

ORDINANCE NO. 23-03

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA AMENDING THE 2030 COMPREHENSIVE PLAN OF THE TOWN OF DUNDEE, FLORIDA, SAID AMENDMENT BEING KNOWN AS "AMENDMENT 23-03CIE"; SPECIFICALLY AMENDING THE ADOPTED CAPITAL IMPROVEMENTS ELEMENT AND UPDATING THE 5-YEAR CAPITAL IMPROVEMENTS PLAN; PROVIDING FOR CONFLICTS, SEVERABILITY, THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERROS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and mandates the Town of Dundee, Florida, to plan for future development and growth and to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the County; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Town Commission held meetings and hearings on **Amendment 23-03CIE**, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, in exercise of its authority the Town Commission has determined it necessary to adopt this **Amendment 23-03 CIE** to the 2030 Comprehensive Plan of the Town of Dundee, Florida, which amendment is marked as Exhibit "A" and is attached and made a part hereof, to ensure that the 2030 Comprehensive Plan of the Town of Dundee, Florida is in full compliance with the Laws of the State of Florida; to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources consistent with

the public interest; and deal effectively with future problems that may result from the use and development of land within the Town of Dundee; and

WHEREAS, the Commission of the Town of Dundee, Florida, amends the 2030 Comprehensive Plan of the Town of Dundee, Florida in the following specific manner:

Updating the Capital Improvements Element, including the annual update of the 5-Year Capital Improvements Plan (CIP) as more specifically identified and set forth in Exhibit "A" which is attached hereto and incorporated by reference herein.

WHEREAS, in accordance with the procedures required by Sections 166.041(3)(c)2, Florida Statutes, and other applicable Florida law, the regulations contained within this Ordinance were considered by the Town's Planning and Zoning Board, sitting as the Local Planning Agency (LPA) as designated by the Town, at a duly advertised public meeting on February 16, 2023, at which time interested parties and citizens had the opportunity to be heard; and

WHEREAS, on February 16, 2023, after considering all the facts and testimony presented by the Town, interested and/or aggrieved parties, and citizens in attendance, the Town of Dundee Planning and Zoning Board voted to recommend approval of this **Amendment 23-03 CIE** to the 2030 Comprehensive Plan of the Town of Dundee, Florida, which amendment is marked as Exhibit "A" and is attached and made a part hereof.

NOW, THEREFORE BE IT ENACTED BY THE PEOPLE OF THE TOWN OF DUNDEE, FLORIDA:

Section 01. Amendment of Capital Improvements Element of the 2030 Comprehensive Plan of the Town of Dundee, Florida

The 2030 Comprehensive Plan of the Town of Dundee, Florida is hereby amended as set forth in Exhibit "A" attached hereto and

incorporated herein by reference as follows:

Updating the Capital Improvements Element, including the annual update of the 5-Year Capital Improvements Plan (CIP).

Section 2. The 2030 Comprehensive Plan of the Town of Dundee is hereby amended to update the Capital Improvements Element, including the annual update of the 5-Year Capital Improvements Plan (CIP) as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Pursuant to applicable Florida law, this Ordinance shall be effective on the effective date of the companion Town of Dundee 2030 Comprehensive Plan Amendment under Ordinance 23-02.

Section 3. All ordinances in conflict herewith are hereby repealed.

Section 4. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 5. A certified copy of this enacting Ordinance and certified copy of the 2030 Comprehensive Plan of the Town of Dundee, Florida shall be located in the Office of the Town Clerk of Dundee. The Town Clerk shall also make copies available to the public for a reasonable publication charge.

Section 6. It is the intention of the Town Commission that the provisions of this Ordinance shall become and be made a part of the 2030 Comprehensive Plan of the Town of Dundee, Florida; and that sections of this Ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish

such intentions; and regardless of whether such inclusion in the 2030 Comprehensive Plan of the Town of Dundee, Florida is accomplished, sections of this Ordinance may be renumbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or his/her designee, without need of public hearing, by filing a corrected or recodified copy of same with the Town Clerk.

