



CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

Element Guide:

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Goal:



Ensure that capital improvements are efficiently provided to maintain the adopted level of service standards in the other elements in the Plan, and are concurrent with development activities to maintain existing infrastructure and meet future needs of the County, including public facility needs associated with the 2050 planning horizon, disaster recovery, resilience, growth management, and fiscally responsible implementation of the Comprehensive Plan.

Objective 1: Capital Improvement Guidelines

Use Capital Improvements Element guidelines to assist in the preparation of the annual budget by identifying and prioritizing the construction of capital facilities necessary to correct existing deficiencies, accommodate desired future growth and replace obsolete or worn-out facilities, and incorporate projects into the Five-Year Schedule of Capital Improvements. The County shall coordinate the Capital Improvements Element with the annual budget, the Five-Year Schedule of Capital Improvements, applicable adopted level of service standards, the Future Land Use Element, and adopted or proposed capital improvement programs as they are updated over time.

Capital Improvement Guidelines

Policy 1.1 The County will identify capital ~~improvements~~improvement needs by using adopted level of service standards and guidelines in the Transportation, Recreation and Open Space, Infrastructure, and Public School Facilities Elements. Level of Service (LOS) standards are:

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Source	Type of Facility	Level of Service Standard
Transportation Element	<u>County Roads and non-SIS roadways</u>	FDOT Peak Standard hour <u>"LOS C", or as otherwise established in the Transportation Element and Land Development Code.</u>
<u>Transportation Element / FDOT</u>	<u>Strategic Intermodal System (SIS) roadways</u>	<u>LOS standard and access management coordination as established in the Transportation Element and applicable FDOT guidance.</u>
<u>Potable Water / Water Supply (Infrastructure Sub-Element)</u>	<u>Residential Non-Residential</u>	<u>150 gallons per capita per day. Equivalent to a residential unit. If service is provided by a municipal entity, the LOS established by the municipality applies.</u>
Source	Type of Facility	Level of Service Standard
Sanitary Sewer (Infrastructure Sub-Element)	Residential Non-Residential	100 gallons per capita per day. Equivalent to a



		residential unit. If service is provided by a municipal entity, the LOS established by the municipality applies.
Solid Waste (Infrastructure Sub-Element)	Residential Non-Residential	2.8 pounds per capita per day. Equivalent to a residential unit.
Drainage (Infrastructure Sub-Element)	Quantity Quality	Consistent with applicable Water Management District standards contained in the F.A.C. <u>Florida Administrative Code</u> . Consistent with applicable water <u>Water management</u> Management district <u>District</u> standards contained in the F <u>Florida Administrative Code</u> . A.C.
Flood Protection	Standard	100-year Year <u>flood Flood Elevation</u> elevation and/or consistent with the National Flood Insurance Program requirements.
Recreation and Open Space Element	Pubic <u>Public</u> Parks and Recreation Open Space	Two [2] acres per one thousand <u>[1,000]</u> persons. One hundred [100] acres of dedicated open space per one thousand <u>[1,000]</u> persons.
Public Schools Facilities Element	School Capacity	Permanent Florida Inventory of School House <u>Houses</u> (FISH) Capacity <u>capacity</u> based on 100% utilization rate for all school types.

The former separate Potable Water Supply row has been consolidated with the Potable Water/Water Supply LOS row to avoid duplication and improve consistency with the Infrastructure Element and Water Supply Facilities Work Plan coordination policies.

Policy 1.2 The Capital Improvements Element shall include public facility improvements that are equal to or greater than \$25,000 and/or have a useful life greater than five years. Capital improvements for inclusion in the Capital Improvements Element shall be defined consistent with Section 163.3177, Florida Statutes, and shall mean physical assets constructed to provide, improve, or replace public facilities and which are large in scale, high in cost, typically nonrecurring, and often requiring multi-year financing. For the purpose of inclusion in this Element, capital improvements shall only include projects or programs with a total cost of more than \$25,000, or such other capital project threshold as may be established by the County through its annual budget and capital improvements programming process.

Policy 1.3 Non-LOS related projects may be included within the Five Year Schedule of Capital Improvements for the following reasons: planning purposes; to improve the condition and



maintenance of facilities; to identify proposed grant projects; to support disaster recovery, hazard mitigation, resilience, and long-term asset management; and to assist with obtaining grants.

