

CAPITAL IMPROVEMENTS ELEMENT

The Five-Year Schedule of Capital Improvements is revised annually and adopted by the City Commission, by ordinance. The document addresses the facility types required by the Level of Service provisions of Florida Statutes. The Capital Improvement Projects list is also updated annually to reflect a rolling five-year schedule of capital improvements by incorporating the previous year as part of the prior funding and by replacing the last fiscal year with a future fifth year. As new projects are added to the CIP project list during the annual update, adjustments may be made in the funding or timing of projects already in the project list, thereby permitting continual adjustment to changing conditions and needs.

The most recently adopted Capital Improvement Project list of the CIP is shown in the following Table 10-1, and will be renewed annually. Policy 1.1 (criteria for CIP projects) and Policy 1.2 (regulatory Level of Service (LOS) standards) used by the City to evaluate projects during the annual update.

TABLE 10-1
FIVE-YEAR SCHEDULE CAPITAL IMPROVEMENT COMPONENTS

<u>Projects</u>	<u>Prior Funding</u>	<u>FY 17-18</u>	<u>FY 18-19</u>	<u>FY 19-20</u>	<u>FY 20-21</u>	<u>FY 21-22</u>	<u>5-Year Total</u>
<u>Parks and Recreation</u>	11,674,289	13,611,380	917,510	915,000	375,000	390,000	16,208,890
<u>Public Works (Roads/Drainage)</u>	56,407,360	17,645,800	32,620,800	11,727,950	11,647,350	12,955,920	86,597,820
<u>Public Works (Solid Waste)</u>		1,312,000	2,319,820		2,966,300	565,580	7,163,700
<u>Utilities (Potable Water)</u>	3,078,832	3,540,310	8,127,000	7,420,000	1,436,000	820,000	21,343,310
<u>Utilities (Wastewater)</u>	6,571,028	4,032,120	50,000	375,000	50,000	2,050,000	6,557,120
<u>Total Project Cost (1)</u>	77,731,509	40,141,610	44,035,130	20,437,950	16,474,650	16,781,750	137,870,840

Note:

- (1) This table is a table of appropriation. Actual expenditures for each project may not coincide with the appropriation. Please refer to individual project sheet for the anticipated expenditure schedules for capital projects.
- (2) All capital projects are consistent with and support adopted Level of Service with their facility types.

The complete adopted Capital Improvement Plan (CIP FY2018-FY2022) can be reviewed online by going to the following link: <http://www.cityofnorthport.com/>.

CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES & POLICIES

GOAL 1: The City of North Port shall undertake actions to adequately provide needed public facilities for both existing and future residents in a timely and efficient manner consistent with available resources that will promote orderly growth.

Objective 1: Capital improvements shall be provided as required on an annual basis to accommodate projected future growth and to replace obsolete and worn-out facilities in accordance with an adopted Capital Improvement Program and per Future Land Use FLU Policy 6.6.3 both within the urban service area boundary.

Policy 1.1: The City will include in its 5-year schedule of capital improvements:

- All projects identified in other elements of this plan that are driven by adopted levels of service (LOS) standards;
- All public safety projects identified in the Capital Improvement Element;
- Those capital improvements required of the sanitary sewer, reclaimed water and potable water utilities;
- The capital improvements required for roads and drainage and to meet DRI commitments for which the City has no responsibility;
- Capital projects planned by other jurisdictions that fall within North Port's corporate boundaries or are located within two (2) miles of the corporate boundary;
- Projections of income and expenditures by year for the five-year period;
- Other capital improvement projects consistent with and to implement the Goals, Objectives, and Policies of the Comprehensive Plan.
- Identify funding sources for all projects.

Strategy 1.S: The City will actively reevaluate its capital budget programming to reflect statutory changes, eliminating superfluous regulatory features while maintaining a strong connection between land use planning, land use decision-making and the annual budget process.

