

CHAPTER 2: CAPITAL IMPROVEMENTS ELEMENT

INTRODUCTION

The FY 2008-2013 Capital Projects listing totals \$5,241,400.00. Funding sources for these projects were varied and consisted of current revenues, revenue bonds, loan proceeds, impact fees, grants, and developer contributions. The City will continue to look for additional methods of funding for the projects.

Over the next five years \$24,500,000.00 is proposed for the refurbishment of the city's sewer collection system and the new Wastewater Treatment Facility. The City continues its area utility provisions through the gas system expansions and updates on associated technology, totaling \$1,230,000.00. Stormwater issues and concerns identified by the City are corrected by the established stormwater utility fees generated for that purpose. A total of \$975,000.00 is proposed to be allocated on Parks and Recreation during this planning period to include Sportsplex expansion, new lighting, restroom facilities, and other upgrades. A need identified by many, Water system improvements, is an area where large outlays are expected, with a budgeted amount of \$2,900,000.00. Transportation improvement projects and general governmental operation improvement projects makeup the remainder of the proposed planning period capital improvement projects. These capital improvement projects have been identified to meet the demands of future growth and make Milton truly a place where "*Good Living Flows*".

A. GOALS, OBJECTIVES, AND POLICIES

GOAL 1: THE CITY SHALL PROVIDE FOR NEEDED PUBLIC FACILITIES FOR ITS EXISTING AND FUTURE RESIDENTS THROUGH THE USE OF SOUND FISCAL POLICIES BY PROTECTING INVESTMENTS IN EXISTING FACILITIES, MAXIMIZING THE USE OF EXISTING FACILITIES AND PROMOTING ORDERLY GROWTH.

OBJECTIVE 1.1: CAPITAL IMPROVEMENTS SHALL BE PROGRAMMED TO MEET EXISTING DEFICIENCIES, TO ACCOMMODATE DESIRED FUTURE GROWTH, AND TO REPLACE WORN OUT OR OBSOLETE FACILITIES, AS INDICATED IN THE FIVE-YEAR SCHEDULE OF IMPROVEMENTS OF THIS ELEMENT.

POLICY 1.1.1: The City shall include all projects identified in the other elements of this plan and determined to be 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 1.1.2: The City shall, after identification and prioritization of fiscal resources, schedule and allocate funds for needed capital improvement projects in the 5-Year Schedule of Improvements which are designed to correct existing and future deficiencies listed in this Capital Improvements Element.

POLICY 1.1.3: The City shall make efforts to seek public input for the projects being proposed for inclusion in the 5-Year Schedule of Improvements.

POLICY 1.1.4: Proposed capital improvements projects shall be evaluated and ranked in order of priority with projects meeting the following guidelines receiving the highest priority.

1. Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, to preserve or achieve full or designed use of existing facilities, to replace or renew existing capital facilities, or to maintain the level of service standards established in this element.
2. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost or operational and maintenance needs, provides service to developed areas lacking full service, or promotes in-fill development; and
3. Whether the project is consistent with the Future Land Use Element of this comprehensive plan and represents a logical extension of facilities and services within a designated service area.

OBJECTIVE 1.2: (PROPORTIONATE SHARE IMPACT FEES) FUTURE DEVELOPMENT WILL BEAR A PROPORTIONATE COST OF FACILITY IMPROVEMENTS NECESSITATED BY THE DEVELOPMENT IN ORDER TO MAINTAIN ADOPTED LOS STANDARDS.

POLICY 1.2.1: New development is required, by the adoption of the City's Impact Fee Ordinance, to increase its proportional contribution of the cost for new facility improvements to maintain the level of service standards by paying impact fees. These fees are found in Resolution No.: 1265-13 prepared by the City's Planning and Development Services Department. These fees may be amended by ordinance from time to time.

