

VIII. CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: THE CITY WILL DEVELOP A FINANCIALLY SOUND, FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM THAT WILL ENSURE CONTINUED COMPLIANCE WITH ADOPTED LEVELS OF SERVICE FOR THOSE SERVICES PROVIDED BY THE CITY.

Objective 1.1: Pursuant to adopted Levels of Service (LOS) as described in the Concurrency Management System (CMS), the City will fund and implement those capital projects necessary to ensure that facilities and services provided by the City of Marco Island will be in place to accommodate projected growth and development over the next five years.

Policy 1.1.1: City Council will prioritize capital improvement projects to ensure that all CMS deficiencies, if any, are prioritized, properly funded and resolved in advance of actual need. Such needs will be reviewed on an annual basis.

Measurement: Annual allocation of fiscal resources to address CMS deficiencies, if any, to ensure resolution prior to actual need.

Policy 1.1.2: In conjunction with the Annual Level of Service Report, the City will establish maintenance guidelines and criteria to ensure that existing systems continue to function at or above adopted Level of Service standards.

Policy 1.1.3: Except for roadways, which can operate at a deficient LOS for up to two years, the City shall renew, expand, or replace such facilities on a planned and prudent basis to ensure that all other systems continue to function at or above adopted Level of Service standards.

Policy 1.1.4: By December 2008 the City will prepare a study to consider the need for a storm water utility, with supporting funding alternatives.

Measurement: Completion of storm water utility report on the viability of establishing such a utility by December 2008.

Policy 1.1.5: The City shall implement the Five-Year Schedule of Capital Improvements (a/k/a the Five Year Capital Improvement Plan [CIP]), in this Element, as amended from time to time, to ensure public facilities are maintained at or above the adopted levels-of-service. See Tables 8.1 and 8.2.

Goals * Objectives * Policies**Capital Improvements Element**

Measurement: *Implementation of the Five-Year SCI, as amended.*

Policy 1.1.6: The Schedule of Capital Improvements shall be updated annually by December 1 each year and will incorporate by reference the School District of Collier County's "Annual Capital Improvements Plan" in order to achieve and maintain the adopted level of service for public school facilities. (See Table 8.1 (d) and the District Facilities Work Program.) The School District's Five Year Capital Improvement Plan shall identify the financially feasible school facility capacity projects necessary to address existing deficiencies and future needs based on achieving and maintaining adopted LOS standards for schools. As part of the annual update, the District Facilities Work Program prepared by the School District pursuant to Section 1013.35 (1) (b) FS, shall be adopted as part of the data and analysis in support of the School District's five year Capital Improvement Plan. Updates to the Work Program and CIP shall occur annually thereafter.

Measurement: *Annual Update of Schedule of Capital Improvements*

Objective 1.2: To limit public expenditures for infrastructure facilities that would have the effect of directly subsidizing private development.

Policy 1.2.1: The City shall limit the funding of public infrastructure expansion if such funding and such expansion would have the effect of directly subsidizing a specific private development in the City.

Measurement: *Annual funding and project design for public infrastructure projects.*

Policy 1.2.2: Policy 1.2.1 shall in no way limit the City's ability to fund and construct public improvements in order to provide adequate infrastructure to serve the Future Land Use Plan's development pattern or development for which rights were vested prior to enactment of this Plan.

Policy 1.2.3: Such infrastructure improvements shall be consistent with adopted Level of Service (LOS) contained in the Concurrency Management System (CMS).

Measurement: *Documentation that infrastructure improvements shall be consistent with or exceed adopted LOS standards for design and capacity.*

Goals * Objectives * Policies

Capital Improvements Element

Policy 1.2.4: The City will implement proactive maintenance programs to ensure that all roadways, potable water, sanitary sewer, community parks, and storm water systems continue to function at or above adopted LOS standards.

Measurement: Development, funding, and implementation of maintenance programs for roadway, potable water, sanitary sewer, community parks and storm water systems.

Policy 1.2.5 Prior to approval of a development order, the City will apply its concurrency management system for potable water, sanitary sewer, solid waste, drainage, parks and recreation, and transportation facilities to ensure adequate facilities are available to serve new development. With respect to potable water, prior to approval of a building permit or its functional equivalent, the City shall consult with the applicable water supplier to determine whether adequate potable water supplies to serve the new development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent.

Objective 1.3: The City will aggressively seek grants, and other funding sources to augment and expand the financial resources available for capital improvement projects.

Policy 1.3.1: The City will actively pursue grant opportunities and will annually allocate sufficient funds with the Capital budget to provide for required local matches.

Measurement: Annual number of grants sought by or on behalf of the City for capital improvement projects.

Table 8.1
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Transportation Facilities, Stormwater Drainage, Parks and Recreation, Schools)

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

Prepared pursuant to recommendations contained in the 2008 ORC Report and Chapter 163 F.S., and Rule 9J-5 F.A.C.

