

# City of Bradenton Capital Improvements Element

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## INTRODUCTION

*The Capital Improvements Element (CIE) summarizes the needed capital facilities identified in the other comprehensive plan elements. The CIE meets the following objectives:*

- To establish financial policies to guide the funding of capital projects.
- To ensure an adequate concurrency management system
- To identify the needs and estimate the costs of future facility construction or improvements
- To prioritize the funding of the public facilities identified in the other comprehensive plan elements
- To schedule and describe the financial means by which capital facilities are to be funded
- To demonstrate the economic feasibility of the entire comprehensive plan

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# Goals, Objectives and Policies

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## **Goal 1      ADEQUATE PUBLIC FACILITIES**

*Adequate public facilities that satisfy existing and future needs in a timely and efficient manner, consistent with the use of sound growth management and fiscal decision making.*

### **Objective 1.1      Capital Facilities Planning and Implementation**

The City of Bradenton shall guide the process of programming and implementing the necessary capital projects to meet existing deficiencies, accommodate desired future growth and replace obsolete facilities.

### **Policy 1.1.1      Capital Improvements Program (CIP)**

The City shall maintain a five-year capital improvement program (CIP) and pursuant to Section 163.3177(3)(b) F.S. evaluate and update that program every year to reflect the costs and schedule of existing and future public facility needs of the City.

### **Policy 1.1.2      Identification of Capital Project Needs**

The City will maintain a procedure by which all city departments are responsible to annually provide, as part of the annual budget review process, the definition and prioritization of the necessary capital projects to be included on the City's Capital Improvements Program (CIP) or 5-Year Schedule of Improvements. The definition of the capital projects should at least include:

- Name of the project
- Department
- Location
- Description of the project

- Relationship to the Comprehensive Plan
- Impact on the level of service,
- Cost
- Schedule (5-year)
- Potential funding sources (5-year)

**Policy 1.1.3 Criteria to Evaluate Capital Improvement Projects**

The City shall evaluate and prioritize the submitted capital improvement projects based on the availability of funding and, but not limited to, the consideration of the following prioritized criteria:

- Preservation of the health, safety and environmental integrity of the City by eliminating public hazards;
- Elimination of existing deficiencies of public facilities;
- New and expanded facilities that reduce or eliminate deficiencies in levels of service for existing demand;

- Compliance with all statutory and regulatory requirements;
- Protection of prior infrastructure investments;
- Utilization of the economies of scale and timing of other improvements;
- Reduction of operating costs;
- Accommodation of new development and redevelopment facility demands;
- Promotion of compact development by discouraging growth outside of urban services areas;
- Consistency with plans of county, state and federal agencies that provide public facilities within the local government's jurisdiction;
- Demonstration of linkages between projected growth and facility location;
- Anticipation or response to disasters.

**Policy 1.1.4 Replacement and Reuse of Capital Facilities**

The City shall assess annually the need to replace or renew capital facilities based upon existing measurable criteria. Elements to be considered for such evaluation include, but are not limited to:

- Operating condition and useful life of the facility
- Cost of maintenance of the facility
- Projected demand and existing capacity of the facility
- Type of technology and efficiency of the facility
- Compliance of the facility with current codes and regulations

**Policy 1.1.5 Capital Improvements Public Hearing**

The City will establish an annual capital improvement projects public hearing as part of the budgeting process. The public hearing,

conducted by the City Council, shall include at minimum:

- Evaluation of needs for infrastructure, especially those needs associated with the maintenance of the adopted level of service standards.
- Evaluation and potential adjustments to level of service standards, funding and expenditures.
- Establishment of policy direction for the final operating and capital budgets.

**Policy 1.1.6 Capital Improvements Element Review and Update**

The City shall review and adopt the Capital Improvements Element (CIE) annually by including the necessary capital projects to achieve and maintain the established level of services and ensure consistency with the adopted comprehensive plan. This adoption should be prior to or concurrent with the review and adoption of the City's Capital

Improvements Program (CIP) or 5-Year Schedule of Improvements to ensure consistency.

**Policy 1.1.7 Capital Improvements Element Amendments**

A City Council action shall be required to eliminate, defer, or delay the construction of any capital project that is needed to maintain the adopted level of service standard and which is listed in the 5-Year Capital Improvements Program (CIP).

**Policy 1.1.8 Capital Projects**

The City shall include all projects identified in the other elements of this plan and determined to be of relatively large scale and high cost (\$25,000 or greater), as capital improvements projects for inclusion within the 5-Year Schedule of Improvements of this element.

**Policy 1.1.9 Financial Feasibility**

The City shall maintain a financially feasible 5-year Schedule of Capital Improvements identifying each capital project with the corresponding type of funding source: committed or secure funding sources (Years 1-3) and/or planned funding sources (Years 4-5).



