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EVALUATION AND APPRAISAL REPORT
FOR THE
INDIAN RIVER COUNTY
COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

2008

INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
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Attachment 1

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INTRODUCTION

The purpose of this section of the Indian River County Evaluation and Appraisal Report is to assess the success or failure of the Capital Improvements Element (CIE) of the Comprehensive Plan. This assessment must examine the capital improvements conditions within the county, evaluate the achievement of capital improvements element objectives, and identify changes in state requirements affecting the capital improvements element. Based on this evaluation and appraisal, the capital improvements element may need to be updated and revised. This assessment contains the following components:

- Identification of capital improvements conditions within the county at the time of last major plan update (1998)
- Identification of existing capital improvements conditions within the county (FY2005/06 Revenues)
- Analysis of capital improvements conditions within the county
- Assessment of the county's ability to fund capital improvements projects
- Evaluation of the achievement of the objectives of the capital improvements element
- Assessment of Capital Improvements Element policy implementation
- Identification of future actions
- Identification of anticipated amendments

A summary of capital improvements conditions within the county is provided in Appendix "A". These baseline data will enable the county to identify changes in capital improvements element conditions within the county from the time of the last major plan update to the present. Based on an analysis of those changes, the county may need to make revisions to the capital improvements element.

The capital improvements element of the comprehensive plan differs from the other elements of the comprehensive plan in that the capital improvements element is updated on a yearly basis. As a result, new projects are added and completed projects are removed from the element annually based on changing conditions and the needs of the community. In addition, the CIE text, tables, and figures are revised during each yearly update.

Because of the frequent updates, this EAR element does not contain extensive recommendations for changes. In fact, the objectives and policies evaluated as part of this EAR have been incrementally

revised as statutes and conditions have changed. At the present time, the CIE is undergoing its yearly update. According to state law, the amended CIE must be adopted by the County and transmitted to the state by December 1, 2008. This is the same deadline for the completion and submission of the County's Comprehensive Plan Evaluation and Appraisal Report. As a result, many of the recommendations contained within this EAR will already have been addressed in a revised CIE.

BASELINE CONDITIONS (1998)

This section identifies capital improvements conditions at the time of last major plan update. That plan was adopted on March 17, 1998; however, the best available data used within the plan update was from 1995/96. In the last plan update, the conditions analyzed related to facility needs, public health and education systems, revenue sources and funding mechanisms, expenditures, level of service standards, and outstanding debt.

Facility Needs

When the comprehensive plan was prepared, the capital improvements element was based on the public facility needs identified in the other elements of the comprehensive plan. In the 5-year capital improvements program, the costs of each element's public facility needs were identified. For fiscal years 1995/96 through 1999/2000, the capital improvements program totaled \$158.70 million. At that time, the \$70.62 million projected cost for Transportation facility needs was the costliest category in the 5-year capital improvements program. The costliest project scheduled was the widening of S.R. 60 from I-95 to the Osceola County Line, with a then estimated cost of \$18 million.

In fiscal years 1995/96 through 1999/200, \$191.68 million in revenues were projected to be available to fund the county's capital improvements program for the five year time period.

Public Health and Education Systems

At the time of last major plan update, the public education district and the health system had countywide service areas. Since both the school district and health system were independent, the county did not have jurisdiction over these systems.

Revenue Sources and Funding Mechanisms

The local, state and federal revenue sources for fiscal year 1994/95 are indicated in Appendix "A". As shown in Appendix "A", the county received \$112,726,000 in revenue from local, state, and federal sources in fiscal year 1994/95.

Expenditures

The expenditures by category and the level of service standards for fiscal year 1994/95 are identified in Appendix "A" of this report. As indicated, the county's expenditures for fiscal year 1994/95 were \$94,947,482. These included expenditures for general government services, public safety, physical environment, transportation, economic environment, human services, culture/recreation, debt service, and enterprise funds.

Level of Service Standards

Level of service (LOS) standards are indicators of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. LOS indicates the capacity per unit of demand of each public facility.

Indian River County's LOS standards at the time of last major plan update are indicated in Appendix "A" of this report. Those LOS standards address the potable water, sanitary sewer, solid waste, traffic, drainage, and recreational facilities.

Outstanding Debt at Time of Adoption

At the time of last major plan update, the county's outstanding debt was \$86,730,000. This debt represented obligations incurred through the issuance of revenue supported bonds, assessment bonds and anticipatory notes.

EXISTING CAPITAL IMPROVEMENTS CONDITIONS (2005-06)

Appendix "A" identifies existing capital improvements element conditions. Existing conditions are represented by fiscal years 2007/08 through 2010/2011 for both revenues and expenditures. These conditions will be compared to the data provided in the conditions at the time of plan adoption section to assess changes in capital improvements conditions from the time of plan adoption to the present.

Existing Public Facility Needs

The costs of future capital improvements for traffic circulation, solid waste, sanitary sewer, potable water, drainage, and recreation/open space facilities are identified in Appendix "A".

For FY 2007/08 through 2011/2012, capital improvements program costs total \$525,101,180. In that 5 year period, the projected cost for traffic facility improvements total \$288,814,887. The costliest project scheduled to be completed is the widening of 66th Avenue from 77th Street to Barber

Street, with estimated costs of \$28.65 million.

Existing Public Health and Education Systems.

The location and service area of the public health system and public school system in Indian River County are the same as they were at the time of last major plan update.

In 2005, the State Legislature passed SB 360. A provision of that bill required counties, municipalities, and school districts to implement school concurrency by 2008. As part of school concurrency implementation, the County amended the Capital Improvements Element to include the School District of Indian River County's Capital Improvements Schedule in the CIE.

Although the school district's capital improvements schedule is now included in the County's Capital Improvements Element, the County is not financially responsible for implementation of school district projects. Inclusion of the school district's capital improvements schedule in the County's CIE is required by statute for the purpose of integrating school and local government capital facility planning.

Existing Revenue Sources and Funding Mechanisms

For fiscal year 2005/06, local, state and federal revenue sources are indicated in Appendix "A". In fiscal year 2005/06, local, state, and federal financial sources accounted for \$273,476,000 in revenue.

Existing Expenditures

The expenditures by category for fiscal year 2005/06 are identified in Appendix "A" of this report. As indicated, the county's general expenditures for fiscal year 2005/06 were \$205,448,575.

Existing Level of Service (LOS) Standards

Since the last major plan update, three of the County's existing LOS categories were updated, and six new non-concurrency LOS categories were added. The current CIE incorporates revised level of service standards for solid waste, parks and recreation, and transportation, as well as new non-concurrency level of service standards for libraries, law enforcement, correctional facilities, public education facilities, public buildings, and emergency services. These new non-concurrency level of service standards were added as a result of the County's recent impact fee study, completed in 2005.

Existing Outstanding Debt

In fiscal year 2005/06, the county's outstanding debt totaled \$135,805,000.

ANALYSIS

This section of the Capital Improvements Element EAR analyzes the county's fiscal ability to fund the needed capital improvements identified in the various elements of the comprehensive plan, identifies how the county's funding techniques and funding levels have changed, lists unanticipated challenges and opportunities relating to the county's capital improvements planning, and addresses statutory changes affecting the CIE.

Revenues and Expenditures

Compared to the time of plan adoption, the county now generates more money from local sources, and receives more money from state and federal government sources. As indicated in Appendix "A", the county's revenues increased 161.4% between 1994/95 and 2005/06. From \$104,627,000 in 1994/95, revenues increased to \$273,476,000 in 2005/06. Locally, this can be attributed to the increase in the county's population, the increase in residential and commercial development, and the increase in property values associated with the building boom which started in 2004. In 2005/06, county ad valorem taxes collected totaled more than \$84.9 million, an increase of 132.5% from fiscal year (FY) 1994/95. While local ad valorem taxes increased substantially, state and federal funding increased even more.

Between the time of last major plan update and FY 2005/06, the county received a 194.6% increase in State funding. In FY 2005/06, state funding was \$28,765,000. In that year, the largest source of state revenue (\$13,765,731) was from grants. Over half of those grants were awarded to the county for hurricane recovery and remediation. According to the County's FY 2005/06 Comprehensive Financial Audit Report, the county, in FY 2005/06, received nearly \$3.5 million in state grants for hurricane housing recovery and over \$4.9 million in state grants for beach restoration and erosion control.

