

CHAPTER 8

CAPITAL IMPROVEMENTS

Goal: The City shall provide public facilities at an adopted level of service that shall be met for all existing and future development, through the financial commitment of a Capital Improvements Element, a Capital Improvements Program and a development process that permits development consistent with the city's ability to finance and complete needed public facilities.

Timing, Concurrency Priority

Objective 1: Land use decisions (including Future Land Use Map amendments and all development orders) shall be coordinated with the city's financial commitment to expand facilities as stated in the Five-Year Schedule of Capital Improvements and Five-Year Capital Improvements Program, for the purposes of providing facilities that serve existing and future development at the adopted level of service standards.

Policy 1-1: Land use development orders shall be granted only when facilities functioning at the adopted level of service exist, or will be available, concurrent with occupancy or use of such developed land with respect to sewer, water and drainage, and within three years for recreation and transportation.

Policy 1-2: The City shall adopt an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development.

Policy 1-3: The City shall require all public and private capital facilities to operate and provide service at the level of service adopted in this Comprehensive Plan for existing, previously issued development orders and future permitted development.

Policy 1-4: The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated and adopted annually, thus ensuring the inclusion of those projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards. The annual update to the Five-Year Schedule of Capital Improvements shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

Policy 1-5: The following levels of service are hereby adopted and shall be maintained for existing and previously permitted development and for new

development and redevelopment in the City and the city's utility service areas:

FACILITY	STANDARD
<i>Traffic Circulation</i>	
Principal Arterials (state)	LOS C at peak hour, or as otherwise noted in this document
Principal Arterials (other)	LOS D at peak hour
Minor Arterials	LOS D at peak hour
Local Collectors	LOS D at peak hour
<i>Recreation and Open Space</i>	
Picnic Table	20 per 6,000 persons
Swimming Pool 1 per 10	1 per 10,000 persons
Baseball Field (regulation) 1 per 6	1 per 6,000 persons
Tennis Court 1 per 2	1 per 2,000 persons
Basketball Court 1 per 5	1 per 2,000 persons
Volleyball Court 1 per 5	1 per 5,000 persons
Recreational Building 1 per 15	1 per 15,000 persons
Outdoor Theater 1 per 20	1 per 20,000 persons
Shooting Range 1 per 50	1 per 50,000 persons
Golf Course 1 per 25	1 per 25,000 persons
Equipped Play Area 1 per 3	1 per 3,000 persons
Multi-Use Court 1 per 10	1 per 10,000 persons
Shuffleboard 1 per 6	1 per 6,000 persons
Handball Court 1 per 10	1 per 10,000 persons
Horseshoe Court 1 per 5	1 per 5,000 persons
Multi-Sport Play Field 1 per 5	1 per 5,000 persons
<i>Sanitary Sewer</i>	
Cobb Road Service Area	100 gallons per capita per day
<i>Solid Waste</i>	
Citywide	6.2 pounds per capita per day
<i>Drainage</i>	
Citywide	Equivalent to and no less than SWFWMD's regulations for closed basins, as provided in 40D-4 and 40D-40, F.A.C.
<i>Potable Water</i>	
Citywide	110 gallons per capita per day
FACILITY	STANDARD
<i>Public Schools</i>	

Elementary	100% of permanent Florida Inventory of School Houses (FISH) Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
Middle	100% of permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
High	100% of permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
Magnet	Magnet schools will maintain the level of service standard for the type of school for which it is constructed, whether an elementary, middle or high school.

Policy 1-6: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Whether the project is needed to protect the public health and safety, to fulfill the city's legal commitment to provide facilities and services or to preserve or achieve full use of existing facilities
- b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development
- c. Whether the project represents a logical extension of facilities and service from the City to the urban fringe, or is compatible with the plans of the state agencies or the Southwest Florida Water Management District.
- d. The City shall work to avoid capacity deficits while minimizing adverse impact to the local budget when implementing a financially feasible plan of capital improvements.

- e. Determination of future capital improvement needs shall be based on anticipated future growth or redevelopment patterns and whether a particular improvement advances the goals, policies and objectives of the Comprehensive Plan.
- f. Formulation of the city's Five-Year Schedule of Capital Improvements shall account for where other local governments, state agencies, and water management district improvement plans may fund an improvement that impacts municipal LOS.

Policy 1-7: The City shall include in its land development regulations a program for land dedication, or payment-in-lieu-of dedication or some other form of exaction, as a requirement of land subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems and for meeting all adopted levels of service.

Policy 1-8: As needed, the City will pursue specific financing strategies such as special assessments to ensure that developments approved by previously issued development orders bear a proportionate cost of public services and improvements from which they derive benefit, so that facility and infrastructure needs do not exceed the ability of the City to fund needed capital improvements and to ensure private funding of improvements that deliver private benefits.

