

Chapter 8, Capital Improvements Element

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Executive Summary

Meeting Concurrency

Charlotte County continues to achieve and maintain level of service standards (LOS) for the seven (7) state mandated concurrency facilities over the 5-year planning period.

State property tax initiatives and falling property assessments will mean declining revenues for capital and operating budgets for a number of years to come; however, the economic declines in the construction industry, higher gas prices and the completion of most hurricane recovery projects have resulted in corresponding reductions in infrastructure capacity demands.

Program Improvements

This year the Capital Improvements Element (CIE) underwent significant improvement. Public School concurrency was adopted, requiring new residential development within the county to meet the new level of service standards for public schools. The county Concurrency Management Policy underwent a complete rewrite and was transferred from the CIE to the county land development regulations. The county purchased a new concurrency tracking software. The software, which is being installed as part of the county's new Building Permit tracking system, will be deployed in the next 12 months. At this time, the new software offers a traffic management module. The vendor also began work with Charlotte County Public Schools to create a new School Concurrency module. Other concurrency tracking is performed via spreadsheet or database systems.

Initial Compliance Concerns

This year's greatest compliance concerns were meeting concurrency over the 5 year planning period on US 41, SR 776, CR 771 and sections of I-75 from Tuckers Grade south to the Lee County line.

US 41, SR 776 and CR 771 concerns were addressed through more detailed analysis of the roadways. Interstate 75 concerns were addressed by FDOT through the elimination of an unnecessary distinction between like roadway segments. FDOT also reevaluated its 5 year growth projections, taking into account reduced traffic demands due to the national economic downturn and other factors. The Transportation Element goes into greater detail about these issues.

Summary of Required Actions for FY09

Charlotte County and the FDOT plan to hold a joint meeting to discuss levels of service and corridor planning this year. It is hoped that working together can promote mutually beneficial timing and strategies for future roadway improvements. The new concurrency management system software will be installed this year, improving data management.

I. Introduction

A. Purpose of the Element

All individual residential and commercial building permits for new or expanded construction are dependent upon the availability of a subset of roads, potable water, sanitary sewage capacity and other infrastructure capacities. The CIE ensures that required infrastructure capacities are available through a financially feasible 5-year capital program, concurrent with that construction. Infrastructure concurrency is required for: 1) roadways, 2) potable water, 3) sanitary sewer, 4) schools, 5) parks, 6) storm drainage, and 7) solid waste facilities.

The CIE accomplishes its purpose of achieving and maintaining concurrency through the use of a capacity accounting system called the *Concurrency Management System (CMS)* and through the maintenance of a concurrency related 5-year capital projects work plan called the *Concurrency Related Capital Improvements Element Project Schedule*.

B. Relationship of the Element to the Comprehensive Plan

The CIE is an integral part of the comprehensive plan system. This element serves as the principal financial program guiding the implementation of the comprehensive plan Transportation, Recreation and Open Space, Infrastructure, and Public Schools Facilities elements.

Future Land Use Element

The CIE also ensures that a number of Future Land Use element goals, objectives and policies are met. For example, the CIE helps to "*safeguard public investment*" (Goal 1) by assigning the highest funding priority to CIE related capital projects. This ensures that the County does not fall behind in capital investment as population increases. Objective 1.2 (Concurrency) is met through the county CMS system.

Intergovernmental Element

Charlotte County successfully implements the CIE in part because of the cooperative relationships it maintains with its neighbors. The Intergovernmental Element guides the cooperative work of Charlotte County with the State of Florida, local counties and the City of Punta Gorda, the Metropolitan Planning Organization and Charlotte County Public Schools. The cooperative relationship benefits each entity in fulfilling its capital infrastructure needs.

Community Facility and Services Element

Perhaps surprisingly, the Community Facilities and Services Element plays only an indirect role in concurrency management. The element guides the county in establishing the location and timing of the development of general government facilities, but these facilities are not concurrency or CIE related. Examples of general government facilities include: administrative offices, libraries, fire and emergency medical service facilities, and justice facilities. Non-CIE project generally receive lower priority than CIE related projects. Concurrency regulations do allow Charlotte County to set concurrency service standards for these facilities, but Charlotte County has found it unnecessary to do so at this time.

School facilities had been a matter addressed in the Community Facilities and Services Element, but the new Public Schools Facilities Element now adds schools as a concurrency requirement.

Transportation Element

The Board of County Commissioners sets infrastructure capacity standards (known as level of service standards or LOS) in four (4) comprehensive plan elements. LOS is set in the Transportation Element (for roads), Infrastructure Element (for potable water, sanitary sewer, storm drainage and solid waste), Recreation and Open Space Element (for parks) and the Public Schools Facilities Element (for schools). CIE Figure 8.1 summarizes all LOS.

Transportation LOS is set in the policies of Objective 8.1. The element also sets forth goals, objectives and policies guiding the development of this infrastructure. The process of establishing the transportation construction project work plan is discussed in Section II, *Inventory* of this element.

Infrastructure Element

The Infrastructure Element sets LOS for drainage, solid waste, potable water and sanitary sewer services (see Infrastructure Element policy 1.3.2 for drainage LOS, policy 7.1.1-7.1.4 for solid waste and potable water LOS, and policy 10.1.1 for sanitary sewer services). The process of establishing the project work plan for these items is discussed in Section II, *Inventory* of this element.

Recreation and Open Space Element

Recreation LOS is set in the Recreation and Open Space Element (see Recreation and Open Space Element policies 1.1.2 and 1.1.3). Section II, *Inventory* of this element describes how the park and recreation work plan was developed.

Public School Facilities Element

The Public Schools Facilities Element contains the County LOS and goals, objectives and policies which affect the concurrency management system. School project work plan development is described in Section II, *Inventory* of this element.

Figure 8.1 Level of Service Standards Summary by Infrastructure Type (LOS is defined in individual Comprehensive Plan Element Policies.)			
Infrastructure Type	Unit of Measure	Plan Element	Standard
Roads	LOS set for each functional classification, roadway or road segment	Transportation	Level of service “D” for all arterials and collectors, except for roadways designated as part of the FIHS and SIS, or TRIP funded. The state controls levels of service for these facilities.
Park & Recreation Facilities	Acres per equivalent 1,000 fulltime residents	Recreation and Open Space	6.0 Active Park 4.0 Environmental
Sanitary Sewage	Gallons per day per equivalent residential unit	Infrastructure	190 gpd maximum
Potable Water	Gallons per day per equivalent residential unit	Infrastructure	225 gpd maximum
Solid Waste (Landfill)	Pounds per day per equivalent fulltime resident	Infrastructure	5.0 pounds
Solid Waste (Recycle)	Pounds per day per equivalent fulltime resident	Infrastructure	2.2 pounds
Drainage	Varies as listed below. <i>New arterials and collectors:</i> - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall. <i>Stormwater management facilities:</i> - in all new subdivisions manage a 25-year, 24-hour rainfall. <i>New parking facilities:</i> - maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall. New development on existing platted lots (except single-family, duplex, and triplex dwellings): - onsite stormwater management for a 25-year, 24-hour rainfall. <i>New local residential streets:</i> - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall.	Infrastructure	
Public Schools	LOS set for each school type Elementary, Middle, High).	Public School Facilities	95% of Total FISH Capacity for Elementary Schools, 100% of Total FISH Capacity for Middle Schools and 100% of Total FISH Capacity for High Schools.

II. Inventory and Analysis

A. Local Practices Guiding the Timing and Location of Infrastructure

Regulatory Guidance

State Legislation

Though the CIE and concurrency management are receiving a lot of attention throughout the state at this time, *Florida Statute 163* and *Florida Administrative Code 9-J5* rules have been in place since the mid 1980s. What has changed to improve concurrency management across the state is the strengthening of regulatory penalties for non-compliance. Failure to achieve and maintain LOS standards for the seven (7) areas of concurrency through a financially feasible capital plan halts state approval of Future Land Use Map amendments and also results in the loss of state shared revenues.

Comprehensive Plan System

Florida Statute 163 and *Florida Administrative Code 9J-5* establish the comprehensive plan system. Charlotte County's comprehensive plan controls land use in unincorporated areas of the county. Growth is controlled primarily through the Future Land Use Element's Future Land Use Map and the County's Urban Service Area Strategy. The Future Land Use Map identifies allowable land use types (commercial, industrial, residential, other), development locations and allowable densities and intensities guiding land development potential. The Urban Service Area Strategy promotes infill, reducing sprawl. The County is able to predict future build-out potential through ongoing study of future land use, urban service area strategy and other comprehensive plan goals, objectives and policies.

