

**CAPITAL IMPROVEMENTS
GOALS, OBJECTIVES AND POLICIES**

GOAL CIE 1: PUBLIC FACILITIES IMPROVEMENTS

Improve urban services and public facilities consistent with adopted levels of service and requirements for public health, safety, and welfare.

OBJECTIVE CIE 1.1: CAPITAL IMPROVEMENTS PROGRAM

To identify necessary improvements to the City’s public facilities that maintain adopted levels of service.

Policy CIE 1.1.1: Capital Improvements Program

The City shall maintain an adopted Five-Year Capital Improvements Program (CIP) that includes projects which address the necessary improvements to public facilities to correct existing deficiencies, accommodate future growth, and replace obsolete and worn out facilities. Table 1 (the CIP) provides a schedule of capital improvements hereby adopted by the City.

**TABLE 1
City of Eustis – Capital Improvement Schedule
(Note: This is the annual update for the new 5 year period.)**

FIVE YEAR CAPITAL IMPROVEMENT PLAN - TRANSPORTATION IMPROVEMENTS						
Item Number	Project Description	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15
1	SR 44 from (US441 to Orange Ave) widen to 4 lanes with FDOT					\$2,000,000
2	Miscellaneous Sidewalk Rehabilitation	\$120,800	\$115,000	\$127,600	\$143,700	\$148,900
3	Safe Routes to School/Washington Ave.	\$425,000				
4	Mobility Plan Implementation		\$135,000	\$110,000	\$135,000	\$110,000
5	Street Resurfacing	\$293,000	\$399,000	\$214,000	\$182,000	\$126,500
	YEARLY TOTAL	\$838,800	\$649,000	\$451,600	\$460,700	\$2,385,400
	FIVE YEAR TOTAL					\$4,785,500
FIVE YEAR CAPITAL IMPROVEMENT PLAN – POTABLE WATER DISTRIBUTION SYSTEM						
Item Number	Project Description	Year 1 2010-11	Year 2 2011-12	Year 3 2012-13	Year 4 2013-14	Year 5 2014-15
1	SR 44 Water Main Relocation				\$ 165,000	
2	Grand Island Shores Road Booster Station well construction		\$ 1,650,000			
3	Temple Circle and Morse Rd	\$190,500				
4	Haselton Electrical Upgrade				\$379,500	
5	Magnolia from Mary to Kensington		\$77,800			
6	Add second .5 mg Ground Storage Tank at Ardice					\$ 500,500
7	Suwanee and Hollywood; Danvers, Reddick, and Gould; Topping Place, Broadview Ct., and Country Club Rd.				\$268,150	
8	Turner Dr, Ploveridge Rd. and Horseshoe Dr.					\$242,060
9	High Service Pumps at Ardice					\$ 77,050

10	High seervice/Variable speed control at CR 44 plant					\$127,500
11	Northwind Dr. and Twin Oaks Circle			\$92,760		
	YEARLY TOTAL	\$ 190,500	\$ 1,727,800	\$ 92,760	\$ 812,650	\$ 947,110
	FIVE YEAR TOTAL					\$ 3,770,820

FIVE YEAR CAPITAL IMPROVEMENT PLAN - WWTFs EXPANSION AND UPGRADE

Item Number	Project Description	Year 1	Year 2	Year 3	Year 4	Year 5
		2010-11	2011-12	2012-13	2013-14	2014-15
1						
2	Design, Permitting, Bidding and Construction Admin. of Nitrification/Denitrification of the Main WWTF	\$4,035,438				
3	Reclaimed Water Storage	\$1,540,000				
4	Eastern WWTF Nitrogen Upgrade	\$189,000	\$440,000			
5	Eastern WWTF Nitrogen – Building and Electrical Upgrade Engineering	\$220,000	\$566,500			
6						
	YEARLY TOTAL	\$5,984,438	\$1,006,500			
	FIVE YEAR TOTAL					\$6,990,938

