

8.1 Introduction

The Capital Improvements Element (CIE) provides guidance and policy related to the provision of public facilities and services. The public facilities and services are defined in this Element as central water and sewer infrastructure, stormwater infrastructure, solid waste and public school infrastructure and services, recreation and transportation related infrastructure. As discussed previously in the Future Land Use Element of this Plan, the provision of infrastructure is one of the most important functions of local government. These facilities and services are a necessary compliment to economic development and the need for these facilities and services at certain levels is based on the general growth of the County. As such, decisions must be made regarding the construction, timing, extension, and increase in capacity of public facilities and services.

This goals, objectives and policies of this element include standards to ensure the availability of public facilities and services including the adequacy of those facilities to meet established acceptable levels of service. The CIE also has a key relationship to the Future Land Use Element, which is mandated and strengthened through the concurrency requirement stipulated in state regulatory policy. This requirement, simply stated, says that certain facilities and services must be available at their adopted service standard concurrent with the impacts of development. This mandates that decisions concerning the planning of capital improvements and land use correlate with each other. The CIE provides for the continued maintenance of the Concurrency Management System (CMS) to ensure that new development will have adequate infrastructure capacity and that the adopted LOS standards will be maintained.

8.2 Santa Rosa County's Three Tiered Concurrency Management System (CMS)

The term concurrency indicates that necessary public facilities and services are available to maintain the adopted level of service standards when the impacts of development occur. Accordingly, the Concurrency Management System (CMS) involves the procedures or processes that the County utilizes to assure that development orders and permits are not issued unless the facilities and services deemed necessary are available concurrent with the impacts of development. More specifically, this system is implemented through the County's Concurrency Management regulations, which establish level of service (LOS) standards for six different types of public facilities and services, including sanitary sewer, potable water, solid waste, stormwater facilities, and transportation facilities, and public school facilities .

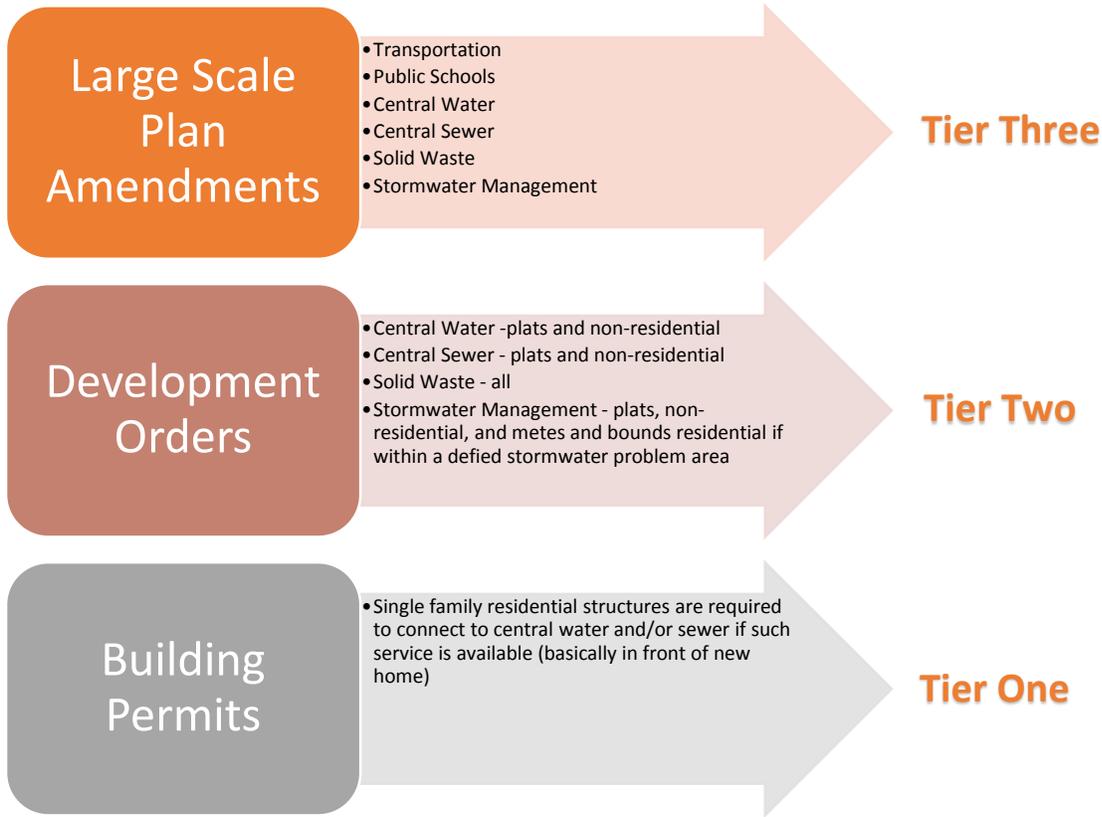
The County's current concurrency management system is described in the Table below. This system is provided for within the County's Comprehensive Plan and Land Development Code and is statutorily mandated within the Florida Statutes. However, local governments are left with some discretion in the crafting of implementing regulations and policy. Public school facilities, transportation systems (roads, public transit, walking and biking facilities), and parks are now optional concurrency items under state statute while water, sewer, solid waste, and stormwater are mandatory concurrency items. Santa Rosa County has opted out of public school and transportation concurrency for new developments not requiring a large scale Future Land Use Map amendment (greater than 10 acres). These items are included in Tier 3. The County has opted out of concurrency for parks and recreational facilities entirely. The following table (Table 8-1) summarizes current Land Development Code and Comprehensive Plan policies for central water and sewer, stormwater, and solid waste (Tier 2) for most commercial projects and residential plats. The three tiered system for Santa Rosa County, is also summarized by the following graphic (Figure 8-1). It should be noted that new single family residences requiring building permits are required to connect to a centralized water and/or sewer system if such service(s) are available (basically in front of new house),

