

# CAPITAL IMPROVEMENTS

City of St. Augustine Comprehensive Plan  
EAR-Based Amendments

## **CAPITAL IMPROVEMENTS ELEMENT**

### **CI Goal 1**

**The City shall manage its financial resources to adequately provide public facilities in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.**

### **CI Objective 1**

**Capital improvements will be provided to correct existing deficiencies. The measurable target for this objective is the status of public facilities for which level of service standards have been adopted.**

#### **CI Policy 1.1**

The City shall fund expenditures for capital improvements to support the requirements identified in the other elements of this plan as follows:

- a. Projects costing \$25,000 or more shall be included in the Five-year Schedule of Capital Improvements of this element, which shall be incorporated by reference only and adopted annually pursuant to 163.3187(1)(f), Florida Statutes, in conjunction with the annual capital budget;
- b. Projects costing less than \$25,000 shall be included in the annual capital budget;
- c. The City shall seek grants or private funds whenever available to finance capital improvements;
- d. The City shall consider the use of impact fees to finance capital improvements; and
- e. The City shall consider the use of revolving funds to finance capital improvements and property acquisition.

#### **CI Policy 1.2**

Local capital improvements projects shall be evaluated according to the requirements established by the other elements of the comprehensive plan and consideration of the following criteria:

- a. Whether the project is needed to protect public health and safety by eliminating or reducing existing or potential public hazards;

- b. Whether the project corrects existing deficiencies in public facilities by providing current levels of service standards to existing developed areas;
- c. Whether the project represents a logical extension of facilities and services within the water and sewer service;
- d. Whether the project increases the efficiency of existing facilities or achieves full use of existing facilities, thus reducing future capital improvements costs;
- e. Whether the project supports or subsidizes the pattern of development intended by the Future Land Use Map (FLUM), consistent with both the FLUM and projected growth patterns of the jurisdiction into which the facility is being extended;
- f. Whether the project is financially feasible for the city considering debt ratio limits and bond covenant requirements;
- g. Whether the project is in harmony with the plans of the Florida Department of Transportation, St. Johns River Water Management District, or any other state agency providing facilities or services in the city; and
- h. Whether the project will result in adequate facilities support anticipated future development and redevelopment at the adopted level of service standards.

### **CI Objective 2**

**The City will limit capital expenditures for public facilities in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series, but will place no limitation on expenditures in those areas that enhance or restore natural resources. The measurable target for this objective is the location and purpose of capital expenditures.**

#### **CI Policy 2.1**

The City will not expend public funds on capital improvements to subsidize development in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series. The City will expend public funds on capital improvements to correct existing facility deficiencies. For the purpose of this policy, capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The City will place no limit on expenditures in those areas intended to enhance or restore natural resources.

**CI Policy 2.2**

The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

**CI Objective 3**

The City shall not issue or approve development orders or land use plan amendments unless the present or projected availability of financial resources is sufficient to maintain the adopted levels of service standards for all public facilities needed to support the development, including existing and projected facility needs. All capital improvement facilities needed to support the development, and associated present and projected availability of financial resources shall be incorporated into the Five-Year Schedule of Capital Improvement according to CI Policy 1.1.

**CI Policy 3.1**

“Concurrency” means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

“Concurrency Management System” means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**CI Policy 3. 2**

The City adopts the following levels of service standards based on the requirements of the other elements of the comprehensive plan. These levels of service standards are included in the City Code.

**CI Policy 3. 3**

Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

**CI Policy 3.4**

Consistent with the public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall

be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent.

**CI Policy 3.5**

Consistent with the public welfare, and except as otherwise provided in this section, transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

**CI Policy 3.6**

By December 1<sup>st</sup> of each year, the City shall adopt a financially feasible 5-year schedule of capital improvements (i.e. Capital Improvements Program).

**CI Objective 4**

**Future development will pay all proportional costs to maintain existing adopted level of service standards for public facilities. The proportionate costs will include the impact of the individual development upon the facility and services. The measurable target for this objective is that new development will continue to be assessed the proportionate costs of providing services.**

**CI Policy 4.1**

The City shall continue to charge new development a flow proportionate share of the actual construction costs of the City's water and wastewater treatment plants and any required improvements or extensions to the existing distribution system. The City will reevaluate these charges annually to ensure that new development continues to pay a flow proportionate share of the cost of the capital facilities built to provide services.

**CI Policy 4.2**

The availability of utilities to support development orders issued before the adoption of this plan shall continue to be ensured because the City shall continue to permanently reserve facility capacity for development at the time that the flow proportionate share of the costs of providing utilities to the development is paid to the City.

**CI Objective 5**

**The City will manage its fiscal resources to ensure the provision of needed capital improvements to provide improvements to public facilities identified in the other elements of the City's Comprehensive Plan, and to provide required public facilities to support previously issued development orders**

and future development. The measurable target for this objective is that the City's capital expenditures are less than or equal to revenues available for capital expenditures.

**CI Policy 5.1**

The City shall limit the maximum ratio of outstanding capital indebtedness to no more than 10% of the property tax base.

**CI Policy 5.2**

The City shall implement a five-year capital improvement program and annual capital budget as a part of its budgeting process.