INTRODUCED AND PASSED on First Reading the 28th day of February, 2023.

PASSED AND DULY ADOPTED, on Second Reading with a quorum present and voting, by the Town Commission of the Town of Dundee, Florida, this 11th day of April, 2023.

TOWN OF DUNDEE, FLORIDA

MAYOR – Sam Pennant

ATTEST:

INTERIM TOWN CLERK – Trevor Douthat

Approved as to form:

TOWN ATTORNEY – Frederick J. Murphy, Jr.

EXHIBIT "A"

| 2023-2027 CIP (10-11-22) | | | | | | | | | |
|--------------------------|---|-----------------|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---|
| 1 2 NO | Description | Funding Sources | Total 2022-2027 CIP | 2022-2023 Budget | 2023-2024 Budget | 2024-2025 Budget | 2025-2026 Budget | 2026-2027 Budget | Comments |
| | Water - Facilities | | | | | | | | |
| 1 | WP #1 (Riner) Replace/Repairs to Structure; New Operations Building w/Electrical, Instrumentation & Controls, Restrooms, 250,000 gallon ground storage tank and design and engineering | Grant/SRF | \$ 950,000 | \$ 950,000 | | | | | Riner Water Plant was built in . Major upgrades are necessary to the building , electrical, chlorine tank and SCADA monitoring system. There are no bathrooms- for staff. |
| 2 | WP #1 - WH Water Supply Connection @ Water Plant #1 (Riner) | Impact Fees | \$ 458,000 | \$ 458,000 | | | | | WH Connection to RinerPlant Ground Storage Tank |
| 3 | WP #2 - Backup Alarm System (Hickory) & Upgrades | Revenues | \$ 25,000 | \$ 25,000 | | | | | WP has been off line - no back up alarms to alert staff |
| 4 | WP #2 - Chlorine Pump, Skid and Electronics for Well (Hickory) | Revenues | \$ 15,000 | \$ 15,000 | | | | | Separing 2 wells (600&1200) on same Chlorine Pump |
| 5 | PRWC Engineering & Design for Brackish Water Supply & Ground Storage Tank at Hickory Walk Water Plant | Impact Fees | \$ 500,000 | | \$ 500,000 | | | | Preliminary/final designs, permitting, evaluation of facility, blending, storage, pumping equipment, chemical, electrical and controls upgrades |
| 6 | WP #2 - PRWC Alternative Water Supply (Brackish), 1MG Ground Storage Tank (GST), Electrical w/Building, Instrumentation & Controls, Flow Meter Station, Above Ground Injection Station to be included as PRWC Plant Upgrades) | Impact Fees | \$ 5,269,000 | | | \$ 3,000,000 | \$ 2,269,000 | | PRWC Project Construction (750,000 Tank, High Service Pumps, Chlorine, Electrical Switch gear,VFD, Auto Transfer Switch, plant modifications, and generator) |
