

**THIS DOCUMENT IS A REVISION OF  
THE DRAFT CAPITAL IMPROVEMENTS  
ELEMENT ORIGINALLY POSTED ON  
JULY 20, 2016.**

**THIS DOCUMENT IS IN STRIKETHROUGH-  
UNDERLINE FORMAT.**

**TEXT PRINTED IN RED WITH A RED LINE THROUGH  
IT IS PROPOSED TO BE REMOVED FROM THE JULY  
20, 2016 DRAFT DOCUMENT.**

**TEXT PRINTED AND UNDERLINED IN RED IS  
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**GOAL 9.01 – Public Facilities Provision**

Hernando County shall ~~undertake actions necessary to adequately~~ provide needed public facilities to all residents within its jurisdiction in a manner which protects public and private investments in existing facilities, maximizes the use and value of existing facilities, and discourages urban sprawl. [F.S. 163.3177(3)]

**Capital Improvements**

**Objective 9.01A:** Capital improvements shall be provided to correct existing deficiencies, to accommodate anticipated future growth, and to replace worn-out or obsolete facilities. ~~This Capital Improvements Element provides for the process and guidance for funding and schedule of public facilities needs as identified in this Plan.~~

**Strategy 9.01A(1):** Hernando County shall include ~~all~~ a schedule of projects ~~identified in the individual elements of this Comprehensive Plan required concurrent with growth~~ within the Capital Improvement Element (CIE) covering at least a 5-year period. Capital Improvements are defined as physical assets, constructed or purchased, that have a minimum useful life of ten (10) years and a minimum total cost of \$50,000. The 5-Year schedule of projects is updated annually.

**Strategy 9.01A(2):** The Capital Improvements ~~Element of this Plan and~~ schedule will ~~show all~~ identify funded and unfunded ~~items~~ needs to accommodate growth for the 5-year period.

**Strategy 9.01A(3):** Hernando County shall, ~~as a matter of priority, schedule and fund all~~ prioritize capital improvement projects identified as deficiencies in the 5-Year ~~CIE out of appropriate funds, not to include impact fees~~ schedule of capital improvements.

**Strategy 9.01A(4):** Hernando County hereby adopts, by reference, the annual update of the Hernando County School District Five-Year Work Program into the Capital Improvements Element. Any project listed as unfunded in the District's Five-Year Work Program shall not be considered for determining whether the adopted level of service is met in the five ~~years of the~~ year work program. The level of service standards for public schools as set forth in this Plan shall be used to determine whether sufficient school capacity exists to accommodate future development projects and evaluate the sufficiency of the District's Five-Year Work Program as adopted by reference. The annual update of the County's 5-Year ~~CIE~~ capital improvements schedule in conjunction with the annual update of the District's Five-Year Work Program ensures that those projects necessary to address existing deficiencies and to

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Amended and Re-adopted (date), Effective date (date)

CIE Amendments: x-xx-xx (CPAMxx-xx);

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meet future needs are based upon the adopted level of service standards and are adequately planned. The annual updates shall ensure that level of service standards continue to be achieved and maintained.

**Strategy 9.01A(5):** The annual review of the ~~CIE~~ capital improvements schedule shall include the following considerations:

- a. an analysis of actual development as contrasted with the projected development contained in this Plan in order to provide necessary updates and adjustments;
- b. any corrections, updates, and modifications concerning costs, revenues, dedications of facilities, and timing of public facilities;
- c. the County's ability to meet the five-year schedule of obligations and any corrections, updates or modifications;
- d. the County's progress in eliminating deficiencies and in meeting the needs of future development;
- e. the criteria used in evaluating the timing, location, or priority of County-provided public facilities;
- f. the County's effectiveness in maintaining the adopted level of service standards;
- g. the effectiveness of the County's impact fees and dedication requirements in distributing proportionate shares of public facility costs;
- h. the current and proposed indebtedness of the County and the fiscal implications of such indebtedness;
- i. efforts made to secure grants and donations and the results of those efforts;
- j. the collection and disbursement of funds for capital improvements and available balances;
- k. capital improvements needed for the latter part of the planning period.