**CI Policy 5.3**

The City shall continue to provide renewal and replacement funds as required by bond covenants to maintain existing level of service standards for sanitary sewer and potable water. The priorities for replacement and renewal of capital facilities shall be as established in CI Policy 1.3.

**Potable Water**

The City will provide a water system level of service consisting of a minimum of 220 gallons per day per dwelling unit at a minimum pressure of 20 psi.

**Recreation and Open Space**

Recreation Development Standards (Not Adopted for Concurrency)

Facility	Level of Service Standard
Basketball court	1.00 per 1,000 persons
Softball field	0.50 per 1,000 persons
Soccer field	0.17 per 1,000 persons
Football field	0.17 per 1,000 persons
Play field	0.17 per 1,000 persons
Tennis court	0.83 per 1,000 persons
Volleyball court	0.20 per 1,000 persons
Picnic table	2.50 per 1,000 persons
Gym	1.0 per 1,000 persons
Boat ramp	0.14 per 1,000 persons
Swimming pool	0.07 per 1,000 persons
Golf course	0.02 per 1,000 persons

Concurrency Level of Service Standards

Regional Parks	5.0 acres per 1,000 persons
Community Parks	1.0 acres per 1,000 persons
Neighborhood Parks	0.8 acres per 1,000 persons

**Sanitary Sewer**

A minimum of 220 gallons per day per dwelling unit.

**Solid Waste**

The ability to dispose of 4.0 pounds of solid waste per day per capita.

**Stormwater Management**

The minimum Level of Service Standard (LOS) for the Municipal Stormwater Management System is based on the 10-year, 1-hour storm event, which equals 3.1-inches of rainfall for the duration of the event.

**Traffic Circulation**

The City adopts the following level of service standards for traffic circulation.

Facility	Average Daily Traffic	Peak Hour
Local roadway	D	D
Collector	D	D
Minor Arterial	D	E
Principal Arterial	C	D
Limited Access Facility	D	D

The minimum acceptable level of service on all county and City roads is level of service D peak hour.

**PUBLIC SCHOOL FACILITIES**

**CI Goal 2 : Capital Facilities Planning For School Concurrency**

**Objective 6**

**The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.**

**Policy 6.1:** Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as the 100% of Permanent Florida Inventory of School House (FISH) Capacity based on the utilization rate as established by the State Requirements for Educational Facilities (SREF), effective August 2005 and shall be adopted in the City's Infrastructure and Capital Improvements Elements.

Leased Relocatables shall be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by Relocatables shall not exceed 20% of the Permanent FISH capacity and shall be used for a period not to exceed five-years. Relocatables may also be used to accommodate special education programs as required by law.

It is the intent of the School District that new schools be designed and constructed based on the following design capacities:

New Elementary (K-5)	Design capacity of 700
New Middle (6-8)	Design capacity of 1,000
New K-8	Design capacity of 1,000
New High (9-12)	Design capacity of 1,500

**Policy 6.2:** The City shall ensure that future development pays a proportionate share of the 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 legally available and appropriate methods in development conditions.

**Policy 6.3:** The School District, in coordination with the City, shall annually update the Total Revenue Summary and Project Schedules Tables reflecting the School District'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 6.4:** The City hereby adopts by reference the 2010-2011 through 2014-2015 District Facilities Work Plan, approved by the St. Johns County School Board on September 14, 2010. By December 1<sup>st</sup> of each year, the public school facilities program shall annually update the Work Plan reflecting the School District's financially feasible Work Plan, to ensure maintenance of a financially feasible Capital Improvements Program and to ensure that level of service standards will continue to be achieved and maintained during the five year planning period. Each year the Capital Improvements Plan will be evaluated to ensure that it meets these standards.

**City of St. Augustine**  
**ADOPTED EAR-Based Comprehensive Plan Amendments: Goals, Objectives and Policies**

**2009-2010 THRU 2013-2014 CAPITAL IMPROVEMENTS PROGRAM**

<b>Transportation and Drainage Improvements</b>											
Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Riberia Street Phase I	Street Widening; Storm Water Drainage Imp.;										
	Sidewalk Installation	\$2,000,000	CRA	\$1,100,000	CRA						

<b>Sanitary Sewer and Potable Water Improvements</b>											
Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
R&R Projects	Infrastructure repair; I&I eradication	\$400,000	R&R Funds	\$400,000	R&R Funds	\$450,000	R&R Funds				
WTP RO Expansion	Capacity Upgrade									\$9,500,000	U. Bonds

<b>Parks and Recreation Improvements</b>											
Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Whispering Creek	Park Improvements									\$50,000	Private

<b>Other Improvements</b>											
Project Name	Project Description	FY 09/10 Amount	Funding Source	FY 10/11 Amount	Funding Source	FY 11/12 Amount	Funding Source	FY 12/13 Amount	Funding Source	FY 13/14 Amount	Funding Source
Sidewalk Program	Improvement; Replacement; Capacity Upgrades	\$100,000	General	\$100,000	General	\$100,000	General	\$100,000	General	\$100,000	General

General: City General Fund  
 CRA: Community Redevelopment Agency Fund  
 R & R: Utility Renewal and Redevelopment Fund  
 U. Bonds: Utility Revenue Bonds  
 Private: Private Funding via City