Policy 1.2: Capital improvements projects will continue to be evaluated and updated annually within the urban service area boundary in conformance with the review process for the Capital Improvements Element. Each proposed capital improvement project will be evaluated and ranked according to the following priority level guidelines, and priority criteria contained elsewhere:

Level One - whether the project is needed to protect public health and safety, or to improve the citizens' quality of life, or to preserve or achieve full use of existing facilities;

Level Two - whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking full service or promotes orderly and efficient development;

Level Three - whether the project represents a logical extension of facilities and services within a designated area.

Level Four - projects shall be evaluated based upon a cost/benefit analysis, prior to implementation.

Level Five – whether the project is necessary to maintain or achieve level-of-service requirements as shown on the following table:

DEPARTMENT	LEVEL OF SERVICE
Parks and Recreation	10 acres/1,000 residents based on classification <ul style="list-style-type: none"> • 1.5 acres of Community Park • 1.5 acres of Open Space • 7.0 acres of Conservation
Transportation	Arterial Roadway: LOS D Collector Roadway: LOS D
Utilities (Potable Water)	1) The LOS for potable water facilities shall be Florida Department of Environmental Protection (FDEP) Permitted treatment capacity of the facilities respective of the raw water withdrawal limits as permitted by the Southwest Florida Water Management District (SWFWMD), whichever is more stringent. 2) The potable water supply system shall maintain a minimum fire flow pressure of 20 pounds per square inch (psi).
Utilities (Sanitary Sewer)	Per City Administrative Code Sec. 78-30, with quality n=meeting or exceeding Environmental Protection Agency (EPA) and Department of Environmental Protection (DEP) Standards.
Utilities (Drainage)	Design Storm: <ul style="list-style-type: none"> • 10-year frequency, 5-day duration for existing ditch/canal systems constructed by the General Development Corporation. • 25-year frequency, 24-hour duration pursuant to SWFWMD criteria for permitting new surface water management systems. Upon such time that SWFWMD revises their design storm standards the City shall adopt those new standards within 6 months of the official action by SWFWMD.
Utilities (Solid Waste)	1 pick-up per week

Policy 1.3: Each year concurrent with the development of the CIP, the City shall prepare a Financial Projection Report for the five year CIP time period (Table 1)

Policy 1.4: The City shall participate in joint funding agreements such as joint ventures with the private sector and public sector, provided such agreement(s) clearly benefit the City.

Objective 2: In order to limit public expenditures that may be construed as subsidizing development and post-disaster redevelopment in coastal high-hazard areas, from 1988, the City of North Port will continue to regulate the number and type of structures subject to damage in FEMA "A" Zones, or Category 1 SLOSH Zones.

Policy 2.1: The City shall promote the relocation of repeatedly flood damaged structures in FEMA "A" Zones as indicated on the existing Flood Insurance Rate Maps or revised floodplain

map(s) as adopted by the City Commission consistent with FEMA and /or SWFWMD requirements, and in category 1 SLOSH zones, to safe locations.

Policy 2.2: The City will enforce FEMA, FDEP and local setback and height requirements as adopted by the City Commission for the safety of structures, especially those located along the Myakkahatchee Creek.

Policy 2.3: As an incentive to encourage the relocation of repeatedly flood damaged houses within existing FEMA Flood Insurance Rate Map "A" Zones, or Category 1 SLOSH Zones, the City will amend the Transfer of Development Rights Ordinance to award development rights equal to twice that allowed by Policy 1.1, of the Future Land Use Element, when the property owner agrees to demolish the house or relocates it out of the flood hazard zone.

Objective 3: Future development will bear a proportionate fair share cost of facility improvements including, but not limited to public school facilities, necessitated by the development in order to maintain adopted LOS standards.

The availability of public facilities shall be determined and measured using the following Level of Service (LOS) standards for the required public facility classifications (the LOS standards documented in the Comprehensive Plan Elements).

Policy 3.1: (Potable and Reclaimed Water) The level of service standards as adopted in the most current Potable and Reclaimed Water Utility Master Plans (see Potable Water Element, Policy 1.1.1) are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development.

