

**CAPITAL IMPROVEMENTS
ELEMENT:**

*Goals, Objectives
and Policies*

Goal 1. The provision of needed public facilities in a timely manner, which protects investments in existing facilities, maximizes the use of these facilities and promotes orderly, compact growth.

Capital Facility Planning Objective and Policies

Objective 1.1 The Town shall use the capital improvements element as a means to plan for its needs for capital facilities to meet existing deficiencies or accommodate future growth and replace obsolete or worn-out facilities. The measure of success in using this tool for planning capital facilities shall be the completion of capital facilities as stated in the five-year schedule of capital improvements herein and achieving and maintaining the adopted level of service standards as established in this Plan. The five year schedule will be financially feasible.

Policy 1.1.1 The Town shall include all projects for the renewal and replacement of capital facilities identified in the other elements of this Plan and determined to be of large scale and high cost (\$25,000 or greater), as capital improvement projects for inclusion within the five-year "Schedule of Improvements" in this Element.

Policy 1.1.2 All capital facility improvements with costs less than \$25,000 shall be included in the adopted five year capital improvement program

and annual budget developed by the Town.

Policy 1.1.3 The Town shall consider the plans of state agencies and the South Florida Water Management District in evaluating capital improvements projects.

Policy 1.1.4 The Town shall direct expenditures for capital facilities which recognize the policies of the other comprehensive plan elements, by following the procedures specified in the Capital Improvements Implementation Procedures.

Policy 1.1.5 The capital improvement projects must be within the financial capability of the Town (either through debt capacity or ability to fund the improvement outright). The operating costs associated with it shall be identified and shall not exceed the Town's ability to annually fund those costs.

Policy 1.1.6 The Town shall utilize the following standards for the management of debt:

- a) If a project is planned to be funded by general obligation debt, which requires a public referendum, a secondary funding source will be identified in the event the referendum fails or the project will be delayed / deleted until such time as a funding source can be identified.
- b) If a project is to be funded by debt other than general obligation debt, a revenue source will be identified to

secure the debt and it will be demonstrated that said funding source is reasonably projected to be sufficient to pay off the debt pursuant to an established debt repayment schedule.

- c) In providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than 15 percent of the property tax base.

Policy 1.1.7 The Town will consider securing grants or private funds possible to finance the provision of capital improvements, if necessary.

Development Coordination and Regulation Objective and Policies

Objective 1.2 The Town shall coordinate land-use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs. The measure of success in using this tool for planning capital facilities shall be the identification of capital facilities projects necessary to ensure that adopted level-of-service standards are achieved and maintained for the five-year period. The projects shall be identified as either funded or unfunded and given a level of priority for funding.

Policy 1.2.1 The Town shall utilize the following adopted level-of-service standards in reviewing the impacts of new and redevelopment upon the provision of public facilities and services:

Sanitary Sewer - 85 gallons per capita per day

Solid Waste - 7.13 pounds per capita per day

Drainage - Projects shall be designed and operated so that off-site discharges meet State water quality standards, consistent with Chapter 62-25, Florida Administrative Code (adopted by reference)

Potable Water - Residential Accounts - 153 gallons per day
Commercial Accounts - 100 gallons per day per 1,000 square feet

Transportation Facilities - The Town, in cooperation with Palm Beach County and the Florida Department of Transportation, shall maintain an adopted level of service standard of D on all County and State maintained roads. The Town shall maintain the following adopted level-of-service standards for all Town-maintained roadways:
a) Peak-hour two-way – LOS D
b) Daily - LOS C
c) Intersection – LOS D

Recreation Facility Standards -

Recreation Facility Adopted LOS Standards	
Activity	Facility per Population
Tennis	1 court per 4,000

Baseball	1 field per 6,000
Softball	1 field per 12,000
Football	1 field per 12,000
Soccer	1 field per 5,000
Basketball	1 court per 4,000
Racquetball/ Handball	1 court per 7,500
Resource-based Park	1 park per 30,000
Exercise Trail	1 trail per 12,000
Swimming Pool	1 pool per 65,000
Community Center *	1.5 square foot per person
Lacrosse	1 field per 12,000
Volleyball	1 field per 8,000
Skate Parks	1 park per 60,000
Roller Hockey	1 rink per 30,000
* expansion or addition in increments of 30,000 sq. ft.	

