

# ***Capital Improvements Element***

1. GOAL: PINELLAS COUNTY SHALL UNDERTAKE ACTIONS NECESSARY TO PROVIDE ADEQUATE, NEEDED PUBLIC FACILITIES IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES, AND PROMOTES ORDERLY GROWTH.

1.1. Objective: Capital improvements shall be provided to correct existing deficiencies, to replace worn-out or obsolete facilities, and to accommodate desired future growth, as indicated in the Six-Year Schedule of Improvements of this Element.

1.1.1. Policy: The Capital Improvements Element shall include those projects identified in the Natural Resource, Conservation, and Management, Coastal Management, Surface Water Management, Housing, Recreation, Open Space, and Culture, Potable Water and Sanitary Sewer, Solid Waste and Resource Recovery, Transportation Elements of the Pinellas County Comprehensive Plan.

1.1.2. Policy: To maintain internal consistency of the Comprehensive Plan, the Capital Improvements Element shall be amended and updated at least once each year to reflect any applicable changes to the goals, objectives, and policies or capital improvement needs set forth in the other Comprehensive Plan elements.

1.1.3. Policy: A Capital Improvements Program shall be prepared by the County Administration and affected Departments on an annual basis for the purpose of evaluating and ranking projects for inclusion in the Six-Year Schedule of Improvements, as well as for inclusion in the Pinellas County Comprehensive Plan. Criteria for evaluating and ranking projects will include, but not be limited to, the following criteria as listed in 9J-5, F.A.C.:

1. Elimination of public hazards, and reduction in hurricane evacuation clearance times
2. Elimination of existing capacity deficiencies
3. Local budget impact
4. Location needs based on projected growth patterns
5. Accommodation of new development and redevelopment facility demands

6. Financial feasibility

7. Plans of state agencies and water management districts that provide public facilities within jurisdiction of the Pinellas County Board of County Commissioners

1.2. Objective: Public expenditures that subsidize development in the coastal high-hazard area shall be limited to those improvements that are consistent with applicable goals, objectives, and policies in the Coastal Management, Future Land Use and Quality Communities, Surface Water Management, and Natural Resource, Conservation, and Management Elements of the Pinellas County Comprehensive Plan.

1.2.1. Policy: County-funded infrastructure shall be prohibited within the coastal high-hazard area except for the following:

1. The expenditure is for the maintenance, repair or replacement of existing facilities; or
2. The expenditure is for restoration or enhancement of natural resources or public access; or
3. The expenditure is needed to address an existing deficiency identified in this plan; or
4. The expenditure is for the retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
5. The expenditure is for the development or improvement of public roads and bridges identified in the Transportation Element of this plan; or
6. The expenditure is for a public facility of overriding public interest as determined by the Board of County Commissioners.

1.3. Objective: Future development shall bear a proportionate cost of facility improvements necessitated by development to maintain adopted level of service standards.

1.3.1. Policy: Pinellas County shall continue to implement its transportation impact fee ordinance to finance transportation improvements necessitated by new development.

1.3.2. Policy: Pinellas County's potable water and sewer impact fee revenues, also known as potable water and sewer connector fee revenues, shall be allocated primarily for capital improvements related to expansion of potable water and sewer facilities.

- 1.3.3. Policy: Pinellas County shall continue to provide the option of using development agreements to provide public facilities to accommodate new development.
- 1.4. Objective: Pinellas County will manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders, future development, and redevelopment in a manner that maintains the adopted level of service standards as listed in Policy 1.5.1. of this Element.
- 1.4.1. Policy: Building permits and development orders for developments of regional impact shall not be issued for any development prior to that point in time when all public facilities needed to serve said development, at or above the adopted level of service standards, are available.
- 1.4.2. Policy: Pinellas County shall annually adopt a six-year capital improvement program. The Six-Year Schedule of Improvements from the Capital Improvements Element of the Pinellas County Comprehensive Plan shall be included within the Six-Year Capital Improvements Program. Pinellas County shall continue to adopt a capital budget as part of its annual budget process.
- 1.4.3. Policy: Pinellas County shall manage its debt by only programming funds for capital facilities and programs which do not exceed the County's fiscal capacity.
- 1.4.4. Policy: Pinellas County shall confine long-term borrowing to capital improvements that cannot be financed from current revenues on a "pay-as-you-go" basis.
- 1.4.5. Policy: Pinellas County will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project.
- 1.4.6. Policy: Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.
- 1.4.7. Policy: Pinellas County shall continue to utilize infrastructure sales tax revenue, through the year 2020, as its principal funding source to help pay for stormwater management capital projects.
- 1.4.8. Policy: Revenue available to Pinellas County from the one-cent infrastructure sales tax, pursuant to Chapter 212.055(2), Florida Statutes, shall continue to be used as a funding source, through the year 2020, for needed capital improvements identified in the Pinellas County Comprehensive Plan.