Policy 3.2: (Sanitary Sewer) The level of service standards as adopted in the most current Sanitary Sewer (i.e. Wastewater) Utility Master Plan (see Sanitary Sewer Element, Policy 1.1) are hereby adopted to achieve the objective, and shall be used as the basis for determining facility capacity and the demand generated by a development.

Policy 3.3: (Stormwater Management) The following level of service standards are hereby adopted to adequately achieve management and storage of surface waters, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Drainage System - Design Storm within the City of North Port:

- 10-year frequency, 5-day duration for existing ditch/canal systems constructed by the General Development Corporation.
- 25-year frequency, 24-hour duration pursuant to SWFWMD criteria for permitting new surface water management systems. Upon such time that SWFWMD revises their design storm standards the City shall adopt those new standards within 6 months of the official action by SWFWMD.

Water Quality:

- Development activities (excluding currently platted single-family lots) shall not violate the water quality standards as set forth in Chapters 62-4, 62-302, 62-520, 62-522 and 62-550, Florida Administrative Code, including anti-degradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3), and Rule 62-302.300, Florida Administrative Code, as amended.

Policy 3.4: (Solid Waste, including recyclable) The following level of service standards are hereby adopted to achieve the objective, and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Residential Collection

- Garbage, recycling, and yard waste at minimum of one time per week.

Other Collection

- Bulk Collection: as needed.
- Commercial: as needed.

Policy 3.5: (Transportation) The City hereby adopts the following peak hour LOS standards for each facility type based on a 100th design hour criterion within the corporate limits of the City.

- Arterial Roadway – LOS Standard “D”
- Collector Roadway – LOS Standard “D”

The above noted LOS standards apply to roadways that are not designated as “constrained” or “backlogged” facilities. Constrained facilities are defined as roadways operating below LOS “D” which are not capable of attaining LOS “D” because prohibitive costs, environmental limitations, or other limitations such as neighborhood impact prevent the construction of at least two additional through lanes. Backlogged facilities are defined as roadways operating below the LOS “D” standard which do not have prohibitive financial, environmental, or neighborhood impact constraints but are not scheduled for major capacity improvements in the City’s Five Year Schedule of Capital Improvements. Due to the funding environment, these constrained or backlogged facilities shall meet the level of service “D” at or before buildout.

* The City shall maintain a list of backlogged and constrained roadways based on traffic counts and various traffic studies.

* At such time as designated collectors that travel through City neighborhoods become constrained, a lower level of service is acceptable. This means that these collectors will not be 4-laned due to the adverse impact on the neighborhoods, but does not preclude intersection improvements or other traffic calming-congestion management methods or connectivity facilities.

* I-75, although under FDOT jurisdiction, shall be indicated on the Future Transportation Circulation Map as a Principal Arterial, as defined in Policy 1.6 of the Transportation Element.

Policy 3.5.1: (Transportation) By 2018, the City shall adopt LOS requirements for pedestrian, bicycle, and transit facilities along all collector and arterial corridors within the City, based on the standards included in the most recent version of the FDOT Quality/Level of Service Handbook.

Policy 3.6: (Recreation & Open Space) The City adopts a level of service of ten (10) acres of recreation and open space area per one-thousand (1,000) residents, to be allocated, among three (3) park classifications, with the following minimum acreage classifications:

1.5 acres of Community park;

1.5 acres of Open Space;

7.0 acres of Conservation.

Policy 3.7: The City will continue to update appropriate infrastructure fee legislation to ensure that future development continues to bear its proportionate share of the costs of facilities necessitated by the development in order to maintain adopted LOS standards. The City will update the infrastructure fee ordinance(s) at least every three (3) years.

Policy 3.8: The City and School board may enter into interlocal agreements (s) for the joint use of City and School Board facilities. This shall include jointly planning facilities and programming the facilities in the CIP so each facility is constructed during the same approximate time period.