regardless of whether or not these houses are constructed on a platted or metes and bounds lot (Tier 1). Tier 3 as shown on Figure 8-1 represents developments requiring a large scale comprehensive Plan Future Land Use Map amendment. For instance if an applicant desired to change from the Agriculture (1 unit per 15 acres) category to the Agriculture Rural Residential category (1 unit per acre), a transportation study or impact analysis would be required, with any necessary improvements generated based on the level of development proposed and capacity available on the impacted roadways. A similar analysis would be required for public schools and conducted in cooperation with the Santa Rosa County School Board. Tier 3 developments are required to utilize the methodologies found in the adopted Interlocal Agreement for Schools and the Santa Rosa County Proportionate Fair-Share Program (Ordinance 2008-7) which are included herein by reference.

Table 8-1 Santa Rosa County Concurrency Management System (Tiers 2 and 3 Development Orders)

	LOS (Utility) Requirement	Developer Requirement
Central Water	100 gallons per capita per day	No linear extension requirement is in place but if central water is immediately available, platted subdivisions (excludes metes and bounds subdivisions) are required to connect and install according to engineering specifications. Metes and bounds subdivisions are only required to connect if there is an existing line in front of home.
Central Sewer	90 gallons per capita per day	For Platted subdivisions only (excluding metes and bounds subdivisions) – required to connect if sewer is located within ½ mile of the proposed project. Metes and bounds subdivisions are only required to connect if there is an existing line in front of home. Certain engineering standards also apply and the utility is required to refund the developer one half of the cost to install.
Solid Waste	6 lbs. per capita per day for all county residents	None – this relates to landfill and disposal capacity
Stormwater	(a) Retain the first inch of run-off; and (b) Drainage systems in areas with no positive drainage outlet shall be designed to include the retention of the twenty-four (24) hour, one hundred (100) year frequency storm with no offsite discharge. Except that, developments that provide a direct stormwater discharge to the Gulf of Mexico, Santa Rosa Sound, Escambia Bay, East Bay, Blackwater Bay, East River, Yellow River, and Blackwater River may have reduced detention storage requirements.	For platted subdivisions only (excluding metes and bounds subdivisions unless within a defined stormwater problem area)

