

# COMPREHENSIVE PLAN CAPITAL IMPROVEMENTS ELEMENT



Amended  
December 11, 2023 | Ordinance 2023-06  
Chapter IX | Capital Improvements Element

**PREPARED BY**  
CITY OF WINTER SPRINGS  
COMMUNITY DEVELOPMENT DEPARTMENT



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**CHAPTER IX  
CAPITAL IMPROVEMENTS ELEMENT**

**A. GOALS, OBJECTIVES, AND POLICIES**

**GOAL 1:** Provide public facilities and services which protect and promote the public health, safety and general welfare of Winter Springs' residents in a sustainable manner and which support mobility strategies, while accommodating desired future growth and redevelopment at acceptable Levels of Service. (Ord. 2010-18; 10-25-10)

**Objective 1.1: Annual Review.** The City shall annually review and modify its Capital Improvements Element to ensure the financial feasibility and timely provision of capital facilities needed to maintain Level of Service (LOS) standards and to guide the City's capital and operating expenditures on mobility toward achieving the stated goal of mobility and reduction of the City's level of greenhouse gases emissions The Annual Review shall be presented to the City Commission annually during the first quarter of each calendar year. (Ord. 2010-18; 10-25-10)

**Policy 1.1.1:** Identify capital projects needed to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities in a five-year Schedule of Capital Improvements (SCI) (Table IX-1). The SCI shall identify funding sources and shall be reviewed and updated annually in order to maintain a continual five-year priority and outline of capital projects planned for implementation.

**Policy 1.1.2:** Include the first year of the SCI in the capital budget as part of the annual budgeting process, along with any other capital improvements that are identified in the City's Capital Improvements Program.

**Policy 1.1.3:** Define capital projects as those projects identified within the other elements of the Comprehensive Plan that are necessary to meet established LOS and to support mobility strategies, increase the capacity or efficiency of existing infrastructure, replace failing infrastructure or enhance facilities and infrastructure that generally have a cost exceeding \$50,000. (Ord. 2010-18; 10-25-10)

**Policy 1.1.4:** Include and fund capital projects for the following facilities and infrastructure in the SCI:

- Transportation (Mobility Strategies) (Ord. 2010-18; 10-25-10)
- Stormwater Management (Drainage)
- Sanitary Sewer
- Solid Waste
- Potable Water
- Parks and Recreation

**Policy 1.1.5:** Update the SCI to maintain consistency with the Water Supply Work Plan (Exhibit IV-B-1).

**Policy 1.1.6:** Update the SCI on an annual basis, or eliminate, defer, or delay the construction for any facility listed in the five-year SCI by ordinance without an amendment to the Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following Commission approval. (Ord. 2012-14)

**Policy 1.1.7:** Allow corrections and modifications of costs and revenue sources in the SCI to be made by ordinance, in addition to annual updates, without an amendment to the City's Comprehensive Plan. Transmit a copy of the ordinance to the Florida Department of Economic Opportunity following Commission approval. (Ord. 2012-14)

**Objective 1.2: Level of Service (LOS) and Mobility Strategies.** The City shall utilize Level of Service (LOS) criteria and mobility strategies defined in the various elements of this Plan when determining the timing and funding of capital projects and to assist in determining a fair share that a development should contribute to the achievement of mobility strategies. The City must demonstrate that the LOS standards will be achieved and maintained by the end of the five-year planning period. A deficiency is a facility of service that does not meet (is operating below) the adopted Level of Service (LOS) standard. Within the citywide TCEA, mobility strategies as detailed in the Multimodal Transportation Element shall apply, which include Quality/Levels of Service (Q/LOS) for monitoring purposes. The City shall annually monitor evaluate whether conditions that trigger the need to alter Q/LOS standards (as identified in the Multimodal Transportation Element) have been achieved. If so, necessary improvements shall be included in capital or operating budgets and within the Capital Improvements Element. (Ord. 2010-18; 10-25-10)