Table 8.1(a)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
TRANSPORTATION FACILITIES IMPROVEMENTS/ENHANCEMENTS

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Bald Eagle Turn Lanes(1)	Bald Eagle Between Goldenrod & Elkcam Circle	---	---	---	\$75,000 / \$75,000 GF	\$400,000 / \$400,000 GF	\$475,000 / \$475,000 GF
Street Improvements(2)	City-wide	\$280,000 / \$200,000 RIF \$80,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$300,000 / \$200,000 RIF \$100,000 GF	\$400,000 / \$200,000 RIF \$200,000 GF	\$1,780,000 / \$1,000,000 RIF \$780,000 GF
Bike Path Shoulder Widening (3)	City-wide	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$300,000 / \$300,000 GF
Marco Lake (4) Drive Sidewalk	Marco Lake Drive	\$96,000 / \$75,000CDBG \$21,000 GF	---	---	---	---	\$96,000 / \$75,000 CDBG \$21,000 GF
Bridge Integrity Study (5)	City-wide	---	---	---	---	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF
Bridge Repairs (City-wide) (6)	City-wide	\$1,271,600 / \$1,271,600 GF	\$545,000 / \$545,000 GF	\$350,000 / \$350,000 GF	---	---	\$2,166,600 / \$2,166,600 GF
Bridge Repairs (7) (Smokehouse Bay)	Smokehouse Bay	\$350,000 / \$200,000 CIP \$150,000 GF	\$1,500,000 / \$200,000 CIP \$1,300,000 GF	\$2,700,000 / \$200,000 CIP \$1,000,000 Grant	\$3,900,000 / \$200,000 CIP \$1,000,000 Grant	\$4,400,000 / \$200,000 CIP \$1,000,000 Grant	\$12,350,000 / \$1,000,000 CIP \$3,000,000 Grant \$8,850,000 GF

Capital Improvements

	--	--	\$1,997,600 / \$200,000 RIF \$75,000 CDBG \$1,522,600 GF \$200,000 CIP	\$2,445,000 / \$200,000 RIF \$2,045,000 GF \$200,000 CIP	\$1,500,000 GF	\$2,700,000 GF	\$3,200,000 GF	\$17,767,600 / \$1,000,000 RIF \$3,000,000 Grant \$75,000 CDBG \$12,892,600 GF \$1,000,000 CIP
ANNUAL TOTALS								

Notes: No projected LOS deficiencies 2009-2013

Projects: Expenditures and Revenues per adopted FY 2008 Budget.

Abbreviations: GF - General Fund

RIF - Road Impact Fees

FDOT - Dept. of Transportation

GRANT- Collier County Grant

CDBG - Collier County Block Grant

- (1) Bald Eagle Drive turning lanes will be provided between Goldenrod Avenue and Elkcam Circle and at the intersection of N. Barfield Drive and Bald Eagle Drive.
- (2) This project involves the partial or full reconstruction of roadway intersection areas to resolve drainage problems, to replace asphalt pavement, to resolve inadequate turning radii, to remedy safety concerns, to alleviate excessive ponding of stormwater, and to construct or reconstruct paved shoulders and sidewalk improvements.
- (3) This project involves widening Barfield Drive, Winterberry Drive, San Marco Road, and portions of Bald Eagle Drive for the construction of bicycle lanes along both sides of the roadway.
- (4) Create a 6-foot sidewalk on 5th Avenue to provide adequate a convenient multimodal transportation system. Drainage will be addressed using valley gutters and improved drainage inlets between the existing pavement travel lanes, driveways and parking areas.
- (5) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (6) The following are the repairs recommended by bridge engineering consultants based on the damage and deterioration caused by Hurricane Wilma and age.
- (7) The Smokehouse Bay Bridges have been significantly impacted by age, deterioration, and damage caused by Hurricane Wilma. These bridges are scheduled to be totally rebuilt.

**SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
STORMWATER DRAINAGE IMPROVEMENTS/ENHANCEMENTS**

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Drainage Improvements(1)	City-wide, per drainage basins set in the Master Drainage Study	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF
	ANNUAL TOTALS	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$600,000 / \$200,000 BCBG \$400,000 GF	\$3,000,000 / \$1,000,000 BCBG \$2,000,000 GF

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2009 Budget.

BCBG – Big Cypress Basin Grants.

Abbreviations: GF - General Fund

- (1) The repair or replacement of existing storm sewers is an on-going program necessary to preserve and maintain existing storm drainage capacity. Also annual re-grading of roadside drainage swales is required to minimize nuisance ponding and to maintain adequate stormwater drainage along local streets to achieve efficient discharge into receiving waterbodies.

Table 8.1(c)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
PARKS, RECREATION AND OPEN SPACE IMPROVEMENTS/ENHANCEMENTS

[-----Committed Funding Sources-----] [----Projected Funding Sources----]

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/ Address	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
Mackie Park Improvements (1)	1361 Andalusia Terrace	\$220,000 / \$200,000SPRG \$20,000 GF	\$7,605,000 / \$7,605,000 BOND*	--	\$150,000 / \$150,000 GF	\$150,000 / \$150,000 GF	\$8,125,000 / \$320,000 GF \$200,000 SPRG \$7,605,000 BOND*
Winterberry Park Improvements (2)	1408 San Marco Rd.	\$350,000 / \$350,000 GF	--	--	--	--	\$350,000 / \$350,000 GF
Veterans Community Park (3)	Windward Drive & West Elkcam Circle	\$275,000 / \$275,000 CIP Cash Forward	\$2,000,000 / \$2,000,000 BOND	--	--	--	\$2,275,000 / \$275,000 CIP \$2,000,000 BOND
Leigh Plummer Park Improvements (4)	758 N. Barfield Drive	--	--	\$300,000 / \$300,000 GF	--	--	\$300,000 / \$300,000 GF

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Goals * Objectives * Policies