**Objective 1.2 Capital Public Facilities Expenditures and Coastal High Hazard Area**

The City of Bradenton will minimize the expenditure of funds for public facilities in the Coastal High Hazard Area.

- Provide adequate evacuation in case of an emergency
- Provide public access to the water
- Provide recreational needs and other appropriate water dependent or water related uses in a manner consistent with the preservation of
- Ensure compliance with all statutory and regulatory requirements

**Policy 1.2.1 Limited Public Expenditures in High Hazard Areas**

The City shall not expend public funds or approve private construction of facilities in the Coastal High Hazard Area except in compliance with the Coastal Zone Element.

**Policy 1.2.2 Necessary Public Expenditures in High Hazard Areas**

The use of public funds in the Coastal High Hazard Area shall be limited to those projects that are necessary to:

- Maintain the level of services to the existing development



the existing natural resources.

**Objective 1.3 Maintenance of Adequate Level of Service Standards**

The City of Bradenton shall continue to ensure the coordination of land use decisions and the Capital Improvements Element so that new development does not impact the functional capacity and established level of services of existing public facilities.

**Policy 1.3.1 Development Approval and Functional Facility Capacity Analysis**

Development approvals shall be granted only if adequate capacity of public facilities (potable water, stormwater, sanitary sewer, solid waste, parks, roadways, schools, etc.) to serve the proposed development is available or committed as required by the level of service policies in this plan.

Committed shall mean that a capital project is planned or underway to correct the deficiency and is scheduled to be complete concurrent with the demand created by the development or that the developer bonds or makes the necessary improvements prior to the issuance of permits for the development.

**Policy 1.3.2 Statutory Requirements for Concurrency**

The City shall maintain the following statutory requirements as part of the development approval process:

- School capacity should be in place or under actual construction within 3 years after final subdivision or site plan approval.
- Adequate water supplies should be available at time of development or no later than certificate of occupancy.
- Park space should be available at time of development or no later than commencement of construction.
- Multi-modal transportation projects to be in place or under actual construction within 3 years after issuance of a building permit

**Policy 1.3.3 Level of Service**

The City shall maintain the following level of services for public facilities:

*Roadways.* The City has adopted a city-wide Transportation Concurrency Exception Area (TCEA) pursuant to SB 360. The City shall monitor development trends, transportation network functions, and multi-modal standards as part of the development review process to ensure that new development will occur concurrent to or after provision for needed mobility and access, and in a manner consistent with the vision outlined in the Comprehensive Plan.

Establish Level of Service D or better on all roadways. Level of Service D is a roadway condition where the ratio of average daily traffic volume to roadway capacity is between 0.75 and 0.90. The Planning and Community Development Director shall maintain tables indicating the capacity currently available for roadway sections within the City.

*Solid Waste.* Curbside collection and disposal equivalent to 35 pounds per capita per week of solid waste.

*Potable Water.* Provide potable water at a level of service of 100 gallons per person per day, minimum design flow of 12 gallons per minute and 45 pounds pressure and six hours of storage capacity.

*Sanitary Sewer.* Provide treatment and collection at a Level of Service of 100 gallons of wastewater per person per day.

*Drainage*

- The peak discharge rate from new development shall be equal to or less than the peak discharge rate that existed prior to development based on a 25-year frequency, 24-hour duration storm event
- Trunk storm sewers and major drainage channels shall be designed to accommodate the maximum stormwater resulting from a design storm of 25-year frequency, 24-hour duration without flooding.
- Internal or on-site drainage facilities of developments shall be designed to accommodate the stormwater resulting from a design storm of 10-year frequency, critical duration,

based on the project site's time of concentration.

*Recreation*

One acre of Neighborhood Park per 500 people. A neighborhood park shall be defined as a parcel of land of a half-acre or more located within a half mile of the population served and having the following minimum improvements: benches, trees, open or grassy areas and play or exercise facilities geared to the type of population served. (Note: not applicable to non-residential structures.)

**Policy 1.3.4 Facility Capacity Studies**

The City may perform or require the developer to conduct specific studies to evaluate the impact of proposed developments on the capacity, mobility, and access or adopted level of services standards for public facilities or roadway network.

**Policy 1.3.5 Guidelines for Evaluation**

Proposed plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines as to whether the proposed action would:

- Contribute to a condition of public hazard as described in the Sanitary Sewer, Potable Water, Solid Waste, Drainage Element, and the Coastal Management Element;
- Exacerbate any existing public facility capacity deficits, mobility and access as described in the Transportation Element, the Sanitary Sewer, Potable Water, Solid Waste, and Drainage Element, and the Recreation and Open Space Element;
- Generate public facility demands that may be accommodated by capacity increases planned in the 5-year Schedule of Improvements;
- Conform with future land uses as shown on the Future Land Use Map of the Future Land Use Element;
- If public facilities are developer-provided, accommodate public facility demands based upon adopted LOS, access, and mobility standards;

- If public facilities are provided, in part or whole, by the City, demonstrate financial feasibility, subject to this element; and
- Affect State Agencies and Water Management District's facilities plans.

