



Capital Improvement Element – Walton County Staff Analysis of Changes

Reorganization:

- **Goals** are general statements of desired outcomes of the community. While often broadly written, goals should be stated specifically enough so that it is possible to assess whether progress has been made in achieving them.
- **Objectives** are more specific and are a subset of goals, providing measurable strategies. Objectives should not stand alone without a goal. If an objective does not fit under a goal and it is considered important, then it may be more appropriately written as a goal. It is undesirable to have an Objective statement that actually contains numerous Objectives, this make intent hard to discern for policy formulation/implementation and makes measurability very difficult.
- **Policies** are “operational” actions that a community will undertake to meet the goals and objectives. The Comprehensive Plan’s policies can be categorized as existing (operational) policies, or ones that need further approvals from the County Commission. However, the Plan should not contain policies that are not implementable due to financial or staffing constraints as including these types of policies confuses the vision or direction and diminishes the meaning of the Plan on an operational level.
- **Planning hierarchy related** – The Comprehensive Plan should provide authorization or general policy direction for regulations implemented within the Land Development Code. This aids in interpretation of the Code.
- **Relocation to other elements** – General policy direction or Plan related authorization should be located in a logical place to ease implementation.

Outdated or Duplicative:

- Policies may not have been implemented due to limited staff resources, limited funding or competing priorities.
- Policies and or objectives may be repeated elsewhere in the Plan creating opportunities for internal inconsistencies and difficult administration.

Statute and Administrative Code Related:

- Section 163.3180 was amended to set timing standards for sewer, solid waste, drainage and potable water facilities to be in place no later than the issuance of the certificate of occupancy; for parks and recreation facilities, no later than 1 year after issuance of certificate of occupancy; for transportation facilities, in place or under actual construction no later than 3 years after issuance of a certificate of occupancy.
- Section 163.3180 was amended authorizing local governments to adopt long-range transportation concurrency management systems with planning periods of up to 10 years where significant backlogs exist.



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- Section 163.3180 was amended requiring local governments to adopt the level-of-service coordination element standard established by the Department of Transportation for facilities on the Florida Intrastate Highway System.
- Section 163.3180 was amended to allow development that does not meet concurrency if the local government has failed to implement the Capital Improvements Element, and the developer makes a binding commitment to pay the fair share of the cost of the needed facility.

Substantive Changes:

- The proposed amendments strike the Public Schools Facilities Element in its entirety effectively striking the requirement for public school concurrency in Walton County. The LOS Standards for public schools facilities were also stricken from the Capital Improvements Element in accordance with this change.
- Removes Policy CI-1.1.2 providing for a maximum debt to revenue ratio of 25%.

Policy Issues:

- Removal of the public school concurrency requirement will require an update to the current Interlocal Agreement between Walton County, the incorporated cities of Freeport, DeFuniak Springs, and Paxton and the Walton County School Board.
- Concurrency procedure is deferred to the Land Development Code, substantive changes in compliance with the statutory changes listed in the previous section will be required.
- The Capital Improvements Schedule is required per Section 163.3177(3)(a):

The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.



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4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.
 5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7).
- The Capital Improvements Schedule shall be reviewed annually per Section 163.3177(3)(b):

The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan.