

Comprehensive Plan for the City of Plant City Florida

Capital Improvements

As amended by the City of Plant City City Commission
October 13, 1997 (Ordinance 23-1997)

Department of Community Affairs Notice of Intent to Find
Comprehensive Plan Amendments in Compliance published
December 10, 1997 [DCA Docket No. 97-IER-NOI-2902-(A)-(I)]

Effective Date: December 10, 1997
AMENDED

Comprehensive Plan for the City of Plant City

Capital Improvements Element

LIST OF COMPREHENSIVE PLAN AMENDMENTS

ADOPTED AFTER DECEMBER 10, 1997 (EFFECTIVE DATE)

Comprehensive Plan Amendment No. and Element Amendment Description	PCCC Ordinance No., Adoption Date, DCA Notice of Intent No. and Publication Date (if applicable), & Effective Date
<p>Group 98-02 (Ref: DCA's Case # 99-1ER) EAR-Based Plan Amendments: <u>Capital Improvements Element:</u> Proposed Changes to the Adopted Text and Goals, Objectives and Policies intending to address issues relative stormwater quality through: 1) the data and recommendations from the master drainage plan effort and from SWFWMD; and 2) to utilize the references within the Plant City NPDES Permit relating to stormwater quality programs will be incorporated within the level of service standard.</p>	<p>Ordinance No. 4-1999 adopted by PCCC March 8, 1999. DCA'S NOI# 99-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 13, 1999.</p>
<p>3rd Round (Ref: DCA Case #00-1ER) EAR-Based Plan Amendments: <u>Capital Improvements Element</u> – Proposed Changes to the Adopted Text and Goals, Objectives and Policies intending to further describe the stormwater quality level of service.</p>	<p>Ordinance No. 10-2000 adopted by PCCC June 26, 2000. DCA's NOI # 00-1ER-NOI-2902-(A)-(I), EFFECTIVE DATE: August 31, 2000.</p>
<p>1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (Ref: DCA Case #01-1ER) <u>Capital Improvements Element</u> – Proposed changes to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation.</p>	<p>Ordinance No. 26-2001 <u>Adopted with Changes</u> by PCCC December 10, 2001 DCA 'NOI # 01-1ER-NOI-2902-(A)-(I) EFFECTIVE DATE: May 2, 2002</p>

Comprehensive Plan Amendment No. and Element Amendment Description	PCCC Ordinance No., Adoption Date, DCA Notice of Intent No. and Publication Date (if applicable), & Effective Date
<p>CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.</p>	<p>Ordinance No. 03-2003 Adopted with Changes by PCCC January 27, 2003 DCA ‘NOI # 03-1- EFFECTIVE DATE: March 28, 2003</p>
<p>2nd Cycle 2004 (Ref: DCA’s Case #04-02) Plan Amendments (Text and Map)</p> <p>CPA-2004B-T10 a Text Amendment based on the 10 Year Water Supply Facilities Plan for Plant City affecting the Conservation, Public Facilities, Capital Improvements and Intergovernmental Coordination Elements.</p>	<p>Ordinance No. 30-2004 adopted by PCCC July 22, 2004.</p> <p>DCA’s NOI #04-2-NOI-2902-(A)-(1) EFFECTIVE DATE: September 23, 2004.</p>
<p>2nd Cycle 2005 (Ref: DCA’s Case #05-2)</p> <p>Text Amendment: CPA-2005B-T21: Updated schedule of improvements in the Capital Improvements Element.</p>	<p>Ordinance No. 24-2005 adopted by PCCC August 22, 2005.</p> <p>DCA’s NOI #05-2-NOI-2902-(A)-(1) EFFECTIVE DATE: November 15, 2005</p>
<p>CPA-2007-T4, T5 and T6 (Public School Facilities Element): Text amendments to ensure consistency with the newly adopted Public Schools Facilities Element.</p>	<p>Ordinance No. 12-2008 adopted May 27, 2008</p> <p>DCA’s NOI #08-PEFE1-NOI-2902-(A)-(I) EFFECTIVE DATE: August 8, 2008</p>
<p>Out of Cycle Text Amendment:</p> <p>CPA 2008-CIE: Annual update of the schedule of improvements in the Capital Improvements Element.</p>	<p>Ordinance No. 35-2008 adopted by PCCC November 24, 2008.</p> <p>DCA’s NOI #08-2-NOI-29021-(A)-(1) EFFECTIVE DATE: February 4, 2000</p>

City of Plant City Capital Improvements

TABLE OF CONTENTS¹	PAGE
EXECUTIVE SUMMARY	6
GOALS, OBJECTIVES AND POLICIES	8
REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION	24
PROGRAMS TO ENSURE IMPLEMENTATION	31
APPENDIX A: PUBLIC SCHOOLS AND HEALTH FACILITIES.....	49

*These portions of the element are required by Part II, Chapter 163, Florida Statutes, to be adopted by the City of Plant City Commission. The remainder of the element contains background information.

City of Plant City Capital Improvements

TABLE OF FIGURES²	PAGE
FIGURE 1. - PUBLIC SCHOOLS AND HEALTH FACILITIES.	51

TABLE OF TABLES³⁴	PAGE
TABLE 1 PLANT CITY CAPITAL IMPROVEMENTS ELEMENT PROJECT SCHEDULE	25
TABLE 1A RESERVED	--
TABLE 1B RESERVED	--
TABLE 1C WATER SUPPLY FACILITIES	25
TABLE 1D HILLS. COUNTY SCHOOL'S 5-YEAR DISTRICT FACILITIES PLAN ⁵	26
TABLE 2 PLANT CITY REGULATED ROADWAY NETWORK	39
TABLE 3 CONCURRENCY MANAGEMENT SYSTEM	44

EXECUTIVE SUMMARY

This Element conforms to Chapter 163, Florida Statutes (FS) and Rule 9J-5, Florida Administrative Code (FAC).

The Element provides a needs analysis for the identified needs of Plant City and develops methods for financing the scheduled improvements for deficiencies and new improvements. The improvements and deficiency elimination corresponds to the adopted Levels of Service established by Plant City.

GOALS, OBJECTIVES AND POLICIES

GOAL: To use sound fiscal policies to provide adequate public facilities concurrent with or prior to development in order to achieve and maintain adopted standards for Levels of Service, and to exceed the adopted standards, when possible. 9J-5.016(3)(a)

PUBLIC FACILITY NEEDS

Objective 1: Define types of public facilities, establish standards for levels of service (LOS) for each type of public facility, and determine what capital improvements are needed in order to achieve and maintain the standards for existing and future populations, and to repair or replace existing public facilities. 9J-5.016(3)(b)1

Policy 1.A:

The following definitions apply throughout this Capital Improvements Element:

1.A.1: "Capital improvement" means land, improvements to land, structures (including design, permitting, and construction), initial furnishings and selected equipment (garbage trucks). Capital improvements have an expected useful life of at least 3 years. Other capital costs, such as motor vehicles and motorized equipment, computers and office equipment, office furnishings, and small tools are considered in the City's annual budget, but such items are not capital improvements for the purposes of the Comprehensive Plan, or the issuance of development orders.

1.A.2: "Category of public facilities" means a specific group of public facilities, as follows:

1.A.2.a: "Category A public facilities" are arterial and collector roads, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by Plant City, all of which are addressed in other Elements of this Comprehensive Plan.

1.A.2.b: "Category B public facilities" are Category A facilities which require improvement projects not directly related to the capacity of the facility, such as, street resurfacing, routine maintenance, and related improvements.

1.A.2.c: "Category C public facilities" are arterial and collector roads, stormwater management, potable water, sanitary sewer, solid waste, and parks and recreation facilities owned or operated by Federal, State, and County governments, independent districts, and private organizations.

1.A.2.d: (RESERVED)

1.A.3: "Development order" means any order granting, denying, or granting with conditions an application for a building permit, zoning permit, subdivision

approval, rezoning, certification, special exception, variance, or any other official action of the City having the effect of permitting the development of land.

1.A.4: "Public facility" means the capital improvements and systems of each of the following: arterial and collector roads, stormwater management, potable water, sanitary sewer, solid waste, parks and recreation.

Policy 1.B:

The City shall establish standards for levels of service (LOS) for Categories A, B, and C of public facilities, and shall apply the standards as follows:

1.B.1: Category A. The standards for levels of service (LOS) of each type of public facility in Category A shall apply to development orders issued by the City, the City's annual budget, the City's Capital Improvement Program and other Elements of this Comprehensive Plan.

1.B.2: Category B. The standards for levels of service (LOS) of each type of public facility in Category B shall apply to the City's annual budget, and the City's Capital Improvement Program, but shall not apply to development orders issued by the City.

1.B.3: Category C. The standards for levels of service (LOS) of each type of public facility in Category C shall apply to development orders issued by the City, and other Elements of this Comprehensive Plan, but shall not apply to the City's annual budget or the City's Capital Improvement Program. 9J-5.016(3)(c)4

Policy 1.C:

The standards for levels of service (LOS) of public facilities be as follows:

1.C.1: Category A and B Public Facilities

1.C.1.a: City collector roads: level of service (LOS) D on the basis of peak hour, peak direction traffic volume on all regulated City roads listed in Table 2.⁶

1.C.1.b: City Drainage Systems:

1. Existing Development – Maintain a non-degradation of in-place levels of service until upgraded by Capital Improvements Program.
2. New Development:
 - a. Storm Sewers - 5 year frequency, duration equal to the time of concentration; Rainfall Intensity Curve for Zone 6, FDOT Drainage Manual, 1986
 - b. Canals and Structures - 10 year frequency, 24-hour duration; Rainfall Intensity Curve to Zone 6, FDOT Drainage Manual, 1986.

3. Stormwater Quality: Using data and recommendations from the master drainage plan effort and from SWFWMD, level of service standards for stormwater drainage will address water quantity and quality for both existing and new development. The City shall comply with all applicable National Pollution Discharge Elimination System (NPDES) permits and use the U.S. Environmental Protection Agency (EPA) requirements for the NPDES stormwater discharge permit as the minimum water quality standard for stormwater drainage as defined in greater detail in the Stormwater Subelement of the Public Facilities Element.⁷

81.C.1.c: City water systems: 130 gallons per day adjusted per capita water use. Gross adjusted per capita water use shall be computed using Southwest Florida Water Management District accepted methodology for the Northern Water Use Caution Area.

91.C.1.d: City wastewater systems: 89 gallons per day per capita for residential service; and 139 gallons per day per capita for the overall system exclusive of infiltration and inflow.

101.C.1.e: City solid waste facilities: within the Solid Waste Service Area: 3.0 pounds of solid waste per day, per capita for residential customers and 400 pounds per pickup for non-residential customers.

1.C.1.f: City parks and recreation facilities (the standard includes provisions for recreation facilities):

City Recreation Parks = 5 acres per 1,000 population

1.C.1.g: On-site improvements, including local streets, water and sewer connection lines, drainage facilities, and open space = as required of developer in land development regulations

1.C.1.h: In all cases where applicable (park acreage and sanitation equipment) the City intends to purchase land and equipment in complete units, rather than incrementally (.001 acres or .001 of a front end loader) and may therefore experience temporary decreases in levels of service (LOS). The City will purchase an entire unit when the fraction of a unit that is required exceeds 50 percent of a whole unit.

1.C.2: (RESERVED)

1.C.3.: Category C Public Facilities

1.C.3.a: Federal and State roads: level of service (LOS) C on I-4 (the only FIHS facility) inside the City Limits of Plant City for all regulated State roads listed in Table 2.¹¹

1.C.3.a(1): (RESERVED)

1.C.3.a(2): Level-of-Service D on all other State and Federal roads.

1.C.3.b: County roads: Level-of-Service D on all County roads, within the City limits.

1.C.3.c: County Solid Waste Facilities: For all residential areas within City limits but outside the Solid Waste Service Area.

¹³1.C.3.c.(1): Two years of permitted landfill disposal capacity at current fill rates to be determined annually by the Hillsborough County Department of Solid Waste.

¹⁴1.C.3.c.(2): Ten years of available raw land for landfill disposal capacity under the control of the County for landfill at current rates to be determined annually by the Hillsborough County Department of Solid Waste.

¹⁵**1.C.3.d:** No other Category C Public Facilities are located within City limits.

Policy 1.D:

The City shall determine the quantity of capital improvements that is needed as follows:

1.D.1: The quantity of capital improvements that is needed to eliminate existing deficiencies and to meet the needs of future growth shall be determined for each public facility by the following calculation: $Q = (S \times D) - I$:

Where;

Q is the quantity of capital improvements needed,

S is the standard for Level of Service,

D is the demand, such as the population, and

I 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. Public facilities to serve demand from previously issued development orders are assured by including such demand in “D” (demand) in the preceding calculation. 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 are assured by including such demand in “D” (demand) in preceding calculation.

1.D.2: There are two circumstances in which the standards for levels of service (LOS) are not the exclusive determinant of need for a capital improvement:

1.D.2.a: Repair, remodeling, renovation, and replacement of obsolete or worn out facilities will be determined by the Board of City Commissioners upon the recommendation of the City Manager.

1.D.2.b: Capital improvements that provide levels of service (LOS) in excess of the standards adopted in this Comprehensive Plan may be constructed or acquired at any time as long as the following conditions are met:

1.D.2.b(1): the capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or maintain the standards for levels of service (LOS) adopted in this Comprehensive Plan, and

1.D.2.b(2): the capital improvement does not contradict, limit or substantially change the Goals, Objectives and Policies of any Element of this Comprehensive Plan.

1.D.3: Any capital improvement that is determined to be needed as a result of any of the factors listed in Policy 1.D.2, under public facility needs shall be included in the regular Schedule of Capital Improvements contained in this Capital Improvements Element. All such capital improvements shall be approved in the same manner as the capital improvements that are determined to be needed according to the quantitative analysis described in Policy 1.D.1, under public facility needs. 9J-5.016(3)(b)2, (3)(c)1, (3)(c)1.b, (3)(c)1.e, (3)(c)3, (3)(c)5, (3)(c)9

Policy 1.E:

The relative priorities among types of public facilities are as follows:

1.E.1: Priorities Among Types of Public Facilities. All public facility improvements that are based on achieving and maintaining a standard for levels of service (LOS) 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, potable water, sanitary sewer, etc.) were established by adjusting the standards for levels of service (LOS) and the available revenues until the resulting public facilities needs became financially feasible. Furthermore, legal restrictions on the use of many revenue sources limit the extent to which types of facilities must be prioritized because they do not compete for the same revenues. During each annual prioritization process, no further prioritization among types of public facilities is necessary because all projects 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 levels of service (LOS), within the constraints of available restricted revenues.

1.E.2: Priorities of Capital Improvements Within a Type of Public Facility. Capital improvements within a type of public facility are to be evaluated on the following criteria and considered in the following order of priority:

1.E.2.a: Repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining standards for levels of service (LOS) adopted in this Comprehensive Plan.

1.E.2.b: New or expanded facilities that reduce or eliminate deficiencies in levels of service (LOS) for existing demand.

1.E.2.c: New or expanded facilities that provide the adopted levels of service (LOS) for new development and redevelopment during the next six fiscal years, as updated by the annual review of this Capital Improvements Element. 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. In the event that the planned capacity of public facilities is insufficient to serve all applicants for development orders, the capital improvements will be scheduled in the following priority order to serve:

1.E.2.c.(1): Previously approved orders permitting redevelopment,

1.E.2.c.(2): Previously approved orders permitting new development,

1.E.2.c.(3): New orders permitting redevelopment, and

1.E.2.c.(4): New orders permitting new development.

1.E.2.d: New public facilities, and improvements to existing public facilities, that eliminate public hazards not otherwise eliminated by improvements prioritized according to Subsections a through c above.

1.E.2.e: Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility or otherwise mitigate impacts of public facilities on future operating budgets.

1.E.2.f: New facilities that exceed the adopted levels of service (LOS) for new growth during the next six fiscal years by either providing excess public facility capacity that is needed by future growth beyond the next five fiscal years, or providing higher quality public facilities than are contemplated in the City's normal design criteria for such facilities.

1.E.2.f.(1): Providing excess public facility capacity that is needed by future growth beyond the next six fiscal years.

1.E.2.f.(2): Providing higher quality public facilities than are contemplated in the City's normal design criteria for such facilities.

1.E.2.g: Facilities not described in Subsections a through f, above, but which the City is obligated to complete, provided that such obligation is evidenced by a written agreement the City executed prior to July 1, 1989.

1.E.2.h: All facilities scheduled for construction or improvement in accordance with this Policy shall be evaluated to identify any plans of State agencies or the Southwest Florida Water Management District that affect, or will be affected by, the proposed City capital improvement.

1.E.2.i: 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 9J-5.016(3)(c)1, (3)(c)3

FINANCIAL FEASIBILITY

Objective 2: Provide needed public facilities that are within the ability of the City to fund the facilities, from the City revenues, development's proportionate share contributions, and grants or gifts from other sources. 9J-5.016(3)(b)5

Policy 2.A:

The estimated costs of all needed capital improvements shall not exceed estimates of revenues from sources that are available to the City pursuant to current statutes, and which have not been rejected by referendum, if a referendum is required to enact a source of revenue. 9J-5.016(3)(c)1.f

Policy 2.B:

Existing and future development shall both pay for the costs of needed public facilities. A specific ratio of costs sharing between future development and existing development shall be related to those costs necessary to finance the public improvements required by the development and to maintain adopted Level of Service standards.

2.B.1: Existing development

2.B.1.a: Existing development shall pay for some or all of the capital improvements that reduce or eliminate existing deficiencies, some or all of the replacement of obsolete or worn out facilities, and may pay a portion of the cost of capital improvements needed by future development.

2.B.1.b: Existing development's payments may take the form of user fees, special assessments and taxes.

2.B.2: Future development

2.B.2.a: Future development shall pay for some or all of the capital improvements needed to address the impact of such development, and may pay a portion of the cost of the replacement of obsolete or worn out facilities. In the area of water and wastewater, future development shall pay 100% of the cost of the facility improvements necessitated by the development. For the other capital facilities, future development's proportion of the cost of capital improvements needed to address the impact of such development shall be determined by the City's impact fee ordinances and supporting studies, which shall include credits for other payments as required by Florida courts.

2.B.2.b: 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 improvement that reduces or eliminates existing deficiencies.

2.B.3: Both existing and future development may have part of their costs paid by grants, entitlements or public facilities from other levels of government and independent districts. 9J-5.016(3)(b)4, (3)(c)8

Policy 2.C:

Capital improvements shall be financed and debt shall be managed as follows:

2.C.1: Public facilities financed by City enterprise funds (i.e., potable water, sanitary sewer and solid waste) shall be financed by:

2.C.1.a: debt to be repaid by user fees and charges for enterprise services, or

2.C.1.b: current assets (i.e., reserves, surpluses and current revenue), or

2.C.1.c: a combination of debt and current assets.

2.C.2: Public facilities financed by non-enterprise funds (i.e., roads, stormwater management, parks, library, law enforcement, fire service, and other City government buildings) may be financed from current assets (pay-as-you-go financing) or as otherwise provided in this Policy.