**Objective 1.4 Future Development Proportionate Share Capital Costs**

The City of Bradenton shall insure that new development pays its proportionate share cost of new facilities and infrastructure needs to meet the adopted level of service standards or other standards as may be developed.

**Policy 1.4.1 Impact Fees**

The City will continue to use impact fees as the primary financial mechanism of ensuring that developers will pay their proportionate share costs to finance the capital improvements of essential public facilities (roads, parks, water, sewer, schools, etc.) which are necessary to maintain, adopted Level of Service standards for new construction or development. Impact fees should not be used to finance existing deficiencies or to repair or replace existing facilities.

**Policy 1.4.2 Alternative Funding Sources**

The City may also decide to its discretion that future development's payments take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. The City shall, by July 2011, develop a methodology to address access and mobility services in support of the City's multi-modal transportation system and develop a linked development assessment fee.

**Policy 1.4.3 Review Impact Fees**

The City will periodically review the amounts to be assessed new developments for impact fees.

**Policy 1.4.4 Future Development Impact on Existing Facilities**

Future development shall pay for some or all of the capital improvements needed to

address the impact of such development and may pay a portion of the cost of the replacement of obsolete or worn out facilities.

**Policy 1.4.5 Impact of Existing Development on Existing Facilities**

Existing development shall pay for some or all of the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

**Policy 1.4.3 Funding Sources to Pay for Existing Facilities**

Existing development's payments may take the form of user fees, special assessments and taxes.



**Objective 1.5 Fiscal Management**

The City will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development or redevelopment.

**Policy 1.5.1 Issuance of Permits and Concurrency**

Prior to the issuance of any permits, the City shall ensure the installation of all public facilities needed to serve development for which developments orders were previously issued, or ensure their installation of public facilities concurrent with completion of the construction.

**Policy 1.5.2 Capital Projects and the Comprehensive Plan**

The City of Bradenton will ensure that capital projects (Transportation, Sanitary Sewer, Potable Water, Solid Waste, Drainage, Parks and Recreation) identified in all elements of the comprehensive plan are completed on schedule.

**Policy 1.5.3 Capital Improvements and Agency Coordination**

The City 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 duplicative administrative procedures;
- Better coordination of public capital investment with private capital expenditures.

**Policy 1.5.4      Capital Improvements and  
Financial Feasibility**

The City of Bradenton shall ensure the financial feasibility of the Capital Improvement Program by:

- Evaluating its available and potential funding sources.
- Increasing rates and fees as needed.
- Amending, as necessary, the elements of the comprehensive plan to ensure adequate establishment level of service standards in relationship with the availability of resources.

**Policy 1.5.3      Enterprise Funds**

The City shall continue utilizing enterprise funds for the provision of Parking, Water and Sewer, Golf Course and Garbage/Solid Waste infrastructure and facilities

**Objective 1.6 Public School Concurrency**

The City shall ensure that future public school facility needs are addressed in a manner consistent with the adopted level of service standards for public schools.

**Policy 1.6.1 Level of Service**

The City and School Board of Manatee County agree to implement the level of service standards for public schools district-wide to all schools of the same type as follows:

- Elementary – 110% Permanent FISH Capacity by School Service Area.
- Middle – 105% Permanent FISH Capacity by School Service Area.
- High – 100% Permanent FISH Capacity District-wide.

**Policy 1.6.2 Proportionate Fair Share**

The City shall ensure that future development pays its share of the costs of capital facility capacity needed to

accommodate new development and to assist in maintaining the applicable adopted level of service standards via impact fees and other legally available and appropriate methods.

**Policy 1.6.3 Capital Project Planning**

The City in conjunction with the Manatee County School Board shall annually update the Five Year Capital Facilities Plans to ensure maintenance of a financially feasible capital improvements program and to ensure that level of service standards will continue to be achieved and maintained by the end of the planning period

**Policy 1.6.4 School Capacity Program**

The City adopts by reference the School District of Manatee County 2007-08 School Capacity Program, as approved by the School Board on March 10, 2008.

**Policy 1.6.5 Maintenance of Level of Service**

Manatee County School Board will ensure that the level of service standards for public schools are achieved and maintained by the end of their five-year schedule of capital improvements.

**Policy 1.6.5 Plan Amendments**

Each year the City of Bradenton will adopt plan amendments: 1) adding a new fifth year; 2) updating the financially feasible public schools capital facilities program; 3) coordinating the program with the five year district facilities work plan and the plans of other local governments; and 4) as necessary updating the concurrency service area and Transportation Concurrency Exception Area maps. The annual plan amendments shall ensure that the capital improvements program continues to be financially feasible and that the level of service standards will continue to be achieved and maintained.