Capital Improvements

Hard Court Conversion (5)	Racket Center	\$80,000 / \$40,000 RF \$40,000 GF	---	---	---	---	\$80,000 / \$40,000 RF \$40,000 GF
Roadside Border Landscaping(6)	South Collier Boulevard	\$220,000 / \$220,000 DOT	\$150,000 / \$150,000 GF	\$200,000 / \$200,000 GF	\$200,000 / \$200,000 GF	\$200,000 / \$200,000 GF	\$920,000 / \$220,000 DOT \$700,000 GF
Capital Contingency	---	\$120,000 / \$120,000 GF	\$196,000 / \$196,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$100,000 / \$100,000 GF	\$786,000 / \$786,000 GF
Impact Fees	---	\$150,000 / \$150,000 IF	---	\$300,000 / \$300,000 IF	\$150,000 / \$150,000 IF	\$150,000 / \$150,000 IF	\$750,000 / \$750,000 IF
	ANNUAL TOTALS	\$1,415,000 \$200,000SPRG \$275,000 CIP \$40,000 RF \$150,000 IF \$530,000 GF \$220,000 DOT	\$9,951,000 \$9,605,000 BOND \$346,000 GF	\$1,200,000 / \$720,000 GF \$300,000 IF	\$600,000 / \$450,000 GF \$150,000 IF	\$600,000 / \$450,000 GF \$150,000 IF	\$13,586,000 / \$2,496,000 GF \$200,000 SPRG \$275,000 CIP \$40,000 RF \$750,000 IF \$9,605,000 BOND \$220,000 DOT

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2009 Budget.

Abbreviations:

- GF - General Fund
- PIF - Park Impact Fees
- DOT - Department of Transportation LAP agreement
- SPRG - State Park and Recreation Grant
- IF - Parks Impact Fees
- CIP - Capital Improvement Plan Cash Forward
- RF - Recreational Fund

* Bond Referendum anticipated to provide significant funding for major 2010 projects.

Goals * Objectives * Policies

Capital Improvements

- (1) On-going improvements to the City's flagship park pursuant to recommendations contained in the Mackle Park Master Plan.
- (2) Improvements and enhancements to playing fields.
- (3) Major improvements to be master planned.
- (4) Construction of pathways and landscaping enhancements.
- (5) Funding allows for the resurfacing of hard courts one and two with a synthetic surface. To replace under ground irrigation at courts three and four.
- (6) To improve the quality of landscaping, in medians and roadside areas, on south Collier Boulevard between Winterberry Drive and Collier Court.

Table 8.1 (d)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Public School Facilities)

The City of Marco Island incorporates and adopts by reference as table 8.1 (d) the School District of Collier County's "Annual Capital Improvements Plan", FY 2009-2028, approved on April 15, 2008 and subsequently amended on May 15, 2008. Furthermore, the District Facilities Work Program FY 2009-2013, adopted by the School Board on August 21, 2008 is adopted as part of the Data and Analysis in support of Table 8.1 (d).

Table 8.2
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-2013
(Potable Water and Sanitary Sewers)

Note: None of the improvements described in the following Schedule of Capital Improvement tables are required to correct current or projected Level of Service deficiencies from 2009 through 2013.

Table 8.2(a)
SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13
POTABLE WATER FACILITIES IMPROVEMENTS/ENHANCEMENTS

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Add ress	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)	Expenditure / Revenue Source(s)
SCADA	Radio Polling	\$10,900 / \$10,900 W R&R	---	---	---	---	\$10,900 /

Goals * Objectives * Policies

Capital Improvements

System (1)	System							
Leak Detection (2)	Pilot location TBD	\$100,000 / \$100,000 W R&R	---	---	---	---	---	\$10,900 W R&R
Inoperative Valves (3)	System-wide	\$250,000 / \$250,000 W R&R	---	---	---	---	---	\$250,000 / \$250,000 W R&R
Meter Replacement Program (4)	System-wide	---	\$250,000 / \$250,000 W R&R	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	---	---	\$875,000 / \$875,000 W R&R
Renewal & Replacement (5)	System-wide	---	\$750,000 / \$750,000 W R&R	\$750,000 / \$750,000 W R&R	\$800,000 / \$800,000 W R&R	\$820,000 / \$820,000 W R&R	---	\$3,145,000 / \$3,145,000 W R&R
RO Plant Membrane Replacement (6)	South Plant,, Lily Court and Heathwood Drive	\$320,000 / \$320,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$350,000 / \$350,000 Cap. Reserves	\$375,000 / \$375,000 Cap. Reserves	\$395,000 / \$395,000 Cap. Reserves	---	\$1,835,000 / \$1,835,000 Capital Reserves
Vehicle Replacement Program (7)	---	---	\$555,000 / \$555,000 W R&R	\$570,000 / \$570,000 W R&R	---	---	---	\$1,125,000 / \$1,125,000 W R&R
South Plant Water Storage (9)	South Plant,, Lily Court and Heathwood Drive	---	---	---	\$4,600,000 / \$4,600,000 Bond	---	---	\$4,600,000 / \$4,600,000 Bond
Unscheduled Capital Projects (10)	Contingency Funds	---	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	\$150,000 / \$150,000 Cap. Reserves	---	\$600,000 / \$600,000 Cap. Reserves

Goals * Objectives * Policies

Capital Improvements

Filter Upgrades – North Plant (11)	North Plant Ellicam Circle	\$1,598,300 / \$1,598,300 Bond	--	--	--	\$1,598,300 / \$1,598,300 Bond
Emergency Generator – North Plant (12)	New Generator at North Plant	\$1,500,000 / \$1,500,000 Bond	--	--	--	\$1,500,000 / \$1,500,000 Bond

Notes: No projected LOS deficiencies 2009-2013

Projects, Expenditures and Revenues per adopted FY 2008 Budget.

