



CHAPTER 8. CAPITAL IMPROVEMENTS ELEMENT DATA AND ANALYSIS

INTRODUCTION

The purpose of the Capital Improvements Element is to plan for public facility needs as identified in other Plan elements and to ensure that capital improvements are provided to accommodate growth, correct deficiencies, and replace obsolete or damaged facilities when required.

The City was incorporated through a statutory process that allowed the electors in the Seminole Improvement District (SID), an Independent Special District empowered by special act (Chapter 2000-431, House Bill No. 1559), to convert SID into the City of Westlake. SID continues to exist as an independent special district, but will eventually transition into a dependent special district. SID continues to provide infrastructure and facilities within its boundaries, which are coterminous with the boundaries of the City. SID is the exclusive retail provider of potable water, reuse water, and wastewater facilities in the City, and is empowered to construct and maintain the facilities related to those services. SID is also empowered to construct and maintain drainage (stormwater) facilities (including, e.g., canals, levees, lakes, ponds, and other works for water management and control); transportation facilities (including, e.g., roads, bridges, shared use paths, transit, landscaping, and other related transportation facilities); and parks and facilities for indoor and outdoor recreation.

SID is also empowered to levy ad valorem taxes, non-ad valorem assessments and collect other fees to recover the cost of providing the forenamed facilities and services. Pursuant to the City Charter, the City may not exercise any function or duplicate services provided by SID until such time as SID is transitioned to a dependent special district. This restriction does not impair the ability of the City to contract for fire rescue or law enforcement. The relationship between the City and SID for provision of capital improvements is detailed in the Interlocal Agreement between the City of Westlake and the Seminole Improvement District Regarding the Provision of Certain Services, Infrastructure, and Public Facilities in the City of Westlake and for Assurance of Non-Duplication of Services dated March 2018 ("SID-Westlake Interlocal"), while SID's specific plans for facilities construction, maintenance, and expansion are contained in its Water Control Plan dated ~~October 13, 2015~~ May 3, 2021. The SID-Westlake Interlocal is attached to the Intergovernmental Coordination Element as Appendix A. As a result of the cooperative relationship between SID and the City, the 5-Year Schedule of Capital Improvements and the Capital Improvements Element includes facilities to be constructed, financed, and maintained by SID.

CAPITAL IMPROVEMENT NEEDS

Potable Water and Wastewater

Based on the population projections and a capacity analysis for the short term planning period there is adequate facility capacity to maintain the adopted level of service standard for potable water supply and wastewater treatment as provided through interlocal agreements between SID and Palm Beach County. SID



plans on expanding distribution lines for potable water, and installing collection lines and additional lift stations for wastewater, and beginning the interconnection process of both water and wastewater with the County's lines within the short term planning period. SID's planned improvements for both potable water and wastewater are listed in the 5-Year Schedule of Capital Improvements and are shown on INF Maps 4.2 and 4.3. Pursuant to the SID-Westlake Interlocal, these improvements have and will continue to be provided in order to ensure the achievement and maintenance of the adopted level of service standards for potable water and wastewater. SID is constructing facilities and otherwise facilitating these improvements using non-ad valorem assessments, developer contributions, and other sources of revenue. Additional details and analyses are provided in the Infrastructure Element.

Transportation

The expansion of Seminole Pratt Whitney Road to a four-lane divided highway will be close to completion as of the adoption date of this Plan. The expansion is being funded by SID pursuant to a funding contract with developer Minto PBLH, LLC, ("Minto"). Construction of collector roads connecting the first phase of the development to Seminole Pratt Whitney Road is also complete. Other work has begun and will continue throughout the short term planning period to provide necessary collector roads as well as local roads, for development. The arterial and collector roads planned for the next five years, as well as for the long term planning period are shown in the TE Maps 3.4-3.6 and 3.8. Additionally, related facilities, such as sidewalks, bicycle lanes, and shared use paths are also being constructed in conjunction with the roads. These are shown on TE Maps 3.7 and 3.9.

These transportation facilities are being funded by a combination of non-ad valorem assessments and developer contributions. In some instances, the developer is constructing the facilities directly. All work is being conducted in coordination with SID.

The City will coordinate with SID to sufficiently plan for roads associated with future growth during the short term planning period. The anticipated planned improvements for roads are listed in the 5-Year Schedule of Capital Improvements.

Prior to the incorporation of the City, Palm Beach County approved the development of 4,546 dwelling units and 2.2 million square feet of non-residential, and other uses. As part of the approval of this development, a proportionate share agreement was executed between Minto and the county. That agreement remains effective.

Stormwater

Prior to the incorporation of the City, the previous county plan amendment and South Florida Water Management District (SFWMD) Environmental Resource Permits addressed stormwater and drainage facilities. SID and in conjunction with the developer, have begun construction of a new stormwater management system, including extensive surface waters. The development of this stormwater management



system will continue on pace with the anticipated expansion of the previously approved development in order to meet the SFWMD permit requirements as well as the adopted level of service standards.

The City will coordinate with SID to plan for the stormwater management system to serve the City during the short term and long term planning periods. SID's planned improvements for stormwater are listed in the 5-Year Schedule of Capital Improvements and are also depicted on INF Maps 4.2 and 4.3.