POLICY 1.2.2: The funds collected from the impact fees shall be utilized as follows to ensure that development bears only the cost of capital facilities necessary to accommodate the development (i.e., their fair share):

1. Funds collected from the park impact fee shall be used for the purpose of land acquisition, capital improvements to and expansion of the park services and facilities within the City of Milton. Such improvements are intended to accommodate new growth and new development, as no deficiencies are created by the adopted level of service, these funds shall be used to ensure that the availability of park and recreation facilities can remain equal on a per unit or per capita basis to the level of service in the Parks and Recreation Element of this plan and as adopted in the Milton Parks and Recreational Services Impact Fee Ordinance. No funds shall be used for periodic or routine maintenance.
2. Funds collected from the sewer and water impact fees shall be used for the purpose of providing capital land, facilities and equipment for the provisions of water and sewer service to the City's present and future service areas. Such capital improvements are intended to accommodate the demand for facilities and equipment generated by growth and development so that the level of service existing on the adoption date of this plan element can be maintained. No funds shall be used for salaries, periodic or routine maintenance, or general operating expenditures.
3. In cases where jurisdictions overlap or service delivery enhancements can be achieved through, the City may enter into inter-local agreements with

Santa Rosa County, District service providers, the State, and the Federal Government to ensure that the funds are expended consistent with this Comprehensive Plan.

OBJECTIVE 1.3: THE CITY WILL MANAGE ITS FISCAL RESOURCES TO ENSURE THE PROVISION OF NEEDED CAPITAL IMPROVEMENTS FOR PREVIOUSLY ISSUED DEVELOPMENT ORDERS AND FOR FUTURE DEVELOPMENT AND REDEVELOPMENT.

POLICY 1.3.1: The City shall require that all facilities needed to serve development for which development orders were previously issued are available concurrent with the impacts of said development.

POLICY 1.3.2: The City shall continue to adopt a 5-Year capital improvement program including an annual capital budget as part of its budgeting process.

POLICY 1.3.3: The City may transfer the unexpended balance from one fund to another fund for service provision and maintenance if surplus funds are evident, subject to applicable law.

POLICY 1.3.4: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Strategy 1.3.4.1: The City shall pursue the following grants:

1. Urban Development Action Grants (U.D.A.G.) for the provision of infrastructure (i.e., streetscape, parking lot, etc.)
2. Land and Water Conservation Fund (L.W.C.F.) grant for the acquisition of park lands;
3. Florida Recreation Development Assistance Program (F.R.D.A.P.) grant for the development of parks and recreational facilities to include land acquisition;
4. Tax Incentive Programs to provide for attraction, expansion and retention of business and industry to be used as an "incentive" to encourage donations of lands, funds, and inventory for concurrency related items;
5. Community Development Block Grant (C.D.B.G.) - upgrade of housing stock and infrastructure improvements; and
6. Any other grants available to finance capital improvements.

POLICY 1.3.5: The City shall establish and implement strategies for the management of debt which, at a minimum, shall include the following:

1. Revenue bonds shall be limited to the specific revenue source capability for the type of bonds issued. This limitation requires an analysis of each issue to ensure adequate fiscal resources for debt service as well as operation and maintenance needs.
2. General obligation bonds shall be limited to 30% of the ad valorem tax base.
3. Total debt service shall be analyzed as stated in (a) and (b) above as part of each annual capital improvement program update.

OBJECTIVE 1.4: (LEVEL OF SERVICE STANDARDS) DECISIONS REGARDING THE ISSUANCE OF DEVELOPMENT ORDERS AND PERMITS WILL BE BASED UPON COORDINATION OF THE DEVELOPMENT REQUIREMENTS INCLUDED IN THIS PLAN, THE LAND DEVELOPMENT REGULATIONS AND THE AVAILABILITY OF NECESSARY PUBLIC FACILITIES NEEDED TO SUPPORT SUCH DEVELOPMENT AT THE TIME NEEDED AS OUTLINED IN THE FOLLOWING POLICIES:

POLICY 1.4.1: The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities and as a basis for development of land development regulations by which development orders will be either approved or denied.

