

CAPITAL IMPROVEMENTS ELEMENT**GOALS, OBJECTIVES AND POLICIES****Element Guide:**

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Goal

Ensure that capital improvements are efficiently provided to maintain the adopted level of service standards in the other elements in the Plan, and are concurrent with development activities to maintain existing infrastructure and meet future needs of the County.

Objective 1 Capital Improvements Guidelines

Use Capital Improvements Element guidelines to assist in the preparation of the annual budget by identifying and prioritizing the construction of capital facilities necessary to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities, and incorporate projects into the 5-Year Schedule of Capital Improvements.

Capital Improvement Guidelines

Policy 1.1 The County will identify capital improvements needs by using level of service standards and guidelines in the Transportation, Recreation and Open Space, Infrastructure Element and Infrastructure Sub-Element. Level of Service standards are:

Source	Type of Facility	Level of Service Standard
Transportation Element	County Roads	FDOT Standard “C”
Potable Water (Infrastructure sub-element)	Residential Non-Residential	150 gallons per capita per day Equivalent to a residential unit. If municipal jurisdictional level of service standard is higher, then higher LOS applies.
Sanitary Sewer (Infrastructure Sub-Element)	Residential Non-Residential	100 gallons per capita per day Equivalent to a residential unit. If municipal jurisdictional level of service standard is higher, then higher LOS applies.
Solid Waste (Infrastructure Sub-Element)	Residential Non-Residential	2.8 pounds per capita per day Equivalent to a residential unit
Drainage (Infrastructure Sub-Element)	Quantity	Consistent with applicable Water Management District standards contained in the F.A.C.
	Quality	Consistent with applicable water management district standards contained in the F.A.C.
Flood Protection	Standard	100 Year Flood Elevation and/or consistent with the National Flood Insurance Program requirements
Recreation and Open Space Element	Pubic Parks and Recreation	Two [2] acres per one thousand [1,000] persons
	Open Space	One hundred [100] acres of dedicated open space per one thousand [1,000] persons

Policy 1.2 The Capital Improvements Element shall include public facility improvements that are equal to or greater than \$25,000 and/or have a useful life greater than 5 years.

Policy 1.3 Non-LOS related projects may be included within the 5-Year Schedule of Capital Improvements for the following reasons: planning purposes; to improve the condition and maintenance of facilities; to identify proposed grant projects; and to assist with obtaining grants.

Capital Improvements Priorities

Policy 1.4 Capital improvement needs will be evaluated and prioritized based on the following criteria for each element of the plan. The criteria are as follows:

- a. Elimination of public hazards;
- b. Compliance with all legal mandates to provide facilities and services;
- c. Elimination of existing Level of Service deficiencies;
- d. Financial feasibility based of local budget;
- e. Reduction of operation costs or future improvement costs;
- f. Protects or increases the efficiency of prior infrastructure investments;
- g. Promotes compact development within the urban service area;
- h. Accommodates new development and redevelopment facility demands;

- i. Supports state agencies and water management districts plans;
- j. Responds to unseen opportunity, situations, and disasters.

Annual Budget Process and Update to the CIE

Policy 1.5 An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process. Beginning with the 2007-08 county budget, a 5-Year Schedule of Capital Improvements shall be incorporated into the annual budget in order to reserve funds for capital facilities projected to be needed in the future.

Policy 1.6 The County shall coordinate the annual update of the Capital Improvements Element and the 5-Year Schedule of Capital Improvements with the annual budgeting process. This process shall include an annual evaluation of facility needs, review of budget needs to meet level of service standards in the Plan, the finalization of a budget recommendation and amendment of the 5-Year schedule of Capital Improvements.

Policy 1.7 The Capital Improvements Element and 5-Year Schedule of Capital Improvements shall be updated and submitted to the state land planning agency by December 1 of each year.

Policy 1.8 The County shall implement a methodology to monitor and track approved de minimis impacts of the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility or as otherwise defined in Florida Statutes) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update, beginning in 2007.

GOAL 1: CAPITAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

Objective 1.1 Public School Facilities

Levy County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.1.1 Consistent with the Interlocal Agreement, the uniform, district wide level of service standard is initially set as follows, and shall be adopted in Levy County's public facilities elements and capital improvement elements. The Level of Service Standard shall be the Permanent Florida Inventory of School Houses (FISH) Capacity based on 100% utilization rate for all school types.

Policy 1.1.2 Levy County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of services standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 1.1.3 Levy County hereby incorporates by reference Levy County School District's financially feasible Work Program that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School District's projections of student enrollment, based on the adopted level of service standards for public schools.

Policy 1.1.4 The Levy County School District, in coordination with Levy County, shall annually update the School District’s financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.

