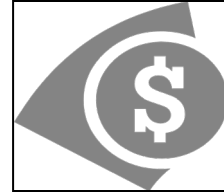




Comprehensive Plan 2009



2.13 CAPITAL IMPROVEMENTS

Goal 1: The County shall assure timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 1 Use the CIE as a directory to meet the needs of Okaloosa County for the construction, acquisition or development of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn out upon adoption of this ordinance. The five year schedule of capital improvements (Table 2.13.1) shall be the specific guide (directory) the County will use to determine construction of capital facilities and maintenance of LOS standards.

Policy 1.1 The Capital Improvements Element shall be reviewed on an annual basis and modified as necessary in accordance with Chapter 163.3187 F.S., except that corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with this ordinance; or the date of construction of any facility enumerated in the Capital Improvements Element may be accomplished by the county and shall not be deemed to be amendments to this ordinance. All public facilities shall be consistent with the Capital Improvements Element.

Policy 1.2 Establish criteria within the capital budgeting process to evaluate capital improvement projects directly related to individual elements of this ordinance, and such criteria shall include:

- a. The elimination of future public hazards, consistent with the Guiding Principles of the Local Mitigation Strategy;
- b. The elimination of existing capacity deficits;
- c. The impact on the annual operating budget and Capital Improvements Program of Okaloosa County;
- d. Location needs based on projected growth patterns (reference Planning Profiles, and the adopted Future Land Use Maps);
- e. The accommodation of new development and redevelopment facility demands;

- f. Maintain, upgrade, repair or replace existing public facilities;
- g. Financial feasibility;
- h. Expand or improve existing public facilities or provide new public facilities; and
- i. Plans of the Northwest Florida Water Management District and state agencies that regulate public facilities within the jurisdiction of Okaloosa County.

Policy 1.3 Debt Management policy for Okaloosa County:

- a. The County uses a combination of resources to fund capital improvements including State and Federal grants, below-market interest rate state loans, user fees, connection charges and a combination of long term and short term financing vehicles;
- b. General obligation debt is used sparingly and will remain well within the rating agency guidelines of ten to fifteen percent of taxable assessed valuation;
- c. Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. This same principal of coverage is used in the management of debt for other projects that are supported by user fees such as local option gas taxes for transportation projects. Maintaining prudent coverage factors is an important part of the County's debt management and review.

Policy 1.4 Prioritize Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn out facilities, that assigns second priority to correcting existing deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Okaloosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.

Policy 1.5 The County will promote rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction.

Policy 1.6 Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize the operating costs and maximize the life of infrastructure.

Objective 2 *Consistent with the goals, objectives, and policies of the Coastal Management Element limit public expenditures that subsidize private sector development in Coastal High Hazard Areas.*

Policy 2.1 Public expenditures in Coastal High Hazard Areas of Okaloosa County shall be limited to the provision or support of recreation uses such as parks and walkovers,

erosion control devices, wastewater collection facilities when they replace septic tank concentrations, or to increase public access to the shoreline, fire protection, water supply and transportation facilities unless consistent with densities and intensities of the plan and the "Santa Rosa Island Plat Map and Protective Covenants and Restrictions."

Policy 2.2 Appropriations for capital improvement projects located in Coastal High Hazard Areas shall be necessary to maintain existing infrastructure at the adopted level of service standards. However, public funding shall not be utilized to increase density in the Coastal High Hazard Area.

Objective 3 *Coordinate land use decisions and development approvals with available and/or projected fiscal resources with the schedule of capital improvements so as to maintain adopted LOS standards and meet the existing and future facility needs.*

Policy 3.1 Land-use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 3.2 In accordance with the County's Concurrency Management System, the County shall utilize those levels of service for public facilities that are established, based on relevant data and analysis, within the supporting policies for the respective Comprehensive Plan Elements (see individual elements for associated policy guidelines (reference LOS Summary in Chapter 4, Concurrency Management System)).

Policy 3.3 Continue to provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance.