Capital Improvement Priorities

Policy 1.4 Capital improvement needs will be evaluated and prioritized based on the following criteria for each element of the plan. The criteria are as follows:

- a. Elimination of public hazards;
- b. Compliance with all legal mandates to provide facilities and services;
- c. Elimination of existing Level of Service deficiencies;
- d. Funding in the Levy County budget or an adopted capital improvements program;
- e. Reduction of ~~operation~~operating costs, maintenance costs, lifecycle costs, or future improvement costs;
- f. ~~Protects~~Protection or ~~increases~~increase of the efficiency, reliability, useful life, or resilience of prior infrastructure investments;
- g. ~~Promotes~~Promotion of compact development within ~~the~~Municipal urban ~~Service~~service ~~Districts, area~~Districts, area Municipal Service Areas where established, Rural Commercial Nodes, municipalities, and other areas planned for public facilities and services;
- h. ~~Accommodates~~Accommodation of new development and redevelopment facility demands consistent with the Future Land Use Element;
- i. ~~Supports~~Support for state ~~agencies and~~agency, water management ~~districts~~district, FDOT, school district, and regional plans and programs;
- j. ~~Responds~~Response to ~~unseen~~unforeseen opportunities, ~~situations~~emergencies, ~~and~~disasters, disasters, storm recovery needs, or grant funding opportunities;
- k. Protection of groundwater, springs, surface waters, coastal resources, and natural systems;
- l. Support for transportation safety, evacuation, solid waste capacity, drainage, utility reliability, public safety, parks and recreation, and other adopted public facility priorities.

Annual Budget Process and Update to the CIE

Policy 1.5 An updated and revised capital budget for the forthcoming fiscal year shall be adopted as a part of the annual budget process. A ~~5~~Five-Year Schedule of Capital Improvements shall be incorporated into the annual budget in order to reserve funds for capital facilities projected to be needed in the future. The Five-Year Schedule may include LOS-related improvements, non-LOS capital improvements, grant-funded projects, disaster recovery projects, equipment replacement, and other capital projects needed to implement the Comprehensive Plan.

Policy 1.6 The County shall coordinate the annual update of the Capital Improvements Element and the ~~5~~Five-Year Schedule of Capital Improvements with the annual budgeting process. This process shall include an annual evaluation of facility needs, review of budget needs to meet adopted level of service standards in the Comprehensive Plan, the finalization of a budget recommendation, and modification of the Five-Year Schedule of Capital Improvements.

Policy 1.7 The Capital Improvements Element and Five-Year Schedule of Capital Improvements shall be reviewed annually. Modifications to update the Five-Year Schedule of



Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Levy County Comprehensive Plan.

Policy 1.8 The County should coordinate capital improvements programming with grant readiness, legislative appropriations, state and federal funding programs, Resilient Florida, FDEP, FDOT, water management districts, the School District, municipalities, and other public partners in order to advance projects that protect public health and safety, maintain adopted level of service standards, improve resilience, address storm recovery needs, and reduce long-term costs to the County.

Planning Note: Until the Fiscal Year 2026-2027 budget and associated capital improvements program are formally adopted by the Board of County Commissioners, the County shall rely on the currently adopted budget and Five-Year Schedule of Capital Improvements for adopted financial planning purposes. Proposed or draft capital improvements, including the draft Fiscal Year 2026-2027 capital improvements program, may be used as preliminary planning information, but shall not be relied upon as adopted capital improvements for concurrency, capital programming, or Comprehensive Plan implementation until formally adopted or incorporated by the County.

GOAL 1: ~~CAPTIAL~~CAPITAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

Objective 1.1: Public School Facilities

Levy County shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy 1.1.1 Consistent with the ~~Inter-local~~Interlocal Agreement, the uniform, ~~district wide~~districtwide level of service standard is ~~initially set as follows, and shall be adopted in Levy County's Public Schools Facilities and Capital Improvement~~Improvements Elements. The Level of Service Standard shall be the Permanent Florida Inventory of School Houses (FISH) ~~Capacity~~capacity based on 100% utilization rate for all school types.

Policy 1.1.2 Levy County shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of ~~services~~service standards, via impact fees and other legally available and appropriate methods in development conditions.

Policy 1.1.3 Levy County hereby incorporates by reference the Levy County School District's ~~"5Year~~Five-Year District Facilities Work Program, as updated annually by October 1 of each year per the requirements of Florida Statutes. The Levy County School District's Five-Year District Facilities Work Program is posted and annually updated on the website of the Florida Department of Education.

~~District Facilities Work Program" as updated annually by October 1 of each year per the requirements of Florida Statutes. The Levy County School District's "Five-Year District Facilities Work Program" is Posted and annually updated on the website of the Florida Department of Education.~~



Policy 1.1.4 The Levy County School District, in coordination with Levy County, shall annually update the School District's ~~"Five-Year District Facilities Work Program,"~~ to ensure maintenance of a capital improvements program and to ensure adopted level of service standards will continue to be achieved and maintained during the five-year planning period.

Policy 1.1.5 Levy County and the School District will coordinate, during updates or amendments to Levy County's Comprehensive Plan, and during updates or amendments ~~for~~ to long-range plans for School District facilities.

Objective 2: Coastal High Hazard Area

~~Limit public expenditures that subsidize development in Coastal High Hazard areas.~~

Limit public expenditures that subsidize development in Coastal High Hazard areas, while allowing expenditures necessary for public health, safety, welfare, water-dependent uses, coastal access, resource restoration, emergency response, storm recovery, hazard mitigation, infrastructure resilience, and the maintenance, repair, relocation, or replacement of public facilities consistent with applicable law.