POLICY 1.4.2: The City shall provide capital facilities and infrastructure necessary to maintain the levels of service as identified in the following elements of the City's Comprehensive Plan, Transportation Element Policy 1.1.1, Recreation and Open Space Element Policy 1.3.1, and Infrastructure Element Policy 1.2.1, and the following Community related levels of service.

Community Facilities*

The following levels of service (LOS) are based upon industry standards:

Police	2.0 FTE's per 1000 population*
Fire	6 minute response time 90% of call outs*

*These LOS standards are advisory only and are not to be utilized as a basis for approval or denial of a development order they are intended as a service level target only.

POLICY 1.5.1: Plan Amendments. Proposed plan amendments or requests for new development or redevelopment shall be evaluated according to the following guidelines and for preservation of the intentional consistency of this Comprehensive Plan, through specific findings that the proposal will not:

1. Contribute to a condition of public hazard;
2. Exacerbate any existing condition of public facility capacity deficits, as described in the elements of the Comprehensive Plan;
3. Generate public facility demands that may not be accommodated by capacity increases planned in the 5-year Schedule of Improvements;
4. Be incompatible with future land uses as shown on the Future Land Use Map of the Future Land Use Element, and as described in the Potable Water, Sanitary Sewer, Solid Waste, Stormwater Management, and Water Supply Facilities Plan;
5. If public facilities are developer provided, generate additional public facility demands based upon adopted LOS standards;
6. If public facilities are provided, in part or whole, by the demonstrated financial feasibility, subject to this element; and
7. The effect of a proposed development on state agencies and water management district facilities plans.

GOAL 2: THE CITY WILL MANAGE A CONCURRENCY MANAGEMENT SYSTEM TO EVALUATE THE IMPACT OF DEVELOPMENT ON THE LEVEL OF SERVICES OF PUBLIC FACILITIES SUCH AS POTABLE WATER, SANITARY SEWER, SOLID WAST, DRAINAGE, TRANSPORTATION, AND PARKS AND RECREATION.

OBJECTIVE 2.1: (CONCURRENCY MANAGEMENT SYSTEM) THE CITY WILL ENSURE THAT THE ISSUANCE OF A DEVELOPMENT ORDER OR DEVELOPMENT PERMIT IS CONDITIONED UPON THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES NECESSARY TO SERVE NEW DEVELOPMENT THROUGH THE ESTABLISHMENT OF A CONCURRENCY MANAGEMENT SYSTEM WHICH IS CONSISTENT THE FOLLOWING POLICY. THE CITY WILL NOT ISSUE AN APPLICATION FOR DEVELOPMENT APPROVAL FOR A DEVELOPMENT IF THE PUBLIC FACILITIES ARE NOT AVAILABLE.

POLICY 2.1.1: The City of Milton shall ensure that development orders and development permits are issued in a manner that will not result in a reduction in the levels of service below the adopted level of service standards for the affected facility through the establishment of a concurrency management system which requires:

1. The City of Milton shall maintain adopted level of service standards;
2. The City of Milton include in the Capital Improvements Element, a financially feasible plan demonstrating that adopted level of service standards will be achieved and maintained;
3. The City of Milton shall enforce the provisions of its land development regulations which specify and implement provisions of the concurrency management system.

POLICY 2.1.2: Prior to the approval of an application for a development order or functional equivalent which contains a specific plan for development, including the densities and intensities of development, a test for concurrency applying adopted level of service standards will be conducted. The following standards are hereby established to meet the City's concurrency requirements:

- A. *For sanitary sewer, solid waste, drainage, and potable water supply and facilities:*
 1. Prior to the issuance of a application for development approval (ADA) or it functional equivalent (development order), the City of Milton shall determine whether adequate water supplies to serve the new development will be available. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities, resources and services are in place and available to serve the new development; or
 2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.
- B. *For parks and recreation facilities:*
 1. At the time the development order or permit is issued, the necessary facilities and services are in place or under actual construction; or
 2. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the acreage for the necessary facilities and services to serve the new development is

dedicated or acquired by the City, or funds in the amount of the developer's fair share are committed; and:

- a. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted 5-year schedule of capital improvements; or
- b. At the time the development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent; or
- c. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent.

C. *For transportation facilities designated in the City's adopted comprehensive plan:*

1. At the time a development order or permit is issued, the necessary facilities and services are in place or under construction; or
2. A development order or permit is issued subject to the conditions that the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent as provided in the City's adopted five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program. The Capital Improvements Element must include the following policies:
 - a. The estimated date of commencement of actual construction and the estimated date of project completion.
 - b. A provision that a plan amendment is required to eliminate, defer, or delay construction of any road or transit facility or service which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of capital improvements; or
3. At the time a development order or permit is issued, the necessary facilities and services are the subject of a binding executed agreement which requires the necessary facilities and services to serve the new development to be in place or under actual construction no more than three years after the issuance of a certificate of occupancy or its functional equivalent; or
4. At the time a development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than three years after issuance of a certificate of occupancy or its functional equivalent.
5. For the purpose of issuing a development order or permit, a proposed development may be deemed to have a de minimis impact and may not be subject to the

concurrency requirements of Rule 9J-5.0055(3)(c)1.-4., F.A.C., only if all of the conditions specified in subsection 163.3180(6), F.S., are met.

OBJECTIVE 2.2: FUNDING SOURCES. THE CITY SHALL PURSUE ADEQUATE FUNDING FOR THE CONSTRUCTION OF CAPITAL PROJECTS IDENTIFIED IN THE CAPITAL IMPROVEMENTS SCHEDULE.

POLICY 2.2.1: The following procedures shall be used to pursue adequate funding for potable water capital projects.

- A. Maintain a reserve account restricted for potable water related capital projects derived from impact fee revenues.
- B. A portion of funds collected from the pertinent Enterprise Fund shall be reserved to complete potable water capital projects.
- C. The City may use long term capital lease payments on lease purchases for capital projects identified within this Element, provided adequate debt service requirement are provided.
- D. Connection fees may be used to fund eligible growth-related water capital projects.

POLICY 2.2.2: The City adopts herein the five (5) year financially feasible Capital Improvements Projects (CIP) described as Table 2.1. The first three (3) years are funded through committed sources, while years, four (4), and five (5) are funded through planned sources. Table 2.1 also identifies the committed funding sources for those items in years one (1), two (2), and three (3) and further identifies potential and known funding sources for the out years. Notations on revenue increases based on fund balance histories and the extrapolation of same, using proven methodology. In the event that a source of funding is not available for the purpose outlined in years one (1), two (2), and three (3) the City shall identify alternative revenue sources, amend the Capital Improvement Projects (CIP), or implement other options provided in the Florida Statute (F.S.) or the Florida Administrative Code (FAC) to ensure that levels of service continues to be attained and maintained. Items identified in Table 2.1 that have a relationship to concurrency are identified by the notation CIE found next to the particular item.

**Table 2.1:
Five Year Schedule of Improvements**

FY	Category	Item	Cost	Funds Source
2014				
	Equipment			
		New Police Cars	\$75,000.00	Budget
	Facilities			
		Land Acquisition for Sportsplex Expansion	\$250,000.00	Reserves
	Infrastructure			
		Natural Gas Steel Line Replacement - Phase 1	\$30,000.00	Budget
		Extend Gas line to I-10 Industrial Park	\$50,000.00	Budget
		Hwy 90 Median Beautification - Phase 1	\$150,000.00	Grants
		Hwy 90 Median Beautification - Phase 2	\$150,000.00	Grants
2015				