2.C.2.a: General obligation bonds approved by referendum may be used for any non-enterprise public facilities to acquire capacity needed within the six - year Schedule of Capital Improvements or for capacity required beyond the six year Schedule.

2.C.2.b: Public facilities for non-enterprise funds may be financed by non-referendum debt (i.e., revenue bonds, capital leases, etc.)

2.C.2.c: Debt financing shall not be used to provide more capacity than is needed within the six -year Schedule of Capital Improvements for non-enterprise public facilities unless:

2.C.2.c.(1): the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain standards for levels of service (LOS).

2.C.2.c.(2): the excess capacity provides economies of scale making it less expensive than a comparable amount of capacity if acquired at a later date.
9J-5.016(3)(c)2

2.C.3: The City Charter of the City of Plant City, establishes the following debt management policy:

“The City Commission, in its corporate capacity, is authorized to issue from time to time, bonds of said City, to an amount not exceeding in the aggregate, seventeen percent of the assessed value of the taxable real estate in the City at the time of issue“

The assessed value of the taxable real estate in 1989, according to the Hillsborough County Property Appraiser’s office was \$495,220,211. Seventeen percent of this total equals \$84,187,435. The current outstanding debt service for the General Fund equals \$1,545,013 using the above formula, the remaining debt capacity of the City, as of 1989, equals \$82,642,422.

2.C.4: All development orders issued by the City 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 2.D:

The City shall not provide a public facility, nor shall it accept the provision of a public facility by others, if the City is unable to pay for the subsequent annual operating and maintenance costs of the facility. 9J-5.016(3)(c)1.c

Policy 2.E:

The sources of revenue to support this Capital Improvement Element require voter approval in a referendum of the Local Option Infrastructure Sales Surtax. In the event that a referendum is not held, or is held and is not successful, the alternative revenue sources used to support these capital facilities shall be an increase in the millage rate and the adoption of impact fees. The City reserves the right to increase the millage levy and to adopt impact fees, even if the referendum is held and is successful.

NEEDED IMPROVEMENTS

Objective 3: 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. 9J-5.016(3)(b)1 and 5.

Policy 3.A:

The City shall provide the public facilities listed in the Schedule of Capital Improvements in the “Requirements for Capital Improvements Implementation” section of this Capital Improvements Element. The Schedule of Capital Improvements may be modified as follows:

3.A.1: The Schedule of Capital Improvements shall be updated annually.

3.A.2: Pursuant to Florida Statute 163.3187, 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.

3.A.3: Pursuant to Florida Statute 163.3177, 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.

3.A.4: Any act, or failure to act, that causes any project listed in the Schedule of Capital Improvements of this Comprehensive Plan to be scheduled for completion in a fiscal year later than the fiscal year indicated in the Schedule of Capital Improvements shall be effective only if the act causing the delay is subject to one of the following:

3.A.4.a: Projects providing capacity equal to, or greater than the delayed project are accelerated within or added to the Schedule of Capital Improvements in order to provide capacity of public facilities in the fiscal year at least equal to the capacity scheduled prior to the act which delayed the subject project.

3.A.4.b: Modification of development orders issued conditionally or subject to the concurrent availability of public facility capacity provided by the delayed project. Such modification shall restrict the allowable amount and schedule of development to that which can be served by the capacity of public facilities according to the revised schedule.

3.A.4.c: Reduction of the adopted standard for the Level of Service for public facilities until the fiscal year in which the delayed project is scheduled to be completed. 9J-5.016(4)a

Policy 3.B:

The City shall include in the capital appropriations of its annual budget all the capital improvements projects listed in the Schedule of Capital Improvements for expenditure during the appropriate fiscal year, except that the City 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 City may also include in the capital appropriations of its annual budget additional public facility projects that conform to Policy 1.D.2.c. and Policy 1.E.2.f., under the public facility needs 9J-5.016(3)(c)7

Policy 3.C:

The City shall determine, prior to the issuance of 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 (LOS) for existing population and the proposed development concurrent with the proposed development. For the purpose of this policy:

3.C.1: Development orders will include a condition that the final permit which contains a specific plan for development (including its densities and intensities) will not be issued unless public facilities exist or are assured to be available to meet or exceed the level of service standards (LOS) concurrent with the impacts of development.

3.C.2: No development order, other than a building permit, shall be issued by the City, unless sufficient capacity of Category A and Category C public facilities to meet the standards for levels of service (LOS) for the existing population and for the proposed development is provided in the Schedule of Capital Improvements of this Comprehensive Plan, and existing development shall be related to those costs necessary to finance the public improvements required by the development and to maintain adopted level of service standards (LOS).

163.C.3: Public facilities which serve the entire City shall achieve and maintain the standard for Levels of Service on a City-wide basis. No development order shall be issued in any part of the City if the standard for Levels of Service are not achieved and maintained throughout the City for Parks and Recreation.¹⁷

183.C.4: Public facilities which serve less than the entire City shall achieve and maintain the standard for Levels of Service within their assigned service area. No development order shall be issued in an assigned service area if the standard for Levels of Service are not achieved and maintained throughout the assigned service area for the following public facilities and assigned service areas:

193.C.4.a: Arterial and Collector Roads: Any regulated roadways within one quarter mile of the proposed development or the nearest regulated roadway when none are within one quarter mile.²⁰

213.C.4.b: Stormwater Management Systems: Major Drainage Basin

223.C.4.c: Potable Water Systems: Treatment Plant Service Area, except that individual transmission system limitations will not result in closing the entire area to development if plant capacity remains. No development shall be allowed to connect to the City potable water system at a point(s) of connection where a transmission/distribution system limitation(s) exists such that Level of Service standards are not achieved and maintained, until improvements are constructed to eliminate the limitation(s).

233.C.4.d: Sanitary Sewer Systems: Treatment Plant Service Area, except that individual collection system limitations will not result in closing the entire areas to development if plant capacity remains. No development shall be allowed to connect to the City sanitary sewer system at a point(s) of connection where a conveyance system limitation(s) exists such that Level of Service standards are not achieved and maintained, until improvements are constructed to eliminate the limitation(s).

243.C.4.e: Solid Waste Facilities: Solid Waste Service Area, being the area within the Plant City Limits as they existed in June, 1983 as shown in the Solid Waste Service Area Map in the Solid Waste Subelement.

253.C.5.: No final development order shall be issued by the City, 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 population and for the proposed development according to the following deadlines:

1. Prior to the issuance of the certificate of occupancy for the following public facilities:
 - a. Potable water
 - b. Sanitary sewer
 - c. Solid waste
2. Prior to the completion of the same City fiscal year as the issuance of the certificate of occupancy for the following public facilities:

- a. Arterial and collector roads
- b. Parks and recreation
- c. Stormwater management.

263.C.6.: Notwithstanding Policy 3.C, a proposed development having a de minimis impact may be permitted on a deficient roadway. A de minimis impact is an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the City Manager. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility; provided however, that an impact of a single family home on an existing lot will constitute a de minimis impact on all roadways regardless of the level of the deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted level of service of any affected designated hurricane evacuation routes.

COORDINATE CAPITAL IMPROVEMENTS WITH LAND DEVELOPMENT

Objective 4: Manage the land development process to insure that all development receives public facility levels of service (LOS) equal to, or greater than the standards adopted in Policy 1.C.1 and 1.C.3. 9J-5.016(3)(b)3 and 5

Policy 4.A:

All Category A public facility capital improvements shall be consistent with the Goals, Objectives and Policies of the appropriate Elements of this Comprehensive Plan. A comparison of the individual Elements to ensure consistency is the basis for this Policy. Category B facilities are not contained in the other Elements, therefore a consistency comparison does not pertain. 9J-5.016(3)(b)5, (3)(c)9, and (4)(a)1.b

Policy 4.B:

The City shall integrate its land use planning and decisions with its plans for public facility capital improvements by developing and adopting the programs listed in the “Implementation Programs”, which are adopted as part of this Capital Improvements Element. The location of and Level of Service provided by projects in the Schedule of Capital Improvements shall maintain adopted standards for levels of service (LOS) 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. 9J-5.016(3)(b)3, (3)(c)9.

CAPITAL IMPROVEMENTS FOR PUBLIC SCHOOL FACILITIES²⁷

Objective 5: The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools. The City, through its capital improvements element, shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards. These standards shall be consistent with the Interlocal Agreement agreed upon by the School Board, and the local governments within Hillsborough County.

LEVEL OF SERVICE STANDARDS

Policy 5.A:

The LOS standards set forth herein shall be applied consistently by all the local governments within Hillsborough County and by the School Board district-wide to all school of the same type.

Policy 5.B:

Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set utilizing the Florida Inventory of School Houses (FISH) capacity formulas calculated by the FDOE on June 13, 2005, at the following levels:

TYPE OF SCHOOL	LEVEL OF SERVICE STANDARDS
Elementary	100% of permanent FISH capacity*
Middle	100% of permanent FISH capacity*
K-8	100% of permanent FISH capacity*
High	100% of permanent FISH capacity*
Special Purpose	100% of permanent FISH capacity*

*As adjusted by the School Board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

SCHOOL CAPITAL FACILITIES PLANNING

Objective 6: The City shall cooperate with the School Board to ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 6.A:

The City's strategy, in coordination with the School Board, for correcting existing deficiencies and addressing future needs includes:

6.A.1. The School Board's commitment to continue the re-boundary process to reallocate school capacity to reduce school overcrowding within concurrency service areas;

6.A.2. Implementation of the School District’s 5-year Work Program that identifies capital improvements that are necessary to ensure level of service standards are achieved and maintained;

6.A.3. Identification of adequate sites for funded schools; and

6.A.4. The expansion of revenues for school construction from updated impact fees.

