
CAPITAL IMPROVEMENTS ELEMENT

DATA INVENTORY AND ANALYSIS

Purpose

The purpose of the capital improvements element is to evaluate the need for public facilities as identified in the other comprehensive plan elements and as defined in the applicable definitions for each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other comprehensive plan elements. The element shall also include the requirements to ensure that an adequate concurrency management system will be implemented by local governments pursuant to Rule 9J-5.0055, F.A.C., of this chapter.

Relationship to the other Elements of the Comprehensive Plan

The Capital Improvements Element summarizes the needed capital facilities as identified in the other elements of the County's Comprehensive Plan. These needs include those necessary to correct existing deficiencies in meeting Level of Service Standards while providing for future needs. Deficiencies were determined by comparing the current facilities to the currently adopted/proposed Level of Service Standard.

Public Facility Needs

The determination of facility needs within each Element considers the level of service, required repairs or renovations that reflect new system capacity, and new growth demands for projects. A relative priority of need among facility types has been indicated through the extent of improvements scheduled within this CIE update.

The projects summarized in the Schedule of Capital Improvements have been previously identified in the following Elements within the adopted St. Lucie County Comprehensive Plan: drainage, potable water, sanitary sewer, solid waste, parks & recreation, transportation and schools. Each project has been prioritized in consideration of available 5 year funding. The analysis of needs for each public facility is analyzed here.

The County classified public facilities according to their relationship with the Concurrency Management System. Used in conjunction with the adopted Level of Service Standards for the various parts of the Comprehensive Plan, these classifications are to be a guide in determining the need for, and then the development of, any capital improvement projects that to meet the growth demands of the community. The classification of facilities is as follows:

- A. Category A Public Facilities are transportation, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and schools used for concurrency all of which are addressed in other elements of this Comprehensive Plan.

- B. Category B Public Facilities are libraries, corrections, courthouse, administration, mosquito control, and St. Lucie County International Airport as owned, operated or developed by St. Lucie County. Category B Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System.

Category A Public Facilities

Transportation: The maintenance or achievement for traffic on county roadways in consideration of growth demand is based upon a peak hour/direction level of **service “E” for County roadways and “D” for State roadways.**

Due to recent reductions in local ad-valorem tax revenues based upon the passage of the voter approved State Amendment #1 in January 2008 together with reductions in sales tax, it will be more difficult to fund capital projects using local resources. Sufficient funding needed to implement transportation improvements to sustain level of service on the roadway network during the FY 2009/10 – 2013/14 timeframe will be compromised. Reductions in motor fuel tax receipts will also affect the programming of transportation projects. As such, roadway projects have been prioritized in consideration of available funding.

The St. Lucie County Transportation Element provides additional details on roadway level of service. The Schedule of Capital Improvements indicates if a project scheduled will affect level of service standards.

The capital improvements programmed by the FDOT for implementation by Community Transit Inc. of the Treasure Coast will assist in maintaining or achieving the < 30 minute headway level of service standard for bus operations.

Drainage: Fort Pierce Farms Water Control District and North St. Lucie Water Control Districts provide stormwater services for a portion of unincorporated St. Lucie County. The drainage improvement needs as identified and prioritized within the CIE schedule are determined through an analysis of the required storm-water management resources necessary to maintain a 10 year/24 hour storm event within adjacent primary basin and outfall areas. This analysis is consistent with the County’s involvement in maintaining National Pollutant Discharge and Elimination System (NPDES) standards administered by the United States Environmental Protection Agency (EPA) and the State Department of Natural Resources and directly linked to the impacts of land development activity upon the adjacent surface water system.

Drainage improvements that are identified and prioritized within the CIE schedule have been determined through an analysis of required storm-water management resources necessary to maintain a 10 year/24 hour storm event. This effort is consistent with the County’s involvement in maintaining National Pollutant Discharge and Elimination System (NPDES) standards.

The capital projects reflected within the schedule will allow the 10 year/24 hour storm event level of service to be maintained in areas where current surface water management practices are in place and achieved in areas where storm water/drainage projects are programmed over the next 5 years.

Potable Water: Unincorporated areas of the County are served by St. Lucie County Utilities or the Fort Pierce Utility Authority. The improvement needs for potable water is consistent with the 10-Year Water Supply Facilities Work Plan for St. Lucie County in concurrence with the South Florida Water Management District. The analysis for

potable water demand is based upon the need to provide 110 gallons per capita/per day of capacity in consideration of population growth. As shown on the project schedule for potable water, the County is emphasizing project funding for capacity improvements related to the North County service area.

Currently, the County is maintaining Level of Service (LOS) for Potable Water facilities. See the St. Lucie Comprehensive Plan, Infrastructure Element.

As described further in the Infrastructure Element, St. Lucie County presently provides limited water and wastewater services to three areas of the County. The City of Port St. Lucie and the City of Fort Pierce provide some limited utility services outside of their municipal limits, but for the most part these utilities limit their service areas to properties within their corporate boundaries. Because the County Commission does not provide any direct or indirect funding support to these municipal utility providers, the cost to provide their services to the unincorporated parts of the County are not included in this Capital Improvement Element. Funding for any such expansion is to be borne by the particular utility or individuals seeking to obtain those services.

Sanitary Sewer: Unincorporated areas of the County are served by St. Lucie County Utilities or the Fort Pierce Utility Authority. The improvement needs for sanitary sewer considers the 10-Year Water Supply Facilities Work Plan for St. Lucie County. The demand for each project directly correlates to the need to provide 100 gallons per capita/per day of capacity for each Equivalent Residential Connection (ERC). As shown on the project schedule for sanitary sewer, the County is emphasizing project funding for capacity improvements related to the North Hutchinson Island waste water treatment plant.

Currently, the County is maintaining Level of Service (LOS) for Sanitary Sewer facilities. See the St. Lucie Comprehensive Plan, Infrastructure Element.

The County currently provides sewage collection, treatment and disposal, and potable water services to three limited areas of the County. The City of Port St. Lucie and the City of Fort Pierce provide some limited services outside of their municipal limits, but for the most part these utilities limit their service areas to properties within their corporate boundaries. Should unincorporated areas seek to obtain services from Fort Pierce, they are required to annex into the municipality once their property is contiguous. If unincorporated areas seek service from Port St. Lucie they may pay a surcharge. Those areas served by the County with water and sewer services have been so serviced through the establishment of local special taxing districts for that purpose. No general tax funds have been used to develop, operate or maintain these systems. Future expansion of these systems will be done in a similar manner.

Solid Waste: Solid waste collection is provided by private contract haulers and disposal facilities are provided by the County and funded through user fees. The existing solid waste facility has sufficient capacity to meet the 5.10 pounds per capita/per day demand over the next five years. The County does not have any capital improvements programmed at the facility during the CIE Update for FY 09/10 – 13/14.

The existing solid waste facility has sufficient capacity to meet the demand based upon 5 year growth projections. The 5.10 pounds per capita/per day capacity level of service standard at the landfill will be maintained during the 5 year window such that no capital improvements need to be programmed as part of this CIE Update.

Currently, the County is maintaining Level of Service (LOS) for Solid Waste facilities. See the St. Lucie Comprehensive Plan, Infrastructure Element. No projects affecting level of service have been scheduled.

Parks and Recreation: The County is required to provide a minimum level of service of 5 acres of Community Parks for the unincorporated population, 2.5 acres of Regional Park land area for every 1,000 residents countywide, and 21.2 acres of Resource-based Parks per 1,000 residents countywide. Currently, the County has a deficit of Community Parks and Regional Parks.

Many of the projects within the County's capital improvements program include the expansion of recreation opportunities at existing parks and recreational facilities. No projects affecting level of service have been scheduled.

Schools. The St. Lucie School District provides for public school facilities in the County. School facility needs—as reflected within the schedule for the 5 year time frame—are consistent with the requirement to provide sufficient classroom and school site facility to maintain and achieve the 100% capacity level of service standard required for all schools, as determined by the Florida Department of Education. The capital projects shown in the schedule will provide the school facility capacity to meet current student enrollment projections for the 5 year window and is consistent with the St. Lucie County School District's 5-Year Work Program.

The analysis of needs for school facilities were determined using a 100% capacity for all schools level of service standard required by the Florida Department of Education. This includes an analysis of current student enrollments at each school and a review of total facility classroom space district-wide divided by the number of students that attend schools within the district. The projects identified within the schedule were taken directly from the St. Lucie County School District's 5-Year Work Program. The County will adopt by reference the St. Lucie School District Five Year District Facilities Work Program (2010-2011 Work Program) adopted on September 28, 2010.

Health Care Facilities

The St. Lucie County Health Department provides individualized health care services to St. Lucie County residents at affordable rates. These services are provided by highly qualified and experienced family practice doctors, pediatricians, nurse practitioners, nurses, nutritionists, and case managers. They offer a wide range of health care services to the community including clinical services, health issue monitoring, and environmental health issues. The County has no financial oversight of the St. Lucie County Health Department.

Category B Facilities

Category B Public Facilities are libraries, corrections, courthouse, administration, mosquito control, and St. Lucie County International Airport as owned, operated or developed by St. Lucie County. Category B Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System.

County Library: Two level of service standards area applied to evaluate the Level of Service provided by the library system. The first method is measuring the amount of library space at a Level of Service of 0.525 square feet per capita. The second method is measuring the book volume at a Level of Service of 1.45 books per capita. St. Lucie County's standards are therefore comparable, to other Treasure Coast communities.

Table 9-1 Library Level of Service Comparison

County	Library Space (sq. ft./1,000 residents)	Volumes (Number of books/1,000 residents)
Indian River	0.58	3.2
Martin	0.6	2
St. Lucie	0.525	1.45

Source: Indian River County Comprehensive Plan, 2009; Martin County Comprehensive Growth Management Plan, 2009

The County operates five libraries. Additionally St. Lucie County, in conjunction with Florida Atlantic University and Indian River State College, financially supports a joint-use facility, St. Lucie West Library. All St Lucie County residents have full access to this facility. The joint-use facility currently constitutes 58% (78,348 square feet) of the overall library space available to county residents.

The following table shows that the County will be deficient in the Level of Service for the five year and ten year planning periods. In light of this analysis, the County should explore the financial feasibility of completing a library master plan to determine the County's future library needs and to identify appropriate funding sources.

Table 9-2: Level of Service Analysis – County Library Space

Fiscal Year	County Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2011	283,980	133,256 ft ²	0.525	149,089.50 ft ²	0.4692	-15,833.50 ft ²
2015	313,100	153,256 ft ²	0.525	164,377.50 ft ²	0.4895	-11,121.50 ft ²
2020	354,300	153,256 ft ²	0.525	186,007.50 ft ²	0.4326	-32,751.50 ft ²
2025	395,200	153,256 ft ²	0.525	207,480.00 ft ²	0.3878	-54,224.00 ft ²
2030	434,100	135,000 ft ²	0.525	227,902.50 ft ²	0.3110	-92,902.50 ft ²

Source; St. Lucie County, Calvin Giordano & Associates, 2009

Table 9-3: Level of Service Analysis – County Library Volume

Fiscal Year	County Population	Existing Books	Required LOS (Books per Capita)	Books needed for Required LOS	Actual LOS (Books per Capita)	Surplus or Deficit Number of Books
2011	283,980	352,708 books	1.45	411,771 books	1.24	-59,063 books
2015	313,100	367,628 books	1.45	453,995 books	1.17	-86,367 books
2020	354,300	383,294 books	1.45	513,735 books	1.08	-130,441 books
2025	395,200	383,294 books	1.45	573,040 books	0.97	-189,746 books
2030	434,100	383,294 books	1.45	629,445 books	0.88	-246,151 books

Source; St. Lucie County, Calvin Giordano & Associates 2009

Corrections: Corrections facilities are not pertinent to concurrency management, but they have been incorporated into this Capital Improvements Element for local information and to demonstrate the County's commitment to providing the necessary facilities to meet the needs of an increasing population.