	Facilities			
		Complete Pase II Upgrades to Gill-Bass Park	\$80,000.00	Budget
	Infrastructure			
		Natural Gas Steel Line Replacement - Phase 2	\$50,000.00	Budget
2016				
	Equipment			
		Fire Department Command Vehicle	\$55,000.00	Budget
	Facilities			
		Upgrade Field Lighting	\$200,000.00	Reserves
		CNG Station Upgrade	\$300,000.00	Reserves
	Infrastructure			
		HINOTE ST: Resurface STEWART TO BYROM	\$26,000.00	Budget
		Lift station Refurbishments	\$250,000.00	Budget
		Berrhill Road Water Main Up-sizing	\$500,000.00	Reserves
		Canal Street Streetscape Improvements	\$180,000.00	Grants
		MARY ST: Mill & Resurface SOUTH OF U.S.90	\$28,000.00	Budget
		Mary St: Mill & Resurface North of 90	\$31,500.00	Budget
		Add Sidewalks to Berryhill Rd From Stewart to Dogwood	\$100,000.00	Budget
		Natural Gas Steel Line Replacement - Phase 3	\$50,000.00	Budget
		Alabama St: Mill and Resurface Munson Hwy to Stewart	\$76,340.00	Budget
		Alabama St: Mill & Resurface from Munson to Berryhill	\$117,900.00	Budget
		South Willing St and Parking Lots: Mill & Resurface	\$77,200.00	Budget
		Roeville Water Well	\$500,000.00	Grants
		Roeville Elevated Water Tank	\$1,500,000.00	Grants
2017				
	Equipment			
		96 Gal Sideload Recycling Cans	\$183,680.00	Reserves
		Replace Rescue Vehicle	\$250,000.00	Loan
		Vacuum Truck	\$250,000.00	Budget
		Drive By Meters	\$2,000,000.00	Loan
		Rescue Boat	\$75,000.00	Reserves
		Extrication Equipment Replacement	\$35,000.00	Budget
		Purchase a Grapple Truck for Yard Debris Pick-up	\$85,000.00	Reserves
	Facilities			
		City Hall Remodel	\$150,000.00	Reserves
		Warehouse Build Out	\$150,000.00	Reserves
		R & R Restroom at Lucille Johnson Park	\$50,000.00	Budget
		Expand Skate Park Street Skating Area	\$150,000.00	Budget
		City Hall Chiller Replacement	\$200,000.00	Budget
	Infrastructure			
		Highway 87 South Extension/Improvements	\$300,000.00	Loan
		Whiting Field Natural Gas High Pressure Line Extension	\$600,000.00	Grants
		Additional Natural Gas Supply Gate Station	\$50,000.00	Reserves
		Park Ave: Mill & Resurface West of Dogwood	\$29,000.00	Budget
		South Willing Street Streetscape Improvements	\$250,000.00	Grants
		Walker St: Level and Overlay Canal to Susan	\$52,000.00	Budget
		Berryhill Rd: Mill & Resurface Stewart to Dogwood	\$111,000.00	Budget
		Natural Gas Steel Line Replacement - Phase 4	\$50,000.00	Budget
		Byrom St: Resurface North of Magnolia	\$29,000.00	Budget
2018				
	Equipment			
		SCBA Replacement	\$30,000.00	Budget
	Facilities			
		Replace Gazebo on North Riverwalk	\$30,000.00	Grants
		East Milton WWTP	\$24,000,000.00	Loan
		Replace Pavilion at South Riverwalk	\$60,000.00	Grants
		Replace Basketball Courts at Lucille Johnson Park	\$30,000.00	Budget
		R & R structures at Lucille Johnson Park	\$50,000.00	Budget
		Construct Restrooms at Russell Harbor Landing	\$50,000.00	Budget

		Replace Restrooms at Hindall Park	\$75,000.00	Budget
		Construct Car Port/Storage Area for Police Station	\$60,000.00	Budget
	Infrastructure			
		Berryhill Well Replacement	\$400,000.00	Loan
		Dogwood Drive Median Beautification	\$200,000.00	Grants
		Decorative Lighting on Dogwood Drive	\$350,000.00	Reserves
		Alabama Street Improvements	\$2,500,000.00	Grants
		Natural Gas Steel Line Replacement - Phase 5	\$50,000.00	Budget