Policy 3.4 A combination of private and public fiscal resources of Okaloosa County will be used, to the extent necessary, to maintain LOS standards and support the Five Year Schedule of Capital Improvements. Examples of these resources include, but are not limited to:

1. Developments shall pay all costs and construct all roads and stormwater management facilities within the development to county standards in order to qualify for acceptance into the county-maintained system, and shall construct other facilities and landscaping as negotiated in development orders to ensure compatibility with surrounding development, and provide beach access when applicable;
2. The County will continue to levy a local-option gas tax as a means of funding to construct and maintain bridges and roads;
3. User fees and special assessments will be used to construct, maintain and operate public facilities; and
4. Design, construction and maintenance of drainage facilities for development will be the responsibility of the private developer unless accepted by the BCC.

Capital Improvements 2.13.3

Policy 3.5 Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance (reference Chapter 4, Concurrency Management System).

Policy 3.6 Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 3.7 The Board of County Commissioners will continue its efforts to update and add information to its Geographic Information System for the various county departments as an aid in the Concurrency Management System.

Policy 3.8 The County hereby incorporates by reference the most current version of the Florida Department of Transportation Five Year Work Program, the Okaloosa-Walton Transportation Planning Organization (TPO) Okaloosa-Walton Long Range Transportation Plan (LRTP), the Okaloosa County Local Mitigation Strategy and Community Rating System, and the School Board's School Facilities Work Plan prepared by the Okaloosa County Public School District/Facilities. The County is not financially responsible for those capital projects which are funded, maintained and/or under the control of other agencies or jurisdictions.

Objective 4 *Future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards.*

Policy 4.1 The County's land use decisions and land development code shall contain provisions for assessing new developments pro rata share of the costs necessary to finance public improvements required by new development to adequately maintain level of service standards.

Policy 4.2 Include requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's permitting and inspection process and will result in the applicant/developer providing all required improvements unless otherwise provided.

Objective 5 *Okaloosa County shall take specific action to coordinate the use of unincorporated land with capital expenditures scheduled within the Comprehensive Plan Elements in order to accommodate future anticipated population.*

Policy 5.1 A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Policy 5.2 Use Okaloosa county's fiscal policies to direct expenditures for capital improvements which insure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance, including meeting level of service standards (reference Chapter 4).

Policy 5.3 The County will implement the Concurrency Management System described in Chapter 4.

Policy 5.4 Capital improvements shall be constructed in accordance with the 5 Year Schedule of Capital Improvements as defined within Table 2.13.1 contained herein is hereby adopted as a part of this ordinance. The County will provide the facilities and services indicated in Table 2.13.1 of the Capital Improvements Element with public funds and/or private funds when a development agreement is established.

1. The schedule of capital improvements for which Okaloosa County has fiscal responsibility, has been selected for five fiscal years, by year, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes project descriptions and locations.
2. Table 2.13.1 lists projected costs and funding source by type of public facility for the five-year period of the most recent version of the 5 Year Schedule of Capital Improvements.

GOAL 6: THE COUNTY SHALL ENSURE THAT FUTURE NEEDS ARE ADDRESSED CONSISTENT WITH THE ADOPTED LEVEL OF SERVICE STANDARDS FOR PUBLIC SCHOOLS.

Policy 6.1: The County shall ensure that future residential and residential mixed-use development pays a proportionate fair share of the costs of capital facility capacity needed to accommodate new residential and residential mixed-use development and to assist in maintaining adopted level of service standards, via legally available and appropriate methods for school facilities.

Table 2.13.1 - Five Year Schedule of Capital Improvements

(Section 163.3177(3)(a)5, FS)

This five-year schedule is a listing of those capital improvement projects within Okaloosa County Water and Sewer that address regulatory compliance, aged infrastructure, capacity/expansion, and resiliency. The projects include the addition of the Shoal River Ranch Water Reclamation Facility, FDOT and Public Works water and sewer relocation projects, and replacement of the Bob Sikes 36” force main.

OCWS OPERATING PROJECTS									
Name of Project	Funding Source	General Location & Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY 2027	FY2028-FY2031
Building Physical Environment	OCWS	admin building remodeling	104,666	355,000	55,000	55,000	55,000	55,000	TBD

