

CAPITAL IMPROVEMENTS ELEMENT

PURPOSE: This element is intended to be a guide for the capital improvements program for the County; to provide financial policies to guide the provision of public facilities and infrastructure improvements, and to insure that public facilities and infrastructure are funded and constructed concurrent with the needs of development as required by Chapter 163.3177,(3), Florida Statutes, Part II.

GOAL 8A: Establish fiscal procedures and undertake actions necessary for the timely and efficient provision of adequate facilities for existing and future populations.

Objective 8.1: Review public facility needs each year and analyze potential revenue sources to balance the Capital Improvements Plan.

Policy 8.1.1: The County shall update the Capital Improvements Element and add a new fifth year to the Schedule of Capital Improvements prior to December 1 of each year.

Policy 8.1.2: The County shall evaluate capital facility needs relative to: level of service deficiencies; repair and replacement of obsolete or worn-out facilities; and, the need for new facilities to accommodate growth.

Policy 8.1.3: The County shall include all projects of relatively large scale and cost (\$25,000 or greater), as capital improvements projects for inclusion within the Capital Improvements Schedule when such project is needed to maintain or increase an adopted level of service standard.

Policy 8.1.4: The County shall consider level of service standard deficiencies as priority needs and shall include funding to correct such deficiencies.

Policy 8.1.5: The County Administrator shall coordinate the evaluation and ranking of projects proposed for inclusion in the Capital Improvements Schedule.

Policy 8.1.6: The following criteria shall be used in order of importance to evaluate and rank the need for proposed capital improvement projects for inclusion in the Capital Improvements Schedule:

- A. The project is necessary to eliminate public health and safety hazards;
- B. The project is needed to maintain the adopted level of service;

- C. The project is necessary to correct capacity deficiencies based on the adopted level of service;
- D. The project is financially feasible;
- E. The project is necessary to accommodate new or additional growth;
- F. The project represents a logical extension of facilities or services;
- G. The project will meet or further the goals, objectives and policies of the Comprehensive Plan;
- H. The availability of State, Federal or private financial assistance in defraying or sharing costs;
- I. The extent to which the project is necessary to meet regulatory requirements of other units of government;
- J. Consideration of state agencies and the Northwest Florida Water Management District plan; and,
- K. The extent in which the project will increase the economic base and quality of life of residents.

Policy 8.1.7: County expenditures for public facilities in high flood hazard areas shall be consistent with this Comprehensive Plan and County Flood Regulations.

Objective 8.2: Coordinate land use decisions and fiscal resources with the Capital Improvements Schedule to maintain the adopted Level of Service Standards.

Policy 8.2.1: The adopted level of service standards are identified in this Plan and in Tables 8.1 of this element.

Table 8.1 Level of Service Standards (LOS)

Service	Level of Service Standards
Transportation	See Policy 2.2.3 of the Transportation Element.
Parks and Recreation	See Policy 6.3.6, Policy 6.3.7 and Policy 6.3.8 of the Recreation and Open Space Element.
Public Schools	See Policy 10.6.1 of the Public Schools Facility Element.
Potable Water	See Policy 4B.1.3 and Policy 4B.1.4 of the Potable Water Sub Element of the Infrastructure Element.
Sanitary Sewer	See Policy 4A.1.4 and Policy 4A.1.5 of the Sanitary Sewer Sub Element of the Infrastructure Element.
Stormwater	See Policy 4C.1.1 and Policy 4C.1.2 of the Stormwater Management Sub Element of the Infrastructure Element

Policy 8.2.2: The County hereby adopts the Gadsden County Capital Improvements Schedule as shown in Table 8.3 detailing the projects to be the total project cost, year, project description and funding source.

Policy 8.2.3: In providing capital improvements, the County shall limit the maximum ratio of outstanding general obligation indebtedness to no greater than 15 percent of the property tax base, except School Board debt which shall be regulated by the Gadsden County School Board.

Policy 8.2.4: Efforts shall continue to be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Policy 8.2.5: The County shall use the following guidelines to assure that the objectives and policies established in this Plan are met and that the Capital Improvements Schedule remains feasible. In the event that a revenue source identified in the Capital Improvements Schedule is not available to fund a project when needed, the following guidelines specify how the County shall make adjustments:

- A. Undertake a plan amendment that lowers the adopted level of service standard for the facility or service for which funding cannot be obtained.
- B. Undertake a plan amendment that would adjust Capital Improvement Schedule.

- C. Undertake a plan amendment that would delay projects until funding can be guaranteed.
- D. Not issuing development orders that would continue to cause a deficiency based on adopted level of service standards.
- E. Transfer funds from the funded but not deficient public facility in order to fund an identified deficient public facility or service.

The following restrictions shall apply to the guidelines listed in subsections a through e above:

1. Projects cannot be removed, delayed, or deferred from the Capital Improvements Schedule unless level of service standards are maintained;
2. Projects other than roads and mass transit cannot be eliminated, deferred, or delayed once relied upon for purposes of maintain level of service standards; and
3. Development orders or permits that will result in a reduction in the level of service below the adopted standard shall not be issued.

OBJECTIVE 8.3: Future development will bear a proportionate share of the cost of facility improvements necessitated by development in order to maintain adopted level-of-service standards.

Policy 8.3.1: Require that developers support the pro rata share of costs necessary to finance public facility improvements necessary to maintain the adopted levels of service for a proposed development.

OBJECTIVE 8.4: Continue to implement the Concurrency Management System consistent with Chapter 163.3180 Concurrency, Florida Statutes.

Policy 8.4.1: The issuance of a development order is conditioned upon the availability of public facilities to include: sanitary sewer, drainage, solid waste, and potable water as well as roads, parks and schools that are required to serve the proposed development pursuant to Chapter 163.3180(1), Florida Statutes.