City of Milton, 2013

GOAL 3: CONSISTENT WITH THE INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITIES, THE CITY WILL, WITH THOSE WHO ARE A PARTY TO THE INTERLOCAL, MAINTAIN THE UNIFORM DISTRICT-WIDE LEVEL-OF-SERVICE STANDARDS WHICH ARE ESTABLISHED AS A PERCENT OF PERMANENT FLORIDA INVENTORY OF SCHOOL HOUSE (FISH) CAPACITY. THE LOS STANDARDS ARE SET AS FOLLOWS:

The LOS standard to be used by the County and the School Board to implement school concurrency shall be as follows:

- A. Elementary: 105% of permanent Florida Inventory of School House (FISH) capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- B. Middle: 105% of permanent FISH capacity as adjusted by the School Board annually to account for measurable programmatic changes.
- C. Combined: 90% of permanent FISH capacity as adjusted by the School Board Junior/Senior annually to account for measurable programmatic changes.
- D. High: 105% of permanent FISH capacity as adjusted by the School Board annually to account for measurable programmatic changes.

OBJECTIVE 3.1: LEVEL-OF-SERVICE (LOS) STANDARDS: PURSUANT TO SECTION 163.3180(6) (B), F.S., THE LOS STANDARDS SET FORTH HEREIN SHALL BE APPLIED CONSISTENTLY WITHIN EACH LOCAL GOVERNMENT IN SANTA ROSA COUNTY FOR PURPOSES OF IMPLEMENTING SCHOOL CONCURRENCY, TO DETERMINE WHETHER SUFFICIENT SCHOOL CAPACITY EXISTS TO ACCOMMODATE A PARTICULAR DEVELOPMENT PROPOSAL, AND TO DETERMINE THE FINANCIAL FEASIBILITY OF THE SCHOOL BOARD'S 5-YEAR WORK PROGRAM. THE LOS STANDARDS SET FORTH HEREIN ARE ADOPTED BY REFERENCE AND BY THEIR INCLUSION IN THIS ELEMENT OF THE CITY'S COMPREHENSIVE PLAN.

POLICY 3.1.1: The City of Milton will provide, or require others to provide, public facilities and services needed to support development concurrent with the impacts of such development.

POLICY 3.1.2: The City of Milton will coordinate proposed development or redevelopment with State and regional agencies to consider whether the proposed action will affect State agency, water management district, or school district facility plans.

POLICY 3.1.3: The City of Milton will adopt annual updates to the School Boards 5-year schedule of capital improvements. These annual updates by the School Board will be adopted by reference as the City annually updates its CIE and CIP.

OBJECTIVE 3.1.4: SCHOOL FACILITY CONCURRENCY MITIGATION OPTIONS SHALL BE AVAILABLE TO ADDRESS THE IMPACTS OF RESIDENTIAL DEVELOPMENTS WHEN APPLICABLE ELEMENTARY, MIDDLE, OR HIGH SCHOOLS TO WHICH THE DEVELOPMENT IS ASSIGNED OR DISTRICTED BY THE SRC SB ARE AT MAXIMUM CAPACITY AND/OR EXCEED ADOPTED LEVELS OF SERVICE STANDARDS. THE SCHOOL CONCURRENCY MITIGATION OPTIONS SHALL BE INCORPORATED INTO THE CITY'S ORDINANCE FOR CONCURRENCY MANAGEMENT AND SHALL BE CONSISTENT WITH THOSE OPTIONS IDENTIFIED WITHIN THE SRC INTER-LOCAL AGREEMENT FOR PUBLIC SCHOOL FACILITY PLANNING. AT A MINIMUM THEY SHALL INCLUDE DONATION, CONSTRUCTION OR FUNDING OF SCHOOL IMPROVEMENTS SUFFICIENT TO OFFSET THE DEMAND CREATED BY THE PROPOSED DEVELOPMENT. THE CITY'S ANNUAL CIE UPDATE WILL INCLUDE THIS PROGRAM OF WORK BY REFERENCE.