Policy 3.9: For Solid Waste, Stormwater Management, Parks & Recreation Facilities, and Transportation Facilities, the following shall be met to satisfy Florida Statute 163.3180 (2) Concurrency Management requirements or more stringent City requirements (Potable Water and Sanitary Sewer).

A. Solid Waste & Stormwater Management Facilities

Consistent with public health and safety, solid waste, and stormwater management facilities, shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

B. Sanitary Sewer & Potable Water Facilities

The City will consult with the regional water supplier, currently the Peace River/Manasota Regional Water Supply Authority (PRMRWSA), to ensure that any water which the City cannot supply will be available to serve developments, or no Development Order shall be issued. Development Orders shall specify that, at the time of the issuance of a certificate of occupancy, or its functional equivalent, all necessary potable water facilities and services are in place and available to serve the new development.

C. Parks & Recreation Facilities

Consistent with the public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy or its functional equivalent, or funds in the amount of the developer's fair share shall be committed no later than the local government's approval to commence construction.

D. Transportation Facilities

Consistent with the public welfare, and except as otherwise provided in this section, transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

Objective 4: The City shall coordinate the management of its fiscal resources and land use decisions to ensure the provision of needed capital improvements as identified on an annual basis in the City's Capital Improvement Program and for future development in order to maintain adopted Level of Service standards (Table 1).

Policy 4.1: The City will adopt a Capital Improvement Budget at the same time it adopts an Annual Operating Budget.

Policy 4.2: The City shall participate in studies to determine capital improvements needed to mitigate both current and future drainage problems. The degree of implementation shall be included in the Comprehensive Plan Audit as required in the Planning Framework.

Policy 4.3: The City may consider the establishment of self-imposed Municipal Service Taxing Units (MSTU's) or other similar taxing techniques consistent with State statutes to: provide services to specific developments to maintain LOS, implement the US-41 Corridor Master Plan, and to specific neighborhoods that desire services that are in excess of adopted standards.

Policy 4.4: The City shall continue to pursue grants or private funds to finance capital improvements.

Policy 4.5: The City shall address all identified options and recommendations as a means to insure economic feasibility.

Policy 4.6: Prior to the inaugural issuance of any general obligation debt instrument, the City shall adopt specific debt management standards, which address, at a minimum, the following

- The limitation on the use of revenue bonds as a percent of total debt;
- The maximum ratio of total debt service to total revenue;
- The maximum ratio of outstanding capital indebtedness to property tax base.

Policy 4.7: The City shall continue to manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders.

Policy 4.8: The City shall amend the Concurrency Management System Ordinance by 2018 to provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development, to update the ordinance to ensure enforceability and that the ordinances include all services that have an adopted level of service in the Comprehensive Plan.

Policy 4.9: The one cent sales tax project list may be modified by the yearly review of the CIP or in accordance with other adopted procedures.

Policy 4.10: Annually, the City shall update the model (NPFAM) to determine the fiscal sustainability of development proposals. The model may be used in the preparation of the annual update of the City CIP.

Policy 4.11: The City shall continue to pursue interlocal agreements with other local governments, which would establish "Joint Planning Agreement (JPA)" pursuant to Chapter 163.3171, F.S. The City shall pursue joint planning agreements that include as many of the following planning considerations as are applicable. Additional items could be addressed with the concurrence of both parties, including:

- a) Cooperative planning and review of land development activities within areas covered by the agreement;
- b) Specification of service delivery;
- c) Funding and cost sharing issues with Joint Planning Areas;
- d) Enforcement/implementation;
- e) Planning and implementation of joint capital projects within or adjacent to the City limits;
- f) Notify and receive review and comments from other jurisdictions on projects significant to the affected jurisdictions; and
- g) Significant projects shall include, but not be limited to, capital improvement projects within a 2-mile radius of the City limits, comprehensive plan amendments, or other planning issues.

The Southwest Florida Regional Planning Council shall be called upon to mediate outstanding issues that could negatively impact completion of a JPA.