FIVE-YEAR CAPITAL IMPROVEMENT PLAN - STORMWATER (Fund No. 49)

Item Number	Project Description	Year 1	Year 2	Year 3	Year 4	Year 5
		2010-11	2011-12	2012-13	2013-14	2014-15
1	Construction & Engineering Downtown Drainage	\$3,260,000	\$1,764,959			
2						
3						
4						
5						
6						
7						
	TOTAL	\$3,260,000	\$1,764,959		\$0	\$0
	FIVE YEAR TOTAL					\$5,024,959

- Policy CIE 1.1.2: Public School Five Year Schedule of Capital Improvements**
The City shall include the five-year schedule of capital improvements to address any existing public school facility deficiencies and future public school facility needs consistent with the adopted level of service standard. A summary of the Lake County Public Schools' Five-Year Capital Improvement Program is provided in Table 2 and is followed by a summary of the Lake County Public Schools' Estimated Revenues in Table 3.
- (Note: Tables 2 & 3 are provided at the end of this Capital Improvements Element)*
- Policy CIE 1.1.3: Annual Updates to the CIP**
The City shall update the adopted CIP on an annual basis as part of the City's budget process.
- Policy CIE 1.1.4: Dedicated Funding**
The City shall ensure that all projects listed in the CIP have dedicated funding sources.
- Policy CIE 1.1.5: Capital Improvements Program Amendments**
The City may amend the Capital Improvements Program if it is determined that a change in the nature or schedule of an improvement will not compromise adopted levels of service, based on additional data or analyses made subsequent to the adoption of the Capital Improvements Program.
- Policy CIE 1.1.6: Identification and Evaluation of Capital Improvement Projects (General)**
Capital improvement projects shall be identified and evaluated in terms of their need, priority, and feasibility based on the following criteria:
- a. Mitigation of impacts and remediation of deficiencies and hazards;
 - b. Cost effectiveness versus alternate solutions or timetables;
 - c. Funding availability, including local dedicated and general revenue sources and outside grants;
 - d. Consistency with the City of Eustis Comprehensive Plan;
 - e. Consistency with the plans and improvements of other jurisdictions;
 - f. Consistency with established City-prepared Water Supply Facilities Work Plans approved by the St. Johns River Water Management District; and
 - g. Consistency with adopted Master Plans
- Policy CIE 1.1.7: Identification and Evaluation of Capital Improvement Projects (Stormwater)**
The City shall continue to take actions to improve stormwater runoff management through natural, manmade, and regulatory means, consistent with the Conservation Element for the purpose of improving water quality of

discharges and enclosed basins; improving the recharge of stormwater into the aquifer; and encouraging stormwater reuse.

- a. The City will prioritize stormwater projects based upon the overall need and benefit. Capital projects will be considered based upon factors such as flooding, erosion, protection of water quality, recharge potential, feasibility of stormwater reuse and wetlands management; and
- b. Table 4- Prioritizing Capital Projects, implements Recommendation 2 within the City’s Stormwater Management Master Plan to address existing stormwater deficiencies based upon prioritizing capital projects. The Master Plan includes a concept for prioritizing capital projects including weighting factors for each condition. The ranking is 0 through 5 for each item. The higher the score, the higher the priority of construction.

Table 4 – Prioritizing Capital Projects

Factor	Condition	Rank
Flooding	Buildings	5
	Highways	4
	Catch Basins	3
	Retention / Detention Basin	2
	Outfall	1
	None	0
Erosion	Stream Bottom with potential of structural failure	5
	Stream Ditch Bank near structures	4
	Stream Bottom without potential of structural failure	3
	Construction caused by cleared site	2
	Minor / filling of swales	1
	None	0
Water Quality Protection	Very high removal / treatment level	5
	High removal / treatment level	4
	Average removal / treatment level	3
	Low removal / treatment	2
	Very low removal / treatment	1
	No potential for removal / treatment	0
Recharge	High	5
	Low	3
	None	0
Feasibility of Stormwater Reuse	Very High Potential – provides stormwater reuse for all users in conjunction with a reclaimed water system from a very dependable source	5
	High Potential – provides a standalone stormwater reuse system	4
	Average Potential – utilizes an existing reuse system and provides a back up supply	3
	Low Potential – cannot provide a source of reuse water because pond cannot retain water but can utilize reuse	2
	Very low potential – cannot supply and can only use a minimal amount of reuse	1
	No potential	0
Wetlands Management	Preservation and utilization of existing wetlands	5
	Creation of wetlands	4