B. MONITORING AND EVALUATION

Chapter 163 of Florida Statutes requires the Capital Improvement Element to be continuously monitored and evaluated. Therefore this element will be reviewed on an annual basis to ensure that required fiscal resources will be available to provide the public facilities needed to support the adopted Level of Service Standards.

The annual review will be the responsibility of the City Manager, the City Finance Director, and the City Planning Manager. This group's findings and recommendations will be presented to the Mayor and City Council at a public meeting. The City Council will direct staff to take appropriate actions based upon the review committee's findings and recommendations.

The City, in conducting its annual review of the Capital Improvement Element, will consider the following factors and will amend the element accordingly:

- 1) Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element;
- 2) The Capital Improvement Element's consistency with other elements and its support of the Future Land Use Element;
- 3) The City's ability to provide public facilities and services within the City's utility service area in order to determine any additional needs;
- 4) The priority assignment of existing public facility deficiencies, if any;
- 5) The City's progress in meeting those needs determined to be deficiencies;
- 6) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority;

- 7) The City's effectiveness in maintaining the adopted LOS standards;
- 8) The City's effectiveness in reviewing the impacts of plans and programs of state agencies and water management districts, which provide public facilities within the city's jurisdiction;
- 9) The effectiveness of impact fees for assessing new development a pro rata share of the improvement costs which they generate;
- 10) The impacts of special districts and any regional facility and service provision upon the City's ability to maintain its adopted LOS standards;
- 11) Efforts made to secure grants or private funds, whenever available, to finance the provision of capital improvements;
- 12) The transfer of any unexpended account balances;
- 13) The criteria used to evaluate proposed plan amendments and requests for new development or redevelopment; and
- 14) Capital improvements needed for the latter part of the planning period, for inclusion in the 5-year Schedule of Capital Improvements.

C. EVALUATION OF MAJOR ISSUES

1. *Statement of Major Issue Land Use:*

Evaluate the Future Land Use Element to determine if changes are needed to the Future Land Use Categories. Evaluate the Comprehensive Plan to ensure the goals, objectives and policies encourage the preservation of structures and sites that are of historic significance to the City.

The dominant land use development pattern for Milton is residential. The major issue identifies three areas related to this issue to consider when planning for future development.

The major issue is specifically defined as:

- Evaluate the Future Land Use Element to determine if changes are needed to the Future Land Use Categories. Evaluate the Comprehensive Plan to ensure the goals, objectives and policies encourage the preservation of structures and sites that are of historic significance to the City.

Determining what the dominant land use pattern should be for remaining vacant land:

- Locations of vacant land and suitability for development.
- Development pattern changes since plan adoption and consistency with anticipated plan patterns.
- Evaluate the effectiveness of the Comprehensive Plan in ensuring the availability of housing at all price points.
- Explore the implication of continuing the existing land use pattern.

- Explore opportunities and possibilities for mixed-use development in appropriate areas.
- Explore if the Comprehensive Plan preserves and protects sites and structures of historical significance.

The issue description identifies several possible strategies for existing vacant, developable land uses and development opportunities. The evaluation of the major issue will determine how well the Comprehensive Plan addresses the issue and identify actions, if necessary, to better address the issue. The evaluation will also assess the level of achievement of the City's objectives relative to this major issue.

2. Issue Background and Analysis

The City of Milton is a relatively small to medium sized City and covers roughly 3700 acres. Approximately 23 percent of the City's land area is vacant. The City can be characterized as generally a residential community. The majority of the City's future land use categories consist of single-use designations, except the area that has served as the City's Central Business District, which is a mixed-use category and thus allows for a variety of uses. The City in recent history has begun moving towards a more mixed-use and non-strip retail-type development pattern and in areas where strip development has occurred the City has established a new set of standards for future development. The City will continue to explore opportunities and possibilities for mixed-use development to facilitate the promotion of retail, commercial and other development opportunities, and provide developers with increased options. While the Planned Community PUD category allows for a development to have a mixture of uses, the category is limited in its designation by the parcel size standard.

