

CAPITAL IMPROVEMENTS ELEMENT

Introduction

The City of Fort Walton Beach's Capital Improvements Program (CIP) is a planning and budgeting tool, which provides information about the City's infrastructure needs for a five-year time frame. Generally, Capital Improvements are defined as physical assets, constructed or purchased, that have a useful life of ten years or more and a cost that exceeds \$25,000. Projects that meet the definition of a capital improvement are such items as:

- Large scale rehabilitation or replacement of existing facilities
- Equipment for any public facility or improvement when first erected or acquired
- The cost of engineering or architectural studies and services relative to the improvement
- The acquisition of land for a community facility such as a park, road, sewer line, etc.
- New and expanded facilities for the community.

The CIP Element provides information on the current and long-range infrastructure and equipment requirements of the City. It provides a mechanism for balancing needs and resources and for setting priorities and schedules for capital projects. It is based on needs identified through the comprehensive plan, as included in the other elements of the plan, requests and recommendations of the City departments and the concerns of citizens and elected officials. The Capital Improvement Element combines all the other elements and projects in the Capital Improvements Program, and coordinates them with the City's Comprehensive Plan and the City's Vision Plan. The CIP identifies future needs and the means necessary to achieve those goals.

The CIP strives for efficient use of capital improvement funding by identifying CIP projects and prioritizing them according to their relative importance and urgency or need. Identification of projects assures needed projects are being funded while prioritization ensures that those projects, which are most urgently needed, are funded first.

The first year of the CIP is the Capital Improvements Budget and funding for the improvements identified therein is contained in the Comprehensive Plan. The remaining four years of the CIP lists the capital projects identified for implementation and the estimated cost. Through placement in a year, the priority is indicated. Each year, the list of projects is reviewed for need, cost, and priority. New projects may be added and other projects deleted.

GOALS, OBJECTIVES AND POLICIES

GOAL H - TIMELY AND EFFICIENTLY PROVIDE AND MAINTAIN PUBLIC FACILITIES TO MEET THE CHALLENGES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT THROUGH THE USE OF SOUND FISCAL POLICIES.

OBJECTIVE H.1 - USE THE CIP AS A DIRECTORY TO MEET THE NEEDS OF THE CITY OF FORT WALTON BEACH FOR THE CONSTRUCTION OF CAPITAL FACILITIES. THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS (TABLE H1) SHALL BE THE SPECIFIC GUIDE (DIRECTORY) THE CITY WILL USE TO DETERMINE CONSTRUCTION OF CAPITAL FACILITIES AND MAINTAINING LEVEL OF STANDARDS.

Policy H.1.1

The criteria to evaluate capital improvement projects based on Section 9J-5.016(5)(c)(1), F.A.C. are:

- a. The elimination of future public hazards;**
- b. The elimination of existing capacity and/or quality deficits;**
- c. The impact on the annual operating budget to the Capital Improvements Program of the City of Fort Walton Beach;**
- d. Location needs based on projected growth patterns;**
- e. Accommodation of facility demands from new development and redevelopment;**
- f. Financial feasibility;**
- g. Plans of the Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of The City of Fort Walton Beach.**

Policy H.1.2

The City of Fort Walton Beach shall manage its debt so that the total amount of general obligation bonds shall be within the limits of the City.

In addition, the City will continue to form capital for public improvements or debt service by adjusting utility impact fees or user fees as necessary.

Policy H.1.3

Prioritize Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities, second priority to correcting existing

deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth.

Policy H.1.4

Promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction when cost-feasible.

OBJECTIVE H.2 - LIMIT PUBLIC EXPENDITURES THAT SUBSIDIZE DEVELOPMENT IN COASTAL HIGH HAZARD AREAS UPON ADOPTION OF THIS ORDINANCE.

Policy H.2.1

Public expenditures in Coastal High Hazard Areas of the City shall be limited to the provision or support of recreation uses such as parks and walkovers, erosion control devices, or to increase public access to the shoreline.

OBJECTIVE H.3 - COORDINATE LAND USE DECISIONS AND AVAILABLE OR PROJECTED RESOURCES WITH A SCHEDULE OF CAPITAL IMPROVEMENTS WHICH MAINTAINS ADOPTED LEVEL OF SERVICE STANDARDS AND MEET THE EXISTING AND FUTURE FACILITY NEEDS AND MAINTENANCE.

Policy H.3.1

Land-use decisions shall be consistent with the five-year schedule of Capital Improvements (Table H).

