
CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal 9

The City shall ensure adequate and timely public facilities and infrastructure capacity to accommodate existing and future residents and businesses maximizing the use and value of existing facilities, and effectively managing future growth consistent with the (LOS) standards established in the Comprehensive Plan.

9.1 Objective:

Maximize the fiscal resources available to the City for public facility improvements necessary to accommodate existing development, redevelopment, and planned future growth, and to replace obsolete or deteriorated facilities.

9.1.1 Policy:

Ensure capital revenues and/or secured developer commitments are in place to maintain all public facilities at acceptable (LOS) standards prior to the issuance of new development orders.

9.1.2 Policy:

Utilize a variety of funding sources to implement capital improvements, within the limitation of existing law. These methods may include ad valorem taxes, general revenues, enterprise revenues, assessments, tax increment, grants, and private funds.

9.1.3 Policy:

Ensure that new development bears a proportionate cost for public facility improvements by utilizing a variety of mechanisms to assess and collect impact fees, dedications and/or contributions from private development.

9.1.4 Policy:

Conduct fiscal impact analyses on future annexations to determine the impacts on revenue sources.

9.1.5 Policy:

Aggressively seek all realistic grant opportunities to fund projects in the Schedule of Capital Improvements.

9.1.6 Policy:

The City shall limit public expenditures in Coastal High Hazard Areas.

9.1.7 Policy:

Subdivision regulations established by the City shall provide for the timely

completion and maintenance of the capital improvements required by the Comprehensive Plan.

9.1.8 Policy:

Each review of the Capital Improvements Element shall include a review of the assumptions, projections, needs, and consideration for appropriate and timely renewal of existing facilities according to the following criteria:

1. Emergency and post-disaster mitigation;
2. Deficiency determination by Concurrency Management System;
3. Public involvement in Capital Improvement Program and budget;
4. Existing land development and City master plans;
5. Plans of county, state agencies, including the water management district;
6. Accommodation of new development and redevelopment; and
7. Financial feasibility.

9.2 *Objective:*

Provide the necessary capital improvements to replace worn-out or obsolete public facilities, correct service deficiencies and accommodate planned future growth consistent with the adopted LOS standards.

9.2.1 Policy:

Prepare and adopt a Five-Year Capital Improvement Program (CIP) as part of the City's annual budgeting process. Amend the Capital Improvement Element annually to reflect these changes.

9.2.2 Policy:

Annual update of the Capital Improvement Element shall include proportionate fair-share contributions.

9.2.3 Policy:

The Schedule of Capital Improvements shall be financially feasible. Sufficient revenues shall be available for the first three years or will be available from committed or planned funding sources for years 4 and 5 of a 5-year capital improvement schedule.

9.2.4 Policy:

The Schedule of Capital Improvements shall be based upon the Future Land Use Element and consistent with all other Plan elements.

9.2.5 Policy:

Coordinate proportionate fair share mitigation procedures and payments with St. Lucie County.

9.2.6 Policy:

Coordinate planning for City improvements with the plans of state agencies, the South Florida Water Management District (SFWMD), St. Lucie County and adjacent municipalities, when applicable.

9.2.7 Policy:
Designate those projects identified in the other elements of the Comprehensive Plan, determined to be of relatively large scale (\$10,000 or greater), as capital improvement projects for inclusion within the Schedule of Capital Improvements (SCI) of this Element. All capital improvements in the SCI will be included in the Five-Year Capital Improvements Program (CIP) and Annual Capital Budget.

9.2.8 Policy:
Evaluate and rank the proposed capital improvement projects listed in the Five-Year Schedule of Capital Improvements, prioritizing them according to the following guidelines:

- Protection of public health, safety and welfare;
- Fulfills the City's legal commitment to provide facilities and services;
- Corrects existing deficiencies;
- Maintains adopted levels of service;
- Provides for the most efficient and effective use of existing and/or future facilities;
- Provides new capacity to accommodate future growth consistent with this Plan;
- Prevents or reduces future improvement costs;
- Promotes cost-effective use of time and revenue;
- Financial feasibility; and
- The plans of local, county and state agencies providing public facilities.

9.2.9 Policy:
Use the City's Land Development Regulations to ensure that all decisions regarding land use planning and the issuance of development orders and permits consider the availability of public facilities and services necessary to support such development at the adopted LOS standards concurrent with the associated impacts.