| 7 | WP #2 -Adding/Updates to Instrumentation & Controls and Programing Software | Revenues | \$ 40,000 | \$ 40,000 | | | | | Software and Licensing Renewal |
| 8 | WP#1 & WP#2 Ground Storage Tank Internal Corrosion Repairs and Internal Pipe Replacement | Revenues | \$ 780,000 | \$ 780,000 | | | | | After GST regulatory inspection, Town required to rehabilitate the internal piping, etc. of the storage tank due to excessive corrosion |
| 9 | PRWC Annual Capital Payments | Revenues | \$ 1,260,626 | \$ 1,062 | \$ 108,352 | \$ 305,880 | \$ 308,018 | \$ 537,314 | Assumes interest only WIFIA (2032) and line of credit (2027), FDEP debt start in 2025 |
| 10 | WP #1 & WP #2 addition of Mixers to Ground Storage Tanks (WP#1 & WP#2) | Grant/SRF | \$ 350,000 | | | \$ 175,000 | \$ 175,000 | | Mixers to keep water mixing in the tank. |
| 11 | Hickory Walk Secondary Recirculation Pump- Filtration System TTHM | Impact Fees | \$ 350,000 | | \$ 175,000 | \$ 175,000 | | | Recommendation by UCF study |
| | Total Water - Facilities | | \$ 9,997,626 | \$ 2,269,062 | \$ 783,352 | \$ 3,655,880 | \$ 2,752,018 | \$ 537,314 | Sub-Total Facilities |
| | Water Distribution - Infrastructure | | | | | | | | |
| 12 | Water Line Replacement Town-Wide 2" (See List) | SRF - Debt | \$ 3,775,000 | \$ 300,000 | \$ 775,000 | \$ 900,000 | \$ 900,000 | \$ 900,000 | 3" Streets/Alleys/Asbestos = 21,071 feet or 3.99 miles |
| 13 | Water Main Extensions (N. Scenic Highway from Mabel Loop to Stalnaker) | Impact Fees | \$ 850,000 | | | \$ 350,000 | \$ 500,000 | | 7,192 linear feet |
| 14 | Water Line Looping (East of Lake Marie & NW of Dundee Ridge Middle School) | SRF - Debt | \$ 690,000 | \$ 365,000 | \$ 325,000 | | | | 5,060 linear feet |
| 15 | Meter Change out to AMI Meters (Turn On/Off program, gated, dogs) | Revenues | \$ 175,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | \$ 35,000 | Purchases about 87 meters each year |
| 16 | 16 " Water Line (Mabel Loop Road) | Impact Fees | \$ 900,000 | | | | \$ 400,000 | \$ 500,000 | 5,364 linear feet |
| | Total Water - Infrastructure | | \$ 6,390,000 | \$ 700,000 | \$ 1,135,000 | \$ 1,285,000 | \$ 1,835,000 | \$ 1,435,000 | Sub-Total - Infrastructure |
| | Water Plant - Miscellaneous | | | | | | | | |
| 17 | Update Water Master Plan | Revenues | \$ 80,000 | \$ 80,000 | | | | | Verify water system weaknesses, needs, expansions, |
| 18 | WP #1 and WP #2 Software and SCADA Systems Renewals/Adds/Upgrades | Revenues | \$ 85,000 | \$ - | \$ 85,000 | | | | Renewals and upgrades of operating software |

