

CAPITAL IMPROVEMENT ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL

THE TOWN SHALL PRESERVE, PROTECT AND ENHANCE ENSURE A HIGH QUALITY OF LIFE FOR TOWN RESIDENTS BY ADHERING TO, USING SOUND FISCAL POLICIES, AND PROVIDING ~~PROVIDE ADEQUATE EFFICIENT PUBLIC SERVICES AND FACILITIES IN A TIMELY AND EFFICIENT MANNER.~~

OBJECTIVE 1

The Town shall coordinate its land use decisions and fiscal resources with its schedule of capital improvements identified as necessary to maintain the Town's adopted Level of Service (LOS) standards and meet existing and future facility needs of public facilities. These capital improvements and facility improvements shall have first priority for allocation of the Town's fiscal resources available for capital expenditures.

POLICY 1.1

The Town shall utilize its Capital Improvements Element and five- (5) year Schedule of Capital Improvements (SCI) to provide needed capital facilities, including those needed to overcome any existing deficiencies ~~and those related to growth.~~

POLICY 1.2

The Town shall continue to adopt an annual capital budget, which will identify expenditures necessitated by the policies of the various elements of the Comprehensive Plan, as part of its annual budgeting process.

POLICY 1.3

The Town shall continue to ~~Appropriate Town departments shall~~ establish and maintain a listing and schedule of capital equipment and facilities showing the expected life and replacement date of each. The schedule is to be integrated into the Schedule of Capital Improvements (SCI) and updated annually.

POLICY 1.4

The Town shall identify those projects needing renewal and replacement in its Schedule of Capital Improvements (SCI) and shall give first priority to funding those needed to maintain its adopted levels of service. ~~The Town's current policy is to fund renewal and replacement of existing infrastructure on a cash basis unless the cost of the facilities or improvements are such that bonding would be a more equitable and appropriate method~~

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~~for funding certain facilities or improvements and is deemed by the Town Council as a policy decision to be the most feasible financial alternative.~~

POLICY 1.5

The Town shall continue to ~~establish a priority ranking system~~ prioritize for capital improvement projects identified as necessary in the various elements of its Comprehensive Plan. This system will include consideration as to whether each project addresses the following.

1. Public health, safety, and welfare benefits of the facility.
 2. Degree of public benefit.
 3. Maintenance of established levels of service, including prevention of future capital costs.
 4. The critical nature of facility needs.
 5. Financial feasibility.
 6. Overall distribution of projects between facility types and geographical location.
 7. Quality of life and timing issues to balance public improvement needs with general welfare and inconvenience.
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- ~~1.4a — Is needed to eliminate public hazards;~~
 - ~~1.4b — Is needed to eliminate existing capacity deficiencies, or other current infrastructure deficiencies;~~
 - ~~1.4c — Prevents or reduces future capital costs;~~
 - ~~1.4d — Is located to serve new growth or redevelopment and existing needs for repairs and/or rehabilitation;~~
 - ~~1.4e — Is financially feasible; and~~
 - ~~1.4f — Is compatible with facility or acquisition plans of Federal, State, Regional, and local agencies that provide public facilities within the Town.~~

POLICY 1.6

The Town's ~~shall ensure that the~~ maximum indebtedness ~~shall~~ does not exceed 5% of the assessed value of taxable property in the Town.

POLICY 1.67

The Town shall ensure that the Capital Improvement Element and the entire Comprehensive Plan remains financially feasible.

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POLICY 1. ~~78~~

The Town shall ensure that capital facilities to be funded by outside sources must be guaranteed by a development agreement, inter-local agreement, or any other enforceable agreement.

OBJECTIVE 2

The Town shall not expend ~~no~~ any public funds that would subsidize development in the Coastal High Hazard Area, as defined by the Town, except when such expenditures are for restoration/enhancement of natural resources or for shore protection.

POLICY 2.1

The Town shall not fund allow funding nor construction of public facilities will not be built within the Coastal High Hazard Area, as defined by the Town with the excepting exception of those facilities which that provide public access, recreation, resource restoration/enhancement or shore protection; nor will the Town expand utility systems or public services that would be necessitated by increased development within the Coastal High Hazard Area.

POLICY 2.2

The Town will not-expand utility systems or public services that would be necessitated by increased development within the Coastal High Hazard Area.

OBJECTIVE 3 ~~MOVED TO OBJECTIVE 1~~

~~The Town shall coordinate its land use decisions and fiscal resources with its schedule of capital improvements identified as necessary to maintain the Town's adopted Level of Service (LOS) standards and meet existing and future facility needs. These capital improvements and facility improvements shall have first priority for allocation of the Town's fiscal resources available for capital expenditures.~~

The following Policies are not related to capital improvements of public facilities.

POLICY 3.1

~~The Town shall utilize the following Level of Service standards, found in other elements of the Town's Comprehensive Plan, for public facilities in the Town.~~

~~3.1a—Stormwater Discharge or Runoff—~~

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- ~~1) Flooding will not occur during a one-year storm for systems served by pumping stations or during a three-year storm for systems with gravity outfalls, and, the minor flooding associated with a five-year storm would be carried off within sixty minutes.~~
- ~~2) Negative impacts of stormwater discharge upon water quality in Lake Worth are ameliorated by the retention of the first two inches of rainfall prior to discharge into the Town system; or the post-development runoff does not exceed predevelopment runoff for a three-year one-hour storm, whichever is greater.~~

- ~~3) For all commercial, multi family, new residential subdivision, and single family lots of one-half acre or more:~~

- ~~a. the impact on the system will not lower the LOS as stated in Policy 3.1a 1 and 2; or,~~
- ~~b. the drainage problem area is scheduled and contracted for improvement in the Town's Schedule of Capital Improvements (SCI); or,~~
- ~~c. the developer upgrades the drainage system to meet LOS as stated in Policy 3.1a 1 and 2; or,~~
- ~~d. the post-development run-off does not exceed pre-development run-off, thereby preventing additional degradation of the system;~~

~~And, for all single family development of a half acre or less which is not the result of new subdivision, that one of the four above requirements will be met, when feasible, or that no degradation of existing drainage capacity occurs as the result of development.~~

~~3.1b Potable Water 272 gallons/person/day;~~

~~3.1c Recreation 6 acres/1000 population;~~

~~3.1d Transportation two-way peak hour, peak season level of service (LOS) standards for facilities and segments listed below, effective one year from adoption of this Element.~~

FACILITY OR SEGMENT	"LOS"

(1)	SR AIA	“E”
(2)	Royal Poinciana Way	“D”
(3)	Cocoanut Row/Bradley Place from Seabreeze to north of Royal Poinciana Way	“E”
(4)	Southern Boulevard	“E”
(5)	All other roadways	“D”

~~3.1e Waste Water Collection~~

Development Type	Avg. Daily Water Flow
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Single Family	350 gpd/DU
Multifamily	250 gpd/DU
Commercial	0.20 gpd/SF
Industrial	0.15 gpd/Sf
Hotel	100 gpd/room

DU=dwelling unit gpd=gallons per day
SF=Square feet AC=acre

Pumping Station

Peaking Factor	Avg. Daily Flow (MGD)
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3.5	0.01 to 0.05
3.0	0.05 to 0.25
2.5	0.25 to 2.0
2.0	>2.0

~~Peaking factors for other facilities shall be determined using historical flow records~~

~~3.1f Solid Waste 2.55 pounds/person/day for garbage and 0.033 cubic yards per person per day for vegetative yard trash.~~

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OBJECTIVE-43

The Town shall issue development orders and permits for new development or redevelopment, or building permits for developments that have been issued development orders prior to the adoption of the Comprehensive Plan, shall be issued only if public facilities and services necessary to meet the Town's adopted level of service standards are available concurrent with the impacts of the development.

POLICY 4.1-3.1

In order to ensure availability of public facilities and services necessary to support development concurrent with its impacts, prior to the issuance of a development order or permit, the Town shall make and record the determination that the Level of Service Standards established in Policy 3.1 are met as required and the following:

- a. The project will not increase the time necessary to evacuate the Town, in the event of a hurricane, to greater than twelve hours; or
- b. The development order or permit is specifically conditioned on the availability of the necessary facilities and services as identified in Policy 3.1, and that said facilities are authorized at the time the project is authorized.

POLICY 4.2-3.2

The Town will continue to set, and maintain, its Level of Service standards such that it will ensure the availability of public facilities and services to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

OBJECTIVE 5-4

The Town shall consider, Since there is little potential for growth in the Town, impact fees for future redevelopment activities as there is the potential for increases in public services are presently considered to be unnecessary and an inefficient as an effective method of distributing the costs of new capital facilities in the Town. The Town will continue to levy ad valorem taxes and user fees as the primary methods for distributing the burden of the cost of capital facilities for both existing and future development.

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POLICY 5.14.1

~~Within six months of a project being denied a development order or permit under Objective 4 of this Element, †The Town may elect to undertake and conclude an investigation into the legal and practical implications of the Town's assessing, to private interests, a pro rata share of the costs necessary to fund the facility expansion necessary to grant a development order or permit and adequately maintain the Town's adopted level of service standard(s).~~

OBJECTIVE 6~~5~~

The Town shall include in its Schedule of Capital Improvements (SCI) all capital improvements needed within the five-~~(5)~~ year period covered by its ~~CIP~~ Capital Improvement Plan ~~including replacement of sanitary sewer infrastructure recognized as obsolete or worn out and improvements needed to eliminate recognized deficiencies in its drainage system, as identified in the Comprehensive Plan,~~

POLICY 6.5.1

The Town's annual revision of its Schedule of Capital Improvements (SCI) shall include a finding that the funds available for capital expenditure will be adequate for capital items identified as necessary in the Comprehensive Plan and included in the ~~Schedule of Capital Improvements (SCI).~~

OBJECTIVE 6

The Town shall continue to bury its overhead utility systems in a financially feasible manner to improve aesthetics, reliability, and safety throughout the Town and to require future development to place utility lines underground.

POLICY 6.1

As approved by Town voters on March 15, 2016, the Town shall continue to develop and implement a Master Plan to place utilities underground.