
CAPITAL IMPROVEMENT ELEMENT**Goal 1**

Ensure that public services and facilities are provided for in a timely and efficient manner through the use of sound fiscal policies.

Objective 1.1

Utilize the capital improvements element during the annual budget preparation process as a means of identifying and scheduling all anticipated capital facilities construction needs. [9J-5.016(3)(b)1]

Policy 1.1.a Capital improvement projects considered by the City Commission, shall be directly related to the individual elements of the adopted Comprehensive Plan and include consideration of: [9J-5.016(3)(c)1]

- a. The elimination of existing public hazards.
- b. The elimination of existing capacity deficits.
- c. Local budget impact.
- d. Locational needs based on projected growth patterns.
- e. The accommodation of new development and redevelopment facility demands.
- f. Financial feasibility.
- g. Plans of state agencies and water management districts.

Policy 1.1.b. An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process. [9J-5.016(3)(c)7]

Objective 1.2

Coordinate land use decisions and budgeting with the capital improvements schedule and utilize the schedule of capital improvements to maintain adopted level of service standards through administrative procedures . [9J-5.016(3)(b)3]

Policy 1.2.a. Those levels of service standards contained within Chapters 1 through 8 of the City of Belleview Comprehensive Plan are hereby, adopted by reference thereto. All proposed developments shall document consistency with the levels of service, and shall provide mitigating actions as necessary in the opinion of the commission specifically, the level of Service Standards adopted by this plan include:

- a. Availability of funds.
- b. New, unforeseen need.

- c. Maintenance of adopted level of service.

Policy 1.2.b. Municipal expenditures for capital improvements will be directed toward implementing the policies within the various comprehensive plan elements. [9J-5.016(3)(c)9]

Objective 1.3

The City shall provide ongoing documentation of fiscal responsibility. [9J-5.016(3)(b)5]

Policy 1.3.a The City shall request recommendations as to acceptable guidelines for the management of debt during an annual audit to be conducted by a professional CPA firm. Recommendations may include, but are not be limited to:

- a) Revenue bond: Total revenue ratio
- b) Total debt service: Total revenue ratio
- c) Outstanding capital indebtedness: Ad Valorem tax base ratio

One (1) or more of the recommendations of that firm will be adopted as the Commission standard for the public indebtedness. [9J-5.016(3)(c)2]

Objective 1.4:

The City shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with the adopted LOS standards for public schools.

Policy 1.4.a: The City will coordinate with the School Board the implementation of strategies for correcting existing deficiencies and addressing future needs to include:

- 1.4.1: The School Board’s commitment to continue the re-boundary process to reallocate school capacity to reduce school overcrowding within CSAs;
- 1.4.2: Implementation of a financially feasible Five-Year Capital Plan identifying capital improvements that are necessary to ensure LOS standards are achieved and maintained;
- 1.4.3: Identification of adequate sites for funded schools.

Policy 1.4.b: The City shall cooperate with the School Board to ensure that future development provides mitigation proportionate to the demand for public school facilities needed to accommodate new development and to assist in maintaining adopted LOS standards.

Policy 1.4.c: Funding for the construction and acquisition of sites for new schools adequate to meet identified needs shall be included in the School Board’s financially feasible Five-Year Capital Plan. However, sites may not be specifically identified for all schools included in years 4 and 5 of the schedule.

Policy 1.4.d: The City shall, in cooperation with the School Board, Marion County, and the other Cities within the County, update its educational impact fee schedule at a minimum of once every three (3) years.

Goal 2

The City shall adopt a Concurrency Management System which coordinates the timing of capital improvements with anticipated development.

Objective 2.1

All future private developments shall assume one hundred percent [100%] of the cost of facility improvements necessitated by each development at the level of service adopted within this plan for roads or other facilities, to the extent that such levels of service will be reduced by the immediate or cumulative effects of development. [9J-5.016(3)(b)4]

Policy .2.1.a Those levels of service standards contained within Chapters 1 through 8 of the City of Belleview Comprehensive Plan are hereby adopted by reference thereto. All proposed developments shall document consistency with the levels of service, and shall provide mitigating actions as necessary in the opinion of the commission specifically, the level of Service Standards adopted by this plan include:

- (1) Drainage: The 25-year, 24-hour storm event for Stormwater, and the 100-year, 24-hour storm event for structural elevation or flood proofing.

- (2) Water:
 - Inside City Limits:
 - Residential uses:
69 gallons per capita per day, minimum pressure of 50 p.s.i.
 - Commercial uses:
462 gallons per unit per day, minimum pressure of 50 p.s.i.
 - Institutional uses:
960 gallons per unit per day, minimum pressure of 50 p.s.i.

