

**ORDINANCE NO. 2009-01**

**AN ORDINANCE OF THE CITY OF SOPCHOPPY, FLORIDA, AMENDING THE CITY OF SOPCHOPPY COMPREHENSIVE PLAN BY AMENDING THE CAPITAL IMPROVEMENTS ELEMENT PURSUANT TO THE PROCEDURES OF THE LOCAL GOVERNMENT AND COMPREHENSIVE PLANNING ACT, CHAPTER 163, PART II, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE CITY OF SOPCHOPPY COMMISSION:**

WHEREAS, Chapter 163, Florida Statutes, empowers the City of Sopchoppy to prepare and enforce comprehensive plans for the development of the Town; and

WHEREAS, the Local Government and Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 -163.3215, Florida Statutes, empowers and requires the City of Sopchoppy to (a) plan for the Town's future development and growth; (b) adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the Town ; (c) implement adopted and amended comprehensive plans by the adoption of appropriate land development regulations; and (d) establish, support and maintain administrative instruments and procedures to carry out the provisions and purposes of the Act; and

WHEREAS, Section 163.3177(3)(b) requires the City to review its Capital Improvement Plan within the Capital Improvement Element to maintain a financially feasible 5-year schedule of capital improvements; and

WHEREAS, the City has reviewed its financial condition and the capital improvement plan and has amended the schedule of capital improvements to eliminate, add or defer improvements so that it remains financially feasible and on April 13, 2009, the City of Sopchoppy held a public hearing concerning the amendments to the City of Sopchoppy Comprehensive Plan, Capital Improvement Element has adopted its updated schedule of capital improvements.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SOPCHOPPY:**

Section 1. Purpose and Intent.

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 -163.3215, Florida Statutes, as amended.

Section 2. Amendment.

This Ordinance does hereby amend the City of Sopchoppy Comprehensive Plan, to amend the Capital Improvement Plan as attached as Exhibit "A."

Section 3. Applicability and Effect.

The applicability and effect of these amendments to the Sopchoppy

Comprehensive Plan shall be as provided in the Local Government and Comprehensive and Land Development and Regulation Act, Sections 163.3161 -163.3215, Florida Statutes. This Ordinance shall apply to all properties under the jurisdiction of the City of Sopchoppy.

Section 4. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason found invalid, unconstitutional or enforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion of the Ordinance.

Section 5. Repeal of Conflicting Ordinances.

All ordinances or parts of ordinances of the Code of Ordinances of the City of Sopchoppy, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 6. Copy on File.

To make the City of Sopchoppy Comprehensive Plan available to the public, a certified copy of the enacting ordinance, as well as certified copies of the Sopchoppy Comprehensive Plan and this amendment hereto, shall be located in the Office of City Clerk. Copies shall be made available to the public for a reasonable publication charge.

Section?. Effective Date.

This Ordinance shall become effective as provided by law.

PASSED AND ADOPTED in open regular meeting this 13<sup>th</sup> day of April, 2009, after public notice was provided as required by law.

THE CITY OF SOPCHOPPY

By: \_\_\_\_\_  
Robert Greener, Mayor

Attest: \_\_\_\_\_  
Jackie Lawhon, City Clerk

Approved as to form:

\_\_\_\_\_  
Daniel H. Cox, Esq., City Attorney

## CITY OF SOPCHOPPY

## CAPITAL IMPROVEMENTS ELEMENT

## Data and Analysis

The purpose of this analysis is to update the capital facilities element of the comprehensive plan adopted by the City of Sopchoppy in August of 2007. The analysis evaluates the existing capital facilities and plans for future growth. The City of Sopchoppy is located in Southwestern Wakulla County, Florida, approximately 40 miles southwest of Tallahassee. It is bordered on the west by the Sopchoppy River and on the north by the Apalachicola National Forest. The St. Marks Wildlife Refuge is to the east and south.

The City operates a potable water system that was originally constructed in 1968 and has since expanded to areas beyond the City limits. Currently the City provides water for unincorporated Wakulla County within the Sopchoppy, Medart, and Crawfordville areas.

The City is currently planning the construction of a waste water collection and transmission system to serve the City, and has entered into an interlocal agreement with Wakulla County for the county to provide waste water treatment and disposal.

The City's recreational facilities are comprised of the Myron B. Hodge municipal park and the old Sopchoppy school gymnasium. The 2008-2009 Capital Improvement Plan includes the construction of recreational amenities on the City property surrounding the gymnasium. Those improvements are funded with FRDAP grants.

The City has a significant street network. It is in the process of renovating the Sopchoppy GF&A railroad depot as a historic site and a connection point for access to the proposed GF & A rails to trails bike path. Reconstruction of the depot is included in the 2008-2009 Capital Improvement Plan and is funded with FDOT grants and City funds.

Stormwater facilities consist of a network of "mosquito ditches." There are no significant retention or attenuation facilities.

## CAPITAL FACILITIES INVENTORY:

Potable Water System:

A map showing the existing water system was provided with the 2007 Capital Facilities Element update.

Table CIE-1 shows the historic flow data for the City as reported to the Florida Department of Environmental Protection (FDEP) on their Monthly Operating Reports (MOR) from March 2008 to February 2009. The Average Daily Flow (ADF) and Maximum Daily Flow (MDF) are shown for each month.

**TABLE CIE-1 - HISTORIC FLOW DATA**

	Total Month (gallons)	ADF (gpd)	MDF (gallons)
Mar-08	23,961,600	772,955	1,030,000
Apr-08	26,631,300	761,800	1,225,300
May-08	35,002,200	1,138,781	1,381,400
Jun-08	30,340,000	978,739	1,530,600
Jul-08	23,592,800	761,058	990,600
Aug-08	22,615,900	729,545	836,600
Sep-08	25,966,900	837,642	1,441,300
Oct-08	26,484,300	854,332	1,148,000
Nov-08	23,536,900	759,255	980,000
Dec-08	22,915,200	739,200	1,510,700
Jan-09	23,369,900	753,868	940,100
Feb-09	19,845,675	708,774	948,300
Total	304,262,675	9,795,949	13,962,900
Average	25,355,223	816,329	1,163,575
Max	35,002,200	1,138,781	1,530,600

In order to evaluate the system's varying customer demands, flow information for the various customers is reduced to a representative number of equivalent residential connections (ERC). Each residential customer represents one ERC, and high use customers represent a number of ERC's directly proportional to usage.

The total number of water customers billed during January 2009 was 3326 connections as reported by the City. The Annual Average Daily Flow over the twelve month period from March 2008 through February 2009 (inclusive) is 816,329 gallons per day. While the number of customers has increased, the Annual Average Daily Flow decreased since the last update of the CIP, indicating a reduction in usage per ERC. By continuing to apply a level of service standard higher than the actual realized gallons per ERC used, the City assures that levels of service will be maintained.

The City currently has seven wells to supply water to the system. Table CIE-3 shows the well locations and pumping capacity of each.

**TABLE CIE-3 - WELL CAPACITIES**

Well No.	Location	Pumping Capacity (gpm)
1	City Hall	300
2	Otter Creek	200
3	Wildwood Dr.	300
4	Wakulla Manor	450
5	Courthouse Square	200
6	Evergreen Acres	100
7	Hudson Heights	150

Total	1,700
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Water supply is regulated by the Northwest Florida Water Management District (NFWFMD). The wells are capable of withdrawing 2,448,000 gallons per day. Currently the Sopchoppy Water System is permitted for an average annual withdrawal 1,210,000 gallons per day, a maximum withdrawal of 3,030,000 gallons during a single day, and a maximum monthly withdrawal of 54,500,000 gallons (this permit was renewed May 1, 2008).

Table CIE-4 below gives information on the wells at Sopchoppy.