Policy 2.1 The Coastal High Hazard Area (CHHA) is defined as the area seaward of the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Capital Improvement Guidelines for the Coastal High Hazard Area

Policy 2.2 The County will make appropriations for infrastructure and improvement projects in the CHHA that are based on the following guidelines and criteria:

- Essential to the public health, safety, and welfare or to support the coastal economy;
- For water-dependent public facilities or services; ~~and~~
- For public beach, shoreline, boating, or recreational access, ~~resources~~ resource restoration, living shoreline, dredging, or similar projects;
- For evacuation, emergency response, disaster recovery, stormwater, drainage, utility reliability, public safety, or hazard mitigation needs;
- For maintenance, repair, adaptation, relocation, or replacement of existing public facilities when fiscally prudent and consistent with applicable state and federal requirements.

Policy 2.3 Public expenditures for the replacement of infrastructure within a high hazard area for essential public needs shall be directed to:

- Essential facilities that have existing or anticipated deficiencies;
- Improvements that would protect or increase the efficiency of evacuation routes;
- Mitigation of storm damage; ~~and~~
- Enhancements to shoreline access for public recreational facilities;
- Relocation, elevation, hardening, or adaptation of public infrastructure where such actions improve long-term resilience, reduce repeated damage, or protect public health and safety.



Policy 2.4 The County should coordinate CHHA capital improvements with the Coastal Management Element, Local Mitigation Strategy, vulnerability assessment and adaptation planning, FEMA and FDEM requirements, FDEP and water management district programs, and applicable state and federal funding requirements.

Objective 3: Land Development Management

Manage the land development process to ensure that capital improvements needs for existing developments, new developments, and planned growth areas do not exceed the ability of the local government to fund, provide or require infrastructure necessary to maintain adopted facility level of service, and to ensure that development approvals are coordinated with available or planned public facilities, concurrency requirements, proportionate-share obligations, capital funding, and the County's 2050 growth management strategy.

Correct Deficiencies

Policy 3.1 Planned capital improvements to correct public facility deficiencies will be prioritized and scheduled to:

- a. Provide adequate public services for previously approved developments;
- b. Serve permitted redevelopment projects; ~~and~~
- c. Support growth areas within Municipal Service Districts, based on population and development projections;:
- d. Support municipalities, Municipal Service Areas where established, Rural Commercial Nodes, and other designated areas where public facilities can be provided efficiently;
- e. Address public facility deficiencies related to transportation, potable water, sanitary sewer, solid waste, drainage, parks and recreation, public safety, and other adopted level of service standards.

Policy 3.2 The County will continue to use methods, such as Municipal Service Taxing Units (MSTU), Municipal Service Benefit Units (MSBU), ~~and Municipal Service Taxing Districts (MSTD),~~ impact fees, special assessments, grants, legislative appropriations, interlocal agreements, developer contributions, and other legally available tools to correct facility deficiencies for previously approved developments and ~~investigate to other measures including, but not limited to, the development of an impact fee program, that would assist in financing~~ finance capital improvements.

Management of Growth

Policy 3.3 Land use decisions will be made based on the planned availability of infrastructure to maintain adopted levels of service, the efficient use of existing public facilities, and the County's adopted Future Land Use Map and 2050 growth framework.

Policy 3.4 Phasing of new development may be required to assure that public services and facilities are provided concurrent with the impacts of development and meet adopted County level of service standards.



Policy 3.5 The County should use capital improvements programming to support compact, fiscally responsible development patterns by directing higher-intensity development toward municipalities, Municipal Service Districts, Municipal Service Areas where established, Rural Commercial Nodes, and other areas where adequate public facilities are available or planned.

Funding Improvements

Policy 3.56 The County will develop guidelines for the management of debt, which may include, but not be limited to:

- a. Revenue Bond: Total Debt Ratio;
- b. Total Debt Service: Total Revenue Ratio;
- c. Outstanding ~~capital~~ Capital indebtedness: Ad Valorem tax base.

Policy 3.67 The Five-Year Schedule of Capital Improvements shall be balanced so that total expenditures do not exceed total revenues. Projects necessary to ensure that any adopted level-of-service standards are maintained for the five-year period shall be identified as either funded or unfunded and given a level of priority for funding.

Policy 3.78 The County will continue to pursue state and federal grant funds for capital improvement projects. Grants that have not been awarded to the County at the time of the annual update of the Five-Year Schedule of Capital Improvements shall be considered “planned funds” and shall be clearly identified as such.

Policy 3.89 The County shall rely upon private contributions as a funding source within the ~~Five-year~~ Year Schedule of Capital Improvements only when the obligation to fund a specific capital improvement is addressed in an enforceable development agreement or development order. The County shall not be responsible for funding capital improvements that are the obligation of the developer. If the developer fails to meet any capital improvement commitment that is programmed in the Five-Year Schedule of Capital Improvements, a modification to delete the capital improvement from the Schedule shall be required.

Policy 3.10 Capital improvements may be programmed for non-LOS purposes, including maintenance, repair, asset replacement, resilience, emergency management, technology, public safety, solid waste operations, landfill capacity, grant match, parks and recreation, public buildings, fleet replacement, and other public purposes, provided such projects are identified separately from capital improvements necessary to maintain adopted level of service standards.