The St. Lucie County Criminal Justice Coordinator's office forecasted the following jail population:

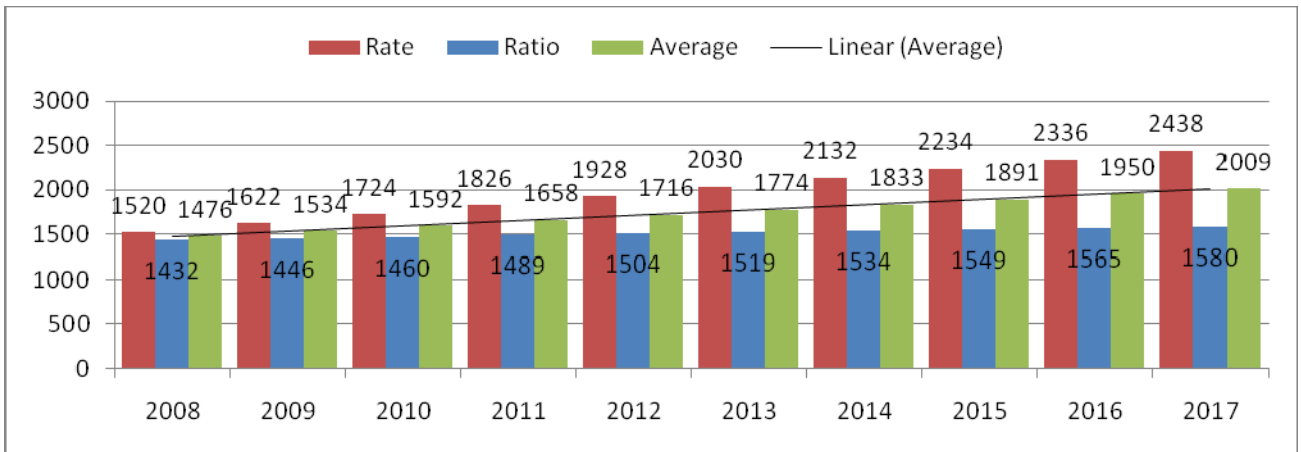
Table 9-4 Jail Population Forecast

Year	Rate	Ratio	Average
2008	1520	1432	1476
2009	1622	1446	1534
2010	1724	1460	1592
2011	1826	1489	1658
2012	1928	1504	1716
2013	2030	1519	1774
2014	2132	1534	1833
2015	2234	1549	1891
2016	2336	1565	1950
2017	2438	1580	2009

Source: St. Lucie County Criminal Justice Coordinator, 2009 [To be updated in Spring 2010 to include forecast to 2020.]

The forecasted jail population for the next 10 years is computed utilizing dual techniques of rate and ratio methods. The rate method involves the review of the average daily population of the jail for the period 2005 through 2007, determining the average rate of increase and applying that rate to future years.

The ratio method examines the relationship between monthly jail bookings and releases for the period 2005 through 2007 and applies that ratio to compute future population growth. The ratio for the SLC jail based on the time frame in question is 1.01. This ratio means that for every 100 inmates who were released, 101 inmates were added.



Source: Broward County Jail Population – An Analysis of Past Trends and Forecasted Growth, St. Lucie County Criminal Justice Coordinator, 2009

County Judicial/Courthouse Space: The spaces provided for the function of Judicial and Courthouse services are varied and include the Sheriff’s Office, Clerk of the Court building, Courthouse Annex and State Attorney Offices. The 2004 Comprehensive Plan stated a need for 0.839 square feet per person.

FACILITY	Square Feet
Sheriff's Office - Jail	260,860
Sheriff's Office Admin. Total	53,324
Emergency Operations / 911	7,568
Clerk of Court - Juvenile Court	2,695
Clerk of Court - All Courts	60,130
Public Defender	18,000
State Attorney	34,634
Guardian Ad Litem	3,300
Court Support	7,500
Court Support - Juvenile Holding Cells	240
Courts - all other	82,804
TOTAL	531,055

Source: St. Lucie County Space Needs Study, 2006

As indicated in the following table, the County is currently providing and will continue to provide throughout 2030 sufficient space for judicial and courthouse purposes.

Table 9-5 LOS Analysis – County Judicial / Courthouse Spaces

Fiscal Year	County Population	Existing Space	Required LOS (Space per Capita)	Space needed for Required LOS	Actual LOS (Space per Capita)	Surplus or Deficit Space
2011	283,980	418,975 ft ²	0.839	238,259.22 ft ²	1.475	+ 180,715.78 ft ²
2015	313,100	418,975 ft ²	0.839	262,690.90 ft ²	1.338	+ 156,284.10 ft ²
2020	354,300	418,975 ft ²	0.839	297,257.70 ft ²	1.183	+ 121,717.30 ft ²
2025	395,200	418,975 ft ²	0.839	331,572.80 ft ²	1.060	+ 87,402.20 ft ²
2030	434,100	418,975 ft ²	0.839	364,209.90 ft ²	0.965	+ 54,765.10 ft ²

Source: St. Lucie County Space Needs Study, 2006, Calvin Giordano & Associates, 2008

Table 9-6 County Administrative and Maintenance Space

The County has the following inventory of administrative and maintenance space (576,509 square feet)
Emergency Operations Center
Havert L. Fenn Center (offices only)
SLC Administration Annex
Hayslip Data Complex
Board of County Commissioners Leased Spaces
SLC Central Services Complex
SLC Logistics Center
SLC Public Works Complex

The County does not have a numerical level of service standard for County Administrative and Maintenance Space; however, County intends to maintain the provision of Administrative and Maintenance space as the county grows.

Mosquito Control: The St. Lucie County Mosquito Control District is a dependent taxing district, overseen by its own board and by the Mosquito Control Section of the Florida Bureau of Entomology and Pest Control (Department of Agriculture and Consumer Services). District services also include: reduction of mosquito breeding habitat, control of mosquito larvae where possible, monitoring of mosquitoes and viruses they sometimes carry, measurement and analysis of environmental information, environmental education, and public use of impounded wetland parks.

State regulations require the confirmed presence of 25 or more adult mosquitoes in a trap overnight as a justification of adulticide chemical spraying. The Level of Service for Mosquito Control is maintaining state standards for controlling adult mosquitoes when they exceed 25 per night.

Airport: The St. Lucie County International Airport (FPR) is located north of Fort Pierce. It is a general aviation airport that serves several flight schools, an airplane manufacturer, and several businesses ancillary to airport and flight operations. It serves charter flights to and from the Bahamas, as well as, flights throughout the continental United States. Federal Express and United Parcel Services have flight operations from here. The Airport Industrial Park, just to the east of the airport, also benefits from the proximity to the airport and its services. The vast 3,660 acre airport property is owned by the St. Lucie County Board of County Commissioners (BOCC), and is managed by the County's Airport Department. Because of the availability of developable airport property, a strong potential for both aviation and non-aviation related growth exists at the airport.

According to the County's draft master plan, the annual service volume (capacity) of the three runway system is 369,192 operations. In 2008, the Airport had 160,277 operations and the forecasted growth in operations by 2028 is 243,599. The Airport will have sufficient capacity for the short and long term planning timeframes.

Local Policies and Practices

Timing and Location of Capital Improvements.

Timing and location of public facilities is determined by needs projected by the various departments of the County, and in the case of multi-jurisdictional facilities such as State roads or potable water, by coordination with the affected agencies. Capital facilities will be planned and constructed in accordance with the established Schedule of Capital Improvements. This program is a five year schedule of improvements which is supported by a projection of revenues to ensure its feasibility. Improvements included in the 5-year program include those items called for by the various departments of the County.

The following criteria are applied for determining the need for capital improvements:

- Regard for the Urban Service Area and provision facilities in the most efficient and compact manner so as to discourage the proliferation of urban sprawl.
- Anticipated demand through growth
- Coordination of County plans with those of State agencies and water management districts, school district, and other outside agencies
- Demand for improvements created by facility breakdown or by life expectancy of the facility.
- Maintenance of level of service standards

REVENUE AND EXPENSE PROJECTIONS

Florida law states that a county must have a balanced budget. Therefore, the budgeted expenditures and reserves of each fund (including reserves for contingencies, cash flow and all other purposes) will equal the sum of projected fund balance at the beginning of the fiscal year and all revenues and receipts which reasonably can be expected to be received during the fiscal year.

Table 9-7 Revenue Projections

REVENUE SOURCES						
FUND	FY 09/10	FY 10/11	FY 11/12	FY 12/13	FY 13/14	TOTAL
<i>Drainage:</i>						
MSBU	6,345,683	0	0	0	0	6,345,683
FHWA	1,006,022	0	0	0	0	1,006,022
LOFT	386,933	0	0	0	0	386,933
<i>Potable Water:</i>						
Interest	522,958	169,000	491,400	2,938,000	2,376,400	6,497,758
Loan Proceeds	3,195,855	871,000	2,532,600	15,142,000	12,247,600	33,989,055
Fees	232,426	39,000	113,400	678,000	548,400	1,611,226
Revenue Sharing	697,277	78,000	226,800	1,356,000	1,096,800	3,454,877
Utility Charges	1,162,129	143,000	415,800	2,486,000	2,010,800	6,217,729
<i>Sanitary Sewer:</i>						
Interest	280,852	58,500	949,000	3,549,000	2,275,000	7,112,352
Loan Proceeds	1,447,469	301,500	4,891,000	18,291,000	11,725,000	36,655,969
Fees	64,812	13,500	219,000	819,000	525,000	1,641,312
Revenue Sharing	129,624	27,000	438,000	1,638,000	1,050,000	3,282,624
Utility Charges	237,645	49,500	803,000	3,003,000	1,925,000	6,018,145
<i>Parks & Recreation:</i>						
Impact Fees	790,347	0	0	25,500	0	815,847
Service Fees	511,401	0	0	16,500	0	527,901
MSTU	1,162,276	0	0	37,500	0	1,199,776
Loans & Bonds	2,185,078	0	0	70,500	0	2,255,578
<i>County Transportation:</i>						
T. Trust Fund	188,160	49,019	2,736,172	49,019	0	3,022,370
LOFT	1,881,597	473,852	1,013,397	473,852	66,986	3,909,684
Impact Fees	30,575,958	751,627	2,736,172	751,627	0	34,815,384
Revenue Sharing	14,111,981	179,737	1,925,454	179,737	0	16,396,909
Gas Tax	282,240	179,736	1,722,776	179,736	66,985	2,431,473
Airport	9,450,796	2,385,720	1,345,720	2,855,720	2,676,720	18,714,676
Port	2,202,000	0	2,617,000	0	1,167,157	5,935,157
<i>State Transportation:</i>						
FDOT Fund.	68,713,854	28,671,800	34,588,304	26,680,000	65,051,000	223,704,958
Transit	12,410,000	0	0	0	0	12,410,000
<i>School:</i>						
Ad valorem	29,320,794	2,695,790	27,961,409	0	0	59,977,988
1/2 Sales Tax	6,899,009	505,461	6,579,155	0	0	13,983,625
Interest	5,174,257	505,461	4,934,366	0	0	10,614,084
Bond Proceeds	22,421,780	2,864,276	21,382,254	0	0	46,668,310
Impact Fees	13,798,018	1,179,408	13,158,310	0	0	28,135,736
Carry Forward	94,861,374	9,098,289	90,463,385	0	0	194,423,048
Total	332,650,600	51,290,176	224,243,874	81,219,691	104,757,848	794,162,189

Source: CIE Update 09/10-13/14, St. Lucie County Planning and Development Services, 2009/ [To be updated with FY11 Update.]

A summary of the total project expenditures for all of the capital projects identified within this CIE update is represented below. The expenditures are funded through various local, state and federal revenue sources.

Table 9-8 Expenditure Projections

Expenditures						
ELEMENT	FY 10	FY 11	FY 12	FY 13	FY 14	TOTAL
Drainage	7,738,638	0	0	0	0	7,738,638
P. Water	5,810,645	1,300,000	3,780,000	22,600,000	18,280,000	51,770,645
S. Sewer	2,160,402	450,000	7,300,000	27,300,000	17,500,000	54,710,402
Solid Waste	0	0	0	0	0	0
Parks & Rec	4,649,102	0	0	150,000	0	4,799,102
County Rds	47,039,936	1,633,971	10,133,971	1,633,971	133,971	60,575,820
Airport	9,450,796	2,385,720	1,345,720	2,855,720	2,676,720	18,714,676
Port	2,202,000	0	2,617,000	0	1,116,157	5,935,157
State Roads	68,713,854	28,671,800	34,588,304	26,680,000	65,051,000	223,704,958
Mass Transit	12,410,000	0	0	0	0	12,410,000
Schools	172,475,227	16,848,685	164,478,879	0	0	353,802,791
Total	332,650,600	51,290,176	224,243,874	81,219,691	104,757,848	794,162,189

Source: CIE Update 09/10-13/14, St. Lucie County Planning and Development Services, 2009.
[To be updated with FY 11 CIE Update.]

Revenue Sources

St. Lucie County shall use the following revenue sources in order to meet the demands for projects identified within each facility Element:

- ad valorem taxes
- impact fees
- utility connection fees and user rates
- state revenue sharing
- one-half cent sales tax
- franchise fees
- gas taxes (constitutional gas tax, local option gas tax, county gas tax, motor fuel rebate)
- state and federal revenues
- bond proceeds
- MSBU and MSTU

State and federal revenue sources for transportation improvements and mass transit include the state transportation trust fund, state TRIP funds, the Federal Highway Administration (FHWA) highway trust fund, and Federal Transit Administration (FTA) trust funds.

Debt Capacity and Obligations

One of the ways in which capital needs are provided is through debt. The primary rationale for becoming obligated for such facilities through indebtedness is that it spreads the cost of the facility over its useful life and thus is indeed paid for by those who are there to use it. St. Lucie County has historically used debt for providing capital facilities and it is quite likely to do so in the future. A key factor in determining how debt can be factored into the provision of necessary infrastructure is to examine the County's capacity to handle debt.