* Capital Reserves

** Anticipated Future Water Bond Issues

*** Actual and anticipated grant awards from SFWMD

**** FDEP grant award

Abbreviations: GF - General Fund

WIF - Water Impact Fees

Reserves - Capital Reserves

Bond - Future Bond Issue

SFWMD - SF Water Man. District

W R&R - Water Repair & Restoration

Fund

Grant - FDEP grant

- (1) To improve reliability of the SCADA System and expand capabilities of the system.
- (2) An older area of Marco Island will be selected and sound wave technology will be used to identify leaks. Once identified and determined the source and quantity of lost water, then appropriate action will be taken.
- (3) The program will allow Marco Island Utilities to have fewer customers out of service in maintenance situations, such as water main breaks and utility relocation. The age, environment, and infrequent use of the valves have created an urgent need to begin the valve replacement program.
- (4) Water meter accuracy deteriorates with time. The normal life of a meter is 10 years. The Utility Department should replace approximately 10% per year and convert to "touch pad" devices to improve accuracy of readings.
- (5) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (6) The Reverse Osmosis facility has 6 parallel treatment trains, each with 24 membrane tubes. As the membrane ages, the rejection level of solids decreases, allowing more dissolved solids to pass through the treatment plant. Replace one train per year with chemical cleaning of remaining trains annually.
- (7) Scheduled replacement of field vehicles.

Goals * Objectives * Policies

Capital Improvements

- (8) To add an additional 1.67 million gallons per day of surface water treatment capacity.
- (9) Design and construction of a new 2-3 million gallon storage tank at the South Plant complex.
- (10) An annual budget allocation for a contingency account is proposed for each year of the Five-Year CIP.
- (11) Rehabilitation of the lime softening clarifier includes replacement of radial and effluent launders.
- (12) Design and install emergency generator at the North Water Plant. The generator will provide standby power during electrical outages to operate the plant continuously.

Table 8.2(b)

SCHEDULE OF CAPITAL IMPROVEMENTS 2009-13 SANITARY SEWER FACILITIES IMPROVEMENTS/ENHANCEMENTS

PROJECT		FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	TOTALS
Description	Location/Address	Expenditure / Revenue	Expenditure / Revenue	Expenditure / Revenue	Expenditure / Revenue	Expenditure / Revenue	Expenditure / Revenue Source(s)

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Goals * Objectives * Policies

Capital Improvements

	Source(s)	Source(s)	Source(s)	Source(s)	Source(s)	Source(s)
Renewal & Replacement (1)	System-wide	--	\$300,000 / \$300,000 W R&R	\$325,000 / \$325,000 W R&R	\$350,000 / \$350,000 W R&R	\$375,000 / \$375,000 W R&R
W'Water Treatment Plant Improve (2)	North Plant, East Elckam and Windward Drive	\$2,448,100 / \$2,448,100 Capital Reserve	--	--	--	\$2,448,100 / \$2,448,100 Capital Reserve
Deep Well Injection (3)	North Plant	\$2,448,100 / \$2,448,100 Sewer Assessments	--	--	--	\$2,448,100 / \$2,448,100 Sewer Assessments
Unscheduled Capital Projects(4)	Capital Projects	--	\$400,000 / \$400,000 Capital Reserve	\$400,000 / \$400,000 Capital Reserve	\$400,000 / \$400,000 Capital Reserve	\$1,600,000 / \$1,600,000 Capital Reserve
W'Water Treatment Plant Improve (5)	North Plant Elckam Circle	\$11,771,000 / \$11,771,000 Bond	--	--	--	\$11,771,000 / \$11,771,000 Bond
Gravity Line Upgrades (6)	System Repairs	--	--	--	\$187,500 / \$187,500 Bond	\$2,187,500 / \$2,187,500 Bond
Re-Use 2 MG Storage Tank (7)	South Plant	--	--	--	\$2,000,000 / \$2,000,000 Bond	\$2,000,000 / \$2,000,000 Bond
W'Water Treatment Plant Expan.	North Plant	\$3,144,500 / \$3,144,500 Sewer	--	--	--	\$3,144,500 / \$3,144,500 Sewer

Goals * Objectives * Policies

Capital Improvements

To 5 MGD (8)		Assess.				Assess.
STRP Road Re-surfacing (9)	STRP Road Re-surfacing	\$1,415,400 / \$1,415,400 RBI	\$2,221,800 / \$2,221,800 RBI	\$1,149,300 / \$1,149,300 RBI	\$939,700 / \$939,700 RBI	\$5,726,200 / \$5,726,200 RBI
	ANNUAL TOTALS	\$21,227,100 / \$5,592,600 Sewer Assess. \$2,448,100 Capital Reserve \$11,771,000 Bond \$1,415,400 RBI	\$2,921,800 / \$400,000 Capital Reserves \$300,000 W R&R \$2,221,800 RBI	\$1,874,300 / \$400,000 Capital Reserves \$325,000 W R&R \$1,149,300 RBI	\$3,877,200 / \$400,000 Capital Reserves \$350,000 W R&R \$2,187,500 Bond \$939,700 RBI	\$32,675,400 / \$4,048,100 Reserve \$1,350,000 W R&R \$15,958,500 Bond \$5,592,600 Sewer Assess. \$5,726,200 RBI

Notes: No projected LOS deficiencies 2009-2013

Abbreviations: W R&R - Wastewater Repair and Restoration Fund
Sewer Assessments
Wastewater Capital Reserve

Projects, Expenditures and Revenues per adopted FY 2009 Budget.