Figure 8-1: Santa Rosa County's Three Tiered Concurrency Management Approach



8.3 Relationship to Other Elements

As the main financial tool of the *Comprehensive Plan*, the *Capital Improvements Element (CIE)* is dependent upon the other elements pertaining to public facilities for setting standards and needs upon which capital improvements are to be scheduled and funded. The other elements state these standards and needs in terms of levels of service. Projects should be given priority in the CIE based on the levels of service for each affected facility. Other criteria used by Santa Rosa County to evaluate capital projects are: elimination of future public hazards, elimination of any existing capacity deficits, the impact on the annual operating budget and the Capital Improvements program, locational needs based on projected growth patterns, the accommodation of new development and redevelopment demands, financial feasibility and the plans of the public and private utilities operating within the County, the Northwest Florida Water Management District, the water and sewer providers, the Florida Department of Transportation, and other state agencies that provide public services within the jurisdiction of Santa Rosa County.

The *Future Land Use Element* and its accompanying *Future Land Use Map* provides the blue print and the strategies for managing the County's future development.

Likewise, level of service (LOS) standards are contained in the *Transportation Element* to determine the type of roadway section(s) needed to support a proposed development. For the most part, the Florida Department of Transportation contributes funding to these improvements.

The *Infrastructure Element* (which consists of Natural Groundwater Aquifer Recharge, Potable Water, Wastewater, Stormwater Management and Solid Waste), is directly related to the Capital Improvements Element. The impacts of the existing and the proposed facilities (drainage, water supply, sanitary sewer and solid waste), must be concurrent with the development impacts and must be designed based on the adopted level of service standards. The County includes the cost of such services or manages development related contributions to the costs of such services by identifying these improvements in its *Five Year Capital Improvements Schedule*.

The *Recreation and Open Space Element* provides guidance on the development of recreational facilities within the County. This includes analysis of current facilities and policies related to needs.

The *Intergovernmental Coordination Element* provides opportunities to improve both within the County and outside the County coordination mechanisms to provide mutually needed services to support development.

8.4 Capital Improvements Programming

The capital improvements program is a blueprint for planning the County's capital expenditures and is one of the most important responsibilities of local government. It coordinates community planning, financial capacity and physical development. The basic elements utilized for capital improvements programming are the Five Year Schedule of Capital Improvements found within the Capital Improvements Element ([Table 8-1](#)), LOS analysis and the County's capital budget process.

Five Year Schedule

Florida Statute requires that the County Comprehensive Plan include a schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The County's planned capital improvement process is implemented through the *Five Year Schedule of Capital Improvements* (see [Table 8-1](#) of the Comprehensive Plan Policy Document). Capital improvement programming is an essential function of the Board of County Commissioners (BOCC). The *Five Year Schedule of Capital Improvements* (See [Table 8-1](#), Comprehensive Plan Policy Document), is reviewed and amended annually as part of the budget cycle and as part of the comprehensive planning process.

8.5 Inventory of Existing Revenue Sources and Funding Mechanisms

The County's capability to appropriate the needed revenue for capital improvements must be assessed from various revenue sources, including different types of taxes, fees, service charges, fines and forfeitures, special assessments, bonds, trust funds, and grants and loans. The adopted Santa Rosa County budget is the best source of information regarding existing revenues for the current fiscal year. However, the following graphic (Figure 8-2) provides information on the six general sources of revenue that the County utilizes.

Figure 8-2: General Sources of County Revenue

Taxes

- Ad Valorem (Unrestricted)
- Franchise Fees (Unrestricted)
- Communication Service Tax (Unrestricted)
- Tourist Development Tax (Restricted)

Fuel Tax

- Ninth-cent Sales Tax (Restricted)
- Local Option Fuel Tax (Restricted)
- Constitutional Fuel Tax (Restricted)
- County Fuel Tax (Restricted)

Licenses and Permits

- Professional and Occupational Licenses (Unrestricted)
- Building Permits and Zoning Fees (Unrestricted)

Charges for Services

- Court Fees (Restricted)
- E-911 Fees (Restricted)
- Engineering Fees (Unrestricted)
- Navarre Water Fees (Restricted)
- Hangar Lease Fees (Restricted)
- Landfill Fees (Restricted)

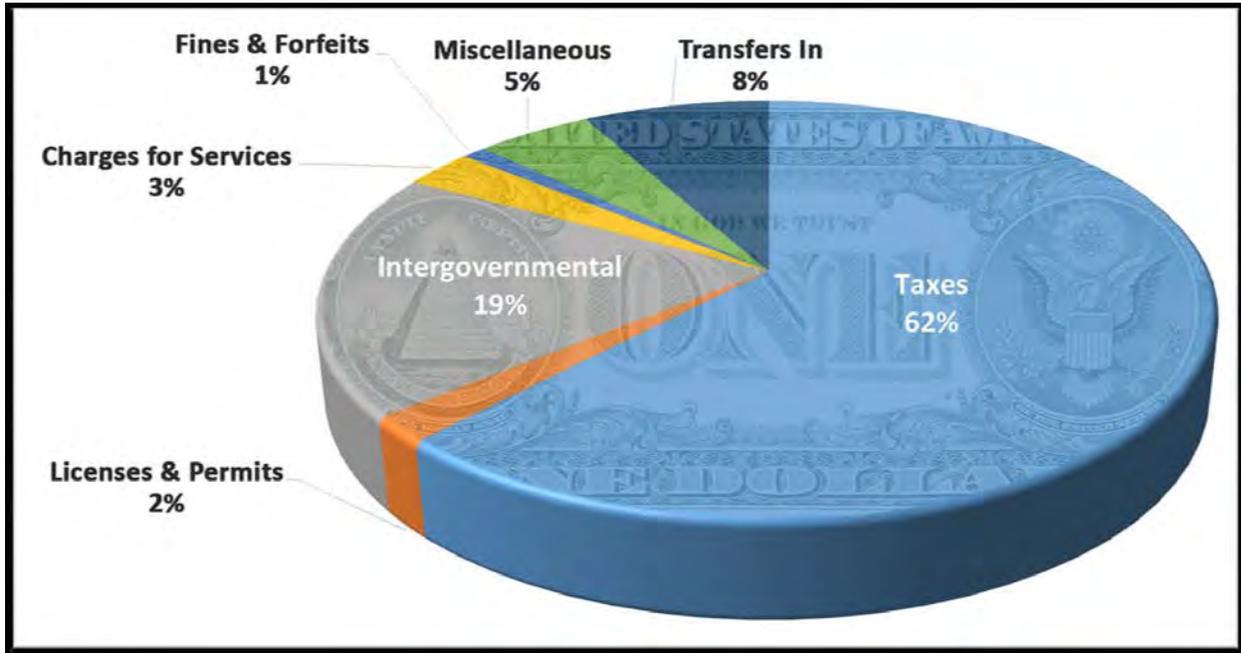
Fines and Forfeits

- Intergovernmental Communications Program (Restricted)

Miscellaneous

- Donations, Interest Earned, Sale of Surplus Equipment (Unrestricted)
- Impact Fees (Restricted)
- Special Assessment (Restricted)

The following graphic (Figure 8-3) depicts the current breakdown of County revenue sources with a description of each of these following.