Objective 4: Capital Improvements for Future Development

Ensure that future developments bear the pro-rata share of cost of providing improvements and infrastructure necessary to maintain the adopted levels of service.

Policy 4.1 All proposed developments shall provide infrastructure and meet the level of service standards and guidelines identified in Policy 1.1 of this Element and all other applicable elements of the Comprehensive Plan concurrent with development. New development shall bear a proportionate share of the cost of providing new or expanded public facilities and infrastructure required to maintain adopted levels of service through the County's proportionate share



ordinance, impact fees, site-related developer dedications, ~~and~~ developer contributions, development agreements, or other legally allowable means.

Policy 4.2 Every development order shall document:

- a. The current County level of service standards;
- b. Conditions to be met by the applicant to assure the levels of service are not reduced below adopted level of service standards;
- c. Any proportionate-share, impact fee, developer contribution, dedication, construction, phasing, or other legally enforceable obligation necessary to maintain adopted level of service standards.

Policy 4.3 New developments will be assessed a pro-rata share of the cost necessary to finance public facility improvements. Development impacts shall be identified and assessed during the development review process to ensure that adopted level of service standards are met and maintained.

Policy 4.4 The County shall not require a new development to correct existing public facility deficiencies beyond the development's legally required proportionate share of the improvements necessary to mitigate the development's impacts, consistent with applicable state law and County regulations.

Policy 4.5 Where appropriate, development approvals may include enforceable conditions, phasing schedules, development agreements, proportionate-share mitigation, impact fee credits, or other mechanisms to ensure that capital improvements needed to serve the development are funded or constructed concurrent with the impacts of development.

TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FISCAL YEARS 2022-2023 THROUGH ~~2026-2027~~

TABLE 1: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS FISCAL YEARS 2026-2027 THROUGH 2030-2031

	Project Description		FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
TRANSPORTATION							
1	<u>C Street Bridge Replacement</u>		<u>2,291(D)</u>				
2	<u>C347 US 19 to SR 500 SCRAP</u>		<u>2,250,000(C)</u>				
3	<u>CR 341 SR 345 to US 19 Resurface</u>		<u>1,719,250(C)</u>				
4	<u>CR 345 SR 500 to US 129 Widen/Resurface</u>		<u>1,500,000(A)</u>				
5	<u>CR 330 C347 to C336 Widen/Resurface</u>		<u>3,500,000(A)</u>				
6	<u>C337 SR 121 to C336 Resurface</u>						<u>1,968,963(C)</u>
7	<u>C326 US 19 to CR 337 Resurface</u>						<u>3,933,027(C)</u>
8	<u>C347 SR 24 to CR 330 Widen/Resurface</u>						<u>18,260,755(A)</u>



6	George T Lewis APT Resource Study			50,000(D)			
7	George T Lewis Design & Const New Hanger						700,000(D)
8	George T Lewis New restroom/kiosk			450,000(D)			
9	George T Lewis Shoreline Restoration				180,000(D)		
10	George T Lewis Generator for vault & vault upgrades				200,000(D)		
11	George T Lewis New lighting on runway					300,000(D)	
12	LCR 114 Rowdy Lowman RD- Resurface		170,000(G)				
13	CR 241- Alt 27 to CO. Line Resurface			1,250,000(K)			
14	CR 40 Sidewalk Mastadon LAP			122,298(F)	98,529(F)		
15	MT 205 Long Pond Landing Resurface				250,000(G)		
	Total		\$22,713,541	\$1,872,298	\$728,529	\$300,000	\$24,862,745
PARKS AND RECREATION							
Parks and Rec	Project Description		FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
1	Boat Ramp At Shell Mound 3 phases Eng., Dredge, Boat Ramp replace& Electric		102,945(H)	1,200,000(H)			
2	Handicap & Blue & Henry Beck						30,000(I)
3	C40 Bird Creek Park water to bathrooms						400,000(I)
4	Bird Creek Boat Ramp Observation Decks		464,080(I)				

	Project Description		FY 2022-2023	FY 2023-2024	FY 2024-2025	FY 2025-2026	FY 2026-2027
TRANSPORTATION							
1	C Street Bridge Replacement		2,291(D)				
2	C347 US 19 to SR 500 SCRAP		2,250,000(C)				
3	CR 341 SR 345 to US 19 Resurface		1,719,250(C)				
4	CR 345 SR 500 to US 129 Widen/Resurface		1,500,000(A)				
5	CR 330 C347 to C336 Widen/Resurface		3,500,000(A)				
6	C337 SR 121 to C336 Resurface						1,968,963(C)
7	C326 US 19 to CR 337 Resurface						3,933,027(C)
8	C347 SR 24 to CR 330 Widen/Resurface						18,260,755(A)
6	George T Lewis APT Resource Study			50,000(D)			
7	George T Lewis Design & Const New Hanger						700,000(D)
8	George T Lewis New restroom/kiosk			450,000(D)			
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PARKS AND RECREATION							
<u>Parks and Rec</u>	<u>Project Description</u>		<u>FY 2022-2023</u>	<u>FY 2023-2024</u>	<u>FY 2024-2025</u>	<u>FY 2025-2026</u>	<u>FY 2026-2027</u>
1	Boat Ramp At Shell Mound 3 phases Eng, Dredge, Boat Ramp replace& Electric		102,945(H)	1,200,000(H)			
2	Handicap & Blue & Henry Beck						30,000(I)
3	C40 Bird Creek Park water to bathrooms						400,000(I)
4	Bird Creek Boat Ramp Observation Decks		464,080(I)				