Policy 6.B:

The City shall cooperate with the School Board to ensure that future development provides mitigation proportionate to the demand for public school facilities needed to accommodate new development and to assist in maintaining adopted level of service standards.

Policy 6.C:

The City adopts the schedule of capacity improvements approved by the School Board annually, that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board’s projections of student enrollment, based on the adopted level of service standards for public schools. The 5-year schedule of improvements ensures the level of service standards for public schools are achieved and maintained within the period covered by the 5-year schedule and are shown in Table 1D of this element.

Policy 6.D:

Funding for the construction and acquisition of sites for new schools adequate to meet identified needs is included in the financially feasible 5-year schedule of improvements. However, sites have not been identified for all schools included in years 4 and 5 of the schedule. Priority will be given to locating adequate sites, within the first 3 years.

Policy 6.E:

By December 1st of each year, the City, shall amend Table 1D in the Capital Improvements Element to update the five year work program approved by the School Board to add planned facilities and funding sources that will ensure a financially feasible capital improvements program and to ensure the level of service standards will be achieved by the end of the five-year period.

²⁸REQUIREMENTS FOR CAPITAL IMPROVEMENTS IMPLEMENTATION

Schedule of Capital Improvements, Including General Location²⁹

The Schedule of Capital Improvements on the following pages will repair or replace obsolete or worn out facilities, eliminate existing deficiencies, and make available adequate facilities for future growth. Individual projects are not designated for repair, deficiency or growth because most projects serve two, or all three purposes.

The projects are listed according to the type of public facility; within each list, projects are listed in sequence according to the fiscal year in which the initial project expenditures are scheduled.

Each project is named, and briefly described. Capacity increases may meet the needs of current deficiencies or future development or both, as noted above.

The estimated cost of each project during each of the next five fiscal years is shown, and the total 6 -year cost is also shown. Any costs incurred before or after the 6 -year schedule are omitted from the project total. All cost data is in current dollars; no inflation factor has been applied because the costs will be revised as part of the annual review and update of the Capital Improvements Element.

Most project locations are specified in the name or description of the project. The general location of each project is indicated by reference to Rule 9J-5.016(4)(a)1,FAC.

TABLE 1 PLANT CITY CAPITAL IMPROVEMENTS ELEMENT PROJECT SCHEDULE³⁰

**CITY OF PLANT CITY - CAPITAL IMPROVEMENT ELEMENT
CAPITAL IMPROVEMENT PROGRAM FY 2008/09 – FY 2012/13**

Project Number	Project Name & Description	Funding Source	Reappropriated Funds	2008-09	2009-10	2010-11	2011-12	2012-13	5 Year Total 2008-13
UTILITIES OPERATIONS									
UO-1	Water System Storage Tank Rehab	User Fees	-	\$75,000	\$85,000	\$75,000	\$100,000	\$ 85,000	\$420,000
	Program (Project 180)	User Fees	\$521,000	-	-	-	-	-	\$521,000
	Distribution System Maintenance <i>Comprehensive rehabilitation to maintain and extend the service life of four existing water storage tanks on a 10 year revolving schedule. Rehabilitation may include replacement or restoration of corroded steel components, partial or complete removal and replacement of painting systems (internal and external), and replacement of piping, headers, valves, and ancillary components.</i>								
UO-5	Water Treatment Plant Rehab Program	User Fees	-	-	-	\$250,000	\$250,000	-	\$500,000
	<i>Comprehensive rehabilitation to maintain and extend the service life of four existing water treatment plants. Rehabilitation projects include replacement or restoration of mechanical, electrical, and instrumentation and control systems.</i>								
UO-7	County Line Road Area Water Main Improvements	User Fees	-	\$1,000,000	\$500,000	-	-	-	\$1,500,000
		Development Fund	-	-	\$500,000	-	-	-	\$500,000
	<i>A capacity expansion program for eliminating dependence on the City of Lakeland Interconnections and for improvement of fire flow capacity in the vicinity of County Line Road. Construction may include pipeline extensions or looping, and/or construction of a storage tank with pumping facilities. This project was formerly included under CIP #75, Water, Sewer and Reuse Line Extensions & Oversize.</i>								
Job 208	Water System Improvements	Development Fund	\$1,200,000	-	-	-	-	-	\$1,200,000
		User Fees	\$1,800,000						\$1,800,000

WATER UTILITIES FUND

UTILITIES MAINTENANCE (Asset Management Funds)

UM-1	Lift Station Replacement Project 72	User Fees	\$402,000	\$135,000	\$ 138,000	\$65,000	\$137,000	\$138,000	\$1,015,000
	<i>Programmed replacement and upgrades of sanitary lift stations. Lift stations due or near due for rehabilitation numbers: 3, 7, 9, 10, 11, 12, 14, 17, 18, 19, 21, 22, 23, 25, 26, 27, 28 and 29.</i>								

STORMWATER UTILITIES

SU-2	East Side Canal Masterplan	State Grant	\$692,000	\$500,000	-	-	-	-	\$1,192,000
		CIT	-	-	-	-	-	-	-
		FDEP Capital Projects	\$1,049,000	-	-	-	-	-	\$1,049,000
			\$486,000	-	-	-	-	-	\$486,000

The master plan process provides a comprehensive look at the entire Eastside Basin. A calibrated stormwater model is used to develop a capital improvement program for the basin. With this type of approach, one project can be tested against another and potential adverse impacts can be averted. This process is complete and was presented to the Commission in April 2002. The master plan project costs are estimated at six (6) million dollars. Five projects were included in the master plan. Four remain to be completed.

Table 1C. Water Supply Facilities³¹

Utilities Maintenance	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09
Meter Repair/Replacement Program (Project No. 98) (P 230)	36,000	36,000	36,000	36,000	40,000	40,000
Line Replacement Proj No.74 (P 231)	600,000	600,000	1,000,000	1,250,000	1,500,000	1,500,000
Water, Sewer, & Reuse Line Extension & Over sizing Proj No. 75 (P 232)	600,000	700,000	700,000	700,000	750,000	750,000
Subtotal:	1,356,000	1,461,000	1,861,000	2,111,000	2,415,000	2,415,000
Utilities Operations	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09
Water and Water Reclamation #179 (P 233)		6,650,000			250,000	
Water System Improvements #208 (P 234)	1,600,000					
Alexander St. Reuse Line Relocation No. 209 (P 235)	1,000,000					
Distribution System Maintenance #180 (P 236) (Tank Painting)	85,000	75,000	85,000	75,000	85,000	75,000
Nicholson Property No. 183 (P 237) (Facility Relocation)	200,000			200,000		
Reuse Line Extension #185 (P 238)	200,000	200,000	200,000	1,600,000	200,000	200,000
Water & Water Reclamation Treatment Project #76 (P 239) (Maintenance/Repair)	200,000	200,000	200,000	200,000	200,000	200,000
Backflow Prevention Assembly (P 240) (Replacement)				20,000	20,000	20,000
South James Redman Parkway Utility Extension (P 241)			150,000	150,000		
Subtotal:	3,285,000	7,125,000	635,000	3,595,000	755,000	495,000
Water Utilities Fund Total:	4,641,000	8,586,000	2,496,000	5,706,000	3,170,000	2,910,000

TABLE 1D HILLS. COUNTY SCHOOL'S 5-YEAR DISTRICT FACILITIES PLAN³²

Public School Facilities	Location	Type	FY09	FY10	FY11	FY12	FY13	5-Year Total
New School Construction								
MS South County Region, 6-8	HC	Growth	\$7,300,000	\$7,300,000	\$7,300,000	\$7,983,690		\$29,883,690
ES South County Region, K-5	HC	Growth				\$9,516,310	\$7,444,325	\$16,960,635
MS East County Region, 6-8	HC	Growth					\$18,805,675	\$18,805,675
Total New Construction			\$7,300,000	\$7,300,000	\$7,300,000	\$17,500,000	\$26,250,000	\$65,650,000
Classroom Additions								
none		Deficiency	\$0	\$0	\$0	\$0	\$0	\$0
Total Classroom Additions			\$0	\$0	\$0	\$0	\$0	\$0
Total New Capacity Expenditures			\$7,300,000	\$7,300,000	\$7,300,000	\$17,500,000	\$26,250,000	\$65,650,000
Major Renovations/Remodeling								
West Tampa Elementary	TA	LOS Maint.	\$4,500,000					\$4,500,000
Trapnell Elementary	HC	LOS Maint.		\$3,500,000				\$3,500,000
Chiaromonte Elementary	TA	LOS Maint.			\$3,492,320			\$3,492,320
Claywell Elementary	HC	LOS Maint.				\$8,339,534		\$8,339,534
Lewis Elementary	TT	LOS Maint.				\$6,515,047		\$6,515,047
Northwest Elementary	HC	LOS Maint.				\$6,515,047		\$6,515,047
Tampa Palms Elementary	TA	LOS Maint.				\$4,231,346		\$4,231,346
Buckhorn Elementary	HC	LOS Maint.					\$6,774,097	\$6,774,097
Essrig Elementary	HC	LOS Maint.					\$9,093,647	\$9,093,647
Lopez Elementary	HC	LOS Maint.					\$4,251,140	\$4,251,140
Wilson Middle	TA	LOS Maint.			\$2,743,160			\$2,743,160
Hill Middle	HC	LOS Maint.					\$10,151,149	\$10,151,149
Gaither Senior High	HC	LOS Maint.		\$11,235,897				\$11,235,897
Bloomington Senior High	HC	LOS Maint.			\$12,936,666			\$12,936,666
D.W. Waters Center	TA	LOS Maint.	\$700,000					\$700,000
Caminiti ESSE Center	TA/HC	LOS Maint.			\$4,847,212			\$4,847,212
Lavoy ESSE Center	TA	LOS Maint.				\$3,826,163		\$3,826,163
Renovations for HVAC								
Mango Elementary	HC	LOS Maint.	\$1,703,368					\$1,703,368
Seffner Elementary	HC	LOS Maint.	\$1,703,368					\$1,703,368
Summerfield Elementary	HC	LOS Maint.	\$1,587,988					\$1,587,988