Land Development Regulations

The County Land Development Regulations (LDRs) translate the comprehensive plan and other legislation into current land use regulation. The LDR Zoning Map identifies currently accepted land use types, densities and intensity. The LDRs include standards and specifications for public infrastructure such as streets, stormwater systems, potable water, sanitary sewers and parks. The issuance of building permits, a part of the land development process, is also contingent upon conformity to the LDRs, which in turn affects infrastructure timing and location.

Concurrency Management System

The Growth Management Act states that, "public facilities and services needed to support development shall be available concurrent with the impacts of development" (FS 163.3177(10)(h)). Charlotte County's Concurrency Management System (CMS) monitors development impacts, assuring appropriate infrastructure capacity. The CMS system also establishes a framework controlling the timing and funding of the construction of concurrency related capital projects. The CMS serves as one of the principal mechanisms for ensuring that growth is managed in a manner consistent with the provisions of the comprehensive plan. CMS rules are found in the Land Development Regulations.

Proportionate Fair Share Ordinance

In 2006, Charlotte County established a Proportionate Fair Share Ordinance. The purpose of this regulation is to provide a “pay as you go” mechanism allowing development to proceed where capacity currently does not exist. The Proportionate Fair Share system allows developers to proceed with development if necessary capacity enhancements are scheduled in the Concurrency Related Capital Improvements Schedule. The ordinance also allows developers to proceed if they fund improvements proportionate to their impacts.

B. Population Projections

Charlotte County uses State of Florida Bureau of Economic Research (BEBR) demographic information for its population projections. A 22% seasonal adjustment factor is added to ensure that estimates account for seasonal peak population. Charlotte County uses 2005 for its base year, but the County reviews annually adjusted estimates to ensure that County analysis is accurate with the most recent projection updates. The population estimates which follow are given to the department performing concurrency analysis. BEBR plus seasonal is used. Figure 8.2 shows that current estimates actually predict that County population may have declined in Charlotte County.

Figure 8.2 2008 to 2030 Population Estimates, 2005 and 2006 BEBR

Adopted EAR Projections											
YEAR	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
BEBR Medium Estimate ^{1 2}	158,900	162,060	165,220	168,380	171,540	174,700	177,880	181,060	184,240	187,420	190,600
Seasonal Adjustment ³	34,958	35,653	36,348	37,044	37,739	38,434	39,134	39,833	40,533	41,232	41,932
Population Projection	193,858	197,713	201,568	205,424	209,279	213,134	217,014	220,893	224,773	228,652	232,532
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	193,780	196,960	200,140	203,320	206,000	209,180	212,360	215,540	218,720	220,800	223,980
	42,632	43,331	44,031	44,730	45,320	46,020	46,719	47,419	48,118	48,576	49,276
	236,412	240,291	244,171	248,050	251,320	255,200	259,079	262,959	266,838	269,376	273,256
	2027	2028	2029	2030							
	227,160	230,340	233,520	234,200							
	49,975	50,675	51,374	51,524							
	277,135	281,015	284,894	285,724							

BEBR Projections 2006-2030 -- For comparison only; not for planning purposes											
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
BEBR Medium Estimate ^{1 2}	160,315	164,083	167,851	171,619	175,389	178,861	182,333	185,805	189,277	192,753	
Seasonal Adjustment ³	35,269	36,098	36,927	37,756	38,586	39,349	40,113	40,877	41,641	42,406	
Population Projection	195,584	200,181	204,778	209,375	213,975	218,210	222,446	226,682	230,918	235,159	
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
	195,925	199,097	202,269	205,441	208,615	211,425	214,235	217,045	219,855	222,668	225,305
	43,104	43,801	44,499	45,197	45,895	46,514	47,132	47,750	48,368	48,987	49,567
	239,029	242,898	246,768	250,638	254,510	257,939	261,367	264,795	268,223	271,655	274,872
	2027	2028	2029	2030							
	227,942	230,579	233,216	235,855							
	50,147	50,727	51,308	51,888							
	278,089	281,306	284,524	287,743							

Growth has been spread throughout the County, but particularly in the Urban Service Area due to the Urban Service Area Strategy. In 2008, Charlotte County commissioned a growth and population study, which will be available next year to provide even greater analysis of growth. The results of this analysis will be available spring of 2009.

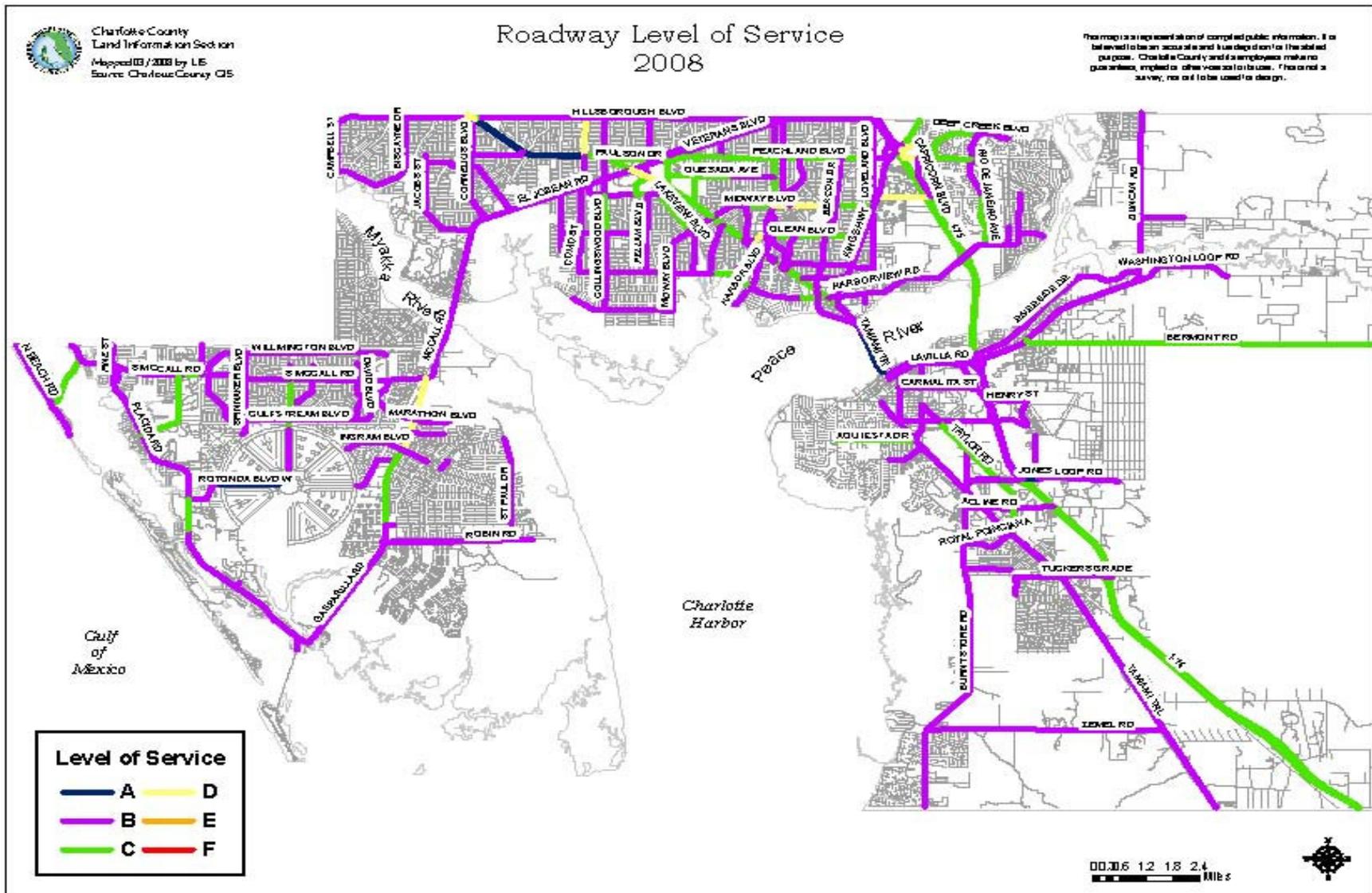
C. Concurrency Related Capital Project Selection

The State of Florida is in the process of establishing an integrated planning system to assure proper project work plans for the seven (7) items of concurrency. The Water Supply planning processes has the most refined plan. Each of the related comprehensive plan elements sets levels of service and discusses analysis of infrastructure needs. The following describes how projects are selected for inclusion in the Concurrency Related Capital Improvements Schedule. It should be noted that concurrency related projects are always the result of new growth, projected future need, facility replacement or maintenance. *Appendix C, Concurrency Related Capital Improvements Schedule*, identifies the reason each project was selected.