Policy 1.1.5 Levy County will update its Capital Improvements Schedule on an annual basis, by December 1st of each year, to incorporate the upcoming five years of the School District’s Capital Improvement Program. Levy County and the School District will coordinate, during updates or amendments to Levy County’s Comprehensive Plan, updates or amendments for long-range plans for School District facilities.

Objective 2 Coastal High Hazard Area

Limit public expenditures that subsidize development in Coastal High Hazard areas.

Policy 2.1 Coastal High Hazard areas are defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Capital Improvement Guidelines for the Coastal High Hazard Area

Policy 2.2 The County will make appropriations for infrastructure and improvement projects in the Coastal High Hazard Area that are based on the following guidelines and criteria:

- a. Essential to the public health, safety and welfare or to support the coastal economy;
- b. For water dependent public facilities or services; and
- c. For public beach shoreline access, resources restoration or similar projects.

Policy 2.3 Public expenditures for the replacement of infrastructure within a high hazard area for essential public needs shall be directed to:

- a. Essential facilities that have existing or anticipated deficiencies;
- b. Improvements that would protect or increase the efficiency of evacuation routes;
- c. Mitigation of storm damage; and
- d. Enhancements to shoreline access for public recreational facilities.

Objective 3 Land Development Management

Manage the land development process to ensure that capital improvements needs for existing developments, new developments, and planned growth areas do not exceed the ability of the local government to fund, provide or require infrastructure necessary to maintain facility level of service.

Correct Deficiencies

Policy 3.1 Capital improvements to correct planned public facility deficiencies will be prioritized and scheduled to:

- a. Provide adequate public services for previously approved developments;
- b. Serve permitted redevelopment projects; and

- c. Support growth areas within Municipal Service District, based on population and development projections.

Policy 3.2 The County will continue to use methods, such as Municipal Service Taxing Units (MSTU), Municipal Service Benefit Units (MSBU), and Municipal Service Taxing Districts (MSTD) to correct facility deficiencies for previously approved developments and investigate other measures including, but not limited to, the development of an impact fee program, that would assist in financing capital improvements.

Management of Growth

Policy 3.3 Land use decisions will be made based on the planned availability of infrastructure to maintain levels of service.

Policy 3.4 New development or public facilities and services will be phased to assure that infrastructure is provided concurrent with the impacts of development and meet County level of service standards.

Financial Feasibility

Policy 3.5 The County will develop guidelines for the management of debt, which may include, but not be limited to:

- a. Revenue Bond: Total Debt Ratio;
- b. Total Debt Service: Total Revenue Ratio;
- c. Outstanding capital indebtedness: Ad Valorem tax base.

Policy 3.6 Each project listed in the 5-Year Schedule of Capital Improvements shall be financially feasible. The Schedule shall be balanced so that total expenditures do not exceed total revenues.

Policy 3.7 The County will continue to pursue state and federal grant funds for capital improvement projects. Grants that have not been awarded to the County at the time of the annual update of this Element shall be considered “planned funds” and not be utilized during Years 1-3 in the 5-Year Schedule of Capital Improvements in order to meet the definition of financial feasibility in Section 163.3164(32), Florida Statutes.

Policy 3.8 The County shall rely upon private contributions as a funding source within the 5-Year Schedule of Capital Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The County shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the 5-Year Schedule of Capital Improvements, a plan amendment to delete the capital improvement from the Schedule shall be required.

Objective 4 Capital Improvements for Future Development

Ensure that future developments bear the pro-rata share of cost of providing improvements and infrastructure necessary to maintain the adopted levels of service.

Policy 4.1 All proposed developments shall provide infrastructure and meet the level of service standards and guidelines identified in Policy 1.1 of this Element and all other applicable

elements of the Comprehensive Plan concurrent with development. New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County’s proportionate fair share ordinance, impact fees, site-related developer dedications, and developer contributions.

Policy 4.2 Every development order shall document:

- a. The current County level of service standards;
- b. Conditions to be met by the applicant to assure the levels of service are not reduced below adopted level of service standards.

Policy 4.3 New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements. Development impacts shall be identified and assessed during the development review process to ensure that adopted level of service standards are met and maintained.