Factor	Condition	Rank
	Preservation of wetlands	3
	Utilization of existing wetlands	2
	No wetlands on project	1
	Elimination of wetlands	0
Life Cycle Cost	High benefit to cost ratio	5
	Average benefit to cost ratio	3
	Low benefit to cost ratio	1
	No benefits	0

OBJECTIVE CIE 1.2: OTHER IMPROVEMENTS

To upgrade service in areas having obsolete, inadequate, or poorly maintained public facilities in stages as specified below.

Policy CIE 1.2.1: Central Water and Sewer Facilities
 The City shall continue to implement an annual program to expand and upgrade central water and sewer facilities in older and unserved sections of the City, including dedicated funding sources for this purpose.

Policy CIE 1.2.2: Inadequate Local Streets
 The City shall continue to implement annual programs to improve inadequate local streets in stages, including dedicated funding sources for these purposes.

Policy CIE 1.2.3: Maintenance of Existing Public Parks and Recreation Facilities
 The City shall continue to implement an annual program to improve the state of maintenance of existing public parks and recreation facilities in the City.

Policy CIE 1.2.4: Drainage Problems
 The City shall continue to implement an annual program to improve drainage problems in the City, including a dedicated funding source for this purpose.

Policy CIE 1.2.5: Capital Improvement Projects
 Capital improvement projects included hereunder will be subject to the same evaluation criteria as in Policy CIE 1.1.5 of this element.

GOAL CIE 2: RELATION TO LAND USE

Ensure an efficient pattern and manageable pace of development in relation to the provision of public facilities and services so that specific public facilities and services necessary to support development are available concurrent with the impact of development.

OBJECTIVE CIE 2.1: CONCURRENCY MANAGEMENT

To maintain an adopted concurrency management system that provides procedures to ensure that no development will be permitted unless the facilities and services necessary to support that

development commensurate with adopted levels of service (LOSs) are in place or will be in place concurrent with the impacts of development.

Policy CIE 2.1.1: Concurrency Requirement

The City shall require that the public facilities needed to support new development are available at the adopted LOS standards concurrent with the impacts of the development in accordance with the criteria of Rule 9J-5.0055, FAC.

Policy CIE 2.1.2: Proposed Development Applicants

For each application for a development order or permit, the City shall clearly identify the quantity (square feet, units, etc.), density (units per acre, etc.) and intensity (type of use – commercial, industrial, multifamily, residential, etc.) of land uses in the proposed development.

Policy CIE 2.1.3: Concurrency Determination

Prior to the approval of applications for a development order or permit which contains a specific plan for development, including the densities and intensities of development, the City shall make an official determination as to whether conditions of concurrency in relation to available infrastructure capacity or agreements to provide same shall be consistent with Rule 9J-5.0055, FAC. This includes the requirement that the issuance of any development order or permit will be conditioned on the availability of public facilities and services at the adopted LOS standards concurrent with the impacts of development, as concurrency is defined in Rule 9J-5.0055, FAC.

Policy CIE 2.1.4: Major Subdivisions and Developments

For major subdivisions and developments requiring site plan approval (as defined in the Land Development Regulations) the applicant will be required to submit a study which covers all areas with adopted level of service standards (i.e., recreation, water, wastewater, stormwater, and solid waste) to facilitate concurrency determinations by the City.