**TABLE CIE-4 - WELL DATA**

DESCRIPTION	WELL	WELL	WELL	WELL	WELL	WELL	WELL
Year Drilled	1968	1981	unknown	1978	1972	1967	1977
Depth Drilled	260	200	200	198	190	175	180
Casing Diameter/Length	12/121'	14/85'	12/100'	12/59'	8/160'	6/105'	8/155'
Casing Construction	B1	B1	B1	B1	B1	B1	B1
Depth, Static Water Level	12'	18'	22'	30'	35'	50'	25'
Normal Suction Lift	80'	70'	unknown	unknown	40'	unknown	unknown
Pump Manufacturer/Type	Peerless	Peerless	Franklin	Jacuzzi	Johnston	unknown	Sta-Rite

There are two water treatment plants located in the Sopchoppy Water System. Treatment Facility No. 1 is located on Municipal Avenue behind City Hall (location of Well No. 1), and Treatment Facility No. 2 is located at U.S. Highway 319 and Lawhon Mill Road (location of Well No. 2).

The City currently has four elevated tanks, two ground storage tanks, and three hydro-pneumatic tanks. The tank data is shown on the Table CIE-5 below.

**TABLE CIE-5 - TANK CAPACITIES**

Storage Facility Location	Well Site	Type of Facility	Capacity (gallons)
City Hall	1	Elevated	75,000
City Hall	1	Ground	14,000
Otter Creek	2	Ground	239,000
Wildwood Dr.	3	Hydropneumatic	5,000
Wakulla Manor	4	Hydropneumatic	2,500
Courthouse Square	5	Hydropneumatic	3,000
Crawfordville	7	Elevated	500,000
Wakulla-Arran/Oak	-	Pedestal	150,000
Rock Hole Road	-	Elevated	400,000
<b>TOTAL</b>			<b>1,388,500</b>

Currently the Sopchoppy Water System recently completed the 500,000 gallon elevated tank at the

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Well No. 7 site. The City has completely refurbished the Wakulla-Arran tank to extend its useful life rather than take the tank offline. The current year CIP includes a refurbishment of the City Hall elevated tank. The City is considering an additional tank and has acquired land in Medart for that purpose.

Several developments in the unincorporated areas of Wakulla County will have an effect on future water system demand projections. Demand will also be affected by the activation of inactive users. The explosive growth experienced by Wakulla County in the early years of the decade has slowed, but future growth in the northern areas of the County is expected to resume with the economic recovery.

According to data from the Wakulla County Planning Department, there are approximately 250 approved but un-built residential units within the City's water service area. This results in an anticipated future demand of 68,750 gallons per day.

The City of Sopchoppy's water system covers a large geographical area, from north of Crawfordville to south of Sopchoppy. In this service area, the City has seven wells located throughout the service area. The following data illustrates the permitted withdrawal capacity to the actual 2008 usage:

Average Day:

Permit = 2,210,000 gallons and actual = 1,138,781 gallons or 51.5% of permit.

Max Month:

Permit = 54,500,000 gallons and actual = 35,002,200 gallons or 64.2% of permit

The expected flows from approved but un-built developments added to the current average daily flows results in expected average daily flows of approximately 945,000 gpd. The City completed its Initial Capacity Analysis in October of 2007 and it is incorporated into the Capital Improvement Element as Exhibit "A." The analysis determined that the City would need additional water supply in the planning period. Efforts to locate a suitable well site have begun and the CIP is amended to include this project.

Sanitary Sewer

Construction of the City's waste water collection and transmission facilities is expected to commence in the next ninety days. The City has bid the project and applied for SRF funding. The project includes a transmission line to the County's waste water treatment facility. The County's facility has adequate capacity to meet the demands of the City's system at the projected flow rate of 100 gallons per capita per day.

The bid price of the collection and transmission system is \$4.75 million. This project is funded by a legislative appropriation, DEP grants and a pledge of revenue from the City's utility system. The expected

Recreation

The City owns and operates the Myron B. Hodge municipal park, consisting of a boat ramp, several camp sites and other recreational amenities. The City's adopted level of service is 30 acres of resource based parks per 1000 persons. Table CIE-8 illustrates the population projections through the 15 year planning horizon. The data indicates that level of service will be maintained through the planning horizon without additional facilities.

