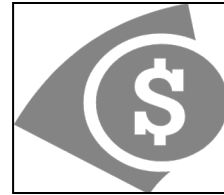




Comprehensive Plan 2009



2.13 CAPITAL IMPROVEMENTS

Goal 1: The County shall assure timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 1 Use the CIE as a directory to meet the needs of Okaloosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out upon adoption of this ordinance. The five year schedule of capital improvements (Table 2.13.1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 1.1 The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Chapter 163.3187 F.S., except that corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with this ordinance; or the date of construction of any facility enumerated in the Capital Improvements Element may be accomplished by the county and shall not be deemed to be amendments to this ordinance. All public facilities shall be consistent with the Capital Improvements Element.

Policy 1.2 Establish criteria within the capital budgeting process to evaluate capital improvement projects directly related to individual elements of this ordinance, and such criteria shall include:

- a. The elimination of future public hazards, consistent with the Guiding Principles of the Local Mitigation Strategy;
- b. The elimination of existing capacity deficits;
- c. The impact on the annual operating budget and Capital Improvements Program of Okaloosa County;
- d. Location needs based on projected growth patterns (reference Planning Profiles, and the adopted Future Land Use Maps);
- e. The accommodation of new development and redevelopment facility demands;

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- f. Maintain, upgrade, repair or replace existing public facilities;
- g. Financial feasibility;
- h. Expand or improve existing public facilities or provide new public facilities; and
- i. Plans of the Northwest Florida Water Management District and state agencies that regulate public facilities within the jurisdiction of Okaloosa County.

Policy 1.3 Debt Management policy for Okaloosa County:

- a. The County uses a combination of resources to fund capital improvements including State and Federal grants, below-market interest rate state loans, user fees, connection charges and a combination of long term and short term financing vehicles;
- b. General obligation debt is used sparingly and will remain well within the rating agency guidelines of ten to fifteen percent of taxable assessed valuation;
- c. Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. This same principal of coverage is used in the management of debt for other projects that are supported by user fees such as local option gas taxes for transportation projects. Maintaining prudent coverage factors is an important part of the County's debt management and review.

Policy 1.4 Prioritize Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn out facilities, that assigns second priority to correcting existing deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Okaloosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.

Policy 1.5 The County will promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction.

Policy 1.6 Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize the operating costs and maximize the life of infrastructure.

Objective 2 *Consistent with the goals, objectives, and policies of the Coastal Management Element limit public expenditures that subsidize private sector development in Coastal High Hazard Areas.*

Policy 2.1 Public expenditures in Coastal High Hazard Areas of Okaloosa County shall be limited to the provision or support of recreation uses such as parks and walkovers, erosion control devices, wastewater collection facilities when they replace septic tank

concentrations, or to increase public access to the shoreline, fire protection, water supply and transportation facilities unless consistent with densities and intensities of the plan and the "Santa Rosa Island Plat Map and Protective Covenants and Restrictions."

Policy 2.2 Appropriations for capital improvement projects located in Coastal High Hazard Areas shall be necessary to maintain existing infrastructure at the adopted level of service standards. However, public funding shall not be utilized to increase density in the Coastal High Hazard Area.

Objective 3 *Coordinate land use decisions and development approvals with available and/or projected fiscal resources with the schedule of capital improvements so as to maintain adopted LOS standards and meet the existing and future facility needs.*

Policy 3.1 Land-use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 3.2 In accordance with the County's Concurrency Management System, the County shall utilize those levels of service for public facilities that are established, based on relevant data and analysis, within the supporting policies for the respective Comprehensive Plan Elements (see individual elements for associated policy guidelines (reference LOS Summary in Chapter 4, Concurrency Management System).

Policy 3.3 Continue to provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance.