- (1) Historically, the Utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.
- (2) To upgrade and expand the existing wastewater treatment plant to 5 million gallons per day capacity to facilitate the completion of the STEP program.
- (3) The existing deep injection well takes reject water from the RO facility as well as wastewater effluent that does not meet reuse standards. Expansion of the wastewater treatment plant will increase the amount of treated wastewater that may have to go down the injection well. The existing deep injection well is at maximum capacity and cannot accommodate these increase. A second injection well is required to expand these capacities.
- (4) To have the resources available within the CIP budget to meet unscheduled needs.
- (5) To upgrade and expand the existing wastewater treatment plant to five million gallons.
- (6) Historically, the utility experiences a variety of distribution and collection system repairs. These repairs are unplanned and in some cases unknown.

Goals * Objectives * Policies

Capital Improvements

- (7) The utility is making provisions to increase the capability to deliver additional reuse water. The majority of potential new irrigation users are along South Collier Boulevard to Collier Court.
- (8) Replace and improve the wastewater treatment plant to five million gallons per day capacity.
- (9) To resurface the roads that are impacted during the installation of the Septic Tank Replacement Program.

- Policy 1.3.2:** The City will utilize, when prudent, assessments as a funding source for projects that provide area-wide improvements.
- Measurement:* Continuation of assessment program for sidewalks and other infrastructure improvements.
- Policy 1.3.3:** The City will continue to investigate the potential for declaring portions of East Elcam Circle as a redevelopment district as a means to obtain alternative funding sources for infrastructure improvements including on-street parking, sidewalks, and storm water drainage.
- Measurement:* Continue to investigate declaration of East Elcam Circle area as a Redevelopment District.
- GOAL 2:** ENSURE THAT NON-CITY ENTITIES RESPONSIBLE FOR FACILITIES AND SERVICES IDENTIFIED IN THE CONCURRENCY MANAGEMENT SYSTEM MEET ADOPTED LEVEL OF SERVICE STANDARDS OVER THE NEXT FIVE YEARS.
- Objective 2.1:** The City will constantly monitor service levels and capacities provided by non-city entities to ensure Levels of Service identified in the Concurrency Management System Plan are available to accommodate growth and development on the Island over the next five years.
- Policy 2.1.1:** Pursuant to the adopted Adequate Public Facilities Ordinance, the City shall prepare an Annual Level of Service Report to ensure levels of service identified in the CMS Plan are available to accommodate growth and development on the Island over the next five years.
- Measurement:* Preparation of an annual Level of Service Report pursuant to the adopted Adequate Public Facilities Ordinance.
- Policy 2.1.2:** Should any non-city entity approach 80% of capacity in their adopted Level of Service (LOS) standard during the five-year planning period, such entity must notify the City in writing as to how and when the entity will take actions to increase capacity to ensure continued compliance with the adopted LOS.
- Measurement:* Written notification provided by the service provider when, or if, necessary.
- Policy 2.1.3:** The City will thoroughly review all non- LOS based system expansion project proposals submitted by non-City providers to ensure that the project is designed consistent with development densities prescribed in the

Future Land Use Element to curtail the potential over-sizing of facilities to encourage urban sprawl.

Measurement: *Number of non-LOS based system expansion projects reviewed and approved by the City annually.*

Policy 2.1.4: The City will use the 5 year schedule of Capital Improvements to insure that public facilities level of service standards are achieved and maintained

Measurement: *Maintenance of established level of service standards.*

Policy 2.1.5: The concurrency requirement of the Public School Facilities Level of Service Standard of this Comprehensive Plan will be achieved or maintained if any one of the following standards of the Concurrency Management System is met:

- A. The necessary facilities and services are in place or under construction within three years after the issuance of a final subdivision or site plan approval or its functional equivalent; or
- B. The necessary facilities and services are found in the first, second or third year of the School District of Collier County's Summary of Capital Improvement Plan" table and the "Summary of Estimated Revenue" table from the financially feasible Five Year Capital Improvement Plan adopted by reference each year by December 1st at the time a final site development plan, final plat or functional equivalent is issued; or
- C. The necessary facilities and services are the subject of a binding commitment with the developer to contribute proportionate fair-share funding as provided for in Policy 1.2.4 of the Public School Facilities Element, if applicable, or to construct the needed facilities.

Capital Improvements Implementation Plan

Rule 9J-5 requires that a local government provide a schedule of capital improvements for which the local government has fiscal responsibility, selected for the first five (5) years, by year, after the adoption of the comprehensive plan, which shall reflect the need to reduce existing deficiencies, remain abreast of replacements, and meet future demands.

There are no projected LOS deficiencies in the five-year planning period, therefore the SCI only refers to those projects or activities which are related to maintaining or enhancing adopted LOS design or capacity standards for those facilities and/or services which the City of Marco Island is the sole responsible entity. Tables 8.1 and 8.2 identify those projects and activities the City intends to implement over the next five years related to roads, drainage, potable water,

sanitary sewers, and community parks. Tables 8.1 and 8.2 correspond to programs and activities that are adopted as primary components of the approved Capital Improvement Implementation Plan for the City of Marco Island for the years 2008-2012.

Tables 8.1 and 8.2 demonstrate that all planned capital improvements are financially feasible through the budgeting and appropriation of sufficient funds through identified sources of revenues.

Concurrency Management System

The following describes the procedures and mechanisms proposed by the City of Marco Island to ensure that required services and facilities are in place concurrent with new growth and development.

The City of Marco Island has established a management and monitoring system to evaluate and coordinate the timing and provision of necessary public facilities to service development pursuant to adopted LOS (level of service) standards, and to establish a regulatory program that ensures that adequate public facilities are available to serve development concurrent with the time when impacts of development occur on the City's public facilities.