Policy 1.2.2 Proposed plan amendments and requests for new development, redevelopment, or infill shall be evaluated according to the following guidelines as to whether the proposed action would:

- a) exacerbate any existing condition of public facility capacity deficits, as described in this Plan;
- b) generate public facility demands that may be accommodated by capacity increases planned in the Five-Year Schedule of Improvements;
- c) conform with future land uses as shown on the future land map and urban service areas as described in this Plan.
- d) if public facilities are developer-provided, accommodate public facility demands based upon adopted level-of-service standards;
- e) if public facilities are provided, in part or whole, by Town, demonstrate

- financial feasibility, subject to this Element; and
- f) affect State agency and water management district plans.

Policy 1.2.3 The Town adopts by reference, the Loxahatchee River District’s April 1986 *Master Plan for Irrigation Quality Water Reuse*, as amended by the July 2008 *Irrigation Quality Water Program Evaluation*, to support the irrigation water programs contained in the Town’s 2012 Water Master Plan Update and 2014 10-year Water Supply Facilities Work Plan.

Policy 1.2.4 The schedule of proposed capital improvement projects shall give priority to correcting existing deficiencies and the replacement of worn-out or obsolete facilities prior to the extension of new facilities according to the following rank prioritization:

- a) Elimination of immediate public hazards or safety deficiencies.
- b) Meeting regulatory requirements or Federal and/or State mandates.
- c) Correcting existing facility deficiencies in adopted LOS standards.
- d) Replacement of obsolete or worn-out facilities that are projected to cause facility deficiencies in adopted LOS standards prior to expanding other facilities.
- e) Addition or expansion of existing facilities to serve vested developments.
- f) Addition or expansion of existing facilities to serve development needs in designated redevelopment overlay areas that increase the use of existing facilities and promote infill development.
- g) Addition or expansion of existing facilities for new development in

currently unserved areas. Expansions of facilities to unserved areas shall be based on projected growth patterns found in the Future Land Use Element.

Policy 1.2.5 The Town shall adopt by reference the School District’s Five-Year Capital Improvement Schedule, which is intended to maintain a financially feasible capital improvements program and to ensure that level of service standards will be achieved and maintained each year of the five year planning period. The Town shall have no obligation or responsibility for funding the School District’s Capital Facilities Plan.

Future Development Costs Objective and Policy

Objective 1.3 Future development shall bear a proportionate fair-share cost of facilities improvements (transportation improvements shall be consistent with the requirements of Sections 163.3180(5)(h)2.a.-e., Florida Statutes [F.S.]) necessitated by the development in order to maintain the level of service standards adopted herein. Fees shall not exceed a pro-rata share of the reasonably anticipated costs of such improvements. The measure of success for this objective shall be achieving and maintaining the adopted level of service standards and the appropriate sharing of fiscal responsibility for the costs of maintaining level of service standards.

Policy 1.3.1 The Town shall continue to collect impact fees for the services which it provides. These include extension of water lines and expansion

of the system, recreation as per the following policy, the construction of local roads under the jurisdiction of the Town and the associated drainage structures, and visual enhancement improvements for major roadways within the Town's jurisdictional boundaries. Impact fees shall continue to be collected by the Town for the services which Palm Beach County provides and dispersed to the County for provision of these services. The County receives impact fees for roads, sewer, library services, parks, police and fire.

Policy 1.3.2 The Town shall maintain a recreation impact fee ordinance to formalize the dedication of land or cash in lieu of contribution to be applied uniformly to all appropriate new development within Jupiter.

Policy 1.3.3 Fair-share drainage impact fees shall be assessed to all development where the County is not responsible for providing similar facilities. The fees shall be based on average trip length produced by the development, applied to the construction cost of related structures.

Policy 1.3.4 Proportionate fair-share costs for transportation facilities improvements shall be based on the criteria contained in the Town’s land development regulations.

Policy 1.3.5 The Town shall continue to apply concurrency to transportation facilities and incorporate the criteria contained in Section 163.3180(5), F.S., as applicable to the Town, into the corresponding land development regulations. In addition, the Town’s schedule of transportation improvements shall include transportation

improvements included in the Palm Beach County Metropolitan Planning Organization’s transportation improvement program adopted pursuant to Section 339.175(8), F.S. to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

Policy 1.3.6 The Town shall continue to pursue alternative funding sources to offset the projected decrease in revenues from impact fees as the Town approaches buildout.

Policy 1.3.7 The Town shall continue to use the Concurrency Management System to issue development orders conditioned on the following:

- a) The availability of existing public facilities associated with the adopted LOS standards; and
- b) The funding, based on existing or projected funding sources, of public facilities listed in the Town’s five-Year Schedule of Capital Improvements that are needed to maintain adopted LOS standards.