- 1.4.9. Policy: Pinellas County shall extend its local option gas tax levies from the present ten-year period to the authorized thirty-year period to finance transportation needs identified in the Transportation Element of the Pinellas County Comprehensive Plan.
- 1.4.10. Policy: Pinellas County shall continue to collect a three-percent tourist tax and shall use one-half cent to implement needed improvements identified in the Coastal Management Element of the Pinellas County Comprehensive Plan.
- 1.4.11. Policy: Fiscal policies of the Board of County Commissioners to direct expenditures for capital improvements shall be consistent with all goals, objectives, and policies of the Pinellas County Comprehensive Plan.
- 1.4.12. Policy: Pinellas County shall include capital improvement projects for the renewal and replacement of public facilities to maintain adopted level of service standards in the Six-Year Schedule of Improvements.
- 1.4.13. Policy: In the event that a referendum and/or required action of the Board of County Commissioners is not approved and, as a result, funding for capital improvement projects identified within the Capital Improvements Element is not available, Pinellas County shall utilize one or more of the following actions and alternatives:
1. Increase the amount of ad valorem tax revenue to be used for capital improvements financing;
  2. Increase the use of long-term borrowing to finance capital improvements;
  3. Reduce the cost of capital improvements necessary for implementation of the Comprehensive Plan;
  4. Change the timing of project implementation within the Six-Year Schedule of Improvements.
  5. Reduce level of service standards within the Comprehensive Plan while ensuring that the public safety and welfare of the residents of Pinellas County is not jeopardized. Reduction of level of service standards will be recommended by the Pinellas County Local Planning Agency to the Board of County Commissioners for action following required public hearing.
  6. Halt issuance of development orders and permits unless public facilities which meet adopted level of service standards are available or are assured to be available concurrently with the impacts of development; and

7. Utilize actions and alternatives not identified within this policy

- 1.4.14. Policy: The County shall continue to investigate other funding sources and strategies for the operation and maintenance of built and proposed capital improvements.
- 1.4.15. Policy: The County shall continue to refine County processes for promoting public/private partnerships, sponsorships, grants, and the like to defray the costs of providing or operating services and facilities.
- 1.4.16. Policy: The County shall investigate and identify specific funding strategies and opportunities for implementing the long-term vision of the Cultural System Master Plan.
- 1.4.17. Policy: The County shall determine the best financial strategy(ies) to support and protect public access to water-dependent land uses. Such strategies may include, but not limited to, land acquisition, partnerships, and tax incentives.
- 1.4.18. Policy: The County shall establish explicit funding strategies and commitments, including those from the Pinellas County Affordable Housing Task Force, that can best address the need for affordable or community housing.
- 1.4.19. Policy: The County shall acquire, assemble, and “bank” lands for current and future economic development needs.
- 1.5. Objective: Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements included in this plan, the land development code of Pinellas County, and the availability of necessary public facilities needed to support such development at the time needed. This shall be accomplished by the County's Concurrency Management System, the monitoring of the Pinellas County Comprehensive Plan, and related actions of the Board of County Commissioners.
- 1.5.1. Policy: Upon plan adoption, Pinellas County shall use the following level of service standards in reviewing the impacts of new development and redevelopment upon public facility provision.

### *Drainage*

All applicable federal, state, and local regulations (as indicated in the Regulatory Framework section of the Surface Water Management Element) relating to flood control, stormwater treatment and wetland protection, shall continue to be met in public and private project design. The twenty-five year storm design standard shall confine the runoff from a 25 year, 24 hour rainfall event, within drainage channel banks, or within designated twenty-five year floodplains, in order to protect human life and minimize property damage. The one-hundred year storm

design standard shall protect homes and commercial buildings against flooding by a 100 year, 24 hour rainfall event. Preference shall be given to stormwater management options which restore floodplains and remove obstructions from floodways.

*Recreation*

Fourteen acres of County park and environmental lands for every 1,000 residents within the County.

**Solid Waste and Resource Recovery**

The level of service standard shall be to dispose of 1.30 tons per person per year.

*Water Supply*

Except as otherwise provided in the Master Water Supply Contract and in the associated Interlocal Agreement, all potable water required by Pinellas County Utilities to service its customers shall be supplied by Tampa Bay Water.

In the event that Tampa Bay Water determines that the regional system has experienced a “shortfall” or “production failure” as defined in the Interlocal Agreement, Pinellas County shall respond with one or more of the following actions and alternatives.