**Table CIE - 8  
Permanent Population – Projected**

Year	Observed Permanent Population	Projected Permanent Population	Growth Rate
1980			
1990	367		
2000	426		16.08%
2010		404	-5.16%
2020		373	-7.67%

Source: \* U.S. Census Bureau (2000)

\*\* University of Florida Bureau of Economic and Business (2005)

Transportation Facilities

The City has adopted level of service "C" for all arterial and collector roads. The City's transportation network consists of U.S. 319, S.R. 375 and the local street network. U.S. 319 is classified as arterial. All other roads are classified as collector roads. All road segments currently operate at or above the adopted level of service.

The City has a sidewalk network, but not in all parts of the City. It is also located on the old GF & A railroad, which has been proposed for a bike path similar to the one connecting Tallahassee and St. Marks. Reconstruction of the depot facilities commenced in the first quarter of 2009 and will be complete in 180 days.

Stormwater Facilities

The City has adopted a level of service for stormwater facilities. For existing ditches, swales and channels, the level of service is the first one inch of a one year, twelve hour storm frequency event. For areas of new development, the adopted level of service is the first inch of a 25 year, 24 hour storm frequency event.

The Sopchoppy River is an Outstanding Florida Water. The state standards for stormwater discharge to an Outstanding Florida Water are more stringent than the adopted level of service. Future

development within the City that discharges to the Sopchoppy River will be required to meet Outstanding Florida Water standards. The City should consider retrofit of existing stormwater systems that discharge into the Sopchoppy River and will include policies in its EAR amendment to address these deficiencies.

### Solid Waste

Solid waste service is provided by Wakulla County. Solid waste is transported to the Springhill Regional Landfill which is expected to maintain capacity through the planning horizon.

### FINANCIAL FEASIBILITY

The City is required to assess its resources to determine the financial feasibility of projects included in its Capital Improvement Plan. The City receives significant revenue from its public water system. It currently has no outstanding general obligation debt. All debt related to the public water system pledges revenue from the system as the source of servicing the debt. Table CIE-9 lists all outstanding debt and the September 30, 2006 audited balance for each debt outstanding.

Table CIE-9 City of Sopchoppy Outstanding Debt	
\$111,500 Water Revenue Bonds payable in annual installments ranging from \$1,000 to \$6,000 through January 1, 2019, plus interest at 5.0%, collateralized by net revenues of the water system	\$56,000.00
\$85,000 Water Revenue Bonds payable in annual installments ranging from \$1,000 to \$5,000 through September 1, 2023, plus interest at 5.0%, collateralized by net revenues of the water system	\$54,000.00
\$70,000 Water Revenue Bonds payable in annual installments ranging from \$1,000 to \$5,000 through September 1, 2012, plus interest at 5.0%, collateralized by net revenues of the water system	\$17,000.00
<b>Total Outstanding Debt</b>	<b>\$127,000.00</b>

The annual debt service requirement to amortize bonds payable as of September 30, 2008 is as follows:

Year Ending September 30,	Principal	Interest
2009	\$10,000.00	\$6,350.00
2010	\$11,000.00	\$5,850.00
2011	\$11,000.00	\$5,300.00
2012	\$13,000.00	\$4,750.00
2013	\$8,000.00	\$4,100.00
2014-2018	\$45,000.00	\$14,300.00
2019-2023	\$29,000.00	\$3,900.00
Total	\$127,000.00	\$44,550.00

The City also has notes payable to the State of Florida Department of Environmental Protection. Principal and interest payments in the amount of \$55,000.00 are due semi-annually and the last of the Notes matures in 2034.

Unrestricted net assets were \$3,306,184.00 as of October, 2008. The total growth in net assets for fiscal year 2008 was approximately \$1,175,000.00. This growth in net assets resulted from revenues exceeding expenses, including debt service. 2008 debt service was 4.9% of revenues.