Recreation Facilities

The City will coordinate with SID to sufficiently plan for recreational facilities to serve the City that will be associated with future growth during the short term planning period. The first phase of a ~~A~~ community park is ~~planned within the short term planning period~~ in the process of being constructed. The level of service standard for parks is for planning purposes and is not a concurrency requirement.

Reuse Water

SID also plans to supply reuse water for landscape irrigation via an interlocal agreement with Palm Beach County. The reuse distribution pipes will be constructed and put into service in tandem with the water and wastewater distribution and collection pipes. Additional details are provided in the Infrastructure Element. Reuse water does not have an associated level of service standard and is not regulated via concurrency.

Solid Waste

The City will contract with a solid waste provider to collect and appropriately dispose of solid waste including hazardous wastes. The City will not construct or host within its boundaries any solid waste or hazardous waste disposal sites or facilities. As indicated in the Infrastructure Element, the Palm Beach County Solid Waste Authority has projected adequate capacity for solid waste disposal through the long term planning period.



Table 8.1: 5-Year Schedule of Capital Improvements, Fiscal Years 2017-18 – 2022-23 2024-25 – 2029-30

- For the 5-Year Capital Improvements Schedule below:
- Road costs include costs of landscaping and the construction of bicycle lanes, sidewalks, and shared use paths.
 - This table should be read in conjunction with the 5-Year Capital Improvement Schedule Construction Map for Road Segments, Stormwater Drainage Features, and Park.

| 5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year | | | | | | | | | |
|---|----------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$1,808,668.19 | - | - | - | - | - | \$1,808,668.19 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$1,598,871.00 | - | - | - | - | - | \$1,598,871.00 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$1,515,919.33 | - | - | - | - | - | \$1,515,919.33 | Developer / Bonds |
| CS-E1 | High | - | \$744,996.14 | - | - | - | - | \$744,996.14 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$757,641.03 | - | - | - | - | \$757,641.03 | Developer / Bonds |
| CS-E4 | High | - | \$762,430.31 | - | - | - | - | \$762,430.31 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$1,671,350.56 | - | - | - | \$1,671,350.56 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$710,000.00 | - | - | - | \$710,000.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$1,190,314.74 | - | - | - | \$1,190,314.74 | Developer / Bonds |
| CS-P | High | - | - | - | \$3,901,962.45 | - | - | \$3,901,962.45 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$1,277,449.85 | - | \$1,277,449.85 | Developer / Bonds |
| Community Park | High | - | \$200,000.00 | \$3,300,000.00 | - | - | - | \$3,500,000.00 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$3,175,573.38 | \$3,175,573.38 | Developer / Bonds |
| TOTAL | | \$4,923,458.52 | \$2,465,067.48 | \$6,871,665.30 | \$3,901,962.45 | \$1,277,449.85 | \$3,175,573.38 | \$22,615,176.98 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Summary of Total Project Costs By Year | | | | | | | | | |
|---|----------|------------------|------------------|-----------------|---------------|-----------------|-----------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ 996,660.00 | \$ - | \$ - | \$ 996,660.00 | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 967,678.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 967,678.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 3,045,923.00 | \$ 1,328,640.00 | \$ - | \$ - | \$ - | \$ 4,374,563.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 1,251,225.00 | \$ - | \$ 1,251,225.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,083,200.00 | \$ 2,083,200.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 1,036,945.00 | \$ 1,267,377.00 | \$ - | \$ - | \$ - | \$ - | \$ 2,304,322.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 1,713,660.00 | \$ - | \$ 1,713,660.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ 4,216,951.00 | \$ 221,945.00 | \$ - | \$ - | \$ - | \$ - | \$ 4,438,896.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ 5,255,210.00 | \$ 927,390.00 | \$ - | \$ - | \$ - | \$ - | \$ 6,182,600.00 | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ 2,290,625.00 | \$ - | \$ - | \$ - | \$ - | \$ 2,290,625.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ 1,700,635.00 | \$ - | \$ 1,700,635.00 | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ 243,000.00 | \$ - | \$ - | \$ - | \$ - | \$ 243,000.00 | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ 305,200.00 | \$ - | \$ - | \$ - | \$ - | \$ 305,200.00 | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 1,450,000.00 | \$ 3,165,000.00 | \$ 885,000.00 | \$ - | \$ - | \$ - | \$ 5,500,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 647,368.00 | \$ 1,817,632.00 | \$ - | \$ - | \$ - | \$ - | \$ 2,465,000.00 | Bonds |
| TOTAL | | \$ 13,574,152.00 | \$ 13,284,092.00 | \$ 2,213,640.00 | \$ 996,660.00 | \$ 4,665,520.00 | \$ 2,083,200.00 | \$ 36,817,264.00 | - |



