

CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL *To ensure that adequate service levels are upheld, through the timely provision of public facilities to maintain service levels and accommodate new development, within sound fiscal practices.*

OBJECTIVE 1.1: The Annual Capital Improvements Program Process

The City shall use the Capital Improvements Element as a means to ensure construction/replacement of capital facilities consistent with the elements of the Comprehensive Plan. The annually reviewed Capital Improvements Element shall be used as the basis for detailing the City's public facility needs and deficiencies, based on current population and future growth, and planning corrective capital projects through a five-year capital improvement program and to ensure that the plan is financially feasible and that the adopted level-of-service standards are achieved and maintained.

Policy 1.1.1: The City Community Development Department shall initiate the annual CIE update and coordinate with all other Departments to insure consistency with the City's annual capital budget.

Policy 1.1.2: The City shall continue to adopt a capital budget as part of its annual budgeting process which will form the basis for the annual preparation of a five year capital improvement program.

Policy 1.1.3: The City's fiscal policies for directing capital expenditures (new, replacement or renewal) shall give the highest priority to projects that enhance the quality of life for City residents.

In setting priorities, the following additional criteria will be used:

- Ability to finance: financial feasibility, what is the budgetary impact?
- Job and tax base: does it further tourism or other job and tax base goals?
- Leverage potential: does it support or leverage state, federal or other funds?
- Intergovernmental: will the expenditures be coordinated with (or further) or be in conflict with the plans of other public agencies that provide public facilities within the City?
- Preservation for health, safety of the public by eliminating public hazards;
- Elimination of existing deficiencies; and
- Maintenance of adopted level of service standards.

Policy 1.1.4: The Schedule of Capital Improvements shall contain a mix of capital expenditures, city-wide in scope that includes projects to eliminate existing deficiencies, to upgrade and replace existing facilities, and to construct new facilities.

Policy 1.1.5: In accordance with Policy 1.4.2 pertaining to public school concurrency, and upholding the exceptions detailed therein, prior issuance of a Development Order/Permit for residential development, the School District of Palm Beach County shall determine that the level

of service for public school facilities can be achieved and maintained considering the impact of the proposed development. The necessary public school facilities shall be considered to be in place when sufficient capacity exists in the concurrency service area (CSA) in which the proposed development is located, or an immediately adjacent CSA.

OBJECTIVE 1.2: Level of Service and Concurrency

City officials shall continue to use the adopted concurrency management system as a basis for reviewing development applications and land use decisions, in order to maintain public facility levels of service as specified in the following policies.

Policy 1.2.1: In determining that the necessary facilities and services shall be in place when the impacts of the development occur, the City shall continue to consider the facilities and services to be in place when:

- a. The construction of the facilities or provision of services is the subject of a binding and guaranteed contract with the City or in the case of public school facilities, the School District of Palm Beach County, that is executed and guaranteed for the time the Development Order is issued;
- b. The phasing and construction of the improvements are made binding conditions of approval of the Development Order or Development Permit;
- c. The necessary facilities or services are under construction and bonded at the time that the Development Order is issued;
- d. The necessary facilities and services are included in the City's Annual Capital Improvement Budget; or, in the case of public school facilities, construction appropriations are specified within the first three years of the most recently approved School District of Palm Beach County Six Year Capital Improvement Schedule, as reflected in Table 1 of this element, which shall reflect the addition of Florida Inventory of School Houses (FISH) capacity for each school as shown in Appendix A, Concurrency Service Area Table.
- e. In accordance with Policy 1.4.2 pertaining to public school concurrency, and upholding the exceptions detailed therein, prior to issuance of a Development Order/Permit for residential development, the School District of Palm Beach County shall maintain minimum level of service standards for public school facilities in accordance with the adopted Interlocal Agreement, and defined in the Public School Facilities Element. In the case of public school facilities, the issuance of Development Orders, Development Permits or development approvals for residential development shall be based upon the School District of Palm Beach County's ability to maintain the minimum level of service standards.