Policy 4.12: The City shall use the Council of Governments (COG) or a COG subcommittee (yet to be established) as a regular formal forum in which to deal with issues unique to Sarasota County and the City therein. This forum shall be utilized as a means of collaborative planning for matters of inter-jurisdictional significance, but not limited to, locating facilities of countywide significance and locally unwanted land uses.

Policy 4.13: By working with the County Property Appraiser on a yearly basis, the City shall ensure that the assessed values of vacant lands are as current as possible.

Policy 4.14: The City shall continue to meet with the Sarasota School Board and staff to deal with issues unique to North Port and the School Board's provision of schools within the City Limits and joint planning areas.

Policy 4.15: The City's library level of service shall be pursuant to the County's adopted level of service. Prior to any change in this level of service, the County shall notify the City of any proposed change thirty (30) days prior to the County LPA hearing in order to give the City ample time to analyze and comment on the proposed change.

Policy 4.16: To ensure an adequate residential capacity, the potential, adequate residential capacity shall be defined as a minimum dwelling unit potential of one hundred fifty percent of the housing demand projected for a twenty-year planning period. This number shall be reviewed and updated yearly concurrent with the Capital Improvement Element.

Policy 4.17: Concurrent with the yearly budget, the City shall update all departmental fee schedules to ensure that the fees are equal to the cost of the provided services or products.

Policy 4.18: The City shall not issue a residential permit if that additional permit causes the projected population figure (including the 1.50 multiplier) to be exceeded. This projected population figure shall be updated yearly in conjunction with the CIP (CIE Policy 4.19), updated with each Evaluation and Appraisal Review (EAR), and updated with each annexation, and Comprehensive Plan amendments.

Policy 4.19: For any bond issue, the City shall present to the voters all information concerning the bond issue in an effort to educate the City voters.

Policy 4.20: By 2019, the City, either in conjunction with the other cities and/or the County government, shall fund a study to determine the amount of funding that should be returned to the City to ensure City residents are receiving the appropriate level of services for their taxes paid to the County.

Policy 4.21: New development within the City, excluding the platted lots, is required to pay the full costs of all public facilities, including but not limited to public schools, and services that are necessary to support the development and that are required to meet or exceed the level of service standards adopted by the City. This requirement includes the initial construction of all infrastructure as well as on-going costs of maintenance.

Each development within the City shall provide adequate infrastructure that meets or exceeds the levels of service standards adopted by the City and be fiscally sustainable. The intent of fiscal sustainability is that the capital and annual costs of additional City government services and infrastructure that are built or provided for the development shall be funded by properties within the approved development.

1. Landowners, developers, or community development districts shall demonstrate fiscal sustainability as part of the development plan approval process, and for each phase of each development, according to the procedures established by the City, for review by

- the Planning and Zoning Advisory Board, Development Review Committee (DRC), and City Commissioners. Such procedures shall require that fiscal sustainability be determined for each development project on a case-by-case basis, considering the location, phasing, and development program of the project. For off-site impacts, the procedures will require that the total proportionate and proportionate fair share cost of infrastructure be included and not simply the existing impact fee rates. Notwithstanding the provisions of Chapter 136 of the City of North Port City Code pertaining to Concurrency Management this shall include, but not be limited to, both localized and citywide impacts on City, State, and Federal transportation facilities (such as roads, intersections, sidewalks, lighting, medians), public transit, internal and external vehicle/pedestrian connectivity, schools, water supply and delivery, sewage transmission and treatment, solid waste, storm and surface water management, law enforcement, fire and emergency management, administrative facilities, libraries, parks and recreation, and public hospitals.
2. The City Commissioners shall require that these procedures for measuring fiscal sustainability, the fiscal sustainability plans submitted as part of applications for development approval, and for each phase of each development, be reviewed and certified by independent advisors retained by the City at the expense of the landowner, developer or community development district prior to acceptance by the City. Fiscal sustainability procedures and calculations for school demands shall be submitted to the School Board for review prior to review by the Planning and Zoning Advisory Board and/or DRC. All calculations of costs shall be based on current cost data. The enforceability of policy and of any ordinances adopted to implement fiscal sustainability are expressly determined to be overarching to achieving the public benefits of the City of North Port Comprehensive Plan. If necessary, additional amendments will be made to any ordinances that implement the principles of fiscal sustainability to ensure the enforceability thereof.
 3. Development shall mean all developments within Activity Centers and the recently annexed areas of the Kelce and Taylor ranches and any future annexation. This excludes the GDC platted lots and lots of record prior to the adoption of this policy.