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| 19 | Maintenance/Repair/Replace variable speed Pumps at Water Plant #1 | SRF - Debt | \$ 300,000 | | \$ 150,000 | | \$ 150,000 | | Investment in assets with continued maintenance |
|----|--|-----------------|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---|
| 20 | Maintenance/Repair/Replace variable speed Pumps at Water Plant #2 | SRF - Debt | \$ 400,000 | | | \$ 200,000 | | \$ 200,000 | Investment in assets with continued maintenance |
| 21 | Replace Aerator Trays @ WTP #1 & WTP #2 | SRF - Debt | \$ 200,000 | \$ - | \$ 100,000 | | \$ 100,000 | | Investment in assets with continued maintenance |
| 22 | Rehabilitate Wells # 3,4,6,7,8 | SRF - Debt | \$ 300,000 | | \$ 100,000 | | \$ 100,000 | \$ 100,000 | Investment in assets with continued maintenance |
| 23 | WP #1 and WP #2 Water Tank Inspections (Every 3 Years) | Revenues | \$ 7,000 | | \$ - | \$ 7,000 | | | WP#1/WP#2 ground storage tanks be inspected in 3 yr. |
| 24 | Transitional Wells/Modify Consumptive Use Permit (CUP) | Impact Fees | \$ 50,000 | \$ 50,000 | | | | | Accumulation of specified number gallon-modify |
| 25 | New Well for Transiential Water Supply Management (DID1- new location) | Impact Fees | \$ 550,000 | | | \$ 300,000 | \$ 250,000 | | SFWMD requested closure of Well 1 in two years. |
| 26 | 2000 LF of Water Lines to Serve New Customers | Impact Fees | \$ 250,000 | \$ 250,000 | | | | | New Lines to serve new customers quickly |
| | Total Water - Miscellaneous | | \$ 2,222,000 | \$ 380,000 | \$ 435,000 | \$ 507,000 | \$ 600,000 | \$ 300,000 | Sub-Total - Miscellaneous |
| | Total Water Projects (for Plants) | | \$ 18,609,626 | \$ 3,349,062 | \$ 2,353,352 | \$ 5,447,880 | \$ 5,187,018 | \$ 2,272,314 | Total Water Projects (for Plants) |
| | | | | | | | | | |
| | | | | | | | | | |
| NO | Description | Funding Sources | Total 2022-2027 CIP | 2022-2023 Budget | 2023-2024 Budget | 2024-2025 Budget | 2025-2026 Budget | 2026-2027 Budget | Comments |
| 27 | Update Wastewater Master Plan | Revenues | \$ 100,000 | \$ 100,000 | | | | | Identify system bottlenecks with modeling, flows, info |
| 28 | Storage Building | Revenues | \$ 35,000 | | \$ 35,000 | | | | Storage Area for various items. |
| 29 | Roof Over Chlorine Contact Chamber | Revenues | \$ 15,000 | \$ 15,000 | | | | | Shading installed over chambers to save chlorine evap |
| 30 | Instrumentation & Controls/New Scada Alarms Upgrades WWTP | Revenues | \$ 35,000 | \$ 35,000 | | | | | Addition of Scada monitoring system and alarms. |
| 31 | Headworks Expansion | Impact Fees | \$ 600,000 | | \$ - | \$ - | \$ 300,000 | \$ 300,000 | New growth expansion |
| 32 | Wastewater Filters Expansion | Impact Fees | \$ 500,000 | | | | | \$ 500,000 | New growth expansion |
| 33 | Expansion New Clarifier/Rebab Existing Tank for Backup | Impact Fees | \$ 800,000 | | \$ - | \$ - | | \$ 800,000 | New growth expansion |
| 34 | Sludge Design & Improvements | Impact Fees | \$ 500,000 | | \$ - | \$ - | | \$ 500,000 | New growth expansion |
| 35 | Wastewater Tank Coatings | Revenues | \$ 25,000 | \$ 25,000 | | | | | Investment in existing asset to increase Useful Life |
| 36 | Implement Pre-Treatment/Fats Oils & Grease Program (FOG) Study | Revenues | \$ 25,000 | \$ 25,000 | | | | | Implement a FOG program to fats remove from lines |
| | Total Wastewater - Infrastructure | | \$ 2,635,000 | \$ 200,000 | \$ 35,000 | \$ - | \$ 300,000 | \$ 2,100,000 | Sub-Total - Infrastructure |
| | | | | | | | | | |
| | Wastewater - Miscellaneous | | | | | | | | |
| 37 | Septic Tank Elimination Project - Construction of New Sanitary Sewer Lines | Grant - SRF | \$ 2,600,000 | | \$ 800,000 | \$ 500,000 | \$ 800,000 | \$ 500,000 | Replacement of septic tanks with town sewer system |
| 38 | Asset Management Software Program (Water & Wastewater) | Revenues | \$ 60,000 | \$ 60,000 | | | | | HB 53 state law that requires completion of a 20-year needs analysis by WW service providers. |
| 39 | Waste/Cutter/Sludge Pumps (6" Pumps and 6" lines) for WW Tank Maintenance | Revenues | \$ 8,000 | \$ 8,000 | | | | | Pump that cuts and still pumps to take tankage offline |
| 40 | Larger Crane & Truck | Revenues | \$ 160,000 | | \$ 160,000 | | | | Larger crane to reach areas at WWTP |
| | Total Wastewater - Miscellaneous | | \$ 2,828,000 | \$ 68,000 | \$ 960,000 | \$ 500,000 | \$ 800,000 | \$ 500,000 | Sub-Total - Miscellaneous |
| | | | | | | | | | |
| | Total Wastewater Projects (Dept) | | \$ 5,463,000 | \$ 268,000 | \$ 995,000 | \$ 500,000 | \$ 1,100,000 | \$ 2,600,000 | Total |