| 5-Year Capital Improvements Schedule: Potable Water Component | | | | | | | | | |
|--|----------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$135,781.00 | - | - | - | - | - | \$135,781.00 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$130,149.26 | - | - | - | - | - | \$130,149.26 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$111,501.21 | - | - | - | - | - | \$111,501.21 | Developer / Bonds |
| CS-E1 | High | - | \$108,160.00 | - | - | - | - | \$108,160.00 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$92,404.19 | - | - | - | - | \$92,404.19 | Developer / Bonds |
| CS-E4 | High | - | \$91,127.20 | - | - | - | - | \$91,127.20 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$125,317.80 | - | - | - | \$125,317.80 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$91,000.00 | - | - | - | \$91,000.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$162,009.25 | - | - | - | \$162,009.25 | Developer / Bonds |
| CS-P | High | - | - | - | \$524,899.15 | - | - | \$524,899.15 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$191,214.00 | - | \$191,214.00 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$238,758.84 | \$238,758.84 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Potable Water Component | | | | | | | | | |
|--|----------|---------------|-----------------|---------------|---------------|---------------|---------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ 182,730.00 | \$ - | \$ - | \$ 182,730.00 | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 151,146.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 151,146.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 359,000.00 | \$ 359,000.00 | \$ - | \$ - | \$ - | \$ 718,000.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 212,708.00 | \$ - | \$ 212,708.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 354,144.00 | \$ 354,144.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 176,281.00 | \$ 215,454.00 | \$ - | \$ - | \$ - | \$ - | \$ 391,735.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 291,220.00 | \$ - | \$ 291,220.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ 235,710.00 | \$ - | \$ - | \$ - | \$ - | \$ 235,710.00 | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 229,364.00 | \$ 500,645.00 | \$ 139,991.00 | \$ - | \$ - | \$ - | \$ 870,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 129,272.00 | \$ 362,959.00 | \$ - | \$ - | \$ - | \$ - | \$ 492,231.00 | Bonds |
| TOTAL | | \$ 686,063.00 | \$ 1,673,768.00 | \$ 498,991.00 | \$ 182,730.00 | \$ 503,928.00 | \$ 354,144.00 | \$ 3,899,624.00 | - |



| 5-Year Capital Improvements Schedule: Wastewater Component | | | | | | | | | |
|---|----------|-------------|-------------|--------------|--------------|------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$95,925.00 | - | - | - | - | - | \$95,925.00 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$91,954.48 | - | - | - | - | - | \$91,954.48 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$75,778.66 | - | - | - | - | - | \$75,778.66 | Developer / Bonds |
| CS-E1 | High | - | \$41,344.00 | - | - | - | - | \$41,344.00 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$0.00 | - | - | - | - | \$0.00 | Developer / Bonds |
| CS-E4 | High | - | \$64,943.67 | - | - | - | - | \$64,943.67 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$65,242.04 | - | - | - | \$65,242.04 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$64,500.00 | - | - | - | \$64,500.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$136,582.53 | - | - | - | \$136,582.53 | Developer / Bonds |
| CS-P | High | - | - | - | \$370,824.00 | - | - | \$370,824.00 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$0.00 | - | \$0.00 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$157,508.38 | \$157,508.38 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Wastewater Component | | | | | | | | | |
|---|----------|---------------|-----------------|---------------|------------|---------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 77,001.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 77,001.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 121,640.00 | \$ 53,060.00 | \$ - | \$ - | \$ - | \$ 174,700.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 50,049.00 | \$ - | \$ 50,049.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 83,328.00 | \$ 83,328.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 41,478.00 | \$ 50,695.00 | \$ - | \$ - | \$ - | \$ - | \$ 92,173.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 68,546.00 | \$ - | \$ 68,546.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ 296,044.00 | \$ - | \$ - | \$ - | \$ - | \$ 296,044.00 | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 239,909.00 | \$ 523,664.00 | \$ 146,427.00 | \$ - | \$ - | \$ - | \$ 910,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 112,103.00 | \$ 314,754.00 | \$ - | \$ - | \$ - | \$ - | \$ 426,857.00 | Bonds |
| TOTAL | | \$ 470,491.00 | \$ 1,306,797.00 | \$ 199,487.00 | \$ - | \$ 118,595.00 | \$ 83,328.00 | \$ 2,178,698.00 | - |



| 5-Year Capital Improvements Schedule: Stormwater/Drainage Component | | | | | | | | | |
|--|----------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$240,003.00 | - | - | - | - | - | \$240,003.00 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$230,077.24 | - | - | - | - | - | \$230,077.24 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$189,612.33 | - | - | - | - | - | \$189,612.33 | Developer / Bonds |
| CS-E1 | High | - | \$183,930.00 | - | - | - | - | \$183,930.00 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$207,910.00 | - | - | - | - | \$207,910.00 | Developer / Bonds |
| CS-E4 | High | - | \$162,508.46 | - | - | - | - | \$162,508.46 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$213,108.01 | - | - | - | \$213,108.01 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$155,000.00 | - | - | - | \$155,000.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$275,503.30 | - | - | - | \$275,503.30 | Developer / Bonds |
| CS-P | High | - | - | - | \$927,914.20 | - | - | \$927,914.20 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$325,167.29 | - | \$325,167.29 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$394,115.30 | \$394,115.30 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Stormwater/Drainage Component | | | | | | | | | |
|--|----------|------------------|-----------------|---------------|---------------|-----------------|---------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ 157,640.00 | \$ - | \$ - | \$ 157,640.00 | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 166,619.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 166,619.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 817,433.00 | \$ 356,567.00 | \$ - | \$ - | \$ - | \$ 1,174,000.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 312,806.00 | \$ - | \$ 312,806.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 520,800.00 | \$ 520,800.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 259,237.00 | \$ 316,844.00 | \$ - | \$ - | \$ - | \$ - | \$ 576,081.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 428,415.00 | \$ - | \$ 428,415.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ 4,216,951.00 | \$ 221,945.00 | \$ - | \$ - | \$ - | \$ - | \$ 4,438,896.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ 5,255,210.00 | \$ 927,390.00 | \$ - | \$ - | \$ - | \$ - | \$ 6,182,600.00 | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ 2,290,625.00 | \$ - | \$ - | \$ - | \$ - | \$ 2,290,625.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ 1,700,635.00 | \$ - | \$ 1,700,635.00 | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 135,773.00 | \$ 296,359.00 | \$ 82,868.00 | \$ - | \$ - | \$ - | \$ 515,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 95,944.00 | \$ 269,384.00 | \$ - | \$ - | \$ - | \$ - | \$ 365,328.00 | Bonds |
| TOTAL | | \$ 10,129,734.00 | \$ 5,139,980.00 | \$ 439,435.00 | \$ 157,640.00 | \$ 2,441,856.00 | \$ 520,800.00 | \$ 18,829,445.00 | - |