The largest percentage increase in revenues received by the county in FY 2005/06 was from Federal revenue sources. This revenue source, consisting of various grants, increased 598.2% to \$10,731,000 between fiscal years 1994/95 and 2005/06. This increase was in part attributable to an increase in grants that the county received as a result of the 2004 and 2005 hurricanes. In addition to traditional federal grants, the county received funding from the Federal Highway Administration, the Federal Transit Administration, the Federal Environmental Protection Agency, and others, all of which added to the county's revenue.

While the county's FY 2005/06 revenues increased over FY 1994/95 levels, the county's expenditures also increased. Expenditures in FY 1994/95 were \$71,207,503, while expenditures in FY 2005/06 were \$205,448,575, a 188.52% increase. Between FY 1994/95 and FY 2005/06, the largest increases were in General Government Services and Public Safety. In that period, General Government Services increased by \$40,229,564, whereas Public Safety increased by \$37,453,385.

While the General Government category includes the Board of County Commissioners, the County

Administrator, the Personnel Department, and the Purchasing Department as well as all of the Constitutional Officers, except for the Sheriff, the Public Safety category includes the Sheriff's Department, Fire Services, Advanced Life Support, Emergency Management, and the Medical Examiner. In the General Government category, a major expenditure was the construction of new county administration buildings. In the Public Safety category, major expenditures included a jail expansion/remodel and an expansion of public safety personnel.

From FY 94/95 to FY 05/06, the county's outstanding debt increased from \$86,730,000 to \$135,805,000 (56.5%). In this period, the county issued additional revenue supported bonds to finance the acquisition and expansion of the Dodgertown spring training facility as well as to finance water and sewer projects. General obligation bonds were also issued for environmental lands acquisition. These bond issues contributed to the increase in the county's outstanding debt.

Public Facilities

Historically, the county has had the financial capacity to fund the capital improvements needed to provide county services at adopted level of service standards. To ensure that service levels are met, the county's adopted concurrency management system monitors public facility capacity and demand. When these capacities reach a set limit, expansion of these facilities is initiated.

On an ongoing basis, the county's Utilities Department identifies future needs for water and sewer services. To meet the county's demands, the Utilities Department has expanded its water and sewer service areas to encompass larger areas of the county. With respect to water service, the county now serves all urbanized areas of the county, including major commercial and industrial nodes. Similarly, the county sanitary sewer system service is now available to most of the urbanized area of the unincorporated county, including major commercial and industrial nodes. Although not all sewer master plan lines have been installed, the county's sanitary sewer system has adequately met the sanitary sewer demand from new residential and nonresidential development. Since the last major plan update, the county has implemented all potable water and sanitary sewer capital improvements identified in the Capital Improvements Element.

At the time of the last major plan update, the projected cost of providing potable water and sewer improvements for the FY 1997/98 through FY 2001/02 period was \$43,559,060. The projected costs of potable water and sanitary sewer improvements for FY 2007/08 through FY 2011/2012 are \$75,630,005, a 74% increase in costs for utility improvements. This increase can be attributed to higher anticipated demand, resulting in increased capital projects and increased costs for construction.

In the future, additional potable water and sanitary sewer capital improvement projects will need to be undertaken. These include the extension of main water distribution lines, the expansion of water plants and sewage treatment plants, and the construction of new intake surface water lines.

Since the last major plan update, the county's Public Works Department has constructed additional roadways and improved existing roadways to maintain adopted level of service standards. This

included the addition of lanes to 58th Avenue south of 26th Street to improve access to the Indian River Mall area and improve north/south traffic movement within the county. For the FY 1997/98 through FY 2001/02 period, the county had projected the costs of transportation system improvements to be \$50,328,000. For the five year period from FY 2007/08 through FY 2011/2012, the costs of transportation improvements are projected to be 288,814,887, a 474% increase over the 5 year capital improvements period associated with the last major plan update. The costliest proposed transportation project is the widening of 66th Avenue.

Overall, the county has managed its capital improvement program well. During the 1994/95 through 2005/06 period, the county was able to pay its debt service and fund proposed Capital Improvement Program projects. Through this period, county revenues matched county expenditures.

Unanticipated and Unforeseen Problems and Opportunities

Since the time of last major plan update, the county has encountered several unanticipated problems and opportunities. The following is a brief summary of problems and opportunities.

Unanticipated Problems

In 2004, Hurricanes Jeanne and Francis damaged various County public facilities and disrupted public services. As a result, public funds that would have otherwise been used for existing facility improvement and expansion projects were diverted to repair and rebuild projects. Eventually, some of the county funds used for repair and rebuild projects were reimbursed from insurance claims and various state and federal sources.

Between 2004 and 2006, the County was also impacted by a building boom that placed unanticipated strain on capital improvements; this was particularly true for roadway improvements. As residential and commercial projects were being approved, reserved capacity on roadways increased. This resulted in some of the county's area roadways reaching capacity sooner than anticipated through both real and "ghost" trips. To address the significant amount of roadway capacity reserved by developers, the county revised its concurrency management system to limit the length of time for which roadway capacity could be reserved. The County also responded by adopting a Proportionate Share ordinance which provides a mechanism for developers to meet concurrency by sharing in the cost of roadway improvements. For State Road 60, the county also instituted an interest share fee to pay the interest cost of funds that the county loaned to the state to expedite improvements to that roadway.

Besides accelerating the need for capital improvement projects, the building boom had the effect of increasing land costs and increasing the cost of building materials. The land costs impacted the county's ability to purchase right-of-way for road improvement projects, while the building material costs impacted the county's ability to construct projects. As a result, some projects were scaled back, while other projects not crucial to maintaining level of service standards were moved further out in the CIP schedule.

Unanticipated Opportunities

While Hurricanes Jeanne and Francis presented the County with unanticipated problems in 2004, those hurricanes also provided the county with some unanticipated opportunities. As a result of those storms, the County was awarded a \$7.5 million Disaster Recovery Initiative Community Development Block Grant in 2005. Through those funds, the County was able to finance the removal of an outdated and ineffective sewer system and finance the installation of a new sewer system within the Rockridge Subdivision. That subdivision will now have a safe and reliable sewer system which will not be contaminated with sewage during and after future storm events.

With the Disaster Recovery Funds, the County was also able to install new water lines within the Wabasso community and finance the partial construction of a new fire station in the Oslo community. In the case of the Oslo fire station, the old fire station was scheduled for demolition and replacement within the County's existing capital improvements program.

Since the time of the last major plan update, the county has experienced an increase in tax revenue. That increase helped to offset the increased land and building material costs for the county's capital improvements.

Another unanticipated opportunity related to the downturn in the housing market. With the recent downturn in the housing market there has been less development activity. This has reduced infrastructure demand, thereby providing the county with an opportunity to delay capital projects.

Effect of statutory and rule changes, and consistency with the state and regional plan

Local government comprehensive plans must be consistent with state and regional growth management requirements such as Chapter 163, F.S., the State Comprehensive Plan, Rule 9J-5, F.A.C, and the applicable strategic regional policy plan. As stated in Subsection 163.3191(1), F.S., the EAR is the "principal process for updating local comprehensive plans to reflect changes in state policy and growth management." Therefore, this EAR includes an analysis of the effects of statutory and rule changes upon the Capital Improvements Element.

Consistency with Rule 9J-5, F.A.C

Section 9J-5.016, F.A.C., constitutes the minimum requirements for the Capital Improvements Element. Since the time of last major plan update, no revisions were made to Section 9J-5.016, F.A.C. to incorporate school concurrency requirements and financial feasibility requirements. The Capital Improvements Element has been updated already to address these new requirements and as a result, the CIE remains consistent with Rule 9J-5, F.A.C.

Consistency with State Comprehensive Plan

There has been no change to the State Comprehensive Plan (Ch. 187, F.S.) since Indian River County last updated its comprehensive plan that affects the Capital Improvements Element. The Capital Improvements Element of the Indian River County comprehensive plan is consistent with the state plan.

Consistency with Strategic Regional Policy Plan

The Capital Improvements Element is consistent with the Treasure Coast Strategic Regional Policy Plan.

Consistency with Ch. 163, Part II, F.S.

In 2005, SB 360 was passed by the Florida Legislature amending Chapter 163, Part II, F.S. That bill has several provisions that affected the County's Capital Improvements Element, including:

- a requirement that the Capital Improvements Element be updated annually;
- a requirement that the Capital Improvements Element be financially feasible; and
- a requirement that the Capital Improvements Element include a copy of the School District's Capital Improvements Program (school concurrency requirement).