The County strives to maintain a minimum underlying bond rating equivalent to 'Upper Medium Grade' (Moody Rating Service A or Standard & Poor's A). Moody's and S&P evaluated St. Lucie County's underlying credit worthiness in June of 2005. Moody's rated the County at A2. S&P gave the county a rating of A. Both ratings indicate the County is in the 'Upper Medium Grade' of investment quality. On March 29, 2007, Standard and Poor's assigned a rating of A+ for the \$30,000,000 SLC, FL, Transportation Revenue Bonds, Series 2007. Moody assigned an A2 underlying rating to SLC \$30 million Transportation Revenue Bonds, Series 2007.

Neither the Florida Constitution, Florida Statutes, nor the St. Lucie Board of County Commissioners place limit on the amount of debt the voters may approve by referendum. As of September 30, 2009 the County anticipates \$112,738,908 million of general obligation and voted debt outstanding. Based on the assessed valuation of \$17 billion for the fiscal year ending September 30, 2009, the County's general obligation and voted debt ratio currently equals 0.66 percent (0.66%).

St. Lucie County has established a fund balance policy at 5 percent of operating expenses as recommended by Bond rating agencies. The County Debt Policy also outlines several key indicators designed to keep direct debt at the lowest possible level:

Outstanding Indebtedness

The County's total outstanding debt as of September 30, 2009 is estimated to be \$194.808 million. Approximately 2.44 percent of the total County debt is repaid with property tax revenues (\$1.89 million General Obligation ad valorem, and \$2.86 million limited ad valorem bonds). The remainder is repaid with pledged revenues, including sales tax, tourist tax and special taxing units.

Debt Service

The following table provides debt service projections.

Table 9-9 Debt Service Projections

Year Ending Sept 30,	Total Combined Debt		
	Principal	Interest	Total P&I
2009	19,174,329	7,490,133	26,664,462
2010	8,810,837	6,682,017	15,492,854
2011-2015	37,701,546	28,514,194	66,215,740
2016-2020	37,647,714	20,157,002	57,804,716
2021-2025	34,561,366	11,900,274	46,461,640
2026-2030	19,596,315	4,861,470	24,457,785
2031-2033	10,265,000	959,156	11,224,156
Total Long-Term Debt	\$167,757,107	\$80,564,246	\$248,321,353

Source: St. Lucie County Board of County Commissioners, Fiscal Year 2009-2010 Budget [Office of Management and Budget to update projection in December 2009.]

Schedule of Capital Improvements

Capital Improvement projects that increase or maintain Category A level of service standards shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. Other projects related to Category B levels of service shall be included in Appendix 9A.

Financial Feasibility

St. Lucie County has prepared this CIE annual update as a demonstration of financial feasibility for its adopted five year capital improvements plan and to provide assurance of available revenue through committed and planned sources to implement the schedule of capital improvements.

This update is being transmitted to State Department of Community Affairs in accordance with Section 163.3177 (3)(b), F.S., which states that *“the expenditures for capital projects do not exceed the amount of revenue programmed or planned for during the 5 year period”*. Sufficient revenue has been committed in the first three (3) years to provide for the expenditure of project funding during FY 10/11– 12/13. Funding for FY 12/13 – 14/15 includes both committed and planned revenues.

Each capital project identified within this CIE shall have a minimum cost of \$25,000 as referenced within the adopted and revised Capital Improvements Element (2002). However, most of the capital project costs that add system capacity from new development demand will exceed \$50,000 based upon current day costs.

A public facilities capital improvement may include design and land acquisition as part of the total project construction cost. For purposes of this CIE, a capital improvement cost shall include infrastructure, facilities and equipment “which are large scale and high in cost... generally nonrecurring and may require multi-year financing” in accordance with Rule 9J-5.003(12), Florida Administrative Code. The adopted County Capital Improvements Program (CIP) and State DOT Work Program representing FY 2010/11 – 2014/15 may contain non-capacity enhancing projects necessary for the continuation of

on-going infrastructure priorities. As such, there is not an equivalent total project cost comparison between the CIE, CIP and State DOT Work Program.

Committed Years 1-3 - funding under the first three years of the CIE represents the funding that is committed and currently available from specific funding sources and is included as part of the first three years of the St. Lucie County Capital Improvement Program (CIP) or the State's Five Year Work Program.

Committed and/or Planned Years 4-5 - funding during years four and five represents both committed (currently available and programmed) funding and/or planned funding (currently not available but will be committed once the specific revenue source has been secured during the 5 years of this CIE update).

MONITORING AND EVALUATION

The adoption of a Comprehensive Plan requires that procedures be established to evaluate and monitor the intended capital improvements addressed in the Plan. These procedures must be in place and clearly identified. In order to accomplish this, the County will annually review the Capital Improvement Element and other relevant portions of the Plan to assure that the capital needs are being met

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet current and future capital improvement needs as they relate to the County's adopted Levels of Service.

Capital Improvements Element Goals, Objectives and Policies

Goal 449.1: To provide public facilities necessary to achieve and maintain adopted level of service standards concurrent with demand through fiscally sound capital improvement programming and budgeting.

Objective 449.1.1 - Define types of public facilities, establish standards for Level of Service for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain standards (as well as to repair or replace existing public facilities).

Policy 449.1.1.1 - Public facilities means the capital improvements and systems of each of the following: ~~arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation, libraries, jails, courthouse facilities, administrative facilities, mosquito control, Port of Fort Pierce, St. Lucie County International Airport, public education and public health facilities~~ and shall include land, structures, the initial furnishings and equipment, design, permitting, and construction costs. ~~Other "capital" costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the County's annual budget, but such items are not "public facilities" for the purposes of this Comprehensive Plan, or the issuance of development orders.~~

Policy 449.1.1.2 - The County shall establish standards for Levels of Service for four categories of public facilities, as follows:

- a. ~~Category A Public Facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, schools, and parks and recreation facilities used for concurrency and schools owned or operated by St. Lucie County, all of which are addressed in other elements of this Comprehensive Plan.~~
- b. ~~Category B Public Facilities are libraries, corrections, courthouse, administration, mosquito control, Port of Fort Pierce, and St. Lucie County International Airport as owned, operated or developed by St. Lucie County. Category B Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System.~~
- c. ~~Category C Public Facilities are arterial and collector roads, mass transit, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities used for concurrency and owned or operated by Federal, State or municipal governments, independent districts, and private organizations, all of which are addressed in other elements of this Comprehensive Plan.~~
- d. ~~Category D Public Facilities are public health and public education facilities owned or operated by Federal, State, or municipal governments, independent districts, and private organizations. Category D Public Facilities are not used for concurrency purposes as provided for in the Concurrency Management System.~~

Policy 449.1.1.3 - The quantity of public facilities necessary to eliminate existing deficiencies and to meet the needs of future growth shall be determined for every type of public facility by the following calculation:

$$Q = (S \times D) - E.$$

Where: Q is the quantity of public facility needed, S is the standard for Level of Service, D is the demand, such as the population, and E is the inventory of existing facilities.

The calculation will be used for existing demand in order to determine existing deficiencies. The calculation will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth. Public facilities to serve demand from previously issued development orders shall be included in "D" (demand) in ~~the~~the preceding calculation.

Policy 449.1.1.4 - The public facility formula will be used for current demand in order to determine existing deficiencies. The public facility formula will be used for projected demand in order to determine needs of future growth. The estimates of projected demand will account for demand that is likely to occur from previously issued development orders as well as future growth.

Policy 449.1.1.5 - Demand that is likely to occur from previously issued development orders which require a Certificate of Capacity will be addressed by the County "reserving" capacity of public facilities for development orders that were issued by the County prior to the adoption of this Comprehensive Plan and that are determined to have vested rights for purposes of the concurrency management system.

Policy 9.1.1.6 -The County requires persons with legitimate and substantial vested rights to continue development in good faith in order to reserve capacity of public facilities. The County will not reserve capacity of public facilities for previously issued development orders that do not have vested rights for purposes of concurrency management, and/or which do not continue development in good faith.

Policy 449.1.1.~~67~~ - There are three circumstances in which the standards for Levels of Service are not the exclusive determinant of need for a public facility:

- a. Calculated needs for public facilities in coastal high hazard areas are subject to all limits and conditions in ~~the Conservation and Coastal Management and Future Land Use Elements~~ of this Plan (see Policy 449.1.5.1).
- b. Replacement of obsolete or worn out facilities, and repair, remodeling and renovation, will be determined by the Board of County Commissioners upon the recommendation of the County Administrator.
- c. Public facilities that provide Levels of Service in excess of the standards

adopted in this Plan may be constructed or acquired at any time as long as both conditions 1) and 2) and at least one of the conditions 3) through 5) are met:

- 1) The facility does not make financially infeasible any public facility of the same type that is needed to achieve or maintain the standards for Levels of Service adopted in this Plan,
- 2) The facility does not contradict, limit or alter the achievement of the overall goals, objectives and policies of this Plan,
- 3) The excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for Levels of Service,
- 4) The excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date,
- 5) The asset acquired is land that is environmentally sensitive, or designated by the County as necessary for conservation, recreation or protection of high hazard coastal areas.

~~Policy 11.1.7-8 - Any public facility that is determined to be needed as a result of the factors listed in Policy 11.1.1.6~~Capital improvement projects that increase or maintain Category A level of service standards shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. ~~All capital improvements projects for such public facilities shall be approved in the same manner as the projects that are identified according to the public facility formula described in Policy 11.1.3.~~

~~Policy 11.1.8-9 -~~ The determination of location of improvements to expand public facilities will take into consideration projected growth patterns. Where applicable, public facility improvements will be coordinated with the capital facility plans of any other governmental entity providing public facilities within St. Lucie County.

~~Policy 11.1.9 - All public facility improvements that are based on achieving and maintaining a standard for Levels of Service adopted in this Comprehensive Plan are included in the financially feasible Schedule of Capital Improvements contained in this Capital Improvements Element. The relative priorities among types of public facilities (i.e., roads, drainage, aviation, etc.) are established by adjusting the standards for Levels of Service and the available revenues until the resulting public facilities needs became financially feasible.~~

~~Legal restrictions on the use of many revenue sources limit the extent to which types of facilities may be prioritized because they do not compete for the same revenues. During each annual prioritization process, no further prioritization among types of public facilities in the Schedule of Capital Improvements are financially feasible, programmed for improvement, and will be completed according to the Schedule. Each year, however, prioritization among types of facilities is redetermined by reaffirming or revising standards for Level of Service within the constraints of available restricted revenues.~~

Policy ~~119~~.1.1.10 - The following public facility improvements within a facility type are to be considered in the following order of priority, as determined by the Board of County Commissioners:

- a. Replacement of obsolete or worn-out facilities, including repair, remodeling and renovation of facilities that contribute to achieving and/or maintaining Levels of Service.
- b. New facilities that reduce or eliminate existing deficiencies in Levels of Service.
- c. New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsections A. or B., above.
- d. New or expanded facilities that provide the adopted Levels of Service for new development and redevelopment during the next five fiscal years, as updated by the annual review of this Capital Improvements Element. St. Lucie County may acquire land or right-of-way in advance of the need to develop a facility for new development. The location of facilities constructed pursuant to this Subsection shall conform to the Future Land Use Element, and specific project locations shall serve projected growth areas within the allowable land use categories.
- e. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of achieving and/or maintaining Levels of Service.
- f. New facilities that exceed the adopted Levels of Service for new growth during the next five fiscal years by either:
 - 1) Providing excess public facility capacity that may be needed by future growth beyond the next five fiscal years, or
 - 2) Providing higher quality public facilities than are contemplated in the County's normal design criteria for such facilities.
- g. Facilities not described in Subsections A. through E., above, but which the County is obligated to complete, provided that such obligation is evidenced by a written agreement the County executed prior to July 31, 1990.
- ~~h. Reserved.~~
- ih. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan.

~~Policy 119.1.11 – St. Lucie County adopts the following roadway Level of Service Standards for application within the unincorporated areas of St. Lucie County, as set forth in Table 119-10 and Table 2-4: See attached.~~

Policy ~~119~~.1.1.42-11 - When any County arterial or collector road or segment of such a road is determined to be operating one Level of Service below its adopted standard, the County shall exercise one of the following.

- a. Enter into a contract that will result in the addition of capacity to the facility within six months (or longer if under a Development Agreement) of the determination that the facility is operating below its Level of Service Standard, and delay issuance of development orders until the contract has been executed;
- b. Enter into an enforceable development agreement that specifies that new development will provide for the upgraded facility;
- c. Amend the Comprehensive Plan to lower the Level of Service at the next opportunity; or
- d. Not issue any development permits in the impacted area.

The purpose of providing for the temporary operation below the adopted Level of Service is to provide a reasonable period of time to restore the Level of Service through appropriate improvements to roads that are forecast to operate at the adopted Level of Service, but which may unexpectedly operate at a lower Level of Service. All development orders issued pursuant to this Policy shall be conditioned on the attainment of the adopted Level of Service. However, this Policy shall not impair the County's right to refuse to issue a development order pursuant to this Policy if the Board of County Commissioners determines that the resultant lower Level of Service caused by the proposed development order would constitute a threat to public health or safety.