Policy 3.4 A combination of private and public fiscal resources of Okaloosa County will be used, to the extent necessary, to maintain LOS standards and support the Five Year Schedule of Capital Improvements. Examples of these resources include, but are not limited to:

1. Developments shall pay all costs and construct all roads and stormwater management facilities within the development to county standards in order to qualify for acceptance into the county-maintained system, and shall construct other facilities and landscaping as negotiated in development orders to ensure compatibility with surrounding development, and provide beach access when applicable;
2. The County will continue to levy a local-option gas tax as a means of funding to construct and maintain bridges and roads;
3. User fees and special assessments will be used to construct, maintain and operate public facilities; and

4. Design, construction and maintenance of drainage facilities for development will be the responsibility of the private developer unless accepted by the BCC.

Policy 3.5 Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance (reference Chapter 4, Concurrency Management System).

Policy 3.6 Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 3.7 The Board of County Commissioners will continue its efforts to update and add information to its Geographic Information System for the various county departments as an aid in the Concurrency Management System.

Policy 3.8 The County hereby incorporates by reference the most current version of the Florida Department of Transportation Five Year Work Program, the Okaloosa-Walton Transportation Planning Organization (TPO) Okaloosa-Walton Long Range Transportation Plan (LRTP), the Okaloosa County Local Mitigation Strategy and Community Rating System, and the School Board's School Facilities Work Plan prepared by the Okaloosa County Public School District/Facilities. The County is not financially responsible for those capital projects which are funded, maintained and/or under the control of other agencies or jurisdictions.

Objective 4 *Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards.*

Policy 4.1 The County's land use decisions and land development code shall contain provisions for assessing new developments pro rata share of the costs necessary to finance public improvements required by new development to adequately maintain level of service standards.

Policy 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 county's permitting and inspection process and will result in the applicant/developer providing all required improvements unless otherwise provided.

Objective 5 *Okaloosa County shall take specific action to coordinate the use of unincorporated land with capital expenditures scheduled within the Comprehensive Plan Elements in order to accommodate future anticipated population.*

Policy 5.1 A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Policy 5.2 Use Okaloosa county'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 ordinance, including meeting level of service standards (reference Chapter 4).

Policy 5.3 The County will implement the Concurrency Management System described in Chapter 4.

Policy 5.4 Capital improvements shall be constructed in accordance with the 5 Year Schedule of Capital Improvements as defined within Table 2.13.1 contained herein is hereby adopted as a part of this ordinance. The County will provide the facilities and services indicated in Table 2.13.1 of the Capital Improvements Element with public funds and/or private funds when a development agreement is established.

1. The schedule of capital improvements for which Okaloosa County has fiscal responsibility, has been selected for five fiscal years, by year, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes project descriptions and locations.
2. Table 2.13.1 lists projected costs and funding source by type of public facility for the five year period of the most recent version of the 5 Year Schedule of Capital Improvements.
3. The 5 Year Schedule of Capital Improvements shall be reviewed and updated as part of the County's annual budget process.

GOAL 6: THE COUNTY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Policy 6.1: The County shall 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.

Table 2.13.1 Five Year Schedule of Capital Improvements

(Section 163.3177(3)(a)5, FS.)

This five year Schedule is a listing of those capital improvement projects within Okaloosa County that benefit the roadways and / or address the existing deficiencies in Level of Service (LOS).

Five Year Schedule of Capital Improvements						
<i>Source: Okaloosa County Capital Improvements Plan FY 2020 – 2029</i>				<i>Revised June 2019</i>		
Projects Necessary to Correct Existing Deficiencies						
Name of Project	General Location and Description	Consistency with Comprehensive Plan	Funding per Fiscal Year Including Source*			
			FY 2020	FY 2021	FY 2022 FY 2024	FY 2025 FY 2029
Highway 2 Reconstruction	Rebuild 2 bridges and widen pavement from SR 189 to SR 85	Implement Objective 1.2 and Policy 1.2.1 of the Transportation Element	\$200,000 Source(s): Road and Bridge Construction Fund	\$2,000,000 Source(s): Sales Tax		\$2,000,000 Source(s): Sales Tax