In 2006, the County updated the CIE to comply with the financial feasibility and annual update requirements. With respect to the school concurrency requirements, the county amended the CIE in 2007 to include a copy of the School District's capital improvements plan summary. Because that summary is updated annually by the School District, the County must also update its CIE on an annual basis to include the revised School District capital improvements plan summary. This update should be accomplished at the same time as the county's annual update to the CIE.

County's Ability to Fund Capital Improvement Projects, and to Support an Efficient Land Use Pattern

As part of its 5-year capital improvements program, the county has identified projected needs, revenues, and expenditures for the Traffic Circulation, Stormwater Management, Conservation and Aquifer Recharge, Parks and Recreation, Sanitary Sewer and Potable Water, Solid Waste, Emergency Services, General Services, and Law Enforcement.

For the FY 2007/08 through 2011/12 capital improvements program, the Traffic Circulation element represents the largest funding need and is projected to receive the largest share of projected revenues.

The Traffic Circulation element's projected revenues for FY 2007/08 through 2011/12 are \$288,814,887. These revenues are to be used for capital improvements to, as well as annual

operation and maintenance expenses for, the transportation system. Estimated revenues consist of gas taxes, interest on gas taxes, traffic impact fees, grants, developer contributions, and a portion of the adopted one cent local option sales tax. The projected costs of the Traffic Circulation element's identified capital improvements are \$288,814,887 for FY 2007/08 through 2011/12.

The Storm Water Management element's projected revenues total \$30,902,000 for FY 2007/08 through 2011/12. As per the Capital Improvements Element, revenue sources for the Storm Water Management Element include, but are not limited to optional sales tax funds, MSTU assessments, grants, and license plate revenue. The projected costs of the Storm Water Management Element's identified improvements are \$30,902,000 for FY 2007/08 through 2011/12.

The Conservation and Aquifer Recharge elements' projected revenues total \$42,135,000 for FY 2007/08 through 2011/12. The projected costs of the Conservation and Aquifer Recharge elements' identified improvements are \$42,135,000 for FY 2007/08 through 2011/12. \$15,567,500 of those costs will be paid from grants. The remaining \$26,567,500 will be paid for from environmental land bonds.

The Recreation and Open Space element projected revenues total \$16,375,000 in revenues for FY 2007/08 through 2011/12. Revenues consist of a combination of one cent local option sales tax revenues, impact fees, Florida Boating Improvement Program, and grants. The projected costs of the Recreation and Open Space element are \$16,375,000 for FY 2007/08 through 2011/12.

The projected revenues for the Sanitary Sewer and Potable Water elements for FY 2007/08 through 2011/12 are \$75,630,005 combined. These are enterprise funds. Since enterprise funds are self-supporting and operate much like a private business, their expenditures cannot exceed their revenues. Therefore, their revenues and expenditures must balance. The expected capital improvements costs for Sanitary Sewer and Potable Water for FY 2007/08 through 2011/12 are \$75,630,005.

As with the above discussed comprehensive plan elements, capital improvement project costs and revenues in the remainder of the comprehensive plan elements balance out. For the FY 2007/08 through 2011/12 capital improvements program, the projected revenues total \$525,101,180, and the projected costs total \$525,101,180. Based on these projections, the county will be able to fund all projected capital improvements.

The county has utilized capital improvement projects to encourage infill developments to discourage urban sprawl, and to support an efficient land use pattern within the county.

EVALUATION OF CAPITAL IMPROVEMENT OBJECTIVES

Appendix "B" consists of an evaluation of the achievement of the capital improvements element's objectives. As indicated, all of the capital improvements element's objectives were achieved. The goals, objectives, and policies of the capital improvements element are identified in attachment 1.

Under each objective, those policies associated with the objective were assessed to identify those that were implemented and those that were not implemented. Also, each policy was assessed to determine if it directly or indirectly contributed to meeting the corresponding objective. Each policy was assessed to determine if it needs to be maintained, revised, or deleted and the reason for revision or deletion.

OBJECTIVE 1 Construction of Capital Facilities (Section 9J-5.016(3)(b)(1), F.A.C.)

By 2012, the county will have eliminated existing deficiencies, accommodated desired future growth, and replaced obsolete or worn-out facilities.

Measure – LACK OF DEFICIENCIES IN PUBLIC FACILITIES, CONSTRUCTION OF NEW PUBLIC FACILITIES TO ADDRESS DESIRED FUTURE GROWTH AND OBSOLETE OR WORN-OUT FACILITIES

The county maintains a 5 year capital improvements program and implements projects within the CIP. This program identifies all needed capital improvements projects with their costs and sources of funding. Since the time of the last major plan update, the County has addressed deficiencies, accommodated future growth and replaced obsolete or worn-out facilities through the CIP.

Objective –ACHIEVED

This is an appropriate objective; however, the objective should be revised to state that the county will undertake capital improvement projects to prevent deficiencies, to accommodate future growth, and to address obsolete or worn-out facilities.

Policy Description (refer to plan for actual policy)	Action/Accomplishment	Was Policy Implemented?		Does This Policy Contribute to Meeting the Objectives?		Was the Original Policy Appropriate?		Should Policy Be Maintained /Deleted/ Revised?
		YES	NO	YES	NO	YES	NO	
1.1 The county shall maintain a 5 year CIP which is evaluated and updated annually.	Entire element is updated annually (Ongoing)	X		X		X		Maintain
1.2 The county and school district shall undertake only the capital improvements in the CIP. Any delayed, deferred, or eliminated capital improvement that will cause LOS to	The County undertakes projects within its CIP.	X		X		X		Maintain

Policy Description (refer to plan for actual policy)	Action/Accomplishment	Was Policy Implemented?		Does This Policy Contribute to Meeting the Objectives?		Was the Original Policy Appropriate?		Should Policy Be Maintained /Deleted/ Revised?
		YES	NO	YES	NO	YES	NO	
deteriorate below the min. adopted LOS standard shall require a Comp Plan amendment in the CIP.								
1.3 The county shall evaluate and prioritize its capital improvement projects based on the established criteria. (Section 9J-5.016(3)(c)1, F.A.C.)	Ongoing	X		X		X		Maintain
1.4 The county shall implement the Potable Water, Sanitary Sewer, and Solid Waste Sub-Element recommendations from revenues derived from the applicable systems. (Section 9J-5.016(3)(c)9, F.A.C.)	Ongoing	X		X		X		Maintain
1.5 The county shall prioritize and implement the programs identified in the Traffic Circulation, Recreation and Open Space, Drainage, Aquifer Recharge, Conservation, and Future Land Use Elements of the Comprehensive Plan. (Section 9J-5.016(3)(c)9, F.A.C.)	Projects are prioritized by the various departments during the annual CIP update.	X		X		X		Maintain
1.6 The county shall not eliminate or reallocate budgeted appropriations for road improvement projects required to meet the adopted LOS standards unless the applicable projects will be constructed concurrently by other means. (Section 9J-5.016(3)(c)9, F.A.C.)	Implemented through 5-year CIP	X		X		X		Maintain
1.7 The county shall continue to allocate funds for the replacement and the renewal of infrastructure in an amount which will minimize the operating costs of the infrastructure and maximize the life of the infrastructure. (Section 9J-5.016(3)(c)3, F.A.C.)	Ongoing	X		X		X		Maintain

Policy Description (refer to plan for actual policy)	Action/Accomplishment	Was Policy Implemented?		Does This Policy Contribute to Meeting the Objectives?		Was the Original Policy Appropriate?		Should Policy Be Maintained /Deleted/ Revised?
		YES	NO	YES	NO	YES	NO	
1.8 The county shall manage its long term general obligation debt in such a manner that the ratio of the debt service millage to the countywide millage does not exceed 20%. (Section 9J-5.016(3)(c)2, F.A.C.)	For FY 08-09 the budgeted ratio of the debt service millage to the countywide operating millage is 13.75%, and for FY 07-08 the budgeted ratio is 13.52%	X		X		X		Maintain
1.9 The county defines a capital improvement as an improvement with a cost that exceeds \$25,000.	This definition is used by the applicable departments in the yearly update of the CIP.	X		X		X		Maintain
1.10 The 5 year schedule of improvements shall contain a mix of capital expenditures, including projects to eliminate existing deficiencies, upgrade and replace existing facilities and construct new facilities. (Section 9J-5.016(3)(c)5, F.A.C.)	Ongoing	X		X		X		Maintain
1.11 The county shall maintain a procedure in its annual budget review requiring each county department to include in its annual budget request applicable expenditures as identified in the capital improvements program of the appropriate Comprehensive Plan Element. (Section 9J-5.016(3)(c)7, F.A.C.)	Procedure is in annual budget book.	X		X		X		Maintain
1.12 The county shall adopt the "School District of IRC 5 Year CIP Schedule" and shall annually update the county's CIP with the Schools CIP.	Annually updated with CIP update (required by statute)	X		X		X		Maintain

All policies under Objective 1 were implemented, contributed to the objective, and should be maintained.