**Strategy 9.01A(6):** Hernando County shall also adopt an annual Capital Improvements Program (CIP) with the annual budget which will:

- a. identify improvements that are scheduled in the succeeding five (5) year period according to capital needs in the areas of water, sewer, solid waste, drainage, roads, libraries, parks and recreation, public buildings and facilities, law enforcement, fire protection, emergency services and other capital needs;
- b. ensure that level of service standards continue to be achieved and maintained;
- c. show the need and funding source for each capital project for the 5-year period;

- d. program funding levels sufficient to implement required projects including analysis, plans and other implementation support activities;
- e. provide the basis for the County's annual capital budget.

**Strategy 9.01A(7):** Selection of projects for inclusion in the ~~Five-Year Schedule of Capital Improvements (CIP)~~ shall be according to the following priorities:

- a. the project is needed to protect public health and safety, or to fulfill the County's legal commitment to provide facilities and services including for development orders;
- b. the project preserves or achieves full use of existing assets, thus maintaining or achieving adopted levels of service;
- c. the project corrects an existing service level deficiency;
- d. the project significantly reduces the cost of providing a new or existing service;
- e. the project corrects service level deficiencies resulting from new growth: first, to provide full service to existing developed areas or infill development, and, second, to provide directed infrastructure to projected growth areas;
- f. the project results in an increase in level of service or represents a new service.

**Strategy 9.01A(8):** Selection of projects for inclusion in the ~~Five-Year Schedule of Capital Improvements (CIP)~~ shall:

- ~~a.~~ ~~a.~~ be evaluated for consistency with, and implementation requirements of, this Plan ~~including~~
- ~~a.b.~~ be evaluated for consistency with restrictions on public infrastructure expansions in the Coastal Zone described in the Coastal Management Element (~~Chapter 11~~) of this Plan;
- ~~c.b.~~ be evaluated for consistency with the facilities plans of state agencies operating within the County.

## Capital Budget

**Strategy 9.01A(9):** Hernando County's annual capital budget ~~is based upon~~ will formulate the needs identified for funding by the first year of the adopted adopted Capital Improvement Program (CIP) which represents a subset of the total County budget. The annual capital budget includes all capital items identified in the CIP for completing the first year of the 5-year program where funding is available.

**Strategy 9.01A(10):** Hernando County ~~shall~~ will not schedule capital improvement projects that ~~will cause estimated annual capital expenditures to~~

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exceed ~~projected~~ estimates of available revenue. ~~and In addition, Hernando County shall neither schedule projects nor accept facilities for which there are insufficient~~ will ensure that there will be sufficient funding for annual operating or maintenance ~~monies~~ expenses for completed capital projects.

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## Adequate Facilities

**Objective 9.01B:** ~~Future development shall not be permitted by Hernando County will not be authorized~~ -unless adequate capital facilities exist or are assured in order to support such development at the time needed at adopted levels of service for each facility mandated by this Plan. ~~This ensures that the impacts of development do not degrade the level of service of public facilities.~~

**Strategy 9.01B(1):** For purposes of public facility planning, the County shall use adopted Level of Service (LOS) standards set forth in the Future Land Use Element, the Transportation Element, the Utilities Element, the Recreation and Open Space Element, the Public School Facilities Element and the Coastal Management Element of this Plan in reviewing impacts of ~~new development and redevelopment upon~~ growth on public facilities.

**Strategy 9.01B(2):** Hernando County shall maintain an Adequate Facilities Ordinance and a Concurrency Management Program to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available to serve the development at the time it is needed.

