

CHAPTER 9: CAPITAL IMPROVEMENTS ELEMENT

§9-1: CAPITAL IMPROVEMENT GOALS, OBJECTIVES, AND IMPLEMENTING POLICIES.

This section stipulates goals, objectives, and implementing policies for the Capital Improvements Element pursuant to Section 163.3177(3) (a), F.S.

GOAL 9-1: MANAGEMENT OF CAPITAL IMPROVEMENTS. The City of Key West shall undertake actions necessary to adequately provide and protect public facilities and to develop aesthetically pleasing and desirable public spaces and connectivity generally, important to residents and visitors alike.

OBJECTIVE 9-1.1: PROVISION OF CAPITAL IMPROVEMENT NEEDS. Based on the scheduled timeframe in the Capital Improvements Program, the City shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The fiscal commitment is stipulated in the Capital Improvements Schedule and is predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Recreation and Open Space Elements together with adopted level of service. Capital improvements will be provided for purposes of correcting existing deficiencies, accommodating desired future growth, and replacing worn-out or obsolete facilities.

Monitoring Measure: Annual adoption of a financially feasible Capital Improvements Program.

Policy 9-1.1.1: Intent of Capital Improvement Element. The City is committed to growth management which incorporates appropriate and sustainable fiscal management practices and procedures. The City shall consider the use of all legal and equitable fiscal management techniques to achieve delivery of public services and facilities needed by existing and anticipated future populations. The capital improvement program presented herein identifies capital improvements needed by the existing population to satisfy levels of service standards incorporated within this Comprehensive Plan. The City shall consider performance standards as well as legal and equitable impact fees, where appropriate, to ensure that new developments provide in advance of development a sufficient level of public facilities and services (or fees in lieu thereof) in order to cover the costs of needed facilities and services, the demands for which are specifically attributable to such new development.

This element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Comprehensive Plan. The capital improvements program and budgeting process provides an on-going process for continuing planning and review of the City's capital outlays, including their location, timing, estimated cost, relative priority, and potential funding sources. The capital improvement program and budget process is an advisory planning function. Capital outlays are approved only by the City Commission.

Policy 9-1.1.2: Capital Improvement Program. A capital improvement project is defined as a project that is self-contained and that will usually be constructed or purchased as a unit. A capital improvement generally includes only those items constructed or purchased that have a useful life extending beyond a ten year period following their acquisition, and usually involve a cost in excess of \$25,000 or involve the acquisition or disposal of land regardless of cost. Minor recurring annual expense items, including routine maintenance and repairs, are excluded. All projects that are to be financed from bond funds are included. Similarly, preliminary engineering studies for such infrastructure improvements as the design

of improvements to the drainage system are generally itemized as capital expenditure items due to their significant cost and their impact on the capital improvement program.

The capital improvement program and budget is concerned with the assessment of need, assignment of priorities, and efficient allocation of the City's existing and potential fiscal resources for major community improvements or acquisitions over a five to ten year period. The fundamental purposes of the capital programming process are as follows:

1. To consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement programs.
2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts.
3. To schedule future capital outlay projects pursuant to identified needs and priorities.
4. To set forth a financing program that identifies potential funding sources, including but not limited to ad valorem taxes/general obligation bonds; user fees/revenue of excise tax bonds; grant programs; equitable contributions or exactments; as well as performance standards and other components of growth management which may be used as a fiscal strategy for obtaining needed capital improvements in developing areas.
5. To coordinate joint projects involving participation by one or more local governments, as well as regional, state, or federal agencies.

Policy 9-1.1.3: Capital Improvement Program and Budget as a Plan Implementation Device. The capital improvements program shall be used for achieving orderly urban growth and development. By providing a planned and reasonably reliable schedule of public projects, the capital improvement program and budget shall provide a guide for both public and private capital investment decisions affecting community development patterns. The capital improvement programming and budgeting process is a primary tool for closely coordinating land use planning and fiscal management required to successfully carry out the Comprehensive Plan.