Drafting Note: The FY 2026-2027 budget and associated Five-Year Capital Improvement Plan are currently in draft form and have not yet been adopted by the Board of County Commissioners. The table below is provided as a planning placeholder and should be replaced with the adopted FY 2026-2027 through FY 2030-2031 Five-Year Schedule of Capital Improvements following budget adoption. Until then, the County should rely on the currently adopted budget and capital improvements schedule for adopted financial planning and concurrency purposes.

<u>Capital Program Category</u>	<u>Current Adopted / Proposed Planning Basis</u>	<u>Examples of Capital Needs / Projects</u>	<u>Concurrency / LOS Relevance</u>	<u>Status for CIE Use</u>
<u>Transportation / Road & Bridge</u>	FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; FDOT Work Program; Road & Bridge capital planning.	Resurfacing, widening, paved shoulders, sidewalk/LAP projects, SCOP/SCRAP projects, bridge and drainage work, roadway restoration, traffic safety, equipment.	Supports adopted transportation LOS, safety, evacuation, access, and maintenance of County road facilities.	Use adopted projects for concurrency; treat FY 2027 draft projects as preliminary until adopted.
<u>Solid Waste / Landfill Operations</u>	FY 2025-2026 adopted budget; FY 2026-2027 draft	Class III trench/debris cell, landfill and	Supports solid waste LOS, debris	Update after final adoption



	<u>CIP; Solid Waste operating and capital planning.</u>	<u>transfer station equipment, trailers, compactors, skids, scale/operations improvements, storm debris capacity.</u>	<u>management, disaster recovery, and long-term disposal capacity.</u>	<u>of FY 2027 CIP.</u>
<u>Water / Wastewater / Utilities</u>	<u>Infrastructure Element; WSFWP; SRWMD/SWFWMD planning; County-owned utility systems; regional utility coordination.</u>	<u>University Oaks and Manatee system improvements, emergency power, water supply reliability, utility line improvements, W3C or successor coordination if applicable.</u>	<u>Supports potable water, sanitary sewer, water supply reliability, groundwater protection, and springs/coastal water quality.</u>	<u>Include adopted capital projects only; use regional studies and draft projects as planning context.</u>
<u>Parks, Recreation, and Coastal Access</u>	<u>FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; Parks and Recreation planning; grant programs.</u>	<u>Boat ramps, parks, Blue Springs, Shell Mound, Waccasassa access, restrooms, shoreline/public access, ADA improvements, recreation facilities.</u>	<u>Supports recreation/open space LOS, coastal economy, public access, and resilience.</u>	<u>Update after adopted budget and grants are confirmed.</u>
<u>Public Safety / Emergency Management / General Government</u>	<u>FY 2025-2026 adopted budget; FY 2026-2027 draft CIP; emergency management, courthouse, EOC, facilities, and fleet needs.</u>	<u>EOC/911, courthouse renovations and technology, emergency management facilities, fleet, communications, public safety facilities and equipment.</u>	<u>Supports public health, safety, emergency response, continuity of operations, and post-disaster recovery.</u>	<u>Use adopted capital program; monitor legislative appropriations and grants.</u>
<u>Public Schools</u>	<u>Levy County School District Five-Year District Facilities Work Program.</u>	<u>School capacity, facility maintenance, siting, and capital needs as</u>	<u>Supports adopted public school LOS.</u>	<u>Incorporated by reference and updated annually by the School District.</u>



		<u>identified by the</u> <u>School District.</u>		
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Objective 5: Concurrency Management Program

Levy County's Concurrency Management Program shall ensure the necessary public facilities and services are available and have sufficient capacity to accommodate new development within the County. The program will enable decision makers to manage the County's public facilities and services by directing development toward those areas where adequate levels of service for public facilities are currently in place, or proposed to be in place, thus discouraging urban sprawl.

Levy County has adopted level of service standards for each of the public facilities and services. Public facilities and services within the County include sanitary sewer, solid waste, drainage, potable water, water supply, parks and recreation and open space, public school facilities and transportation. Level of service standards for these public facilities and services are established in the Comprehensive Plan and implemented through specific procedures within the Levy County Land Development Code.

The Concurrency Management Program provides a means for the County to: track and manage development as it occurs throughout the County; track the condition and capacity of existing facilities; provide a method for reviewing and assessing the impacts of proposed development; and ~~to~~ allow for scheduling of required improvements to correct existing or future facilities deficiencies.