**Policy 1.2.1:** Adopt LOS standards and mobility strategies for facilities and infrastructure as follows:

- a) Transportation (Mobility Strategies)- Within the citywide TCEA, mobility strategies and standards (as detailed in the Multimodal Transportation Element) shall apply. (Cross Reference: See Multimodal Transportation Element, Policy 1.1.1) (Ord. 2010-18; 10-25-10)
- b) Sanitary Sewer- 100 gallons per person per day. (Cross Reference: See Infrastructure Element, Policy 1.1.1.)
- c) Solid Waste- 3.7 pounds per person per day. (Cross Reference: See Infrastructure Element, Policy 3.1.1.)
- d) Potable Water- 115 gallons (minimum) per person per day. (Cross Reference: See Infrastructure Element, Policy 2.1.1.)
- e) Stormwater Management- (Cross Reference: See Infrastructure Element, Policy 4.1.1.)

- 1) Water Quantity - The post-development peak discharge rate or discharge volume as applicable shall not exceed the pre-development peak discharge rate or discharge volume for the design storm events identified in the City's Land Development Code. Each development shall accommodate its proportion of basin runoff rate above the downstream systems actual capacity.

- 2) Water Quality - Stormwater treatment system which meets the requirements of the Florida Administrative Code (F.A.C.) and which is site-specific or serve sub-areas of the City.
- 3) Roadway construction - All public roadways within a development shall be designed and constructed to standards which do not allow any amount of water above the roadway centerline during the following storm events for the following roadway types:
  - i. Local Roadway – 25-year, 24-hour design storm event (8.6 inches of rainfall).
  - ii. Collector Roadway – 25-year, 24-hour design storm event (8.6 inches of rainfall).
  - iii. Arterial Roadway – 100-year, 24-hour design storm event (11.6 inches of rainfall).
- f) Parks- 8 acres (total public park and recreation land acreage, including open space) per 1,000 residents. The City may utilize State and county park lands and trails that are located within the City’s jurisdictional boundaries. This standard includes both passive and active recreation lands. (Cross Reference: See Recreation and Open Space Element, Policy 1.1.1)  
City Owned Open Space- 4 acres per 1,000 residents. Open space is defined as “undeveloped lands suitable for passive recreation or conservation”. (Cross Reference: See Recreation and Open Space Element, Policy 1.1.1)
- g) School Capacity- as established by the Seminole County School Board- 100% of the aggregate permanent Florida Inventory of School Houses (FISH) capacity for each school type within each Concurrency Service Area, except for high schools which are established at 110% of the current aggregate permanent FISH capacity for 2008-2012 in order to financially achieve the desired LOS. (Cross Reference: See Public School Facilities Element, Policy 1.1.1.)

**Policy 1.2.2:** Evaluate proposed land use amendments to determine the compatibility of those amendments with the adopted LOS standards, mobility strategies, and with available funding for implementing improvements that would be necessary pursuant to such land use amendments. (Ord. 2010-18; 10-25-10)

**Policy 1.2.3:** Consider the following thresholds to target initiation and budgeting of construction and/or purchase of capital facilities to meet projected future needs based on adopted LOS standards: (Ord. 2010-18; 10-25-10)

- Sewer – 80% of available capacity is being utilized including any capacity that has been expressly reserved for a specific period of time pursuant to a written agreement approved by the City Commission.

- Water – 80% of available capacity is being utilized including any capacity that has been expressly reserved for a specific period of time pursuant to a written agreement approved by the City Commission.

Stormwater – Adoption of Total Maximum Daily Loads (TMDL) Master Plan.

- Recreation and Open Space – Park lands when 95 % of available land area is utilized or when 90 % of the population exists in areas in need of new park acreage.