Dowdell Middle	HC	LOS Maint.	\$1,818,750						\$1,818,750
Total Major Renovations/Remodeling, incl. HVAC			\$12,013,474	\$14,735,897	\$24,019,358	\$29,427,137	\$30,270,033		\$110,465,899
Total LOS Capital Outlays			\$19,313,474	\$22,035,897	\$31,319,358	\$46,927,137	\$56,520,033		\$176,115,899
Revenue Sources		Type	FY09	FY10	FY11	FY12	FY13		5-Year Total
Ad Valorem Revenue									
Capital Investment Tax (2 mill)			\$149,118,316	\$153,591,866	\$158,199,622	\$162,945,610	\$167,833,979		\$791,689,393
2 mill other eligible expenditures			\$148,368,315	\$142,026,588	\$139,123,225	\$142,107,429	\$142,900,479		\$714,526,036
Net Available for Capacity			\$750,001	\$11,565,278	\$19,076,397	\$20,838,181	\$24,933,500		\$77,163,357
Other Capital Revenues									
PECO New Construction			\$7,865,448	\$0	\$1,772,342	\$5,418,337	\$2,165,914		\$17,222,041
Proceeds from local governmental infrastructure sales surtax			\$0	\$0	\$0	\$0	\$0		\$0
Proceeds from Certificates of Participation (COPs)			\$0	\$0	\$0	\$0	\$0		\$0
CO & DS Bond Proceeds			\$1,170,619	\$1,170,619	\$1,170,619	\$1,170,619	\$1,170,619		\$5,853,095
Classrooms for Kids			\$0	\$0	\$0	\$0	\$0		\$0
Proportionate share mitigation (actual cash, not in-kind donations)			\$0	\$0	\$0	\$0	\$0		\$0
Impact Fees received			\$7,527,406	\$7,300,000	\$7,300,000	\$17,500,000	\$26,250,000		\$65,877,406
Interest, including profit on investments			\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000		\$10,000,000
Total Other Capital Revenues			\$18,563,473	\$10,470,619	\$12,242,961	\$26,088,956	\$31,586,533		\$98,952,542
Net Available for New Capacity and LOS Maintenance			\$19,313,474	\$22,035,897	\$31,319,358	\$46,927,137	\$56,520,033		\$176,115,899

Public School Facilities-UNFUNDED	Location	# Classrooms	FY09	FY10	FY11	FY12	FY13	5-Year Total
Erwin Vocational-Technical Center	TA	48			\$11,907,248			\$11,907,248
Total Major Renovations/Remodeling		48	\$0	\$0	\$11,907,248	\$0	\$0	\$11,907,248

PROGRAMS TO ENSURE IMPLEMENTATION³³

The following programs were implemented by January 31, 1990, to ensure that the Goals, Objectives and Policies established in the Capital Improvements Element will be achieved or exceeded. The following program descriptions are part of the adopted Comprehensive Plan. Each implementation program was adopted by the City by ordinance, resolution or executive order, as appropriate to each implementation program.

1. **Review of Applications for Development Orders.** The City shall amend its land development regulations 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 Category C public facilities. Such system of review shall assure that no development order shall be issued which results in a reduction in the Levels of Service below the standards adopted in Policy 1.C.1 for Category A public facilities and Policy 1.C.3 for Category C public facilities. The land development regulations shall address the following, at a minimum, in determining whether a development order can be issued:
 - A. Review of Applications for Building Permits. No building permit shall be issued by the City after January 31, 1990, 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 population and for the proposed development according to the following deadlines:
 1. Prior to the issuance of the certificate of occupancy for the following public facilities:
 - a. Potable water.
 - b. Sanitary sewer.
 - c. Solid waste.
 2. Prior to the completion of the same City fiscal year as the issuance of the certificate of occupancy for the following public facilities:
 - a. Arterial and collector roads.
 - b. Parks and recreation.
 - c. Stormwater management.
 - B. Review of Applications for Development Orders Other than Building Permits. No development order, other than a building permit, shall be issued if the Levels of Service of Category A and Category C public facilities will be reduced as a result of the impacts of the proposed development below the standards adopted in Policies 1.C.1 and 1.C.3.

Development orders, other than building permits, shall be subject to the condition that sufficient capacity of Category A and Category C public facilities are available to meet the standards for Levels of Service for the impacts of the proposed development. The determination of whether sufficient capacity of public facilities will be available to serve the impacts of the proposed development shall take into consideration the difference in the timing of the actual impacts of development caused by different types of development orders. Under all circumstances, however, the development order shall be conditioned upon findings of sufficient public facility capacity at all subsequent stages of the development permitting process.

C. Public Facilities Provided by Applicants for Development Orders. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to insure 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 the following requirements:

1. The City 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.
2. **Impact Fees.** Impact fee ordinances, if adopted, shall require the same standard for the Level of Service as is required by Policy 1.C.
3. **Annual Budget.** 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.
4. **Capital Improvements Program.** The City's annual multi-year 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 Schedule of Capital Improvements of the updated version of the Capital Improvements Element.

The Plant City staff shall initiate the preparation of the Capital Improvements Program.

5. **Semi-annual Report.** The mandatory semi-annual report to the Department of Community Affairs concerning amendments to the Comprehensive Plan due to emergencies, developments of regional impact and selected small developments shall report on changes, if any, to adopted goals, objectives and policies in the Capital Improvements Element. The staff of The Planning Commission shall initiate the preparation of the Semi-annual Report.

6. **Update of Capital Improvements Element.** The Capital Improvements Element shall be reviewed and updated annually in conjunction with the City's budget process. The official population estimates and projections by the Bureau of Economic and Business Research (BEBR) of the University of Florida shall be the basis for per capita calculations. The update shall include:
 - A. Revision of population projections
 - 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. Revise and develop capital improvement projects for the next six fiscal years
 - G. Update analysis of financial capacity
 - H. Update analysis of public education and public health facility impacts on infrastructure

The Plant City staff shall initiate the update of the Capital Improvements Element in January of each year by reviewing the current Schedule of Capital Improvements, the updated capital facility inventory, the facility needs of the pertinent plan elements and additional capital projects required. This analysis shall be accompanied by the Items A - H above and incorporated within the Annual Report of Capital Facilities of the Concurrency Implementation and Monitoring System below and as further described in Ordinance #3-1990. The Plant City Commission shall approve

a draft of the portion of the Capital Improvements Program containing the schedule of projects as the annual update of the Capital Improvements Element in the month of August for submission to the Department of Community Affairs (DCA). Any further modifications to the Schedule of Projects which are made prior to Capital Improvements Program adoption in September shall be included in the Florida Department of Community Affairs approved by draft and scheduled for second reading and adoption in November.

7. **Concurrency Implementation and Monitoring System.** The City established and maintains a Concurrency Implementation and Monitoring System as follows:

A. The Concurrency Implementation and Monitoring System is intended to ensure the availability of public facilities and the adequacy of those facilities at the adopted level of service (LOS) concurrent with the impacts of development. The system shall measure the potential impact of a final development permit application upon the adopted minimum acceptable level of service for a roadway, solid waste, potable water, sanitary sewage, stormwater or park facility as provided in the Goals Objectives and Policies of this Capital Improvements Element. For purposes of concurrency evaluation, a final development order shall be deemed to be a building permit or a final subdivision plat approved by the City Commission. All other development orders shall be deemed preliminary and shall be conditioned upon and subject to findings of adequate public facility capacity at the final stage of the development process.

B. Concurrency Implementation Strategies: The City shall annually review the concurrency implementation strategies that are incorporated in the Capital Improvements Element:

1. Standards for level of service reflect the current public facility capacity, and the available capacity at the adopted level of service.

2. Standards for citywide public facilities are applied to development orders based on levels of service throughout the City.

3. Standards for levels of service are applied according to the timing of the impacts of development on public facilities. Building permits, which impact public facilities in a matter of months, are issued subject to the availability of public facilities concurrent with the impacts of the development. Other development orders are issued conditioned upon and subject to the availability of public facilities in

the same fiscal year as the impact on public facilities of the proposed development.

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 City's fiscal year
 - b) annual monitoring corresponds seasonal variations in level of service; and
 - c) case-by-case monitoring would require applicants for development orders or the City 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 required by development applications are prioritized according to the criteria in Policy 1.E.2.c of the Capital Improvements Element of the Comprehensive Plan for the City of Plant City, Florida. If any capital improvements required by development applications must: be deferred to a future fiscal year because of insufficient capacity of public facilities during the current fiscal year, the improvements to be deferred will be selected by the City Commission.

Definitions

- A. Definitions of terms shall be the same as in the Comprehensive Plan for the City of Plant City, Florida with the following additions:
 1. Deficient road segment: A road segment that is operating below the adopted level of service standard set forth in the comprehensive plan.
 2. Final development order: A building permit or a final subdivision plat approved by the City Commission.
 3. Potentially deficient road segment: A road segment that is operating at or above 95 percent of the maximum service volume flow rate at the applicable level of service standard set forth in the comprehensive plan.
 4. Preliminary development order: A zoning approval, Development of Regional Impact approval, or any other development order other than a final development order.