Policy CIE 2.1.5: Capacity Vesting

Determinations of vesting status by the City and rights available there under for proposed development shall be consistent with the provisions of Chapter 163.3167(8), FS and shall be consistent with Rule 9J-5, FAC including Rule 9J-5.0055, FAC as to concurrency. The concurrency management system will include an evaluation of infrastructure capacity expected to be required for known development with vested development rights status.

Policy CIE 2.1.6: Capacity Reservation

Facility capacity shall be reserved for periods corresponding to those for which a development order or building permit is issued and remains valid. A non-refundable fee system will be established to reserve sewer and water capacities for certain specified periods of time within which

development must take place or forfeit said reserved capacity and fees.

Policy CIE 2.1.7: Concurrency Mitigation Options

In the event that a new development does not meet concurrency requirements for public facilities, the following options are available to the applicant to mitigate the impacts:

- a. Phase the development in accordance with planned facility improvements;
- b. Reduce the program of the proposed development to within available capacity level of deficient facility;
- c. Enter in an executable and enforceable development agreement that includes measures to mitigate the impacts of the new development.

Capacity may be reserved once the development agreement is made between the City and the applicant.

Policy CIE 2.1.8: Concurrency Management System

A concurrency management system shall be implemented by the City as follows:

- a. For transportation, the City will participate in an area-wide traffic impact evaluation and monitoring program in cooperation with Lake County and adjacent municipal jurisdictions, under which impacts of existing development and un-built but approved development will be modeled on a continuing basis in relation to arterial/collector roadway capacity and adopted Level of Service standards to determine capacity available for new development. All proposed new development will be input to this system to determine impacts on adopted LOS;
- b. For water and sewer systems, relationships to available capacity and impacts on system performance (LOS) will be determined by the City based on its per-unit consumption/discharge records and system performance data;
- c. For stormwater management, developments designed to meet LOS standards set forth herein shall be deemed to meet concurrency requirements;
- d. For solid waste collection and disposal, the ability of the City to provide at least weekly collection and adequate disposal of normal solid wastes, as determined by city or county collection and performance data, shall be deemed to meet concurrency requirements;
- e. For recreation, the City will calculate relationships to LOS standards and existing capacity in conformance with the adopted standards; and
- f. For public school facilities, the City shall coordinate data collection and reporting with the Lake County School Board for concurrency determinations.

Policy CIE 2.1.9: Impact Evaluations

Impact evaluations shall be prepared by the developer according to the City's specifications and requirements.

Policy CIE 2.1.10: Proposed Developments Exemptions

For the purpose of issuing a development order or permit, the Land Development Regulations shall specify proposed developments that are exempt from compliance with the concurrency management system such as replacement residences, interior renovations, accessory structures, etc.

Policy CIE 2.1.11: De Minimis Impact Criteria

For the purpose of issuing a development order or permit, the Land Development Regulations shall specify if a proposed development is deemed to have a *de minimis* impact on City facilities and is therefore not subject to concurrency management system requirements. The City shall account for the impacts of such development on an annual basis using an aggregate impact procedure.

Policy CIE 2.1.12: Redevelopment Credits

Proposed redevelopment shall be credited for the existing demand on available capacity. If a redevelopment project generates demand for facilities in excess of the existing demand which it is replacing, a concurrency review shall be required; however the concurrency review shall only address the amount by which the proposed demand generated exceeds the demand of existing development. The development plan for redevelopment must be submitted no more than one (1) year after the prior use is discontinued in order to qualify for a concurrency credit.

Policy CIE 2.1.13: Water Supply Concurrency

The City shall issue no development orders or permits without first consulting with its potable water supplier(s) to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

GOAL CIE 3: FUNDING AND REVENUE SOURCES

Provide public facilities meeting the adopted level of service standards commensurate with available resources and sound fiscal practice.

OBJECTIVE CIE 3.1: BUDGETING GUIDELINES

To support the provision of public facilities that meet the adopted level of service standards while conforming to the fiscal guidelines for capital improvements financing and budgeting.