The City expects to incur an additional in SRF notes for the construction of the sanitary sewer collection and transmission system. In 2006, the City was awarded a legislative appropriation in the amount of \$750,000.00 which is deposited in an interest bearing account. The City has received notification of FDEP grants that will pay \$750,000.00 per year in semi-annual payments until 85% of eligible program costs are repaid. The escrowed legislative appropriation will be used to pay a substantial portion of the remaining costs. It is expected that the City's debt service requirement from funds other than the grants and legislative appropriation will be approximately \$25,000.00 per year. The City's debt service to income ratio should remain under 11% if current trends in revenue continue.

The City's Water Fund has unrestricted cash assets in excess of \$2.9 million. This coupled with its low debt to revenue ratio indicates the City has sufficient assets to implement its Capital Improvement Plan without burdening existing tax payers through rate increases or increases in service charges to existing customers. The City will evaluate each proposed program and determine whether the project should be funded from existing funds, user charges or benefit special assessments. The City may consider implementation of Impact Fees if growth increases pressures on existing facilities.

Recreational facilities improvements are funded from general revenue dollars generated by camp spot rentals at the Myron B. Hodge municipal park and rentals of the gymnasium for special events. These revenues are sufficient to fund anticipated improvements identified in the Capital Improvement Plan if FRDAP grants are unavailable.

The Wakulla County School Board operates a preschool and second chance school within the City's limits, but there are no general education facilities. During the County wide school concurrency planning process through the County and City agreed to an interlocal agreement that the County would establish the public school facilities capital improvement plan, which the City will incorporate in its annual update. The City will continue to cooperate with the County and adopt any provisions related to the City as determined appropriate by the County's school concurrency plan.

#### MONITORING AND EVALUATION

The role of monitoring and evaluation is vital to the effectiveness of any planning program and particularly for the Capital Improvements Element of this comprehensive plan. Therefore, the Capital Improvements Plan requires a continuous program for monitoring and evaluation. Pursuant to Chapter 163, F.S., this element will be reviewed on an annual basis to ensure that required fiscal resources are available to provide capital improvements needed to support adopted level of service standards.

The annual review will be the responsibility of the Local Planning Agency. The Local Planning Agency's findings and recommendations will be presented to the local governing body at a public meeting during the annual budget cycle. The annual review of the CIE will include the following considerations, and will include an examination of the considerations themselves to determine their continued appropriateness.

- (a) Any corrections, updates, and modifications concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with the element; or the date of construction of any facility enumerated in the element.
- (b) The Capital Improvement Plan's consistency with the other elements and its support of the Future Land Use Element.
- (c) The current ability to provide public facilities and services within a particular service area in order to determine any need for provision of additional services.
- (d) The priority assignment of existing public facility deficiencies.
- (e) The progress in meeting any needs determined to be necessary to cure existing deficiencies.
- (f) The criteria used to evaluate capital improvement projects in order to ensure that projects are being ranked in their appropriate order of priority.
- (g) The effectiveness in maintaining the adopted level of service standards.
- (h) The effectiveness in reviewing the impacts of plans and programs of State agencies, the Water Management District, and any other agency that provides and/or regulates public facilities within the County's jurisdiction.

- (i) The impacts of special districts and any regional facility and service provisions upon the ability to maintain adopted level of service standards.
- (j) The ratio of outstanding general obligation indebtedness to annual revenues.
- (k) Efforts made to secure grants or private funds to finance the provisions of capital improvements.
- (l) The ability to transfer any unexpended account balances to the capital improvement account.
- (m) Capital improvements needed for the long range planning horizon, for possible acceleration to the Five Year Capital Improvement Plan.

The City will review its capital improvement plan annually and during the review of any land use decision to ensure that land use decisions do not compromise the implementation of the Capital Improvement Element's Goals, Policies and Objectives.

- (a) The Capital Improvements Element Plan (CIP) will be updated annually as part of the City's budget cycle.
- (b) Land use decisions will be monitored for consistency with the Capital Improvements Plan and Future Land Use Element.
- (c) Maintaining the adopted level of service standards will function as the primary criteria for assessing the impact of new development on public facilities.
- (d) The City will track facility demand and capacity availability as site plans and subdivision plats are submitted and will analyze potential impacts of the demand on capacity to ensure that levels of service are maintained.
- (e) To the greatest extent possible and where financially prudent, the City's excess fund balances will be reserved for Capital Improvement Projects.

## CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

**GOAL 1-** The City of Sopchoppy adopts the goal of providing adequate public facilities to all residents within the jurisdiction in a timely and efficient manner.

**Objective 1.1** - Capital improvements will be programmed to correct existing deficiencies, accommodate future growth, and replace worn out or obsolete facilities, as indicated in the five-year CIP.

**Policy 1.1.1** - The Local Planning Agency will evaluate and rank capital improvements projects proposed for inclusion in the Five-Year CIP on an annual basis.

**Policy 1.1.2-** Capital improvements projects will be prioritized and ranked according to the following set of criteria and associated points (the highest point total having the highest priority):

1. The project is needed to eliminate a proven or obvious hazard to the public health and safety (2 points);
2. The project is needed to fulfill a legal obligation by the City (2 points);
3. The project is needed to eliminate existing capacity deficiency (2 points);
4. The project is needed to maintain adopted level of service standards (2 points);
5. The project is needed to comply with state or federal regulations (2 points);
6. The project is needed to preserve or replace an existing public facility (1 point);
7. The project is financially feasible (1 point);
8. The project is consistent with the plans of the state agencies and water management districts that provide public facilities within the City's jurisdiction (1 point); and
9. The project will increase the economic base and quality of life of the City's residents (1 point).

**Policy 1.1.3** - The City of Sopchoppy will manage its fiscal resources to ensure the availability of public facilities needed to serve developments for which development permits were issued prior to the adoption of the Comprehensive Plan. In particular, existing facilities and the capital improvements projects identified in the five-year CIP

shall provide the public facilities necessary to serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan.

Policy 1.1.4 - Funding for infrastructure replacement and renewal shall be evaluated and allocated so as to minimize operating costs and maximize the life of infrastructure.

Objective 1.2 - The CIE analysis demonstrates that there are currently no capital facility needs derived from the other plan elements. The adopted land development regulations include adequate public facilities provisions that ensure that all land use decisions are consistent with the adopted level of service standards.

Policy 1.2.1 - The following level of service standards are hereby adopted and will be maintained as growth occurs in Sopchoppy:

A. ROADWAYS:

Major arterials - LOS C for peak hour  
Minor arterials and collectors - LOS C for peak hour

B. RECREATION AND PARKS:

Community Parks - 30 acres/1000 population

C. SOLID WASTE: 5.475 cubic yards per year

D. POTABLE WATER: 111 gallons per capita per day

E. SANITARY SEWER:

Public Systems: 100 gallons per capita per day

Private On-Site Systems: On-site disposal systems shall meet or exceed the requirements set by the Florida Department of Health and Rehabilitative Services.

F. DRAINAGE:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

Stormwater Management Systems - for development in commercial, urban residential,

mixed-use urban land use districts. Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm- at peak discharge rates which do not exceed pre-development rates. For development in all other land use districts, stormwater management systems shall be designed to either retain on-site the runoff generated by a 5-year, 24-hour storm or detain and discharge the runoff from a 5-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water Quality: Water quality treatment shall be provided for runoff from the first one-inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres, from the first one-half inch of runoff consistent with Chapters 17-25, FAC. Facilities that directly discharge into Outstanding Florida Waters shall provide water quality treatment for runoff from the first one and one-half inch of rainfall; or as an option, for projects or project sub-units with drainage areas of less than 100 acres from the first three-quarter inch of runoff, consistent with chapter 17-25, FAC.

Objective 1.3 - Annual review of the Capital Improvements Element will be coordinated with the City budget review process. The review will ensure that projected revenues will be sufficient to comply with the 5-year schedule of capital improvements.

Policy 1.3.1- The City shall confine long-term borrowing to projects that are too expensive to be financed by current revenues.

Policy 1.3.2- Bond issues shall be structured to be amortized within a period not to exceed the useful life of the capital project.

Policy 1.3.3- Where possible, revenue, special assessment and other self-supporting bonds shall be used instead of general obligation bonds.