Policy 449.1.1.43-12 - The standards for Levels of Service for Category A Public Facilities, ~~Mass Transit~~, shall be as follows:

Drainage Level of Service Standards			
<u>Structure/Facility</u>	<u>10 yr., 24 hr.</u>	<u>10 yr., 72 hr.</u>	<u>100 yr., 72 hr.</u>
<u>Houses/Building</u>	<u><FFE¹</u>	<u><FFE</u>	<u><FFE</u>
<u>Evacuation Routes²</u>	<u>1/2W³</u>	<u><0.5 ft.</u>	<u><1.0 ft.</u>
<u>Arterial Roads⁴</u>	<u>1/2W</u>	<u><0.5 ft.</u>	<u><1.0 ft.</u>
<u>Other Roads⁵</u>	<u><0.5 ft.</u>	<u><0.75 ft.</u>	<u><1.5 ft.</u>
<u>1</u>	<u>Peak flood stages less than first (finished) floor elevation based on available data.</u>		
<u>2</u>	<u>Evacuation routes as defined by the County and the Treasure Coast Regional Planning Council.</u>		
<u>3</u>	<u>Flooding limited to each side of the road such that one-half of the roadway width (W) or one travel lane is not flooded.</u>		
<u>4</u>	<u>Roads with four or more travel lanes, or roads that are only access to a respective area/development (secondary evacuation routes).</u>		
<u>5</u>	<u>Other roads which are not critical for evacuation, but which will be used to estimate encroachment on FFEs.</u>		

Non-SIS Facilities

Facility Type	Peak Hour/Peak Direction	Inside a Transportation Concurrency Management Area ¹	Constrained /Backlogged Facility
Non-State Roadway (Local)	D	D	Maintain ²
Non-State Roadway (Major City/County Road)	D	E ³	Maintain
Non-State Roadway (Arterial)	E ³	E ³	Maintain
Intrastate/FIHS (Rural)			
Limited Access/ Freeway	B	N/A	Maintain ²
Controlled Access	B	N/A	Maintain ²
Intrastate/FIHS (Urban)			
Limited Access/Freeway	C (D)	D (E ³)	Maintain ²
Controlled Access	C	E	Maintain ²
Other State Roads			
Multi-Lane (Rural/Urban)			
Rural	B	N/A	N/A
Urban	D		Maintain ²
Two-Lane (Rural/Urban)			
Rural	C	N/A	N/A
Urban	D	N/A	Maintain ²
(Notes)	Level of Service Standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.		
1.	Transportation Concurrency Management Areas are geographically compact areas designated in local government comprehensive plans where intensive development exists or is planned in a manner that will ensure an adequate level of mobility and further the achievement of identified important state planning goals and policies, including discouraging the proliferation of urban sprawl, encouraging the revitalization of existing downtowns and designated redevelopment areas protecting natural resources, protecting historic resources, maximizing the efficient use of existing public facilities, and promoting public transit, bicycling, walking and other alternatives to the single occupant automobile. Transportation concurrency management areas may be established in a comprehensive plan in accordance with Rule 9J-5, Florida Administrative Code.		

Facility Type	Peak Hour/Peak Direction	Inside a Transportation Concurrency Management Area ¹	Constrained /Backlogged Facility
2.	<p>Maintain means continuing operating conditions at a level such that significant degradation does not occur based on conditions existing at the time of local government comprehensive plan adoption. For roadways in rural areas, transitioning urbanized areas, urban areas or communities, significant degradation means (1) an increase in average annual daily traffic volume of 5 percent below the speed, of the adopted LOS standard. For roadways in urbanized areas, for 100th highest hour of 5 percent below the speed, of the adopted LOS standard. For roadways in urbanized areas, for roadways parallel to exclusive transit facilities, or for intrastate roadways in transportation concurrency management areas, significant degradation means (1) an increase in average annual daily traffic volume of 10 percent above the maximum service volume, or (2) a reduction in operating speed for the peak directions in the 100th highest hour of 10 percent below the speed, of the adopted LOS standard. For other state roads in transportation concurrency management areas, significant degradation means that amount defined in the transportation mobility element. For constrained roadways meeting or exceeding the level of service standards, (maintain) does not apply until the roadway is operating below the applicable minimum level of service standard.</p>		
3.	<p>The County wishes to maintain a LOS D or better for all roadways but recognizes that allowing a LOS E allows development to proceed while a minimum of LOS D might cause severe constraints on private development. However, a LOS D will be utilized for these roadways when establishing transportation impact fees.</p>		

SIS Facilities

SIS Roadway Corridors	Roadway Segment	LOS Standard
I-95	Martin County Line to Gatlin Boulevard	C
I-95	Gatlin Boulevard to St. Lucie Boulevard	C
I-95	St. Lucie Boulevard to Midway Road	C
I-95	Midway Road to SR 70/ Okeechobee Road	C
I-95	SR 70/ Okeechobee Road to SR 68/ Orange Avenue	D
I-95	SR 68/ Orange Avenue to SR 614/ Indrio Road	D
I-95	SR 614/ Indrio Road to Indian River County Line	C
Florida's Turnpike	Martin County Line to Becker Road	C
Florida's Turnpike	Becker Road to Port St. Lucie Boulevard	C
Florida's Turnpike	Port St. Lucie Boulevard to SR 70/ Okeechobee Road	C
Florida's Turnpike	SR 70/ Okeechobee Road to Indian River County	B
SR 70/ Okeechobee Road	Okeechobee County Line to Carlton Road	B
SR 70/ Okeechobee Road	Carlton Rod to McCarthy Road	B
SR 70/ Okeechobee Road	McCarthy Road to Florida's Turnpike	B
SR 70/ Okeechobee Road	Florida's Turnpike to I-95	C

<u>Public Facility</u>	<u>Level of Service</u>	<u>Service Area</u>
<u>Potable Water</u>	<u>100 gallons per capita per day</u> <u>117 gallons per capita per day</u> <u>(FPUA)</u>	<u>Unincorporated areas</u>
<u>Sanitary Sewer</u>	<u>100 gallons per capita per day</u> <u>110 gallons per capital per day</u> <u>(FPUA)</u>	<u>Unincorporated areas</u>
<u>Solid Waste</u>	<u>5.10 pounds of Class I solid waste</u> <u>per capita per day at landfill County-</u> <u>wide</u> <u>2.80 pounds of construction and</u> <u>debris per capita County-wide</u>	<u>Countywide</u>
<u>Parks &</u> <u>Recreation</u>	<u>5 acres of community parks/1,000</u> <u>population</u>	<u>Unincorporated areas</u>
-	<u>2.5 acres of regional parks/1,000</u> <u>population</u>	<u>Countywide</u>
-	<u>21.2 acres of Resource-based</u> <u>parks/1,000 population</u>	<u>Countywide</u>
<u>Schools</u>	<u>100% of program capacity for all</u> <u>schools</u>	<u>Countywide</u>

Policy 9.1.1.13- The County shall consider the financial feasibility of setting a mass transit level of service by December 2014.

Policy 9.1.1.14 – The County shall amend the Adequate Facilities Ordinance to include school concurrency requirements within one year of adoption of this element.

Policy: 9.1.1.15 - The standards for Level of Service for Category B Public Facilities shall be as follows:

	<u>Level of Service</u>	<u>Service Area</u>
<u>Library</u>	<u>0.525 square feet of library space per</u> <u>capita</u>	<u>Countywide</u>
-	<u>1.45 books per capita</u>	<u>Countywide</u>
<u>Corrections</u>	<u>A ratio of 1.01 inmates for every 1</u> <u>inmate released.</u>	<u>Countywide</u>
<u>Courthouse</u>	<u>0.839 square feet of</u> <u>librarycourthouse space per capita</u>	<u>Countywide</u>
<u>Mosquito Control</u>	<u>Maintain state standards for</u> <u>controlling adult mosquitoes when</u> <u>they exceed 25 per night.</u>	<u>Countywide</u>
<u>Airport</u>	<u>Provide for up to 369,192 operations</u> <u>per year.</u>	<u>NA</u>

Policy 9.1.1.16 - Capital Improvements for Category B Public Facilities shall be included in this element and updated annually in order to monitor maintenance of Category B level of service standards.

Policy 9.1.1.17 - The County shall explore the financial feasibility of preparing a Library Master Plan by December 2014 to determine County library needs and funding sources.

Policy 9.1.1.18- The County shall maintain the provision of Administrative and Maintenance space as the County grows.

~~No mass transit Level of Service has been established although the need has been recognized for various areas of the county. When mass transit service becomes feasible and prior to its becoming available in the County, the Level of Service will be set by plan amendment.~~

~~Policy 11.1.1.14 - The standards for Levels of Service for Category A Public Facilities, County Stormwater Management Systems and other major stormwater conveyance systems, shall be the ten-year/one-day storm event.~~

~~Policy 11.1.1.15 - The standard for level of service for Category A Public Facilities, County Potable Water Systems, shall be 88 gallons per capita per day. (Ord. No. 07-37, 4-6-07)~~

~~Policy 11.1.1.16 - The Standard for Level of Service for those areas of the unincorporated County served by sanitary sewer systems owned by Fort Pierce Utilities Authority shall be 130 gallons per capita per day. (Ord. No. 07-37, 4-6-07)~~

~~Policy 11.1.1.17 - The Standards for Level of Service for Category A Public Facilities, County Solid Waste, shall be as follows:~~

- ~~A. 9.31 pounds of solid waste per capita County-wide per day at the landfill.~~
- ~~B. Seven years of permitted landfill disposal capacity at current fill rates.~~
- ~~C. Thirty years of landfill raw land capacity at current fill rates.~~

~~(Ord. No. 07-37, 4-6-07)~~

~~Policy 11.1.1.18 - The Standards for Level of Service for Category A Public Facilities, County Parks and Recreation, shall be as following. Recreation facilities (i.e., buildings and improvements) are included in the cost of park land.~~

- ~~A. Regional/metropolitan = 5 acres per 1,000 population County-wide.~~
- ~~B. Community park land = 5 acres per 1,000 population in the unincorporated area.~~

~~(Ord. No. 07-37, 4-6-07)~~

~~Policy 11.1.1.19 - The Standard for Level of Service for community parks will be applied in increments of 10 acre parks.~~

~~(Ord. No. 07-37, 4-6-07)~~

~~Policy 11.1.1.20 - The standards for Level of Service for Category B Public~~

~~Facilities, Libraries, shall be as follows:~~

~~.525 square feet of library per capita; and, 1.45 books per capita.~~

~~Policy 11.1.1.21 - The standard for Level of Service for Category B Public Facilities, Corrections, shall be as follows:~~

~~0.004 beds per capita.~~

~~Policy 11.1.1.22 - The standard for Level of Service for Category B Public Facilities, Courthouse, shall be as follows:~~

~~.839 square feet per capita~~

~~Policy 11.1.1.23 - The standard for Level of Service for Category B Public Facilities, Administrative and Maintenance, shall be as follows:~~

~~1.253 square feet per capita~~

~~Policy 11.1.1.24 - A specific standard for Level of Service for Category B Public Facilities, Mosquito Control, has not been determined, but specific capital improvements have been included within the capital needs listing in order that the listing be comprehensive.~~

~~Policy 11.1.1.25 - A specific standard for Level of Service for Category B Public Facilities, Airport, has not been determined. The capital improvement projects included within the capital facilities needs listing are shown in order that the listing be comprehensive. Future Airport Capital Projects will be identified as part of the updated Airport Master Plan to be completed in accord with Objective 2.2.1 of the Transportation Element.~~

~~Policy 11.1.1.26 - A specific standard for Level of Service for Category B Public Facilities, Port of Fort Pierce, has not been determined. The capital improvement projects included within the capital facilities needs listing relate to channel maintenance and are shown in order that the listing be comprehensive. Future Airport Capital Projects will be identified as part of the updated Airport Master Plan to be completed in accord with Objective 2.2.1 of the Transportation Element.~~

~~Policy 11.1.1.27 - The County shall continue to require new development to meet Level of Service Standards for both on- and off-site improvements, including local streets, water and sewer connection lines, stormwater management facilities, and open space.~~

~~Policy 11.1.28 - The standards for, peak direction, peak hour Level of Service for Category C Public Facilities, Federal and State Roads, shall be as follows:~~

- ~~a. In coordination with FDOT, the following facilities shall be classified as backlogged/constrained facilities and shall increase no more than five percent in peak hour, peak direction traffic volume through the end of the fiscal year (FY) indicated for improvement, and then be maintained at~~

Level of Service "D" peak season, peak hour or better thereafter:

ROADWAY	SEGMENT	FY IMPROVEMENT PLANNED
No. US #1	Orange Ave.--North A-1-A	None
So. US #1	Orange Ave.--Edwards Rd.	None
So. US #1	Edwards Rd.--Midway Rd.	None
So. US #1	Midway Rd.--Prima Vista Blvd.	05/06
Kings Hwy.	Okeechobee Rd.--No. US #1	None

Policy ~~449.1.1.29~~ 420 - A Capital Improvement is defined as follows: a major nonrecurring expenditure that includes one or more of the following:

1. Any acquisition of land for a public purpose; or
2. Any construction of a new facility (a public building, or water lines, playfield or the like) or an addition to, or extension of such a facility; or
3. A nonrecurring rehabilitation (something which is infrequent and would not be considered annual or other recurring maintenance) or major repair of all or a part of a building, its grounds, or a facility, or equipment, provided that the cost is ~~\$100,000.00~~ 50,000 or more and the improvement will have a useful life of ten years or more;
4. Purchase of major equipment items with a cost, individually or in total, of \$100,000.00 or more, which have a useful life of ten years or more;
5. Any planning, feasibility, engineering or design study related to an individual capital project or to a program that is implemented through individual capital improvement projects; or
6. Any expenditure that pertains to a physical asset which has been identified as an existing or projected need in one or more individual Comprehensive Plan amendments. (Reference: Rule 9J-5.003(12), F.A.C.)