Policy 1.2.2: The City shall provide a sanitary sewer collection system with a level of service that accommodates 135 gallons per person per day.

Policy 1.2.3: The City shall provide for a solid waste level of service necessary to collect 6 pounds per person per day.

Policy 1.2.4: The City shall maintain stormwater level of service that adequately accommodates on-site the first one inch of runoff or runoff from the 3-year, 1-hour storm, whichever is greater. Roadway and parking lot finished elevations shall be at or above the peak stage elevation for the 5-year, 1-day storm event. Building ground floor elevations shall be above the 100-year, 3-day storm stage elevation.

Policy 1.2.5: The City shall provide a potable water level of service of 177 gallons per person per day, average level of service at a pressure of 20 psi or more, and a storage capacity of 4,300,000 gallons.

Policy 1.2.6: The City shall maintain a park and open space level of service standard of 3 acres per 1,000 population.

Policy 1.2.7: The City shall provide a transportation network utilizing the level of service standards of the Countywide Traffic Performance Ordinance.

Policy 1.2.8: The City shall continue to monitor impacts on level of service, through implementation of “Article X - Concurrency Management and Public Facility Capacity” of the Land Development Code.

OBJECTIVE 1.3: Private Development Financing of Infrastructure

The City shall continue to adhere to its policy that development projects should pay their fair share of public improvements based on their impact, through implementation of the following policies:

Policy 1.3.1: The development code shall include a building permit process that continues to require on-site detention and drainage structures acceptable to regional environmental agencies.

Policy 1.3.2: The responsibilities of developers in assisting with financing of downtown public improvements shall be determined on a case-by-case basis.

Policy 1.3.3: The CRA shall use tax increment financing as a means to help fund capital projects within the downtown and Singer Island redevelopment areas.

Policy 1.3.4: The City shall continue to encourage public-private cost sharing of water and sewer main extensions with the expectation that developers contribute to at least 50 percent of the cost except under unique circumstances.

OBJECTIVE 1.4: Concurrency

Policy 1.4.1: Through implementation of “Article X - Concurrency Management and Public Facility Capacity” of the Land Development Code, the City shall continue to insure that no development permit shall be issued unless assurance is given that the public facilities necessitated by the project (in order to meet City-adopted level of service standards) shall be in place concurrent with the impacts of development.

Policy 1.4.2: For public school facilities, the applicant for a Development Order or Development Permit which includes any residential component shall provide a determination of capacity by the School District of Palm Beach County that the proposed development will meet the public school facilities level of service. A determination by the School District is not required for existing single family legal lots of record.

OBJECTIVE 1.5: Coastal High-Hazard Area Expenditures

The City shall seek to limit public expenditures that subsidize development in the coastal high hazard areas (CHHA) and are not in the public interest, through implementation of the following policies:

Policy 1.5.1: Redevelopment in the CRA area (both on the mainland and Singer Island) shall be considered in the public interest. However, all infrastructures, public or private, that occurs in the CRA area or other areas located in the CHHA must address and integrate engineering and construction techniques that make structures more disaster-resistant. The City will evaluate its Land Development Code by 2010 to ensure that it contains provisions that will ensure such techniques and construction methods are a requirement of development approval.

Policy 1.5.2: Redevelopment in the CRA (both mainland and Singer Island) shall be considered in the public interest, and as such public funding of infrastructure may be permitted.

Policy 1.5.3: The City may consider public funding of infrastructure in the Coastal High Hazard Areas where development existed prior to the date of adoption of this plan, and the infrastructure is needed:

- to provide adequate evacuation; or
- to maintain adopted level of service standards; or
- to provide recreational needs or other water-dependent uses; or
- to restore or enhance natural resources; and
- is in the public interest

Monitoring and Evaluation

The Capital Improvements Element shall be reviewed annually and the five-year plan updated annually as part of the City's annual budget process, as set forth above.