

**EVALUATION AND APPRAISAL REPORT
OF THE
CITY OF FELLSMERE COMPREHENSIVE PLAN
APPENDIX D – CAPITAL IMPROVEMENT ELEMENT**

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.

Policies	Current 2009 Conditions	Comments
Policy CIE A-1.1: Performance Standards The City shall consider performance standards as well as impact fees or other special financing measures, where appropriate, to ensure that new developments provide sufficient public facilities and services (or fees in lieu thereof) commensurate with their impacts on facilities and services.	Implemented through the LDC.	None.
Policy CIE A-1.2: Availability and Scheduling of Capital Improvements. The City shall include within a five-year schedule of capital improvements (Table VIII-1) any capital improvement needs which are identified in any of the respective elements of the City's Comprehensive Plan. Capital improvements with an estimated cost less than \$15,000.00 may be excluded from the five-year capital improvements program but will appear in the respective annual capital budget.	Implemented through the annual CIE/CIP process.	None.
Policy CIE A-1.3. Enforcement The City may use code enforcement actions as a means to assure availability of public facilities and services as deemed appropriate for correcting existing deficiencies.	Ongoing program of the Community Development Department.	None.
Policy CIE A-1.4: Priorities in Allocating Capital Improvements. The City shall assign highest priority to capital improvement projects which are designed to correct existing deficiencies within the five-year schedule of improvements.		None.
Policy CIE A-1.5: Capital Improvement Priorities. The City Manager shall rank capital improvement projects which are proposed for inclusion in the five-year schedule of capital improvements. The City Council shall review and adopt the proposed five-year schedule of improvements, which shall include the financially feasible "Summary of Capital Improvements Program" and the "summary of estimated revenues" from the School District's 5-year capital facilities plan.	Implemented through the annual CIE/CIP process.	None.
Policy CIE A-1.6: Capital Improvement Project Evaluation Criteria. Proposed capital improvement projects shall be evaluated and ranked according to the following priority level guidelines: a. "Level 1": Whether the project is financially feasible and is needed to: <ul style="list-style-type: none"> • Protect public health and safety. • Fulfill the City's legal commitment to provide facilities and services. • Preserve or achieve full use of existing facilities. • Maintain compliance with plans of state agencies, FWCD, or the St. Johns River Water Management District that provide public facilities within the City of Fellsmere. b. "Level 2": Whether the project accomplishes the following: <ul style="list-style-type: none"> • Increases efficiency of existing facilities. 	Implemented through the annual CIE/CIP process.	None.

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<ul style="list-style-type: none"> • Prevents or reduces future improvement costs. • Provides service to developed areas lacking full service or promotes in-fill development or redevelopment. <p>c. "Level 3": Whether the project: Represents a logical extension of facilities and services for new development in a manner consistent with Future Land Use Element goals, objectives and policies, including the Future Land Use Map.</p>		
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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.

Policies	Current 2009 Conditions	Comments
Policy CIE A-2.1: Improvements Generated by new Development. The private sector shall fund all public facility and service improvements required by their developments, including but not limited to drainage, water, wastewater, transportation, recreation, schools and police; and, may be required to fund or construct oversizing of their systems to accommodate existing deficiencies or planned future development. The City may enter into an agreement to reimburse the private entity the oversizing cost from future developments that come on-line after the infrastructure projects are completed.	Projects required by development are enforced through development agreements.	None.
Policy CIE A-2.2: Other Improvements Demanded by New Development. The City shall require new developments to construct, or pay fees in lieu thereof or provide land dedications, as a condition of development order approvals for any other public improvement anticipated to be generated by such development.	Projects required by development are enforced through development agreements.	None.
Policy CIE A-2.3 School Concurrency The City's level of service standard for school capacity shall be set at 100% of the school's station design capacity. The City shall continue to work with the Indian River County School Board to provide quality education for our student populations.	Currently, the Fellsmere Elementary School is over capacity. The City is coordinating with the School Board to resolve this deficiency.	None.

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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.