9.2.10 Policy:
Coordinate with road, utility and infrastructure service providers within the City to ensure that necessary capital improvements are implemented to support new construction and redevelopment.

9.2.11 Policy:
Repair, rehabilitate, and replace the City's capital facilities according to generally accepted engineering principles and guidelines and ensure that facilities and services provided by other agencies are held to the same standard.

9.2.12 Policy:
Assess new development a proportionate fair share of the public facility costs necessary to accommodate the impacts of new development at the adopted levels-of-service through the enforcement of existing public facility funding mechanisms and impact fees. Public facilities include potable water, sanitary sewer, solid waste, drainage, recreation and open space, schools, and roadways.

9.3 *Objective:*
Develop and implement a debt management program to assist the City in providing adequate and timely revenues for scheduled capital improvements.

- 9.3.1 Policy:
Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the City's ability to pay for a new capital asset or to significantly extend the life expectancy of a capital asset.
- 9.3.2 Policy:
Ensure that any increase in operating costs for a new or additional facility is also considered when evaluating the debt to be incurred for a facility.
- 9.3.3 Policy:
The City will not provide a public facility, nor accept the provision of a public facility by others, if it is unable to pay for the subsequent annual operation and maintenance costs of the facility.
- 9.3.4 Policy:
The City shall adopt standards for debt management by 2010.
- 9.3.5 Policy:
Debt payment shall not exceed the anticipated useful life of an improvement and, in no case, shall exceed 30 years.

9.4 *Objective:*
Land use decisions shall be made based upon available or projected fiscal resources in coordination with a Schedule of Capital Improvements which maintains adopted level of service standards and meets existing and future facility needs.

- 9.4.1 Policy:
The City shall use the Capacity and LOS Database as provided for in the Public Facilities Management Element to determine availability of public facilities for requested land use designations.
- 9.4.2 Policy:
The City shall determine whether projects in the Schedule of Capital Improvements will allow LOS standard to be maintained with a proposed land use change.
- 9.4.3 Policy:
The uniform, district-wide LOS standards shall be 100% of the permanent program capacity for elementary, middle, and high schools and for Title 1 Schools. The Florida Inventory of School Houses (FISH) capacity shall be adjusted by the St. Lucie County School Board annually to account for measurable programmatic changes.
- 9.4.4 Policy:
The City hereby incorporates by reference the St. Lucie County School Board's current Five-Year Work Plan Fiscal Years 2009-10 to 2014-15. This document includes school capacity sufficient to meet anticipated student demands projected by the county and municipalities, in consultation with the St. Lucie County School Board's projections for student enrollment, based on the adopted level of service LOS standards for the public schools. The Five-Year Capital Improvements Plan ensures the LOS standards for public schools are achieved and maintained within

the period covered by the five-year schedule.

SCHEDULE OF CAPITAL IMPROVEMENTS

The following Schedule of Capital Improvements (SCI) provided in Table 9-1 is the mechanism by which the City of Fort Pierce can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Improvements together with the Annual Budget Report is used to document the economic feasibility of the City's Comprehensive Plan.