Transportation Project Selection

Charlotte County transportation projects are selected through an extensive planning process undertaken by the County and the Charlotte County-Punta Gorda Metropolitan Planning Organization (MPO). Federal and State legislation and regulations guide this planning process. The Transportation planning process largely begins with the development of a Long Range Transportation Plan (LRTP), which guides the County in developing the Transportation Element of the County's Comprehensive Plan. This LRTP uses traffic statistics and socio-economic projections to aid in predicting future transportation needs. These predictions allow planners to determine which transportation facilities will exceed the level of service standard. A critical component of the LRTP is the development of a *Needs Plan*, which identifies an extensive list of project needs. Figure 8.3 (Levels of Service Map) graphically depicts the current year's LOS, but needs are identified over a longer planning period.

Figure 8.3 2008 Level of Service Map



After the Needs Plan is developed, revenue options are evaluated. By projecting future revenues, a Cost Feasible Plan is developed. These projects serve as one of the basis for prioritization of future projects. The Florida Department of Transportation (FDOT) uses these priorities as a guide in developing the FDOT's Work Program. The Work Program represents the FDOT's commitments and planned expenditures of state and federal funds for transportation projects over the planning period.

The MPO is also required to annually develop a program, called a Transportation Improvement Program (TIP), which includes all of the transportation projects to be funded over the next five years.

FDOT's Work Program and the MPO's TIP need to be completely consistent to permit any expenditures of federal and state transportation monies. Finally, internally, the County performs a 5-year capacity analysis using current segment-by-segment growth trends. State analyses are considered for state facilities.

Many times, proposed larger individual developments will alter the timing of growth and the planning of transportation projects. New large developments such as *Babcock Ranch* may be proposed, which have not been anticipated or incorporated into the County's Comprehensive Plan or the MPO's LRTP. The *Murdock Village* development, local DRIs, and developments in other local jurisdictions, affect the location and timing necessary for capital improvement. Often times these types of facilities are funded through fair share contributions; however, no matter what mechanism is used, these projects need to be incorporated into the transportation planning process to ensure that the County's adopted LOS is maintained. All of these planning processes come together in the Concurrency Related Capital Improvements Schedule. The Schedule provides the prioritized list of all capacity related improvements.

Potable Water and Sanitary Sewer Project Selection

In 2005, the Florida Legislature significantly changed *Florida Statutes 163* and *373* to improve the coordination of water supply and land use planning. *Senate Bills 360* and *444* strengthened the statutory linkage between the regional water supply plans prepared by the water management districts and comprehensive plans prepared by local governments. The result is that Charlotte County prepared and submitted its first complete 10-year water supply facility work plan for the building of public and private water supply facilities necessary to serve existing and new development within the jurisdiction. The County facility work plan projects future water supply demands, identifies supply sources and identifies all water supply projects that need to be constructed. Permitting, construction and other resource development constraints are considered. Small to large new development are also considered in water supply project planning. Impacts from developments are added to the Schedule as capacity enhancements are needed.

Sanitary sewer planning consists of a planning process similar to potable water supply planning. Needs are identified and incorporated into the Concurrency Related Capital Improvements Schedule.

Planning for the extension of potable water and sanitary sewer are both considered integral to Charlotte County's Urban Service Area strategy.

Water and wastewater demand projections are based on the medium University of Florida Bureau of Economic and Business Research (BEBR) population projections for Charlotte County plus seasonal adjustment factors. Based on current permitted capacities, each area of the County is projected to have sufficient potable water supplies through 2017 and sufficient wastewater capacity to serve the future population through the planning period.

Charlotte County Utilities (CCU) and The City of Punta Gorda Utilities (PG) are implementing large expansion efforts including the following: Expansion of the CCU Burnt Store Reverse Osmosis Water Treatment Plant (WTP); CCU Regional Water Interconnect; CCU Reclaimed Water Expansion; CCU Major Water Transmission Lines; CCU Toilet Replacement Program; PG Water Main upgrades; PG Florida Street Water Main; PG Airport Water Main; PG 15 million gallon/day Water Treatment Plan Expansion ; PG 1 billion gallon/day WTP Reservoir; CCU Rotonda Wastewater Reclamation Facility Plant; CCU Wastewater Lift Stations; and the CCU East Port Wastewater Plant Expansion.

School Project Selection

In 2008, the County, City of Punta Gorda and Charlotte County Public Schools together have developed the comprehensive plan Public School Facilities Element. The Element establishes a concurrency LOS and it contains a work plan based upon that LOS. The work plan identifies existing student population demands and projects needs over the 5 year planning period. The work plan also takes into account new development through the CMS system. The School Board's 5-year District Facilities Work Plan, Appendix D reflects all needed capacity improvements. It is adopted into the CIE.

Parks and Open Space Selection

Park LOS is measured in acres per thousand population. Accurate estimates are essential; therefore, Charlotte County relies heavily on BEBR population plus seasonal adjustment data for park analysis.

Parks are not considered to have met LOS unless they are developed to meet their active or environmental purpose, so the purchase of park land by itself does not add park acreage to the inventory. Charlotte County's park program ensures that park lands are acquired and developed to meet LOS. See Figure 8.1 for park LOS requirements.

Solid Waste Project Selection

Charlotte County owns and operates the Zemel Road Landfill, which opened in 1975. The Solid Waste Management Division provides the management of solid waste disposal services for the residents of Charlotte County. The operating and capital plan ensures disposal capacity is available for current and future residents and businesses. The plan uses a capacity analysis [landfill life analysis] performed annually by a professional solid waste engineering firm, using BEBR population growth projections, correlating disposal volumes and the landfill's remaining disposal space.

The landfill has 15 years of remaining capacity within the existing disposal area, in addition to 180 acres set aside for the future construction of landfill disposal cells, which would provide approximately 40 years-worth of additional disposal space.

The Solid Waste Management Division will begin preparing landfill capital expansion and funding plans six or seven years before the existing disposal cell reaches capacity. For these reasons, we do not expect any CIE related improvements for a number of years.

Stormwater Project Selection

Generally, CIE related stormwater improvements are installed in such a way as to meet LOS as development occurs. An ongoing maintenance program ensures that watershed basins are maintained. Several of the maintenance programs are concurrency related as they ensure that LOS is maintained for underrated and worn out stormwater system features.

The County has three stormwater Municipal Service Benefit Units (MSBUs) (Mid, West, and South) which handle improvements and maintenance of the regional stormwater facilities. A Master Stormwater Management Plan (MSMP) was completed in 1998 which analyzed ten basins in the County. The MSMP is an important document for the County to better understand its drainage basins and how lands within them are affected by rainfall events. From this master plan recommendations are made in each unit to improve overall stormwater. The outcome of each unit varies and individual work programs and CIE and CIP projects are established for each unit based on the recommendations of the stormwater master plan. New development stormwater capacity related work projects are also added to the Concurrency Related Capital Improvements Schedule.

The MSMP was developed in two phases. Phase I included the delineation of major drainage basins county wide. In addition, the Oyster Creek/Newgate Basin located in the West County Stormwater Unit was targeted for more detailed analysis. Ten capital improvement projects were recommended in Phase I and have been completed. The stormwater unit is currently funding the cleaning of major ditches and other maintenance of regional stormwater systems. These are non-concurrency related projects.

Phase II of the MSMP targeted nine stormwater basins. Four basins are located in the mid county stormwater unit that lies between the Peace and the Myakka Rivers and five basins south of the Peace River referred to as the South County Stormwater Unit. The hydrologic condition of the two units varies considerably.

The General Development Corporation (GDC) developed much of the area known as the mid county stormwater unit in the early 1960's. An extensive canal system was installed to provide water management options and also to aesthetically improve the surrounding properties.

The mid county stormwater unit is deficient in respect to major water control structures. Many structures have exceeded their design life and have insufficient capacity to accept the runoff from the

contributing areas. The contributing drainage area in mid county stormwater unit extends north to include 160 square miles in the City of North Port, Sarasota, and Manatee Counties. Management of the quantity and quality from those areas is a long range objective for Charlotte County. Capacity related projects are added to the Concurrency Related Capital Improvements Schedule.

The Phase II MSMP recommends that 42 water control structures be replaced due to being in a dilapidated condition and/or under capacity. A long range capital improvement project program has been created to replace the water control structures. To date the county has replaced 11 structures, nine of which were partially funded by the Southwest Florida Water Management District. Capacity related projects are added to the Concurrency Related Capital Improvements Schedule.