Annual Capacity Report

- A. A report has been prepared on the capacity and levels of service of public facilities compared to the standards for levels of service adopted in Policy 1.C.1 and 1.C.3 of the Capital Improvement Element of the Comprehensive Plan for the City of Plant City, Florida. This report summarizes the actual current capacity of public facilities. It reflects the most recently updated Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan for the City of Plant City, Florida. The level of service is related to the most currently available population and employment estimates. This annual capacity report shall constitute prima facie evidence of the capacity and level of service of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report. The annual report also summarizes and forecasts capacities and level of service for comparison to the standards adopted in Policy 1.C.2, 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 City. The annual capacity report shall be updated each year in conjunction with the development of the Capital Improvement Element.

Monitoring of Development Orders

- A. Final Development Orders. A separate record shall be maintained during the fiscal year to indicate the cumulative impacts of all final development orders approved during the fiscal year-to-date on the capacity of public facilities as set forth in the most recent annual capacity report. The record of such monitoring activity shall be transmitted to the Metropolitan Planning Organization on a quarterly basis to be used in the annual update of the Transportation component of the Annual Capacity Report.
- B. Other Development Orders. All development orders other than final orders shall be monitored for the purposes of planning for the provision of future facilities.

Procedure

- A. Submission Requirements. The City shall use the procedures specified below to determine compliance of an application for a development order with this concurrency management system. At the time of application for a final development order, a concurrency review shall be made to determine the availability of the facilities required to be concurrent. The applicant must supply the following information along with a fee as prescribed by resolution of the City Commission to defray the cost of the review:
1. Name, current address and phone number of the applicant and of the owner, if other than the applicant.

2. The address or location of the parcel to be developed by property description.
3. Proposed land use(s).

If the applicant is the owner of an individually owned lot for which a single residential building permit is requested, the impacts will be as determined by staff and no additional information pertinent to concurrency will be requested from the applicant. For all other applicants the following information is also required:

4. Size of the site and square footage of proposed buildings.
5. Number of residential units or the number of employees, if commercial or industrial use.
6. Any unusual service demands.
7. Traffic generation expressed as the total number of net new trips produced and the access point(s) to the site from the arterial/collector roadway system.

B. Methodology for Level of Service Determination. The methodology for determining whether the levels of service (LOS) of city facilities are adequate to support the impact of proposed developments is as shown below. The LOS of all six city facilities must be determined adequate before a final development order can be issued. Adequate support of the impacts of development shall mean that the necessary facilities are:

1. Under construction or will be under construction during the fiscal year the application is made;
2. The subject of an executed contract for the commencement of construction during the fiscal year the application is made;
3. Included in the Capital Improvements Element of the City, County or the State for the period set in the comprehensive plan;
4. Provided for in an enforceable development agreement approved by the City Commission.

C. Facilities

1. Transportation.

Measurement of Road Capacities.

The Florida Department of Transportation (FDOT) Tables of Generalized Daily Level-of-Service Maximum Volumes will be used to determine initial highway capacities. The measurement of capacity may also be determined by substantiation in the form of engineering studies signed by a licensed Professional Engineer. Traffic analysis techniques must be technically sound and justifiable as determined by the City and, on all State Roadways, must make use of FDOT

accepted methodologies for the calculation of capacities. Table 2 will provide a basis for Average Daily Traffic (ADT). These daily counts are to be used in traffic studies for Concurrency Application Review. Any counts, especially those older than two years, can be updated using the above mentioned acceptable traffic analysis techniques, which may include more detailed analysis involving peak hour counts. Alterations to capacity on the State Highway System beyond ranges established by agreement between the City and FDOT shall require FDOT review and approval.

Table 2 Plant City Regulated Roadway Network shows all regulated roadways which are within the City and which are subject to concurrency review. Notwithstanding this list, the City reserves the right to apply concurrency rules to any roads in the City, especially new roads, which meet the criteria for collector or arterial as defined in the Comprehensive Plan.

TABLE 2 PLANT CITY REGULATED ROADWAY NETWORK

INVENTORY AND ANALYSIS OF 2005 PLANT CITY ROADWAY NETWORK

FACILITY NAME	FROM	TO	JURIS	LENGTH	F/C	2005 LANES		PEAK VOLUME*	MSV	V/MSV RATIO	LOS STD.	LOS
AIRPORT RD / GRANT ST	TURKEY CREEK RD	SR 39	PC	3.08	C	2	U	366	651	0.56	D	C
ALABAMA ST	EVERS ST	PARK RD	PC	1.13	C	2	U	212	651	0.32	D	C
ALEXANDER ST	JIM JOHNSON RD	MUD LAKE RD	PC	2.06	MA	4	D	881	1,772	0.50	D	B
ALEXANDER ST	MUD LAKE RD	BAKER ST	PC	1.79	MA	4	D	779	1,772	0.44	D	B
ALEXANDER ST	BAKER ST	I-4	CR	1.03	MA	4	D	333	1,865	0.18	D	B
ALSOBROOK ST	SR 39	PARK RD	CR	1.00	C	2	U	217	814	0.27	D	C
CORONET RD	MEDULLA RD	PARK RD	CR	2.48	C	2	U	260	814	0.32	D	C
EVERS ST	GRANT ST	BAKER ST	PC	0.97	C	2	U	180	612	0.29	D	C
FORBES RD	M L KING BLVD	US HWY 92	CR	1.27	C	2	U	214	685	0.31	C	C
FORBES RD	US HWY 92	I-4	CR	0.36	C	2	U	214	721	0.30	C	B
I-4	BRANCH FORBES RD	ALEXANDER ST	SR	3.29	PA	6	F	5,246	5,412	0.98	D	D
I-4	ALEXANDER ST	PARK RD	SR	1.87	PA	6	F	5,025	5,412	0.93	D	D
I-4 FRONTAGE RD N	I-4 FRONTAGE RD S @ SR 39	WILDER RD	SR	1.96	C	2	U	77	857	0.09	D	B

INVENTORY AND ANALYSIS OF 2005 PLANT CITY ROADWAY NETWORK

FACILITY NAME	FROM	TO	JURIS	LENGTH	F/C	2005 LANES		PEAK VOLUME*	MSV	V/MSV RATIO	LOS STD.	LOS
I-4 FRONTAGE RD S	SR 39	WILDER RD	SR	1.91	C	2	U	146	857	0.17	D	B
JIM JOHNSON RD	JAP TUCKER RD	ALEXANDER RD	CR	0.44	C	2	U	221	612	0.36	D	C
JIM JOHNSON RD / PARK RD	ALEXANDER RD	US 92	CR	2.00	MA	4	D	387	1,772	0.22	D	B
MENDONA RD / HUNTER ST / PROSSER DR	ALEXANDER ST	SR 39	PC	1.11	C	2	U	196	522	0.38	D	C
M L KING ST	ALEXANDER ST	SR 39	PC	0.93	C	2	U	309	612	0.51	D	C
MUD LAKE RD	TRAPNELL RD	ALEXANDER ST	CR	2.10	C	2	U	141	577	0.24	C	B
PARK RD	SR 39	JIM JOHNSON RD	CR	1.00	MA	2	U	133	819	0.16	D	B
PARK RD	US 92	I-4 FRONTAGE RD S	SR	1.19	MA	6	D	1,188	4,844	0.25	D	A
PARK RD	I-4 FRONTAGE RD S	I-4 FRONTAGE RD N	SR	0.22	MA	4	D	1,188	1,683	0.71	D	B
PARK RD	I-4 FRONTAGE RD N	SAM ALLEN RD	CR	0.58	MA	2	U	477	814	0.59	D	C
SR 574 / M L KING BLVD	FORBES RD	SAMMONDS RD	SR	1.97	PA	2	U	664	686	0.97	D	D
SR 574 / REYNOLDS ST	SAMMONDS RD	US 92 / THONOTOSASSA	SR	1.44	PA	2	U	444	819	0.54	D	C
SAM ALLEN RD	FORBES RD	SR 39	CR	3.52	C	2	U	163	577	0.28	C	B

INVENTORY AND ANALYSIS OF 2005 PLANT CITY ROADWAY NETWORK

FACILITY NAME	FROM	TO	JURIS	LENGTH	F/C	2005 LANES		PEAK VOLUME*	MSV	V/MSV RATIO	LOS STD.	LOS
SAM ALLEN RD	SR 39	WILDER RD	CR	1.99	C	2	U	362	577	0.63	C	C
SAMMONDS RD	SR 574	ALEXANDER ST	PC	1.25	C	2	U	116	651	0.18	D	B
SR 39	TRAPNELL RD	ALEXANDER ST	SR	1.52	PA	4	D	913	1,865	0.49	D	B
SR 39 / COLLINS ST	ALEXANDER ST	ALSOBROOK ST	SR	1.27	PA	4	D	1,332	1,865	0.71	D	B
SR 39 / COLLINS ST	ALSOBROOK ST	BAKER ST	SR	0.73	PA	2	U	474	527	0.90	D	D
WHEELER ST	EVERS ST	REYNOLDS ST	PC	0.36	C	2	U	413	625	0.66	D	C
SR 39 / WHEELER ST	REYNOLDS ST	BAKER ST	SR	0.10	PA	2	U	413	658	0.63	D	C
SR 39 / WHEELER ST	BAKER ST	I-4 FRONTAGE RD N	SR	1.24	PA	2	U	650	857	0.76	D	C
SR 39 / PAUL BUCHMAN	I-4 FRONTAGE RD N	ALEXANDER ST EXT	SR	1.14	PA	2	U	701	857	0.82	D	C
SYDNEY RD	FORBES RD	SAMMONDS RD	CR	3.39	C	2	U	246	651	0.38	D	C
THONOTOSASSA RD	BRANCH-FORBES RD	I-4	CR	2.31	C	2	U	318	1,024	0.31	D	B
THONOTOSASSA RD / SR 600	I-4	US 92	SR	0.91	MA	4	D	1,241	1,865	0.67	D	B
TURKEY CREEK RD	TRAPNELL RD	US HWY 92	CR	3.76	MA	2	U	537	651	0.82	D	C
US HWY 92	TURKEY CREEK RD	THONOTOSASSA RD / SR 600	SR	2.04	PA	2	U	521	857	0.61	D	C