Policy 9-1.1.4: Availability and Scheduling of Capital Improvements. The City shall include within the five-year schedule of capital improvements contained within this Element all capital improvements which are identified in any of the respective elements of the City's Comprehensive Plan. Also, the capital improvement program and budgeting process shall be used to plan for needed infrastructure improvements to serve projects for which development orders were issued prior to plan adoption. The City shall also promote regulations enforcement as a means to ensure availability of such services as deemed appropriate.

Policy 9-1.1.5: Priorities in Allocating Capital Improvements. In allocating priorities for scheduling and funding capital improvement needs, the City shall assign highest priority to capital improvement projects in the five-year schedule of improvements which are designed to correct existing deficiencies.

Policy 9-1.1.6: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated by the City Commission according to the following guidelines:
Whether the project is financially feasible and:

1. Protects public health and safety and natural resources of the area.
2. Fulfills the City's legal commitment to provide facilities and services.
3. Preserves or achieve full use of existing facilities.

4. Maintains compliance with plans of state agencies or the South Florida Water Management District that provide public facilities within the City of Key West.

Whether the project accomplishes the following:

1. Increases efficiency of existing facilities.
2. Prevents or reduces future improvement costs.
3. Provides service to developed areas lacking full service or promotes in-fill development or redevelopment.

Whether the project represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.

OBJECTIVE 9-1.2: LIMITATION ON PUBLIC INVESTMENTS IN THE COASTAL HIGH HAZARD AREA. The City shall continue to limit public expenditures that subsidize development permitted in coastal high-hazard areas to restoration or enhancement of natural resources. In addition, public funds for improved public facilities such as existing state and local roadways, central wastewater system improvements included in the capital improvements element, and water dependent structures such as beach access ways, piers, and beach renourishment activities may be permitted where approved by state and/or federal agencies having jurisdiction. These facilities are necessary to implement goals, objectives, and policies, of the traffic circulation, public facilities, coastal management, conservation, and recreation and open space elements of the Comprehensive Plan. Any public subsidy of development in the coastal high hazard area shall only be approved where found to be needed to protect the health and safety.

Monitoring Measure: Capital expenditures in Coastal High Hazard Areas.

Policy 9-1.2.1: Public Improvements in the Coastal Preservation Zone. The City shall not use public funds to subsidize development within the coastal high hazard area unless requisite federal, state and regional agencies have granted all necessary approvals. This provision shall not preclude infrastructure investments for purposes of improving water quality and sanitary conditions. Similarly, drainage improvements may be recommended as part of a proposed city-wide drainage improvement plan for purposes of managing stormwater runoff and improving water quality controls. No other infrastructure improvements shall be undertaken excepting facilities required to enhance shoreline access, resource restoration, or traffic improvements designed to promote and further public safety within developed high hazard areas.

OBJECTIVE 9-1.3: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS. The City shall continue to maintain a concurrency management implementation system as part of the Land Development Regulations which shall mandate that applicants for development or redevelopment shall be required to provide a pro rata share of all capital improvements the need for which shall be generated by the respective proposed developments or provide funds in lieu thereof. The concurrency management system shall ensure that such improvements are in place concurrent with the impacts of development and meet adopted minimum level of service standards.

Monitoring Measure: Achievement of Level of Service standards.

Policy 9-1.3.1: Ensuring Availability of Adequate Public Facilities and Assessing New Development

a Pro Rata Share of Public Facility Costs. The City shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements cited in this Element have been satisfied. The adequate facilities ordinance shall mandate that future applications for development shall pay a pro rata cost for public facility needs which shall be identified during the concurrency management assessment. As part of the concurrency management review process all applicants for development shall file an application which shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the transportation system. Prior to issuing a development order or permit the City shall ensure that provisions of concurrency management established in this Element have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall meet the concurrency management criteria. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

OBJECTIVE 9-1.4: FISCAL RESOURCE MANAGEMENT. The City shall continue to manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The City shall continue to utilize a concurrency management spread sheet which includes the designed capacity of public facility components, the available surplus capacity and formulas for assessing and allocating impacts and capacity to new development and redevelopment. The determination of available capacity shall include an assessment and consideration of infrastructure needs of developments approved prior to Plan adoption that have and maintain valid plans and permits.

Monitoring Measure: Achievement of Level of Service Standards.

