

Chapter 9

Capital Improvements Element Goals, Objectives and Policies

Unified Sumter County/Center Hill/Webster
Comprehensive Plan

Chapter 9 – Capital Improvements Element Goals, Objectives and Policies

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Transportation: None for concurrency purposes

Policy 9.1.2 Prioritization of Public Facilities and Services Provision

The County and Cities shall establish relative priorities among types of public facilities and services as follows:

- a. All capital improvements necessary to achieve and maintain adopted level of service standards shall be included in the Schedule of Capital Improvements in this Capital Improvements Element.
- b. Capital improvements shall be evaluated and prioritized based on the following prioritization criteria (ranked from highest to lowest priority):
 - 1. Repair, remodeling, renovation or replacement of obsolete or worn out public facilities contributing to achieving or maintaining adopted level of service;
 - 2. New or expanded facilities that reduce or eliminate deficiencies in adopted level of service for existing demand;
 - 3. New public facilities and improvements to existing public facilities that eliminate public hazards not otherwise eliminated by higher prioritized improvements;
 - 4. New or expanded public facilities that provide the adopted level of service for new development or redevelopment during the next five (5) years;
 - 5. Improvements to existing public facilities and new facilities that significantly reduce the operating cost of providing a public facility or service or otherwise mitigate impacts of public facilities and services on future operating budgets;
 - 6. New facilities that exceed the adopted level of service for new growth during the next five (5) years by either providing excess public facility or service capacity that is needed by future growth over the next five (5) years, or by providing higher quality public facilities or services than are contemplated in the normal design criteria for such facilities or services.

Policy 9.1.3 Prioritization if Lack of Capacity

In the event that existing and planned capacity of public facilities or services are insufficient to serve all applicants for development orders, capital improvements shall be scheduled to serve the following priority order (ranked from highest to lowest priority):

- a. Previously approved development orders permitting redevelopment;

- b. Previously approved development orders permitting new development;
- c. New development orders permitting redevelopment; and
- d. New development orders permitting new development.

Policy 9.1.4 Consistency of Capital Improvements with Other Plans

The County and Cities shall assure consistency of capital improvements to public facilities or services with the plans of other local governments, regional, state, and federal agencies.

Objective 9.2 Funding of Capital Improvements

Funding for capital improvements shall be provided in a cost efficient manner to minimize the financial impacts on the residents of the county and cities.

Policy 9.2.1 Pursuit of Grants and Private Funding

The County and Cities shall continue to make efforts to secure grants and private funding opportunities whenever available to fund capital improvements.

Policy 9.2.2 Existing and Future Development Payment of Share of Costs

Existing and future development shall pay for their share of the costs of needed public facilities and services as follows:

- a. Existing development shall pay their share of the costs of capital improvements to reduce or eliminate existing deficiencies and for capital improvements needed for future development, based on the benefit received by the existing development. Existing development's payments may be based on, but not limited to, taxes, fees, or special assessments;
- b. Future development shall pay their share of the costs of capital improvements to mitigate impact on affected public facilities and services. Upon completion of the construction, the future development becomes existing development and shall contribute as described for existing development above. Future development's payments may be based on, but not limited to, voluntary contributions for the benefit of any public facility or service, impact fees, capacity fees, dedication of land or buildings and facilities, and future payments of special assessments, fees, and taxes; and
- c. Existing and future development may have part or all of their costs paid by grants, entitlements, or donations or contributions from other government agencies or special districts.

Policy 9.2.3 Financing of Capital Improvements

If needed, capital improvements may be financed with the following guidelines:

- a. Determine the best means of financing the capital improvement, including the repayment of debt, by examining the current operating budget and short-term and long-term financing options;
- b. The County and Cities shall not provide a public facility or accept a provision of a public facility by others, if the County or Cities or other provider cannot pay for the subsequent annual operating and maintenance costs of the facility;
- c. All development orders issued by the County or Cities that require public facilities or services that will be financed by sources of revenue that have not been approved or implemented (i.e. future debt or referenda) shall be conditioned on the approval and implementation of the indicated revenue source(s), or the substitution of a comparable amount of revenue from existing sources.

Objective 9.3 Capital Improvements Schedule

A five (5) year schedule of capital improvements shall be maintained and updated to reflect required capital improvement to maintain adopted level of service standards.

Policy 9.3.1 Five (5) Year Schedule of Capital Improvements

The County and Cities shall maintain a five (5) year schedule of capital improvements that, at a minimum, reflect capital improvement projects required to maintain the adopted level of service standards. See Table 9-2.

Policy 9.3.2 Update to Five (5) Year Schedule of Capital Improvements

The five (5) year schedule of capital improvements shall be updated each year consistent with the requirements of Chapter 163, Part II, Florida Statutes.

Policy 9.3.3 Coordination with Annual Budget

If feasible, based on anticipated revenues and expenditures, the County and Cities shall include capital improvement projects within the five (5) year capital improvement schedule, scheduled within the appropriate fiscal year, within the capital appropriation section of the annual budget for the appropriate fiscal year. If the funding of the capital improvement is not feasible within the applicable fiscal year annual budget, then the capital improvement shall be carried over to future fiscal year annual budgets as a high priority project. The carry over shall continue until the capital improvement project can be funded or the deficiency addressed by the capital improvement is resolved through other means.

Policy 9.3.4 Consistency with All Elements of the Comprehensive Plan

All public facility and service improvements shall be consistent with the goals, objectives, and policies of the appropriate elements of the comprehensive plan.

Objective 9.4 Concurrency System

A concurrency system, for applicable public facilities and services, shall be maintained to assure the maintenance of adopted level of service standards.

Policy 9.4.1 Exempt Concurrency Provisions

Pursuant to Chapter 163, Part II, Florida Statutes, local governments may voluntarily decide not to enforce concurrency for transportation, parks and recreation, and public schools. The County shall exempt and not enforce concurrency for transportation, parks and recreation, and public schools. The Cities shall exempt and not enforce concurrency for transportation and public schools.

Policy 9.4.2 Sufficient Capacity

The County and Cities shall determine, prior to the issuance of development orders, whether there is sufficient capacity of public facilities, subject to concurrency, to meet the adopted level of service standards. This determination shall be made pursuant to the concurrency management system that is adopted as Appendix A to this comprehensive plan.

Policy 9.4.3 Concurrency Vesting

The County and Cities shall maintain land development regulations that establish the criteria for determining the vested rights of previously issued development orders and its vesting related to concurrency.

Unincorporated Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the unincorporated area. The universal goals, objectives, and policies fully apply within the unincorporated area of the county.

City of Center Hill Area Specific Goals, Objectives and Policies

Not included in unincorporated county version

City of Webster Area Specific Goals, Objectives and Policies

There are no additional goals, objectives, or policies for the City of Webster incorporated area. The universal goals, objectives, and policies fully apply within the incorporated area of the City of Webster.

Table 9-2 – Consolidated 5-year Capital Improvement Plan for Unincorporated County, City of Center Hill, and City of Webster

