Location Map



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community