Through Phase II of the MSMP, it was determined that the area within the South County Stormwater unit was developed in a less uniform manner than the rest of the County. This area has problems associated with inadequate drainage conveyance systems. The primary drainage conveyance ditches for the developed areas have not received adequate maintenance in the past. The South County Stormwater Unit is now funding the maintenance of these conveyance systems.

All LOS related projects are added to the Concurrency Related Capital Improvements Schedule. This includes identified maintenance capacity issue and capacity needs generated through new developments.

D. Revenues and Funding Mechanisms

Many citizens believe that most of Charlotte County's \$1 billion budget funds employee salaries and benefits; however, only about 9% of the total expenditures are employee related. Over 30% of Charlotte County's budget is spent installing and maintaining capital improvements (Charlotte County's Capital Improvements Program). Of these expenditures, only 7% of the annual capital budget pays for concurrency related needs (see Figure 8.4).

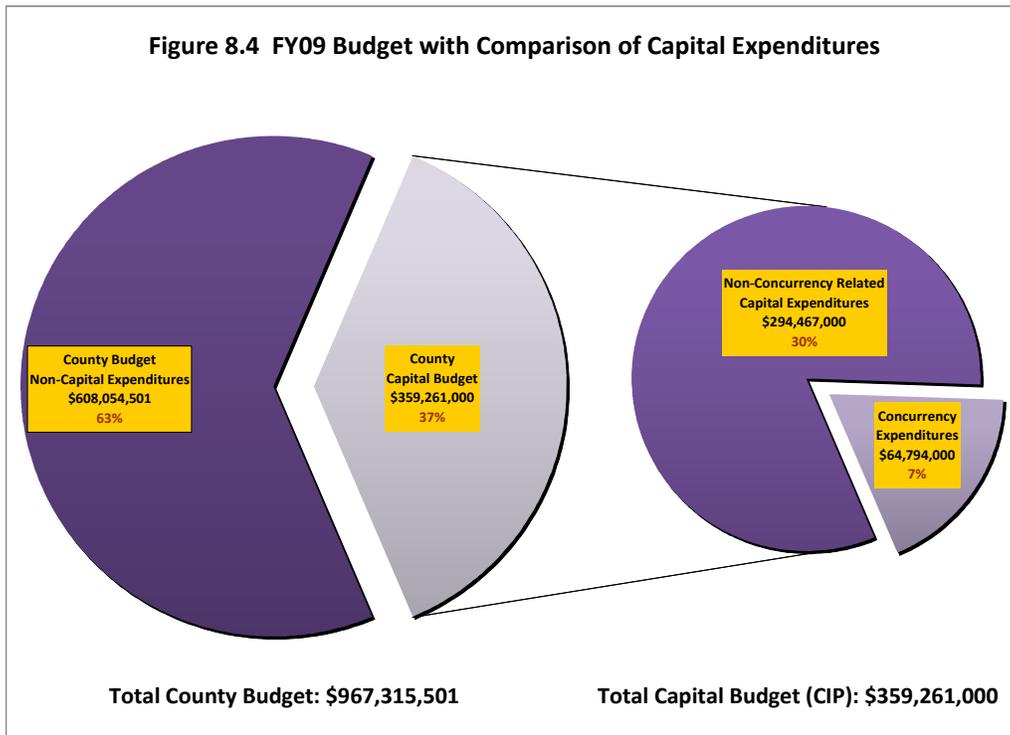
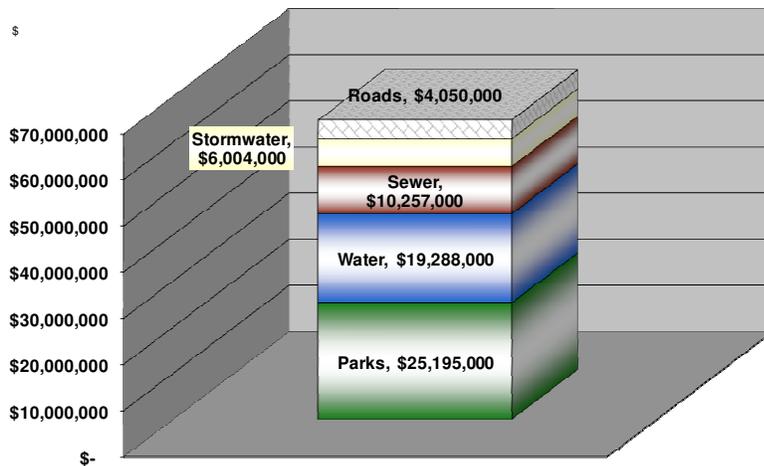


Figure 8.5 shows the breakdown of County monies spent on concurrency related projects by

Figure 8.5 CIE Related Infrastructure by Type



infrastructure type (schools are represented separately in the Public Schools Facilities Element). Note that 5 of 6 County infrastructure elements require funding in the current Concurrency Related Capital Improvements Schedule to achieve or maintain levels of service over the 5 year planning period.

The County's primary revenue sources for capital projects include property taxes (ad valorem),

special assessments (MSBU/TU), sales taxes extensions, impact fees, utility connection fees, grants, gas taxes and user fees (for example for water and sewer use). Charlotte County also uses federal, state, and regional funding assistance when available. Debt financing is used for very particular types of projects, on a limited basis.

Figure 8.6 shows concurrency related funding sources for non-capacity related projects, by fund type.

Figure 8.6 Non-Concurrency Related Capital Expenditures, By Funding Source, \$294,467,000

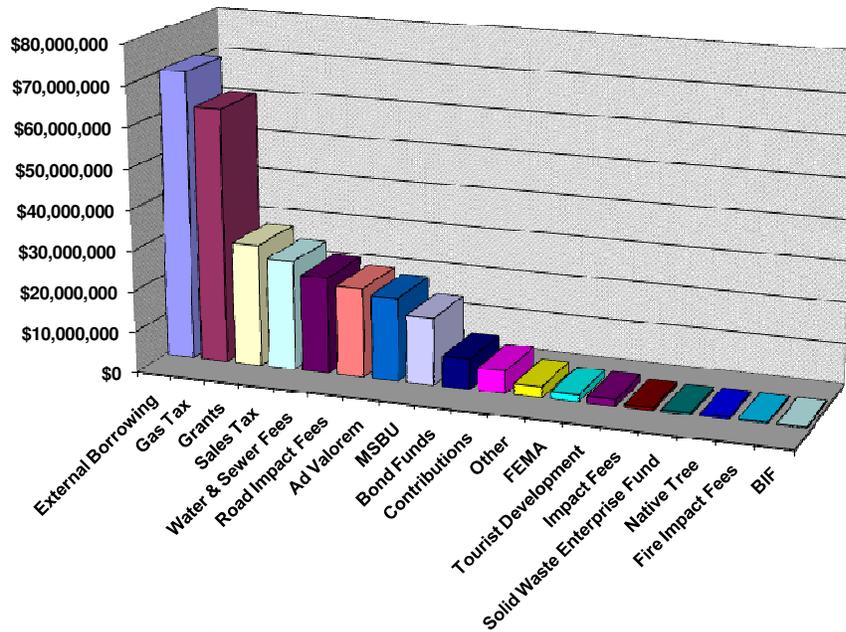
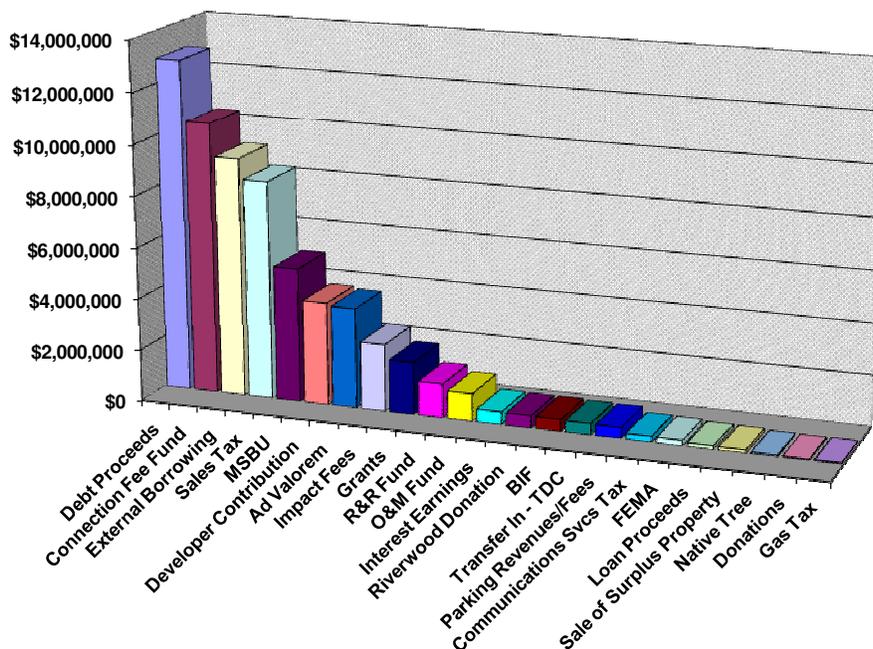


Figure 8.7 shows concurrency related revenue funding sources.