Policies	Current 2009 Conditions	Comments
<p>Policy CIE A-3.1: Availability of Adequate Public Facilities. The City shall issue no development order(s) or development permit for new development for which development orders were previously issued unless the concurrency management requirements have been satisfied pursuant to requirements of applicable statues and rules. Future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, public schools, and the transportation system. Prior to issuing a development order or permit the City shall ensure that provisions of concurrency management have been met. The developer's application shall demonstrate that the proposed development shall include all requisite improvements and that the improvements shall be in place concurrent with the impacts of development as defined in and pursuant to this Plan and consistent with applicable statues and rules. The final point for determining concurrency must be prior to the issuance of a development order or permit which contains a specific plan for development, including the densities and intensities of use.</p>	<p>Implemented through the LDC.</p>	<p>None.</p>
<p>Policy CIE A-3.2: Sureties and securing funding mechanisms. In funding capital improvements, the City may utilize any or all resources available to them, and those for which they can adequately secure.</p>		<p>None.</p>
<p>Policy CIE A-3.3: Capital Improvements Program. The City shall prepare and adopt a five-year capital improvement program and annual capital budget as part of its budgeting process.</p>	<p>Implemented through the annual CIE/CIP process.</p>	<p>None.</p>
<p>Policy CIE A-3.4: Master Drainage Plan. All new planned developments shall be required to provide for a Master Stormwater Management Plan, for approval by the City Council as part of the development review process, that will identify long-term mechanisms for the maintenance, management, and funding of drainage improvements identified therein.</p>	<p>Implemented through the site plan review process.</p>	<p>None.</p>
<p>Policy CIE A-3.5: Grantsmanship. The City shall pursue available grants or private funds in order to finance the provision of needed capital improvements.</p>	<p>The City has received a number of grants to assist with capital needs.</p>	<p>None.</p>
<p>Policy CIE A-3.6: Replacement and Renewal of Capital Facilities. The City shall annually analyze public facility needs prior to adopting a capital improvement budget for the next fiscal year. The analysis shall include a review of the public facilities and infrastructure improvement needs identified in the Comprehensive Plan together with any new assessment of infrastructure components in order to identify needed replacement or renewal of capital facilities The City shall annually prepare a fiscal management strategy which is directed toward ensuring that needed replacement or renewal of capital facilities are identified, prioritized, and scheduled in a manner consistent with the existing and projected fiscal resources of the City</p>	<p>Implemented through the annual CIE/CIP process. Implemented through reserve program of the annual budget.</p>	<p>None.</p>

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Policies	Current 2009 Conditions	Comments
Policy CIE A-3.7: Infrastructure Sales Tax or impact fees. The City shall evaluate alternative funding sources, including impact fees and infrastructure sales taxes among others, for infrastructure improvements related to recreation, transportation, police, water, wastewater, solid waste, or other public facilities or services used by the residents or desired by the City.	Impact fees are implemented Countywide through ILA.	Revise to address impact fee ILA.

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.

Policies	Current 2009 Conditions	Comments
<p>Policy CIE A-4.1: Resolving Concurrency Issues. In order to implement applicable statutes, rules and this Plan, the City shall require that all developments requiring a development order as part of the review process (as defined in §163.3164 F.S., including comprehensive plan amendments, rezoning amendments, subdivision approvals, site plan approvals, or building permit approvals) shall, at the time the subject application is filed or at a time requested by the City, submit narrative and graphic information which demonstrates that all urban services needed by the proposed development can and will be provided concurrent with the new development impacts.</p> <p>As a minimum, the required information may include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • The specific land use(s) and the proposed density and/or intensity of the use(s); • Estimated trips for the peak hour generated by the proposed land use(s) together with anticipated on- and off-site improvements if any, necessitated to accommodate the traffic impacts generated by the development including, additional R/W, roadway improvements, additional paved laneage, traffic signalization, proposed methods for controlling access and egress, and other similar improvements; • Planned improvements in potable water and/or wastewater systems required to establish and/or maintain adopted water and wastewater levels of service. System improvements and proposed funding resources required for implementing any improvements required to establish and/or maintain adopted potable water and wastewater system level of service standards. • Conceptual plan for accommodating stormwater run-off and demonstrated evidence that the proposed drainage improvements shall accommodate stormwater run-off without adversely impacting natural systems or the City's 	Implemented through the LDC.	None.

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<p>adopted level of service for storm drainage;</p> <ul style="list-style-type: none"> • In cases where residential development is proposed, information shall be submitted describing plans for accommodating recreational demands generated by the development, including demonstrated evidence that the City's adopted level of service for recreation shall not be adversely impacted; • Projected demand generated by the development on the solid waste disposal system and assurances that the City's adopted level of service for solid waste disposal shall not be adversely impacted; • Projected demand generated by residential development on the public school system • Other information which the City determines is necessary to assure that the concurrency requirement shall be satisfied without adversely impacting existing levels of service or the City's ability to adequately service anticipated developments which are consistent with adopted plans and policies of the City. <p>Private development is responsible for paying for system improvements, unless otherwise negotiated with the City.</p>		
<p>Policy CIE A-4.2: Concurrency Management System. The City's Concurrency Management System is hereby included by reference and appears in Appendix 8A of this Element.</p>		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.