Overall Assessment of Policies

The policies under objective 1 are sufficient to achieve the objective. No other policies are needed.

OBJECTIVE 2 Development in Coastal High Hazard Areas (Section 9J-5.016(3)(b)(2), F.A.C.)

Through 2020, development in coastal high hazard areas will not increase beyond the density or intensity levels indicated on the current Future Land Use Map.

Measure - NUMBER OF FUTURE LAND USE MAP AMENDMENTS INCREASING LAND USE DENSITY WITHIN CHHA.

The gross residential density of the unincorporated portions of the barrier island is 1.8 dwelling units/acre, less than the maximum allowed by the comprehensive plan. No increase in density was approved in the Coastal High Hazard Area (CHHA) between 1995 and 2008.

Objective - ACHIEVED

The intent of this objective, no increase in density on the barrier island to aid in hurricane evacuation and to limit financial loss to the County, is appropriate and should be retained. The objective should be revised to extend until 2030. As structured, the coastal management and land use elements ensure that the density and intensity of uses as designated on the future land use map will not be increased in the coastal high hazard area. By so doing, there will be no need to expand publicly funded infrastructure to accommodate increased density or intensity. The county, however, must maintain its adopted level of service standards for existing land uses as identified on the future land use map.

Policy Description	Action/Accomplishment	Is this Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
2.1 Coastal high hazard area is defined as the area of the county designated as evacuation zones for a category one hurricane.	Definition of Coastal High Hazard Area Adopted As Part of Comp. Plan	X		X		X		Maintain
2.2 No increased density or intensity in the coastal high hazard area, beyond that reflected in the county's current FLU Map.	No Increase In Land Use Densities On Barrier Island	X		X		X		Maintain
2.3 Appropriations for infrastructure in coastal high hazard areas only to	Implemented through CIP	X		X		X		Maintain

Policy Description	Action/Accomplishment	Is this Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
maintain adopted LOS standards.								
2.4 Replacement of infrastructure in coastal high hazard area will be limited to maintaining adopted LOS standards.	Ongoing			X		X		Maintain
2.5 All new developments in coastal high hazard areas must pay for provision of infrastructure.	Implemented through Impact Fees, capacity charges, developer dedications, assessments, and contributions.	X		X		X		Maintain
2.6 The county shall not use public funds to subsidize increased density or intensity in urban coastal high hazard areas; however, public beach, shoreline access, resource restoration, or similar projects may be constructed.	Ongoing	X		X		X		Maintain

All policies under Objective 2 were implemented. These policies contributed towards meeting the objective and should be maintained.

Overall Assessment of Policies

The policies under objective 2 are sufficient to achieve the objective. No other policies are needed.

OBJECTIVE 3 Maintenance of Established Levels-of-Service (Section 9J-5.016(3)(b)(3), F.A.C.)

Through 2020, adopted levels-of-service will be maintained for all concurrency facilities.

Measure - EXISTENCE OF ADOPTED LAND DEVELOPMENT REGULATIONS

The county has a concurrency management system as part of its Land Development Regulations.

The county's adopted Capital Improvements Program (CIP) projects future public facility needs on a 5 year basis. This CIP ensures that the adopted level of service standards will be maintained.

As part of the county's concurrency management system, new development permits are issued only if infrastructure is available and county services can be provided at the required level of service

standards. No new development permits can be issued unless the public facilities serving that new development have sufficient capacity to maintain the adopted level of service standards.

Objective - ACHIEVED

Objective 3 is an appropriate objective and should be maintained. The objective should, however, be revised to extend until 2030.

Policy Description	Action/Accomplishment	Is Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
3.1 Implementation of concurrency management system (maintain LDR Chapter 910 and not approve projects that would lower the existing LOS below adopted LOS) (Section 9J-5.016(3)(c)6, F.A.C.)	Implemented – Concurrency Management system in place.	X		X		X		Maintain
3.2 Approve development only in accordance with the utility connection matrix identified in the Sanitary Sewer and Potable Water Sub-Elements	Ongoing Applied Via Development Review Process	X		X		X		Maintain
3.3 Provision of infrastructure to new development to maintain LOS (Section 9J-5.016(3)(c)6, F.A.C.)	Ongoing	X		X		X		Maintain
3.4 The county shall make land use decisions based on the planned availability of facilities to maintain adopted LOS standards. (Section 9J-5.016(3)(c)6, F.A.C.)	Ongoing	X		X		X		Maintain
3.5 LOS standards adopted from other elements of the comprehensive plan (Section 9J-5.016(3)(c)4, and Section 9J-5.016(3)(c)6 F.A.C.)	Concurrency Management LOS standards replicated in other Comp Plan elements.	X		X		X		Maintain
3.6 The county hereby adopts level-of-service standards for selected public facilities.	LOS standards were added as a result of 2005 impact fee study	X		X		X		Maintain, unless new Impact Fee Study revises

Policy Description	Action/Accomplishment	Is Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
								standards

All policies under Objective 3 were implemented. As structured, these policies contribute towards meeting the objective and should be maintained. Policy 3.1, however, may need to be updated if recommended LOS revisions from an on-going impact fee update are ultimately adopted by the Board of County Commissioners (BCC). Currently, the BCC is considering revisions to several impact fee related LOS standards.

Overall Assessment of Policies

The policies under objective 3 are sufficient to achieve the objective. No other policies are needed.

OBJECTIVE 4 Future Development's Share of Capital Costs (Section 9J-5.016(3)(b)(4), F.A.C.)

Through 2020, new developments will bear a proportionate share of the cost required to maintain adopted level-of-service standards.

Measure - EXISTENCE OF ADOPTED LAND DEVELOPMENT REGULATIONS

As part of the county's adopted Land Development Regulations, new development in the county pays for the provision of public facilities through impact fees.

The county has also adopted a Capital Improvements Program, (CIP), which projects future public facility needs on a 5 year basis. This CIP ensures that the adopted level of service standards for public facilities will be maintained.

Objective - ACHIEVED

This is an appropriate objective and should be maintained. The objective should, however, be revised to extend until 2030.

Policy Description	Action/Accomplishment	Is this Policy Implemented?	Does This Policy	Was the Original Policy	Should Policy Be
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				Contribute to Meeting the Objectives		Appropriate		Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
4.1 Financing infrastructure improvements and services through impact fees, capacity charges, development dedication, and developer contribution to maintain LOS standards (Section 9J-5.016(3)(c)8, F.A.C.)	Ongoing	X		X		X		Maintain
4.2 Research and identify alternative financing for funding capital improvements	Ongoing – Between 2003 and 2005 the County researched possible new impact fees. 8 new impact fees were ultimately adopted by the county.	X		X		X		Maintain

Both policies under Objective 4 were implemented, contributed to the objective, and should be maintained.

Overall Assessment of Policies

The policies under objective 4 are sufficient to achieve the objective. No other policies are needed.

OBJECTIVE 5 Local Government's Ability to Provide Required Services and Facilities (Section 9J-5.016(3)(b)(5), F.A.C.)

Through 2020, the county will ensure that it is able to fund and provide required services and facilities.

Measure - EXISTENCE OF ADOPTED CONCURRENCY MANAGEMENT

The county's adopted Concurrency Management System was developed to monitor existing capacities of the county's park, drainage, traffic, potable water, wastewater treatment, and solid waste systems. This system ensures that required level of service standards are maintained, and that capacity exists for new development projects approved by the county. A computerized permit tracking and concurrency management system is in place to monitor capacities for all county facilities.

The system enables the county to identify facilities where capacity is reaching a level which requires the county to make facility improvements to maintain adopted levels of service.

Objective - ACHIEVED

This is an appropriate objective and should be maintained. The objective should, however, be revised to extend until 2030.