Figure 8.7 Concurrency Related Expenditures, by Funding Source, \$64,794,000



One of the reasons for the Capital Improvement Element's existence is to ensure that decision makers (Board of County Commissioners) have the best possible information to help guide them in project and financial decision making.

Recognizing that there are often competing interests for limited financial resources, the CIE places a focus on projects which are concurrency related and therefore should carry the highest priority when determining funding and construction timing. This system of prioritization ensures that Charlotte County is in compliance with growth management legislations and thereby not impacting or impeding on-going development. Funding sources are discussed in the section which follows.

Debt Financing

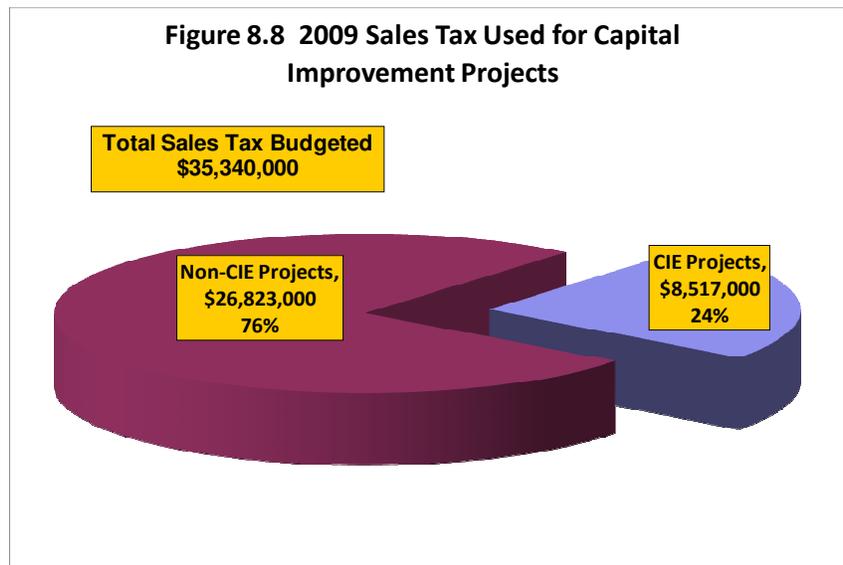
Charlotte County uses debt financing conservatively for most funds. However, borrowing and bond funding are common mechanisms for utility funding because of the enormous capital outlays which are paid back over a number of years through monthly customer charges and connection fees. Charlotte County Utility ensures that it has adequate funds to repay debt by way of its rate making process. Debt is guaranteed by allocating monthly fees and charges to repayment of the bonds and loans.

Connection Fees

New utility customers pay connection fees. This is a capacity charge.

Sales Tax Extension

Sales taxes have provided significant revenue for concurrency and non-concurrency related capital projects. Figure 8.8 shows the current mix of concurrency and non-concurrency projects, demonstrating that 24% of 2009 sales tax extension fund will be spent on new infrastructure capacity. This funding source has been particularly useful in ensuring that levels of service are maintained in the County where improvements benefit citizens at large and where capacity backlogs exist. A sales tax extension was approved by referendum by the voters of Charlotte



County in 2002 and again in 2008. The 2002 sales tax extension was originally estimated to generate \$96 Million in revenue over the 6 year period, but is forecasted to collect about \$118.6 million. Figure 8.9 lists the 2002 sales tax projects. Over the life of the tax, about 50% of it has been used to fund concurrency related projects.

Figure 8.9 2002 Sales Tax Extension Projects	
Project	*Allocation
Edgewater Corridor-PH 2 & 3	\$ 15,901
Winchester Corridor PH 3	12,300
Oyster Creek Regional Park	9,957
South County Regional Park	8,991
Regional Water Interconnects	8,100
Veterans Boulevard	7,300
Memorial Auditorium	6,000
Sidewalks/Schools & Missing Links	5,700
Airport Commerce Park-Piper Road	5,000
Bayshore Live Oak Park	4,800
North Charlotte Regional Park	4,500
U.S. 41 Corridor Beautification	4,500
Emergency Operations & 911 Center	3,575
High School Gyms (3)	3,200
Expand Emergency Radio System	3,200
Murdock Village	3,000
Boat Ramp Development	3,000
Burnt Store Road	3,000
Englewood Fire Station #5	2,424
Tippecanoe II Mitigation	1,700
Airport - Water Retention Mitigation	1,200
Aqui Esta	900
Homeless Shelter	600
Fairgrounds Community Building	600
Fire Training Burn Building	550
Mobile Operations Unit	550
Renovation of Existing Fire/EMS Stations	449
Fire Rescue Tech Truck	200
Radio Communications – Schools	100
Total Not Yet Finalized	
* Estimates in millions of dollars. Green colored projects are CIE related. White are not.	

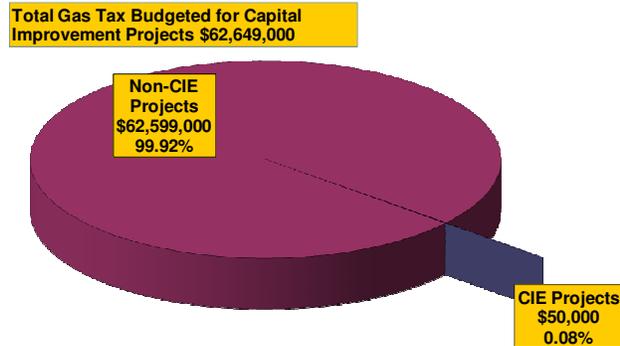
Gasoline Taxes

Gasoline tax provides a stable source of funds for transportation projects. However, these taxes are also used to pay roadway operating and maintenance costs. Use of gasoline taxes for construction

and maintenance outside the infill and suburban sub-areas of the Urban Service Area makes rural life more attractive than it would be without these expenditures, so Charlotte County primarily directs their use to infill areas.

Soaring construction and right of way acquisition costs, increasing environmental issues and associated costs all require maximizing revenue sources to implement the road improvements portion of the CIE and CIP. The Concurrency Related Capital Improvements Schedule, Appendix C, displays current project priorities. Gas tax remains one of the primary revenue sources in this category along with impact fees and sales tax extension funds. It should be noted that even with the new revenue sources being used, the entire CIP Road Improvement Plan is not able to be fully funded. The Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP) identified approximately \$1 billion in priorities over a 20 year planning period. The County projects the ability to fund 50% of these projects. This adds greater necessity to efficient resource use and compliance with CIE related requirements.

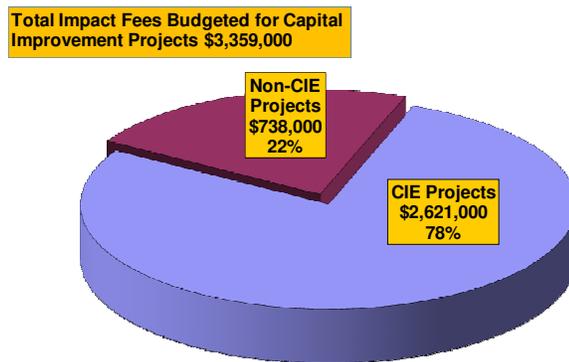
Figure 8.10 2009 Gasoline Taxes Used for Capital Improvement Projects



Road and Park Related Impact Fees

Impact fees, levied on new construction, are a large source of funding for new expansion projects for infrastructure growth. However, impact fees are not available for projects which are deficient in levels of service or which repair existing infrastructure without adding to capacity. Sales tax and ad valorem dollars have made up the difference for facility backlogs.