Policy 5.1 General: Levy County's Concurrency Management Program and regulations shall meet the following minimum standards:

(1) Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supply, and potable water facilities shall be in place and available to serve new development no later than the issuance by Levy County of a certificate of occupancy, or its functional equivalent. Prior to approval of a building permit or its functional equivalent, Levy County shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by Levy County of a certificate of occupancy or its functional equivalent. If applicable, the County shall consult with the relevant wastewater service provider to ensure that adequate wastewater facilities are available to serve the development.

(2) Consistent with the public welfare, parks and recreation and open space facilities to serve new development shall be in place or under actual construction at the time the development permit, or its functional equivalent, is issued. However, if the necessary facilities or services are the subject of a binding, executed contract for the construction or provision of services at the time the development permit is issued, or if the necessary facilities or services are guaranteed in an enforceable development agreement at the time the development permit is issued, the development permit or its functional equivalent may be issued.



(3) Transportation facilities necessary to meet the level of service standards adopted by the County shall be in place and available to serve new development at the time a development permit, or its functional equivalent, is issued. However, a permit may be issued if either the necessary facilities or services are the subject of a binding, executed contract for the construction of the proportionate share of required improvements consistent with the requirements in Policy 5.5(3), or the applicant shall satisfy applicable proportionate-share, development agreement, impact fee, or other lawful mitigation requirements consistent with the Transportation Element, Land Development Code, and state law.

(4) Public school facilities necessary to meet the level of service standards adopted by the County shall be in place or under actual construction within three years after the issuance of a final subdivision or site plan approval, or the functional equivalent; or, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities to be created by actual development of the property. ~~Options for appropriate proportionate-share mitigation are listed in Public Schools Facilities Element Policy 2.4.3.~~

(5) Levy County shall integrate its Concurrency Management Program, land use planning, and decisions with its Comprehensive Plan for public facility capital improvements by using its annual Capital Improvements Program. The Capital Improvement ~~Improvements~~ Element shall maintain adopted level-of-service standards for all development consistent with the Future Land Use Element and any subsequent development permits issued.

Policy 5.2 Concurrency Review Process: All proposed projects shall provide an evaluation of their impacts on the County's adopted level-of-service standards as identified in this element. Concurrency assessment for all projects shall begin with the submittal of an Application for Concurrency Review along with the parent application. This application must be submitted during the preliminary development order process and the final development order process. Once the application is found to be sufficient, the impact of the project on the adopted level of service for the public facilities is determined. If deemed not to be concurrent, the applicant has five options listed below:

- (1) Withdraw the application and wait for the required capacity to become available;
- (2) Reduce the proposed density/intensity such that the project is found to be concurrent;
- (3) Request that the Capital Improvement Element be amended to move forward the required improvements needed to provide the required capacity to service the project;
- (4) Request that the Capital Improvement Element be amended to add improvement programs which will provide sufficient capacity to service the project; or
- (5) Fund 100% of the needed potable water, wastewater, solid waste, drainage and/or water supply improvements to service the project at the adopted level of service by signing a binding agreement, or enter into a binding agreement to pay for or construct proportionate-share mitigation for transportation improvements or public school facilities, as applicable.



Policy 5.3 Preliminary Development Orders: Submittal for approval of a preliminary development order ~~which~~ that does not establish binding densities and intensities of development may be reviewed for concurrency as one ~~criteria~~criterion in the evaluation of the preliminary development permit submittal. No final capacity reservation shall be granted unless and until the County determines that sufficient public facility capacity exists or will be provided consistent with this Element and the Land Development Code, and applicable law.

- (1) ~~The County shall determine the available capacity of public facilities prior to approving final development approval; and~~ The County shall determine, or require the applicant to provide information sufficient to determine, the available capacity of public facilities prior to approving any final development order.
- (2) ~~No rights to obtain a final development approval, nor any other rights to develop the subject property, will have been granted or implied by the County's approval of the preliminary development permit, or its functional equivalent, without determining the capacity of public facilities and services. Approval of a preliminary development order, or its functional equivalent, shall not reserve capacity, grant final concurrency approval, or grant or imply any right to obtain a final development approval or otherwise develop the subject property unless the capacity of public facilities and services has been determined consistent with this Element and the Land Development Code.~~
- (3) ~~Preliminary Development Permits — these shall be re-zonings, Comprehensive Plan amendments and similar development orders that do not necessarily reflect a specific intensity and density development proposal. They shall be orders for which a preliminary concurrency evaluation may be utilized in evaluating whether or not to approve the order and for which long term planning implications may be considered, but for which no concurrency is granted and for which the lack of concurrency shall not be the sole reason for denial of the preliminary development order.~~ Preliminary development orders include rezonings, Comprehensive Plan amendments, and similar development orders that do not necessarily reflect a specific development proposal with binding density, intensity, site design, infrastructure demand, or timing. These orders may be reviewed using a preliminary concurrency evaluation for purposes of long-range planning, facility coordination, and identification of potential public facility needs; however, no concurrency shall be granted, and lack of concurrency shall not be the sole reason for denial of the preliminary development order.