Table 1: 5-Year Schedule of Capital Improvements
Fiscal Years 2008 through 2013

FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS	Project Detail	Source	FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
C.R. 323	SR 27(Williston) to C322 (Levy St)	FDOT SCOP		1,100,000			
C.R. 343 widen/surface	County road 337 to 326	FDOT SCOP	2,600,000				
C.R. 347(SR 27-US 19/98)	S.R. 27 Levyville to US 19 Chiefland	FDOT SCOP				950,000	
C.R. 316 (Widen/Re-surface)	US 41 to Alt 27 (Williston)	FDOT SCOP			800,000		
C.R. 316 (Widen/Re-surface)	C337 (Bronson) to SR 121 (Williston)	FDOT SCOP		1,400,000			
C.R. 339 SR 27-Gilchrist Co.	S.R. 27 to Gilchrist Co. Line	SCRAP		2,000,000			
C32 (Widen/Re-surface)	Alt 24 to Alt 27	FDOT SCOP			766,000		
LCR 207	C341 TO SR55	FDOT SCOP		2,100,000			
TOTAL			2,600,000	6,600,000	1,566,000	950,000	
Parks & Recreation			FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
General Recreation							
Cedar Key Dock Construction		FEMA	1,300,000				
Camp Azalea Boat Ramp		FBIP	175,000				
Clay Landing park-3 pavilions		FBIP				25,000	
Clay Landing Boat Ramp		FBIP				175,000	
Bird Creek Boat Ramp		FBIP				200,000	
Bird Creek Playground/Bath		FRDAP					200,000
Waccasassa Park Boat Ramp		FBIP					200,000
TOTAL			1,475,000			400,000	400,000
Solid Waste			FY 08/09	FY 09/10	FY 10/11	FY 11/12	FY 12/13
1 New Tractor	Small County Consolidated	Grant	150,000				
Bulldozer	Small County Consolidated	Grant				120,000	
TOTAL			150,000			120,000	
GRAND TOTAL			4,225,000	6,600,000	1,566,000	1,470,000	400,000
14,261,000							

Funding Sources:	
FDOT SCRAP	Small County Road Assistance Program grant

FDOT SCOP	Small County Outreach Program
TRIP	Transportation Regional Incentive Program Grant
FEMA	Federal Emergency Management Agency assistance
FRDAP	Florida Recreational Development Assistance Program grant
FBIB	Florida Boating Improvement Program grant

Objective 5 Concurrency Management Program

Levy County shall implement a Concurrency Management Program to ensure the necessary public facilities and services are available and have sufficient capacity to accommodate new development within the County. The program will enable decision makers to manage the County’s public facilities and services by directing development toward those areas where adequate levels of service for public facilities are currently in place, or proposed to be in place, thus discouraging urban sprawl.

Levy County has adopted level of service standards for each of the public facilities and services. Public facilities and services within the County include sanitary sewer, solid waste, drainage, potable water, parks and recreation and open space, and transportation. Level of service standards for these public facilities and services are established in the comprehensive plan and implemented through specific procedures within the Levy County Land Development Regulations.

Implementation of the Concurrency Management Program will provide a means for the County to track and manage development as it occurs throughout the County; to track the condition and capacity of existing facilities; to provide a method for reviewing and assessing the impacts of proposed development and to allow for scheduling of required improvements to correct existing or future facilities deficiencies.

Policy 5.1 General: Levy County shall adopt and implement a concurrency management program and regulations which meet the following minimum standards:

(1) Consistent with public health and safety, sanitary sewer, solid waste, drainage, and potable water facilities shall be in place and available to serve new development no later than the issuance by local government of a certificate of occupancy, or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier and wastewater service provider to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

(2) Consistent with the public welfare, parks and recreation and open space facilities to serve new development shall be in place or under actual construction at the time the development permit, or its functional equivalent is issued. However, if the necessary facilities or services are the subject of a binding, executed contract for the construction or provision of services at the time the development permit is issued, or if the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, the development permit or its functional equivalent may be issued.

(3) Transportation facilities necessary to meet the level of service standards adopted by the County shall be in place and available to serve new development at the time a development

permit, or its functional equivalent, is issued. However, a permit may be issued if either the necessary facilities or services are the subject of a binding, executed contract for the construction of the facilities or the provision of services at the time the development permit is issued, or the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, pursuant to Section 50-303 of the Levy County Land Development Regulations.

(4) Levy County shall integrate its concurrency management program, land use planning, and decisions with its plan for public facility capital improvements by using its annual Capital Improvements Program. The Capital Improvement Element shall maintain adopted level of service standards for all development consistent with the Future Land Use Element and any subsequent development permits issued.

Policy 5.2 Concurrency Review Process: All proposed projects shall provide an evaluation of their impacts on the County's adopted level of service standards as identified in this element. Concurrency assessment for all projects shall begin with the submittal of an Application for Concurrency Review along with the parent application. This application must be submitted during the preliminary development order process and the final development order process. Once the application is found to be sufficient, the impact of the project on adopted level of service for the public facilities is determined. If deemed not to be concurrent, the applicant has five options listed below:

- (1) Withdraw the application and wait for the required capacity to become available;
- (2) Reduce the proposed density/intensity such that the project is found to be concurrent;
- (3) Request that the Capital Improvement Element be amended to move forward the required improvements needed to provide the required capacity to service the project;
- (4) Request that the Capital Improvement Element be amended to add improvement programs which will provide sufficient capacity to service the project; or
- (5) Fund 100% of the needed improvements to service the project at the adopted level of service.