Policies	Current 2009 Conditions	Comments										
<p>Policy CIE A-5.1: Level of Service Standards. Prior to issuing a development order the City shall review all proposed development to ensure consistency with adopted LOS standards. No development shall be approved that is projected to decrease the existing LOS below the adopted standard, unless those are mitigated by the developer. The City shall use the following LOS standards in reviewing the impacts of new development and redevelopment upon public facilities:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 30%;"><u>Concurrency Facility</u></td> <td style="width: 70%;"><u>City of Fellsmere Adopted Level of Service Standard</u></td> </tr> <tr> <td>Potable Water Systems</td> <td>LOS Standard</td> </tr> <tr> <td>Residential Uses</td> <td>250 gpd per equivalent residential unit (Commercial/Industrial Uses-No buildings planned)</td> </tr> <tr> <td></td> <td>2,500 gal per acre¹ per day (Non-Residential Buildings)</td> </tr> <tr> <td></td> <td>15 gallons per day per square foot (2)</td> </tr> </table>	<u>Concurrency Facility</u>	<u>City of Fellsmere Adopted Level of Service Standard</u>	Potable Water Systems	LOS Standard	Residential Uses	250 gpd per equivalent residential unit (Commercial/Industrial Uses-No buildings planned)		2,500 gal per acre ¹ per day (Non-Residential Buildings)		15 gallons per day per square foot (2)	<p>LOS has been maintained through the evaluation period.</p>	None.
<u>Concurrency Facility</u>	<u>City of Fellsmere Adopted Level of Service Standard</u>											
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<p>Policy CIE A-5.1: Level of Service Standards. (continued)</p> <p>Sanitary Sewer Systems LOS Standard</p> <p>Residential Uses 250 gpd per equivalent residential unit</p> <p>Commercial/Industrial Uses 2,500 gal per acre¹ per day</p> <p>Non-Residential Buildings 15 gallons per day per square foot (2)</p> <p style="margin-left: 40px;">(1) Equivalent to twenty-five (25) persons per acre.</p> <p style="margin-left: 40px;">(2) Based upon Florida Department of Health Standards</p> <p>Note: gpcpd represents "gallons per capita per day."</p> <p>Solid Waste: 6.5 pounds per capita per day.</p> <p>Drainage: Current LOS standards in the City are sufficient to effectively manage stormwater within the existing infill areas and future development. The LOS requirements are as follows:</p> <ol style="list-style-type: none"> 1. Water Quality. Retention of first inch of runoff. 2. Water Quantity. Post development peak rate of discharge must not exceed the pre-development peak rate of discharge for the 25-year frequency, 24-hour duration storm event for water quantity. <p>Recreation:</p> <p>Park Land: 2 acres per 1,000 population</p> <p>Facilities:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">FACILITY</th> <th style="width: 25%;">MEDIAN STANDARD</th> <th style="width: 25%;">FACILITY</th> <th style="width: 25%;">MEDIAN STANDARD</th> </tr> </thead> <tbody> <tr> <td>Equipped Play Areas</td> <td>1 Area (1000 sf) per 500 pop.</td> <td>Basketball Courts</td> <td>1 Court per 500 pop.</td> </tr> <tr> <td>Softball/Baseball Diamond</td> <td>1 Diamond per 1,000 pop.</td> <td>Football/Soccer Field</td> <td>1 Field per 1,000 pop.</td> </tr> </tbody> </table>	FACILITY	MEDIAN STANDARD	FACILITY	MEDIAN STANDARD	Equipped Play Areas	1 Area (1000 sf) per 500 pop.	Basketball Courts	1 Court per 500 pop.	Softball/Baseball Diamond	1 Diamond per 1,000 pop.	Football/Soccer Field	1 Field per 1,000 pop.	<p>LOS has been maintained through the evaluation period.</p>	<p>None.</p>
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<p>Policy CIE A-5.1: Level of Service Standards. (continued)</p> <p>Roads: All local roads throughout the City, shall maintain an LOS of “C”. All County roads regardless of type, shall maintain a LOS of “D”. All State Roads regardless of type, shall meet the level of service standard adopted by the state, for example: I-95: SIS= LOS “C”</p> <p style="text-align: center;">TABLE 8-1 FACILITY/LOS STANDARDS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;">ROADWAY FACILITY</th> <th style="width: 30%;">MINIMUM LOS STANDARD PEAK HOUR</th> </tr> </thead> <tbody> <tr> <td colspan="2">State Highways/SIS and TRIP Facilities</td> </tr> <tr> <td>I-95 and CR 512 from I-95 to CR 510</td> <td style="text-align: center;">C</td> </tr> <tr> <td colspan="2">County Arterials</td> </tr> <tr> <td>CR 512</td> <td style="text-align: center;">D</td> </tr> <tr> <td colspan="2">County Collectors</td> </tr> <tr> <td>CR 507 (North Broadway St. and South Carolina Ave, west of Broadway St.)