Policy 5.4 Intermediate and Final Development Orders: Prior to issuance of a final development order, ~~which~~ that establishes binding densities and intensities of development, the County shall require the availability of sufficient capacity of public facilities to maintain adopted LOS standards for the existing population, for reservations of approved development orders, and for the needs of the new development proposed, concurrent with the timing of the new development proposed.

- (1) ~~Intermediate Development Orders — These shall be site plans (development plans and special use permits), preliminary plats, construction plan approvals (notice to proceed), and similar development orders that reflect a specific development proposal, that does not yet include vertical construction or the final division of property. These shall be orders for which specific concurrency evaluation is required in evaluating whether or not to approve~~



~~the order and for which capacity is reserved and may be held through the final development order process if the project proceeds according to the timeliness of such approvals. The lack of concurrency may be the sole reason for denial of an intermediate development order.~~ **Intermediate Development Orders.** Intermediate development orders include site plans, development plans, special use permits, preliminary plats, construction plan approvals, notices to proceed, and similar development orders that reflect a specific development proposal but do not yet authorize vertical construction or the final division of property. These orders shall require a specific concurrency evaluation. Capacity may be reserved and held through the final development order process if the project proceeds in accordance with applicable approval timeframes, capacity reservation requirements, and conditions of approval. Lack of concurrency may be the sole reason for denial of an intermediate development order.

- (2) ~~Final Development Orders – These shall be variances, building permits, and final plats and similar development orders that reflect a specific development proposal that includes vertical construction or the final division of property. These shall be orders for which a specific concurrency evaluation is required in evaluating whether or not to approve the order and for which capacity is reserved, unless such evaluation was done as a Final Development Order and has not yet expired according to the timeliness for such approvals. The lack of concurrency may be the sole reason for denial of a final development order.~~

Final Development Orders. Final development orders include building permits, final plats, and similar development orders that authorize vertical construction, final subdivision of property, or other final development activity. Variances shall require concurrency review only when the variance is directly associated with a specific development proposal that creates or increases demand on public facilities. Final development orders shall require a specific concurrency evaluation unless such evaluation was completed as part of an unexpired intermediate development order and capacity remains validly reserved. Lack of concurrency may be the sole reason for denial of a final development order.

Policy 5.5 Final Development Order Determination: A final development order (final concurrency determination), which or final concurrency determination that establishes specific density and intensity of development, shall not be approved, unless the following required conditions for the provision of public facilities are met concurrently (excluding in approved place, intermediate development orders that have proceeded according conditioned to be in place no later than the timeliness certificate of such occupancy approvals) or functional equivalent, guaranteed through an enforceable agreement, funded or constructed through applicable proportionate-share mitigation, or otherwise provided consistent with this Element, the Land Development Code, and applicable state law.

- (1) ~~Are concurrently in place when the final development order is issued;—~~ The necessary public facilities and services are concurrently in place and available to serve the development when the final development order is issued.



- (2) ~~The development order is issued with the condition that the necessary facilities and services will be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.~~

The development order is issued with a condition requiring that the necessary facilities and services be in place and available to serve the development no later than the issuance of a certificate of occupancy, or its functional equivalent, consistent with applicable concurrency requirements.

- (3) ~~For meeting transportation concurrency requirements, the applicant agrees to enter into a binding agreement to pay for or construct its proportionate share of the required improvements. The proportionate share contribution or construction must be sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility. The applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies. Levy County will not require payment or construction of transportation facilities whose costs would be greater than a development's proportionate share of the improvements necessary to mitigate the development's impacts. The proportionate share contribution shall be calculated based on the number of trips from the proposed development expected to reach roadways during the peak hour from the stage or phase being approved, divided by the change in the peak hour maximum service volume of roadways resulting from construction of an improvement necessary to maintain or achieve the adopted level of service. In using the proportionate share formula, the applicant, in its traffic analysis, shall identify those roads or facilities that have a method in accordance with the transportation deficiency as defined above. The proportionate share formula shall be applied only to those facilities that are determined to be significantly impacted by the project traffic under review. If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency.~~

For transportation concurrency, the applicant agrees to enter into a binding agreement to pay for or construct the development's proportionate share of the required improvements. The applicant shall not be responsible for correcting pre-existing transportation deficiencies beyond the development's proportionate share of the improvements necessary to mitigate the development's impacts. Any proportionate share contribution or construction shall be calculated and applied consistent with applicable state law, the Transportation Element, this Element, and the Land Development Code.

- (4) ~~Are guaranteed by an enforceable agreement to be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.~~

The necessary public facilities and services are guaranteed by an enforceable development agreement, development order condition, or other legally binding agreement



to be in place and available to serve the development no later than the issuance of a certificate of occupancy, or its functional equivalent.

- (5) ~~For public school facilities concurrency requirements, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities to be created by actual development of the property.~~

For public school facilities concurrency, the developer executes a legally binding commitment to provide appropriate mitigation proportionate to the demand for public school facilities created by the development, consistent with the Public School Facilities Element, the interlocal agreement, and applicable law.