Source: Santa Rosa County FY 2015-16 Budget

Taxes

Property taxes are based on a millage rate (one mill is the equivalent of \$1 per \$1,000 of assessed value or 0.1%) which is applied to the total taxable value of real property and other tangible personal property. Revenue from ad valorem taxes may be used to fund both operating costs and capital projects. As the major sources of revenue for the County, taxes on the average amounted to nearly 62 percent of unincorporated Santa Rosa County's annual revenue for the years 2014. In 2014, ad valorem taxes (at a millage rate of 6.972) accounted for 40 percent of all General Fund revenue and about 93 percent of all taxes collected. The millage rate has since been reduced to 6.6175 mills.

Sales and use taxes, franchise taxes and utility taxes have represented about 3% of General Fund revenue since 1999. Other tax revenues currently available to the County generally are not restricted by use. These revenues may be pledged to cover all or a portion of bonded indebtedness as long as the use of funds satisfies the restrictions as specified by use.

Licenses and Permits

This category includes professional and occupational licenses, building permits and other licenses.

Intergovernmental Revenues

All local governments in the State of Florida depend on annual disbursements from the state to supplement operating and capital budget revenues. These funds are consolidated under "Intergovernmental Revenues" and are:

- a) generated locally, but collected and later returned by state agencies to the County;
- b) adopted as a local option tax or license fee, collected and returned by the state; or
- c) shared by the state or federal government in the form of grants to local government, but originate from state or federal government in general

Amounts available from these sources may vary from year to year depending on legislative actions and the actual amount of retail sales for consumer generated revenues.

Charges for Services

These charges are derived from the operation of government services. These include, among others, sales of maps and publications, utility fees, zoning fees, recreational fees and fees for special events as well as fire protection services and ambulance fees.

Fines and Forfeitures

Generally, court fines make up most of the revenues in this category. Less than one percent of General Fund revenues could be attributed to this source since 1999.

Miscellaneous Sources of Revenue

Examples are income received as interest from various sources, special assessments, sale by the County of public property, rental income, and all private donations (real estate, gifts, donations, etc.) to the County. Currently, this amounted to 5 percent of General Fund revenues.

Goal ~~10 8.1~~ • ~~The timely and efficient provision of public facilities and services through the use of sound fiscal policies. To provide the public facilities and services (infrastructure) necessary to serve the County's residents, businesses and industries.~~

Objective ~~10 8.1.A~~ • Use the CIE as a directory financial management tool ~~meet the needs of Santa Rosa County~~ for the construction, acquisition or development of the capital facilities necessary to meet existing deficiencies, ~~to~~ accommodate desired future growth and to replace obsolete or worn out facilities.

Policy 8.1.A.1 The five-year schedule of capital improvements (Table ~~10 8.1~~) shall be the primary tool ~~specific guide (directory)~~ the County will use ~~to determine~~ for the construction of capital facilities and maintenance of LOS standards.

Policy ~~10 8.1.A.1 2~~ • Capital facilities or improvements in the context of the Comprehensive Plan shall be defined as those public facilities or improvements to physical assets that are limited to a one time expenditure of at least \$15,000 (including land) that correct or improve level of service deficiencies or expand capacity to serve existing needs or accommodate projected needs identified in one or more elements of this Plan or through other planning efforts, development plans, or community based needs.

Policy ~~10 8.1.A.2 3~~ • The criteria to evaluate new capital improvement projects directly related to individual elements of this Plan are:

- (A) The elimination of existing or future public hazards;
- (B) The elimination of any existing capacity deficits;
- (C) The impact on the annual operating budget and Capital Improvements Program;
- (D) Locational needs based on projected growth patterns;
- (E) The accommodation of new development and redevelopment demands;
- F) Financial feasibility; and
- (G) Plans of the Northwest Florida Water Management District, water and sewer providers, and state agencies that provide public facilities within the jurisdiction of Santa Rosa County including the Florida Department of Transportation.