</td> <td style="text-align: center;">D</td> </tr> <tr> <td>(added: North and South Willow</td> <td style="text-align: center;">C</td> </tr> <tr> <td colspan="2">City Collectors</td> </tr> <tr> <td>Oleander Street</td> <td style="text-align: center;">C</td> </tr> <tr> <td>South Carolina Avenue (east of Broadway St.)</td> <td style="text-align: center;">C</td> </tr> <tr> <td>South Broadway Street</td> <td style="text-align: center;">C</td> </tr> <tr> <td>N. Myrtle to CR 507 (Truck Route)</td> <td style="text-align: center;">C</td> </tr> <tr> <td colspan="2">Significant Local Streets</td> </tr> <tr> <td>New York Ave.</td> <td style="text-align: center;">C</td> </tr> <tr> <td>Massachusetts Avenue</td> <td style="text-align: center;">C</td> </tr> <tr> <td>Local -- All roads not classified as arterials, collectors, or significant local streets shown on the Major Thoroughfare Plan.</td> <td style="text-align: center;">C</td> </tr> </tbody> </table> <p>School concurrency Level of Service standards, based upon the ILA: PUBLIC SCHOOL LEVEL OF SERVICE STANDARD (LOS) The adopted Level of Service Standard for each year of the five year planning period and through the long term planning period for each School Service Area will be 100% of the FISH Capacity.</p>	ROADWAY FACILITY	MINIMUM LOS STANDARD PEAK HOUR	State Highways/SIS and TRIP Facilities		I-95 and CR 512 from I-95 to CR 510	C	County Arterials		CR 512	D	County Collectors		CR 507 (North Broadway St. and South Carolina Ave, west of Broadway St.)	D	(added: North and South Willow	C	City Collectors		Oleander Street	C	South Carolina Avenue (east of Broadway St.)	C	South Broadway Street	C	N. Myrtle to CR 507 (Truck Route)	C	Significant Local Streets		New York Ave.	C	Massachusetts Avenue	C	Local -- All roads not classified as arterials, collectors, or significant local streets shown on the Major Thoroughfare Plan.	C	<p>LOS has been maintained through the evaluation period.</p>	<p>None.</p>
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<p>Policy CIE A-5.2: Adequate Facilities Required. The Land Development Code shall require that future applications for development shall include a written evaluation of the impact of the anticipated development on the levels of services for the water and wastewater systems, solid waste system, drainage, recreation, public schools, and the transportation system.</p>	Implemented through the LDC.	None.
<p>Policy CIE A-5.3: Evaluation Criteria for Plan Amendments. Proposed Plan amendments and requests for new development or redevelopment that require new or upgrades to existing infrastructure shall be evaluated according to the following guidelines as applicable:</p> <ul style="list-style-type: none"> a. Does the proposed action contribute to or improve a condition of public hazard as described in the Public Facilities Elements?; b. Does the proposed action improve or exacerbate any existing condition of public facility capacity deficits, as described in the Transportation, Public Facilities/Schools, and/or Recreation and Open Space Elements?; c. Does the proposed action generate public facility demands that may be accommodated by capacity increases planned in the 3-year and/or Five-Year Schedule of Improvements?; d. Does the proposed action conform to the future land uses designated on the Future Land Use Map within the Future Land Use Element?; e. Does the proposed action comply with and accommodate public facility demands based on the adopted level of service standards contained herein?; f. Does the proposed action require that any public facilities be provided by the City, and if yes, is there a demonstration of financial feasibility?; and g. Is the proposed action coordinated with the facility plans of other local, County, or State agencies, 	Implemented through the LDC and development review processes.	None.