Policy Description	Action/Accomplishment	Is this Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
5.1 No approved land use change requests unless adequate infrastructure to support the area exists or is programmed	Ongoing Land Use Amendments are reviewed for Concurrency	X		X		X		Maintain
5.2 In the event that the planned capacity of public facilities is insufficient to serve all applications for development order, the county shall schedule capital improvements to serve developments according to priority. (Section 9J-5.016(3)(c)1, and 9J-5.016(3)(c)5 F.A.C.)	Part of yearly CIP update process	X		X		X		Maintain
5.3 Extensions of facilities and services with Urban Service Area or as allowed within Potable Water and Sewer Subelements	Ongoing	X		X		X		Maintain
5.4 Inter-agency coordination to create an efficient capital improvements schedule (Section 9J-5.016(3)(c)1, F.A.C.)	Ongoing Coordinated With Other Entities	X		X		X		Maintain
5.5 Utilization of enterprise funds for Sanitary Sewer, Potable Water, and Solid Waste user fees to pay debts	Ongoing	X		X		X		Maintain
5.6 Non-enterprise fund supported public facilities are to be financed from current revenue, bond issues, impact fees, capacity charges, or other dedicated revenue sources.	Ongoing	X		X		X		Maintain

Policy Description	Action/Accomplishment	Is this Policy Implemented?		Does This Policy Contribute to Meeting the Objectives		Was the Original Policy Appropriate		Should Policy Be Maintained /Deleted/ Revised
		YES	NO	YES	NO	YES	NO	
5.7 The county shall use general obligation bonds and other sources to raise the funding required to provide those public facilities that cannot be constructed with user fees, revenue bonds, impact fees, capacity charges, or other dedicated revenue sources.	Ongoing	X		X		X		Maintain
5.8 Development orders requiring public facilities that will be financed by debt shall be conditioned on the issuance of the debt or the substitution of a comparable amount of non-debt revenue.	Ongoing	X		X		X		Maintain
5.9 An adjustment of the Schedule of Capital Improvements may be done by ordinance when such amendments relate to corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities; Transportation program delays to affect the LOS.	Policy used as needed.	X		X		X		Maintain
5.10 The county shall ensure that all capital improvements identified in the various elements are completed according to schedule. Only a few delay are acceptable (alternative projects will provide the needed capacity, amendment to temporarily reduce the LOS standard etc.)	Ongoing	X		X		X		Maintain
5.11 Adoption of Appendix B as Priority Transportation Capital Improvements Schedule	Ongoing	X		X		X		Maintain

All policies under Objective 5 were implemented. As structured, these policies contribute to meeting the objective and should be maintained.

Overall Assessment of Policies

The policies under objective 5 are sufficient to achieve the objective. No other policies are needed.

Overall Assessment of Objectives

The Objectives of the Capital Improvements element with the proposed revisions are sufficient to meet the overall intent of the element and should be maintained.

IDENTIFICATION OF FUTURE ACTIONS

The Capital Improvements element of the Comprehensive Plan is based on the projected needs and funding sources reflected in other elements of the Comprehensive Plan. These needs and revenues are detailed in the other elements of the plan. Since the Capital Improvements element ensures consistency among all elements of the comprehensive plan, proposed improvements identified in those elements must be reflected in the Capital Improvements Element.

Since the last major Comprehensive Plan update, the entire Capital Improvements element has been amended five times. The CIE was amended every two years between 1998 and 2006. In 2006, the CIE was amended to require that the element be updated every year. The updates to the CIE are complete updates in which all tables, charts, graphs and associated text are updated. Additionally, changes required by new state legislation are included in the updates.

Future actions, as identified by this evaluation and appraisal report, consist of required revisions to the objectives and their related policies. The majority of future actions will consist of changing the dates of the objectives to reflect the revised 2030 date of the comprehensive plan.

ANTICIPATED AMENDMENTS

The Capital Improvements element must be updated to reflect current conditions relating to capital improvements. In doing so, the following tables, figures, and text should be updated with current financial information. In addition, a revised 5 year CIP is required.

Tables and Figures

All figures need to be revised in order to reflect the most recent financial figures. Tables 6.1 through 6.6, 6.9 through 6.17, and 6.21 through 6.22 need to be updated with new data. Tables 6.7 and 6.8 need to be deleted because they are no longer applicable. Both of these tables deal with the removal of several transportation projects from the current 5 year CIP and the impact of their removal on transportation concurrency. Tables 6.18 through 6.20 need to be retained as they are, but need to be renumbered due to the removal of tables 6.7 and 6.8.

Text

All text contained within the Capital Improvements element that refers to prior financial and

expenditure data should be revised to reflect current financial conditions.

The Capital Improvements Element's anticipated amendments to its corresponding objectives are summarized below. These changes should be implemented into the 2008 capital improvements element of the comprehensive plan.

OBJECTIVE	POLICY	NUMBER	REQUIRED REVISION
x		1	The objective should be revised to state that the county will undertake capital improvement projects to prevent deficiencies, to accommodate future growth, and to address obsolete or worn-out facilities.
x		2	The objective should be revised to extend until 2030.
x		3	The objective should be revised to extend until 2030.
x		4	The objective should be revised to extend until 2030.
x		5	The objective should be revised to extend until 2030.

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Appendix A - Comprehensive Plan EAR Conditions at the Time of Last EAR Based Amendment (1995) and Existing Conditions (2006)

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
<i>Inventory of Existing Revenue Sources and Funding Mechanisms</i>	(Rounded to the Nearest \$1,000)				(Rounded to the Nearest \$1,000)			
Local Funding Sources								
Ad Valorem Taxes	\$36,520,000	34.90	1994/95		\$84,914,000	31.05	2005/06	Increase of \$48,394,000 or 132.51%. Annual growth rate of 8.80%
Enterprise Funds	\$27,869,000	26.64			\$49,824,000	18.22		Increase of \$21,955,000 or 78.78%. Annual growth rate of 5.98%
User Fees and Charges	\$6,934,000	6.63			\$18,205,000	6.66		Increase of \$11,271,000 or 162.55%. Annual growth rate of 10.13%
Special Assessments	\$400,000	0.38			\$377,000	0.14		Decrease of \$23,000 or -5.75%. Annual growth rate of -0.59%
Impact Fees	\$1,728,000	1.65			\$24,634,000	9.01		Increase of \$22,906,000 or 1325.58%. Annual growth rate of 30.44%. In 2005 the County adopted 8 new impact fees, which substantially contributed to this inc.
Local Discretionary Sales Surtax	\$7,147,000	6.83			\$15,736,000	5.75		Increase of \$8,589,000 or 120.18%. Annual growth rate of 8.21%
Tourist Development Tax	\$714,000	0.68			\$1,517,000	0.55		1 ½% Fund 119, 1 ½% Fund 128, & 1% Fund 204 (added in 2001). Increase of \$803,000 or .112.46%. Annual growth rate of 7.83%
Local Option Fuel Tax	\$2,308,000	2.21			\$3,319,000	1.21		Increase of \$1,011,000 or 43.80%. Annual growth rate of 3.70%
Franchise Tax	\$4,388,000	4.19			\$9,318,000	3.41		Increase of \$4,930,000 or 112.35%. Annual growth rate of 7.82%
Interest Income	\$3,012,000	2.88			\$16,909,000	6.18		Increase of \$13,897,000 or 461.39%. Annual growth rate of 18.83%

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Other	\$2,307,000	2.20			\$9,227,000	3.37		Increase of \$6,920,000 or 299.96%. Annual growth rate of 14.87%
State Funding Sources								
Local Government Half Cent Sales Tax	\$3,752,000	3.59	1994/95		\$8,777,000	3.21	2005/06	Increase of \$5,025,000 or 133.93%. Annual growth rate of 8.87%
County Revenue Sharing	\$2,144,000	2.05			\$3,118,000	1.14		Increase of \$974,000 or 45.43%. Annual growth rate of 3.82%
Constitutional Fuel Tax	\$1,193,000	1.14			\$1,729,000	0.63		Increase of \$536,000 or 44.93%. Annual growth rate of 3.78%
County Fuel Tax	\$474,000	0.45			\$780,000	0.29		Increase of \$306,000 or 64.56%. Annual growth rate of 5.11%
Alcoholic Beverage License tax	\$34,000	0.03			\$44,000	0.02		Increase of \$10,000 or 29.41%. Annual growth rate of 2.61%
Pari-mutual Tax	\$447,000	0.43			\$447,000	0.16		No change
Mobile Homes License Tax	\$155,000	0.15			\$105,000	0.04		Decrease of \$50,000 or -32.26%. Annual growth rate of -3.82%
Various Grants	\$1,564,000	1.49			\$13,765,731	5.03		Increase of \$12,201,000 or 780.12%. Annual growth rate of 24.30%
Federal Funding Sources								
Various Grants	\$1,537,000	1.47	1994/95		\$10,731,000	3.92	2005/06	Increase of \$9,194,000 or 598.18%. Annual growth rate of 21.45%
Total	\$104,627,000				\$273,476,000			
<i>Overall General Expenditures Summary</i>								
General Government Services	\$16,002,950	22.47	1994/95		\$56,232,514	27.4	20005/06	Increase of \$40,229,564 or 251.39%. Annual growth rate of 13.39%
Public Safety	\$29,531,035	41.47			\$66,984,420	32.6		Increase of \$37,453,385 or 126.83%. Annual growth rate of 8.53%
Physical Environment	\$2,543,098	3.57			\$9,498,973	4.6		Increase of \$6,955,875 or 273.52%. Annual growth rate of 14.09%