INVENTORY AND ANALYSIS OF 2005 PLANT CITY ROADWAY NETWORK

FACILITY NAME	FROM	TO	JURIS	LENGTH	F/C	2005 LANES		PEAK VOLUME*	MSV	V/MSV RATIO	LOS STD.	LOS
US 92 / REYNOLDS / THONOTOSASSA	BAKER ST (WEST SIDE)	BAKER ST (EAST SIDE)	SR	1.84	PA	2	O	881	1,025	0.86	D	D
US HWY 92 / BAKER ST	THONOTOSASSA / US 92	REYNOLDS ST	SR	1.79	PA	2	O	963	2,035	0.42	D	B
US HWY 92	REYNOLDS ST	PARK ST	SR	0.50	PA	4	D	737	1,865	0.40	D	B
US HWY 92	PARK ST	COUNTY LINE RD	SR	3.05	PA	2	U	501	857	0.58	D	C
WILDER RD	US HWY 92	I-4 FRONTAGE RD S	CR	1.12	C	2	U	95	819	0.12	D	B
WILDER RD	I-4 FRONTAGE RD N	SAM ALLEN RD	CR	0.73	C	2	U	95	819	0.12	D	B
WOODROW WILSON ST	SAMMONDS RD	THONOTOSASSA RD	PC	1.10	C	2	U	180	651	0.28	D	C
YMCA PLACE	MUD LAKE RD	ALEXANDER ST	PC	0.28	C	2	U	N/A	418	N/A	D	N/A
MARYLAND ST	ALSOBROOK ST	US HWY 92	PC	0.75	C	2	U	N/A	418	N/A	D	N/A
MONROE ST	FRANKLIN ST	SR 39	PC	0.16	C	2	U	N/A	418	N/A	D	N/A
ALEXANDER ST / FRANKLIN ST	I-4	MONROE ST	PC	0.58	C	2	U	N/A	418	N/A	D	N/A

The LOS shall be determined from Table 3 for that segment of the roadway network which the development abuts or feeds traffic into. If traffic count data is not given in Table 2, then an appropriate traffic count for that roadway link shall be prepared by the applicant in a manner approved by the Director of Public Works. That traffic count will be subtracted from the capacity at LOS D (or LOS C for I-4) as shown in the table to determine available capacity. If traffic counts are provided in Table 2 the capacity available is as shown.

TABLE 3 CONCURRENCY MANAGEMENT SYSTEM³⁴

2000 City Limits Population 28,300
 Solid Waste Service Area Population (estimate) 24,900

	Adopted LOC Standard	Status as of 2000
Transportation		
Arterial\Collectors	Level D	See Table 2
FIHS	Level C	See Table 2
Stormwater	Current	See Text
Water		
Domestic Use		2.81 mgd
Other Use		3.11 mgd
Total Avg. Daily Demand (ADD)		5.92 mgd
Fire, Recr. & Losses		0.20 mgd
Significant Uses		0.93 mgd
Reuse Credits		2.77 mgd
Total Deductions & Credits		3.90 mgd
Adjusted ADD (ADD - Credits)	130 gpdc (3.68 mgd)	2.02 mgd (71.37 gpdc)
Growth Capacity		1.82 mgd
Permitted Design Capacity		13.6 mgd
Wastewater		
Residential	89 gpdc (2.52 mgd)	2.22 mgd (78.44 gpdc)
Other		1.64 mgd
Total Avg. Daily Flow	139 gpdc (3.93 mgd)	3.86 mgd (136.4 gpdc)
Growth Capacity		0.07 mgd
Hydraulic Plant Capacity		8.00 mgd
Solid Waste		
Residential	3.0 lbs/day/capita (37.48 tons/day)	31.98 tons/day
Growth Capacity		5.5 tons/day
Non-residential	400 lbs./pickup @220/day) (44 tons/day)	37.07 tons/day
Growth Capacity		6.93 tons/day
Parks		
City Recreation Parks	5 acres per 1,000 population (141.5 ac)	168.00 ac
		26.5 ac

Source: Plant City Public Works, 2002
 Notes: FIHS = Florida Interstate Highway System
 ADD = Average Daily Demand
 gpdc = gallons per day per capita
 lbs. = pounds
 ac = acres
 mgd = million gallons per day

Note: Plant City's residential and non-residential solid waste collection is currently transported to the Pasco County Resource and Recovery Facility which has excess capacity. Currently, there is no disposal of the City's solid waste within the jurisdiction of Hillsborough County.

³⁵The estimated number of trips generated by the proposed development shall be subtracted cumulatively from the available capacity shown in Table 2 to determine whether the roadway capacity is adequate to support the development and whether the final development order can be issued.

The impact on the roadway network at the nearest point of connection to the system shall be determined by using the trip generation standards set forth in the Institute of Transportation Engineers (ITE) Trip Generation Manual 6th Edition. For nonresidential or mixed use developments a 100% build-out and occupancy will be assumed. ITE also provides a formula for passerby capture as a percentage, of total trips on the pertinent roadway. The total number of captured trips from all adjacent roadways shall not exceed 25% of the subject property's total external trip potential. Any capture of trips from passing traffic in excess of these percentages and internal capture rate must be justified with supporting documentation to the satisfaction of the City Manager. The 2000 Highway Capacity Manual and the 2002 Florida Department of Transportation Quality/Level of Service Handbook shall be used to determine maximum service flow rates and levels of service.

Notwithstanding the above, for the purpose of issuing development orders, if the number of trips generated by the development as determined by the above calculations would reduce the level of service of a roadway listed in Table 2, then a detailed traffic study may be required by the City Manager to determine if the impact will be significant.

A proposed development having a de minimis impact may be permitted on a deficient roadway. A de minimis impact is an impact that would not affect more than 1 percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the City Manager. No impact will be de minimis if the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility would exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility; provided however, that an impact of a single family home on an existing lot will constitute a de minimis impact on all roadways regardless of the level of the deficiency of the roadway. Further, no impact will be de minimis if it would exceed the adopted level of service of any affected designated hurricane evacuation routes.

2. Potable Water.

The levels of service and the available Reserve Capacity for Potable Water shall be as shown in the Annual Capacity Report. The impact on the water treatment plant shall be calculated using the appropriate standards as shown in Table 3. The estimated number of gallons generated by the proposed development shall be subtracted cumulatively from the available capacity shown in the Annual Capacity Report to determine whether the Potable Water capacity is adequate to support the development and whether the final development order can be issued.

3. Wastewater.

a) The levels of service and the available Reserve Capacity for Wastewater shall be as shown in the Annual Capacity Report. The impact on the wastewater treatment plant shall be calculated using the appropriate standards as shown in Table 3 of the Annual Capacity Report. The estimated number of gallons generated by the proposed development shall be subtracted cumulatively from the available capacity shown in the Annual Capacity Report to determine whether the wastewater capacity is adequate to support the development and whether the final development order can be issued.

b) Where septic tanks are to be utilized, the Hillsborough County Health Department shall utilize the standards of Chapter 10 D-6, F.A.C. to determine suitability. The applicant shall submit evidence of Health Department certification that the site is or can be made suitable for an on-site sewage disposal system.

4. Recreation and Open Space

a) The levels of service and the available Reserve Capacity for Recreation and Open Space shall be determined from the Annual Capacity Report for neighborhood and community parks shown in Table 3.

b) The impact of a proposed residential development shall be determined by calculating the population to be housed using average household size data as maintained by the Hillsborough County Planning Commission. The estimated acres of parkland required by the proposed development: shall be subtracted cumulatively from the available capacity shown in the Annual Capacity Report to determine whether the quantity of parkland is adequate to support the development and whether the final development order can be issued.

5. Solid Waste

The City of Plant City is responsible for the collection of Solid Waste and has a contract with Pasco County for disposal capacity. However, industrial refuse and certain commercial refuse may be privately collected, conveyed and disposed of by producers of such refuse. The adopted level of service is a regulatory level and will be reviewed and maintained as part of the City's annual budget process.

6. Stormwater Management.

The Stormwater Management level of service is also a regulatory standard and will be reviewed and maintained by the City during the review of each development order issued by the City.

Administration

- A. The City Manager shall conduct concurrency reviews prior to the issuance of a building permit or approval by the City Commission of a final subdivision plat, whichever occurs first. When a building permit is issued, it shall be vested for a period of six (6) months and such vesting shall remain in effect so long as construction continues and shall terminate if there is a lapse in continued construction for a period of six months. When a final subdivision plat is approved by the City Commission in accordance with Chapter 112 of the Plant City Code following the effective date of this ordinance, it shall be vested.

