
CAPITAL IMPROVEMENTS ELEMENT

Goals, Objectives, and Policies

TABLE OF CONTENTS

Purpose and Summary of the Capital Improvements Element	2
Table CI 9-1 Town of Sewall’s Point Fiscal Year 2021 Capital Improvement Plan	2
Capital Improvements Element – Goals, Objectives, and Policies.....	4
Goal CI 1 Capital Improvement Plan to Support Public Facilities	4
Objective CI 1.1 Adopted Levels of Service	4
Objective CI 1.2 Schedule of Capital Improvements	5
Objective CI 1.3 Limit Public Expenditures In Coastal High Hazard Areas	6
Objective CI 1.4 Methods to Maintain Adopted Levels of Service	6
Objective CI 1.5 Capital Improvement Plan to Maintain Level of Service	6
Objective CI 1.6 Future Development to Compensate for Impact	7
Objective CI 1.7 Annual Review of the Capital Improvement Plan.....	7
Definitions and Acronyms.....	8

PURPOSE AND SUMMARY OF THE CAPITAL IMPROVEMENTS ELEMENT

The purpose of the Capital Improvements Element is to identify capital projects that will maintain Levels of Service and/or accommodate new growth. The Capital Improvements Element also outlines financial policies to guide the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based upon needs identified in the Town’s Comprehensive Plan.

An important part of the Capital Improvements Element is the creation and implementation of a Capital Improvement Plan (CIP). The CIP should be made of two parts – a capital budget and a schedule of capital improvements. The schedule of capital improvements is the plan for capital expenditures. The CIP should contain all the individual capital projects, major studies, equipment and technological purchases a local government needs to maintain functionality and sustainably grow. Standards for development construction and completion timetables and financing plans are also part of the CIP. The CIP is a theoretical blueprint for sustaining and improving the community’s infrastructures. It is the coordinating mechanism between strategic planning, financial capacity, and physical development. The Town of Sewall’s Point will create a Capital Improvements Program (CIP) annually with the annual budget to effectively guide the Town in planning and implementing capital improvements.

TABLE CI 9-1 TOWN OF SEWALL’S POINT FISCAL YEAR 2021 CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN	2021	2022	2023	2024	2025
South Sewall's Point Road Phase 2-3	914,280	1,726,000	1,928,000	1,457,000	1,457,000
South Sewall's Point Road Phase 4*	564,000	0	0	0	0
North Sewall's Point Septic to Sewer	55,000	0	0	0	0
Homewood Outfall	86,250	0	0	0	0
CAPITAL CONSTRUCTION TOTAL	1,619,530	1,726,000	1,928,000	1,457,000	1,457,000
ANNUAL CAPITAL MAINTENANCE					
Streets & Bridges	50,000	144,000	144,000	144,000	144,000
Storm Water System	35,000	90,000	90,000	90,000	90,000
Vehicles	200,000	0	30,000	110,000	0
Parks & Landscaping	55,000	28,000	28,000	28,000	28,000
Town Hall	15,000	20,000	15,000	10,000	10,000
Annual Expenditures	1,974,530	2,008,000	2,235,000	1,839,000	1,729,000

Source: ~~Martin MPO TIP FY~~ Town of Sewall’ Point CIP 2021/22 -2025/26

“Capital improvement” as defined by Florida State Statute 163.3164(7) means physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital funding sources can be described as either “restricted” or “unrestricted.” Restricted funding sources are limited in their use/expenditures and must be used for a specific purpose. Unrestricted funding sources are free from any external constraints and available for general use. Unrestricted funding sources are available to be reallocated and may be appropriated as needed.

Florida Statutes (Statute 163.3177) require the Capital Improvements Element consider the need for and the location of public facilities to encourage the efficient use of such facilities and include:

- Principles for construction, extension, or increase in capacity of public facilities over a five-year period.
- Principles for correcting existing public facility deficiencies necessary to implement the comprehensive plan over a five-year period.
- Estimated public facility costs, estimated timeline for when facilities will be needed, the general location, and projected revenue sources.
- Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
- A schedule of capital improvements for a five-year period including projects funded by federal, state, or local governments, as well as privately funded projects inclusive of transportation improvements in the Metropolitan Planning Organization's Transportation Improvement Program.