~~(Ord. No. 07-018, § 4, 12-18-07)~~

Policy 9.1.1.21

Policy 11.1.1.30

**North St. Lucie County Special Area Plan
Long-Term Transportation Capital Improvements Program***

Roadway	From	To	Improvement	Year	Phase	Funding Source
Koblegard Rd.	County Line	Taylor Dairy Rd.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
King's Highway	Indrio Rd.	US-1	2 to 4	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
King's Highway	Angle Rd.	Indrio Rd.	2 to 4	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
I-95 North Flyover	Koblegard Rd.	New "C" Rd.	Construct 2-lane flyover	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W Russo Road	Koblegard Rd.	Seminole Rd.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W Sebastian Rd.	Johnston Rd.	Emerson Ave.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W Tobias Rd.	Johnston Rd.	Seminole Rd.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
Johnston Rd./ Immokolee Rd.	County Line	Kings Highway	2 to 4	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New Russakis Rd.	Indrio Rd.	Johnston Rd.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New Seminole Rd.	Indrio Rd.	New Sebastian Rd.	Construct 2-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
SR 614 Indrio Rd.	I-95	Citrus Highway	Construct 4-lane road	2015	Construction	Impact Fees / Dev. Agreements / Special District(s)
New Transit Line (Indrio Rd.)	Emerson Ave.	I-95	Extend TCC Bus Service	2015	Fully Operational	Impact Fees / Dev. Agreements / Special District(s)
25th St. SW	Johnston Rd.	Kobelgard Ave.	Construct 4-lane road	2020	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W Road (Immokolee Rd.)	Johnston Rd.	Emerson Ave.	Construct 2-lane road	2020	Construction	Impact Fees / Dev. Agreements / Special District(s)
Emerson Ave.	Indrio Rd.	Angle Rd.	Construct 2-lane road	2020	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W "A" Road	Koblegard Rd.	Taylor Dairy Rd.	Construct 2-lane road	2020	Construction	Impact Fees / Dev. Agreements / Special District(s)
New N-S "C" Road	Indrio Rd.	County Line	Construct 2-lane road	2020	Construction	Impact Fees / Dev. Agreements / Special District(s)
New N-S "C" Road	Angle Rd.	Indrio	Construct 2-lane road	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)
New Citrus Highway	Indrio Rd.	County Line	Construct 4-lane road	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)
New Citrus Highway	Indrio Rd.	Godwin Rd.	Construct 4-lane road	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W "E" Road	New "C" Rd.	Citrus Highway	Construct 2-lane flyover	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)
New E-W "D" Road	New "C" Rd.	Citrus Highway	Construct 2-lane flyover	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)
I-95 South Flyover	Koblegard Rd.	New "C" Rd.	Construct 2-lane flyover	2030	Construction	Impact Fees / Dev. Agreements / Special District(s)

Policy 11.1.1.31:9.1.1.22 - Availability of Water Supply. The availability of water supply for the TVC has been demonstrated through the Ft. Pierce Utility Authority Water and Wastewater Master Plan and the St. Lucie County Water and Wastewater Master Plan provided as data and analysis in support of the North St. Lucie County (NSLC) Special Area Plan (SAP) subject to the South Florida Water Management District (SFWMD) consumptive use process. ~~Table 11-14~~The following table identifies the projected long-range water system and water treatment facilities capacity. ~~Table 11-14~~ and shall be updated annually to reflect any scheduling, cost or funding changes associated with development approvals. As the NSLC SAP is wholly located within the boundaries of the SFWMD, any development will obtain all required consumptive water use permits from the SFWMD prior to any withdrawals for development purposes.

**St. Lucie County & Ft. Pierce Utility Authority
Long-Range Water System Capacity & Water Treatment Facilities Capacity
Capital Improvement Projects**

SLC & FPUA Water System Capacity Capital Improvement Projects					
Date	Water System Project	Capacity Increase	Additional ERUs	Cost	Funding
07 - 2006	Current excess capacity	2.16 mgd	5,333	N/A	N/A
09 – 2006 [completed]	Permit #0081062-176-WC Phase II	3.0 mgd	7,407	\$ 10,650,000	SRF/CIC
09 – 2007 [completed]	Permit #0081062-176-WC Phase III	4.0 mgd	9,876	\$ 14,200,000	SRF/CIC
2014 - 2025	RO Plant Expansion Phase IV	7.0 mgd	17,284	\$ 24,850,000	FPUA*
2013 –2022	Holiday Pines WTF expansion	1.2 mgd	2,963	\$ 7,500,000	Loan/SRF/DA
2017 - 2025	North County Water Treatment Facility	5.0 mgd	12,346	\$ 24,000,000	Loan/SRF/DA
Total Increased Water System Capacity		22.36 mgd	55,209*	* Exceeds projected growth in the TVC for the NSLC SAP	

SLC & FPUA Wastewater Plant Capacity Capital Improvement Projects					
Date	Water Reclamation Facility	Capacity Increase	Additional ERUs	Cost	Funding
07-2006	Current excess capacity	2.51 mgd	10,458	N/A	N/A
05-2010	Mainland 5MGD WRF on- line	3.70 mgd	15,417	\$ 47,800,000	SRF/CIC
2017-2025	North County Regional	1.5 mgd	3,704	\$ 8,900,000	Loan/SRF/DA
Demand Driven	Mainland WRF expansion (max avail expand 30mgd)	20.00 mgd	83,333	\$160,000,000	FPUA*
Total Increased Water Reclamation Capacity		27.71 mgd	112,913*	* Exceeds projected growth in the TVC for the NSLC SAP	

* FPUA's Capital Budget is funded by Capital Improvement Charges (CIC), Contribution in Aid (CIA), State Revolving Fund Loans (SRF), Grants, Working Capital, and Developer Agreements (DA). Funding sources may be supplemented by the financing tools and strategies outlined in Policy 3.1.9.16.

Policy 41.1.1.32-9.1.1.23 - Table 11-15 The following table identifies proposed facility improvements scheduled by Ft. Pierce Public Utilities Authority (FPUA) and the County to

meet the capacity demands for growth in the service area, including the North St. Lucie County Special Area Plan. The County will monitor and update this long-term capital improvements schedule annually based on development approvals, FPUA updates to its Water & Wastewater Master Plan and County updates to its Water and Wastewater Master Plan. Committed and Planned revenue sources for St. Lucie County Utilities are shown in Table 11-15A the following table.

**St. Lucie County & Ft. Pierce Utility Authority
Long-Range Water Treatment Facilities & Water Reclamation Facilities
Capital Improvement Projects**

WATER TREATMENT FACILITIES 5-YR CIP				
St. Lucie County Utilities Water System 5-Year Capital Improvement Projects				
CIP Schedule	Project Number	Project	Estimated Cost	Funding
2011	3634	Water Line Extensions to Central County	\$1,219,000	Developer Agreements
2010	3641	Water Interconnect – Kings Highway/Picos Rd	\$50,000	Connection Fees
2007	3600	HEW Water Plant Water Storage Tank Replacement	\$75,000	Connection Fees
2010	3638	North Hutchinson Island 1MG Tank	\$1,650,000	Connection Fees
2007	36002	Bryn Mawr High Service Pumps	\$325,000	Connection Fees
2011	1905	Water Mains	\$387,000	Developer Agreements
Total St. Lucie County Utilities Water System 5-Year CIP:			\$3,706,000	
FPUA Water System 5-Year Capital Improvement Projects				
CIP Schedule	Project Number	Project	Estimated Cost	Funding
2011	5-1	Orange Avenue WM Improvements	\$794,000	<u>Capital Budget</u>
2011	5-2	Rock Road WM Improvements	\$668,000	Capital Budget
2011	5-3	Kings Highway WM Improvements	\$2,560,000	Capital Budget
2011	5-4	Taylor Dairy Rd. & St. Lucie Blvd. WM Improv.	\$1,270,000	Capital Budget
2011	5-5	Keen Rd. WM Improvements	\$655,000	Capital Budget

2011	5-6	Harmony Heights WM Improvements	\$1,500,000	Capital Budget
2011	5-7	Sunland Gardens WM Improvements	\$832,000	Capital Budget
2011	5-8	Jenkins Road and Peterson Road WM Improvements	\$1,820,000	Capital Budget
2011	5-9	Jenkins Road WM Improvements	\$139,000	CIC
2011	5-10	Wal-Mart Distribution Center	\$353,000	Capital Budget
2011	5-11	Selvitz Road WM Improvements	\$378,000	Capital Budget
2011	5-12	Edwards Road WM Improvements	\$504,000	CIC/Cap. Budget
2011	5-13	25 th Street WM Improvements	\$378,000	CIC/Wrk Capital
2011	5-14	Martin Luther King Jr. Blvd. and US-1 WM	\$1,890,000	Capital Budget
2011	5-15	Indian River Drive WM Improvements	\$479,000	Capital Budget
2011	5-18	Midway Rd. WM Improvements	\$895,000	CIC/Cap. Budget
2011	5-19	US-1, Saeger Ave. and Easy Street WM Improv.	\$1,200,000	Capital Budget
Total FPUA Water System 5-Year CIP:			\$16,315,000	

Policy 9.1.1.24: The County adopts by reference the St. Lucie School District Five Year District Facilities Work Program (2010-2011 Work Program) adopted by the School District on September 28, 2010.

Objective 449.1.2: Provide needed public facilities that are within the ability of the County to fund the facilities from County revenues, development's proportionate share and contributions and grants or gifts from other sources.

Policy 449.1.2.4.1 - The estimated costs of all needed capital improvements shall not exceed conservative estimates of revenues from sources that are available to the County pursuant to or not precluded by current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue.

Policy 449.1.2.3.2 - The County will allocate the costs of new public facilities on the basis of the benefits received by existing and future residents so that current residents will not subsidize new development.

Policy 449.1.2.4.3

A. Future development. Future development shall pay for 100 percent of the

capital improvements needed to address the impact of such development. Future development's proportion of the cost of capital improvements needed to address the impact of such development shall be determined, in part, by the County's impact fee ordinances and supporting studies, which shall include credits for other payments by future development. Impact fees, enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every two years to assure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates. Upon completion of construction, "future" development becomes "present" development, and shall contribute to paying the costs of the replacement of obsolete or worn out facilities as described in subsection B below.

Future development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, provision of public facilities, and future payments of user fees, special assessments and taxes. Future development shall not pay impact fees for the portion of any capital improvements that reduces or eliminates existing deficiencies.

- B. Existing development. Existing development shall pay for the capital improvements to facilities that reduce or eliminate existing deficiencies, and some or all of the replacement of obsolete or worn out facilities. Existing development's payments may take the form of user fees, special assessments, and taxes.

Policy ~~449.1.2-5.4~~ - Both existing and future development may have part of their costs paid by grants, entitlements or provision of public facilities from other levels of government and independent districts.

Policy ~~449.1.2-6.5~~ - Capital improvements may be financed, and debt shall be managed as follows:

- a. Public facilities financed by County enterprise funds (i.e., automated services, potable water, sanitary sewer and solid waste) shall be financed by:
 - 1) Debt to be repaid by user fees and charges for enterprise services, or
 - 2) Current assets (i.e., reserves, surpluses and current revenue), or
 - 3) A combination of debt and current assets.
- b. The financing of the capital cost of public facilities with non-enterprise funds (i.e., roads, stormwater management and parks) shall be from current revenue, equity or debt, or a combination of current revenue, equity and debt, whichever may be most cost effective and consistent with prudent asset and liability management, given the useful life of the assets to be financed and efficient use of the County's debt capacity.
- c. All development orders issued by the County which require public facilities that will be financed by debt shall be conditioned on the issuance of the debt, or the substitution of a comparable amount of non-debt revenues.

Policy ~~449.1.2.7.6~~ - The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.