Conditions for concurrency

Required facilities include any improvement or public facility which is required to maintain the prescribed Level of Service parameters to serve current city residents and projected new residents as a result of a given project. Required facilities for a proposed development shall be identified by the owner or developer and reviewed for concurrency by the city in compliance with the adopted comprehensive plan. Concurrency requirements for a proposed project will be met pursuant to the following requirements of Chapter 163.3180, Florida Statutes:

Sanitary Sewer, Solid Waste, Drainage, Potable Water:

Consistent with the public health and safety, sanitary sewers, solid waste, drainage, and potable water facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy. (Chapter 163.3180(2)(a) F.S.)

Parks and Recreation:

Consistent with the public health and safety, park and recreation facilities to serve new development shall be in place or under actual construction no later than 1 year after issuance of a certificate of occupancy. However, the acreage for such facilities shall be dedicated or be acquired by the local government prior to issuance by the local government of a certificate of occupancy, or funds in the amount of the developer's fair share shall be committed prior to the issuance of a certificate of occupancy. (Chapter 163.8130(2)(b) F.S.)

Transportation Facilities:

Consistent with the public welfare, transportation facilities needed to serve new development shall be in place or under actual construction no more than 3 years after issuance of a building permit. (Chapter 163.8130(2)(c) F.S)

Conditions for suspension of development order

A development order issued with any of the three conditions listed above shall not be granted a certificate of occupancy unless the required facilities are in place, or without a recommendation from the planning board and city council approval.

Responsibility for implementation

(a) The community development department shall coordinate the implementation strategy for purposes of this article and will annually provide the city manager with the following:

- (1) Current population projections for a five-year period;
 - (2) Building permit activity for the past five years;
 - (3) Annual level of service report; and
 - (4) Additional information as requested.
- (b) The building official shall utilize 2.16 as the standard for calculating "persons per dwelling unit" for residential structures. This standard shall be applied to building permit applications to assess the additional growth and its impact on adopted levels of service for all facilities and public infrastructures.

Implementation Strategy

The following implementation strategy is in place to ensure that the goals, objectives, policies and program established in the capital improvements element of the comprehensive plan will be achieved:

- (1) *Development order review.* When a development order is requested, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (2) *Building permit review.* When a building permit is applied for, the applicant will outline the required facilities, as related to level of service, for the proposed development, and how these facilities shall be provided concurrently.
- (3) *Annual budget.* The city's annual budget will identify projects which are targeted to maintain the level of service. Projects which are targeted for level of service maintenance but are unfunded or removed from the annual budget may cause the revocation of any development order or building permit which was issued upon the construction of that project.
- (4) *Comprehensive plan amendments.* Reports to the State Department of Community Affairs concerning amendments to the comprehensive plan due to emergencies, annexation, developments of regional impact, and selected small developments will report on changes, if any, to adopted goals, objectives, policies and programs in the capital improvements element.

(5) *Annual level of service report.* Each individual facility or service with an adopted level of service will be annually monitored to ensure that the level of service is maintained. The specific details for each monitoring scheduling and report can be found in the specific guidelines for concurrency.

Monitoring

(a) *City-owned facilities and services.* Monitoring for each adopted level of service shall take place annually.

(b) *County and privately-owned facilities and services.* A monitoring report detailing available capacity, available capacity for the next five years, and proposed capital facilities expansions, shall be prepared by each non-city entity providing facilities and services by January of each year.

General procedural guidelines; reporting requirements

(a) *Report to Planning Board; Planning Board public hearing.*

(1) *Annual level of service report.* By January of each year the Community Development Department shall compile a report which addresses the following in terms of the level of service for all services and facilities subject to the concurrency management section of the comprehensive plan:

- a. Adopted level of service versus current level of service;
- b. Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- c. Available or potential funding sources;
- d. Current inventory of its facilities;
- e. Current population and five-year projection, by year;
- f. Comparison of the previous year's building permit activity to the past five years' inventory;
- g. Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
- h. Relationship to the goals, objectives and policies of the comprehensive plan.

(2) *Conduct of hearing.* In February of each year, the planning board will hold a public hearing at which the board will discuss the current and adopted level of service for required public facilities. The annual level of service report shall be available to the board and the public at least two weeks before the public hearing. If the current level of service is below the adopted level of service policy standards, measures must be discussed by the board which either:

- a. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;
- b. Adopt a lower level of service which would be consistent with current levels of service; or
- c. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

(3) *Notice of hearing.* Preparation for the public hearing will follow the advertising and public notice procedures which are currently followed for the planning boards' regular meetings.

(4) *Recommendation report.* The planning board shall make recommendations to the city council regarding the maintenance of the level of service of the facilities and services. This report shall be based on the recommendations of the Planning Board.

(b) *Action by city council.*

(1) *First reading.* The Community Development department shall present its annual level of service report and the planning board's recommendations to the city council at a public meeting in late March, or as soon as possible after the board makes its findings and recommendations. A resolution will be presented which adopts the recommendations of the board, adopts the recommendations of the boards with additional conditions, or modifies the recommendation of the board.

a. If the current level of service is below the adopted level of service, measures must be addressed by the city council which either:

1. Fund the necessary improvements to reestablish the adopted level of service within a two-year transition period;

2. Adopt a lower level of service which would be consistent with the then existing level of service; or

3. Cease issuing development orders which negatively impact the level of service until the adopted level of service is reestablished.