GOAL CI 1 CAPITAL IMPROVEMENT PLAN TO SUPPORT PUBLIC FACILITIES

Goal CI 1 – The Town of Sewall’s Point will continue to provide the necessary public facilities for residents and land uses within its jurisdiction, in a manner that protects and maximizes use of existing facilities, maintains adequate levels of service, and promotes orderly and environmentally sound development.

OBJECTIVE CI 1.1 SCHEDULE OF CAPITAL IMPROVEMENTS ADOPTED LEVELS OF SERVICE

Objective CI 1.1 – The Town of Sewall’s Point hereby establishes levels of service for each type of public facility, to determine what capital improvements are needed to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities as needed.

Policy CI 1.1.1 – The level of service for transportation facilities is:

- a) State Roads – Level of Service “D”
- b) Town and County Maintained Roads – Level of Service “D”

Policy CI 1.1.2 – The level of service for drainage is:

- a) Water quantity - Peak flood stages less than the first (finished) floor elevation for a 100-year, 3-day flood event.
- b) Water quality - All development projects must provide evidence that water quality post-development is the same or better than the pre-development conditions.

Policy CI 1.1.3 – The level of service for public potable water is 106 gallons per capita per day (GPCD).

Policy CI 1.1.4 – The level of service for public sanitary sewer is 100 Gallons per capita per day (GPCD).

Policy CI 1.1.5 – The level of service for solid waste is 8.22 pounds per capita per day (PPCD).

Policy CI 1.1.6 – The level of service for recreational facilities is a system wide average of 0.8 acres of recreation space per 1,000 residents

OBJECTIVE CI 1.2 SCHEDULE OF CAPITAL IMPROVEMENTS

Objective CI 1.24 – The Town of Sewall’s Point will plan capital improvements for facilities that are obsolete or worn-out. This includes existing development and new facilities needed to accommodate future growth and redevelopment needs.

Policy CI 1.24.1 – The Town of Sewall’s Point will evaluate the capital improvement projects of any publicly funded projects of federal, state, or local governments, and privately funded projects, to determine their impact on attaining the objectives of the Town’s Comprehensive Plan. This evaluation, directly related to the individual elements of the Plan, is also based on the following criteria:

- a) Contribution to the elimination of public hazards
- b) Contribution to the elimination of facility capacity deficits or obsolete facilities
- c) Impact of the improvement on the Town’s budget
- d) The financial feasibility of the improvement
- e) Locational requirements of the facility
- f) Contribution to serving projected growth patterns as illustrated on the Future Land Use Map
- g) Compatibility with the plans of state, regional, county and local agencies and with the Martin County School District, in accordance with the **Intergovernmental Coordination Element** of the Town’s Comprehensive Plan

Policy CI 1.24.2 – The Town of Sewall’s Point will consider and incorporate any applicable policies in the Martin County School Board District Wide Strategic Plan into the Town’s Capital Improvement Plan (CIP) that would be directly affected by an approved capital improvement project.

Policy CI 1.24.3 – The Town of Sewall’s Point shall evaluate the financial risk of a proposed project in the Capital Improvement Plan (CIP) based upon:

- a) Operational Risk
- b) Economic Risk
- c) Environmental Risk
- d) Reputational Risk

OBJECTIVE CI 1.32 LIMIT PUBLIC EXPENDITURES IN COASTAL HIGH HAZARD AREAS

Objective CI 1.32 – The Town of Sewall’s Point will limit public expenditures in Coastal High Hazard Areas (CHHA).

Policy CI 1.32.1 – The Town of Sewall’s Point will limit public expenditures in the Coastal High Hazard Areas (CHHA) to only those that:

- a) Provide services to existing developments;
- b) Provide adequate evacuation in the event of emergency; or
- c) Provide for recreational needs

OBJECTIVE CI 1.43 METHODS TO MAINTAIN ADOPTED LEVELS OF SERVICE

Objective CI 1.43 – The Town of Sewall’s Point will review development orders and amendments to the Comprehensive Plan to ensure there is a simultaneous availability of public facilities needed to maintain adopted level of service standards.