Policy 9-1.4.1: Capital Improvements Program. The City shall continue to prepare and adopt a five-year capital improvement program and annual capital budget as part of its budgeting process.

Policy 9-1.4.2: Grantsmanship. The City shall pursue available grants or private funds in order to finance the provision of needed capital improvements.

Policy 9-1.4.3: Replacement and Renewal of Capital Facilities. The City shall continue to annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year. The analysis shall include review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new engineered assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities.

OBJECTIVE 9-1.5: CONCURRENCY MANAGEMENT. The City's concurrency management system stipulated herein is adopted with the Comprehensive Plan and shall continue to be utilized. Pursuant to Chapter 163, F.S., the City shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No development order or permit shall be issued which would result in a reduction of adopted levels of service. The capital improvement schedule establishes the City's Plan of improvements, costs of public improvements and methods of funding required meeting existing deficiencies and maintaining the level of service standards in the future.

In order to ensure that future development maintains adopted level of service standards, the City shall issue no development order or permit for development unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that adopted level of service standards for public

facilities, including water and wastewater services, drainage, solid waste, and recreation will be maintained and that improvement needs shall be planned in a manner that satisfies concurrency management criteria. Specific policies for managing development orders and ensuring provision of concurrency facilities are cited in this Element.

Monitoring Measure: Achievement of Level of Service standards.

Policy 9-1.5.1: Resolving Concurrency Issues. The City shall continue to require that all developments requiring a development order as part of the review process (including comprehensive plan amendments, rezoning amendments, subdivision approvals, site plan approvals, or building permit approvals) shall, at the time the subject application is filed, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development.

In order to establish an orderly review process, the City's Land Development Regulations shall continue to stipulate specific narrative and/or graphic data and information required at the time an application for comprehensive plan amendment or zoning regulations amendment, subdivision or replat approval, site plan approval, or building permit approval is filed with the City. As a minimum, the information shall include the following:

1. The specific land use(s) and the proposed density and/or intensity of the use(s);
2. Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved lane age, traffic signalization, proposed methods for controlling access and egress, and other similar improvements;
3. Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards.
4. Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the City's adopted level of service for storm drainage;
5. In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted;
6. Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted;
7. Other information which the City determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the City's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the City.

All such information submitted pursuant to this subsection shall incorporate proposed funding sources, including any identification of improvements which the applicant anticipates shall be funded by the City or other public or private entity other than the applicant.

OBJECTIVE 9-1.6: REQUIRING DEVELOPMENT ORDERS AND PERMITS COMPLIANT WITH CONCURRENCY MANAGEMENT, LEVEL OF SERVICE STANDARDS, GREEN BUILDING STANDARDS, AND THE CAPITAL IMPROVEMENT SCHEDULE. Decisions regarding the issuance of development orders, building permits, certificates of occupancy, and other applicable permits shall be consistent with goals, objectives, and policies of the respective Comprehensive Plan elements, the City's adopted Land Development Regulations, and requirements for adequate public facilities meeting stated levels of service criteria. The City shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs.

All new construction projects and renovations where the cost of construction is equal to or greater than 50% of the buildings replacement cost must meet at least LEED Silver, Green Globes Two Globes, Florida Green Building Coalition Silver, or other nationally recognized, high performance green building rating system. All renovations where the cost of construction is less than 50% of the buildings replacement cost must meet at least the lowest tier of LEED, Green Globes, Florida Green Building Coalition, or other nationally recognized, high performance green building rating system.

In determining the availability of services or facilities, a developer may propose and the City of Key West may approve developments in stages or phases so that facilities and services needed for each phase will be available in accordance with the standards required by CH 163.3180, F.S.

If any change in the Comprehensive Plan future land use map is proposed, no such amendment shall be approved until the impacts of proposed new land use activities on existing infrastructure as well as infrastructure included in the City's adopted capital improvement program have been identified and evaluated. The plan amendment shall be approved only if the projected impacts have been resolved through amendments to the capital improvements program or through an enforceable development agreement which ensures that any public facility needs generated by the proposed change in land use shall be met concurrent with the impacts of development and that adopted level of service criteria shall be met.