(2) *Second reading and public hearing.* The annual level of service report and the board's recommendation report shall be presented by the city manager. At this time, level of service deficiencies and mitigation options shall be discussed. Where necessary, potential changes to the capital improvements program shall also be addressed. At the conclusion of the public of the public hearing, the city council shall adopt a resolution that adopts the recommendations of the board, adopts the recommendations of the boards with additional conditions, or modifies the recommendation of the board. The city council shall direct the community development director to notify the state of its actions.

(c) *Reporting to State Department of Community Affairs.*

(1) The community development director shall prepare a report to notify the state department of community affairs of the status of the level of service for the facilities and services. The state department of community affairs report shall be based on the annual level of service report, the recommendation report and the formal action of the city council. This report will serve as the annual update and inventory report (AUIR).

(2) The state Department of Community Affairs report shall be forwarded to the state as required by the growth management legislation. Copies of the report shall be available to the public and city officials.

Adopted level of service standards city owned and operated facilities and services

(1) *Potable water.* The adopted LOS standard for potable water will be 200 gallons per capita per day.

(2) *Sanitary sewer.* The adopted LOS standard for sanitary sewers is 100 gallons of wastewater treatment capacity per capita per day.

(3) *Transportation.* All Level of Service standards to be measured at P.M., Peak hour. Adopted LOS standard for roads is as follows:

- a. Arterials LOS D (except SR 951 from the Jolley Bridge to CR 92 which is LOS C).
- b. Collector roadways LOS D.
- c. Local roads LOS D.

(4) *Stormwater drainage.* The LOS design standard for new stormwater management facilities will be the ten-year, one-hour storm event, with a 3.3 inches/hour intensity duration. For existing and future drainage system components the following design LOS standard hierarchy is provided:

- a. LOS Standard A: Upstream (US) Ground Elevation Upstream Hydraulic Grade Line (US HGL) > 0.5 Ft.
- b. LOS Standard B: US Ground Elevation US HGL > 0.2 ft.
- c. LOS Standard C: US Ground Elevation US HGL > or = 0.0 ft.
- d. LOS Standard D: US HGL < or = 5.2 ft. NGVD*
- e. LOS Standard E: US HGL > 5.2 ft. NGVD*

For existing drainage system components a level not to exceed the parameters of LOS shall be adopted.

(*) May be acceptable LOS standard at a limited number of roadway locations due to extreme topographical conditions.

- (5) *Community parks.* Adopted LOS standards for park lands is as follows:
a. *LOS Standard.* 1.2882 acres of active parkland/1,000 permanent residents.

Responsibility for monitoring

The public works director shall be responsible for monitoring and reporting activities relating to potable water, sanitary sewer, transportation and stormwater drainage facilities. The parks and Recreation Director is responsible for monitoring and reporting activities relating to community parks.

Adopted level of service standards for county and privately owned and operated facilities and services

Collier County is currently responsible for facilities and service levels related to solid waste. The following adopted level of service (LOS) standards are included within the comprehensive plan.

(1) *Solid waste.* The adopted LOS standard is the same as contained in the county growth management plan (GMP) which is described as follows:

- a. 1.10 tons of solid waste per capita per year. (* Tons per capita is used to determine landfill disposal capacity, which is based on the average of the last five complete fiscal years actual lined cell tonnage activity).
- b. A minimum of two years of constructed lined landfill capacity at the calculated waste generation rate.
- c. A minimum of ten years of permittable landfill capacity at the calculated waste generation rate.

Responsibility for monitoring

The Building Official is responsible for monitoring and reporting activities relating to solid waste. The Building Official shall annually compile completed county issued notifications of mandatory garbage assessment forms received prior to the issuance of a certificate of occupancy.

Corrections for LOS standard deficiencies

(a) The purpose of the annual level of service report is to ensure that adequate public facilities are in place to serve existing development, and that adequate capacity will be available to serve future development. The following safeguards are intended to ensure that LOS standards are maintained and future development can be accommodated:

- (1) Pursuant to adopted policies throughout the comprehensive plan, non-city entities responsible for the provision of facilities and services subject to LOS standards must notify the city in writing if they reach 80 percent of capacity in their adopted LOS standard within five year's of plan adoption, and any five-year period thereon. Such entity must inform the city as to how and when the entity will take action to increase capacity to ensure continued compliance with adopted LOS standards.
- (2) For storm water drainage and community parklands, the city shall monitor indices of possible or pending deficiencies, and will initiate corrective actions through the five-year capital improvement program to ensure continued compliance with adopted LOS standards.
- (3) For transportation related LOS standards, the public works department shall monitor traffic counts and traffic impact assessments (TIA) and traffic impact statements (TIS) to ensure continued compliance with adopted LOS standards.

The City of Marco Island adopted a Transportation Proportionate Fair Share Program to establish a method whereby the impacts of development on transportation facilities can be mitigated by the cooperative efforts of the public and private sectors, to be known as the Proportionate Fair-Share Program, as required by and in a manner consistent with Chapter 163.3180(16), F.S. The Proportionate Fair-Share Program shall apply to all developments in the City of Marco Island that have been notified of a lack of capacity to satisfy transportation concurrency on a transportation facility in the City Concurrency Management System, including transportation facilities maintained by FDOT or another jurisdiction that are relied upon for concurrency determinations. The Proportionate Fair-Share Program does not apply to developments of regional impact (DRIs) using proportionate fair-share under Chapter 163.3180(12), F.S., or to developments exempted from concurrency as provided in Chapter 163.3180, F.S., regarding exceptions and de minimis impacts.

