CHAPTER 11

ST. LUCIE COUNTY
COMPREHENSIVE PLAN UPDATE

CAPITAL IMPROVEMENTS ELEMENT

Prepared by:

St. Lucie County
Board of County Commissioners

St. Lucie County
Department of Growth Management

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CAPITAL IMPROVEMENTS ELEMENT

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maintains offices in Ft. Pierce to serve the northern areas of the County. No other significant expansion of the public health system is contemplated through 2005.

$ **Local Policies and Practices**

St. Lucie County does not provide all services or have financial responsibility for all facilities development in the County. The following paragraphs summarize the different responsible parties.

$ **County Policies and Practices**

St. Lucie County historically has not been able to adequately fund a 5-year Schedule of Capital Improvements for all capital needs. Transportation improvements are scheduled on a five year basis, with funding reviewed annually. Appropriations for recreation improvements have been decided on an annual basis at the completion of the regular budget review process. Until the recent enactment of the county=s *Investment for the Future* program, funding for all but maintenance activities has been essentially non-existent. With the *Investment for the Future* funding the County has been able to fund a limited capital improvement program. An overview of the methods used by the County to fund capital improvements is described in the section of this element entitled "Fiscal Analysis".

The County currently provides sewage collection, treatment and disposal, and potable water services to three (3) ~~limited~~ areas of the County: North County (Including Indian River Estates), North Hutchinson Island and South Hutchinson Island. The City of Port St. Lucie and the City of Ft. Pierce provide some limited services outside of their municipal limits, but for the most part these utilities limit their services areas to properties within their corporate boundaries. Should ~~-~~unincorporated areas seek to obtain services from Ft. 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 acquisition from private entities, donation of infrastructure by developers and 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 collection is provided by private contract haulers and disposal facilities are provided by the County and funded through user fees. Currently, mass transit services are unavailable within the County and there are no current financially feasible plans to provide such facilities.

Historically not having developed a separate capital improvements program, and prior to 1990, the County did not have a formalized system of tying identified needs to the support of efficient land development through timing and location. This is a situation has undergone significant change with the adoption of the 1990 Comprehensive Plan including the goals, objectives and policies within this element provide the criteria upon which capital improvement priorities are to be determined. The Land Use Element which represents a portrayal of the future physical fabric of this community in turn becomes the guide by which facility needs are scheduled for construction. As an example, the Transportation Element is shaped to serve the land use needs identified in the Land Use Element and in turn provides a portion of the overall project listing found in this element. The resulting road pattern serves the uses of land in location and in timing as phased in this element in a manner that puts individual facilities in place concurrent with the uses of land which generate the facilities need.

$ **Other Agencies' Policies and Practices (not updated in May 2008 revision)**

The Board of County Commissioners serves as the ex-officio governing board of two dependent districts: the St. Lucie County Mosquito Control District and the Erosion Control District. There are other public entities located within the County, for which the County has no financial oversight responsibility. The major entities are listed below:

Table 11-1

A Summary of Repair/Replacement, Existing Deficiency and Future Need Cost, by Public Facility

		~~repair/ replacement~~	~~existing deficiency~~	~~future needs~~	~~other~~
~~**aviation**~~		~~$2,540,000~~	~~$305,000~~	~~$1,875,000~~	~~$2,351,000~~
~~**corrections**~~					~~$65,000~~
~~**drainage**~~					~~$2,815,156~~
~~**govt. buildings**~~		~~$955,000~~			~~$386,000~~
~~**libraries**~~					~~$10,000~~
~~**mosquito control**~~					~~$28,000~~
~~**parks & recreation**~~		~~$497,000~~		~~$10,000~~	~~$1,320,000~~
~~**ports**~~		~~t/b/d~~	~~t/b/d~~	~~t/b/d~~	~~t/b/d~~
~~**roads**~~					
~~los related~~				~~$15,000,000~~	
~~non-los related~~		~~$16,847,299~~		~~$1,372,000~~	
~~**sewer**~~					
~~wastewater~~					

Table 11-1

A Summary of Repair/Replacement, Existing Deficiency and Future Need Cost, by Public Facility

		repair/ replacement	existing deficiency	future needs	other
treatment/ reclaimed water		$2,427,000		$22,122,000	
water		$360,000		$22,178,300	
erosion control		$961,937		$200,000	$1,111,493
totals		$24,588,236	$305,000	$62,757,300	$8,086,649

	repair/ replacement	existing deficiency	future needs	other
Aviation	$2,540,000	$305,000	$1,875,000	$2,351,000
Corrections				$65,000
Drainage				$2,815,156
Govt. Buildings	$955,000			$386,000
Libraries				$10,000
Mosquito Control				$28,000
Parks & Recreation	$497,000		$10,000	$1,320,000

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A Summary of Repair/Replacement, Existing Deficiency and Future Need Cost, by Public Facility					
		~~repair/ replacement~~	~~existing deficiency~~	~~future needs~~	~~other~~
Ports		t/b/d	t/b/d	t/b/d	t/b/d
Roads					
los related				$15,000,000	
non-los related		$16,847,299		$1,372,000	
Utilities		$500,000		$73,373,000	
Erosion control		$961,937		$200,000	$1,111,493
Totals		$22,301,736	$305,000	$91,830,000	$8,086,649

CORRECTIONS

The level of service standard for the -Category B Public Facilities, Corrections, shall be as follows:

0.004 beds per capita.

Using this level of service standard the following Table outlines the expected correctional facility needs through the year 2020.

CORRECTIONS SPACE NEEDS