As of July 2009, the existing amount of residential development totals approximately 1550 acres, which accounts for 42.65 percent of the City's total acreage. Combining the Commercial/Office and Warehouse/Industrial acreage the total is 599.54 acres, or approximately 16.19 percent of the City's total acreage. Table 7 in the previous section illustrates the City's existing land use totals.

FLUM Amendments Since 1998

Since 1998, the City has approved 23 FLUM amendments, including annexations. See table 6 in the previous section for the approved FLUM amendments from 1998 to 2008. The amendments range in size from approximately 500 acres to less than one acre. One amendment in 1999 was 496 acres, and one amendment in 2003 changed the FLU designation of 54 acres. Two of the 23 amendments were between 20 acres and 10 acres in size. For those amendments considered small scale (less than 10 acres), the overall trend showed an increase in the density and intensity of future land uses within the City. The amendments resulted in approximately 14.75 acres of increases in density and intensity, and decreases for approximately 18.5 acres.

The overall effect of the large scale amendments on the City was a general maintenance of the status quo. The relative changes of some small scale amendments were also in keeping with the historical uses that dominated the areas affected. Even though the amendments produced an overall increase in the density and intensity in uses on the FLUM, the effects of these amendments are essentially insignificant when their location relative to each other and to existing uses are taken into account.

3. *Opportunities and Possibilities for Mixed-Use Development*

A more effective balance between residential and non-residential uses is possible. The City could achieve more land use diversity without losing its residential character through application of mixed-use future land use categories. This category could allow for increased commercial, office, and retail uses, while at the same time maintaining residential development opportunities. The application of mixed-use FLU category can also provide a buffer between areas of high and low densities and use intensities. The City currently has employed no real buffer between areas of differing intensity. The most significant difference between the inclusion of a pure mixed-use land use category and the existing practice is there would be more options available to the development community. Ensuring compatibility and appropriate buffering in land-uses would be a required priority following the application of these new standards. In addition to displaying the above argument for the possible inclusion of additional FLU categories,

Table 8 in the previous section, can be used to compare the relative proportions of each land use against possible desired land uses. The City may choose to focus on the infill and redevelopment of parcels located throughout the City, and some of these areas may have development constraints, such as environmental, additional right-of-way needs, and ownership, which may further reduce the amount of developable land. Table 8 in the previous section details the future land use designations of the approximately 830 acres of undeveloped land. The adjustment for platting recalculates the total acreage for certain land use classifications that have been platted and are in the process of, or are scheduled for, development. Recent FLUM amendments tend to indicate the City will retain its residential character. While the City still has some large vacant tracts of land left, there are a considerable amount of smaller parcels located throughout the City. These vacant parcels should be the focus of infill mixed-use development. Some of these parcels have the potential to be designated as mixed-use, but would not meet the assignment criteria for the PUD classification. In some instances the parcels are already classified within the FLU category as residential but these land areas are ideal locations for mixed-use designations and for the most part are along major roads and corridors. The City should reevaluate the designation of certain areas.

4. *Opportunities for Industrial Uses*

The City currently has 37.18 acres of existing Industrial land uses. This area or series of connecting parcels are concentrated at or near the City's wastewater treatment plant. The FLUM designation for these properties is derived from their historical use and not based on the principles of highest and best use. While light industrial uses are more compatible, heavy industrial development should be constrained. Total acreage within the City truly identified for industrial development should be little or none as a result of a lack of suitable locations for this type of development. Light industrial FLU designations if allowed, should be located next to major transportation corridors to facilitate the movement of goods. The ideal location for this designation within the City, if any, would be in the areas that are overlaid with the Corridor Overlay District.

However, the normal and anticipated direction of growth for the community is currently being encouraged away from any industrial development and the shift in policy as reflected in the City's newly adopted Community Redevelopment Master Plan indicates that the official zoning designations will not remain fixed in perpetuity. In the interest of putting land to its highest and best use the City seeks to ultimately eliminate industrial land use within its boundaries.