OBJECTIVE CIE B-1: MULTI-YEAR SCHEDULE OF IMPROVEMENTS. Exhibit “C” (Table VIII-1), "Five Year Schedule of Improvements: 2009- ~~2029~~,2030" 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.

Policies	Current 2009 Conditions	Comments
<p>Policy CIE B-1.1 The City will ensure it is able to fund and provide required services and facilities under its jurisdiction through a variety of funding sources including, but not limited to: enterprise funds; impact fees; capacity charges; user fees; bonds; special assessments; grants-in-aid; state and county shared revenues; and development sponsored improvements secured through development agreements, annexation agreements, or conditions imposed within development orders.</p>	Implemented through the capital improvement element and annual capital improvement programming and budgetary process.	None.

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Policy CIE B-1.2 The City shall not approve land use amendment requests unless adequate infrastructure to support the increased density/intensity exists or is programmed or an appropriate developer's agreement is signed.		Revise to acknowledge that required infrastructure need only be programmed for the first five years but shall be planned for through the planning horizon.
Policy CIE B-1.3: The City shall only extend facilities and services to serve areas within their urban service boundary or in areas which agree to annexation under a pre-annexation agreement upon becoming contiguous.	Current service provisions are consistent with this policy.	None.
Policy CIE B-1.4: The City will continue to require that new developments will bear the full or proportionate share of the cost required to maintain adopted level-of-service standards and will enter into development agreements as needed to assure provision of such facilities or services as part of the development review and approval process.		None.
Policy CIE B-1.5: The City shall coordinate with other local, state, and federal agencies as well as private entities to assure timely, cost-effective, non-duplicative planning and implementation of capital improvements.	Implemented through standard intergovernmental coordination activities.	None.
Policy CIE B-1.6: The City shall coordinate with Indian River County and the School Board under an Interlocal agreement on school capacity and development issues	Fully being implemented.	None.
Policy CIE B-1.7: The City shall work with the Indian River County Metropolitan Planning Organization (IRCMPO) to assure that county and state roadways contained within the City are included within the IRC Comprehensive Plan and MPO Work Programs and funded to maintain level-of-service standards on County and State Roadways.	Implemented through standard intergovernmental coordination activities.	None.
Policy CIE B-1.8: The City shall work with Indian River County to assure adequate availability and capacity for sanitary sewer facilities to serve the Fellsmere community, or the Fellsmere community may seek other service delivery options or providers; or alternative facilities to meet demand if availability and capacity do not exist with Indian River County or is not financially infeasible or impractical.	Implemented through standard intergovernmental coordination activities.	None.
Policy CIE B-1.9: The City shall work with responsible state and federal agencies on provision of park, recreation, open space and conservation areas for stormwater management, resource conservation, eco-tourism, and economic development.	Implemented through standard intergovernmental coordination activities.	None.
Policy CIE B-1.10: The City shall use impact fees, capacity charges, assessments, developer dedications and contributions, and other sources to pay for infrastructure improvements and services need to satisfy future needs while maintaining adopted level-of service standards. Indian River County has adopted a Fair Share Apportionment program for transportation improvements, which includes the City until such time as the city adopts its own program. The City, Indian River County, and the IRC School District have adopted an Interlocal agreement for School Concurrency which provides for contributions, dedications, and payments, plus allows for		None.

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proportionate fair share mitigation options to satisfy facilities needs in order to maintain LOS standards.		
Policy CIE B-1.11: The City shall continue to research and identify new sources of revenue for funding capital improvements.		None.
Policy CIE B-1.12: The City shall require the use of conditions imposed within a development order or development agreement between the City of Fellsmere and any master planned developments proposed over 5 acres in order to secure provision of and payment for all necessary public facilities needed to maintain level of service and concurrency management standards, including but not limited to: transportation or related improvements to County or City roadways, water systems, sanitary sewer systems, recreation, and stormwater management.		None.
Policy CIE B-1.13, The City concluded a Development Agreement with RO-Ed Corporation dated December 4, 2003 pertaining to Pine Grove, which shall be considered a part of this plan.	Development applications have not been submitted for the noted property.	None.
Policy CIE B-1.14. Annexation agreements, development agreements, and site specific map amendment conditions for parcels annexed by the City shall form the basis of an agreement on which the City shall identify and base capital funding decisions and capital improvement programs that may be approved by the City.	Site specific conditions, where applicable, are incorporated into the Plan via plan amendment to reflect the pertinent requirements of annexation agreements.	None.