



**H. CAPITAL IMPROVEMENTS
ELEMENT**

Based on Section 163.177(3)(a), Florida Statutes, the Capital Improvements Element should be “designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities.” For a five-year period, this element also must identify the investments needed to maintain and upgrade existing public facilities and needed new facilities; set priorities; and identify the revenue sources to pay for these investments. The City of Atlantic Beach adopts a Five-Year Schedule of Capital Improvements as part of the City’s annual budgeting process. Section 163.177(3)(b), Florida Statutes, allows modifications to the Five-Year Schedule of Capital Improvements to be accomplished by ordinance and not considered an amendment to the Comprehensive Plan.

H. Capital Improvements Element

Goals, Objectives and Policies

Terms used within this element shall be as set forth within Section 163.3164, Florida Statutes or as defined by applicable City of Atlantic Beach ordinances.

Goal H.1

The City shall provide public facilities, which are sufficient to enable the City to: 1) accommodate the needs of present and future populations in a timely and cost- effective manner; 2) maximize the use of existing facilities; and 3) maintain or enhance the City's services, physical environment and fiscal integrity.

Objective H.1.1

Capital Improvements Planning

Capital projects needed to support development shall be evaluated annually, and when financially feasible, shall become part of the five (5) year Schedule of Capital Improvements of the Capital Improvement Program (CIP) as set forth within Table H-6 and consistent with the annual adopted budget for the City. Such updates to the CIP shall be completed in accordance with Section 163.177(3)(b), Florida Statutes.

Policy H.1.1.1 Capital improvements, which are determined to be necessary to implement the Goals, Objectives and Policies of this Comprehensive Plan shall be given priority by the City. All capital improvements having a cost of \$25,000 or more shall be included in the City's annual capital improvements budget along with an identified funding source.

Policy H.1.1.2 The City Manager, or designee, shall have the responsibility of preparing for consideration by the City Commission a capital improvements budget and Capital Improvements Element update (when required) after evaluating the population growth within the City, the condition of City facilities, and the provisions of this Comprehensive Plan.

Policy H.1.1.3 The City shall be guided by the following criteria in identifying and prioritizing capital improvements both in the provision of new facilities and replacement or renewal of existing facilities:

- (a) Improvements needed for the protection of public health and safety;

- (b) Improvements that increase the utilization of existing City facilities, multiple use of facilities or improved efficiency of facility operation;
- (c) Improvements that address existing Level of Service deficiencies;
- (d) Improvements necessary to meet the requirements of future development;
- (e) Improvements that enhance and improve the City's built environment and aesthetic character, economic stability, or environmental quality.

Policy H.1.1.4 The City supports coordination of capital improvement planning by all levels of government as a means of providing services in an orderly, economical, and efficient manner.

Policy H.1.1.5 This Capital Improvements Element shall be reviewed annually and updated as necessary to reflect revisions to the Capital Improvements Program in accordance with the annual adopted budget, including any proportionate fair-share contributions.

Policy H.1.1.6 The City shall ensure the financial feasibility of all capital improvements included within the adopted Capital Improvements Element.

Policy H.1.1.7 The City does not currently have any projects necessary to achieve the pollutant load reductions attributable to the local government, as established in a basin management action plan.

Objective H.1.2

Concurrency and Level of Service Standards

The City shall coordinate land use decisions and the issuance of development permits with the implementation of the Capital Improvement Program so as to ensure that the Level of Service (LOS) standards, as set forth within this Plan element, are fully met in accordance with Florida Statutes, and other applicable rules and regulations. A Concurrency Management System (CMS) shall be maintained that is consistent with and supports the Capital Improvements Program, and which is financially feasible to provide necessary facilities to maintain adopted Level of Service standards and to serve new development during the five-year Capital Improvement Program planning period. The Concurrency Management System shall ensure that public facilities and services are available concurrent with the impacts of new development.

Policy H.1.2.1 The City through its Concurrency Management System shall ensure that Level of Service (LOS) Standards for sanitary sewer, solid waste, drainage, potable water, parks and recreation, and schools are maintained.

Policy H.1.2.2 Development permits, including permits issued for single-family and two-family residential development upon existing Lots of Record, and those issued solely for alteration, remodeling, reconstruction, or restoration of residential units provided that such permits do not authorize an increase in the number of dwelling units; and for nonresidential uses, those permits that do not authorize an increase in the square feet of the development

shall be deemed no impact projects and shall not require a Concurrency Certificate. It shall be the Applicant's responsibility to demonstrate and certify this provision in accordance with concurrency review procedures.

Policy H.1.2.3 Applications for development permits for projects, which are deemed to have no impact upon public facilities and services, as defined by preceding Policy H.1.2.2, or which have acquired statutory or common law vested rights, shall not require a Concurrency Certificate. It shall be the Applicant's responsibility to demonstrate and certify this provision in accordance with concurrency review procedures.

Policy H.1.2.4 Development permits issued by the City, other than those as addressed by Policies H.1.2.2 and H.1.2.3, shall be accompanied by an approved Concurrency Certificate for that specific project, certifying that the proposed project has passed mandated concurrency tests. Capacity for all local development permits holding approved Concurrency Certificates shall be reserved in the effected public facilities for the life of the approved development permit but shall be released upon expiration of such development permit.

Policy H.1.2.5 The City shall implement a concurrency tracking and monitoring system, which shall:

- (a) Analyze the impacts of a proposed development in relation to the available capacity and Level of Service requirements contained within this Capital Improvements Element; and
- (b) Create an annual report that summarizes the available capacity of public facilities and forecasts the future available capacity based upon best available data.

