

FORT WALTON BEACH COMPREHENSIVE PLAN

ELEMENT H
CAPITAL IMPROVEMENTS ELEMENT

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ELEMENT H CAPITAL IMPROVEMENTS ELEMENT

H.1 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 in excess of \$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.

H.2 Goals, Objectives and Policies

The Goals, Objectives and Policies of this element are as follows:

GOAL H - THE TIMELY AND EFFICIENT PROVISION AND MAINTENANCE OF PUBLIC FACILITIES TO MEET THE CHALLENGES ASSOCIATED WITH NEW DEVELOPMENT AND REDEVELOPMENT THROUGH THE USE OF SOUND FISCAL POLICIES.

OBJECTIVE H.1 - USE THE CIE AS A DIRECTORY TO MEET THE NEEDS OF THE CITY OF FORT WALTON BEACH FOR THE CONSTRUCTION OF CAPITAL

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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.

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 of Fort Walton Beach 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.

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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 of Fort Walton Beach, 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 of Fort Walton Beach 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 of Fort Walton Beach and to review the level of service conditions for the city. The committee shall be comprised of the City Manager, Community Development Services Director, Public Works Director, Finance Director and the Parks and Recreation 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 IMPROVEMENT 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.

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Policy H.5.2 - Use the City's fiscal policies to direct expenditures for capital improvements, which insure 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 2009-2013, as required by Florida Statutes 163.3177(3)(a)6. A copy of the Program may be obtained at the City's Development Services office.

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CAPITAL IMPROVEMENTS ELEMENT

**TABLE H1
SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS(FISCAL YEARS 2009-2013)**

Type/ Project Number	Project Description	Area Served	Funding	Plan Element	Purpose	FY2008- 09	FY2009- 10	FY2010- 11	FY2011 -12	FY2012- 13	5-Year TOTAL
Parks & Recreation											
5146	Kenwood Branch Library	Kenwood	GWC/	Recreation	MFD						
	Ft. Walton Landing Improvements	Fort Walton Landing	CRA	Recreation	MFD	Donation					
5013	Park Improvements	Jet Stadium	WC	Recreation	MFD RAR			55,000	80,000 210,000		165,000 <u>265,000</u>
5071	Park Improvements	Tennis Center Improvements	WC	Recreation	MFD RAR	5,900	8,500	21,200	18,000		53,600
5014	Rec Center Improvements	Docie Bass Center	WC	Recreation	MFD RAR	162,000				162,000	164,185 162,000
5072	Park Improvements	Ferry Park Improvements	WC	Recreation	MFD RAR		60,000	70,000		130,000	130,000
5040	Park Improvements	Hedrick Athletic Complex	WC	Recreation	MFD RAR	3,500	68,700		107,000		72,200 107,000
5117	Rec Center Improvements	Hedrick Center Improvements	WC	Recreation	MFD RAR		16,000	111,500			127,500
5145	Softball lex Comp	Ciide tyw	G	Recreation	MFD	18,000	18,000	2,714,50 0			2,750,50 0
5201	Dog Park	Seabreeze	G	Recreation	MFD			42,500			42,500
5494	Beal Parkway Neighborhood Plan	Chester Pruitt Park & Streetscape	CRA	Recreation / Instrastruc ture	MFD	190,000		30,000	20,000	20,000	260,000
5606	Coral Creek Multi-Use Trail	Seabreeze	CRA	Recreation	MFD		50,000				50,000

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Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2008-09	FY2009-10	FY2010-11	FY2011-12	FY2012-13	TOTAL
5118	Heritage Park	East Miracle Strip	CRA	Recreation	MFD			220,000			220,000
Sanitary Sewer											
5031	Pump Station #1 Upgrade	Pump #1 Robinwood	SF, B CRA	Infrastructure	MFD RAR		350,000	5,500,000			5,850,000
5032	Sewer System Rehabilitation	Citywide	SF	Infrastructure	MFD RAR		185,000	185,000	185,000	185,000	740,000
5048	Lift Station Rehabilitation	Various Lift Stations	SF	Infrastructure	RED	46,000	50,000	35,000	25,000	75,000	231,000
5398	Sewer System Flow Monitoring	Citywide	SF	Infrastructure	MFD/RAR	50,000	50,000				100,000
5423	Pump Station Maintenance	Pump Station #1 And 2	SF	Infrastructure	RED	35,000	50,000	50,000	50,000	50,000	235,000
5396	Reuse Water System	Softball Field & Fairgrounds	SF	Environmental/Infrastructure	MFD	96,960	95,000	60,000			155,000
5421	Defense Infrastructure Reuse Line System – Cemetery	Hurlburt Field/FWB	G	Infrastructure	MFD		500,000	500,000	500,000	500,000	2,000,000
	Lift Station Rehab Program	Various Lift Stations	SF	Infrastructure	RED	60,000	60,000	35,000	25,000	30,000	210,000
5065	Sewer Line Replacement Program	Citywide	WC SF CRA	Infrastructure	RED RAR	69,400	75,000 27,500	75,000	75,000	75,000	300,000 27,500
5400	Treatment Plant Improvements	WWTP	B	Infrastructure	RED		6,935,000	6,935,000	185,000	185,000	14,240,000

