

**EVALUATION AND APPRAISAL REPORT  
OF THE  
CITY OF FELLSMERE COMPREHENSIVE PLAN  
CHAPTER THREE – SUCCESSES & SHORTCOMINGS OF THE  
CAPITAL IMPROVEMENT ELEMENT**

**CAPITAL IMPROVEMENTS ELEMENT**

The Capital Improvement Element (CIE) contains seven objectives under three goal statements. The objectives address primarily two of the major issues facing the community: Maintaining the Historic Character of the City and Economic Development. A review of each objective is provided below including an assessment as to whether the plan objectives as they relate to major issues have been achieved. In addition, the review of each objective will identify, as appropriate, any unforeseen or unanticipated changes in circumstances that have occurred resulting in problems or opportunities with respect to the major issues and the social, economic, and environmental impacts of the issue.

**OBJECTIVE CIE A-1: RATIONALE FOR CAPITAL IMPROVEMENTS.** *The City shall commit necessary resources for capital improvements needed to implement goals, objectives and policies of the Comprehensive Plan. The fiscal commitment is stipulated in Exhibit C (Table VIII-1) and is predicated on the analysis of capital improvement needs within the Transportation, Public Facilities and Schools, and Recreation and Open Space Elements together with adopted level of service standards anticipated to accommodate desired future growth and economic development, and replace existing needed facilities.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair. The underlying policies have also been achieved and/or are achieved on an ongoing basis. In this regard, the objective has been achieved. The objective does not address directly any of the major issues facing the community.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective CIE A-1:**

- None

**OBJECTIVE CIE A-2: FUTURE DEVELOPMENTS TO BEAR COSTS OF THEIR RESPECTIVE INFRASTRUCTURE IMPACTS.** *All development shall be required to fund either the full amount or a pro rata share of all needed public and private improvements which are directly attributed to the impact generated by the proposed development. A concurrency management system (CMS) shall be incorporated into the Land Development Code that will identify projects and funding sources associated with those projects that are generated by the proposed development. The applicant/developer shall meet their requirements either by constructing the necessary components or by providing funds in-lieu-of construction. This objective shall be measured through the implementation of the following policies.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair related to new development. At the same time, the objective requires the adoption of a concurrency management system. In this regard, the objective has been achieved. The objective does not address directly any of the major issues facing the community. As new developments occur, the objective would require that the new development provide the required roadways and central sewer systems, among others. In this regard, as other policies of the plan direct complete streets and central sewer systems, this policy would mandate their development.

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**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective CIE A-2:**

- None

**OBJECTIVE CIE A-3: FISCAL RESOURCE MANAGEMENT.** *The City shall manage fiscal resources to ensure provision of needed capital improvements for previously issued development orders and for future development and redevelopment.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair related to new development and redevelopment. The underlying policies have also been achieved and/or are achieved on an ongoing basis. In this regard, the objective has been achieved. The objective does not address directly any of the major issues facing the community.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

The downturn in the economy has tested the City's ability to maintain operations. Severe cuts in services have been avoided due to the conservative nature of budgeting employed by the City during the boom years.

**Required Actions for Objective CIE A-3:**

- None.

**OBJECTIVE CIE A-4: CONCURRENCY MANAGEMENT.** *Pursuant to Ch. 163, F.S., and §9J-5.0055 F.A.C., the City shall ensure that facilities and services needed to support development are available concurrent with the impacts of such development. No final development order shall be issued which would result in a reduction of adopted levels of service. In order to prevent a reduction in level of service, the City shall issue no final development order unless the applicant provides narrative and graphic information demonstrating to the satisfaction of the City that adopted level of service standards for public facilities, including roads, water and wastewater services, drainage, solid waste, public schools and recreation will be maintained and that improvements needed shall be in place concurrent with the impacts of development. This objective shall be implemented through the following policy.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair related to maintenance of levels of service as part of new development and redevelopment. In this regard, the objective has been achieved as there are no service deficiencies within the City except for schools, which is being addressed as part of the current capital programming cycle.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

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**Required Actions for Objective CIE A-4:**

- None.

**OBJECTIVE CIE A-5: COORDINATION OF LAND USE DECISIONS, PUBLIC FACILITIES LEVEL OF SERVICE STANDARDS, AND FISCAL RESOURCE MANAGEMENT.** *The City shall ensure that land use decisions and fiscal decisions are coordinated with the adopted schedule of capital improvements to maintain adopted level of service standards and meet existing and future needs. This objective shall be implemented through the following policies.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair related to maintenance of levels of service as part of new development and redevelopment. In this regard, the objective has been achieved as there are no service deficiencies within the City except for schools, which is being addressed as part of the current capital programming cycle.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective CIE A-5:**

- None.

**OBJECTIVE CIE B-1: MULTI-YEAR SCHEDULE OF IMPROVEMENTS.** *Exhibit “C” (Table VIII-1), “Five Year Schedule of Improvements: 2009-2014” contained herein, establishes the estimated projected cost, and potential revenue sources for each of the Capital Improvement needs identified within the respective comprehensive plan elements. These programs are scheduled in order to ensure that the goals, objectives, and policies established in the Capital Improvements Element shall be met.*

**Has the plan objective, as it relates to the major issues, been achieved?**

As written, the objective is an ongoing affair related to the annual adoption of the CIP. In this regard, the objective is achieved annually as part of the adoption of the CIP update. The objective does not directly relate to any of the major issues facing the community.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Objective CIE B-1:**

- None

**GOAL CIE C: MONITORING AND EVALUATING THE CAPITAL IMPROVEMENTS ELEMENT.** *The Capital Improvements element shall be reviewed on an annual basis in order to insure that the required fiscal resources are available to provide adequate public facilities needed to support future land uses consistent with adopted level of service standards. The annual review of the Capital Improvements Element shall be the responsibility of the City staff. Findings and recommendations of City staff shall be considered by the City Council at a public*

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*meeting. At such time the City Council shall take action as it deems necessary in order to refine/update the Capital Improvements Element.*

**Has the plan objective, as it relates to the major issues, been achieved?**

Goal C does not have any supportive objectives or implementing policies. The goal paraphrases many of the objectives and policies introduced earlier in the element. Chapter 9 of the Plan is dedicated to the monitoring and evaluation of the Plan.

**Has there been any unforeseen or unanticipated changes resulting in problems or opportunities?**

None.

**Required Actions for Goal CIE C:**

- Delete goal and incorporate directives as appropriate into Chapter 9 of the Plan.