| 5-Year Capital Improvements Schedule: Road Component | | | | | | | | | |
|---|----------|--------------|--------------|----------------|----------------|--------------|----------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$938,202.19 | - | - | - | - | - | \$938,202.19 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$713,617.60 | - | - | - | - | - | \$713,617.60 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$780,998.55 | - | - | - | - | - | \$780,998.55 | Developer / Bonds |
| CS-E1 | High | - | \$296,071.37 | - | - | - | - | \$296,071.37 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$328,868.46 | - | - | - | - | \$328,868.46 | Developer / Bonds |
| CS-E4 | High | - | \$325,550.97 | - | - | - | - | \$325,550.97 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$1,020,717.00 | - | - | - | \$1,020,717.00 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$282,600.00 | - | - | - | \$282,600.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$444,599.64 | - | - | - | \$444,599.64 | Developer / Bonds |
| CS-P | High | - | - | - | \$1,328,556.50 | - | - | \$1,328,556.50 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$392,522.79 | - | \$392,522.79 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$1,641,291.44 | \$1,641,291.44 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Road Component | | | | | | | | | |
|---|----------|---------------|-----------------|---------------|---------------|-----------------|---------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ 458,290.00 | \$ - | \$ - | \$ 458,290.00 | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 372,257.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 372,257.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 1,074,779.00 | \$ 468,821.00 | \$ - | \$ - | \$ - | \$ 1,543,600.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 462,953.00 | \$ - | \$ 462,953.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 770,784.00 | \$ 770,784.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 383,669.00 | \$ 468,930.00 | \$ - | \$ - | \$ - | \$ - | \$ 852,599.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 634,054.00 | \$ - | \$ 634,054.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Bonds |
| Seminole Improvement District Complex | High | \$ 208,047.00 | \$ 584,137.00 | \$ - | \$ - | \$ - | \$ - | \$ 792,184.00 | Bonds |
| TOTAL | | \$ 963,973.00 | \$ 2,127,846.00 | \$ 468,821.00 | \$ 458,290.00 | \$ 1,097,007.00 | \$ 770,784.00 | \$ 5,886,721.00 | - |



| 5-Year Capital Improvements Schedule: Reuse Component | | | | | | | | | |
|--|----------|--------------|-------------|--------------|--------------|--------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$98,757.00 | - | - | - | - | - | \$98,757.00 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$192,727.42 | - | - | - | - | - | \$192,727.42 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$158,831.42 | - | - | - | - | - | \$158,831.42 | Developer / Bonds |
| CS-E1 | High | - | \$58,797.61 | - | - | - | - | \$58,797.61 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$66,463.18 | - | - | - | - | \$66,463.18 | Developer / Bonds |
| CS-E4 | High | - | \$66,861.01 | - | - | - | - | \$66,861.01 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$178,512.90 | - | - | - | \$178,512.90 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$65,900.00 | - | - | - | \$65,900.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$88,070.89 | - | - | - | \$88,070.89 | Developer / Bonds |
| CS-P | High | - | - | - | \$381,722.60 | - | - | \$381,722.60 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$161,203.77 | - | \$161,203.77 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$330,136.20 | \$330,136.20 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Reuse Component | | | | | | | | | |
|--|----------|---------------|---------------|---------------|------------|---------------|---------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 97,425.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 97,425.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 182,495.00 | \$ 79,605.00 | \$ - | \$ - | \$ - | \$ 262,100.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 62,562.00 | \$ - | \$ 62,562.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 104,160.00 | \$ 104,160.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 51,847.00 | \$ 63,368.00 | \$ - | \$ - | \$ - | \$ - | \$ 115,215.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 85,786.00 | \$ - | \$ 85,786.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 113,364.00 | \$ 247,445.00 | \$ 69,191.00 | \$ - | \$ - | \$ - | \$ 430,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 80,795.00 | \$ 226,849.00 | \$ - | \$ - | \$ - | \$ - | \$ 307,644.00 | Bonds |
| TOTAL | | \$ 343,431.00 | \$ 720,157.00 | \$ 148,796.00 | \$ - | \$ 148,348.00 | \$ 104,160.00 | \$ 1,464,892.00 | - |