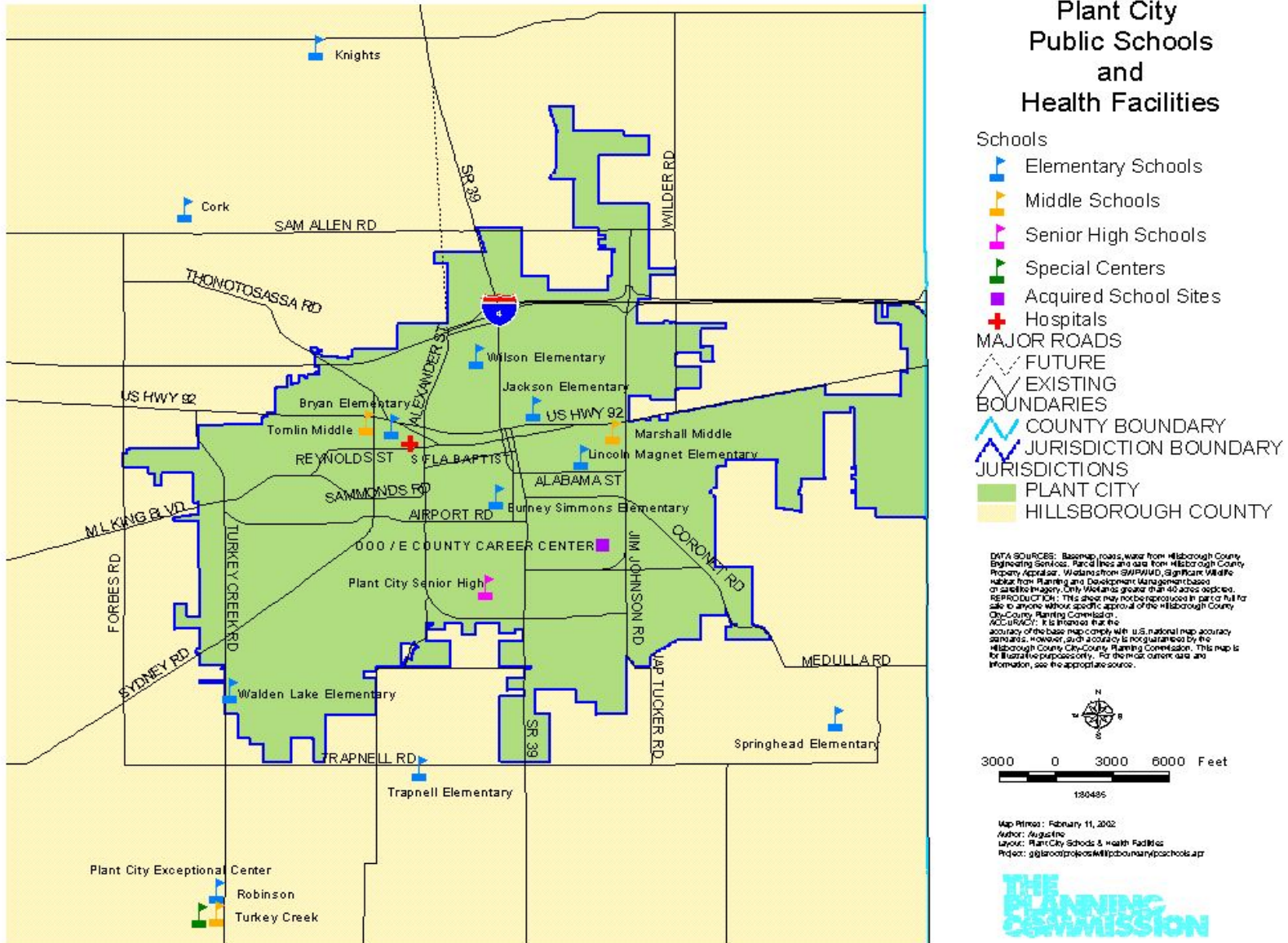
- B. Applicants for development orders may offer to provide public facilities at the applicant's own expense in order to insure sufficient capacity of Category A and Category C public facilities, as defined in the Capital Improvements Element of the Comprehensive Plan for the City of Plant City, Florida. Development orders may be issued subject to the provision of public facilities by the applicant subject to the following requirements:
 - 1. The City and the applicant enter into an enforceable development agreement pursuant to Section 163.3220, Florida Statutes 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 shown in Table 1, Schedule of Capital Improvements.

8. **5-Year Evaluation.** The required 5-year Evaluation and Appraisal Report shall address the implementation of the Goals, Objectives and Policies of the Capital Improvements Element. The monitoring procedures necessary to enable the completion of the 5-year evaluation include:
 - A. Review of Annual Reports of the Concurrency Implementation and Monitoring System.
 - B. Review of Semi-annual Reports to The Development of Community Affairs concerning amendments to the Comprehensive Plan.
 - C. Review of Annual Updates of this Capital Improvements Element, including updated supporting documents. The staff of The Planning Commission shall initiate the preparation of the Evaluation and Appraisal Report. 9J-5.016(3)(c)6 and (4)(b)

APPENDIX A: PUBLIC SCHOOLS AND HEALTH FACILITIES

FIGURE 1. PUBLIC SCHOOLS AND HEALTH FACILITIES



¹ **ENDNOTE:** 1st Cycle 2001 (*Ref: DCA #01-1ER*) 4th Round EAR-Based Amendments affecting all Elements of the Plan (except Transportation). Ord. 26-2001, 12-26-01. DCA NOI # 01-1ER-NOI-2902-(A)-(I), **EFFECTIVE: 5-2-02.**

² **ENDNOTE:** 1st Cycle 2001 (*Ref: DCA #01-1ER*) 4th Round EAR-Based Amendments affecting all Elements of the Plan (except Transportation). Ord. 26-2001, 12-26-01. DCA NOI # 01-1ER-NOI-2902-(A)-(I), **EFFECTIVE: 5-2-02.**

³ **ENDNOTE:** 1st Cycle 2001 (*Ref: DCA #01-1ER*) 4th Round EAR-Based Amendments affecting all Elements of the Plan (except Transportation). Ord. 26-2001, 12-26-01. DCA NOI # 01-1ER-NOI-2902-(A)-(I), **EFFECTIVE: 5-2-02**

⁴ **ENDNOTE:** 2nd Cycle 2005 (*Ref: DCA #05-2*): Updated schedule of improvements in the Capital Improvements Element. Ord. 24-2005, 08-22-05. DCA NOI #05-2-NOI-2902-(A)-(1), **EFFECTIVE: 11-15-05**

⁵ **ENDNOTE:** Group 2007-PSFE (*Ref: DCA #07PEFE-1*). Text amendments to ensure consistency with the newly adopted Public Schools Facilities Element, Ord. 12-2008, 5-27-08. DCA NOI #08-PEFE1-NOI-2902-(A)-(I) **EFFECTIVE: August 8, 2008.**

⁶ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [*DCA Docket # 01-1ER-NOI-2902-(A)-(I)*]

⁷ **ENDNOTE:** City of Plant City "3rd Round Evaluation and Appraisal Report Based Remedial Plan Amendments" - a text amendment proposing changes to the Capital Improvements Element describing the stormwater quality level of service and referencing the Public Facilities Element (*Drainage Sub-Element*). Government action: City Commission ADOPTED 06/26/00 by Ordinance 10-2000; DCA finds IN COMPLIANCE by Notice of Intent, published **August 31, 2000/Effective Date**, Tampa Tribune [*DCA Docket # 00-1ER-NOI-2902-(A)-(I)*]

⁸ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

⁹ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹⁰ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹¹ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES

12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

¹² **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹³ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹⁴ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹⁵ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹⁶ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

¹⁷ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

¹⁸ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

¹⁹ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

²⁰ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

²¹ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

²² **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

²³ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

²⁴ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

²⁵ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

²⁶ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

²⁷ **ENDNOTE:** Group 2007-PSFE (Ref: DCA #07PEFE-1). Text amendments to ensure consistency with the newly adopted Public Schools Facilities Element, Ord. 12-2008, 5-27-08. DCA NOI #08-PEFE1-NOI-2902-(A)-(I) **EFFECTIVE: August 8, 2008.**

²⁸ **ENDNOTE:** 1st Cycle 2001 Plan Amendments – Fourth Round EAR-Based Plan Amendments (DCA No. 01-1ER) proposing text amendments to the **Capital Improvements Element** to address Concurrency issues by providing the latest State prescribed de minimis provisions, and the Guidelines for Concurrency Management System Implementation. Government action: City Commission ADOPTED WITH CHANGES 12/10/01 by Ordinance 26-2001; DCA finds IN COMPLIANCE by Notice of Intent, published **May 2, 2002/Effective Date**, Tampa Tribune [DCA Docket # 01-1ER-NOI-2902-(A)-(I)]

²⁹ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

³⁰ **ENDNOTE:** CPA 2008-CIE – Annual update of Table 1, Plant City Capital Improvements Element Project Schedule. Ord. 35-2008 adopted 11-24-08. DCA NOI # 08-2-NOI-29021-(A)-(1), **EFFECTIVE: 2-4-09.**

³¹ **ENDNOTE:** Group 04-02 (*Ref: DCA #04-02*) a Text Amendment based on the 10 Year Water Supply Facilities Plan for Plant City affecting the Conservation, Public Facilities and Capital Improvements Elements. Ord. 30-2004 adopted 7-12-04. DCA NOI # 04-2-NOI-2902-(A)-(1), **EFFECTIVE: 9-23-04.**

³² **ENDNOTE:** CPA 2008-CIE – Annual update of Table 1, Plant City Capital Improvements Element Project Schedule. Ord. 35-2008 adopted 11-24-08. DCA NOI # 08-2-NOI-29021-(A)-(1), **EFFECTIVE: 2-4-09.**

³³ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

³⁴ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.

³⁵ **ENDNOTE:** CPA 2002-01 – Revises selected policies to correct obsolete and incorrect language, revises selected policies to correspond to revisions in the Public Facilities Element, adds several policies to clarify specific responsibility and service boundaries for solid waste disposal. Updates Table 1, Plant City Capital Improvements Element FY 02-07 Project Schedule and replaces and updates Table 3 Concurrency Management System.