Figure 8.11 2009 Impact Fees Used for Capital Improvement Projects



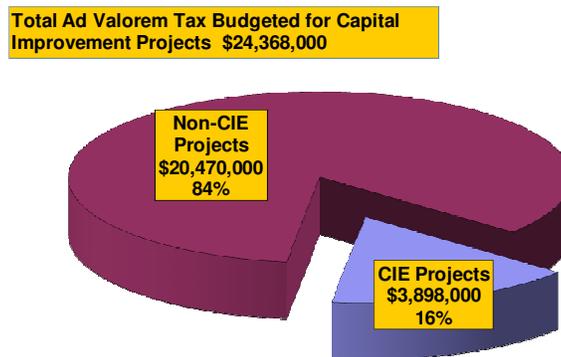
Impact Fees

Figure 8.11 shows the percent of impact fees dedicated to capacity related capital projects. During FY05/06 Charlotte County hired a consultant to provide an update to the County’s impact fee schedule, the first update in approximately ten (10) years. The updated schedule, adopted by the Board of Commissioners began June 1, 2006, and was anticipated to generate approximately \$60 Million in new revenues over a 5-year period. In 2008, as a construction stimulus, the Board of County Commissioners rolled back the fees to the pre-June 1, 2006 levels. The County is in the process of revising its impact fees to new levels and evaluating whether to implement tiered impact fees which assess higher capacity costs for developments in the suburban and rural service areas.

Ad Valorem (Property Tax)

Another potentially large source of funds for capital projects is the property tax. The ad valorem form of property tax (figure 8.12) is used to fund many high priority projects. Property taxes are generated by applying the county-wide property valuation to the specific millage rate for the Capital Projects Fund. For instance, the adopted FY06/07 rate in this fund was 1.0145, or \$1.0145 for every \$100,000 of property valuation. Ad Valorem funds are forecasted to contribute \$120 million over the 5-year CIP (FY08/09 – FY12/13).

Figure 8.12 2009 Ad Valorem Tax Used for Capital Improvement Projects



Major non-concurrency projects funded by this revenue source include:

- Jail Expansion Project
- Replacement of the Events Center
- Public Safety Radio System Upgrade
- Renovation of existing Fire Stations
- Construction of a Regional Library
- Parks and Recreation Maintenance /Updates

Developer’s Contributions (Proportionate Fair Share)

The 2005 amendments to Florida’s growth management legislation (SB 360) directed local governments to enact concurrency management ordinances that allow “fair share” contributions from developers toward concurrency requirements. The intent of the proportionate fair share program is to provide applicants for development an opportunity to proceed under certain conditions, notwithstanding the failure of transportation concurrency, by contributing their share of the cost of improving impacted transportation facilities.

Proportionate fair-share mitigation includes, without limitation, separately or collectively, private funds, contributions of land, and construction and contribution of facilities and may include public funds as determined by the local government. Proportionate fair share mitigation may be directed toward one or more specific transportation improvements reasonably related to the mobility demands created by the development and such improvements may address one or more modes of travel. The fair market value of the proportionate fair-share mitigation shall not differ based on the form of mitigation. A local government may not require a development to pay more than its proportionate fair-share contribution regardless of the method of mitigation. Proportionate fair-share mitigation shall be limited to ensure that a development meeting the requirements of this section mitigates its impact on the transportation system but is not responsible for the additional cost of reducing or eliminating backlogs.

Water and Sewer Grant Funding

Agencies such as the Peace River Basin Board and the Charlotte Harbor Surface Water Inventory and Management (SWIM) Program have provided grants for planning and improving water management around Charlotte Harbor.

Park Grant Funding

County parks projects are funded through local funds and a number of state and national sources including: the National Recreation Trails Funding Program, Land and Water Conservation Fund, Florida Recreation and Development Assistance Program, State Historic Preservation Grant in Aid Program, West Coast Inland Navigation District, and the Florida Communities Trust for land acquisition.

Boater Improvement Fund

Revenues in this fund are from Boater Registration Fees and WCIND (West Coast Inland Navigation District). The Marine Advisory Committee (MAC) receives funding requests from agencies for items to address Waterway navigation issues within the County. The MAC makes funding recommendations to the Board of County Commissioners.

MSBU/TU Assessments

Originally, much of Charlotte County land was too marshy to support residential use. Developers dug drainage canals to create dry land. In many cases, the developers turned these canals into an added benefit by using them as waterways for small boats to reach the harbor or other coastal waters. These additional uses increased the value of the property in the market and led to increased assessed valuations on the property tax rolls. The current residents along these waterways have prevailed upon the County to form capital improvement units for the waterways. The County, with the support of the adjacent property owners, funds these capital improvement activities through waterway capital districts (MSBUs). In addition to paying for construction of these waterway activities through the MSBU mechanism, Charlotte County constructs local roads and drainage by means of special municipal service benefit or taxing units. The difference between a MSBU and MSTU is this: the MSBU is taxed on a basis other than ad valorem; MSTU is taxed based upon value. The County uses Municipal Services Benefits Units (MSBUs) and Municipal Services Taxing Units (MSTUs) as a major funding resource for localized neighborhood projects. These districts are a funding mechanisms through which 60 plus neighborhoods direct funds to the Public Works Department to pay for construction activities. The extent of the County's use of MSBUs and MSTUs is unique in Florida and perhaps in the country. The use of this funding mechanism encourages resident participation in funding decisions and adds to county jurisdictional diversity.

Another service which the County chooses to provide through the use of Municipal Service Benefit Units is the construction of bicycle paths. At the current time, there are two of these MSBUs.

Special Districts

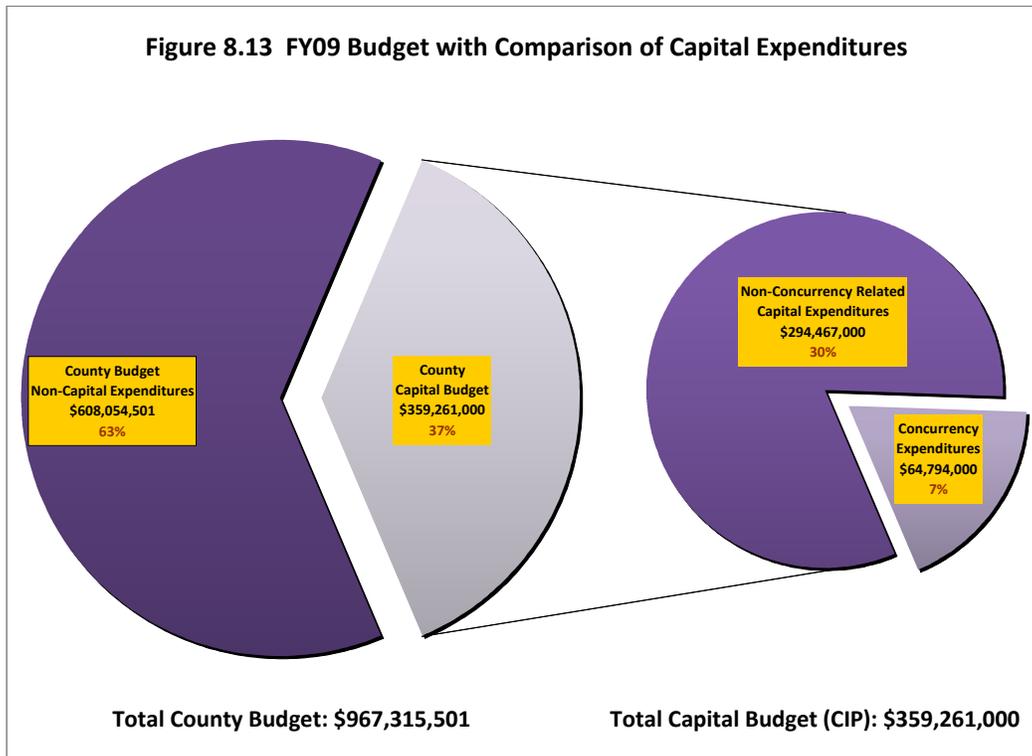
The County land development regulations also provide a mechanism whereby subdivisions, neighborhoods and other geographical areas may petition the Board of County Commissioners to establish special improvement districts for road improvements, street lighting services, drainage improvements, potable water service and other types of public facilities. Usually these districts are used to make general repair and improvement of infrastructure rather than to meet LOS requirements. However, occasionally this device is used to fund CIE related improvements.

III. Assessment of Charlotte County’s Financial Ability

A. Forecast of revenues and expenditures for the next five years

Current capital project expenditures for the county total \$359 million. Concurrency related expenditures total about \$64 million, which is 7 percent of the total annual County budget (Figure 8.13).