(b) Utilizing the above mentioned information, the public works director shall advise the city manager of any roadway segment that is forecast to be deficient in the adopted LOS standard within the ensuing five years. The public works director shall base his report to the city manager on the following information, as deemed necessary to ensure accurate LOS monitoring of transportation facilities:

- (1) A listing of roadway segments, by category, with their individual current and adopted level of services;
- (2) Current and potential level of service deficiencies;
- (3) Current capital improvements program and potential capital improvements program options for maintaining level of service with a five-year timeframe;
- (4) Available or potential funding sources;
- (5) Current population and five-year projection, by year;

- (6) Comparison of previous year's building permit activity to past five years' inventory.
 - (7) Potential developments, redevelopments or annexations which could have an impact on the current level of service; and
 - (8) Relationship to the goals, objective and policies on the comprehensive plan.
- (c) Based on the advice of the Public Works Director, the following actions may be initiated to ensure continued compliance:
- (1) If the current level of service for transportation facilities is measured at the adopted level of service or better, no mitigating action is required.
 - (2) If the current level of service measured is nearing the next lower level of service, quarterly counts will be taken and analyzed for a peak hour/peak season count. If necessary, a detailed study of the capacity of the roadway segment, consistent with the 2000 (or the most current edition) DOT Highway Capacity Manual Data, will be undertaken concurrently with the collection of quarterly data.
 - (3) If the current level of service measured is at the next lower level of service, and had been at the adopted level of service the previous year, quarterly counts will be taken and analyzed for a peak hour/peak season count.
 - (4) No development orders negatively impacting the affected segment shall be issued until improvements are made to the existing roadway, or a parallel facility is constructed or improved to capture traffic from the affected segment.
 - (5) If the measured level of service is below the adopted level of service, the city shall cease issuing development orders that would serve to increase the volume of traffic on the affected segment.
 - (6) A comprehensive plan amendment is required to change the level of service for any road segment, or defer or delay construction, beyond the two-year transitional period, which is necessary to maintain or reestablish an adopted level of service.

Requirements for issuance of a development order or building permit certificate of adequate public facilities

Before a development order or building permit is issued, a certificate of adequate public facilities shall be prepared by the Public Works Department. The certificate shall indicate the following information:

- (1) There is adequate capacity for the provision of potable water, sanitary sewer (if applicable), and solid waste collection for the project or new development.

The City will continue to require a certificate of adequate public facilities as a condition for the issuance of any development order for residential or commercial development and/or redevelopment. Such certificates not only confirm that the new unit(s) can be accommodated within existing available system capacity, but also indicate the remaining capacity of the system.

Based on a revised Interlocal Agreement with Collier County, the City will collect prorated impact fees for residential solid waste services prior to the issuance of a certificate of occupancy. In this system, it is incumbent that the County, as the service provider, provide the City with quarterly updates on the capacity of the facility based on their adopted Level of Service. In the event that the County's solid waste facilities are going to become deficient, such advance notice will allow the City to react in a proactive manner.

(2) There is adequate community parkland to accommodate the impacts of the new project or proposed development. Compliance is deemed acceptable per approval of plans by the community development department staff following review by the Parks and Recreation Director. City's park facilities are sufficient to meet adopted minimum LOS standards well beyond the five-year planning horizon. As such, there is no need for special tracking of permits, other than to keep track of new units and future population projections. However, it will be the new residential development and redevelopment that will provide an important source of impact fee revenue for future park improvements.

(3) The roadway network can accommodate the new project or proposed development without a decrease in LOS standards as verified by the City's Public Works Department. Compliance is deemed acceptable by the issuance of a right-of-way permit by the Department of Public Works following analysis of traffic generation and roadway capacity necessary to determine impacts on adopted levels of service. The City's Comprehensive Plan establishes a LOS "D" in the peak season, measured at P.M. peak Hour, as the minimum acceptable level of service concurrency standard on existing roadways on Marco Island. To remain consistent with the City's concurrency management system, a LOS "D" is to be maintained on all Marco Island roadways as measured on a peak season, peak hour basis. If traffic volumes exceed the maximum permitted volumes under LOS "D", the roadway will be determined deficient and operating under unacceptable conditions.

To ensure that our roadways continue to function and operate at or above this adopted LOS, the City will monitor quarterly traffic counts. This monitoring will be critical on the three most important roadways: Collier Boulevard, San Marco Road, and Bald Eagle Drive. Traffic analysis will be the responsibility of the Public Works Department.

The City will also need to be an active member of the Metropolitan Planning Organization (MPO) to ensure that roadway projects of a county-wide basis are kept on track, and that system-wide Levels of Service are monitored and roadway funds allocated prudently.

(4) The storm water management system complies with applicable Level of Service Standards. The City will utilize information contained in the Drainage Master Plan to evaluate the impacts, if any, that new development will have within the drainage basin

where the project is to be located. The Public Works Department in conjunction with the review of right-of-way permits will perform such analysis. As the entity responsible for storm water management, the Public Works Department will ensure proper design of system components and, when necessary, require system upgrades at the time of construction of a proposed development.

Public School Facilities

The level of service standard for public schools shall be as follows:

Elementary Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
Middle Schools	95% of Concurrency Service Area Enrollment/FISH Capacity
High Schools	100% of Concurrency Service Area Enrollment/FISH Capacity

Concurrency Management System Summary

Being a small organization, it is very important that information related to concurrency issues be coordinated through the Community Development Department. Not only is this important for development of annual Level of Service Reports, and future Evaluation and Appraisal Reports (EARs), but also to provide advanced warning of potential system deficiencies that could impact new growth and development. Through advanced warning and diligent monitoring, the City and/or service providers can take appropriate actions well in advance to ensure that necessary facilities and services will be in place at the time development occurs.