

## **GOALS, OBJECTIVES, AND POLICIES**

### **GOAL 1: THE CITY SHALL PROTECT THE EXISTING PUBLIC FACILITIES WITH FINANCING FOR UPGRADING AND MAINTENANCE AND SHALL PLAN FOR AND FINANCE NEW FACILITIES TO SERVE NEW AND FUTURE RESIDENTS AND PROMOTE ORDERLY GROWTH.**

**OBJECTIVE 1.1:** Capital Improvements will be provided to correct existing deficiencies, to accommodate anticipated future growth and to replace worn out or obsolete facilities, as indicated in the Five (5) year Schedule of Improvements of this Element.

**Policy 1.1.1:** The City shall schedule as first priority the improvements designed to correct existing deficiencies, and shall develop future fiscal year budgets to properly fund the capital and maintenance costs.

**Policy 1.1.2:** The City shall fund and construct all projects in the Five (5) Year Schedule of Improvements, as listed in this Element.

**Policy 1.1.3:** The Capital Improvement Coordinating Committee, as defined in the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Groundwater Aquifer Recharge Element, Policy 1.2.1, shall define the time frames and scopes of work for the projects in the Five (5) Year Schedule of Improvements, and ensure the projects have adequate funding throughout the program.

**OBJECTIVE 1.2:** Public expenditures will be limited in subsidizing development in Coastal High Hazard Areas (CHHA).

**Policy 1.2.1:** The City shall fund only those projects whose purpose is to replace and renew existing public facilities.

**Policy 1.2.2:** Funding will not be established for projects not included in this Comprehensive Plan, or in later approved and adopted amendments, in Coastal High Hazard Areas (CHHA).

**OBJECTIVE 1.3:** The City will coordinate land use decisions and available or future funding with a schedule of capital improvements. The schedule of capital improvements will maintain the adopted level of service standards and meet the existing and future public facility needs.

**Policy 1.3.1:** The City will maintain, through proper fiscal responsibility, the level of service standards as described in Section, "Analysis of Capital Improvements and Fiscal Responsibility" of this Capital Improvements Element.

**Policy 1.3.2:** The Capital Improvement Coordinating Committee will work with

the Planning and Development Review Board. Their involvement will be limited to assisting the zoning board with decisions that involve future growth and variances to the established future land use patterns.

**OBJECTIVE 1.4:** Future development shall bear a proportionate cost of public facility improvements necessitated by the development in order to maintain the adopted level of service standards. The cost shall be determined by the Capital Improvement Coordinating Committee.

**Policy 1.4.1:** The Capital Improvement Coordinating Committee shall review the costs to provide new and upgraded public facilities for each new development that causes a decrease in the level of service of the City facilities, and determine the proportionate cost to be shared by the developer.

**Policy 1.4.2:** The developer shall pay the prescribed proportionate share of public improvements prior to construction.

**Policy 1.4.3:** The funds required for the City share shall be established and budgeted prior to the construction, conforming to Exhibit 1 of the Capital Improvements Element: Adopted Five (5) Year Schedule of Improvements

**OBJECTIVE 1.5:** The City shall manage its fiscal resources in order to ensure that the capital improvements needed because of previously issued development orders and future development orders are provided in accordance with the Five-Year Schedule of Capital Improvements.

**Policy 1.5.1:** The City shall adopt an Annual Operating Budget which includes the cost impact of the recommended capital improvement projects.

**Policy 1.5.2:** The following criteria will be used to evaluate projects for inclusion in the Five-Year Schedule of Capital Improvements:

The relationship to individual elements of the Comprehensive Plan;

The elimination of public hazards;

The elimination of existing capacity deficiencies;

The impact on the annual operating and capital budgets;

Location in relation to the Future Land Use Map;

The accommodation of new development and redevelopment facility demands;

The financial feasibility of the proposed project; and,

The relationship of the improvements to the plans of State agencies and the

Northwest Florida Water Management District.

**Policy 1.5.3:** “Financial feasibility” means that sufficient revenues must comply with one of the following criteria:

- a. Currently available; or
- b. Will be available from committed funding sources for the first 3 years; or
- c. Will be available from committed or planned funding sources for years 4 and 5 of a 5-year capital improvement schedule for financing capital improvements.

**Policy 1.5.4:** The debt service implication of the Five-Year Schedule of Capital Improvements will be evaluated as part of the Monitoring and Evaluation of the Capital Improvements Element on an annual basis.

**GOAL 2: PUBLIC FACILITIES AND SERVICES NEEDED TO SUPPORT FUTURE DEVELOPMENT SHALL BE CONCURRENT WITH THE IMPACT OF THE DEVELOPMENT.**

**OBJECTIVE 2.1:** Public facility and service must meet the adopted LOS standard and must be available or be phased to be available, concurrent with the impact of development.

**Policy 2.1.1:** Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development.

**Policy 2.1.2:** The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan:  
Traffic Circulation  
Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer  
Recreation and Open Space  
Public School Facilities Element

**Policy 2.1.3:** As required in the Interlocal Agreement for Public School Facility Planning, the City shall apply the following adopted LOS district wide:

Type of School	Level of Service
Elementary	100% of DOE permanent FISH capacity
Middle	100% of DOE permanent FISH capacity
High	100% of DOE permanent FISH capacity
Special purpose	100% of DOE permanent FISH capacity

DOE: Department of Education  
FISH: Florida Inventory of School House

**Policy 2.1.4:** The Interlocal Concurrency Council will use the Florida Inventory of School House (FISH) report and the University of Florida Bureau of Economic Research (BEER) data to project student population and population growth projections and report their concurrency findings and recommendations to the City of Port St Joe, City of Wewahitchka, Gulf County and the School Board.

**OBJECTIVE 2.2:** The City will manage its fiscal resources to ensure the provision of needed capital improvements.

**Policy 2.2.1:** The Annual City Budget, including the capital improvement cost items, for each fiscal year will be reviewed to ensure provisions for capital improvements and maintenance of existing facilities to preserve the adopted levels of service.

**Policy 2.2.2:** The Annual Capital Budget shall be adopted annually as part of the annual budgeting process.

**Policy 2.2.3:** All capital improvements projects required to maintain School concurrency shall be financially feasible and financed within the City's annual operating budget and as projected in the Five Year Capital Improvement Schedule.

**Policy 2.2.4:** The School Board Five-Year District Facilities Work Program is hereby adopted into the City's comprehensive plan as Exhibit 2 of the CIE. The City will request the School Board's Five Year District Facilities Work Program by October 1st of each year to be reviewed and adopted into the City's Comprehensive Plan Capital Improvements Element before December 1st of each year.

**Policy 2.2.5:** The City, along with the other Local Governments, will assist the School Board in evaluating proportionate share mitigation options when development impacts exceed concurrency Public School Facility LOS of the respective service area. Proportionate share mitigation options include contribution of land, actual construction or expansion of school facilities, or contribution into a mitigation bank consistent with the Interlocal Agreement for Public School Facility Planning.

**OBJECTIVE 2.3:** Outside revenue sources will be examined and sought by the Capital Improvement Coordinating Committee to supplement City taxes and fees to fund capital improvements required by this Comprehensive Plan.

**Policy 2.3.1:** The budget for each year will be examined to determine the impact of capital improvements to the citizens of Port St. Joe in the form of fees and taxes.

**Policy 2.3.2:** Applicable outside funding sources shall be examined for eligibility of funding for the specific projects under the City's capital improvements budget for the fiscal year.

**Policy 2.3.3:** The facility plans of County and State agencies will be examined for duplication of public facilities that could serve future development in the City.