- Policy CIE 3.1.1: Finance of Major Capital Improvements**
If financing is required, the City shall finance major capital improvements with revenue bonds having dedicated funding sources, where practical, rather than general obligation bonds.
- Policy CIE 3.1.2: Debt Service Requirement**
On a continuing basis, the City shall provide for a realistic annual debt service requirement for which payment can be achieved within conservative estimating practices. All debt must be issued in accordance with federal, state, and local municipal bond requirements and must have a final maturity not to exceed 30 years or in accordance with normal municipal bond market trends.
- Policy CIE 3.1.3: Level of Revenues**
On a continuing basis, the City shall provide a sufficient level of revenues required to meet annual debt service requirements under the stipulations of outstanding bond obligations. A sufficient level of revenues is defined as the required amount of revenues and surplus necessary to pay all annual operational costs and provide a balance of funds to meet the annual debt service requirements of outstanding bond obligations.
- Policy CIE 3.1.4: Proportionate Fair Share**
The City shall ensure that new development bears a proportionate fair share of public improvement costs needed to maintain adopted levels of service.
- Policy CIE 3.1.5: Impact Fees**
The City shall continue to assess impact fees to raise revenues for water and sewer facilities, transportation facilities, and parks and recreation facilities within the City of Eustis. Participation in joint impact fee programs with Lake County and/or other governmental units shall be deemed to meet the requirements of this policy.
- Policy CIE 3.1.6: Financial Feasibility for Future Land Use Map Amendments**
The City may also determine the financial feasibility of the comprehensive plan as revised by an amendment to the future land use map if it is supported by either of the following:
- a. A condition in a development order for a development of regional impact or binding agreement that addresses proportionate share mitigation consistent with s.163.3180(12), F.S., or
 - b. A binding agreement addressing proportionate fair-share mitigation consistent with s.163.3180(16)(f), F.S., and the property is located in an urban infill, urban redevelopment, downtown revitalization, urban infill and redevelopment or urban service area.

Table 2
Lake County Public Schools Summary of Capital Improvements

Summary of Capital Improvement Program											
Project	Total	Prior to 2011	FY 2011 - FY 2015	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Renovations/Additions/Replacements											
Clermont ES Cafeteria/Addition	8,230,196	0	8,230,196		1,534,562	6,195,634	500,000				
Eustis ES	100,000	100,000									
Eustis Heights Reni/Addition	9,216,114	0	9,216,114	1,900,000		6,616,114	700,000				
Eustis HS/Curtright	1,000,000	0	1,000,000	1,000,000							
Grassy Lake ES Addition	4,425,620	0	4,425,620	4,425,620							
Mt. Dora MS Addition	8,020,592	0	8,020,592	1,419,282	6,601,310						
Sawgrass Bay ES Addition	4,425,620	0	4,425,620	4,425,620							
Treadway Addition	7,546,612	0	7,546,612	1,397,960	6,148,652						
Umatilla HS Addition - 9th Grade Center	7,436,939	0	7,436,939			691,240	6,745,699				
Umatilla MS Reni/Addition	5,786,951	0	5,786,951			5,036,951	750,000				
Windy Hill Addition	7,580,000	0	7,580,000				3,344,862	4,235,138			
Subtotal Renovations/Additions/Replacements	63,768,644		63,668,644	14,568,482	14,284,524	18,539,939	12,040,561	4,235,138			
Site Acquisition											
Land Acquisition	8,000,000	6,000,000	2,000,000			200,000	300,000	1,500,000			
Subtotal Site Acquisition	8,000,000		2,000,000	0	0	200,000	300,000	1,500,000			
New Schools											
High School (BBB)	73,321,397	72,475,546	845,851	845,851							
Leesburg Relief ES (N)	810,750	0	810,750					810,750			
Lost Lake Relief ES (L)	810,750	0	810,750					810,750			
New Groveland Relief ES (O)	810,743	0	810,743					810,743			
Treadway Relief ES (P)	810,750	0	810,750					810,750			
Villages Relief ES (O)	810,750	0	810,750					810,750			
Subtotal New Schools	77,375,140		4,899,594	845,851	0	0	0	4,053,743			
Subtotal	149,143,784		70,568,238	15,414,333	14,284,524	18,739,939	12,340,561	9,788,881			