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Transportation	\$12,105,310	17.00			\$31,966,926	15.6		Increase of \$19,861,616 or 164.07%. Annual growth rate of 10.20%
Economic Environment	\$157,895	0.22			\$1,054,239	0.5		Increase of \$896,344 or 567.68%. Annual growth rate of 20.91%
Human Services	\$4,069,066	5.71			\$12,470,222	6.1		Increase of \$8,401,156 or 206.46%. Annual growth rate of 11.85%
Culture/Recreation	\$5,161,035	7.25			\$16,919,464	8.2		Increase of \$11,758,429 or 227.83%. Annual growth rate of 12.61%
Debt Services	\$1,637,114	2.30			\$4,406,090	2.9		Increase of \$2,768,976 or 169.14%. Annual growth rate of 10.41%
Court Related	NA	NA			\$5,915,727	2.1		NA
Total	\$71,207,503				\$205,448,575			Increase of \$134,241,072 or 188.52%. Annual growth rate of 11.18%
The Costs of Needed Capital Improvements (5-year CIP)								
Traffic Circulation	\$70,620,000				\$288,814,887			Increase of \$218,194,887 or 308.97%. Annual growth rate of 15.12%
Solid Waste	\$19,290,000				\$43,362,483			Increase of \$24,072,483 or 124.79%. Annual growth rate of 8.44%
Sanitary Sewer & Potable Water	\$53,410,000				\$75,630,005			Increase of \$22,220,005 or 41.60%. Annual growth rate of 3.54%
Drainage	\$1,740,000				\$30,902,000			Increase of \$29,162,000 or 1675.98%. Annual growth rate of 33.33%
Recreation & Open Space	\$3,640,000				\$16,375,000			Increase of \$12,735,000 or 349.86%. Annual growth rate of 16.23%
Conservation/Aquifer Recharge	\$10,000,000				\$42,135,000			Increase of \$32,135,000 or 321.35%. Annual growth rate of 15.47%
Emergency Services	NA				\$15,167,949			NA
Law Enforcement & Corrections	NA				\$803,400			NA
General Services	NA				\$11,910,456			NA

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Libraries	NA							NA
Total	\$158,700,000				\$525,101,180			Increase of \$366,401,180 or 230.88%. Annual growth rate of 12.71%
How the Community Controls the Timing and Location of Infrastructure to Further the Goals of the Plan	Supplies and demands are evaluated by utilizing computerized concurrency management system; 5 to 7 year CIP Sanitary Sewer- Policy 5.3; Potable Water-Policy 5.3; Solid Waste-Policy 1.1		1995		Supplies and demands are evaluated by utilizing computerized concurrency management system; 5 year CIP Sanitary Sewer- Policy 5.8; Potable Water-Policy 5.7; Solid Waste-Policy 1.1		2005	
Maintenance of Established Levels-of-Service								
Traffic Circulation								
Rural principal arterial non-peak season	C				D for all roads except as follows: 1. E plus 20% for part of 27 th & 43 rd Avenues* 2. Florida Intrastate Highways LOS B in rural areas and LOS C in urban areas		2005	*LOS E Plus 20% for 27 th Avenue from South County Line to SR 60 and 43 rd Avenue from Oslo Road to 16 th Street. Updates to LOS were made in 2005 and 2006
Freeway, arterial, collector-peak season	D		1995					

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Solid Waste	6.5 lbs per cap. per day (2.37 cubic yards per capita per year)		1995		2.2 tons or 3.67 cubic yards per capita for permanent + weighted peak seasonal pop. per year		2005	LOS was revised in 2005 as part of an impact fee study.
Sanitary Sewer (GPD)	250		1995		250		2005	No change
Potable Water (GPD)	250		1995		250		2005	No change
Drainage								
No flood encroachment outside existing easement & ROW limits	3 yr./24 hr.		1995	By 2010, all existing roadways: 1. min road crown elev. to 2/24 storm event 2. two center lanes 10/24 storm event all drainage basins 1995 - 2/24, 2000 - 5/24, 2010 - 10/24	New drainage systems shall mitigate the impacts of a 25 year/24 hour design rainfall event For re-built roadways: 1. min road crown elev. to 2/24 storm event 2. two center lanes 10/24 storm event. 3. all drainage basins 2010 - 2/24, 2007 - 5/24, 2010 - 10/24		2005	
Limited encroachment of stormwaters in front and rear yards	10 yr./24 hr.							
Greater encroachment of stormwaters in front and rear yards w/no minor street flooding (2" max)	25 yr./24 hr.							
Some street flooding, but no flooding of existing or proposed residences	100 yr./3 day duration							
Recreation	(Acres per 1,000 pop.)		1995	LOS was revised in 1995 to 3 acres/1000 pop. for the entire county	6.61 acres per 1,000 permanent + weighted peak seasonal pop.		2005	LOS was revised in 2005 as part of an impact fee study.
Urban	5							
Beach	1.5							
River District Community	1.5							
North	3							
South	1.25							

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Correctional Facilities	NA				Countywide 4.5 beds/1,000 permanent + weighted peak seasonal pop.		2005	New LOS added in 2005 as part of an impact fee study.
Fire/EMS	NA				Countywide (excluding Town of IRS) .089 Stations per 1,000 permanent + weighted peak seasonal pop.		2005	New LOS added in 2005 as part of an impact fee study.
Law Enforcement	NA				Unincorporated County 2.09 officers per 1,000 permanent + weighted peak seasonal pop.		2005	New LOS added in 2005 as part of an impact fee study.
Libraries	NA				Countywide 580 building sq. ft., 3,200 library material items, 0.7 computers, and 0.2 other library equip. per 1,000 permanent + weighted peak seasonal pop.		2005	New LOS added in 2005 as part of an impact fee study.
Public Buildings	NA				Countywide 1.99 building sq. ft. per capita for permanent + weighted peak seasonal pop.		2005	New LOS added in 2005 as part of an impact fee study.

STATISTIC	CONDITIONS AT THE TIME OF LAST EAR BASED AMENDMENT				EXISTING CONDITIONS			COMMENTS
	DATA	%	DATA'S CORRESPONDING YEAR	CITATION	DATA	%	DATA'S CORRESPONDING YEAR	
Schools	NA				School Impact Fees - Countywide Elementary Schools of 144.71 building sq. ft. per student station (Middle Schools = 117.26, High Schools = 147.57, Average for all schools = 139.07) School Concurrency - 100% of FISH capacity for each public school type		2005	New LOS added in 2005 as part of an impact fee study.
Transit	NA				One-hour headways shall be maintained on all fixed transit routes		2005	
Outstanding County Debt	\$86,730,000		September 1995		\$135,805,000		September 2006	Increase of \$49,075,000

Appendix B - EAR Comprehensive Plan Evaluation Matrix Evaluating the Achievement of Objectives