Policy 5.3 Preliminary Development Orders: Submittal for approval of a preliminary development order which does not establish binding densities and intensities of development may be reviewed for concurrency as one criteria in the evaluation of the preliminary development permit submittal.

- (1) The County shall determine the available capacity of public facilities prior to approving final development approval; and
- (2) No rights to obtain a final development approval, nor any other rights to develop the subject property, will have been granted or implied by the County's approval of the preliminary development permit, or its functional equivalent, without determining the capacity of public facilities and services.
- (3) Preliminary Development Permits – these shall be Rezonings, Comprehensive Plan Amendments and similar development orders that do not necessarily reflect a specific intensity and density development proposal. They shall be orders for which a preliminary concurrency evaluation may be utilized in evaluating whether or not to approve the order and for which long term planning implications may be considered, but for which no concurrency is granted and for which the lack of concurrency shall not be the sole reason for denial of the preliminary development order.

Policy 5.4 Intermediate and Final Development Orders: Prior to issuance of a final development order, which establishes binding densities and intensities of development, the County shall require the availability of sufficient capacity of public facilities to maintain adopted LOS standards for the existing population, for reservations of approved development orders, and for the needs of the new development proposed, concurrent with the timing of the new development proposed.

(1) Intermediate Development Orders – These shall be site plans (development plans and special use permits), preliminary plats, construction plan approvals (notice to proceed), and similar development orders that reflect a specific development proposal, that does not yet include vertical construction or the final division of property. These shall be orders for which specific concurrency evaluation is required in evaluating whether or not to approve the order and for which capacity is reserved and may be held through the final development order process if the project proceeds according to the timeliness of such approvals. The lack of concurrency may be the sole reason for denial of an intermediate development order.

(2) Final Development Orders - These shall be variances, building permits, and final plats and similar development orders that reflect a specific development proposal that includes vertical construction or the final division of property. These shall be orders for which a specific concurrency evaluation is required in evaluating whether or not to approve the order and for which capacity is reserved, unless such evaluation was done as an Intermediate Development Order and has not yet expired according to the timeliness for such approvals. The lack of concurrency may be the sole reason for denial of an intermediate development order.

Policy 5.5 Final Development Order Determination: A final development order (final concurrency determination), which establishes specific density and intensity of development shall not be approved, unless the following conditions for the provision of facilities are met (excluding approved intermediate development orders that have proceeded according to the timeliness of such approvals):

- (1) Are concurrently in place when the final development order is issued;
- (2) The development order is issued with the condition that the necessary facilities and services will be in place when the impacts of the development occur;
- (3) Are under construction at the time of the final development order; or
- (4) Are guaranteed by an enforceable agreement to be in place concurrent with the impacts of development.
- (5) Are included in the 3-year funding portion of the Levy County Capital Improvement Program, including any adopted therein from outside agency three or five year plans (i.e. FDOT).

Policy 5.6 Concurrency Management Program Database: Implementation of a Concurrency Management Program will make it necessary for the County to construct a database to monitor all variables which will determine whether level of service standards are being maintained, i.e., whether available capacity exceeds demand.

Policy 5.7 Facilities Inventory and Concurrency Report: The board will prepare a concurrency report annually. The report will act as a monitoring tool for roadways, transportation, potable water, sanitary sewer, solid waste, stormwater management and park facilities, and will delineate the existing capacity, planned expansions, committed capacity, and available capacity for future development.

Additional demand will be factored into the system facilities inventory as new development is approved. Needed capacity will be reserved for that new development to ensure that the development may proceed to occupancy. At the time of occupancy, the reserved capacity will be re-categorized as existing. Reserved capacity is valid for a two-year period from the date of DO approval. When the DO expires, capacity reservation expires or if a project is abandoned, the reserved capacity will be re-categorized as existing capacity.

Simultaneous to the continuous monitoring of existing and required capacity will be the monitoring of available capacity. As capacity is added to the infrastructure system in terms of facility construction and/or improvements, the facilities inventory database will be modified to reflect the addition. Capacity analyses will be updated annually for all seven levels of service standards. Additionally, the County's transportation system will be monitored at more frequent intervals for additional assurance that the LOS standards for roads are not compromised. This additional information will also forewarn the County and applicants which locations may shortly experience capacity problems.

Objective 6 Long-range Concurrency Management System (10 years)

The transportation analysis supporting this amendment indicates, based upon anticipated growth, that no roadway segments within the County will fall below their adopted level of service by 2013. The County does not anticipate a backlog of transportation facilities within the long range planning timeframe.