OCWS WATER PROJECTS									
Name of Project	Funding Source	General Location & Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY 2027	FY2028-FY2031
State/County Relocation Projects (Water)	OCWS	state/county relocations (PJ Adams Pkwy, Brooks Bridge, SW Crestview Bypass, I-10 Interchange)	2,400,000	1,100,000	200,000	200,000	200,000	200,000	TBD
SCADA Replacements/Upgrades (Water)	OCWS	miscellaneous SCADA improvements	100,000	100,000	100,000	100,000	100,000	150,000	TBD
Water - New Lines	OCWS	replacing aging infrastructure (Okaloosa Island, Colony Estates, Country Club Dr, etc.)	450,000	350,000	300,000	100,000	1,000,000	1,000,000	TBD
Existing Tanks	OCWS	tank rehabilitation projects	-	-	1,000,000	1,450,000	800,000	750,000	TBD
Existing Wells	OCWS	well rehabilitation projects	577,882	600,000	400,000	400,000	400,000	400,000	TBD

Future Water Supply	OCWS	easement/land acquisition & planning for future water supply	25,000	25,000	25,000	25,000	25,000	25,000	TBD
Hwy 90 West Water Main Replacement	OCWS	replace aging water main	600,000	-	800,000				
Okaloosa Island Booster Station Replacement	OCWS	replace/upgrade aging booster station	1,896,000	500,000					
Lewis Turner Block - Master Plan	OCWS	construction of OCWS Field Offices project & site work	2,614,807						
Longwood Area Transmission Main	OCWS	second connection to Longwood Area system	-	-	-	200,000	800,000		
Rosewood Tank (Florosa)	OCWS	new elevated tank	700,000	2,300,000					
Antoich Well Replacement	OCWS	on-site well replacement	-	-	-	-	2,000,000		
Jericho Road FM	OCWS	constructing force main	-	150,000	-	700,000			
Northgate Well Replacement	OCWS	on-site well replacement	-	-	-	-	-	1,250,000	

OCWS WASTEWATER PROJECTS									
Name of Project	Funding Source	General Location & Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY 2027	FY2028-FY2031
Arbennie Pritchett WRF Upgrades	OCWS	upgrades at water reclamation facility (solids handling expansion, asphalt lagoons, re-paving drive)	7,390,304	1,700,000	1,000,000	50,000	50,000	450,000	TBD
Jerry D. Mitchem WRF Upgrades	OCWS	upgrades at water reclamation facility (effluent main, convert to conventional plant)	264,170	50,000	50,000	50,000	50,000	50,000	TBD
Russell Stephenson WRF Upgrades	OCWS	upgrades/rehabilitation at water reclamation facility	50,000	50,000	50,000	50,000	50,000	50,000	TBD
State/County	OCWS	state/county relocations							TBD

Relocation Projects (Sewer)		(Brooks Bridge, etc.)	1,200,000	100,000	100,000	100,000	100,000	100,000	
SCADA Replacements/Upgrades (Sewer)	OCWS	miscellaneous SCADA improvements	153,351	150,000	150,000	150,000	150,000	150,000	TBD
Sewer Collection - Rehab & Replacement	OCWS	rehabilitation to existing sewer system (cured-in-place pipe, manhole liners, main replacement)	6,007	-	-	1,090,000	1,120,000	1,150,000	TBD
Sewer Collection - Upgrades & Extensions	OCWS	small sewer system upgrades and extensions	100,000	350,000	100,000	100,000	100,000	100,000	TBD
Existing Lift Stations	OCWS	lift station rehabilitation projects	25,000						
Existing Lift Stations - Pump & Panel Replacement	OCWS	ongoing pump & panel replacement	200,000	200,000	200,000	200,000	200,000	100,000	TBD
Existing Lift Stations - Rehab & Replacement	OCWS	W. Sunset LS, top 9 worst lift stations, general LS rehab (pumps, panels, piping, valving, lining, etc.), convert bucket stations	1,021,127	930,000	1,110,000	550,000	550,000	650,000	TBD
Existing Lift Stations - On Site Generators	OCWS	24 stationary generators in total across sites	200,000	500,000	500,000	-	-	250,000	TBD
Existing Lift Stations - Bypass Pumps	OCWS	Garniers Re-Pump, Clifford LS	600,000	400,000					TBD
Tractor Supply Lift Station & Mains	OCWS	replace Beal Pkwy Bucket Station	850,000	-	1,200,000				
CIP Lift Station & Force Main Upgrade	OCWS	upgrade/replacement of existing lift station and force main at Bob Sikes Industrial Park	150,000	1,250,000					
Bob Sikes Blvd 36" FM	OCWS	replace 2 uncoated, aging force mains	150,000	400,000	4,600,000				