Revenue projections for each of the categories are discussed in Section II, *Inventory*. Detailed five-year values of concurrency related revenues and expenditures also exist in detail in Appendix C (the Concurrency Related Capital Improvements Schedule) and D (the School Board 5-Year District Facilities Work Plan). The tables in Appendix C and D demonstrate that revenues for CIE projects are sufficient to cover expenditures.



B. Projections of debt service obligations for currently outstanding bonds

As of September 30, 2007, the County had total bonded debt outstanding of \$155 million. This is a decrease of \$6.5 million compared to September 30, 2006 [The County maintains a current bond rating of “Aa3” from Moody’s]. For concurrency related projects, debt is generally used for short term purposes to expedite construction of improvements. Concurrency projects are not being impacted by outstanding debt.

C. Projection of ad valorem tax base and millage rate

As of September 2007, general revenues totaled \$310.1 million. Ad valorem property taxes make up 25% of the total revenues. Ad valorem property taxes increased by \$17.6 million between 2006 and 2007, an increase of 24%. At the same time, the millage decreased by 0.1 mill in 2006, illustrating an unprecedented increase in property valuations and new construction in Charlotte County. This year, property assessments will fall significantly, a reversal from many years of rising valuations.

D. Projections of other bases and revenue sources such as impact and user fees

The County received \$8.2 million of gas tax under the General Revenues section representing the local option sales taxes and the 5th cent and 6th cent, approved by the Board of County Commissioners. Gas tax revenue decreased by 6% compared to 2006, a total of \$526,000. Newly revised impact fees were generating significant revenues, but the economic downturn and a fee rollback reduced revenues. However, there was a corresponding reduction in new development, so fees have kept up with need.

E. Projection of operating cost considerations

The County analyzes operating costs as part of individual budget sheets. The County only accepts improvements for which it can afford to operate and maintain. All projects identified have sufficient operating cost funding.

F. Projection of debt capacity

The County substantially limits its use of debt to short term needs. County debt capacity is sufficient to meet needs.

Figure 8.14 Debt Capacity					
DEBT CAPACITY ANALYSIS					
REVENUES NOT CURRENTLY PLEDGED					
	Half-Cent Sales Tax	State Rev Sharing	Franchise Fees	Commun. Serv. Tax	Total
Fiscal Year 05/06 Revenues	11,864,536	4,293,166	1,843,470	6,412,511	24,413,683
Available for Annual Debt Service (assuming 1.5x coverage)	7,909,691	2,862,111	1,228,980	4,275,007	16,275,789
Unused Debt Capacity (20 year amortization - 6.0%)	92,003,394	33,291,301	14,295,165	49,725,735	189,315,595
Percent of Total Budget	7.9%	2.9%	1.2%	4.3%	16.3%
Percent of Operating Budget	10.2%	3.7%	1.6%	5.5%	21.0%
DEBT POLICY					
<p>The above chart shows the amount of special revenues which are not currently pledged for covering debt issues. This means that with 1.5 coverage for annual debt service requirements, the County is capable of pledging enough revenues for issuing over \$180 million in debt. The 1973 series issues were covered by the racing monies distributed by the State. As these issues are now paid off, the County's debt capacity has increased for special revenue bonds for general government purposes. State law does not require approval by referendum for issuing special revenue bonds. However, since the above are included in the adopted budget for various purposes, a pledge of these funds for issuing debt would necessitate cutting expenditures or increasing other revenues to maintain the budget level.</p> <p>Bond issues for the Landfill and Utilities are covered by user fees.</p> <p>The County has no General Obligation debt. The County does not have the ability to issue GO debt pledged against ad valorem taxes unless approved in a referendum by the voters.</p> <p>As a result of having no GO debt, the County's debt levels have little affect on regular County operations. However, the high level of water and sewer utility debt from the quick-take purchase of the General Development Utilities has resulted in high utility rates.</p>					

G. Summary of revenue sources and expenditures for the five year period

Revenues and expenditures are balanced. LOS is being maintained over the 5 year window. See *Appendix C, Concurrency Related Capital Improvements Schedule*, to see how county revenues and expenditures are allocated.

IV. Inventory and Analysis for Health Care and Education Providers

Charlotte County does not establish levels of service for health care. School LOS was established in 2008.

A. Health Care Providers

There are no publicly owned hospitals in Charlotte County. However, three private hospitals do operate in the County. These hospitals serve as the transport destinations for publicly owned and operated Emergency Medical Services.

At the time of the last edition of the Comprehensive Plan, the local Health Council indicated that no additional hospitals would be needed through the Plan horizon. The three existing hospitals are:

1. Fawcett Memorial Hospital, 21298 Olean Boulevard, Port Charlotte;
2. Peace River Regional Medical 2500 Harbor Boulevard, Port Charlotte; and
3. Charlotte Regional Medical Center, 809 East Marion Avenue, Punta Gorda.

Both Fawcett Memorial Hospital and Peace River Regional Medical are located within one block of each other in the Infill Area of the Urban Service Area, in unincorporated Port Charlotte. They are both within one-half mile of U.S. 41, the State maintained major arterial road through Charlotte County. Each is served by both Olean Boulevard and Harbor Boulevard, major County maintained collector roads giving access to U.S. 41. Both are within the service area of Fire and EMS Station 1, with backup service being provided by Fire and EMS Stations 2 and 8. Police services are provided by the Charlotte County Sheriff from a division station located one block from the two hospitals in Promenades Mall. Central water and sewer services are provided by Charlotte County Utilities. Major drainage is provided by the Elkcam Waterway.

Charlotte Regional Medical Center is located in the Infill Area of the USA, in the incorporated City of Punta Gorda, and has direct access to U.S. 17 while being within one mile of U.S. 41, both State maintained major arterial roads. The Medical Center receives fire and police services from the City of Punta Gorda with backup fire service available from Charlotte County Fire and Rescue. It receives EMS service by a Charlotte County EMS unit co-located within the Punta Gorda Fire Department. The City of Punta Gorda Utilities provides central water and sewer service to the Medical Center.

In addition to the Charlotte County sited hospitals, Englewood Community Hospital is located just north of the Sarasota County line in Englewood on Pine Street. This facility is recognized as a resource for Charlotte County residents in the West County area.

The Florida Department of Health operates a number of health services as the Charlotte County Health Department. The Department provides a medical home for residents in need of a physician at

three locations throughout the county. Department services also include provision of childhood immunizations, emergency dental assistance, AIDS related health services, Ryan White case management services, WIC (Women's, Infants and Children) care, and family planning services. Fee based programs are offered on sliding, income based scales.

The Charlotte County Health Department also maintains an environmental health program to ensure citizen safety. Areas of regulation include onsite sewage treatment and disposal systems; public food services in institutions; public swimming pools and beach areas; regulation of mobile home and RV parks, group care facilities, child care centers, schools, adult living facilities, child/adult foster homes, group homes for developmentally disabled persons and tanning facilities; limited use public wells; and petroleum storage tank systems. The Environmental Health program also conducts public health programs and manages sanitary nuisance complaints.

B. Education Providers

The County coordinates infrastructure planning with the Charlotte County School Board to ensure that existing and future school sites and the administration center are provided with adequate access to public infrastructure and services. In 2008, public school concurrency was adopted in Charlotte County, requiring the School Board to achieve and maintain an adopted level of service for schools based on their financially feasible 5-Year District Facilities Work Program. The County, in turn, has the responsibility to make sure that new residential development within the County meets the new requirements, and must evaluate the financial feasibility of the School Board's 5-year District Facilities Work Program and adopt it into the CIE on an annual basis. The Public Schools Facilities Element fiscal analysis is incorporated. The element demonstrates that revenues are sufficient to pay for expenditures and LOS is achieved and maintained over the five year planning period.

V. Goals, Objectives, and Policies

Goal 1: Charlotte County will organize the efficient use of its limited financial resources to provide public capital facilities and services concurrent with needs generated by new and existing development.

Objective 1.1: Charlotte County will manage growth and development by requiring that adopted level of service standards be maintained.

Policy 1.1.1: Concurrency will be maintained through both public and private investment.

Policy 1.1.2: Charlotte County will maintain a Concurrency Management System to ensure that minimum level of service standards are maintained or exceeded.

Policy 1.1.3: Charlotte County will use the Concurrency Management System to ensure that public and private facilities and services are available concurrent with the impact of development as defined in Florida Statute.

Policy 1.1.4: Charlotte County will establish and maintain levels of service standards for sanitary sewer, potable water, drainage, solid waste, parks, roads, and schools. Levels of service are defined within individual comprehensive plan elements.

Policy 1.1.5: Charlotte County, as well as private providers of infrastructure and services, will meet or exceed the County adopted levels of service standards.