Policy ~~10.1.A.3~~ • ~~The Debt Management policy for Santa Rosa County shall be as follows:~~

(A) ~~The County uses a combination of resources to fund capital improvements including state and federal grants, below market interest rate state loans, user fees, connection charges, a combination of long term and short term financing vehicles, accumulated surpluses, and the use of revenues set aside specifically for capital projects (pay as you go).~~

(B) ~~The County may continue to use the resources identified in subparagraph A above throughout the planning period. General obligation debt is used sparingly. General obligation debt, if determined necessary during the planning period, will be established consistent with rating agency standards and guidelines. No general obligation debt will exceed 15 percent of the taxable assessed value of the real property within Santa Rosa County.~~

~~(C) Enterprise fund debt is, in part, managed through a ratio of net system revenue and other pledged funds to annual debt service. Also, this principle of coverage is used in the management of debt for other projects that are supported by user fees such as the one half (1/2) cent sales tax for landfill projects. The County shall maintain its prudent coverage factor in any future revenue-backed debt it may incur.~~

Staff Analysis Note: This policy is not required by Statute or Rule. BOCC should evaluate and determine if debt policy is desired and if so whether or not this policy is relevant.

~~Policy 10.1.A.4 • Prioritize Capital Improvements funding (within the annual Capital Improvements Program) in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities; that assigns second priority to correcting existing deficiencies in public facilities and services; and third priority to facilities necessary to accommodate desired future growth. Nothing in this policy shall preclude Santa Rosa County from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized or LOS Standards are met.~~

Staff Analysis Note: Similar to Policy above.

~~Policy 10.1.A.5.4 • Within currently designated private franchise service areas, The County shall support and encourage the regionalization of utility services.~~

Staff Analysis Note: Utilities are already “regionalized” within franchise areas. This policy may be aimed at consolidation or regionalization across franchise area. Policy should be evaluated by the BOCC.

Policy 8.1.A.5 • Land use decisions shall be consistent with the five-year schedule of Capital Improvements.

Policy 8.1.A.6 • The County has established the level of service standards for potable water, sanitary sewer, roadways, solid waste, public school facilities and stormwater management facilities that are within the jurisdiction of Santa Rosa County that shall be maintained in accordance with the County’s Concurrency Management System (CMS) policies and procedures. These standards shall be those found in other elements of this Plan.

Policy 8.1.A.7 • Future development subject to a large scale plan amendment process may be required to bear a proportionate cost of public school or transportation facilities necessitated by the development in order to adequately maintain adopted LOS standards in addition to meeting the adopted LOS standards for other public facilities and services described herein. The LOS standard for public school facilities shall be as specified in the adopted Interlocal Agreement for Public School Facilities. The LOS standard for transportation facilities shall be as specified in the Transportation Element of this Plan. Methodologies are provided in the Interlocal Agreement for Public School Facilities and the Santa Rosa County Proportionate Fair Share Program (Ordinance No. 2008-07).

Policy 8.1.A.8 • The County shall continue to enforce requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's review, permitting and inspection process.

Policy 8.1.A.9 • The County shall require the performance bonding of project-related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 8.1.A.10 • Consistent with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.

Policy 8.1.A.11 • Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the County to operate the facilities necessitated by that development, are available concurrent with the impacts of the development.

Policy 8.1.A.12 • Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.

Policy 8.1.A.13 • The County will update its Capital Improvement Schedule (CIS) on an annual basis.

Policy 8.1.A.14 • The County shall assess projected water needs and sources for at least a ten year planning period as part of creating and maintaining a Water Supply Facilities Work Plan (Work Plan) within the Potable Water Element. Capital projects planned during the first five years of the Work Plan shall also be shown in the Capital Improvements element.

Policy 8.1.A.15 • A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a tool.

Staff Analysis Comment: The annual capital budget is typically reflected in the first year of the adopted 5 Year Schedule of Capital Improvements. Specifically for projects that are related to this Plan, the maintenance of LOS standards, or growth related infrastructure projects.

Objective ~~10~~ 8.1.B • To limit public expenditures that subsidizes development in Coastal High Hazard Areas.