Monitoring Measure: Issuance of development orders contingent upon the provision of facilities and services.

Policy 9-1.6.1: Level of Service Standards. The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities. The City shall strive to overachieve by conserving more than the LOS standards, and by creating future conservation LOS standards that public facilities will attain:

Sanitary Sewerage System Level of Service:

Residential Uses: 100 gallons per capita per day for permanent residents and 90 gallons per capita per day for seasonal residents

Non-Residential Uses: 660 gallons per acre per day

Treatment Standard:

The effluent concentrations for the City's Richard Heyman Environmental Protection Facility shall comply with Florida Administrative Code Rule 62.600.420(1)(a).

The City's Richard Heyman Environmental Protection Facility shall meet all State water quality requirements, including the chlorine residual standard. Dechlorination may be necessary should the chlorine residual in the effluent exceed the maximum limits at the end of the discharge pipe which would

cause a violation of State standards. The wastewater treatment facility contains dechlorination facilities.

Level of Service for Wastewater Treatment Plant Effluent.

To help minimize the eutrophication of ocean waters by ocean outfall which contain nutrients, the wastewater treatment plant effluents shall not exceed the following nutrient levels on an average annual basis:

Total Nitrogen Concentration: 6 mg/l; and
Total Phosphorus Concentration: 4mg/l.

Private sewage treatment facilities shall provide no less than tertiary level of treatment defined as nutrient stripping meeting a standard of no more than 1.5 parts per million of total phosphorus as the average over two (2) consecutive quarters and no more than five parts per million (5 ppm) of total nitrogen content. The permit-holder shall monitor and test effluent and submit reports to the City Commission documenting that these nutrient stripping standards are being met. If these treatment standards are not met for two (2) consecutive quarters, the subject permit shall come before the City Commission for review and possible revocation. Monitoring and testing standards shall be conducted as required by the State.

Potable Water Level of Service:

Residential
100 gal/capita/day

Solid Waste Disposal Level of Service:

Level of Service (lb/capita/day)

<u>Land Use</u>	<u>Total Waste Generation</u>	<u>Recyclable Waste Generation</u>
Residential	2.66	0.5
Non-Residential	6.37	0.25

The City shall not approve development applications unless the City demonstrates that sufficient capacity is available to accommodate projected solid waste disposal needs for all existing and approved development for a period of three (3) years.

Drainage:

The Drainage level of service standard below will be applicable to all types of development. Where two or more standards impact a specific development, the most restrictive standard shall apply:

- a. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24 hour duration.
- b. Stormwater treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 62-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 62-302, FAC. Stormwater facilities which directly discharge into "Outstanding Florida Waters" (OFW) shall provide an additional treatment pursuant to Section 62-25.025(9), FAC.

- c. Stormwater facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, FAC.

Recreation Standards for Facilities:

The minimum acceptable Level of Service standard for recreation and open space facilities in the City of Key West shall be: five acres of recreation and open space per 1,000 permanent residents, and; the following radius standard:

Table 9-1.6.1.a: Recreation Facilities Radius Standard:

Park Type	Acreage	Service Radius
Urban Open Spaces	0 – 2.5	5 minute walk; .25 miles
Neighborhood	2.5 – 10	10 minute walk; .5 miles
Community	10 – 30	10 minute drive; 3 miles

Urban Open Space is understood to mean those areas designated in the City which are between 0 and 2.5 acres and typically contain landscaped areas but have limited or no facilities or other improvement. These areas could include pocket parks and community gardens. The recreational use of these sites is limited by their location and/or size. These sites serve to preserve the aesthetic quality of an area or to intersperse congested urban environments with aesthetically pleasing buffer areas, as well as some limited recreational benefits. Some open space areas may serve as linear, pocket parks, while other areas are parkways, boulevard medians, plazas, malls, courthouse squares and promenades.

Neighborhood Parks are understood to mean those designated areas that are “walk-to” facilities where residents may walk or bicycle to the park within a given neighborhood. Areas for diverse recreational activities which may include, but are not limited to, field games, court games, sports fields, playground apparatus area, picnic area, landscaping and community gardens or senior citizen areas. The Neighborhood Park is a place where neighbors and their families go to meet.