Policy 1-9: The City shall implement a method to monitor and track *de minimis* impacts on all roadways within the City. All *de minimis* impacts (an impact that would not affect more than one percent of the maximum volume at the adopted level of service for the given transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual update of the Capital Improvements Element.

Objective 2: Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the City's land development regulations, and the availability of necessary public facilities needed to support proposed development.

Policy 2-1: It shall be the responsibility of the city's development review process to certify that all development orders are consistent with the Land Development Regulations, Comprehensive Plan, and Five-Year Schedule of Capital Improvements.

Policy 2-2: Future development will bear a proportionate cost of all capital improvements necessary to maintain LOS standards adequately.

- Policy 2-3:** The City shall continue to make public services and facilities available concurrent with the impacts of development. In cases of phased development, the City shall determine when public facilities and services are necessary to maintain concurrency.

Budgetary Procedure

Objective 3: The Capital Improvements Element and the Five-Year Schedule of Capital Improvements shall be updated annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

- Policy 3-1:** Review and update the Capital Improvements Element annually to ensure close coordination of the annual budget and comprehensive plan update requirements, scheduling capital improvements to meet existing deficiencies, accommodate future growth, and replace obsolete or worn-out facilities.

Objective 4-1: The City shall continue to collect and receive impact fees for the purpose of subsidizing the costs of public facility improvements.

- Policy 4-1:** Debt service shall not exceed 20% of annually budgeted gross revenues.

- Policy 4-2:** Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

- Policy 4-3:** All new development that has a direct or indirect impact on roads, schools, parks, potable water, sewer, sanitation, drainage, fire, police, or emergency medical services shall continue to be subject to impact fees as collected and administered by the City and/or Hernando County. Monies collected as impact fees shall be utilized according to guidelines established for the specific impact fee program.

- Policy 4-4:** Limitation on the use of revenue bonds as a percentage of total public debt shall remain consistent with applicable Florida statutes and acceptable financial practices.

- Policy 4-5:** The maximum ratio of outstanding capital indebtedness to the property tax base shall remain consistent with applicable Florida statutes and acceptable financial practices.

- Policy 4-6:** The City shall comply with all State of Florida law regarding management of the public debt.

- Policy 4-7:** Funds that are not under the control of the City during the annual update of the Capital Improvements Element shall be considered planned funds

and may not be utilized in years 1-3 of the Five-Year Schedule of Capital Improvements.

Policy 4-8: Prior to initiation of the annual budgeting process, the City shall review all potential sources of revenue not previously utilized as revenue and shall evaluate potential benefits from new revenue sources.

Policy 4-9: The City shall rely on private contributions to fund capital improvements listed on the five-year schedule only when a private, external entity's obligation to pay is addressed in an enforceable development agreement or development order. When the five-year schedule lists the cost of a capital improvement as funded by private contribution, it shall not be the responsibility of the City to fund the improvement. Should any private party or developer fail to successfully complete the construction of a given capital improvement listed in the five-year schedule, then a Comprehensive Plan amendment is required to delete said improvement from the five-year schedule.

Objective 5: A Five-Year Capital Improvements Plan shall be incorporated into the Annual Budget in order to reserve funds for needed future capital facilities.

Policy 5-1: The City's Finance Director shall prepare the Five-Year Capital Improvement Plan on an annual basis as part of the city's Annual Budget; it shall address all capital needs of the City.

Policy 5-2: As a part of the annual update process for the Capital Improvements Element, municipal department heads should provide input to the City Manager and Finance Director regarding capital improvement needs and the adequacy of existing and planned funding sources.

Policy 5-3: As a part of the annual update process for the Capital Improvements Element the City should focus on a multi-year funding strategy to identify new funding resources.

Five-Year Schedule of Capital Improvements

Objective 6: Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Capital Improvements of this element.

Policy 6-1: A Capital Improvements Coordinating Committee composed of the Director of Public Works, Director of Utilities, Director of Community Development, Finance Director, and City Manager shall meet for the purpose of evaluating and ranking in order of priority, projects proposed for inclusion in the Five-Year Schedule of Capital Improvements. The

City Manager will make the specific appointments to the Capital Improvements Coordinating Committee as necessary.

Policy 6-2: The Five-Year Schedule of Capital Improvements shall describe, locate and identify funding sources, and demonstrate consistency with all relevant Comprehensive Plan content.

Policy 6-3: The City of Brooksville hereby adopts by reference the Hernando County School Board Five Year Work Program. The City of Brooksville will adopt by reference each subsequently adopted work program by the Hernando County School Board into the Capital Improvements Element. NOTE: Any project listed as unfunded in the Five Year Work Program will not be considered for determining whether the adopted Level of Service is met in the five years of the work program.

Policy 6-4: The Five-Year Schedule of Capital Improvements shall annually be adopted by ordinance and shall not be deemed an amendment to this Plan.

Implementation of Five-Year Schedule of Capital Improvements

The Five-Year Schedule of Capital Improvements is the mechanism by which the City can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element.