~~Policy 11.1.2.8 - The County shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the County is unable to pay for the subsequent annual operating and maintenance costs of the facility.~~

Policy ~~449.1.2.9.7~~ - In the event that sources of revenue listed in the Schedule of Capital Improvements under the heading "Costs and Revenues by Type of Public Facility" of this Element require voter approval in a local referendum that has not been held, or a referendum is held and is unsuccessful, this Comprehensive Plan will be amended to include one or more new revenue sources which shall not increase the County's existing debt. Alternatively, this Comprehensive Plan may be amended to adjust for the lack of revenues, in any of the following ways:

1. Increase the use of other sources of revenue.
2. Reduce the standard for levels of service for one or more public facilities.
3. Decrease the cost, and therefore the quality, of some types of public facilities while retaining the quantity of the facilities that is inherent in the standard for Levels of Service.
4. A combination of the above alternatives.

Policy ~~449.1.2.10.8~~ - All development orders issued by the County which require Category A public facilities that will be financed by sources of revenue which require voter approval in a local referendum that is yet to be held shall be conditioned on the referendum being approved, or the substitution of other sources of revenue to ensure that facilities are provided concurrent with need.

Policy ~~449.1.2.11.2.9~~ - Recognizing that future funding opportunities may be less than or greater than originally anticipated and that overall the County will operate within a constrained financial setting, the first priority for allocation of monies for capital purposes is for the maintenance of the County's present facilities so as to ensure proper protection of the investments in such facilities.

Policy 9.1.2.10 - The County shall prudently limit the amount of debt it assumes for capital improvements or other purposes. At a minimum, the County shall not assume debt obligations which would result in the County exceeding the debt ratios established by state law.

Objective 449.1.3: Within the County's financial capability, provide needed capital improvements for repair or replacement of obsolete or worn out facilities, eliminating existing deficiencies, and meeting the needs of future development and redevelopment caused by previously issued and new development orders.

Policy 449.1.3.1 - The County shall provide, or arrange for others to provide, the public facilities listed in the Schedule of Capital Improvements of this Capital Improvements Element.

Policy 449.1.3.2 - Pursuant to Section 163.3187, Florida Statutes, the Schedule of Capital Improvements may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain

small scale development activities.

Policy ~~449~~.1.3.3 - Pursuant to Section 163.3177, Florida Statutes, the Schedule of Capital Improvements may be adjusted by ordinance not deemed to be an amendment to the Comprehensive Plan for corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the plan; or the date of construction of any facility enumerated in the Schedule of Capital Improvements.

Policy ~~449~~.1.3.4 - The County shall adopt a capital budget as part of the annual budgeting process that includes all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year, except that the County may omit from its annual budget any capital improvements for which a binding agreement has been executed with another party to provide the same project in the same fiscal year. ~~The County may also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 11.1.1.10.E.~~

Policy 9.3.5 - The County shall utilize the following implementation schedule to aid state requirements for annual updates and to ensure level of service standards are maintained:

- Preliminary meetings discussion of capital improvement need during Strategic Planning Committee meeting in November.
- Prepare capital improvement plan in coordination with County budget for approval in April.
- Capital improvement plan/budget workshop in July with the Board of County Commissioners for discussion of proposed projects and financing
- Public hearing on capital improvement plan/budget in September.
- Revise Schedule of Capital Improvements and update Capital Improvement Element in October.

Policies 11.1.3.5 through 11.1.3.7 we relocated and renumbered as Policies 9.1.4.4 through 9.1.4.6.

~~Policy 11.1.3.5 - The impacts of development on public facilities within St. Lucie County are found to occur at the same time as development authorized by a final development order. The Board defines final development order as a building permit, conditional use approval, Board of Adjustment approval, or any other development order which has an immediate and continuing impact upon the infrastructure. The County shall determine, prior to the issuance of final development orders, whether or not there is sufficient capacity of Category A and Category C public facilities to meet the standards for Levels of Service for existing population and the proposed development concurrent with the proposed development.~~

~~Policy 11.1.3.6 - A preliminary development order is defined as a DRI Development approval, zoning approval, preliminary plat approval, preliminary development plan approval, Plan amendment approval, preliminary Planned Unit Development approval, or any other development order other than a final development order and for which there are not found to be any impacts of development.~~

~~Policy 11.1.3.7 - The standards for Levels of Service of Category A and Category C public facilities shall be applied to the issuance of development orders on the following geographical basis:~~

- ~~a. Public facilities which serve the entire County shall achieve and maintain the standard for Levels of Service on a County-wide basis. No development order shall be issued in any part of unincorporated St. Lucie County if the standard for Levels of Service is not achieved and maintained throughout the County for the following public facilities:
 - ~~1) Solid Waste~~
 - ~~2) Regional Parks~~~~
- ~~b. Public facilities which serve less than the entire County shall achieve and maintain the standard for Levels of Service within their assigned service area as defined by the Board of County Commissioners. No development order shall be issued in an assigned service area or impact area if the standards for Levels of Service are not achieved throughout the assigned service area or impact area for the following public facilities:
 - ~~1) Arterial and Collector Roads: In order to achieve and maintain the Level of Service Standards as adopted in the Transportation Element, developments shall address the mitigation of all potential project impacts on the roadway network in their traffic circulation plans.~~
 - ~~2) Stormwater Management Systems: Drainage Sub-Basin~~
 - ~~3) Potable Water Systems: Treatment Plant Service Area~~
 - ~~4) Sanitary Sewer Systems: Treatment Plant Service Area~~
 - ~~5) District Parks and Recreational Facilities: (Planning Area)~~~~

Objective 449.1.4: Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements that maintains adopted Level of Service Standards and meets existing and future facility needs.

Policy 449.1.4.1 - All Category A public facility capital improvements shall be consistent with the goals, objectives and policies of the appropriate elements of this Comprehensive Plan.

Policy 449.1.4.2 - The County shall integrate its land use planning and decisions with its plans for public facility capital improvements by using the policies listed in this section of the Capital Improvements Element. The location of, and Level of Service provided by projects in the Schedule of Capital Improvements shall maintain adopted standards ~~F~~for Levels of Service for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. Individual land use decisions shall be consistent with the Comprehensive Plan and the ability of the County to provide and maintain Level of Service.

Policy 449.1.4.3 - The County shall ~~amend~~continue to implement its land development regulations and Development Code for adequate public facilities to provide for a system of review of various applications for development orders which applications, if granted, would impact the Levels of Service of Category A and issue Certificates of Capacity, ~~and Category C public facilities as defined in Policy 11.1.1.2.~~ Such system of review shall assure that no final development

order shall be issued which results in a reduction in the Levels of Service identified in Policies 11.1.1.12 through 11.1.1.35. The ~~land development regulations~~Land Development Code shall address the following, at a minimum, in determining whether a development order can be issued.

- a. No final development order shall be issued by the County unless there shall be sufficient capacity of Category A ~~and Category C~~ public facilities to meet the standards for Levels of Service for the existing and committed development and for the proposed development according to the following deadlines:
 - 1) Prior to the issuance of a building permit for the following public facilities:
 - (a) Potable water.
 - (b) Sanitary sewer.
 - (c) Solid waste.
 - 2) Prior to the issuance of the building permit, assurance as to the completion for the following public facilities within the next twelve months must be provided:
 - (a) Arterial and collector roads.
 - (b) Storm water management.
- b. The capacity of Category A ~~and Category C~~ public facilities shall be determined for preliminary development orders according to one of the following:
 - 1) The applicant may request a determination of such capacity as part of the review and approval of the preliminary development order provided that:
 - (a) The determination that such capacity is available shall apply only to specific uses, densities, and intensities based on information provided by the applicant, and included in the development order, and
 - (b) The determination that such capacity is available shall be valid for development that is completed within a period:
 - (1) Not to exceed two years, or
 - (2) Any period of time acceptable to the County and the applicant, provided that the period of time is explicitly set forth in a binding development agreement as authorized by Florida Statutes, and the applicant provides one or more of the following assurances, acceptable to the County in form and amount, to guarantee the applicant's pro rata share of the County's financial obligation for public facilities which are constructed by the County for the benefit of the subject property:
 - [a] Performance bond,
 - [b] Irrevocable letter of credit,
 - [c] Prepayment of impact fees,

- [d] Prepayment of capacity (i.e., prepayment of capacity connection charges), or
 - [e] Formation of a Community Development District pursuant to Chapter 190, Florida Statutes.
- (c) Whenever an applicant's pro rata share of a public facility is less than the full cost of the facility, the County shall do one of the following:
- (1) Contract with the applicant for the full cost of the facility, including terms regarding reimbursement of the applicant for costs in excess of the applicant's pro rata share, or
 - (2) Obtain assurances similar to those in subsection (b)[2] from other sources, or
 - (3) Amend this Comprehensive Plan to modify the adopted standard for the Level of Service so as to reduce the required facility to equal the applicant's needs.
- (d) Pursuant to (a) and (b), above, no further determination of capacity for the subject property ~~as required by Policy 44.1.3.6~~ shall be required prior to the expiration of the determination of capacity for the preliminary development order, except that any change in the density, intensity or land use that requires additional public facilities or capacity is subject to review and approval or denial by the County. The determination of capacity for the preliminary development order shall be considered a reservation of capacity until the end of the time periods specified in Policy 44.1.4.3.(B)(1)(b) above, or until the County is notified in writing by the applicant that the project will not be undertaken during those time periods and that the applicant voluntarily yields the reserved capacity. Public facility capacity that is determined to be available pursuant to this subsection shall be reserved on behalf of the preliminary development order in such a manner as to prevent the overuse or over commitment of the same public facility capacity.

~~1) Reserved.~~

21) Notwithstanding the procedures outlined in Policy 44.1.4.3.(B)(1), all approvals at the preliminary development order stage shall include a condition that the final development order containing a specific plan for development, including the densities and intensities of development, will not be issued unless public services and facilities exist or are assured to be available to meet or exceed the Level of Service Standards concurrent with the impacts of development.

32) The applicant may elect to request approval of a preliminary development order without a determination of capacity of Category A and ~~Category C~~ public facilities provided that any such order is issued subject to requirements in the applicable land development regulation or to specific conditions contained in the preliminary development order that:

- (a) Final development orders for the subject property are subject to a determination of capacity of Category A and ~~Category C~~ public facilities, as required by ~~Policy 11.1.3.6~~, and
- (b) No rights to obtain final development orders, nor any other rights to develop the subject property have been granted or implied by the County's approval of the preliminary development order without determining the capacity of public facilities.
- (c) Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to ensure sufficient capacity of Category A and ~~Category C~~ public facilities, as determined according to Paragraphs a and b, above. Development orders may be issued subject to the provision of public facilities by the applicant subject to both of the following requirements:
 - (1) The County and the applicant enter into an enforceable development agreement which shall provide, at a minimum, a schedule for construction of the public facilities and mechanisms for monitoring to insure that the public facilities are completed concurrent with the impacts of the development, or the development will not be allowed to proceed.
 - (2) The public facilities are contained in the Schedule of Capital Improvements of the Comprehensive Plan.
- (d) If public facilities are provided at an applicant's own expense, as allowed in subparagraph (c) above, the facility shall not be provided later than the fiscal year for which that facility was programmed in the Schedule of Capital Improvements.

Policy 9.1.4.4 - A preliminary development order is defined as a DRI Development approval, zoning approval, preliminary plat approval, preliminary development plan approval, Plan amendment approval, preliminary Planned Unit Development approval, or any other development order other than a final development order and for which there are not found to be any impacts of development.

Policy 9.1.4.5 - The impacts of development on public facilities within St. Lucie County are found to occur at the same time as development authorized by a final development order. The Board defines final development order as a building permit, conditional use approval, Board of Adjustment approval, or any other development order which has an immediate and continuing impact upon the infrastructure. The County shall determine, prior to the issuance of final development orders, whether or not there is sufficient capacity of Category A public facilities to meet the standards for Levels of Service for existing population and the proposed development concurrent with the proposed development.

Policy 9.1.4.6- The Land Development Code of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified

in the Land Development Code. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land Development Code shall require that development commence within a specified time after a development order is issued, or the development order shall expire, subject to reasonable extensions of time based on criteria included in the regulations. The Land Development Code also shall provide for the County to reserve capacity for approved final development orders for a specified period of time.

Policy ~~449.1.4.4-7~~ - Impact fee ordinances shall require the same standard for the Level of Service as is required by ~~Policies 11.1.1.12 through 11.1.1.35~~the Comprehensive Plan.

Policy ~~449.1.4.5-8~~ - The annual budget shall include in its capital appropriations all projects in the Schedule of Capital Improvements that are planned for expenditure during the next fiscal year.