Policy CI 1.43.1 – The Town of Sewall’s Point’s Land Development Regulations will have measures that prevent the issuance of permits for future development that would result in an increase in demand for facilities that do not comply with the minimum level of service standards established in the Town’s Plan.

Policy CI 1.43.2 – The Town of Sewall’s Point’s Land Development Regulations will ensure that development orders and permits include conditions ensuring that adequate facility capacity is available or will be available when needed to serve the development.

Policy CI 1.43.3 – The Town of Sewall’s Point’s Land Development Regulations will include a requirement for applicants to demonstrate adequate public facilities are available prior to the issuance of Certificates of Occupancy.

Policy CI 1.43.4 – The Town of Sewall’s Point will manage land development so that public facility needs created by future development do not exceed the Town’s ability to fund and provide the needed capital improvements.

OBJECTIVE CI 1.54 CAPITAL IMPROVEMENT PLAN TO MAINTAIN LEVEL OF SERVICE

Objective CI 1.54 – The Town of Sewall’s Point will maintain a Five-Year Schedule of Capital Improvements Program (CIP) that ensures fiscal resources are available to provide needed public facilities to maintain adopted level of service standards and meet current and future facility needs.

Policy CI 1.54.1 – The Town of Sewall’s Point will continue to maintain a Capital Improvement Plan (CIP) of any publicly funded projects of federal, state, or local governments, and privately funded projects, necessary to achieve and maintain its adopted Level of Service standards. This CIP will be ~~and~~ updated annually ~~an annual capital budget~~ as part of its budgeting process.

Policy CI 1.54.2 – The Town’s Capital Improvement Program and annual capital budget will include the projects identified in the Five-Year Schedule of Capital Improvements.

OBJECTIVE CI 1.~~65~~ FUTURE DEVELOPMENT TO COMPENSATE FOR IMPACT

Objective CI 1.~~65~~ – The Town of Sewall’s Point will require future development to bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted level of service standards.

Policy CI 1.~~65~~.1 – The Town of Sewall’s Point may require new development to pay a proportionate share of the costs of the public facility improvements needed to maintain adopted level of service standards as a result of that development. New developments can satisfy transportation concurrency requirements, pursuant to the requirements and criteria of Section 163.3180(5)(h), Florida Statutes.

OBJECTIVE CI 1.~~76~~ ANNUAL REVIEW OF THE CAPITAL IMPROVEMENT PLAN

Objective CI 1.~~76~~ – The Town of Sewall’s Point shall annually review its Capital Improvements Plan (CIP) to seek to ensure that adequate facility capacity is available to serve final development orders, including those issued by the Town prior to the adoption of the Comprehensive Plan.

Policy CI 1.~~76~~.1 – The Town of Sewall’s Point shall continually evaluate the condition of existing public facilities and recommend projects that would refurbish or replace facilities that are deficient.

Policy CI 1.~~76~~.2 – The Town of Sewall’s Point shall annually solicit public feedback regarding the Capital Improvements Plan (CIP) to ensure that projects proposed correspond with the Town’s vision and the desires of its residents.

DEFINITIONS AND ACRONYMS

Capital Improvement – Physical assets constructed or purchased to provide, improve, or replace a public facility and which are typically large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multiyear financing. For the purposes of this part, physical assets that have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

Capital Improvement Plan (CIP) – A capital improvement plan, or capital improvement program, is a short-range plan, which identifies capital projects, provides a planning schedule and identifies options for financing the plan. The CIP is a coordinated effort to determine what services the Town will provide, what facilities are needed to provide those services and how the Town will pay for the facilities. Coordination among staff, the public, the federal and state governments is essential in preparing the CIP.

Economic Risk– The potential effect a proposed project could reflect on the credit rating of the Town.

Environmental Risk – The vulnerability a project has to environmental changes or natural disasters.

Legal Risk – Changes in regulations or laws that could negatively affect a proposed project.

Operational Risk – Amount of resources the Town is posed to lose if the proposed project is unsuccessful or cannot produce anticipated results.

Proportionate-Share Contribution – Defined in Florida Statute 163.3180 as a mathematical equation to determine the cost of a development's impact to public facilities.

Reputational Risk – The risk of the effect “bad project decisions” has on potential eligibility for future financial funding opportunities.