Policy 1.3.4- Total debt service for general obligation bonds will not exceed ten percent of net operating revenues.

Policy 1.3.5- Efforts shall be made to secure grants or private funds whenever available to finance the acquisition of capital improvements.

Policy 1.3.6- All proposed capital improvements will be reviewed for consistency with the comprehensive plan policies.

Policy 1.3.7- The capital improvements projects identified in the five-year schedule of improvements shall be included in the capital budget of the City, to be adopted concurrently with the City budget.

Objective 1.4 - Future development will bear a proportionate share of the cost of facility

improvements necessitated by the development in order to maintain adopted level of service standards.

Policy 1.4.1- Annually, City shall evaluate the revenues that would be generated by "user-based" financing mechanisms, such as user fees and special assessments, to finance improvements generated by growth and will decide whether to institute such financing mechanisms on a case by case basis as needs for capital improvements arise.

Policy 1.4.2- The City has determined that the use of fees to retrofit the existing drainage facilities would create too high of a burden on the limited population available to pay the fee. By December 2009, the City will apply to the Northwest Florida Water Management District, FDEP and any other identified source for grants and technical assistance to develop and implement a master stormwater plan.

Objective 1.5 – As provided in the Land Development Regulations development orders will not be issued that result in the degradation of public services below adopted level of service standards.

Policy 1.5.1 – The City shall not issue a development order or permit that result in a reduction below the adopted levels of service.

Policy 1.5.2 – The City will continue to review the availability of public facilities concurrent with the impacts of development in processing proposals for site development or rezoning.

Policy 1.5.3 – If capital projects are needed to maintain the adopted level of service standards but are not available at the time the development order is issued, then the development order shall be conditioned upon the availability of those items at the time the impacts of development occur.

Policy 1.5.4- Prior to the issuance of any development order, the City shall verify that all public facilities are available to serve development for which development orders were issued prior to the date of adoption of this plan. Development orders for future development shall not be issued unless the City has demonstrated the following: (1) Compliance with the adopted Level-of-Service Standards in the Comprehensive Plan and (2) one or a combination of the following conditions exist: (a) necessary facilities and services are in place at the time that a development order or permit is issued; (b) a development order or permit is issued subject to the condition that a certificate of occupancy shall not be issued unless necessary facilities and services are in place; (c) necessary facilities are under construction at the time a development order or permit is issued; (d) for recreation or transportation facilities only, necessary facilities are the subject of a binding executed contract for the construction of the facilities at the time a development order or permit is issued which provides for the commencement of construction within one year of the issuance of the development order or permit and/or (e) necessary facilities and services are guaranteed in an enforceable development agreement, including but not limited to development agreements pursuant to Section

163.3220 or Chapter 380, Florida Statutes, which guarantees that the necessary facilities and services will be in place when the impacts of the development occur.

Policy 1.5.5 – The City shall enforce Concurrency Management provisions in the revised land development regulations to ensure that, at the time a development order or permit is issued, adequate facility capacity is available, consistent with the criteria established in Policy 1.5.4 and based upon the application of the Level-of-Service Standards to the proposed development. Development orders approved prior to the actual authorization for the commencement of construction or physical activity on the land shall be conditioned to provide that actual authorization of the final development permit which shall authorize the commencement of construction or physical activity on the land shall be contingent upon the availability of public facilities and services necessary to serve the proposed development consistent with the criteria established in Policy 1.5.4. In all cases, a test for concurrency will occur prior to the approval of an application for a development order or permit which contains a specific plan for development, including densities and intensities of use.

Policy 1.5.6- Proposed Comprehensive Plan amendments and requests for new development or redevelopment shall be evaluated to determine whether the proposed action conforms to future land uses as shown on the Future Land Use Map of the Future Land Use Element and public facility capacity is available.

Policy 1.5.7- A plan amendment shall be required to eliminate, defer, or delay construction of any facility needed to maintain the adopted level of service and which is listed in the five year Capital Improvement Plan.

