



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: I-75/Alligator Alley CPUD Municipality: Collier County

Parcel ID#: (attach separate sheet for multiple parcels): See Property Owner List

Location/Address of subject property: Northwest quadrant of Collier Blvd and Davis Blvd (Attach location map)

Closest Major Intersection: Davis Boulevard and Collier Boulevard

II. Ownership/Agent Information:

Owner/Contract Purchaser Name(s): Thompson Thrift Development, Inc. (Contract Purchaser)

Agent/Contact Person: D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A.

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

Mailing address: 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.

March 15, 2018

Owner or Authorized Agent Signature

Date

III. Development Information

| Project Data (Unit Types defined on page 2 of application) | | | | | |
|------------------------------------------------------------|----|--------------------------------------------------------------------------|----|---|---|
| Current Land Use Designation: Commercial | | Proposed Land Use Designation: <small>Commercial and Residential</small> | | | |
| Current Zoning: I-75/Alligator Alley CPUD | | Proposed Zoning: I-75/Alligator Alley CPUD | | | |
| Project Acreage: | | | | | |
| Unit Type: | SF | MF | MH | C | G |
| Total Units Currently Allowed by Type: | 0 | 652 | | | |
| Total Units Proposed by Type: | 0 | 425 | | | |
| 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 | | | | | | | | | | | | |
| Totals by Yr | | | | | | | | | | | | |
| | 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 | | | | | | | | | | | |
| Totals by Yr | 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.

1-75/Alligator Alley CPUD (PL20180000049)

Property Owner List

| <u>Parcel Number</u> | <u>Owner</u> |
|----------------------|-----------------------------------------------------------------------------------------------------------|
| 21968001201 | 95 FLRPT LLC WR 1 Associates, Ltd. 7978 Cooper Creek Blvd #100, University Park, FL 34201 |
| 21968001120 | 93 FLRPT LLC WR 1 Associates, Ltd. 570 Delaware Ave, Buffalo, NY 14202-1206 |
| 21968000121 | 951 Commerce Center Property Owners Association 8441 Cooper Creek Blvd, University Park, FL 34201-2006 |

I-75/Alligator Alley Location Map