Policy ~~449.1.4.6-9~~ - The County's annual multiyear Capital Improvement Program (CIP) shall be prepared in conjunction with the annual review and update of the Capital Improvements Element. The CIP shall contain all of the projects listed in the updated Schedule of Capital Improvements ~~of the updated version of the Capital Improvements Element.~~

Policy ~~449.1.4.7-10~~ - The Capital Improvements Element shall be reviewed and updated annually. Beginning in April of each year, the element shall be updated in conjunction with the County's budget process and the release of the official population estimates and projections by the Bureau of Economic and Business Research (BEBR) of the University of Florida. The update shall include:

- A. Revision of population projections to reflect both the official projections from B.E.B.R. and formally adopted local estimates prepared by the Community Development Planning and Development Services Department,
- B. Update of inventory of public facilities,
- C. Update of costs of public facilities,
- D. Update of Public Facilities Requirements analysis (actual Levels of Service compared to adopted standards),
- E. Update of revenue forecasts,
- F. Revision and development of capital improvement projects for the next five fiscal years,
- G. Update of analysis of financial capacity, and
- H. Update of analysis of any pending public education ~~and public health~~ facility impacts on infrastructure.

Policy ~~449.1.4.8-11~~ - The County shall establish and maintain a Concurrency Implementation and Monitoring System. The System shall consist of the following components:

- A. Annual report on the capacity and Levels of Service of public facilities, compared to the standards for Levels of Service adopted in Policies 11.1.1.12 through 11.1.1.35. This report will function as a public information source to summarize the actual capacity of public facilities, and forecast the capacity of public facilities for each of the five succeeding fiscal years. The forecast report shall include and be prepared in conjunction with the updated Schedule of Capital Improvements. The annual report shall also summarize and forecast capacities and Levels of Service for comparison to the standards adopted in Policies 11.1.1.12 through 11.1.1.35 the Capital Improvement Element, but such portion of the annual report shall be for information purposes only and shall not pertain to the issuance of development orders by the County.
- B. Public Facility Capacity Review. ~~The County shall use the procedures specified in Policy 11.1.4.3, above, to enforce the requirements of Policies 11.1.3.6 through 11.1.3.8, and to assure that public facilities and services needed to support development are available concurrent with the impacts of such developments. A separate record shall be maintained during each fiscal year to indicate the cumulative impacts of all development orders approved during the fiscal year-to-date on the capacity of public facilities as set forth in the most recent annual report on capacity and Levels of Service of public facilities. The land development regulations of the County shall provide that applications for development orders that are denied because of insufficient capacity of public facilities may be resubmitted after a time period to be specified in the land development regulations. Such time period is in lieu of, and not in addition to, other minimum waiting periods imposed on applications for development orders that are denied for reasons other than lack of capacity of public facilities. Land development regulations shall require that development commence within a specified time after a development order is issued, or the development order shall expire, subject to reasonable extensions of time based on criteria included in the regulations. The land development regulations also shall provide for the County to reserve capacity for approved final development orders for a specified period of time.~~
- ~~C. Review of Changes in Planned Capacity of Public Facilities. The County shall review each amendment to this Capital Improvement Element, in particular any changes in standards for Levels of Service and changes in the Schedule of Capital Improvements, in order to enforce the requirements of Policy 11.1.3.5.~~
- DC. Concurrency Implementation Strategies. The County shall annually review the concurrency implementation policies that are incorporated in this Capital Improvements Element:
- (1) Standards for Levels of Service are phased to specific fiscal years in order to provide clear, unambiguous standards for issuance of development orders. ~~(See Policies 11.1.1.12 through 11.1.1.35.)~~
 - (2) Standards for Levels of Service are applied within appropriate geographical areas of the County. Standards for County-wide

public facilities are applied to development orders based on Levels of Service throughout the County. Standards for public facilities that serve less than the entire County are applied to development orders on the basis of Levels of Service within assigned service areas. ~~(See Policy 11.1.3.8.)~~

- (3) Standards for Levels of Service are applied according to the timing of the impacts of development on public facilities. Final development orders, which impact public facilities in a matter of months, are issued subject to the availability of water, sewer, and solid waste facilities prior to the issuance of the building permit, and other public facilities (i.e., roads, parks, and drainage) must be available within twelve months of the issuance of the building permit. Preliminary development orders can be issued subject to public facility capacity, but the capacity determination expires in two years. As an alternative, the determination of public facility capacity for preliminary development orders can be waived with an agreement that a capacity determination must be made prior to issuance of any final development order for the subject property. Such a waiver specifically precludes the acquisition of rights to a final development order as a result of the issuance of the preliminary development order. ~~(See Policies 11.1.3.6 and 11.1.3.7.)~~
- (4) Levels of Service are compared to adopted standards on an annual basis. Annual monitoring is used, rather than case-by-case monitoring, for the following reasons: a) annual monitoring corresponds to annual expenditures for capital improvements during the County's fiscal year; b) annual monitoring covers seasonal variations in Levels of Service; and c) case-by-case monitoring would require applicants for development orders or the County to conduct costly, time-consuming research which would often be partially redundant of prior research, or involve disparate methodologies and produce inconsistent results.
- (5) Public facility capital improvements are prioritized among competing applications for the same amount of facility capacity according to the criteria in the Capital Improvements Element ~~to the criteria in Policy 11.1.1.10~~. If any applications have to be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the applications to be deferred will be selected on the basis of rational criteria as determined by the Board of County Commissioners.

Policy 9.1.4.12 – The County shall consider the financial feasibility of implementing a concurrency and capacity database by 2012.

COASTAL HIGH HAZARD AREAS

Objective ~~449~~.1.5: The County shall protect the coastline and avoid loss of life and property in coastal areas by minimizing land development and public facilities in coastal high hazard areas.

Policy 449.1.5.1 - Publicly funded infrastructure shall not be constructed within the Coastal High Hazard Area unless the expenditure is for:

- A. Restoration or enhancement of natural resources or public access;
- B. Land application of treated effluent disposal (irrigation) on public and private open spaces;
- C. Flood-proofing water and sanitary sewage facilities;
- D. The development or improvement of a facility which will serve a crucial need by ameliorating the evacuation time of residents of the County;
- E. Reconstruction of seawalls that are essential to the protection of existing public facilities or infrastructure;
- F. The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
- G. Port facilities.

~~Policy 11.1.1.32 - Table 11-15 identifies proposed facility improvements scheduled by Fort Pierce Public Utilities Authority (FPUA) and the County to meet the capacity demands for growth in the service area, including the North St. Lucie County Special Area Plan. The County will monitor and update this long-term capital improvements schedule annually based on development approvals, FPUA updates to its Water and Wastewater Master Plan and County updates to its Water and Wastewater Master Plan. Committed and Planned revenue sources for St. Lucie County Utilities are shown in Table 11-15A.~~

~~(Ord. No. 07-037, 11-6-07)~~

SCHEDULE OF CAPITAL IMPROVEMENTS

The following tables show the Capital Improvements for the FY10-14 period. [These tables will be updated when the County prepares the FY11-15 CIE Update in Fall 2010.

<i>Drainage</i>						
Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
3725-3631	10-Mile Creek	44,614				
3725-425047	Lakewood Park Culvert Replacement	227,616				
3725-425056	Indian River Estates Drainage Plan	93,830				
3725-42507	Harmony Heights Drainage Impvmts	104,670				
3725-42511	Paradise Park Drainage Improvements	757,284				
3725-42512	NPDES Phase II Project	38,233				
3725-4257	Orange Avenue Canal	354,653				
3725-4258	White City Canals D, F and G	113,636				
3725-4265	Sunland Gardens Drainage	150,000				
3725-425056	Indian River Estates Drainage Plan	154,990				
3725-42507	Harmony Heights Drainage Improvements	113,081				
3725-425047	Lakewood Park Culvert Replacement	500,000				
3725-42511	Paradise Park Drainage Improvements	854,374				
3725-425056	Indian River Estates Drainage Plan	154,990				
4113-3112	Platts Creek Mitigation	327,466				
41131-425047	Lakewood Park Culvert Replacement	99,201				
3725-42511	Paradise Park Drainage	2,000,000				
3725-43034	Orange Avenue E C-54 Culvert	350,000				
3725-4322	Carlton RD E C-24 Culvert	150,000				
4115-3808	Lakewood Park Drainage	750,000				
41131-43035	Midway Road Cross Drain	100,000				
41131-43037	C-23 OutFall E Carlton Ranch	150,000				
41131-4323	Glades Cutoff Over C-24	150,000				
	Total	7,738,638	0	0		

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Potable Water

Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
3600-35103	Rock Road Water Main	320,000			320,000	
3600-35104	U.S. Highway 1 Water Main	22,700	225,000			
3600-35105	Indrio Road Water Main Phase 2				1,000,000	2,000,000
3600-35106	Range Line Road Water Main Interconnect				2,500,000	
3600-35210	N. County Deep Injection Well		70,000	3,500,000	3,500,000	
3600-35211	N. County Aquifer Wells				1,000,000	700,000
3600-3616	N. County Water Treatment Plant			250,000	13,000,000	11,750,000
3600-3634	1 Million Gallon Tank@Fairgrounds				500,000	1,300,000
3600-3640	Brine Line at Holiday Pines	150,000	75,000			
3600-3641	Water Interconnect - Kings Hwy./Picos Rd.	50,000				
3600-3914	Holiday Pines Water Plant Expansion	966,197				
3602-300	N. Hutchinson System Improvements	120,000				
3602-362027	N. Hutchinson Lift Station Improvements	150,000	30,000	30,000	30,000	30,000
3602-3638	N. Hutch. 1 Million Gallon Tank	900,000	900,000			
4115-39007	Indian River BSBU-Potable Water	3,131,748				
3600-093603	N. County Main Extension				100,000	100,000
3600-093604	N County Fairground Feeder				650,000	
3600-093605	N County St. Lucie Blvd Main					650,000
3600-093606	N County Kings Highway Main					650,000
3600-093607	N County Indrio Main					1,100,000
	Total	5,810,645	1,300,000	3,780,000	22,600,000	18,280,000

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Sanitary Sewer

Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
3600-3615	N. County Wastewater Plant				15,500,000	13,000,000
3600-3646	Indrio Road Force Main				1,000,000	2,000,000
3602-3636	N. Hutch. Wastewater Plant Expansion	475,920		3,500,000	3,500,000	
					3,500,000	
3602-3639	N. Hutchinson Force Main Expansion		300,000	3,500,000	3,500,000	
4200-48004	Airport West Sewer	611,350				
3600-093602	Emerson Ave Force Main					200,000
3600-093603	N. County WW Main Extension				100,000	100,000
3600-093608	N. County Midway Force Main					2,000,000
3600-093642	US1 Force Main Ext.	873,132				
3600-093647	N. County Main Extension	200,000	150,000	300,000	200,000	200,000
	Total	2,160,402	450,000	7,300,000	27,300,000	17,500,000

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Solid Waste

Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
	<i>There are no public funded improvements programmed for Solid Waste during FY 2009/10 - 2013/14</i>					

Parks & Recreation

Project #	Project Title		FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
7420-7655	New Fairgrounds Capital Improvement	Wastewater Expansion - Tank	96,968				
7210-75009	Lawnwood Rec Area Maint Improvements	Baseball Restrooms/Concession	400,447				
7210-7664	St Lucie Village Heritage Trail	Land Acquisition	300,000				
7210-7692	Lakewood Park Traffic Decel & Turn Lane	Emerson Sidewalk	201,210				
7210-3631	10-Mile Creek	Trail & Campsite Improvements	0			150,000	
7210-7610	South Causeway Improvement Project	Design & Permitting	76,516				
7210-107601	River Park Marina	ADA Renovations	191,406				
7210-107602	Savannas Park	ADA Renovations	100,000				
7210-7690	Boys & Girls Club Rec. Facility		100,000				
7216-760046	Lincoln Park Community Center Improve.		46,350				
7240-7601	Northport Improvements	River Park Marina Environmental Mitigation	67,766				
7210-7610	South Causeway Improvement Project	Design & Permitting- FIND Grant Match	168,202				
7210-760018	Dan McCarty Parking Lot	Soccer Field Improvements	265,000				
7210-760046	Lincoln Park Community Center Improve.		59,000				
7420-76550	New Fairgrounds Capital Imp II	Arena Restrooms/Concession & Office Bldg	65,897				
7210-7698	Summerlin Boat Dock	Expansion of T Dock- Find Grant Match	100,000				
1930-2614	Gymnasium/Special Needs Shelter	Renovations	2,343,019				
7420-7803	Fairgrounds	FEMA Refurbishment	67,321				
		TOTAL	4,649,102	0	0	150,000	0

