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**CITY OF ARCADIA  
CAPITAL IMPROVEMENTS ELEMENT**

**GOAL:** THE GOAL OF THIS ELEMENT IS THE PROVISION OF PUBLIC FACILITIES AND SERVICES IN A TIMELY, EFFICIENT, AND FISCALLY SOUND MANNER IN ORDER TO MEET CURRENT AND FUTURE NEEDS OF THE COMMUNITY.

**Objective 1:** *The Capital Improvements Element shall direct the provision of public facilities for the purpose of accommodating existing development and desired future growth and replacing obsolete or worn out facilities.*

**Policy 1.1:** The City shall evaluate and rank proposed capital improvements projects for inclusion in and amendment to the Five-Year Schedule of Capital Improvements.

**Policy 1.2:** Capital improvements projects shall be ranked and evaluated based on the following criteria:

- a. The project protects public health and safety, achieves maximum usage of existing facilities or fulfills the City's legal obligation to provide facilities and services;
- b. The project increases the efficiency of existing facilities or promotes infill development;
- c. The project represents the logical extension of facilities and services consistent with the Future Land Use Element, or is compatible with the plans of State agencies and the Southwest Florida Water Management District;
- d. Other priority criteria, as established in other elements of this comprehensive plan, shall be incorporated into the annual capital improvements prioritization; and
- e. Capital improvement projects shall be consistent with this Comprehensive Plan, including the Future Land Use Map Series and Future Traffic Circulation Map Series, shall be demonstrated to be financially feasible, and shall be consistent with debt management practices as established in Policy 2.5 of this Element.

**Policy 1.3:** City Council or its designee shall be responsible for ensuring that the City's fiscal policies are consistent with this Comprehensive Plan.

**Objective 2:** *Upon adoption of the City of Arcadia Comprehensive Plan, Arcadia will coordinate land use decisions with the Five-Year Schedule of Capital Improvements and other projected resources. Arcadia shall ensure that established levels of service standards are maintained, and that needed capital improvements are provided for future development and redevelopment.*

**Policy 2.1:** Arcadia establishes the following level of service standards for new development and redevelopment:

FACILITY	LEVEL OF SERVICE
Sanitary Sewer	171 gallons per capita per day Four million gallon hydraulic peak flow design capacity
Potable Water	102 gallons per capita per day average daily flow 160 gallons per capita per day peak daily flow 50% of average daily flow for water storage capacity (1995) 20 psi water pressure
Solid Waste	4.8 pounds per capita per day
Principal Arterials	C
Minor Arterials	D
Collectors	D
Backlogged Facilities	Maintain and Improve
Recreation and Open Space	4 acres per 1,000 people
Drainage	Arcadia establishes a drainage level of service for new development equal to a 25-year 24-hour storm event. Stormwater treatment and disposal facilities shall meet the design and performance standards established in Section 17-25.025, F.A.C. The first inch of stormwater run-off shall be treated on-site, pursuant to Section 17-3.051, F.A.C. Stormwater discharge facilities shall be designed such that the receiving water body shall not be degraded below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. These standards shall apply to all new development and redevelopment. For existing development, the City establishes an interim level of service to manage the 10-year 60 minute storm event.
Public School Facilities	100% of permanent FISH capacity

- Policy 2.2:** The City of Arcadia hereby adopts, by reference, the Southwest Florida Water Management District Regional Water Supply Plan and District Water Management Plan, and the Florida Department of Transportation Five-Year Work Program 2010-2014, for the currently adopted year and subsequent updates thereafter, into the City's Five-Year Schedule of Capital Improvements.
- Policy 2.3:** Development orders and permits will be granted only when public facilities are operating at the established level of service, or will be available concurrent with the impacts of the development.
- Policy 2.4:** Proposed amendments to the Future Land Use Element and/or the Future Land Use Map of the City of Arcadia Comprehensive Plan shall consider the need for capital improvements to support the proposed amendment, and shall coordinate with the Capital Improvements Element and Five-Year Schedule of Capital Improvements to identify sources of revenue and demonstrate financial feasibility.
- Policy 2.5:** The City of Arcadia shall annually adopt a capital budget. This budget shall prioritize all capital projects in the City, indicate the funding source for each capital project, and shall form the basis for determining what shall be included in the annual amendment to the Five-Year Schedule of Capital Improvements.
- Policy 2.6:** The City of Arcadia shall manage debt such that annual debt service of all long-term obligations shall not exceed 20 percent of annually budgeted revenues.
- Policy 2.7:** The City of Arcadia shall annually review the status of all public facilities. This review shall consider available and projected capacity for purposes of concurrency management, and shall assess the need for the replacement or renewal of capital facilities. Identified needs shall be prioritized, and included in the City's capital budget and/or Five-Year Schedule of Capital Improvements as appropriate. Funding sources for identified capital improvements shall also be identified. This annual review shall consider adopted policies and amendments of all other elements of this comprehensive plan.
- Policy 2.8:** The City shall not allow exceptions for developments of de minimus impact.
- Policy 2.9:** The City hereby adopts by reference, the Desoto County School District 5-year Facilities Work Program, as approved by the Desoto County School Board for the years 2009/10 through 2013/14 and subsequent annual updates thereto, as part of its Schedule of Capital Improvements.
- Objective 3:** *In order to maintain established level of service standards, future development shall bear a proportionate cost of facility improvements necessitated by the impacts of the development.*

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- Policy 3.1:** Arcadia shall analyze the suitability of impact fees or other user fees for the provision of sewer and water services. Collected impact fees shall be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements.
- Policy 3.2:** As a requirement of land subdivision or land development, Arcadia shall require land dedication, or payment in lieu of dedication, or some other form of exaction, as appropriate, to retain easements for utilities and roadways. This is required to maintain the established level of service standards and to pay for public facility improvements necessitated by new development.
- Policy 3.3:** Arcadia shall continue to apply for and secure grants or private funds when available to finance the provision of capital improvements.
- Objective 4:** *Arcadia will ensure that the needed capital improvements are provided for previously issued development orders.*
- Policy 4.1:** Immediately after adoption of the City of Arcadia Comprehensive Plan, Arcadia shall inventory all development orders issued prior to the plan's adoption and that have not yet requested or been granted a certificate of occupancy. An assessment shall be made of public facility needs. Public facility capacity shall be allocated to these developments for a period of one year, after which time they must adhere to level of service, concurrency and fair share standards established in this plan. Unless terms of the development order state otherwise, it shall be the responsibility of the City of Arcadia to ensure that adequate public facilities are available for such development.