Ten Year Schedule of Capital Improvements

Name of Project	Funding Source	General Location and Description	Funding per Fiscal Year Including Source					FY2025-FY2028
			FY2020	FY2021	FY2022	FY2023	FY2024	
Water -New Lines	<u>OCWS</u>	Replace aged infrastructure (Bradford, Colony Estates, Country Club Drive).	<u>\$450,000</u>	<u>\$450,000</u>	<u>\$750,000</u>	<u>\$450,000</u>	<u>\$450,000</u>	
Future Water Supply	<u>OCWS/PAS</u>	Easement/Land acquisitions and planning for future water supply.	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	
State/County Relocation Projects (Water)	<u>OCWS</u>	FDOT and County relocation projects (PJ Adams, Brooks Bridge, 1-10 @ Antioch Road Interchange).	<u>\$200,000</u>	<u>\$200,000</u>	<u>\$400,000</u>	<u>\$500,000</u>	<u>\$200,000</u>	
Existing Tanks	<u>OCWS</u>	Tank rehabilitation projects.	<u>\$100,000</u>		<u>\$860,000</u>	<u>\$890,000</u>		
Existing Wells	<u>OCWS</u>	Pump Station rehabilitation projects.	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>	<u>\$150,000</u>	
Hwy 90 East Water & Sewer Main Extension	<u>OCWS/Triumph</u>	Water and Sewer Main extensions along Hwy 90 East.	<u>\$1,500,000</u>					
SCADA Replacements/Upgrades (Water)	<u>OCWS</u>	Miscellaneous SCADA improvements.	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$25,000</u>	
Lewis Turner Block - Master Plan	<u>OCWS</u>	Construction of OCWS Field Office & Site work.	<u>\$600,000</u>	<u>\$100,000</u>				
Water Projects	<u>OCWS</u>	Estimated ongoing capital needs for water projects based on current rate model.						<u>\$16,250,000</u>
Jerry D. Mitchem WRF Upgrades	<u>OCWS</u>	Convert Jerry D. Mitchem WRF to a conventional plant.	<u>\$25,000</u>	<u>\$25,000</u>	<u>\$500,000</u>	<u>\$2,500,000</u>	<u>\$2,500,000</u>	
SCADA Replacements/Upgrad	<u>OCWS</u>	Miscellaneous SCADA improvements.	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	
Russell Stephenson WRF Upgrades	<u>OCWS</u>	Clarifier rehabilitation.	<u>\$75,000</u>	<u>\$75,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	<u>\$50,000</u>	

Project Necessary to Correct Existing Deficiencies

Ten Year Schedule of Capital Improvements

Name of Project	Funding Source	General Location and Description	Funding per Fiscal Year Including Source					
			FY2020	FY2021	FY2022	FY2023	FY2024	FY2025-FY2028
Sewer Collection -Rehab & Replacement	OCWS	Rehabilitation to existing sewer system (CIPP, manhole liners, FM replacement, CIP/DIP main upgrades).	\$500,000	\$600,000	\$600,000	\$600,000	\$600,000	
Sewer Collection - Upgrades & Extensions	OCWS	Small sewer collection system upgrades and extensions.	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	
Existing Lift Stations	OCWS	Rehabilitation to existing lift station (pumps, panels, piping, valving).	\$200,000	\$300,000	\$400,000	\$500,000	\$750,000	
Arbennie Pritchett WRF Upgrades	OCWS	New centrifuge and digester, asphalt Roberts Blvd, lagoon rehabilitation and other miscellaneous upgrades	\$750,000	\$3,000,000	\$3,500,000	\$600,000	\$50,000	
State/County Relocation Projects (Sewer)	OCWS	FDOT and County relocation projects (Brooks Bridge)	\$100,000	\$100,000	\$300,000	\$100,000	\$100,000	
Reclaimed Water Main to Niceville/Eglin	OCWS/F DEP	Construction of an 11-mile reclaimed water transmission main from APWRF to the City of Niceville.	\$7,000,000					
CIP Lift Station & Force Main Upgrade	OCWS	Upgrades/replacement of existing aged Lift Stations & Force Mains.	\$150,000	\$750,000				
Bob Sikes Blvd 36" FM	OCWS	Replace two 20" uncoated effluent mains.			\$250,000	\$2,250,000		
Sewer Projects	OCWS	Estimated ongoing capital needs for sewer projects based on current rate model.						\$24,000,000

Project Necessary to Correct Existing Deficiencies