Community Parks are understood to mean an area that provides a diverse range of recreational and leisure activities or provides very specific active recreation facilities for all individuals and families. Facilities and activities may include, but are not limited to athletic fields, swimming pools, community gardens, gymnasiums, performing and community centers, wildlife trails. These facilities are designed to meet the recreation needs of the entire community.

Transportation Standards:

The Level of Service (LOS) determination of thresholds shall be calculated using the best available methodology. The City hereby adopts the following peak hour roadway level of service standards based on functional classification (for U.S. 1, the LOS shall be assessed based on a peak direction analysis of the highest 15 minute period of the 100th highest hourly volume of the year, or K100):

Table 9-1.6.1.b: Transportation Standards:

Roadway Facilities	Segment	Min LOS Standard Peak Hour
State Urban Principal Arterials		C ⁽¹⁾
U.S. 1	N. Roosevelt Blvd.	C ⁽¹⁾
	Truman Ave	Physically Constrained ⁽¹⁾
	Whitehead St.	Physically Constrained ⁽¹⁾

Roadway Facilities	Segment	Min LOS Standard Peak Hour
County Urban Minor Arterials		D
County Urban Collectors		D
City Urban Collectors		D

⁽¹⁾ Due to physical constraints that would make U.S. 1 improvements cost prohibitive, the segments from Eisenhower Drive to Whitehead Street and from Truman Avenue to Fleming Street are designated as constrained. These segments have an existing operating condition below the LOS C standard. Constrained facilities level of service shall be C plus five (5) percent.

Policy 9-1.6.2: Adequate Facilities Ordinance. The City shall issue no development order or development permit for new development for which development orders were previously issued unless the concurrency management requirements have been satisfied pursuant to Statute.

The adequate facilities ordinance shall mandate that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, and the traffic circulation system. Prior to issuing a development order or permit the City shall ensure that provisions of concurrency management established in Objective 9-1.5 and Policy 9-1.5.1 have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to Objective 9-1.5. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.

Policy 9-1.6.3: Evaluation Criteria for Comprehensive Plan Amendments and Development. Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated according to the following guidelines:

- a. Does the proposed action contribute to a condition of public hazard as described in the Public Facilities and/or Coastal Management Elements;
- b. Does the proposed action exacerbate any existing condition of public facility capacity deficits, as described in the Transportation Circulation, Public Facilities, and/or Recreation and Open Space Elements;
- c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- d. Does the proposed action conform with the future land uses designated on the Future Land Use Map within the Future Land Use Element;
- e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein;
- f. If the proposed action requires that any public facilities be provided by the City, there shall be a demonstration of financial feasibility; and
- g. Does the proposed action impact facility plans of any State agencies or facility plans of the South Florida Water Management District.
- h. Does the proposed action have adverse impacts on natural and environmental resources, including near shore waters, the reef tracts, and marine resources.

- i. Does the proposed action have adverse impacts on air quality, by greatly increasing levels of greenhouse gasses?

Section 9-2: IMPLEMENTING CAPITAL IMPROVEMENTS. This section stipulates a five year schedule of Capital Improvements together with criteria for monitoring and evaluating the Capital Improvements Element.

Policy 9-2.1: Five Year Schedule of Improvements. The “Five Year Schedule of Improvements” contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective Comprehensive Plan Elements and the City’s adopted budget. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the capital improvements element shall be met.

Section 9-3: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT. The Capital Improvements element shall be reviewed on an annual basis in order to ensure that the required fiscal resources are available to provide adequate public facilities needed to support future land use consistent with adopted level of service standards. The City Commission shall take action as it deems necessary in order to refine/update the Capital Improvements Element.