~~Policy 10~~ 8.1.B.1 • Except for the provision or support of recreation uses such as parks and walkovers, erosion control devices, increased public access and the correction of deficiencies, public expenditures within the CHHA shall be governed by **Objective 7.1.A and its associated policies.**

~~Policy 10~~ 8.1.B.2 • The County shall incorporate into its review processes for infrastructure planning an assessment of the appropriateness of public capital improvements in coastal high hazard areas as identified in the Coastal Management Element of this Plan.

~~Policy 10.1.B.3 • The County shall request and support state expenditures necessary to address or improve capacity deficiencies on roads or bridges necessary to effectively support the Hurricane Evacuation Plan for the County, particularly in those areas, or with respect to those facilities, which are experiencing level of service deficiencies.~~

~~**Objective 10.1.C • Coordinate land use decisions, and development approvals and available and/or projected fiscal resources with the schedule of capital improvements (reference Table 10-1) so as to maintain adopted LOS standards and to meet existing and future facility needs.**~~

~~Policy 10.1.C.1 • Land use decisions shall be consistent with the five year schedule of Capital Improvements.~~

~~Policy 10.1.C.2 • The County has established the following level of service standards for transportation, potable water, sanitary sewer, solid waste, drainage, recreational facilities, and public school facilities that are within the jurisdiction of Santa Rosa County. These standards shall be those found in other comprehensive plan elements of this Plan.~~

~~Transportation—~~

~~Policy 4.1.D.5 • For facilities on the Florida Intrastate Highway System as defined in Section 338.001, F.S., the County adopts the level of service (LOS) standard established by the Florida Department of Transportation Rule.~~

~~Policy 4.1.D.8 • Santa Rosa County hereby adopts the peak hour (100th highest average hour) Level of Service Standards for roadways found in Table 4.1.~~

~~Sanitary Sewer—Policy 6.WW.1.B.2. • The level of service standard for sanitary sewer within the County is ninety (90) gallons per capita per day.~~

~~Solid Waste—Policy 6.SW.1.B.2 • The level of service standard for solid waste disposal shall be 6 lbs. per capita per day for all county residents.~~

~~Drainage and Water Quality—Policy 6.SM.1.B.3 • The LOS standards for drainage and water quality shall be:~~

~~(a) Retain the first inch of run off; and~~

~~(b) Post development run off shall not exceed the pre development run off rate for all storm events, up to and including an event within a 24-hour duration, 25-year return frequency.~~

~~(c) Post development run off in constrained basins shall not exceed the pre-development run off rate for a 10-year storm event during all storm events, up to and including an event with a 24-hour duration, 25-year return frequency.~~

~~(d) Post development run off in closed basins shall be retained on-site for all storm events, up to and including the 24-hour duration, 25-year return frequency storm event.~~

~~Potable Water—Policy 6.PW.1.B.3 • The LOS standard for potable water within Santa Rosa County is 100 gallons per capita per day.~~

~~Recreation and Open Space—Policy 9.1.C.3 • The adopted level of service standard for parks, open space and recreational facilities in Santa Rosa County is 20 acres per 1,000 population.~~

~~Policy 10.1.C.3 • Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance. Note: No development permits have been issued prior to the adoption of this ordinance for which public facilities were not available at established levels of service standards.~~

~~Policy 10.1.C.4 • The fiscal resources of Santa Rosa County will be used, to the extent necessary, to maintain LOS standards and support the five year schedule of Capital Improvements.~~

~~Policy 10.1.C.5 • Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance. Public facility and service availability shall be deemed sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the County to operate the facilities necessitated by that development, are available concurrent with the impacts of the development.~~

~~Policy 10.1.C.6 • There is hereby created an annual review team to review the development activities within Santa Rosa County and to review the level of service conditions for the County. The team shall be comprised of the County Administrator, Planning Director, Budget Director, Navarre Beach Director, County Attorney, Public Services Director, Public Works Director, County Engineer and the County Commission Chairman. The team shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the County's Comprehensive Plan including an annual review and/or update of the County's population estimates and projections. In addition, once the annual budget is adopted, the team will evaluate and update the 5-year schedule of capital improvements.~~