**Strategy 9.01B(3):** The County's Adequate Facilities Ordinance shall set forth procedures and methods for determining availability, based on the adopted level of service standards, ~~in of facilities mandated by this Plan, whether capacity is available.~~ The facilities mandated by this Plan for are roads, parks, potable water, wastewater, solid waste, drainage and public school facilities. ~~prior to issuance of a development order or permit. Development orders shall not be issued unless a determination has been made that the impacts from the development will not degrade the associated public facilities.~~

**Strategy 9.01B(4):** For the purposes of the issuance of an adequate public facility determination, development orders include approvals for any Class B or Class C subdivision as provided for in the land development regulations, conditional plat approval for any Class A subdivision as provided for in the land development regulations, site plan approvals, building permits, and, development orders for developments of regional impact (DRIs).

**Strategy 9.01B(5):** In addition to a basic capacity availability determination pursuant to the Adequate Facilities Ordinance, the County shall evaluate ~~any~~ potential impacts on public facilities ~~over the long term~~ for

proposed amendments to this Plan, ~~and, for proposed new development and redevelopment~~ including:

- a. Whether the proposal would generate public facility demands that will be met, or exceeded, by capacity increases planned and set out in the Five-Year Schedule of Capital Improvements;
- b. Whether the proposal would exacerbate any existing or future public facility capacity deficiencies;
- c. Whether the proposal would alter or otherwise diminish the level of service below the adopted levels of service;
- d. Whether the proposal would adversely affect plans and programs of state agencies, water management districts, the City of Brooksville, the City of Weeki Wachee or plans of neighboring counties, especially with respect to changes in levels of service or capital needs.

**Strategy 9.01B(6):** An annual report shall be prepared in conjunction with the annual update to the 5-year schedule of capital improvements required by this Plan to provide a status on the remaining capacity of public facilities, ~~covered by the Concurrency Management Program. The report will be used in the preparation of the County's annual update to the Capital Improvements Element (CIE).~~

### Capital Facilities Funding

**Objective 9.01C:** **Hernando County shall identify and manage available fiscal resources to ensure the timely provision of needed capital improvements for previously issued development orders and ~~for~~ to accommodate future development and redevelopment growth.**

**Strategy 9.01C(1):** ~~Upon the identification of capital projects,~~ Hernando County shall consider a variety of financing mechanisms for capital improvements, including, but not limited to, grants, impact fees, municipal service taxing units, municipal service business units, Special Districts, tax increment financing, sales surtax, ad valorem taxes, federal and state aid, local option gas tax, motor fuels tax, general obligation bonds, revenue bonds, service charges and general fund.

**Strategy 9.01C(2):** Hernando County shall direct infrastructure funding to urbanized and urbanizing areas as depicted on the Adjusted Urbanized Area Map to discourage urban sprawl.

## Funding By Development

**Strategy 9.01C(3):** Future development shall bear a proportionate share of the cost of new or expanded capital facilities required to accommodate such development, consistent with the adopted levels of service and planning criteria for the required facilities.

**Strategy 9.01C(4):** The imposition of impact fees, proportionate share mitigation and dedication requirements are the preferred methods of regulating land development in order to ensure that future development bears a proportionate share of the costs of capital facilities necessary to accommodate future development at adopted levels of service.

## Impact Fees

**Strategy 9.01C(5):** Subject to periodic review and approval by the Board of County Commissioners, Hernando County shall maintain an Impact Fee Ordinance. The ordinance shall set forth procedures and standards that enable new development to meet its proportionate share of capital facilities costs for roads, parks, schools, public buildings, libraries, fire protection, emergency medical services, jails and law enforcement. Impact fee levels shall be reviewed every five years and updated accordingly for needed updates.

**Strategy 9.01C(6):** Impact fees shall be used to cover costs for new or expanded public infrastructure facilities including, but not limited to, studies and surveys, planning and design, permitting, land costs, construction, materials and equipment. The Impact Fee Ordinance shall also provide for the use of impact fee funds for compensation of administrative expense and for studies necessary to update the fees.

**Strategy 9.01C(7):** New development shall bear the cost of construction of any interim facilities and equipment. Impact fee credits shall not be given for any interim infrastructure which is not utilized in the permanent system for the public facility.