| 5-Year Capital Improvements Schedule: Design and Permitting | | | | | | | | | |
|--|----------|--------------|-------------|-------------|--------------|--------------|--------------|----------------------|-------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Town Center Parkway Phase 1A (TCP-E2) | High | \$300,000.00 | - | - | - | - | - | \$300,000.00 | Developer / Bonds |
| Town Center Parkway Phase 2 (TCP-E3) | High | \$240,345.00 | - | - | - | - | - | \$240,345.00 | Developer / Bonds |
| Town Center Parkway South (TCP-E1) | High | \$199,197.16 | - | - | - | - | - | \$199,197.16 | Developer / Bonds |
| CS-E1 | High | - | \$56,693.16 | - | - | - | - | \$56,693.16 | Developer / Bonds |
| Kingfisher (CS-E5) | High | - | \$61,995.20 | - | - | - | - | \$61,995.20 | Developer / Bonds |
| CS-E4 | High | - | \$51,439.00 | - | - | - | - | \$51,439.00 | Developer / Bonds |
| Persimmon Phase 2 (PSM-E1a) | High | - | - | \$68,452.81 | - | - | - | \$68,452.81 | Developer / Bonds |
| Saddle Bay Drive | High | - | - | \$51,000.00 | - | - | - | \$51,000.00 | Developer / Bonds |
| CS-E2 | High | - | - | \$83,549.13 | - | - | - | \$83,549.13 | Developer / Bonds |
| CS-P | High | - | - | - | \$368,046.00 | - | - | \$368,046.00 | Developer / Bonds |
| Persimmon West (CS-W2) | High | - | - | - | - | \$207,342.00 | - | \$207,342.00 | Developer / Bonds |
| Town Center Parkway (E-4, E-5) | High | - | - | - | - | - | \$413,763.22 | \$413,763.22 | Developer / Bonds |
| Community Park | High | - | \$200,000 | - | - | - | - | \$200,000 | Developer / Bonds |



| 5-Year Capital Improvements Schedule: Design and Permitting Component | | | | | | | | | |
|--|----------|---------------|---------------|---------------|---------------|---------------|---------------|----------------------|-------------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Saddle Bay Drive | High | \$ - | \$ - | \$ - | \$ 198,000.00 | \$ - | \$ - | \$ 198,000.00 | Developer / Bonds |
| Persimmon Blvd E Phase 5 (Up to Roundabout) | High | \$ 103,230.00 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 103,230.00 | Developer / Bonds |
| Persimmon Blvd E Phase 6 (Up to 140th) | High | \$ - | \$ 349,646.00 | \$ 152,517.00 | \$ - | \$ - | \$ - | \$ 502,163.00 | Developer / Bonds |
| Persimmon Blvd W Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ 150,147.00 | \$ - | \$ 150,147.00 | Developer / Bonds |
| Town Center Parkway SW Phase 3 | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 249,984.00 | \$ 249,984.00 | Developer / Bonds |
| Town Center Parkway NW Phase 1 | High | \$ 124,434.00 | \$ 152,085.00 | \$ - | \$ - | \$ - | \$ - | \$ 276,519.00 | Developer / Bonds |
| Town Center Parkway NW Phase 2 | High | \$ - | \$ - | \$ - | \$ - | \$ 205,639.00 | \$ - | \$ 205,639.00 | Developer / Bonds |
| Stormwater Management Lakes – Parcel V | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel U | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Silverlake | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Stormwater Management Lakes – Parcel B | High | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Developer / Bonds |
| Water Main from (Parcel V to SE Interconnect) | High | \$ - | \$ 7,290.00 | \$ - | \$ - | \$ - | \$ - | \$ 7,290.00 | Developer / Bonds |
| Force Main from (Persimmon Phase 6 to SE Interconnect) | High | \$ - | \$ 9,156.00 | \$ - | \$ - | \$ - | \$ - | \$ 9,156.00 | Developer / Bonds |
| Community Park (Parcel C-4) | High | \$ 59,318.00 | \$ 129,477.00 | \$ 36,205.00 | \$ - | \$ - | \$ - | \$ 225,000.00 | Bonds |
| Seminole Improvement District Complex | High | \$ 21,208.00 | \$ 59,548.00 | \$ - | \$ - | \$ - | \$ - | \$ 80,756.00 | Bonds |
| TOTAL | | \$ 308,190.00 | \$ 707,202.00 | \$ 188,722.00 | \$ 198,000.00 | \$ 355,786.00 | \$ 249,984.00 | \$ 2,007,884.00 | - |