 - Outside City Limits:

Residential uses:
 74 gallons per capita per day, minimum pressure of 50 p.s.i.
 Commercial uses:
 979 gallons per unit per day, minimum pressure of 50 p.s.i.
 Institutional uses:
 960 gallons per unit per day, minimum pressure of 50 p.s.i.

- (3) Sewer:
 - Inside City Limits:
 - Residential uses: 55 gallons per capita per day
 - Commercial uses: 373 gallons per unit day
 - Institutional uses: 785 gallons per unit
 - Outside City Limits:
 - Residential uses: 60 gallons per capita per day
 - Commercial uses: 863 gallons per unit day
 - Institutional uses: 785 gallons per unit day
- (4) Solid Waste: Disposal of 1.427 pounds per capita per day of non-recyclable solid waste.

- (5) Roads:

	<u>Rural</u>	<u>Transitioning Urbanized Areas</u>	<u>Urbanized Area</u>
State Multilane Roadways	B	C	D
State Two-Lane Roadways	C	C	D
City/County Roadways	D	D	E

- (6) Recreation:
 - (a) Parks: Ten [10] acres per one thousand [1,000] population.
 - (b) Open Space: Ten [10] acres usable open space per one thousand [1,000] population. Usable open space is defined as undeveloped lands suitable for passive recreation or conservation use.

- (7) Public School Facilities:

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARD
Elementary	105% (FISH permanent capacity*)
Middle	105% (FISH permanent capacity*)
High	100% (FISH permanent capacity*)

*As adjusted by the school board annually to account for measurable programmatic changes. “Measurable programmatic changes” mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

Policy 2.1.b New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements necessitated by the development in order to adequately maintain the adopted level of service standards. (Bellevue has adopted impact fees) [9J-5.016(3)(c)8]

Objective 2.15:

The City shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted LOS standards. These standards shall be consistent with the Interlocal Agreement between the School Board, Marion County and the local governments within Marion County.

Policy 2.15 (a): The City Adopts by reference the Marion County Public Schools District Facilities Work Program, Five-Year Capital Plan/FY 2008-2012, approved by the Marion County School Board on September 25, 2008, which 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 LOS standards for public schools. By December 1st of each subsequent year, the City, in coordination with the School District, shall update and adopt by reference the School District Five-Year Capital 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 within each year of the subsequent 5-year schedule of capital improvements. The Capital Plan will be evaluated and updated annually to reflect existing and future public school facility needs of the County. The School Board is responsible for funding the capital improvements identified within its Five-Year Capital Plan.

Policy 2.15 (b): The LOS standards set forth herein shall be applied consistently by Marion County, the Cities, namely the City of Ocala, the City of Belleview, the City of Dunnellon, the City of McIntosh, the City of Reddick, and by the School Board district-wide to all schools of the same type.

Policy 2.15 (c): Consistent with the Interlocal Agreement, the uniform, district-wide LOS standards are initially set utilizing the Florida Inventory of School Houses (FISH) capacity formulas calculated at the levels as indicated in Policy 2.1.a (7) Public School Facilities LOS Standards.

Objective 2.2

At such time as a development order is issued, the City shall incorporate in such order provisions which address each element of the comprehensive plan to assure that public facility capacities meet or exceed those levels of service established with the plan. [9J-5.016(3)(b)5]

Policy . 2.2.a Every development order shall document:

- (a) The current municipal level of service standards.
- (b) Conditions to be met by the applicant to assure the levels of service are not reduced, below adopted level of service standards. [9J-5.016(3)(c)5]

Policy 2.2.b If a development is proposed that would exceed the availability of public facilities and services, either the development or the facilities will be phased to assure that the services and facilities are concurrent with the impacts of the development and meet municipal level of service standards. [9J-5.016(3)(c)6]

Policy 2.2.c Facilities and services necessary to meet the level of service standards adopted by the City of Belleview shall be in place prior to the issuance of a development order and development permit; or,

- (a) The necessary facilities are under construction at the time a permit is issued; or,
- (b) The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development permit is issued; or,
- (c) The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes or an agreement or development order issued pursuant to Chapter 380, Florida Statutes; or,

Policy 2.2.d The City of Belleview may at the sole discretion of the elected officials of the City of Belleview, amend the comprehensive plan, including the Capital Improvements Element, the 5-year schedule of capital improvements, and the other affected plan chapter(s) to assure that facilities and services will become available within a 5-year time limit, subject to each of the following conditions:

- (a) The source(s) of funding shall be identified, and the City Finance Director [or the Clerk if the position is vacant] shall certify the new or improved facility or service is economically feasible.