Policy H.3.2

Establish level of service standards for public facilities, which are within the jurisdiction of the City, as provided by Subsection 9J-5.005(3) and Subparagraph 9J-5.015(3)(b) 3, F.A.C.

Policy H.3.3

Provide for the availability of public facilities and services needed to support prior and concurrent developments.

Policy H.3.4

The fiscal resources of the City will be used, to the extent necessary, to maintain level of standards and support the five year schedule of Capital Improvements.

Policy H.3.5

A committee will be created to review the development activities within the City and to review the level of service conditions for the City. The committee shall be comprised of the City Manager, Utilities Services Director, Public Works Director, Finance Director and the Recreation and Cultural Services Director. The committee shall maintain information on development activity, level of

service conditions and other data necessary to accurately evaluate the implementation of the City's Comprehensive Plan. In addition, the committee will monitor and evaluate the Capital Improvement Elements on an annual basis.

OBJECTIVE H.4 - FUTURE DEVELOPMENT WILL BEAR A PROPORTIONATE COST OF FACILITY IMPROVEMENTS NECESSITATED BY THE DEVELOPMENT IN ORDER TO ADEQUATELY MAINTAIN ADOPTED LEVEL OF SERVICE STANDARDS.

Policy H.4.1

Assess new developments with a pro rata share of the costs necessary to finance public facility improvements in order to adequately maintain adopted level of service standards in the Land Development Code (LDC). The pro rata share of cost necessary to finance public facility improvements will be determined based upon the size of the proposed development, the land uses associated with the proposed development, the impact the land uses will have on public facilities and services upon occupancy of the development, the benefits expected to be received by the development, and the maintenance of level of standards for all facilities impacted by the development.

Policy H.4.2

Include requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the City's permitting process.

OBJECTIVE H.5 - UPON ADOPTION OF THE LAND DEVELOPMENT CODE, THE CITY WILL PROVIDE OR REQUIRE PROVISIONS OF THE NEEDED IMPROVEMENTS IDENTIFIED IN THE OTHER PLAN ELEMENTS AND MANAGE THE LAND DEVELOPMENT PROCESS SO THAT PUBLIC FACILITY NEEDS CREATED BY PREVIOUS DEVELOPMENT ORDERS OR FUTURE DEVELOPMENT DO NOT EXCEED THE ABILITY OF THE CITY OF FORT WALTON BEACH TO FUND OR PROVIDE THE NEEDED CAPITAL IMPROVEMENTS.

Policy H.5.1

A capital budget will be adopted by the City Council as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Policy H.5.2

Use the City's fiscal policies to direct expenditures for capital improvements, which ensure the implementation of the Goals, Objectives, and Policies of the other plan elements in this Element.

Policy H.5.3

The City shall include in its annual update of the City's five-year capital improvements project listing the first five (5) years of the ten-year Water Supply Plan to ensure consistency between the

Infrastructure Element and the Capital Improvement Element. Annual updates to the CIP projects listing will continue to include projects listed in the work plan beyond the initial 5-year time frame.

Policy H.5.4

The City hereby incorporates by reference the Okaloosa-Walton Transportation Planning Organization's Transportation Improvement Program 2019-2023, as required by Florida Statutes 163.3177(3)(a)6. A copy of the Program may be obtained at the City Hall Annex. .

FORT WALTON BEACH COMPREHENSIVE

CAPITAL IMPROVEMENTS ELEMENT

TABLE H1

SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS(FISCAL YEARS 2019-2023)

Type/ Project Number	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018- 19	FY2019- 20	FY2020- 21	FY2021 -22	FY2022- 23	5-Year TOTAL
Parks & Recreation											
5071	Tennis Center Improvements	Tennis Center	WC G	Recreation	RED MFD	65,000	88,000	50,000	25,000		228,000
TBD	Landing Park Improvement	Landing Park	G	Recreation	RAR MFD	1,600,000	1,100,000				2,700,000
TBD	Golf Course Seawall Improvements		WC	Recreation	RED		100,000	80,000			180,000
Sanitary Sewer											
5032	Sewer System Grouting & Lining	Citywide	SF	Infrastructure	RED RAR		100,000	100,000	100,000	100,000	400,000
5031	Pump Station #1 Reconfiguration	Pump #1 Robinwood	SF	Infrastructure	RED RAR		250,000				250,000
Stormwater											
5019	Stormwater Improvements	Citywide	WC CRA	Environmental/ Infrastructure	RED RAR	150,000	300,000	100,000	100,000	60,000	710,000