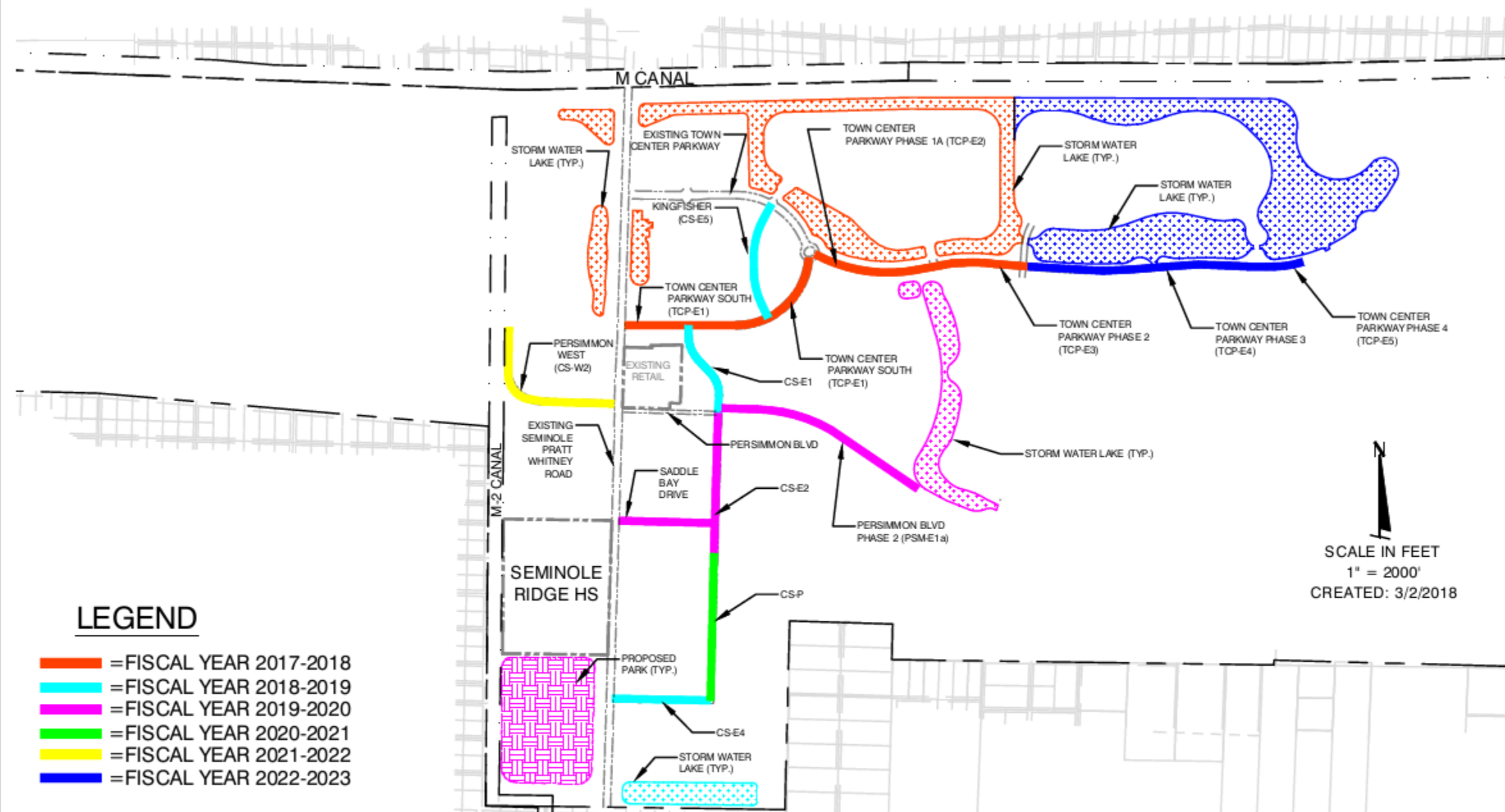
| 5-Year Capital Improvements Schedule: Community Park | | | | | | | | | |
|---|----------|------------|------------|----------------|------------|------------|------------|----------------------|---------------------|
| Project Description | Priority | FY 2017-18 | FY 2018-19 | FY 2019-20 | FY 2020-21 | FY 2021-22 | FY 2022-23 | Total Funding Amount | Funding Source* |
| Community Park | - | - | - | \$3,300,000.00 | - | - | - | \$3,300,000.00 | Developer/ Bonds |

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate



| 5-Year Capital Improvements Schedule: Community Park | | | | | | | | | |
|---|----------|-----------------|-----------------|---------------|------------|------------|------------|----------------------|-----------------|
| Project Description | Priority | FY 2024-25 | FY 2025-26 | FY 2026-27 | FY 2027-28 | FY 2028-29 | FY 2029-30 | Total Funding Amount | Funding Source* |
| Community Park (Parcel C-4) | High | \$ 1,450,000.00 | \$ 3,165,000.00 | \$ 885,000.00 | \$ - | \$ - | \$ - | \$ 5,500,000.00 | Bonds |
| TOTAL | | \$ 1,450,000.00 | \$ 3,165,000.00 | \$ 885,000.00 | \$ - | \$ - | \$ - | \$ 5,500,000.00 | - |

*SID will provide infrastructure through financing, special assessments, or developer contributions; which may include developer constructing the improvements and turning the same over to SID or the City, as appropriate



LEGEND

- = FISCAL YEAR 2017-2018
- = FISCAL YEAR 2018-2019
- = FISCAL YEAR 2019-2020
- = FISCAL YEAR 2020-2021
- = FISCAL YEAR 2021-2022
- = FISCAL YEAR 2022-2023