Policy 5.6 Concurrency Management Program Database: ~~Creation~~The of County should maintain a Concurrency Management Program ~~will make it necessary for the County to construct a database or equivalent tracking system to monitor all existing variables~~capacity, which committed will capacity, determine reserved whether capacity, planned improvements, available capacity, and development demand for adopted public facility level of service standards are being maintained, i.e., whether available capacity exceeds demand.

Policy 5.7 Facilities Inventory and Concurrency Report: The Board will prepare a concurrency report annually. The report will act as a monitoring tool for transportation, potable water, sanitary sewer, solid waste, stormwater management, parks and recreation, and other applicable facilities, and will delineate the existing capacity, planned expansions, committed capacity, and available capacity for future development. The Levy County School Board shall have responsibility for reports on public school capacity.

Additional demand will be factored into the system facilities inventory as new development is approved. Needed capacity will be reserved for that new development to ensure that the development may proceed to occupancy. At the time of occupancy, the reserved capacity will be re-categorized as existing. Reserved capacity is valid for a two-year period from the date of Development Order (DO) approval. When the DO expires, capacity reservation expires or if a project is abandoned, the reserved capacity will be recategorized as existing capacity.

Simultaneous to the continuous monitoring of existing and required capacity will be the monitoring of available capacity. As capacity is added to the infrastructure system ~~in terms of~~ through facility construction and/or improvements, the facilities inventory database will be modified to reflect the addition. Capacity analyses will be updated annually for all adopted level of service standards. Additionally, the County's transportation system will be monitored at more frequent intervals ~~for additional assurance to ensure~~ that the LOS standards for roads are not compromised. This additional information will also forewarn the County and applicants which locations may shortly experience capacity problems.

Policy 5.8 The County should coordinate the annual concurrency report with the annual budget, Five-Year Schedule of Capital Improvements, Water Supply Facilities Work Plan updates, FDOT Work Program coordination, solid waste capacity monitoring, drainage and flood protection needs, parks and recreation planning, and School District facility planning.

Objective 6: ~~Long-range~~Range Capital Improvements and Concurrency Management System ~~(10 years)~~



The transportation analysis supporting this amendment indicates, based upon anticipated growth that no roadway segments within the County will fall below their adopted level of service by 2035. The County does not anticipate a backlog of transportation facilities within the long-range planning timeframe. The County shall maintain a long-range capital improvements and concurrency management system that evaluates public facility needs over at least a ten-year planning period and supports the 2050 Comprehensive Plan horizon. The system should use the best available data from the adopted Comprehensive Plan, Data and Analysis Report, Transportation Element, Infrastructure Element, Water Supply Facilities Work Plan, Solid Waste planning, Recreation and Open Space Element, Public School Facilities planning, FDOT Work Program, water management district planning, adopted budgets, adopted Five-Year Schedule of Capital Improvements, and applicable regional or interlocal planning efforts.

Policy 6.1 The County shall annually review long-range public facility needs to determine whether adopted level of service standards are being maintained and whether capital improvements should be programmed, accelerated, deferred, modified, or coordinated with other public or private funding sources.

Policy 6.2 The County should use the long-range concurrency management system to identify emerging capacity needs, recurring maintenance needs, disaster recovery and resilience needs, grant opportunities, and potential infrastructure constraints that may affect future land use, development phasing, public facility timing, or capital improvements programming.

Policy 6.3 The County should coordinate long-range transportation capital planning with FDOT, adjacent counties, municipalities, regional partners, and the Transportation Element, including roadway LOS, SIS corridors, US 19/US 98, US 27/Alt. 27, evacuation, freight and agricultural mobility, rural road preservation, safety, and resurfacing needs.

Policy 6.4 The County should coordinate long-range infrastructure capital planning with potable water, sanitary sewer, solid waste, drainage, stormwater, flood protection, coastal resilience, parks and recreation, and public safety needs, including facility improvements necessary to support compact growth, protect natural resources, and avoid premature or inefficient infrastructure extensions into rural areas.

Policy 6.5 Supporting schedules, including FDOT Work Program summaries and budget/CIP tables, shall be updated as needed to reflect the most current adopted information. Draft, proposed, or preliminary capital programs may be referenced for planning purposes but shall not replace adopted capital schedules unless formally adopted by the County.

Planning Notes for Final Adoption

The adopted FY 2025-2026 Budget and the County's 2026 Five-Year Capital Improvement Plan provide the current adopted budget baseline for this draft update. The preliminary FY 2026-2027 capital improvements program provided during the 2026 budget process identifies emerging capital priorities, including transportation, road restoration, landfill operations, public facilities, emergency management, parks and recreation, utilities, fleet, and equipment needs. The final adopted FY 2026-2027 budget and Five-Year Schedule should be inserted before transmittal or adoption of the Comprehensive Plan update.

The Florida Department of Transportation (District 2) 5-year Transportation Improvement Program for Levy County is currently in review and can be added or updated upon final approval.