Reclaim Water Main to Niceville/Eglin	OCWS	last mile (alongside grant money)	920,335						
Shoal River Landing Lift Station & Force Main	OCWS	upgrade existing lift station	23,859						
Water & Sewer Expansion	OCWS	Shoal River Ranch WRF & sub-projects	78,063	158,468	243,237	332,550	426,592	525,557	TBD
Water & Sewer Resiliency	OCWS	generators, bypass pumps, etc.	78,063	158,468	243,237	332,550	426,592	525,557	TBD
Jericho Road FM	OCWS	constructing force main	-	250,000	-	1,000,000			
Shoal River Ranch WRF	OCWS (also additional funding from ARPA, CEC revenue, and possible SRF loan)	new WRF	-	-	-	5,850,000			

OCPW TRANSPORTATION									
Name of Project	Funding Source	General Location & Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY 2027	FY2028-FY2031
Bone Creek Road	½ cent Surtax	Roadbed stabilization and seal or overlay.	700,000						
College Boulevard	½ cent Surtax	Signal and lane improvements.			370,000	530,000	1,000,000	800,000	1,000,000

Commons Drive	½ cent Surtax	Sidewalk and Capacity improvements.						2,225,000	
Highway 393	½ cent Surtax	Reconstruction						300,000	2,700,000
Southwest Crestview Bypass	½ cent Surtax	New Road	1,274,754	1,272,360	1,273,974	1,272,009	1,269,641	1,270,884	2,540,895
Dirt Road Improvements	½ cent Surtax	Various locations	2,000,000	2,000,000	2,000,000	2,000,000			
Dowdy Road	½ cent Surtax	Improve surface			75,000	677,000			
Ellis Road	½ cent Surtax	Improve surface		60,000	534,000				
Highway 2	½ cent Surtax/ State	Widen and Reconstruct Road. Bridge safety improvements.	7,000,000						
John King Road	½ cent Surtax	Add lanes	4,000,000						
Millside Road	½ cent Surtax	Improve surface	2,600,000						
Old River Road	½ cent Surtax	Improve surface		350,000	3,150,000				
US 98 & Stahlman	½ cent Surtax	Intersection Improvements			3,000,000				
West Dodson Road	½ cent Surtax	Improve surface				53,000	471,000		

Live Oak Church Road	½ cent Surtax	Add lanes	500,000						
Carmel & Beal	½ cent Surtax	Intersection Improvements					300,000	1,260,000	
Farmer's Market Driveway	½ cent Surtax	Improve driveway to Lewis Turner					100,000		
Forest Road	½ cent Surtax	Add a Multi-use Path				370,000			
Hill & Lovejoy	½ cent Surtax	Intersection improvements						400,000	
Paquito Road & Lewis Turner	½ cent Surtax	Intersection improvements				300,000			
Santa Rosa Boulevard	½ cent Surtax	Reconstruct Road					2,420,000		
Old Bethel Road	½ cent Surtax	Sidewalk	1,500,000						

OCPW STORMWATER									
Name of Project	Funding Source	General Location & Description	FY2022	FY2023	FY2024	FY2025	FY2026	FY 2027	FY2028- FY2031
6 th Street Stormwater	½ cent Surtax	Stormwater Improvement	2,369,000						
Bayshore Area Stormwater	½ cent Surtax	Stormwater Improvement						200,000	

Beachview Drive Drainage	½ cent Surtax	Stormwater Improvement	856,000						
Echo Circle Stormwater	½ cent Surtax	Stormwater Improvement	50,000				850,000		
Griffith Mill Stormwater	½ cent Surtax	Stormwater Improvements		20,000	180,000				
Indian Lakes	½ cent Surtax	Stormwater Improvements						500,000	
Lancaster Drive	½ cent Surtax	Stormwater Improvements	75,000	675,000					
Lloyd Street/ Mayflower	½ cent Surtax	Stormwater Improvements		3,100,000					
Northridge Stormwater	½ cent Surtax	Stormwater Improvements			2,500,000				
Overbrook Stormwater	½ cent Surtax	Stormwater Improvements	1,500,000						
Union Avenue Stormwater	½ cent Surtax	Stormwater Improvements		250,000					
West 98 Area Stormwater	½ cent Surtax	Stormwater Improvements		2,610,000	1,400,000				
Willow Bend/ Greenacres Stormwater	½ cent Surtax	Stormwater Improvements				4,000,000			