~~Policy 10.1.C.7 • Encourage and assist neighborhoods in the adoption of Municipal Service Taxing Units or Municipal Service Benefit Units to provide desired services.~~

~~Policy 10.1.C.8 • The Board of County Commissioners shall maintain and update as needed a Geographic Information Service computer system for the various County departments as an aid in the administration of the Concurrency Management System.~~

~~Policy 10.1.C.9 • The County will update its Capital Improvement Schedule (CIS) on an annual basis by December 1st of each year, adding a new fifth year.~~

~~Policy 10.1.C.10 • The County shall assess projected water needs and sources for at least a ten year planning period as part of creating and maintaining a Water Supply Facilities Work Plan (Work Plan) within the Potable Water Element. Capital projects planned during the first five years of the Work Plan shall also be shown in the Capital Improvements element.~~

~~Policy 10.1.C.11 • All development orders and/or permits for development, including any redevelopment activities, shall be issued only if there are public facilities and services available with sufficient capacities to maintain the level of service standards adopted in this plan concurrent with the impacts of the proposed development.~~

~~Policy 10.1.C.12 • Development orders and/or permits may be issued conditional upon the availability of facilities and services to meet the needs of development.~~

~~Objective 10.1.D • Future development shall bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted LOS standards. The County shall continue to enforce regulations within the LDC, which include methods of assessment. These assessment methods include a series of variables based upon the size, character, type and location of the development and the development's impact upon all County systems as well as the benefits the development is anticipated to receive from such systems.~~

Policy 10.1.D.1 • The County shall provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted level of service standards in the Land Development Code (LDC).

Policy 10.1.D.2 • The County shall continue to enforce requirements within the LDC that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the county's review, permitting and inspection process.

Policy 10.1.D.3 • The County shall require the performance bonding of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.

Policy 10.1.D.4 • Consistently with applicable law, the County shall continue to require mandatory dedications as a condition of plat approval.

Objective 10.1.E • Santa Rosa County will provide or require provision of needed improvements identified in the other plan elements of this ordinance and will manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of Santa Rosa County or other state agencies to fund and provide or require provision of the needed capital improvements.

Policy 10.1.E.1 • Use Santa Rosa County's fiscal policies to direct expenditures for capital improvements which ensure the implementation of the Goals, Objectives, and Policies of the other plan elements in this ordinance.

Policy 10.1.E.2 • The County shall continue to implement the Concurrency Management System described in this ordinance.

A.— The County will maintain a 5 year schedule to show those improvements needed to restore the adopted level of service, with the exception of transportation improvements eligible for the long term concurrency management system.

B.— The County will maintain a long term concurrency management system for road segments that exceed capacity or are projected to exceed capacity within the 5 year time frame. The long term concurrency management system not to exceed 15 years will be established for the following road segments:

Seg #	Road	Trips exceeding capacity in FY13
41	CR 184A Berryhill road from CR 197 Chumuckla Hwy to SR 89 Dogwood Dr	490

45	CR 197 Chumuckla Hw from US 90 to CR 184 Quintette Road	115
65	West Spencer Field Road from US 90 to CR 184A Berryhill Road	287
7	US 90 from Woodbine Road to East Spencer Field Road	475
8	US 90 from East Spencer Field Road to Bell Lane	168
36	SR 281 Avalon Blvd from I-10 to Cyanamid Road	63
47	CR 197A Woodbine Road from US 90 to Guernsey Road	8
49	CR 197A Bell Lane from CR 191B/Cr 281B Sterling Way	773
64	East Spencer Field Road	356

~~— C. — Elimination, deferral, or delay of an improvement needed to maintain the adopted level of service will be accomplished by amendment.~~

Policy 10.1.E.3 • A capital budget will be adopted by the Board of County Commissioners as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.