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Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2008-09	FY2009-10	FY2010-11	FY2011-12	FY2012-13	TOTAL
Stormwater											
5403	Water Quality Initiative	Citywide	WC	Infrastructure Coastal Man	WC	20,000	25,000	25,000	25,000	25,000	120,000
5019	Storm Drainage Improvements	Citywide	WC CRA	Environmental/ Infrastructure	RED RAR		50,000	50,000 20,000	50,000 20,000	50,000 20,000	200,000 60,000
5297	Storm Water Saltwater Outfall Pipe Replacement	Citywide	WC	Infrastructure	RED RAR	7,200	40,000 15,000	15,000	15,000	15,000	47,200 60,000
	Upgrade Treatment Plant	Sewer Treatment Plant	B	Infrastructure	MFD RAR		5,712,600				5,712,600
Water											
5026	Water Well Maintenance	Citywide	WF	Infrastructure			40,000	40,000	40,000	40,000	160,000
5045	Water Tank Maintenance	Citywide	WF	Infrastructure		22,510	23,896	50,000	50,000	50,000	196,406
5367	Water Meter Replacement Program	Citywide	WF	Infrastructure		140,000	200,000	205,000	205,000	205,000	955,000
5366	Water Ops Office Relocation	Citywide	WF	Infrastructure			47,000	40,000			
5056	Water Line Pipe Replacement	Citywide	WF CRA Kepner Drive	Infrastructure	MFD RAR B	51,000 47,250 35,000	51,000 51,750 35,000	53,000 77,250 11,250	52,000 37,500 16,250	52,600 50,000 19,500	260,600 216,500 164,250
Transportation											
5018	Pavement Improvement	Citywide Outside CRA	WC	Trans	RED	200,000 75,000	200,000	200,000	200,000	200,000	875,000

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Type	Project Description	Area Served	Funding	Plan Element	Purpose	FY2008 - 09	FY2009-10	FY2010-11	FY2011-12	FY2012-13	TOTAL
	Pavement Improvement	CRA	CRA	Trans	RED				27,585	24,141	51,726
5490	Downtown Public Parking Garage	East Miracle Strip	CRA	Trans	MFD	500,000 633,534	337,500 549,000	3,375,000 549,000	549,000	549,000	4,212,500 2,829,534
5061	Road Construction	Butler Drive	WC SA	Infrastructure Trans	MFD		318,000				318,000
	Road Construction	Stokes Avenue	WC SA	Infrastructure Trans	MFD	205,000					205,000
5319	Howell Drive Improvements	South Bayou	WC	Trans	RED			212,000			212,000
5306	Sidewalk Improvements Program	Citywide Outside CRA	WC	Trans	MFD RAR	25,000	25,000 40,000	25,000 40,000	25,000 40,000	25,000 40,000	125,000 160,000
	Brooks Street Access	CRA/East Miracle Strip	CRA	Trans	MFD	30,000	300,000				330,000
5357	Street Sign Master Plan	Inside CRA	CRA	Trans	MFD RAR				25,000		25,000
5602	Mainstreet Streetscape	Inside CRA	CRA	Trans	MFD	328,202					328,202
5604	Chestnut Avenue Streetscape	Inside CRA	CRA	Trans	MFD	125,000					125,000
5489	Soundwalk	East& West Miracle Strip	CRA	Infrastructure Trans	MFD		30,000	20,000	30,000	20,000	100,000
Utilities											
5114	GIS Asset Management	Citywide	SF WF	Infrastructure	RAR MFD	300,000	300,000	300,000	300,000	300,000	1,500,000

LEGEND

Funding Sources:

B Bonds
 G Grants
 WC Working Capital
 CRA Community Redevelopment Agency Fund
 SF Sewer Fund
 WF Water Fund

Purpose

RED Reduce Existing Deficiency
 RAR Remain Abreast of Replacements
 MFD Meet future demand

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GOAL H1 - THE CITY WILL ENSURE THAT FUTURE NEEDS ARE ADDRESSED 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 - Fort Walton Beach will update its Capital Improvements

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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 HI.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 HI.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 Plans. 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.