Table 2 (continued)
Lake County Public Schools Summary of Capital Improvements

Project	Total	Prior to 2011	FY 2011 - FY 2015	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Portables								
Portable Lease (Transfer to General Fund)	6,259,000	0	6,259,000	1,600,000	1,259,000	1,000,000	1,200,000	1,200,000
Subtotal Portables	6,259,000		6,259,000	1,600,000	1,259,000	1,000,000	1,200,000	1,200,000
Maintenance and Equipment								
Capital School Equipment	400,000	0	400,000	100,000	100,000		100,000	100,000
Computer Technology Program (Transfer to General Fund)	14,939,000	0	14,939,000	3,000,000	3,000,000	2,939,000	3,000,000	3,000,000
Environmental Projects	1,075,000	0	1,075,000	175,000	200,000	225,000	225,000	250,000
Maintenance Projects	12,407,144	0	12,407,144	4,161,925	906,608	2,210,297	2,432,389	2,695,925
School Buses	3,954,354	0	3,954,354	1,250,000			1,200,000	1,504,354
Subtotal Maintenance and Equipment	32,775,498		32,775,498	8,686,925	4,206,608	5,374,297	6,957,389	7,550,279
Debt Service, Operations and Ancillary Facilities								
Debt Service	159,028,000	0	159,028,000	30,772,000	31,272,000	31,792,000	32,346,500	32,845,500
Maintenance (Transfer to General Fund)	7,950,000	0	7,950,000	3,000,000	750,000	750,000	850,000	2,600,000
Subtotal Debt Service, Operations and Ancillary Facilities	166,978,000		166,978,000	33,772,000	32,022,000	32,542,000	33,196,500	35,445,500
Subtotal	206,012,498		206,012,498	44,058,925	37,487,608	38,916,297	41,353,889	44,195,779
Total Projects	355,156,282		276,580,736	59,473,258	51,772,132	57,656,236	53,694,450	53,984,660

Table 3
Lake County Public Schools Summary of Estimated Revenue

Summary of Estimated Revenue													
Estimated Revenue	Five Year Total	FY 2010		FY 2011		FY 2012		FY 2013		FY 2014		FY 2015	
Local Sources													
Property Tax Levy	143,702,842	27,099,779	26,476,484	27,906,214	29,971,274	32,249,091							
Impact Fees	19,800,000	3,000,000	3,600,000	4,000,000	4,400,000	4,800,000							
Sales Tax	44,000,000	8,400,000	8,600,000	8,800,000	9,000,000	9,200,000							
Other Misc.	1,250,000	300,000	275,000	250,000	225,000	200,000							
Carry-Over: Other	44,384,750	44,384,750											
Subtotal Local Sources	253,137,592	83,184,529	38,951,484	40,956,214	43,596,274	46,449,091							
State													
CO & DS	850,020	170,004	170,004	170,004	170,004	170,004							
PECO Bonds - Const.	12,429,388				263,965	7,469,783							
PECO Bonds - Maint.	9,829,636	1,584,417	906,608	2,210,297	2,432,389	2,695,925							
COBI/SBE Bonds	335,000	335,000											
Subtotal State	23,444,044	2,089,421	1,076,612	2,644,266	10,098,176	7,535,569							
Proposed COPS/Bond Proceeds													
COP Proceeds (Available)	0	0	0	0	0	0							
Subtotal Proposed COPS/Bond Proceeds	0	0	0	0	0	0							
Total	276,581,636	85,273,950	40,028,096	43,600,480	53,694,450	53,984,660							