Goal 2: The City will insure that adequate public facilities are available to meet the adopted level of service standards

Objective 2.1: The City will implement the following Capital Improvement Plan:

City of Sopchoppy Capital Improvement Plan Fiscal Year 2008-2009				
Capital Improvements Related to Level of Service				
Fiscal Year	Project	Approximate Cost	Funding Source	Funding Secure
2009-2010	Waste Water Collection and Transmission System	\$7,500,000.00	Disadvantage Small Communities Grant/State Revolving Fund/City Revenue/Legislative appropriation in escrow	Yes

2013-2014	New Well	\$1,400,000.00	Grants/SRF Financing/City Funds	No
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Capital Improvements Not Related to Level of Service				
2009-2010	New City Hall	\$800,000.00	Commercial Credit/City Funds	Yes
2013-2014	Lawhon Mill Road water line	\$170,000.00	State Revolving Fund/Grants	No
2013-2014	Floyd Grey Road Water Line	\$80,000.00	State Revolving Fund/Grants	No
2013-2014	Medart Elevated Water Tank	\$750,000.00	State Revolving Fund/Grants	No
2009	Replace Gym Roof	\$25,000.00	City Funds	Yes
2008-2009	Depot Renovation	\$300,000.00	FDOT Grant/City Funds	Yes
2011-2012	Downtown Streetscape	\$20,000.00	City Funds/Grants	Yes
2008-2009	New Tennis Courts and Lighting Improvements at Historic Gym	\$25,000.00	FRDAP Grant	Yes
2013-2014	Recreational Facility Improvements (Soccer Field, Playground, Multi-use Trail and Ballpark) at Myron B. Hodge Park	\$200,000.00	FRDAP Grant	No
2013-2014	Phase II Improvements at Historic Gym (Exercise Trail, Playground, Historic Renovation and Landscaping)	\$200,000.00	FRDAP Grant	No
2013-2014	Aaron Community Potable Water Distribution System	\$250,000.00	Grants/City Funds	No

Policy 2.1.1: The City's 5-year schedule of capital improvements will be updated annually to include the amounts and sources of committed funds for the first three years and those that are planned for years four and five.

Policy 2.1.2: Applications for grants will be submitted by the applicable deadlines to insure funding for the fiscal year targeted for project completion.

Policy 2.1.3: In the event funding is unavailable through the fiscal year identified for a project's completion, the project will not be advanced to years one through three until a committed funding source is secured.

Policy 2.1.4: In the event that development is proposed within the City that could potentially accelerate the need for additional facilities, the City will require developer contributions to offset the costs of providing those services.

Objective 2.2: The City will develop a Ten Year Water Supply Plan.

Policy 2.2.1: The City has completed its Initial Capacity Analysis Report which is incorporated herein by reference and attached as Exhibit "A."

Policy 2.2.2: The City will seek assistance from the Apalachee Regional Planning Council, Northwest Florida Water Management District and Florida Rural Water, Inc. in developing a Ten Year Water Supply Plan.

Policy 2.2.3: The Ten Year Water Supply Plan will be prepared and submitted with the first annual update to the CIP following its completion.

Objective 2.3: The City will coordinate with Wakulla County to provide essential public facilities within the City's service area.

Policy 2.3.1: The City will semi-annually provide Wakulla County with data regarding existing and planned water system capacity and projected expansions to allow Wakulla County to efficiently evaluate availability of public facilities within the unincorporated areas served by the City's system.

Policy 2.3.2: The City has entered into an interlocal agreement with Wakulla County for the County to provide waste water treatment and disposal upon completion of the City's collection and transmission system.

Objective 2.4: The City will continue to participate in the county wide schools concurrency management planning process and include relevant provisions related to schools concurrency in its annual CIP update.

Policy 2.4.1: The City hereby adopts by incorporation the County's School Facility Schedule of Capital Improvements for the period 2009-2014.

Policy 2.4.2: The City will continuously inform the County and School Board of any proposed change of land use that could affect school concurrency and consider data provided by those entities as to those effects and suggestions for deferral or modification of the proposed change of land use to minimize or eliminate adverse effects.