**Table 9-1
Schedule of Capital Improvements**

PROJECT	DESCRIPTION	FY10	FY11	FY12	FY13	FY14	TOTAL 5-YEAR	FUNDING SOURCE
							COST	
City Recreation and Open Space Improvements								
1. Moore's Creek Linear Park & Pedestrian Facility	15th to 7th St.	\$3,483,613					\$3,483,613	FEMA, SMU, SFWMD, FDEP, FPRA
2. A1A Improvements	Kimberly Bergalis Park	201,128					201,128	FPRA
City Transportation Improvements								
1. A1A - US1 to Blue Heron Blvd.	Reconstruction, new roundabout	6,964,350	3,893,791	2,908,666			13,766,807	FDOT JPA; FPRA
2. 10th Street (Delaware Ave. to Orange Ave.)	Reconstruction	250,000	2,070,699				2,320,699	CDBG Disaster Funds, SMU
3. 13th Street (Orange Ave. to Avenue I)	Reconstruction	800,000	765,166				1,565,166	ARRA, SMU
4. 29th Street (Orange Ave. to Avenue Q)	Resurfacing, sidewalks/curbs		384,491				384,491	FDOT
City Stormwater/Drainage Improvements								
1. Pinecrest Subdivision		40,000	402,800				442,800	CDBG Disaster Funds
FPUA Water Improvements								
1. Fire Hydrants	New Installation	10,000	15,000	15,000	15,000	15,000	70,000	FPUA
2. New Construction	Oversizing Mains	95,000	100,000	100,000	200,000	300,000	795,000	FPUA
3. Water Mains	Misc. R&R	240,000	100,000	550,000	550,000	550,000	1,990,000	FPUA
4. Intergovernmental	Misc.	250,000	300,000	400,000	500,000	500,000	1,950,000	FPUA
5. Water Main Looping	Capacity and Reliability	500,000	200,000				700,000	FPUA
6. Midway Road	Turnpike to 25th Street	100,000				100,000		FPUA
7. 10th Street	Canal Terrace to Georgia Avenue	5,000	290,000				295,000	FPUA
8. South A1A	Blue Heron to Martin County Line	20,000					20,000	FPUA
9. Repump #2	Variable Frequency Drives		400,000				400,000	FPUA
10. Sunland Gardens MSBU	Phase II	2,849,122					2,849,122	FPUA
11. South A1A	Phase I and Phase IIB	135,000	605,000	60,000			800,000	FPUA
12. Second Street	Seaway Dr. to Taylor Creek	5,000	250,000	10,000			265,000	FPUA
13. Floridan Wellfield	Generators				150,000	150,000	300,000	FPUA
14. 13th Street	Virginia Avenue to Avenue Q	105,000	270,000	300,000	140,000		815,000	FPUA
15. WTP	2nd deep injection well			1,000,000	3,750,000		4,750,000	FPUA
16. Juanita Water Main	Relocation at Taylor Creek	350,000					350,000	FPUA
17. Surficial Well	Replacement			600,000			600,000	FPUA
18. Floridan Aquifer Well	Construction				150,000	1,600,000	1,750,000	FPUA
19. 17th Street	Orange Avenue to Avenue I		5,000	250,000	250,000		505,000	FPUA
20. WTP	Hypochlorite Conversion					450,000	450,000	FPUA

Table 9-11 Continued

PROJECT	DESCRIPTION	FY10	FY11	FY12	FY13	FY14	TOTAL 5-YEAR COST	FUNDING SOURCE
FPUA Wastewater Improvements								
1. Development	Oversizing	70,000	100,000	100,000	200,000	300,000	770,000	FPUA
2. Wastewater Main	Misc. R&R	400,000	100,000	600,000	600,000	600,000	2,300,000	FPUA
3. Intergovernmental	Misc.	400,000	300,000	300,000	300,000	300,000	1,600,000	FPUA
4. Lift Station 30	R&R	300,000					300,000	FPUA
5. Midway Road	Turnpike to 25th Street	50,000					50,000	FPUA
6. 10th Street	Canal Terrace to Georgia Avenue	5,000	215,000				220,000	FPUA
7. Avenue Q	25th to 29th Streets	95,000					95,000	FPUA
8. Second Street	Seaway Dr. to Taylor Creek	5,000	410,000	50,000			465,000	FPUA
9. 13th Street	Virginia Avenue to Avenue Q	95,000	260,000	240,000	170,000		775,000	FPUA
10. 17th Street	Orange Avenue to Avenue I (Design)		5,000	220,000	350,000		575,000	FPUA
11. Avenue C 16" Force Main	7th Street to Lift Station A					650,000	650,000	FPUA
12. Mainland Water Reclamation Facility						250,000	250,000	FPUA
13. Rock Road 8" Force Main	Orange Ave. to Correctional Facility			175,000			175,000	FPUA
14. IWRF DIW	Capacity Improvements			1,300,000	978,000		2,278,000	FPUA
15. 25th Street 12" Force Main	Edwards Road to Lift Station G				140,000		140,000	FPUA
16. Jenkins Road 24" Force Main	Phase I			350,000	311,500		661,500	FPUA
17. Jenkins Road 24" Force Main	Phase II			150,000	133,500		283,500	FPUA
18. Orange Avenue	16" Force Main			900,000	900,000		1,800,000	FPUA
19. North Jenkins Road	12" Force Main					450,000	450,000	FPUA
20. Lift Station D	R&R		450,000				450,000	FPUA
21. Okeechobee Road	Turnpike to I-95		200,000				200,000	FPUA

Source: City of Fort Pierce Finance Department, 2010