Objective	Measurable Target	Baseline Conditions at Time of Last Major Plan Update (1998)	Current Condition (2006)	Objective Achieved?		Required Action
				Yes	No	
(1) Construction of Capital Facilities: By 2012, the county will have eliminated existing deficiencies, accommodated desired future growth, and replaced obsolete or worn-out facilities.	Maintenance of Existing and Construction of New Public Facilities	Public Facilities were in place in 1998	County maintains a 5 year CIP and implements the CIP – deficiencies are addressed	X		This is an appropriate objective; however, the reference to eliminating existing deficiencies should be removed since this has been accomplished. In addition, the objective should be revised with a new target date of 2030 to correspond with the duration of the revised Comprehensive Plan date.
(2) Development in Coastal High Hazard Areas: Through 2020, development in coastal high hazard areas will not increase beyond the density or intensity levels indicated on the current Future Land Use Map.	Number of Future Land Use Map Amendments Increasing Land Use Density Within CHHA	Densities shown on the Future Land Use Map.	The gross res. density of the uninc. portions of the barrier island is 1.8 dwelling units/acre, less than the max. allowed by the comp plan. No increase in density was approved in the CHHA between 1995 and 2008.	X		The intent of this objective, no increase in density on the barrier island to aid in hurricane evacuation and limit financial loss, is appropriate and should be retained. The objective should be revised to extend until 2030.
(3) Maintenance of Established Level-of-Service Standards: Through 2020, adopted levels-of-service will be maintained for all concurrency facilities.	Maintenance of LOS Standards	Concurrency Management System in place – no deficiencies	Through 2007, this objective has been achieved. Concurrency Management System in place – no deficiencies	X		Revise target date to 2030 to be consistent with time frame of revised comprehensive plan
(4) Future Development's Share of Capital Costs: Through 2020, new developments will bear a proportionate share of the cost required to maintain adopted level-of-service standards.	Existence of adopted impact fee ordinances	Impact fees for infrastructure assessed to all new projects	County expanded impact fees from just transportation to include eight additional public services	X		Revise target date to 2030 to be consistent with time frame of revised comprehensive plan
(5) Local Government's Ability to Provide Required Services and Facilities: Through 2020, the county will ensure that it is able to fund and provide required services and facilities.	Existence of funding sources for required services and facilities	Numerous funding sources in place	Additional funding sources adopted by county, including 8 new impact fees	X		Revise target date to 2030 to be consistent with time frame of revised comprehensive plan

ATTACHMENT 1– Goal, Objectives and Policies**Goal, Objectives and Policies*****Goal***

It is the goal of Indian River County to provide needed capital improvements through the use of sound fiscal decision making.

Objectives and Policies**Objective 1: Construction of Capital Facilities**

By 2012, the county will have eliminated existing deficiencies, accommodated desired future growth, and replaced obsolete or worn-out facilities.

Policy 1.1: The county shall maintain a five-year capital improvement program and pursuant to Section 163.3177(3)(b) F.S. evaluate and update that program every year to reflect existing and future public facility needs of the county. This capital improvement program will ensure that the plan is financially feasible and that the adopted level-of-service standards are achieved and maintained.

Policy 1.2: The county and the School District shall undertake only those capital improvements included within this element's adopted capital improvements program. Pursuant to Section 163.3177(3)(b) F.S., the Capital Improvements Element will be reviewed every year. Consistent with Section 9J-5 of the Florida Administrative Code, if any facility identified in the Schedule of Capital Improvements is delayed or deferred in construction, or is eliminated from the capital improvements program, and this delay, defer, or elimination will cause the level-of-service to deteriorate below the adopted minimum level of service standard for the facility, a comprehensive plan amendment will be required to adjust the Schedule of Capital Improvements. The annual update of the capital improvement element shall be done with a single public hearing before the Board of County Commissioners and a copy of the ordinance amending the Capital Improvements Element shall be transmitted to DCA.

Policy 1.3: The county shall evaluate and prioritize its capital improvement projects based on following criteria. These criteria are ranked in order of importance.

- Preservation of the health and safety of the public by eliminating public hazards;
- Compliance with all mandates and prior commitments;
- Elimination of existing deficiencies;
- Maintenance of adopted level-of-service standards;
- Provision of infrastructure concurrent with the impact of new development;
- Protection of prior infrastructure investments;
- Consistency with the county plan and plans of other agencies;

- Accommodation of new development and redevelopment facility demands;
- Consistency with plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction;
- Promotion of compact development by discouraging growth outside of urban service areas;
- Demonstration of linkages between projected growth and facility location;
- Utilization of the economies of scale and timing of other improvements;
- Reduction of operating costs;
- Adjustment for unseen opportunities, situations, and disasters.

Policy 1.4: The county shall implement the policies of the Potable Water, Sanitary Sewer, and Solid Waste sub-elements of the Comprehensive Plan. Since these are enterprise account funded elements, capital expenditures identified in these elements shall be funded principally from revenues derived from the applicable systems.

Policy 1.5: The county shall prioritize and implement the programs identified in the Transportation, Recreation and Open Space, Stormwater Management, Conservation, and Future Land Use Elements of the Comprehensive Plan.

Policy 1.6: The county shall not eliminate or reallocate budgeted appropriations for road improvement projects required to meet the adopted level-of-service standards unless the applicable projects will be constructed by other means and remain concurrent with the county's Schedule of Capital Improvements.

Policy 1.7: The county shall continue to allocate funds for the replacement and the renewal of infrastructure in an amount which will minimize the operating costs of the infrastructure and maximize the life of the infrastructure.

Policy 1.8: The county shall manage its long-term general obligation debt in such a manner that the ratio of the debt service millage to the countywide operating millage does not exceed 20%.

Policy 1.9: The county hereby defines a capital improvement as an improvement with a cost that exceeds \$25,000.

Policy 1.10: The Schedule of Capital Improvements shall contain a mix of capital expenditures, including projects to eliminate existing deficiencies, to upgrade and replace existing facilities, and to construct new facilities.

Policy 1.11: The county shall maintain a procedure in its annual budget review requiring each county department to include in its annual budget request applicable expenditures as identified in the capital improvements program of the appropriate Comprehensive Plan Element as well as department's capital improvements.

Policy 1.12: The county shall adopt “School District of Indian River County Five-Year Capital Improvement Schedule” from the School District’s adopted Five Year Capital Plan pursuant to Section 163.3177(3)(a)(5) F.S. The Capital Improvement Schedule will be evaluated and updated annually to reflect existing and future public school facility needs of the county. This will ensure that the School District’s Five-Year Capital Plan is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained.

Objective 2: Development in Coastal High Hazard Areas

Through 2020, development in coastal high hazard areas will not increase beyond the density or intensity levels indicated on the current Future Land Use Map.

Policy 2.1: The coastal high hazard area is defined as the area of the county designated as evacuation zones for a category one hurricane.

Policy 2.2: The county shall not increase land use density and intensity, in the coastal high hazard area, beyond that reflected in the county’s current Future Land Use Map.

Policy 2.3: The county shall make appropriations for infrastructure in coastal high hazard areas only to maintain the adopted level-of-service standards.

Policy 2.4: The county shall ensure that the replacement of infrastructure in the coastal high hazard area will be limited to maintaining the adopted level-of-service standards.

Policy 2.5: The county shall require that all developments and all single-family units in coastal high hazard areas fully pay the cost for required infrastructure improvements through impact fees, capacity charges, developer dedications, assessments, and contributions.

Policy 2.6: The county shall not use public funds to subsidize increased density or intensity of urban development in coastal high hazard areas; however, public beach, shoreline access, resource restoration, or similar projects may be constructed.

Objective 3: Maintenance of Established Level-of-Service Standards

Through 2020, adopted levels-of-service will be maintained for all concurrency facilities.

Policy 3.1: The county hereby adopts the concurrency management system as described within this element. The county shall maintain Land Development Regulation (LDR) Chapter 910, Concurrency Management System, which implements the plan’s concurrency management system. In accordance with the concurrency management system of this plan and LDR Ch. 910, the county will not approve any development project where the impacts of such a project would lower the existing level-of-service on any facility below that facility’s adopted minimum level-of-service standard.

Policy 3.2: The county shall approve development only in accordance with the utility connection matrix identified in the Sanitary Sewer and Potable Water Sub-Elements.

Policy 3.3: The county shall, concurrent with the impact of new development, provide the infrastructure necessary to maintain the levels-of-service identified in the various elements of the Comprehensive Plan. Where development is proposed and is consistent with all applicable regulations but one or more public facilities is/are operating at an inadequate service level, the applicant may at his expense make facility improvements to increase facility capacity when such improvements are consistent with county plans and receive county approval.

Policy 3.4: The county shall make land use decisions based on the planned availability of facilities to maintain adopted level-of-service standards.

Policy 3.5: The county hereby adopts Concurrency Management level-of-service standards for public facilities that are established in the other Comprehensive Plan Elements and which are stated below:

➤ Stormwater Management:

The county hereby adopts the following level-of-service standard for all new drainage systems within the unincorporated county:

- New development requiring major site plan approval or subdivision platting shall construct a complete drainage system to mitigate the impacts of a 25 year/24 hour design rainfall event using the soil conservation service type 2 modified rainfall curves.
- Post development runoff for any drainage basin shall not exceed pre-development runoff unless a maximum discharge rate has been adopted and the discharge does not exceed that rate. If a maximum discharge rate has not been adopted for a basin, post development discharge may not exceed pre-development discharge.