Policy 8.4.2: The County shall monitor land use decisions through the concurrency management system and the development permitting process to ensure that the

adopted levels of service for public facilities are sustained concurrent with the impact of development.

Policy 8.4.3: All public facilities shall be in place and available to serve new development, prior to the issuance of a certificate of occupancy as required by §163.3180(2), F.S.

Objective 8.5: Manage the timing of residential development approvals and their functional equivalent to ensure adequate school capacity is available consistent with the adopted level of service standards for public school concurrency.

Policy 8.5.1: Ensure that adequate school capacity is available consistent with adopted level of service standards for public school concurrency in Policy 10.6.1 and consistent with the adopted Interlocal Agreement as adopted in the Public School Facilities Element.

Policy 8.5.2: The County and School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for public school facilities including those which result in school facility capital investments that result in the increase of capacity of an existing school or the construction or replacement of an existing school at an existing or new site.

Policy 8.5.3: The County shall participate with the School Board in the preparation of the annual update to the Gadsden County School Board Five Year District Facilities Work Program and education plant survey prepared pursuant to Section 1013.35 Florida Statutes.

Policy 8.5.4: The County hereby incorporates by reference the most currently adopted Gadsden County School Board Five Year District Facilities Work Plan.

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Exhibit 'A'

Table 8.3 Capital Improvements Schedule Gadsden County FY 2020/21-2024/25

TRANSPORTATION LOS PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Quincy Municipal Airport Environ. Design & Construction of Apron Area - Aviation Capacity Project (4466471)	\$800,000					\$800,000	FDOT – CAP DPTO
Quincy Municipal Airport Aviation Preservation Project – Construction of perimeter taxiway. (4203724)	\$2,050,081		\$550,000	\$550,000			FDOT – CAP DDR
Quincy Municipal Airport (4256116) - Aviation Preservation	\$3,258,117	\$900,000					FDOT – CAP DDR
Quincy Municipal Airport (4256119) Environmental/Design/CO NSTR Hangers & Taxiway	\$3,258,117				\$800,00		FDOT - CAP DDR
SR 10 (US 90) Over Little River & Hurricane Crk Br. No. 500151 2 3 &4)(4228232)	\$14,694,625	\$267,881					FDOT – CST BRRP CST DIH
SR 8 (I-10) Over Apalachicola River Bridge FM #500086 & 87(4067425)	\$8,556,178		\$1,497,211				FDOT - CST BRRP CST DIH INC BRRP
SR 8 (1-10) Over CR 268A Bridge #500080 (4454651)	\$2,131,695		\$1,886,930				FDOT - CST BRRP CST DIH CST BRRP
CR 159 Salem Road Over Swamp Creek Bridge No 50032 (4393741) – Bridge Replacement	\$4,987,299		4,031,746				FDOT - CST ACBR CST ACBZ
Gadsden CO Safe Routes to Schools – Multiple Locations (4413 472)	\$544,081	\$290,945					CRTPA CST SR2T

TRANSPORTATION LOS PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Havana Middle School Sidewalk Extension (4381271)	\$395,018		\$215,366				CRTPA -CST TALU
Ralph Strong Rd from Crossroads School (4403851) Sidewalks	\$862,477	\$783,661					CRTPA – CST SR2T
CR 274 Atlanta ST from Ben Bostick RD to MLK BLVD (4407241)	\$1,215,466			\$966,118			CRTPA - CST CM 2,045 CST TALT \$670,000 CDT TALU \$294,073
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203101)	\$248,116	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR \$53,558 OPS LF \$5,3,558
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203131)	\$219,700	\$10,000	\$20,000	\$20,000	\$10,000	\$10,000	CRTPA - OPS DDR \$49,850 OPS LF \$49,850
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4222621)	\$219,751	\$10,000	\$9,300	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR \$44,300 OPS LF \$44,300
Commuter Trans. Assistance Managed by Big Bend Transit Operating Funding (4203111)	\$225,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	CRTPA - OPS DDR
Gadsden County JPAS for Traffic Signals (4367411)	\$786,678	\$84,914	\$87,461	\$90,086	\$92,338	\$95,109	CRTPA - OPS DITS \$442,891 OPS DDR \$7,017
Transportation Total	\$44,452,399	\$2,367,201	\$8,318,014	\$1,656,204	\$932,338	\$935,109	
SCHOOL FACILITIES LOS PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE*
Non-Identified							

School Totals							
COUNTY PARK FACILITIES LOS PROJECTS	TOTAL PROJECT COST	2020/21	2021/22	2022/2023	2023/2024	2024/2025	FUNDING SOURCE *
E. Gadsden Sports & Recreation Complex @St. Hebron	\$9,000,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	Capital – Parks Fund 344
Pat Thomas Park Expansion, Hopkins Landing Rd, (Camping & RV)	\$180,000	\$250,000					Capital – Parks Fund 344
Robertsville	\$50,000			\$50,000			Capital – Parks Fund 344
Shiloh Park	\$50,000	\$50,000					Capital – Parks Fund 344
St. John Park	\$50,000		\$50,000				Capital – Parks Fund 344
Eugene Lamb Jr.. Community Park					\$50,000		Capital – Parks Fund 344
County Park Facilities Total	\$9,330,000	\$550,000	\$300,000	\$300,000	\$300,000	\$250,000	

Source: Gadsden County Facilities, Parks & Recreation Divisions; Gadsden County, CRTPA Transportation Improvement Program (TIP) FY2020/21-2024/25; FDOT District 3 2021-25- Five Year Work Program. Gadsden County School District 2018/19-2023/24 Work Plan.
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