FORT WALTON BEACH COMPREHENSIVE

CAPITAL IMPROVEMENTS ELEMENT

Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	TOTAL
Water											
5056	Water Line Pipe Replacement	Citywide	WF CRA	Infrastructure	MFD RAR B	42,000	55,500	45,000	51,000	49,500	243,000
Transportation											
TBD	Intersection & Pedestrian Improvements	Citywide	WC	Transportation	RED		100,000	75,000	50,000		225,000
5018	Street Resurfacing	Citywide Outside CRA	WC	Transportation	RED	100,000	175,000	175,000	175,000	175,000	800,000
5306	Sidewalk Improvements Program	Citywide Outside CRA	WC	Transportation	MFD RAR		25,000	25,000	25,000	25,000	100,000
CRA											
5607	Carson Drive & Third Street SE Streetscape & Stormwater Project	Carson Drive & Third Street SE	CRA	Transportation Environmental Infrastructure	RED	650,000					650,000

FORT WALTON BEACH COMPREHENSIVE

Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	TOTAL
Facilities											
5147	Facilities Master Plan	Citywide	B	Capital Improvements	RED MFD	12,539,263					12,539,263
Fire											
TBD	Fire Station 6 Renovation	Fire Station 6	WC	Capital Improvements	RED	58,500	36,000				94,500
TBD	Fire Station 7 Renovation	Fire Station 7	WC	Capital Improvements	RED		16,000	12,000			28,000

LEGEND Funding Sources:

B	Bonds	CRA	Community Redevelopment Agency Fund	<u>Purpose</u>	
G	Grants	SF	Sewer Fund	RED	Reduce Existing Deficiency
WC	Working Capital	WF	Water Fund	RAR	Remain Abreast of
				MFD	Meet future demand

GOAL H1 - THE CITY WILL ENSURE THAT FUTURE NEEDS ARE ADDRESSED AND CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

OBJECTIVE H1.1 - IMPLEMENT SCHOOL CONCURRENCY. MANAGE THE TIMING OF FINAL RESIDENTIAL SUBDIVISION PLAT APPROVALS, SITE PLANS FOR RESIDENTIAL MIXED-USE DEVELOPMENTS OR THEIR FUNCTIONAL EQUIVALENT TO ENSURE ADEQUATE SCHOOL CAPACITY IS AVAILABLE CONSISTENT WITH ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOL CONCURRENCY.

Policy H1.1.1 - Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in Fort Walton Beach:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of DOE permanent capacity
Middle	100% of DOE permanent capacity
High	100% of DOE permanent capacity
Special purpose	100% of DOE permanent capacity

Policy H1.1.2 - The City will ensure that future residential and residential mixed-use development pays a proportionate fair share of the costs of capital facility capacity needed to accommodate new residential and residential mixed-use development and to assist in maintaining adopted level of service standards, via legally available and appropriate methods for school facilities.

Policy H1.1.3a - The City hereby incorporates by reference the Okaloosa County School Board's 2008-2009 School Facilities Work Plan that includes school capacity sufficient to meet anticipated student demands projected by the City in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. Level of Service standards shall be applied district-wide to all schools of the same type.

The City, in coordination with the School Board, will annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work 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 five-year planning period.

Policy H1.1.3 - The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, annual updates to the schedule shall ensure levels of service standards are achieved and maintained for subsequent 5-year schedule of capital improvements, by the addition of a new fifth year to address any deficiencies and to meet future needs.

Policy H1.1.4 - The City will update its Capital Improvements schedule on an annual basis by December 1st, to incorporate the upcoming five (5) years of the School Board's Capital Improvement Program. The City

and the 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 H1.1.5 - The City will ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained for subsequent 5-year schedule of capital improvements by the addition of a new fifth year.

Policy H1.1.6 - The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

- 1. Implementations of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.**
- 2. Identification of adequate sites for funded and planned schools.**
- 3. For potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15th of each year. If the School Board proposes an amendment, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the Comprehensive Plan. Impact to adjacent communities shall be considered in the recommendations of the working group. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the period covered by the first five- years of the Work Plan. After the first 5-year schedule of capital improvements, capacity shall be maintained for subsequent 5-year schedules of capital improvements.**
- 4. The City will collaborate with the School Board to determine the necessity to establish alternate funding sources within the next year's cycle of the Capital Improvements schedule adoption process. Uniform district-wide concurrency standards by school type must be maintained. This policy will not be construed to obligate or require the City to fund the School Board Work Plan.**