Policy 1.3.8 If the projected revenues to support capital improvements become unavailable, the Town shall amend the relevant LOS standards in the Comprehensive Plan or prohibit any development that would lower the adopted LOS standards that are included in the Concurrency Management System.

Policy 1.3.9 The Town shall continue operation of its Concurrency Management System. The Concurrency Management System is used to determine whether adequate facilities exist, when the impacts of development are expected to occur, to maintain

adopted LOS standards set in the Comprehensive Plan. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order which contains a specific plan for development, including the densities and intensities of development.

Policy 1.3.10 The concurrency requirements for the public facilities and services listed in Policy 1.2.1 shall be met by any one of the following standards:

- a) The necessary facilities and services are in place at the time a development order is issued;
- b) A development order is issued subject to the condition that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or completion;
- c) The necessary facilities are under construction and bonded for completion at the time a development order is issued; or
- d) The necessary facilities and services are guaranteed and secured by a completion bond, letter of credit, or other acceptable form of surety, which has been approved by the Town Attorney. The surety agreement shall guarantee that the necessary facilities and services will be in place and available to serve the development no later than the issuance of a certificate of occupancy or completion.

Fiscal Management Objective and Policies

Objective 1.4 The Town shall manage its fiscal resources to ensure the provision of needed capital improvements for previously issued development orders and for future development and redevelopment. The Town shall utilize the annual review and update of the Capital Improvements Plan (and the associated schedule of capital improvements) along with the concurrency management system adopted herein, to continue to demonstrate its ability to finance needed improvements identified in the individual comprehensive plan elements and to manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the local government to fund and provide the needed capital improvements. The measure of success in using this tool for planning capital facilities shall be the completion of the capital facilities as stated in the five year schedule of capital improvements and the maintenance of adopted level of service standards as established in this Plan.

Policy 1.4.1 Prior to the issuance of certificates of occupancy, the Town shall provide for all public facilities needed to serve development for which development orders were previously issued.

Policy 1.4.2 In providing capital improvements, the Town shall limit the maximum ratio of outstanding indebtedness to no greater than 15 percent of the property tax base.

Policy 1.4.3 As part of its budgeting process the Town shall develop, adopt and annually update a five-year capital improvement program which will include the annual capital budget which is currently prepared. The Town will ensure the annual update of the five year schedule of capital improvements is financial feasible.

Policy 1.4.4 The Town will consider securing grants or private funds possible to finance the provision of capital improvements, if necessary.

Policy 1.4.5 Within 3 years after approval of a building permit, the Town shall provide that all associated transportation facilities will be in place or under construction.

Policy 1.4.6 The Town shall include, as part of the Town's annual update of the five year schedule of capital improvement, a summary of whether the 110 percent de minimis transportation impact threshold on Town maintained roadways is exceeded. If the 110 percent threshold is exceeded on a Town maintained roadway, the associated de minimis exception shall be dissolved.

Policy 1.4.7 Outside funding (i.e. from developer contributions, other governments or funding pursuant to referendum) for the Town's five year schedule of capital improvements shall be guaranteed in the form of a development agreement or interlocal agreement.

Policy 1.4.8 Prior to the issuance of a building permit or functional equivalent, the Building Department will consult with the Town's Water Utility to confirm that adequate water supplies

will be available to service new development no later than the anticipated date of the issuance of the certificate of occupancy or its functional equivalent.

Limiting Public Expenditures in High Hazard Areas

Objective 1.5 To limit public expenditures in the identified coastal high hazard area to necessary public services and for restoration or enhancement of natural resources, and to adopt a future land use plan with this comprehensive plan which directs population concentrations away from known or predicted coastal high-hazard areas.

Policy 1.5.1 The Town coastal high hazard area shall be identified as those land areas east of the Coastal Construction Control Line, as defined by the Florida Department of Environmental Protection.

Policy 1.5.2 Public funds shall not be used for infrastructure or service expansion or improvements in the Coastal high hazard area unless such funds are necessary to:

- a) provide services to existing development (structures approved for development prior to the adoption of this policy);
- b) provide adequate evacuation in the event of an emergency; or
- c) provide for recreational needs and other appropriate water dependent and water related uses in a manner consistent with the preservation of the natural resources of the dune and beach system.

Policy 1.5.3 The Town shall ensure that building and development activities are carried out in a manner which minimizes the danger to life and property from hurricanes and natural disasters by continuing enforcement of the adopted Coastal Construction Code.