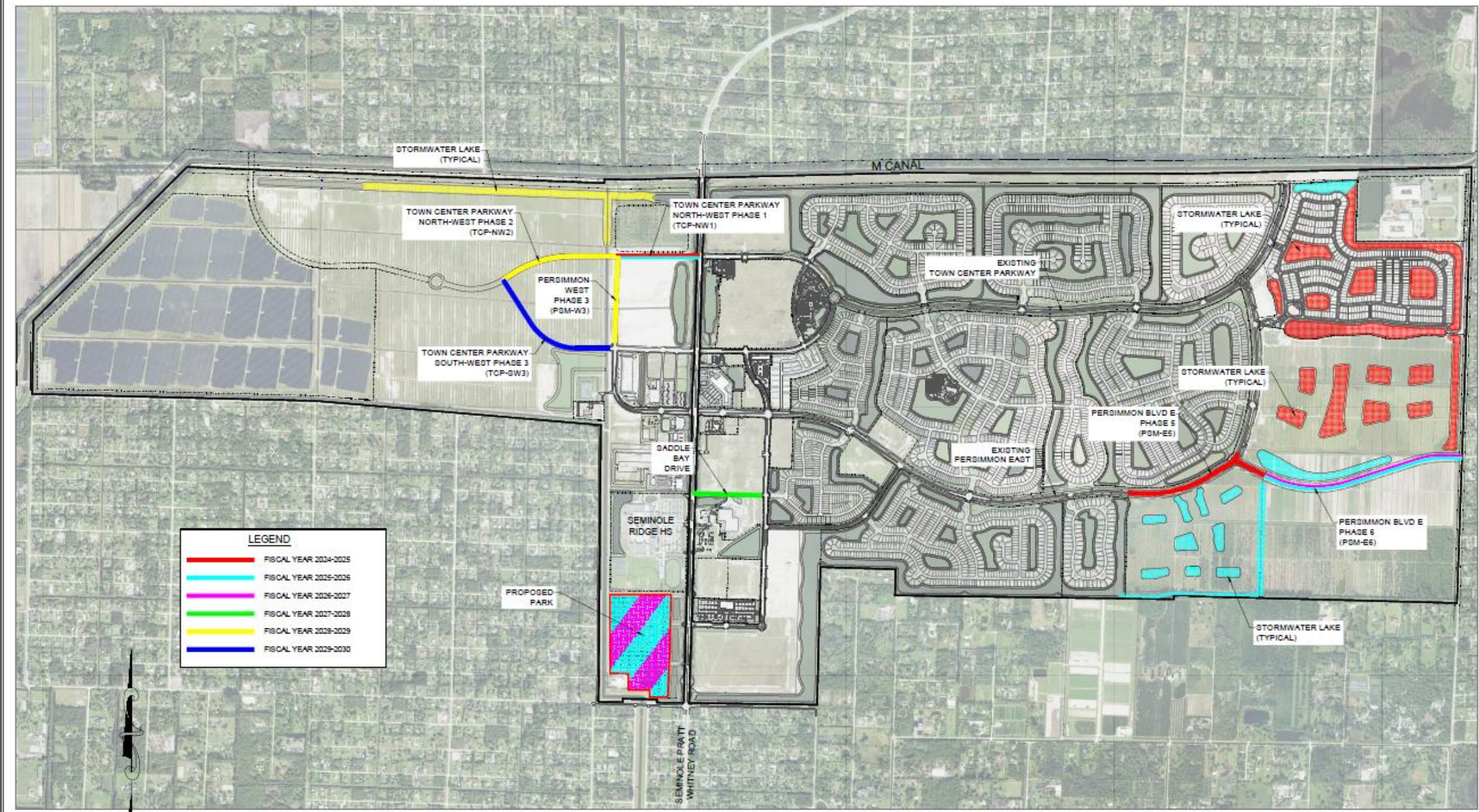
NOTE: 1. ROAD SEGMENT CONSTRUCTION INCLUDES THE INSTALLATION OF TRANSPORTATION, POTABLE WATER, WASTEWATER, AND REUSE WATER INFRASTRUCTURE AND FACILITIES AS APPROPRIATE.
2. THE ILLUSTRATION OF FUTURE ROADS SHOWS PRELIMINARY ALIGNMENTS AND ANTICIPATED ROW WIDTHS.
3. THE CITY MAINTAINS THE GIS DATA USED TO CREATE THIS MAP DATA AVAILABLE UPON REQUEST.

**FARNER
BARLEY**
AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 83rd Road • Westwood, Florida 34785 • (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

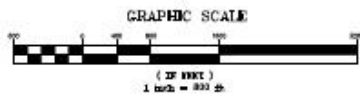


INF MAP 4.2
5-YEAR CAPITAL
IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR
ROAD SEGMENTS,
STORMWATER DRAINAGE
FEATURES, AND PARK



LEGEND

| | |
|----------------|-----------------------|
| [Red Line] | FISCAL YEAR 2024-2025 |
| [Cyan Line] | FISCAL YEAR 2025-2026 |
| [Magenta Line] | FISCAL YEAR 2026-2027 |
| [Green Line] | FISCAL YEAR 2027-2028 |
| [Yellow Line] | FISCAL YEAR 2028-2029 |
| [Blue Line] | FISCAL YEAR 2029-2030 |



**5-YEAR CAPITAL IMPROVEMENT SCHEDULE
CONSTRUCTION MAP FOR ROAD SEGMENTS,
STORMWATER DRAINAGE FEATURES & PARK**
WESTLAKE, FLORIDA

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7000 BLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-0901 / FAX (561) 750-1152

| REVISIONS | DATE | BY |
|-----------|------|----|
| | | |
| | | |
| | | |
| | | |

| | |
|----------|------------|
| DATE | 07/28/2025 |
| DRAWN BY | RMT |
| FB/PG | NA |
| SCALE | 1"=600' |

| | |
|---------|------|
| JOB # | 8500 |
| DTT NO. | |
| INF MAP | 4.2 |



REVENUES AND FUNDING SOURCES

SID will be the primary entity, in conjunction with the majority landowner and primary developer, to levy, collect, and apply revenue to the construction and maintenance of capital facilities. The City will not collect revenue for building any infrastructure in the short term planning period; SID will provide infrastructure through financing, special assessments, or developer contributions. Developer contributions may include the developer constructing the improvements and turning those improvements over to SID or the City. SID has no existing debt and sufficient bonding capacity to finance the capital improvement projects through FY ~~2022-23~~, and the City has a deficit funding agreement with Minto.