Policy 1.1.6: The County will recommend denial of development orders when such issuance will cause levels of service to go below adopted standards, except that the County will develop proportionate fair-share and other options, consistent with Florida Statute 163, to allow for alternate processes when proposals would otherwise fail concurrency.

Policy 1.1.7: Charlotte County Departments shall determine appropriate timing for the triggering of planning studies for facilities to ensure sufficient time is available to identify problems and to formulate solutions to maintain adopted levels of service standards.

Objective 1.2: Future development in Charlotte County will pay its fair share cost of new infrastructure.

Policy 1.2.1: Charlotte County will assess impact fees and other costs on new development to cover their fair share costs of capital improvements needed in accordance with adopted levels of service.

Policy 1.2.2: Impact fees and proportionate fair share funding will not be used to finance existing deficiencies or to repair or replace existing facilities. Development agreements and Interlocal agreements will be enforceable.

Objective 1.3: Charlotte County will prioritize its available financial resources to the greatest extent possible to ensure that levels of service standards are met as it adopts each annual update to the Capital Improvements Element (CIE) and the Capital Improvements Program (CIP). Capital Improvements programming will be consistent with, and will act as a means of implementing the financial aspects of, the comprehensive plan.

Policy 1.3.1: The County will use CIE and CIP programs to determine which projects the County will fund, construct, and acquire to prevent deficiencies, to accommodate future growth, to correct existing deficiencies, and to repair or replace obsolete or worn-out facilities.

Policy 1.3.2: Charlotte County will prepare and adopt an annual Capital Improvements Schedule and Capital Improvements Program to guide the timing, location, and development intensity of concurrency related and non-concurrency related capital expenditures. As a part of the annual update, the financially feasible School District 5-Year District Facilities Work Program, which achieves and maintains the adopted level of service standards for public schools, as approved by the Charlotte County School Board, shall be adopted. The 5-Year District Facilities Work Plan is included as an appendix to the CIE.

Policy 1.3.3: Within the five-year Concurrency Related Capital Improvements Schedule and Capital Improvements Program, Charlotte County will designate projects that will be constructed or acquired to facilitate managed growth and prevent deficiencies.

Policy 1.3.4: The annual update to the five-year Concurrency Related Capital Improvements Schedule will be used to list planned capital projects, project timing and project funding. The Capital Improvements Element and its Schedule will be evaluated annually and amended as proposed capital improvements are revised.

Policy 1.3.5: As part of capital improvements programming, County departments responsible for implementing the comprehensive plan will propose capital improvements projects in accordance with maintaining or exceeding adopted level of service standards.

Policy 1.3.6: In determining capital improvements projects, Charlotte County will evaluate projects based on the following criteria:

1. Elimination of Public Hazards;
2. Elimination of Capacity Deficits (Levels of Service Issues);
3. Compliance with Statutory or Regulatory Requirements;
4. Local Budget Impact;
5. Accommodation of New Development and Redevelopment Service Demands;
6. Financial Feasibility; and
7. Improved Efficiency/Cost-Effectiveness of County Operations;

Policy 1.3.7: With the help of the Budget Department, the Concurrency Manager will assemble department projects for the annual update to the five-year Concurrency Related Capital Improvements Schedule.

Policy 1.3.8: Annual capital improvement recommendations must include concurrency related transportation improvements included in the applicable MPO Transportation Improvement Program, the MPO Long-Range Transportation Plan, Water Supply Facilities Work Plan, the Water Management Districts' regional plans, or any other mandated plan. Coordination will occur with local planning agencies, the State DOT other local municipalities, the County School Board and surrounding counties as needed.

Policy 1.3.9: A Capital Improvements Coordinating Committee will evaluate and select capital improvements for proposed adoption into the Capital Improvements Program.

Policy 1.3.10: Capital improvements projects required by the comprehensive plan will consist of physical improvements including land acquisition, buildings, structures, facilities, and equipment, which address specific level of service requirements. There is no lower limit on the inclusion of concurrency related project costs in the CIE Schedule or CIP.

Policy 1.3.11: The Capital Improvements Coordinating Committee will propose capital improvements which are consistent with the goals, objectives, and policies of the comprehensive plan; concurrency related projects will receive high priority.

Policy 1.3.12: Though the Capital Improvements Element and its Schedule of projects must be concurrency related, the Capital Improvements Program document may include projects in addition to those required by the comprehensive plan.

Policy 1.3.13: Charlotte County will maintain its assets at an adequate level to protect capital investment and to minimize maintenance and replacement costs.

Policy 1.3.14: Charlotte County will include the first year of the five-year CIP, which contains the first year of the five-year CIE Schedule, in its annual budget. Such inclusion constitutes the County's Capital Improvements budget.

Policy 1.3.15: Charlotte County will identify costs and funding sources for capital improvements proposals.

Policy 1.3.16: Charlotte County will pursue Federal, State, and regional funding for capital improvements projects.

Policy 1.3.17: In addition to the ad valorem tax, Charlotte County will use various sources, such as Municipal Service Benefit Units, for generating revenue for capital improvements. The County will identify funding sources for repayment of debt and interest.

Policy 1.3.18: Charlotte County may issue debt for the purpose of constructing or acquiring capital improvements or facilities and for making renovations to existing facilities.

Policy 1.3.19: Debt used to fund capital improvements projects may be paid by user fees, utility charges, or other revenue sources.

Policy 1.3.20: Capital improvements financed through the issuance of debt will not be financed for a period to exceed the useful life of the improvement.

Policy 1.3.21: There will be no limitation on the use of revenue bonds as a percent of total debt until such time that the voters approve any General Obligation debt. The County currently has no General Obligation debt.

Policy 1.3.22: The maximum ratio of annual total debt service, principal and interest payments, to annual total county revenue shall be 1:10.

Policy 1.3.23: The maximum ratio of outstanding capital indebtedness to the property tax base (taxable valuation) shall be 1:30.

Policy 1.3.24: Charlotte County will not construct or acquire a public facility if it is unable to provide for subsequent annual operation and maintenance costs.

Policy 1.3.25: Charlotte County will use property appraisals in accordance with Florida Statutes when acquiring real estate.

Objective 1.4: To limit public expenditures that subsidize or encourage new land development in Coastal High Hazard Areas.

Policy 1.4.1: Charlotte County will restrict public funding for capital improvements projects in Coastal High Hazard Areas unless such expenditure replaces deficient or worn-out facilities, provides open space or recreational facilities, addresses a public health, safety, or welfare issue, or the project can only be located in such an area due to its intrinsic nature.

Objective 1.5: To provide needed capital improvements for replacement of obsolete or worn out facilities identified in the other elements of the comprehensive plan and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed Charlotte County's ability to fund, provide or require the provision of needed capital improvements through the planning timeframe of 2010.

Policy 1.5.1: Charlotte County will manage the land development process so that previously approved development infrastructure needs are accounted for and do not exceed the County's ability to provide needed capital improvements. As part of the development approval process, applicants will provide letters of availability from appropriate water and sewer utilities.

Policy 1.5.2: Charlotte County will provide needed capital improvements in order to replace obsolete or worn out facilities identified in the other elements of the comprehensive plan.

VI. Capital Improvements Element Implementation

Appendix A - Concurrency Management System

The CIE, through the Concurrency Management System, provides a means for measuring development infrastructure level of service impacts. The Concurrency Management System monitors the availability of infrastructure capacity and test it against a development proposals needs. Deficiencies result either in the funding of new infrastructure or rejection of the development proposal.

The CIE and its County Concurrency Management System (CMS) assure infrastructure availability by:

1. Identifying needed projects to assure LOS standards are met;
2. Analyzing the costs and the County's ability to finance needed improvements; and
3. Scheduling related infrastructure construction timing and funding to ensure that CIE mandated infrastructure are in place concurrent with development.

The CIE and the CMS also ensure that existing deficiencies and deteriorating facilities are corrected to maintain existing capacities.

The state of Florida mandates that failure to maintain level of service capacities through a financially feasible plan may result in state sanctions, including a moratorium on the amendment to the Future Land Use Map (which would halt major development in the county) and the withholding of state shared revenues. Charlotte County Land Development Regulation Article XIV, Concurrency Management implements the Concurrency provisions of state statute. These regulations also outline available funding mechanisms such as the impact fee and the proportionate fair share systems.

Appendix B - De Minimis Limit - 110 Percent or Greater Impact

Charlotte County has chosen not to implement de minimis provisions of the statute at this time.
Charlotte County roadways do not exceed de minimis standards.