By 2010, all existing roadways in the county shall be improved to meet the following level-of-service standards:

- Minimum road crown elevation for existing roads shall be raised during resurfacing/rebuilding to the flood elevation resulting from the 2 year/24 hour storm event on local streets.
- The center two lanes of rebuilt roads must be at or above flood levels resulting from a 10 year 24 hour storm event on Arterial and Collector roads.
- All drainage basins will meet the following level of service standards:

By 2007	5-Year/24 Hour Storm Event
By 2010	10-Year/24 Hour Storm Event

The county hereby adopts the following water quality level-of-service standard:

- As a minimum, retention of the first one inch of rainfall is required prior to offsite discharge. An additional 50% treatment is required for all direct discharge into the

Sebastian River and into the Indian River Lagoon due to its designation as an outstanding Florida water, as required by state law.

➤ Potable Water

The following level-of-service standard is adopted for the county's potable water facilities, and shall be utilized for determining the availability of facility capacity and demand generated by a development:

- Countywide level-of-service standard of 250 gallons per day per equivalent residential unit.

➤ Solid Waste

The following level-of-service standard is adopted for solid waste facilities in the county, and shall be used as the basis for determining the availability of facility capacity and demand generated by a development:

- Countywide level-of-service standard of 2.2 tons or 3.67 cubic yards per capita for permanent plus weighted peak seasonal population per year.

➤ Sanitary Sewer

The following level-of-service standard is adopted for the county's sanitary sewer facilities, and shall be utilized for determining the availability of facility capacity and demand generated by a development:

- Countywide level-of-service standard of 250 gallons per day per equivalent residential unit with a peak monthly flow factor of 1.25.

➤ Recreation & Open Space

The county adopts the following recreation level-of-service standard:

- County wide level-of-service standard of 6.61 recreation acres/1,000 permanent plus weighted peak seasonal population.

➤ Transportation

The county adopts traffic circulation level-of-service standards as follows:

- Level-of-Service “D” during peak hour, peak season, peak direction conditions, on all TRIP grant funded roads as well as all freeway, arterial, and collector roadways, with the exception of the following two, which will operate at level of service “E” plus 20%.
 - 27th Ave – South County Line to SR 60
 - 43rd Ave – Oslo Road to 16th Street

For SIS/Florida Intrastate Highway System roadways, level of service “B” is adopted for rural areas, and level of service “C” is adopted for urban areas.

Policy 3.6: The county hereby adopts level-of-service standards for selected public facilities as follows:

➤ Correctional Facilities

The county adopts the following correctional facilities level-of-service standard:

- County wide level-of-service standard of 4.5 beds/1,000 permanent plus weighted peak seasonal population

➤ Fire/EMS

The county adopts the following Fire/EMS level-of-service standard:

- County wide (excluding Indian River Shores) level-of-service standard of .089 Stations per 1,000 permanent plus weighted peak seasonal population

➤ Law Enforcement

The county adopts the following Law Enforcement level-of-service standard:

- Unincorporated County level-of-service standard of 2.09 officers per 1,000 permanent plus weighted peak seasonal population

➤ Libraries

The county adopts the following Libraries level-of-service standards:

- County wide level-of-service standard of 580 building square feet per 1,000 permanent plus weighted peak seasonal population
- County wide level-of-service standard of 3,200 library material items per 1,000 permanent plus weighted peak seasonal population
- County wide level-of-service standard of 0.7 computers per 1,000 permanent plus weighted peak seasonal population
- County wide level-of-service standard of 0.2 other library equipment items per 1,000 permanent plus weighted peak seasonal population

➤ Public Buildings

The county adopts the following Public Buildings level-of-service standard:

- County wide level-of-service standard of 1.99 building square feet per capita for permanent plus weighted peak seasonal population.

➤ Schools

The county adopts the following Schools level-of-service standards:

School Impact Fees (Countywide):

- County wide level-of-service standard for Elementary Schools of 144.71 building square foot per student station
- County wide level-of-service standard for Middle Schools of 117.26 building square foot per student station
- County wide level-of-service standard for High Schools of 147.57 building square foot per student station
- County wide weighted average level-of-service standard for all schools of 139.07 building square foot per student station

School Concurrency (School Service Areas):

- 100 percent of Florida Inventory of School Houses (FISH) capacity for each public school type (elementary, middle, and high).
- Transit

The County adopts the following transit level-of-service standard:

- One-hour headways shall be maintained on all fixed transit routes.

Objective 4: Future Development's Share of Capital Costs

Through 2020, new developments will bear a proportionate share of the cost required to maintain adopted level-of-service standards.

Policy 4.1: The county shall use impact fees, capacity charges, assessments, developer dedications and contributions, to pay for infrastructure improvements and services needed to satisfy future needs while maintaining adopted level-of-service standards.

Policy 4.2: The county shall conduct research to identify new sources of revenue for funding capital improvement projects.

Objective 5: Local Government's Ability to Provide Required Services and Facilities

Through 2020, the county will ensure that it is able to fund and provide required services and facilities.

Policy 5.1: The county shall not approve land use amendment requests unless those requests are consistent with the concurrency management system requirements of this element.

Policy 5.2: In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the county shall schedule capital improvements to serve developments in the following order of priority:

- Single-family units in existing platted subdivisions or on existing legal, buildable parcels
- Affordable housing projects
- New development orders permitting redevelopment
- New development orders permitting new developments where the applicant funds the infrastructure expansion in exchange for future reimbursement
- New development orders permitting new developments without developer participation

Policy 5.3: The county shall extend facilities and services to serve areas only within the existing Urban Service Area or as allowed by Policy 5.7 of the Potable Water Sub-Element and Policy 5.8 of the Sanitary Sewer Sub-Element of the Comprehensive Plan.

Policy 5.4: The county shall coordinate with other local, state, and federal agencies as well as private entities to create an efficient capital improvements schedule that provides the following general benefits while minimizing the financial burden of providing facilities and services:

- Reduction of overall capital and operating expenditures by the development of multi-use facilities;
- More efficient land use patterns and phasing;
- Reduction of overlapping, duplicating, and administrative procedures;
- Implementation of adopted physical, social, and economic goals and policies in a least-cost manner;
- Better coordination of public capital investment with private capital expenditures.

Policy 5.5: The county shall continue utilizing enterprise funds for the provision of Sanitary Sewer, Potable Water, and Solid Waste facilities. The debt for enterprise funds is to be paid by user fees, capacity charges, and other appropriate sources.

Policy 5.6: The county shall finance the capital cost of non-enterprise fund supported public facilities (e.g., roads, stormwater management, and parks) from current revenue, bond issues, impact fees, capacity charges, assessments, and other appropriate sources.

Policy 5.7: The county shall use general obligation bonds and other sources to raise the funding required to provide those public facilities that cannot be constructed with user fees, revenue bonds, impact fees, capacity charges, or other dedicated revenue sources.

Policy 5.8: Developments, which require public facility infrastructure improvements that will be financed by county debt, shall have their development orders conditioned on the issuance of the county debt or the substitution of a comparable amount of non-debt revenue.

Policy 5.9: Pursuant to state law, the Schedule of Capital Improvements may be adjusted by ordinance and not deemed to be an amendment to the Comprehensive Plan when the amendment relates to corrections, updates, or modifications concerning costs, revenue sources, acceptance of

facilities pursuant to dedications which are consistent with the Comprehensive Plan, or the date of construction of any facility except transportation facilities enumerated in the Schedule of Capital Improvements. For transportation facilities, a delay in construction of a facility which causes the level-of-service of that facility to deteriorate below the adopted minimum level-of-service standard for the roadway will require a comprehensive plan amendment.

Policy 5.10: The county shall ensure that all capital improvements identified in the various elements of the Comprehensive Plan are completed according to schedule. The only acceptable delays will be those which are subject to one of the following:

- Projects providing capacity equal to, or greater than, the delayed project are accelerated within or added to the Schedule of Capital Improvements;
- Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule; or
- Amendment of the plan to reduce the adopted standard for the level-of-service for public facilities until the fiscal year in which the delayed project is scheduled to be completed.

Policy 5.11: The county hereby adopts Appendix B as the County's Priority Transportation Capital Improvements Schedule. This schedule provides the project description, estimated date of commencement of actual construction, estimated date of completion, and estimated cost for projects that will increase roadway capacity on priority facilities.