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AMENDED CAPITAL IMPROVEMENTS ELEMENT

CAPITAL IMPROVEMENTS ELEMENT

Adopted October 26, 2010
Update Adopted January 11, 2011
Update Adopted February 23, 2016
Update Adopted June 13, 2017
Update Adopted

GOAL: **IT SHALL BE THE GOAL OF THE TOWN OF DUNDEE TO PROVIDE NECESSARY PUBLIC FACILITIES AND SERVICES FOR ALL EXISTING AND FUTURE DEVELOPMENT, AT ADOPTED LEVEL OF SERVICE STANDARDS, THROUGH A PROCESS THAT PERMITS DEVELOPMENT CONCURRENT WITH THE ABILITY OF THE TOWN TO PROVIDE SUCH FACILITIES AND SERVICES. [9J5-016(3)(A)]**

OBJECTIVE 1: **5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

PROVIDE IMPROVEMENTS TO PUBLIC FACILITIES AND SERVICES AS INDICATED IN THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS TO CORRECT EXISTING DEFICIENCIES, REPLACE OBSOLETE OR WORN-OUT FACILITIES, AND ACCOMMODATE THE NEEDS OF DESIRED FUTURE GROWTH. [9J5.016(3)(B)1]

Policy 1.1: Include in the 5-Year Schedule of Capital Improvements all projects and equipment identified as needed in other elements of this Comprehensive Plan that are relatively high in cost (\$10,000 or greater) and necessary to maintain the adopted level of service standards or correct existing deficiencies.

Policy 1.2: Evaluate and rank proposed capital improvement projects in order of priority according to the following guidelines:

1. Whether the project is needed to: correct an existing level of service deficiency, protect the health and safety, serve developments for which development orders were issued prior to the adoption of the Comprehensive Plan, or fulfill a legal commitment of the town;
2. Whether the project is needed to: replace worn-out or obsolete facilities to maintain the adopted level of service standard,

improve operating efficiency, reduce costs, serve developed areas lacking full service, or promote in-fill development;

3. Whether the project is needed to accommodate new growth in accordance with the Future Land Use Map at the adopted level of service standard;
4. Whether the project represents a logical extension of facilities and services within the town's service area; and
5. Whether the project is financially feasible within revenue and budget constraints. [9J-5.016(3)(c)1]

Policy 1.3: Capital improvements projects included in the 5-Year Schedule of Capital Improvements shall be consistent with the goals, objectives, and policies of the appropriate elements of the Comprehensive Plan, including and especially the Public Education Facilities Element. [9J-5.016(3)(c)9]

Policy 1.4: Provide, or require others to provide, needed capital expenditures for the replacement or renewal of obsolete or worn-out capital facilities to maintain the adopted level of service standards. [9J-5.016(3)(c)3]

OBJECTIVE 2: CONCURRENCY AND CAPITAL IMPROVEMENTS

BASE LAND USE DECISIONS, INCLUDING DECISIONS REGARDING THE ISSUANCE OF DEVELOPMENT ORDERS AND PERMITS, ON THE DEVELOPMENT REQUIREMENTS INCLUDED IN THIS COMPREHENSIVE PLAN, THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF DUNDEE, AND THE AVAILABILITY OF PUBLIC FACILITIES AND SERVICES NECESSARY TO SUPPORT SUCH DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS.