Policy H.1.2.6 The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools in accordance with the Public School Facilities Element of this Plan.

Policy H.1.2.7 The City shall manage development approvals, land development regulations, and infrastructure improvements to maintain or exceed the standards for Park, Recreation and Open Space Levels of Service as set forth in the Recreation and Open Space Element.

Table H-1. Sanitary Sewer Level of Service (LOS) Standards City of Atlantic Beach, 2045

Type of Service	LOS Standard
Average sewage	94 gallons per capita per day (gpcd)
Peak flow design capacity	120.5 gallons per capita per day (gpcd)

Policy H.1.2.8 At the time of issuance of a development permit, there shall be in place an enforceable development agreement that ensures, prior to the issuance of a Certificate of Occupancy or its functional equivalent, the necessary facilities and services for sanitary sewer will be available in accordance with Table H-1.

Table H-2. Solid Waste and Potable Water Level of Service Standards City of Atlantic Beach, 2045

Type of Service	LOS Standard
Solid Waste	7.3 pounds pcpd
Potable Water	94 gpcd

Policy H.1.2.9 At the time of issuance of a development permit, there shall be in place an enforceable development agreement that ensures, prior to issuance of a Certificate of Occupancy or its functional equivalent, the necessary facilities and services for solid waste and potable water will be available in accordance with Table H-2. The use of onsite sewage treatment and disposal systems approved by the Department of Health may be used to meet this requirement.

Table H-3. Drainage Level of Service (LOS) Standards City of Atlantic Beach, 2045

Surface Water Quality	Applicable local and State regulations shall pertain to maintaining water quality, natural hydroperiods and flows. Ambient water quality standards shall be maintained. Minimum criteria for surface water quality shall meet the standards of F.A.C. 62-302.
Wetland Stormwater Discharge	Permits for Wetland stormwater discharge shall meet F.A.C. 40C-42.0265.
Stormwater Discharge Facilities	Permits for construction of new stormwater discharge facilities shall meet F.A.C. 40C-42.022.

Closed conduits	5-year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual, 2003.
Open channels	10-year frequency, 24 hour duration; IDF curve Zone 5, for Roadside, Median, and Interceptor ditches or swales and 25-year storm for Outfall ditches, FDOT Drainage Manual, 2003.
Level of Service	Shall meet FDEP Stormwater Drainage Rule 40C-42.025 and 40C42.026 regarding retention of stormwater runoff.

Policy H.1.2.10 At the time of issuance of a development permit, there shall be in place an enforceable development agreement that ensures, prior to issuance of a Certificate of Occupancy or its functional equivalent, that the necessary facilities and services for drainage and stormwater treatment, the protection of natural hydrologic functions, particularly tidal marsh systems will be in place.

Policy H.1.2.11 The transportation level of service standards are located within the Transportation Element of this Plan.

Objective H.1.3

Public Expenditures within the Coastal High Hazard Area

The City shall not make public expenditures that subsidize land development within the Coastal High Hazard Area other than improvements as required to implement the Objectives and Policies identified within the Coastal Management Element and the Infrastructure Element.

Policy H.1.3.1 The City shall coordinate with the appropriate agencies to ensure improvements as appropriate and necessary to protect and re-nourish dunes and beach areas, and to maintain or replace public facilities and provide improved recreational opportunities.

Objective H.1.4

Funding for Capital Improvements

The City shall manage its fiscal resources and establish through revisions to its Land Development Regulations, as required by Section 163.3202, Florida Statutes, equitable facility cost allocation and concurrency requirements in a manner that ensures the City's capability to meet future capital improvement needs, which are associated with continued development and redevelopment of the City.

Policy H.1.4.1 The City's annual adopted budget, which identifies General Fund and other revenue sources and all fund expenditures, and all governmental debt obligations, (as set forth within the Debt Service Fund) is hereby identified as supporting data and analysis for this Capital Improvements Element. The annual budget shall continue to contain a Capital Improvement Program with a Schedule of Capital Improvements, adequate to, at a minimum, maintain the adopted Levels of Service as set forth within this Plan element.

Policy H.1.4.2 The City's annual budgeting process shall reflect immediate as well as long-term implications of capital project expenditures in terms of trends and projections in the City's fiscal condition, expressed public attitudes, Comprehensive Plan provisions, and consistency with the plans of regional service agencies, the St. Johns River Water Management District, and other entities with whom coordination of facility planning is appropriate. Criteria for evaluating capital project expenditures shall include:

- (a) The urgency of need based upon health, safety and welfare considerations of the general public;
- (b) The orderly scheduling to maximize funding availability; and
- (c) Opportunities for coordinating expenditures so as to improve efficiency and effectiveness of public services.

Policy H.1.4.3 The annual budget process shall include a review of two years of actual history, an estimate for the current year, the proposed year, then the final approved budget for the following

fiscal year. The adopted capital expenditures budget shall be segregated both by program area and by revenue fund type and shall identify existing and projected revenue sources and funding mechanisms.

Policy H.1.4.4 The annual adopted budget shall continue to include a yearly Schedule of Capital Outlay and also a Long Term Financial Plan, which shall be evaluated, reviewed and adjusted during the budgeting process, as may be necessary, to correct existing deficiencies, or to address emergency needs.

Policy H.1.4.5 The City shall review the Capital Improvements Element not less than once annually, and funding for capital improvements shall be given priority as set forth with Table H-4, Schedule of Capital Improvements, or as priorities may be established during the annual budget review process.

2045 COMPREHENSIVE PLAN – CAPITAL IMPROVEMENTS ELEMENT

Table H-4. Schedule of Capital Improvements, 2024 through 2033