1. Institute additional water conservation measures;
2. Halt or otherwise restrict the issuance of development orders and permits;
3. Develop new sources of potable water within the parameters of the Interlocal Agreement;
4. Purchase potable water from suppliers other than Tampa Bay Water;
5. Cooperate with Tampa Bay Water, the Southwest Florida Water Management District, and the affected local governments to develop a regional response to the situation; and
6. Use actions and alternatives not identified within this policy.

Pinellas County shall use the following Level of Service Standard when preparing its annual 5-year and 20-year potable water demand projections for the Pinellas County Water Demand Planning Area, which are required by the Master Water Supply contract to enable Tampa Bay Water to formulate its capital improvement program:

**Pinellas County Water Demand Planning Area (gpcd)\***

Year	1990	1994	1995	1997	2000	2005	2010	2015	2020	2025
gpcpd	150	145	135	125	125	120	120	120	115	115

Note: \*gpcd=gallons per capita per day

To determine whether adequate capacity is available for a development or redevelopment project in the unincorporated County that is served by a municipal potable water system, Pinellas County will utilize the level of service standards adopted by the municipal service provider.

### **Sanitary Sewer**

Pinellas County Utilities (PCU) shall provide the levels of service necessary for proper wastewater treatment, reuse and disposal in order to ensure the protection of its citizens and the environment and to provide adequate wastewater treatment capacity for all current and projected wastewater facility demands of Pinellas County Utility customers.

Wastewater flows associated with existing and permitted development cannot exceed the wastewater treatment plant's permitted design capacity.

Treated effluent and biosolids shall meet all pertinent federal, state and local standards and regulations for treatment, reuse and disposal.

Pinellas County will, for concurrency management purposes, annually compare wastewater flows to permitted treatment capacity to determine the percentage of available capacity and assess whether permitted treatment capacity exceeds the needs of existing and committed development. If available treatment capacity meets this standard, development can be permitted.

Unpredictable situations where permitted capacity is temporarily exceeded due to unanticipated situations such as limited/extreme weather conditions shall not impact the determination of level of service conditions.

Peak design flow capacity shall be between 1.5 and 2.5 times the average daily flow for each sanitary sewer system, based on the individual characteristics of the system.

If an annual assessment evidences that a capacity deficit could occur within 10 years, Pinellas County Utilities will prepare a more detailed capacity analysis as directed by 62-600.405, F.A.C, and determine whether facility expansion is required or if the service area is built out.

To determine whether adequate capacity is available for a development or redevelopment project in the unincorporated County that is served by a municipal wastewater system, Pinellas County will utilize the level of service standards adopted by the municipal service provider.

### **Traffic Circulation**

Pinellas County shall use policies under Objective 1.1 of the Transportation Element of the Pinellas County Comprehensive Plan, to review the impacts of new development and redevelopment on State and County roads. Also, these policies shall be used to implement and maintain the level of service standards for State and County roads.

## Mass Transit

Pinellas County shall use the level of service standard contained in Objective 1.2. of the Transportation Element.

1.5.2. Policy: Pinellas County shall continue to implement its concurrency management ordinance (Section 134-221, et seq., Pinellas County Land Development Code.

1.5.3. Policy: Amendments to the Pinellas County Comprehensive Plan and requests for new development or redevelopment shall be evaluated according to the following guidelines:

1. Contribute to a condition of public hazard as described in the Surface Water Management, Coastal Management, Natural Resources, Conservation, and Management, Potable Water and Sanitary Sewer, and/or Solid Waste and Resource Recovery Elements.
2. Aggravate any existing condition of public facility deficiencies, as described in the Surface Water Management, Potable Water and Sanitary Sewer, Recreation, Open Space, and Culture, Solid Waste and Resource Recovery, and Transportation Elements.
3. Generate public facility demands that may exceed capacity increases planned in the Six-Year Schedule of Improvements.
4. Conform to land uses as shown on the Future Land Use Map of the Future Land Use and Quality Communities Element.
5. Accommodate public demands based upon adopted level of service standards and attempts to meet specified measurable objectives when public facilities are provided by developers.
6. Demonstrate financial feasibility, subject to this Element, when public facilities will be provided, in part or whole, by Pinellas County.
7. Affect on state agencies and the Southwest Florida Water Management District's facility plans.

1.5.4. Policy: Pinellas County shall ensure that public facilities and services needed to support development will be available concurrent with the impacts of development. This policy shall be implemented through use of the Concurrency Management System adopted as part of the Pinellas County Comprehensive Plan.



- 1.5.5. Policy: Pinellas County shall ensure that development orders issued prior to the adoption of the Pinellas County Comprehensive Plan shall be provided with necessary facilities and public services.
- 1.5.6 Policy: Through an analysis of the capital and service program needs of the Pinellas County Comprehensive Plan and an evaluation of the County's funding needs, funding options, and funding sources, the County shall assure that its Comprehensive Plan is financially feasible.