Policy 2.1: The following level of service standards, as established in other elements of the Comprehensive Plan and by the Polk County School Board are hereby adopted and shall be maintained for existing or previously permitted development and for new development or redevelopment in the Town or the Town's utility service areas:

| | |
|------------------------|--|
| SANITARY SEWER | |
| Flow Capacity | 1.5 MGD |
| Average Daily Flow | 105 gpcd average daily flow |
| Effluent quality | Meet or exceed EPA and DEP effluent standards |
| POTABLE WATER | |
| Flow Capacity: | |
| Average daily demand : | <u>115</u> gpcd |
| Maximum daily demand: | 1.5 times average daily demand |
| SOLID WASTE | |
| Level of Service: | 8.0 lbs. per person per day |
| DRAINAGE | |
| Drainage | <p>The following shall be the level of service standards for stormwater facilities:</p> <ul style="list-style-type: none"> a. Drainage Structures: Ability to handle 25-year, 24 hour storm event b. Stormwater Facilities: 25-year, 24 hour storm event at top of bank or berm c. Storm sewers: Capacity to handle a 25-year storm event |
| RECREATION | |
| Level of Service: | 4.5 acres per 1,000 population |

Roads:

- a. The Town of Dundee shall coordinate with the Polk Transportation Planning Organization (PTPO) and the Central Florida Regional Planning Council to adopt and apply multi-modal levels of service which shall be the minimum acceptable standards for State, County, and local roads within the Town Limits of Dundee. Said multi-modal LOS standards shall promote transit by lowering levels of service where transit is available. The Town hereby adopts multi-modal levels of service as set forth in the following tables.

| | Highway Minimum Standard | Highway Minimum Duration | Transit | Pedestrian | Bicycle |
|----|--------------------------------|---|----------------------|-----------------------------------|--|
| M1 | LOS “D” peak direction | Average of two highest peak hours | 60 minute headway | Sidewalk access to bus stop | Bike racks on buses |
| M2 | LOS “E” peak direction | Average of two highest peak hours | 30 minute headway | Sidewalk access to bus stop | Bike racks on buses Bike route/system |

*Does not supersede SIS LOS Standard as set by Rule 14-94, F.A.C.

- b. For roadways outside the multi-modal service area, the Town hereby adopts the following peak season/peak hour standards as the minimum level of service (LOS) standard:

| BASE HIGHWAY LEVEL OF SERVICE STANDARDS ⁽¹⁾ | |
|--|-------------------------------|
| Facility Type | Level of Service |
| Principal arterial roadways: SIS facilities Non-SIS facility | Subject to TE Policy 1.2 D |
| Minor arterial roadways | D |
| All other roadways | D |
| ⁽¹⁾ LOS is measured for the peak hour/peak direction using the average of the two highest peak hours. | |

[9J-5.007(3)(c)1]

- c. The minimum level-of-service standard for roadways on the Strategic Intermodal System (SIS) and the Florida Intrastate Highway System (FIHS), shall be in accordance with the Statewide Minimum Level of Service Standards for the State Highway System published in Rule 14-94, F.A.C., or any rule variance issued by the Florida Department of Transportation.

Public School Facilities:

Consistent with the Interlocal Agreement for Public School Facilities, the uniform, district wide level of service standards are established as a percent of permanent Florida Inventory of School Houses (FISH) capacity. The LOS standards are set as follows:

| TIERED LEVEL OF SERVICE STANDARDS | | | | | |
|-----------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| School Facility Type | Year | Year | Year | Year | Year |
| | 2015-16 <u>2022-23</u> | 2016-17 <u>2023-24</u> | 2017-18 <u>2024-25</u> | 2018-19 <u>2025-26</u> | 2019-20 <u>2026-27</u> |
| Elementary | 100% | 100% | 100% | 100% | 100% |
| Middle | 100% | 100% | 100% | 100% | 100% |
| High School | 100% | 100% | 100% | 100% | 100% |

- a. Magnet and School of Choice:
One hundred percent (100%) of enrollment quota as established by the School Board or court ordered agreements and as adjusted by the School Board annually.
- b. Other:
K-8, 6th grade centers, 9th grade centers, 6-12 are at one hundred percent (100%) of permanent DOE FISH capacity
- c. Special Facilities:
Including alternative education or special programmatic facilities are designed to serve the specific population on a countywide basis or for temporary need and are not zoned to any specific area. Therefore, they are not available or used for concurrency determinations.
- d. Conversion Charter Schools:
The capacity is set during contract negotiations and the School Board has limited control over how many students the schools enroll.

