

## CAPITAL IMPROVEMENTS ELEMENT

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GOAL I: THE CITY OF FREEPORT SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE PUBLIC FACILITIES TO ALL RESIDENTS IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING PUBLIC FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES COMPACT URBAN GROWTH.

Objective I.A: Capital improvements will be provided to correct existing deficiencies to accommodate desired future growth, and to replace inadequate or obsolete facilities, as indicated in the Five Year Schedule of Improvements of this Element.

Policy I.A.1: All capital improvements projects identified in other elements of the Comprehensive Plan that are of relatively large scale and high cost (\$100,000 or more) shall be included in the Five Year Schedule of Improvements in this Element. All other capital improvements with costs of less than \$100,000 shall be included in the Six Year Capital Improvement Program and the Annual Capital Budget.

Policy I.A.2: The City shall give schedule and funding priority to capital improvements projects listed in the Five Year Schedule of Improvements which are designed to correct existing deficiencies .

Policy I.A.3: The City Council with the input of any department heads for recreation, public works, and administration shall act as a capital improvements coordinating committee.

Policy I.A.4: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

1. Is the project is required to protect 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?
2. Will the project increase efficiency of use of existing facilities, prevents or reduces future improvement cost, provide service to already developed areas lacking full service, or promote infill development?

3. Does the project represent a logical extension of facilities and services within the City's designated service area?

Policy I.A.5: The City shall include in its annual update of the City's five (5) year capital improvements project listing the first five (5) years of the ten (10) year Water Supply Facilities Work Plan to ensure consistency between the Infrastructure Element and the Capital Improvements Element. Annual updates to the CIPO projects listed will continue to include projects listed in the work plan beyond the initial 5-year time frame.

Policy I.A.6: The City hereby adopts by reference the Walton County 2008-2009 Five Year Work Plan, prepared by the Walton County School District and dated September 17, 2008. This work plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, based on the adopted level of service standards for public schools.

The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program. This will ensure both the maintenance of a financially feasible capital improvements program and that level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy I.A.7: The Capital Improvements Element shall adopt specific TPO projects by reference when the City is relying upon such projects to ensure concurrency.

Objective I.B: A proportionate share based upon the benefits received by existing and future residents of such development of the cost of facility improvements necessitated by future development in order to maintain adopted LOS standards shall be borne by said development.

Policy I.B.1: The City assesses development a pro rata share of the costs required to fund capital improvements necessitated by such development in accordance with the adopted land development regulations.

Policy I.B.2: The City shall implement within the Land Development Regulations a program for mandatory dedications or fees in lieu of as a condition of plat approval for the

provision of recreation and open space and land for school facilities.

Policy I.B.3: The City shall plan for replacement and renewal of capital facilities in its annual capital improvements budget and review process. When a facility has reached 80% of design capacity or life span, the City shall schedule it in the 5-year Capital Improvements Schedule for replacement or renewal and determine funding source for such replacement or renewal.

Objective I.C: The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment.

Policy I.C.1: Prior to issuing new certificates of occupancy, the City shall provide for all public facilities needed to serve development for which development orders have already been issued.

Policy I.C.2: The City shall adopt a Six Year Capital Improvement Program and annual capital budget as a part of its budgeting process.

Policy I.C.3: The City shall make efforts to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective I.D: Development Orders and Permits will not be issued based unless necessary public facilities needed to support such development and to maintain adopted levels of service at the time of the impact are or will be available.

Policy I.D.1: The City shall use the following "peak hour" LOS standards in reviewing impacts of new development and redevelopment upon public facilities. See individual elements for LOS standards.

Policy I.D.2: Proposed Comprehensive Plan amendments and requests for development or redevelopment permits shall be evaluated according to the following guidelines:

1. Will the project or amendment contribute to a condition of public hazard as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?

2. Will the project or amendment exacerbate any existing condition of public facility deficits, as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?
3. Will the project or amendment generate public facility demands that may be accommodated by capacity increases already planned in the Five Year Schedule of Improvements?
4. Will the project or amendment conform to the future land uses as shown on the future land use map of the Future Land Use Element and service areas identified in the Infrastructure Element?
5. If the public facilities are developer provided, will the improvements accommodate public facility demands based upon the adopted LOS standards?
6. If the public facilities are provided in part or whole by the City, are they financially feasible subject to this Element?
7. Will the project or amendment affect state agencies' and water management districts' facilities plans?

**GOAL II: THE CITY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.**

**Objective II.A: Implement School Concurrency**

Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

Policy II.A.1: Consistent with the Interlocal Agreement, the School Board and City agree to the following standards for school concurrency in the City:

| TYPE OF SCHOOL | LEVEL OF SERVICE                |
|----------------|---------------------------------|
| Elementary     | 100% of permanent FISH capacity |
| Middle         | 100% of permanent FISH capacity |

|                 |  |
|-----------------|--|
| K-8             | 100% of permanent FISH capacity                |
| High            | 100% of permanent FISH capacity                |
| Special purpose | 100% of permanent FISH capacity                |
| Combination     | 100% of permanent FISH capacity for each level |

Policy II.A.2: The City shall coordinate with the School Board to ensure that future development pays a proportionate share of 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 means legally available to the School Board and appropriate development conditions.

Policy II.A.3: The City hereby incorporates by reference the School Board’s Facilities Work Plan dated September 27, 2007 prepared by Chief Financial Officer James T. McCall. The work plan includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board’s projections of school enrollment, based on the adopted level of service standards for public schools.

The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board’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 II.A.4: 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 level of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

Policy II.A.5: The City will update its Capital Improvements Schedule on an annual basis by December 1<sup>st</sup>, to incorporate the upcoming 5 years of the School Board’s Capital Improvement Program, coordinate with the 5-year District Facilities Work Plan, the plans for other local governments, and as necessary, any changes to the concurrency area service map. These annual amendments must ensure that the capital improvements program continues to be financially feasible and those levels of service

standards are achieved. The City and the Walton School Board will coordinate during updates or amendments to the City's Comprehensive Plan and updates or amendments to long-range plans for School Board facilities.

Policy II.A.6: The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

Policy II.A.7: 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 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained.
2. Identification of adequate site fore funded and planned schools; and
3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.