- (b) In addition to providing new or improved facilities or services, any existing deficiencies shall be eliminated.
- (c) The 5-year schedule of capital improvements shall include an estimated project completion date.
- (d) Upon being added to the comprehensive plan, the new or improved facility or service shall not be eliminated, deferred or delayed except by a comprehensive plan amendment.
- (e) The already adopted local development regulations will be amended to ensure development orders and permits are issued in a manner that will guarantee the necessary public facilities and services will be available to accommodate the impact of the proposed development.
- (f) A monitoring system shall be adopted during Fiscal Year 2000-2001 which enables the elected officials to determine on an annual basis [immediately prior to annual budget preparation] whether they are adhering to the adopted level of service standards and to their schedule of capital improvements; and, to ascertain existing facility and service capacity at the time a developments order and development permit is approved.
- (g) This comprehensive plan must clearly designate those areas within which public facilities and services will be provided with public funds in accordance with the 5-year capital improvements schedule.

IMPLEMENTATION

Five Year Schedule of Improvements

The five year schedule of improvements shown below is the implementation mechanism of the Capital Improvement Element to stage the timing, location, projected cost and revenue sources for any capital improvement needs identified within the other elements of the Comprehensive Plan. Certain improvements listed in the following schedule are contingent upon grant funding and implementation is contingent upon securing grant revenue. The following schedule documents the anticipated economic feasibility of the City's Comprehensive Plan and is based upon the Data and Analysis Report (Appendix A), which although not an adopted part of this plan, provides the foundation for the determination of the economic feasibility of any projects listed.

FIVE YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

PROJECT DESCRIPTION	SCHEDULE (FISCAL YEAR)	PROJECT ED COST	GENERAL LOCATION	REVENUE SOURCE	CONSISTENCY WITH OTHER ELEMENTS
Water line expansion	FY 2000-2001	\$50,000.00	CDBG target area	Revenues/Grant	Yes
Water line expansion	FY 2000-2001	\$85,000.00	Non-CDBG target area	Revenues/Grant	Yes
Gravity sewer expansion	FY 2000-2001	\$30,000.00	CDBG target area	Revenues/Grant	Yes
Gravity sewer expansion	FY 2000-2001	\$15,000.00	CDBG target area	CDBG - NR	Yes
Sewer force main	FY 2000-2001	\$120,000.00	CDBG target area	CDBG - NR	Yes
WWTF Centrifuge	FY 2000-2001	\$205,000.00	Sewer treatment plant	SRF loan	Yes
Baseline Road extension	FY 2001-2002	\$40,000.00	US 441 to CR 25	Fuel Tax Revenue	Yes
Water line expansion	FY 2001-2002	\$30,000.00	62nd Ave., south on 301	Revenues/Grant	Yes
Gravity sewer expansion	FY 2001-2002	\$350,000.00	55th Ave. Road	Revenues/Grant	Yes
New gravity sewer main	FY 2001-2002	\$400,000.00	441 to sewer treatment plant	EDC Grant	Yes
New force main	FY 2001-2002	\$100,000.00	Baseline Road	EDC Grant	Yes

New lift station	FY 2001-2002	\$40,000.00	441 overpass	EDC Grant	Yes
Water line expansion	FY 2002-2003	\$60,000.00	66th Terr. - (Wooded Acres)	Revenues/Grant	Yes
Water storage tower	FY 2002-2003	\$500,000.00	Well #6 site	CDBG - NR	Yes
New reuse line	FY 2003-2004	\$300,000.00	Bellevue Sports Complex	Revenues/Grant	Yes
New water line	FY 2003-2004	\$15,000.00	Floyds subdivision	CDBG - NR	Yes
New sewer main	FY 2003-2004	\$175,000.00	Floyds subdivision	CDBG - NR	Yes
New sewer main	FY 2003-2004	\$200,000.00	Vonn Addition	CDBG - NR	Yes
Sewer Treatment Plant Expansion	FY 2004-2005	\$1,200,000.00	Sewer treatment plant	SRF Grant	Yes
New water line	FY 2004-2005	\$40,000.00	Asber subdivision	CDBG - NR	Yes
New water line	FY 2004-2005	\$50,000.00	Bellevue-Santos Elementary	CDBG - NR	Yes
New water line	FY 2004-2005	\$20,000.00	Nicholas Estates	CDBG - NR	Yes
New sewer main	FY 2004-2005	\$32,000.00	Asber subdivision	CDBG - NR	Yes
New sewer main	FY 2004-2005	\$130,000.00	Bellevue-Santos	CDBG - NR	Yes

			Elementary		
New sewer main	FY 2004-2005	\$200,000.00	Nicholas Estates	CDBG - NR	Yes
Sewer Treatment Plant Expansion	FY 2005-2006	\$2,600,000.00	Sewer treatment plant	SRF Grant	Yes