Policy 2.2: The Town of Dundee adopts by reference the ~~2015-2016~~ 2022-2023 through ~~2019-2020~~ 2026-2027, Five-Year Facilities Work Program. The Work Program is approved annually by the School Board, and includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities and based on the adopted level of service standards for public schools. The 5-year schedule of improvements ensures the level of service standards for

public schools are achieved and maintained within the 5-year period. Annual updates to the schedule shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements. Annual updates by the School Board will be adopted by reference as the City annually updates its CIE and CIP.

Policy 2.3: At the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. [9J-5.016(3)(c)6]

Policy 2.4: In order to ensure the Town meets levels of service standards, population projections will be updated yearly.

Policy 2.5: The Town of Dundee hereby adopts, by reference, the Polk County Transportation Planning Organization Transportation Improvement Plan, and the Florida Department of Transportation 5-Year Work Program, into the Town's Five-year Schedule of Capital Improvements.

Policy 2.6: The Town hereby incorporates its Ten-Year Water Supply Facilities Work Plan as a technical support document into this Element, as required following adoption of the Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan, adopted November 2015. The adopted Ten-Year Water Supply Facilities Work Plan and all future amendments thereto, represent an update to the Dundee Comprehensive Plan. In implementing this Policy, the Town shall annually assess the performance and effectiveness of its Ten-Year Water Supply Plan and update the status of project development and potential funding sources, consistent with the corresponding SWFWMD Regional Water Supply Plan and the policies of this Comprehensive Plan in order to maximize the use of existing facilities and provide for future needs.

Policy 2.7: The Town shall not allow exceptions for developments of de minimis impact.

OBJECTIVE 3: COST SHARING FOR NEW DEVELOPMENT

REQUIRE FUTURE DEVELOPMENT TO ASSUME A PROPORTIONATE SHARE OF THE COST OF PROVIDING PUBLIC FACILITIES AND SERVICES TO SUPPORT SUCH DEVELOPMENT AT THE ADOPTED LEVEL OF SERVICE STANDARDS. [9J-5.016(3)(B)4]

Policy 3.1: Continue to implement an impact fee ordinance in order to assess new development a pro rata share of the costs required to provide public facilities and services to meet the adopted level of service standards. [9J-5.016(3)(c)8]

Policy 3.2: The Town shall include in land development regulations a program for land dedication, payment-in-lieu-of dedication, or other form of exaction as a requirement of subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems, and for meeting all adopted level of service standards. [9J-5.016(3)(c)8]

OBJECTIVE 4: MANAGEMENT OF FISCAL RESOURCES

MANAGE FISCAL RESOURCES TO ENSURE THAT THE PUBLIC FACILITY AND SERVICE IMPROVEMENT NEEDS CREATED BY PREVIOUSLY ISSUED DEVELOPMENT ORDERS AND FUTURE DEVELOPMENT DOES NOT EXCEED THE ABILITY OF THE TOWN TO FINANCE, CONSTRUCT, OR INSTALL SUCH IMPROVEMENTS. [9J-5.016(3)(B)5]

Policy 4.1: Update the Capital Improvements Element annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures.

Policy 4.2: Continue the on-going 5-year Capital Improvements Program and incorporate a capital budget as part of the annual town budget to ensure that funds are available for projected capital needs. [9J-5.016(3)(c)7]

Policy 4.3: Limit the maximum ratio of outstanding indebtedness for providing capital facilities and services to no greater than 15 percent of the property tax base. [9J-5.016(3)(c)]