Policy 4.22: The City and County shall continue to annually coordinate on the collection of impact fees to finance capital improvements within the North Port area. Such improvements shall include transportation, libraries, and other facilities as deemed necessary. The County's Transportation impact coordination shall include the amounts collected within the City.

Objective 5: Public School Facilities

The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 5.1: Consistent with subsection 4.2 of the Amended Interlocal Agreement for Public School Facility Planning, as it may be amended, the LOS standards shall be applied consistently by all the local governments within Sarasota County and by the School Board district-wide to all schools of the same type. However, within designated concurrency service areas for identified backlogged facilities, interim standards shall apply. The level of service

standards within these designated areas, over the period covered by the 10-year schedule of improvements, will be improved to the district-wide standard. The level-of service standards are initially set as follows:

<u>DISTRICT-WIDE</u>	
<u>TYPE OF SCHOOL</u>	<u>ADOPTED LEVEL OF SERVICE</u>
Special Purpose	100% of total program capacity (including relocatables) or 90% of Florida Inventory of School Houses (FISH) utilization.
<u>BY STUDENT ATTENDANCE ZONE</u>	
<u>TYPE OF SCHOOL</u>	<u>ADOPTED LEVEL OF SERVICE</u>
Elementary Schools	All elementary schools will achieve a level of service standard of 105% of permanent program capacity or 85% of FISH.
<u>Middle Schools</u>	All middle schools, including backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity or 90% of FISH.
<u>High Schools</u>	-High schools, with the exception of backlogged facilities, will achieve a level of service standard of 100% of permanent program capacity or 95% of FISH.

Policy 5.2: The City shall ensure that future development pays its share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 5.3: The City hereby incorporates by reference the Sarasota School District Five Year Capital Facilities Plan, dated July 19, 2017, that includes school capacity sufficient to meet anticipated student demands projected by the City, Sarasota County, and other Sarasota County municipalities based upon identified improvements over the short-term and long-term planning periods, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools.

The School Board, in coordination with the City, shall annually update its Five Year Capital Facilities Plan, 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 planning period.

Policy 5.4: The City will update its Capital Improvements Schedule on an annual basis to incorporate by reference the upcoming Sarasota School District Five Year Capital Facilities Plan. The City and the Sarasota County School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments for long-range plans for School Board facilities.

Policy 5.5: Sarasota County adopts Tables PSFE 19B and 21 of the Data and Analysis for Public School Facilities as the 10-year long term schedule of improvements for the purpose of correcting existing deficiencies and setting priorities for addressing backlogged facilities within the designated concurrency service areas. The long term schedule includes capital improvements and revenues sufficient to meet the anticipated demands for backlogged facilities within the 10-year period. The long term schedule improves interim levels of service for backlogged facilities and ensures the district-wide standards, as established in Policy 5.1 are achieved by 2017. The long-term schedule will be updated, by December 1st of each year, in conjunction with the annual update to the Five Year Capital Facilities Plan.

Policy 5.6: The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

1. implementation of a financially feasible Five Year Capital Facilities Plan to ensure level of service standards are achieved and maintained;
2. implementation of interim level of service standards within designated concurrency service areas with identified backlogged facilities in conjunction with a long-term (10-year) schedule of improvements to correct deficiencies and improve level of service to the district-wide standards;
3. identification of adequate sites for funded and planned schools; and
4. the expansion of revenues for school construction from updated impact fees.