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Transportation-County Roads

Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Funding 09' - 11' ***	Current LOS *	Total Cost Estimate ***
4112-4906	Unincorporated Bike Paths/Sidewalks	550,267					550,267	N/A	
4113-4101	Phase I Prima Vista (US1-RioMar)	79,153					79,153	N/A	
4113-4122	Midway Rd/S. 25th to Turnpike	6,415,726					6,415,726	E	
4113-4123	Kings Hwy@Orange Ave Intersect Imp **	1,682,052					1,682,052	D	
4113-4169	Lennard Rd. R/W Acquisition	411,655					411,655	E	
4113-4176	Kings Hwy and Angle Road Study **	1,500,000					1,500,000	D	
4113-4178	Kings Hwy (SR 70 to U.S.1) **	725,000					725,000	D	
4113-43106	St. James Drive Sidewalk	61,500					61,500	N/A	
3464144	Kings Hwy/Indrio Rd. Signal-Modify **	3,464,144					3,464,144	D	
4113-470	Sidewalks & Bikepaths	1,070,297					1,070,297	N/A	
4113-4700	Juanita Avenue Sidewalk/Bike Paths	1,396,250					1,396,250	C	
4113-4702	Angle Road Sidewalk	1,479,715					1,479,715	C	
4115-4502	N Lennard Road MSBU	103,291					103,291	E	
4115-4123	Kings Hwy@Orange Ave Intersect Imp **	172,263					172,263	D	
4115-4410	I-95@W Midway Rd Interchnge (E Side)	202,526					202,526	E	
4116-41003	Jenkins Rd (End Wal-Mart to Edwards)	1,300,000					1,300,000	N/A	
4116-41011	Walton Rd (Village Green-Lennard)	1,795,267					1,795,267	D	8,500,000
4116-4104	Midway (U.S.1-25th)	119,501					119,501	F	
4116-4108	S. 25th St.-Phase 1	1,094,706					1,094,706	C	
4116-4109	S. 25th St.-Phase 2	300,000					304,130	C	
4116-4118	Midway Rd-W of Trnpk Brg E to S.25thSt	1,377,083					1,377,083	E	
4116-4122	Midway Rd/S. 25th Turnpike	700,000					700,000		
4116-4164	Glades Rd & Selvitz	732,387					732,387	C	

Transportation-County Roads

Project #	Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Funding 09' - 11' ***	Current LOS *	Total Cost Estimate ***
4116-4165	Midway Rd. & Weatherbee Rd	153,000					153,000	E	
4116-4169	Lennard Rd. R/W Acquisition	3,661,605					3,661,605	N/A	13,000,000
4116-4172	Lennard Road Phase 2	2,000,000					2,000,000	E	
4116-4174	Kings Hwy Widening (Angle to SR 70) **	1,500,000					1,500,000	D	
4116-4176	Kings Hwy and Angle Road Study **	250,000		6,500,000			250,000	D	13,000,000
4116-44001	Kings Hwy/Indrio Rd. Signal-Modify **	727,660		3,500,000			727,660	D	6,500,000
4116-440015	Midway & Selvitz Signals	100,000					100,000	E	
4116-440016	Kings Hwy at St. Lucie Blvd **	1,500,000	1,500,000		1,500,000		4,500,000	D	4,000,000
4116-44011	Angle Rd/Ave Q Intersection	275,000					275,000	C	
4116-4700	Juanita Avenue Sidewalk/Bike Paths	100,000					100,000	N/A	
4116-4906	Unincorporated Bike Paths/Sidewalks	338,416					338,416	N/A	
4116-4908	North Hutchinson Isle Bike Paths	110,189					110,189	N/A	
4116-1905	Road Improvements	3,002,070	133,971	133,971	133,971	133,971	3,537,954	N/A	
4116-464	Walton / US1 to Village Green	4,791,898					4,791,898	N/A	
4116-466	Juanita Avenue Improvements	100,000					100,000	N/A	
4113-41003	Jenkins Rd (End Wal-Mart to Edwards)	1,311,745					1,311,745	N/A	
4113-4119	River Branch E. of S. 25th St.	385,570					385,570	N/A	
	Total	47,039,936	1,633,971	10,133,971	1,633,971	133,971	60,575,820		
* - the Level Of Service (LOS) will improve to a LOS "D" or better condition with each improvement									
** - Kings Highway is a State arterial with an adopted LOS "D" standard									
*** - funding within the 5 -year timeframe may not represent the total construction cost necessary to implement the project									

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Transportation-State Roads

Project #	Project Title	Phase	Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Current LOS *	Improve LOS
2302562	KINGS HWY FR SR-70 @ TPK TO S. OF I-95 OVERPASS, ADD LANES	PE	DIH		130,000				D	Yes
		PE	LF		2,570,000					
2302622	SR-70 FR OKEECHOBEE C/L TO MP 5.871, ADD LANES	RRU	NHAC					168,000	B	Yes
		RRU	NHAC							
2302623	SR-70 FR MP 5.860 TO MP 10.216, ADD LANES	RRU	NHAC	292,000						
		CST	NHAC	24,783,000						Yes
2302802	ST. LUCIE COUNTY SE ENHANCEMENT PROGRAM, IMPROVEMENTS	CST	SE				693,000	711,000	N/A	
2314402	W. MIDWAY RD, FR S. 25TH ST. TO US-1, ADD LANES	PE	HPP	305,000					F	Yes
		ROW	DSF							
		ROW	EB							
		ROW	LFF							
		ROW	XA					6,416,000		
		ROW	XL					10,593,000		
2302971	SR A1A FT. PIERCE TO SR5 - RECONSTRUCT	CST		7,088,000	1,881,000					
2303384	INDRIO ROAD / I-95 TO EMERSON	PE						1,444,000		
4047421	ST LUCIE SIGNAL MAINTENANCE & OP ON STATE HIGH., TRAFFIC SIGNALS	OPS	DDR	142,000	149,000	155,000	157,000	162,000	N/A	
4066102	FT PIERCE SIGNAL SYS TRAFFIC SIGNAL OPERATIONS, TRAFFIC SIGNALS	OPS	DS	110,000	116,000	121,000			N/A	
4066103	FT PIERCE SIGNAL SYS TRAFFIC SIGNAL OPERATIONS, TRAFFIC SIGNALS	OPS	DS				126,000	132,000	N/A	

Transportation -State Roads Cont.

Project #	Project Title	Phase	Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Current LOS	Improve LOS
4097302	ST LUCIE CO SIGNAL SYS ENHANCED OPERATIONS, TRAFFIC SIGNAL UPDATE	CST	DDR	50,000	50,000	50,000			N/A	
4097313	PT ST LUCIE SIGNAL SYS, ENHANCED OPERATIONS, TRAFFIC SIGNAL UPDATE	CST	DDR				82,000	86,000	N/A	
4102621	LENNARD RD. FR WALTON ROAD TO SILVER OAK DR, ADD LANES	CST	XU			13,460,000			E	Yes
4107171	SR-70 FR KINGS HWY TO JENKINS RD, ADD LANES	PE CST	DDR GMR	19,000					C	Yes
								24,546,000		
4108441	CROSSTOWN PARKWAY-THIRD E/W CROSSING FR MANTH LANE TO US-1, PD&E EMO STUDY	PE PE ROW ROW ROW ROW ROW	BRAC				11,026,000 1,750,000		N/A	
					10,300,000					
								21,428,000		
4174321	INDIAN RIVER DRIVE REHABILITATION	PE CST		49,000 4,000,000					C	
4130461	I-95 FR OKEECHOBEE RD TO INDRIO RD, ADD LANES & REHABILITATE PVMNT	PE RRU	DI EBNH	270,000					D	
4138471	US-1 FR S. OF EMIL RD TO TAYLOR CREEK BRIDGE, RESURFACING	CST INC	EB DDR	207,000 312,000					D	
4152931	KINGS HWY FR E OF SP LK BLVD TO SR-5/US-1, RESURFACING	CST CST	DIH DS	143,085 1,609,921					D	
4152981	OKEECHO RD FR E. OF 10 MI CREEK TO E. OF TPK BRIDGE, RESURFACING	CST	XA	454,000					B	
4153021	PT ST LUCIE FR TPK TO PETUNIA AVE, RESURFACING	CST INC	DS DS		3,193,000	55,000			D	
4180411	EMERSON AVE FR COUNTYLINE SOUTH, SIDEWALK	CST	SE			192,200			N/A	

Transportation -State Roads Cont.										
Project #	Project Title	Phase	Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Current LOS	Improve LOS
4230341	SR-A1A FR EMERGENCY CROSSING TO COUNTY LINE ST LUCIE, RESURFACING	CST	DDR			4,306,000			C	
4231151	SR-5 @ PORT ST LUCIE BLVD, SAFETY PROJECT	PE	DIH	11,000					N/A	
		CST	HSP		623,000					
4231961	13TH ST FR VIRGINIA AVE TO AVE Q., SIDEWALK	CST	SR2S	678,848					N/A	
4231971	WEATHERBEE RD FR US-1 TO MIDWAY RD, SIDEWALK	CST	SR2S		1,099,200				N/A	
4238151	14TH ST BRIDGE OVER MOORE'S CREEK, PEDESTRIAN SAFETY IMPROVEMENT	CST	LF		696,000					
4241431	KINGS AT INDRIO ADD TURN LANES	ROW	LF	3,818,000						
		ROW	TRIP	3,818,000						
424764	<u>KINGS (ORANGE & SR70) RESURFACE</u>	PE		<u>323,000</u>						
		CST					2,030,000			
4257741	<u>US1 - SIDEWALK MARTIN CO. & PSL BLVD</u>	CST					125,000			
4263731	<u>SR 70 - JENKINS TO US1 PEDESTRIAN</u>	CST		<u>920,000</u>						
4263732	<u>KINGS HWY - INDRIO & SPANISH LAKES BLVD - PED</u>	CST		<u>1,809,000</u>						
4251521	<u>MIDWAY - US1 TO S. 25TH ST RESERVE</u>	CST						9,758,000		
4259681	<u>TREASURE COAST BIKE TRAIL</u>	CST			1,600,000					
4262041	<u>WESTMORELAND - BAKERSFIELD TO CAMBRIDGE</u>	CST		<u>1,754,000</u>						
4262051	<u>13TH ST - ORNAGE TO AVENUE I</u>	CST		<u>2,400,000</u>						
4262091	<u>JUANITA AVE BRIDGE REPLACEMENT</u>	CST		<u>2,889,000</u>						
4263841	<u>SW CALIFORNIA - SIDEWALK</u>	CST		<u>150,000</u>						

Transportation -State Roads Cont.										
Project #	Project Title	Phase	Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Current LOS	Improve LOS
4263851	<u>OLEANDER - SUNRISE TO VIRGINIA - BIKE LANE</u>	CST		<u>575,000</u>						
			Total	68,713,854	28,671,800	34,588,304	26,680,000	65,051,000		
Phase										
PE = design										
ROW = right-of-way acquisition										
CST = construction										
RRU = rehabilitation										
OPS = traffic signal operations										
INA = inspection										
INA = inspection										
DBS = federal highway construction										
PDE = project development and environmental										
* - adopted Level Of Service for State Arterials										
is Peak Hour/Direction "D". Each project will										
either achieve or maintain a LOS "D" or better condition										

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Transportation-St. Lucie International Airport

Project #	Project Title	Phase Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
4220-48006	Construction Runway 9L/27R	CST		251,720	251,720	251,720	251,720
4220-480061	Construction Runway 9L/27R	CST	526,693				
4220-480062	Construction Runway 9L/27R	CST	3,275,706				
4220-480062	Construction Runway 9L/27R	DSN	237,628				
4220-48015	Runway Rehab		132,769				
4181741	Rehab Taxiway	CST	2,850,000				
4182741	Rehab Taxiway	CST	2,428,000				
4182711	Micro surface Runway	CST				1,290,000	
4207591	Customs Building	CST		1,374,000	1,094,000		
4207611	Construction Apron	CST		760,000			
4239601	Construction Taxiway	CST				1,314,000	1,875,000
4257261	Rehab Taxiway	CST					550,000
		TOTAL	9,450,796	2,385,720	1,345,720	2,855,720	2,676,720

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Transportation-Port of Ft. Pierce

Project #	Project Title	Phase Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
4315-46502	North Entrance to Port	CST					837,557
4315-465016	Property Acquisition	ACQ					278,600
4315-094650	Spoil Site Construction	CST	760,000				
4315-4657	Taylor Creek Improvement	CST			1,750,000		
4315-46506	Port Dredging	CST			867,000		
4259001	Taylor Creek Improvement	CST	760,000				
4,259,691	Port Dredging	CST	682,000				
		Total	2,202,000	0	2,617,000	0	1,116,157

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Transportation-Mass Transit									
Project #	Project Title		Phase	Fund	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
4134941	CAPITAL ASSISTANCE-CAPITAL FOR FIXED ROUTE		CAP	FTA	9,003,000				
4243881	PURCHASE BUSES		CAP	FTA	418,000				
4910-400	INTERMODAL FACILITY				320,000				
418841	PURCHASE BUSES		CAP	FTA	486,000				
4243882	PURCHASE BUSES		CAP	FTA	226,000				
4,264,021			CAP	FTA	1,957,000				
				Total	12,410,000				

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.

Schools					
Project Title	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
New High School AAA	107,685,358				
New High School BBB			118,723,107		
New K8 School FF (Old BB) (Southbend)		15,948,685	45,755,772		
New K8 School GG (Old CC)	64,789,869				
Add 6-8 to PSLE					
New K8 Allapattah Flats (School EE)					
Total	172,475,227	15,948,685	164,478,879		

Source: St. Lucie County CIE Annual Update FY 09/10 – 13/14.