The monitoring and evaluation procedure shall incorporate the following considerations:

1. **Data Update and Refinements.** Determine if any corrections, updates, and/or modifications should be undertaken, such considerations shall include, but not necessarily be limited to, the following:
 - a) Estimated costs
 - b) Revenue sources
 - c) Recently constructed capital improvements
 - d) Dedications
 - e) Scheduled dates of improvements projects
2. **Consistency Review.** Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of the Comprehensive Plan.
3. **Implications of Scheduled Master Plans.** The five-year schedule of improvements shall be updated as necessary in order to reflect new projects identified in various on-going improvement plans and studies.
4. **Capital Improvement Evaluation Criteria.** Annually, the Finance Director and the City Planner shall review the criteria used to evaluate capital improvement projects in order to ensure that the projects are being ranked in their appropriate order of priority and incorporate any needed changes in order to upgrade and facilitate the evaluation process.
5. **Level of Service Standards.** Annually, the Finance Director and City Planner shall evaluate the City’s effectiveness in maintaining the adopted level of service standards and recommend any needed action to address problem areas.
6. **County, State and Regional Improvement Programs.** The City Planner shall annually review the effectiveness of program coordination in resolving multi-jurisdictional issues surrounding the plans and programs of County, State and Regional agencies, as well as private entities that provide public facilities within the City's jurisdiction.
7. **Private Sector Improvements, Dedications or Fees in Lieu Thereof.** The City Planner shall evaluate the effectiveness of provisions requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments.

8. **Impact of Other Jurisdictions in Maintaining Level of Service Standards.** The City Planner shall coordinate with the City Engineer in evaluating the success and failure of intergovernmental coordination in achieving an areawide approach to achieving central water and wastewater systems, areawide transportation improvements, as well as drainage improvements, which may be required to maintain levels of service standards.
9. **Outstanding Indebtedness.** Annually the City Manager's Office shall evaluate the ratio of outstanding indebtedness to the property tax base.
10. **Grantsmanship.** The City Planner and City Engineer shall evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements.
11. **Fiscal Management.** The City Planner and City Engineer shall evaluate the City's progress in finding effective funding mechanisms for promoting road and drainage improvements as well as other capital improvement needs identified in the scheduled drainage, traffic circulation, water, solid waste master plan and wastewater improvement plans.
12. **Evaluation Criteria.** The City Planner and City Engineer shall evaluate the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment.
13. **Update Schedule of Improvements.** The City Planner and City Engineer shall review the City's success in implementing the five-year capital improvement program and refine the schedule to include any new projects required to support any development during the latter part of the five-year schedule.
14. **Climate Change Preparation:** The City Planner and City Engineer shall review the latest science and predictions for sea level rise and other climate change related issues and recommend any needed action to address currently scheduled or future projects.
15. **Sustainability:** The City Planner shall review the effectiveness of this element in meeting the City's greenhouse emissions reduction goals.

Section 9-4: IMPLEMENTING THE WATER SUPPLY PLAN AND INTERGOVERNMENTAL COORDINATION FOR WATER SUPPLY.

Objective 9-4.1: Concurrency Management Procedures. Appropriate mechanisms will be developed and adopted with the Florida Keys Aqueduct Authority and South Florida Water Management District in order to assure that adequate water supplies are available to all water users. Prior to approval of a building permit or its functional equivalent, the City shall consult with the Florida Keys Aqueduct Authority to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a certificate of occupancy. Furthermore, the City will be responsible for monitoring the availability of water supplies for all water users and for implementing a system that links water supplies to the permitting of new development.

Monitoring Measure: Achievement of Potable Water Level of Service Standard.

Policy 9-4.1.1: Coordination of Land Use and Water Service and Deliver Systems. The City will ensure the financial feasibility of the public water infrastructure system by coordinating its land development practices with the Florida Keys Aqueduct Authority water service production and delivery systems.

Policy 9-4.1.2: Intergovernmental Procedures with Florida Keys Aqueduct Authority. The City shall provide monthly data to the Florida Keys Aqueduct Authority, or as required by such entity, to track the amount of water to be allocated for new use.

Policy 9-4.1.3: Capital Improvement Schedules of Other Agencies. The City shall incorporate capital

improvements affecting City levels of service by referencing the Capital Improvements Schedules of the Florida Keys Aqueduct Authority (2011/2012 through 2015/2016), state agencies and other units of government providing services but not having regulatory authority over the use of land into its 5-year Schedule of Capital Improvements (Fiscal Years 2012/2013 through 2017/2018). The City Schedule shall be maintained and updated annually.