Although it will not use them in the short term planning period, the City has the ability to utilize a variety of revenue sources to finance capital improvement projects. The City's primary revenue sources include ad valorem taxes, electric utility tax, electric franchise fee, permit and other fees and communication tax. These sources are not, however, exhaustive of all resources that the City can consider or utilize should alternatives be found advantageous. The City also has the ability to utilize a variety other revenue sources such as bonds, impact fees, mobility fees and proportionate fair share mitigation and developer contributions. While capital project financing is not limited solely to the sources that are inventoried in this section, these major financial resources provide a basis for assessing the City's capacity to finance capital improvements.

Projected Revenues and Expenditures

Table 8.2a and Table 8.2b projects revenue and expenditures for the short term planning period.

Table 8.2a: Five-Year Projected Revenues

| Revenue Source | Fiscal Year 2017-18 | Fiscal Year 2018-19 Projected | Fiscal Year 2019-20 Projected | Fiscal Year 2020-21 Projected | Fiscal Year 2021-22 Projected | Fiscal Year 2022-23 Projected |
|----------------------------|------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Ad Valorem Taxes | \$140,304 | \$168,365 | \$202,038 | \$242,445 | \$290,934 | \$349,120 |
| Communications Service Tax | \$4,000 | \$8,000 | \$10,000 | \$12,000 | \$22,000 | \$56,000 |
| Public Service Tax | \$5,000 | \$15,000 | \$20,000 | \$40,000 | \$103,000 | \$174,000 |
| FPL Franchise Fee | | | \$9,000 | \$25,000 | \$64,000 | \$109,000 |
| State Revenue Sharing | \$673 | \$2,500 | \$10,000 | \$15,000 | \$170,000 | \$176,000 |



City of Westlake Comprehensive Plan

| | | | | | | |
|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Half Cent Sales Tax | \$408 | \$675 | \$1200 | \$4,000 | \$10,000 | \$26,000 |
| Developer Contributions and Fees | \$1,580,967 | \$5,739,135 | \$6,491,762 | \$6,923,555 | \$5,427,066 | \$5,134,880 |
| Total | | | | | | |
| | \$1,731,352 | \$5,933,000 | \$6,744,000 | \$7,262,000 | \$6,087,000 | \$6,025,000 |

Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (~~April 2016~~).

Data and Analysis Table 8.2b: Five-Year Projected Expenditures

| Description | Fiscal Year 2017-18 | Fiscal Year 2018-19 Projected | Fiscal Year 2019-20 Projected | Fiscal Year 2020-21 Projected | Fiscal Year 2021-22 Projected | Fiscal Year 2022-23 Projected |
|------------------------------|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Legislative | \$34,000 | \$204,000 | \$204,000 | \$204,000 | \$175,000 | \$73,000 |
| Other Legislative | \$4,000 | \$28,000 | \$28,000 | \$29,000 | \$30,000 | \$31,000 |
| Executive | \$31,000 | \$191,000 | \$197,000 | \$369,000 | \$380,000 | \$391,000 |
| Financial and Administrative | \$5,000 | \$32,000 | \$33,000 | \$34,000 | \$35,000 | \$36,000 |
| Legal | \$13,000 | \$82,000 | \$84,000 | \$87,000 | \$89,000 | \$92,000 |
| Planning and Zoning | \$25,000 | \$156,000 | \$161,000 | \$165,000 | \$170,000 | \$176,000 |
| Building/Code Enforcement | | | \$70,000 | \$72,000 | \$74,000 | \$76,000 |
| Law Enforcement | \$16,000 | \$101,000 | \$104,000 | \$107,000 | \$110,000 | \$113,000 |
| Other Expenditures | \$150,000 | \$4,775,000 | \$5,483,000 | \$5,791,000 | \$4,600,000 | \$4,609,000 |
| Total | | | | | | |
| | \$431,000 | \$5,933,000 | \$6,744,000 | \$7,262,000 | \$6,087,000 | \$6,025,000 |

Seminole Improvement District Proposed Elector-Initiated Combined Conversion and Incorporation Plan (~~April 2016~~) and Water, Wastewater and Reuse Utilities Master Plan (~~April 2015~~ July 2025).



TIMING AND PRIORITY OF CAPITAL IMPROVEMENT NEEDS

The Plan identifies capital improvements by type, location, cost, timing, and priority of capital improvement needs. The City Council and staff will incorporate the needed improvements within the 5-Year Schedule of Capital Improvements as planning proceeds.

MONITORING AND EVALUATION

The Capital Improvements Element requires yearly updates per Chapter 163 of the Florida Statutes. The yearly update will allow the City to assess public facility needs based upon the extent, rate, and projection of development.

The review will also determine if adequate revenues are available to meet the needs. The data regarding the listed improvements will be updated and revised as needed in order to meet the listed capital improvements.

After the review is completed, a summary along with any recommended modifications will be presented to the City Council at an advertised public hearing for adoption and implementation. This will occur when the City is in the process of developing the budget for the next fiscal year. The action of the City Council will be to direct staff implementation of the changes based on the recommended modifications.