**Policy 1.2.4:** Maintain records which allow for an annual evaluation of the City's mobility strategies. Information is to include the acreage of development/redevelopment by land use, density, and FAR; the percentage of mixed use; and an updated inventory of bicycle, pedestrian and transit facilities and reduction in sidewalk gaps between facilities. In addition, the City shall monitor its connectivity index by TCEA Zone to ascertain any increase realized. Other site planning performance criteria may also be included as part of the TCEA evaluation such as, building placement, parking location and number of spaces, connection to adjacent properties, and proximity to transit stops/shelters. Performance Measures and Targets may be subject to further consideration if they cannot be supported by reasonably available data or additional measures are identified that may also be appropriate. (Cross Reference: See Multimodal Transportation Element, Policy 1.11.9) (Ord. 2010-18; 10-25-10)

**Objective 1.3: Capital Improvement Evaluation.** Capital projects shall be evaluated to determine if they meet the prioritization criteria and consistency with adopted Level of Service (LOS) standards and/or public need.

**Policy 1.3.1:** Direct the Community Development Department–Planning Division to oversee the coordination of the Capital Improvements Element annual update. Consider the annual update as a 10-month process that is required to ensure that necessary facilities and infrastructure to meet LOS standards are incorporated into the budgeting process.

**Policy 1.3.2:** Require Capital Project Request Forms to be prepared by the Community Development Department–Planning Division and distributed to City departments prior to the budget workshop each year. (Ord. 2012-14)

**Policy 1.3.3:** Require project requests to be prepared with a description of how the project achieves or maintains LOS or how it will implement the Comprehensive Plan. Include a detailed cost analysis, with estimated costs for design, construction, land acquisition, and annual operating and maintenance costs.

**Policy 1.3.4:** Prioritize project requests for capital projects according to the following criteria:

- Whether the project eliminates a public hazard;
- Whether the project is necessary to meet established LOS;
- Whether the project increases the efficiency of existing facilities or infrastructure;
- Whether the project represents a logical extension of facilities within the urban service area to accommodate desired future growth;
- Whether the project implements the policies of the Comprehensive Plan as they pertain to concurrency requirements;
- Whether the project contributes to the completion of one or more of the goals identified in the City's most recently adopted Strategic Plan; (Ord. 2012-14)
- Whether the project is coordinated with major projects of other agencies; and
- Whether the project is mandated by the State or Federal government.

**Policy 1.3.5:** Require project requests to be evaluated by the Finance Department to determine each project's impact on the City budget and the financial feasibility of the project. Evaluate each project's funding options, the effect of the improvement on future revenues, and the effect of the improvement on operation and maintenance costs.

**Policy 1.3.6:** Require the Community Development Department to evaluate the timing, location, and service area for each project request and determine the project's consistency with the Winter Springs Comprehensive Plan.

**Policy 1.3.7:** Include key staff in an internal Capital Improvements Element coordination workshop, as part of the annual budget review process, to discuss project requests and staff's findings. (Ord. 2012-14)

**Objective 1.4: *New Development to Bear a Proportionate Cost.*** New development shall bear a proportionate cost of public facility improvements in order to maintain adopted level of service (LOS) standards and mobility strategies. (Ord. 2010-18; 10-25-10)

**Policy 1.4.1:** Evaluate all development order applications as to the impact of the development on capital facilities and the operation and maintenance of those facilities. The evaluation shall include, but not be limited to, the following:

- Expected capital costs, including the installation of new facilities required that are related to the development.

- Expected operation and maintenance costs associated with the new facilities required by the development.
- Anticipated revenues the development will contribute, including impact fees, user fees, and future taxes.

**Policy 1.4.2:** Guarantee the timely installation of capital improvements required to meet LOS and mobility strategies which are to be funded by a developer, in an enforceable development agreement, interlocal agreement, or other enforceable agreement. Execute such agreements under the City's constitutional home rule power as authorized in Chapter 166, Florida Statutes or as otherwise authorized by law. (Ord. 2010-18; 10-25-10)

**Policy 1.4.3:** Require a development agreement and/or development to proceed in more than one phase, when appropriate, to ensure that LOS standards are maintained and mobility strategies implemented. (Ord. 2010-18; 10-25-10)

**Policy 1.4.4:** Continue to use impact fees to assess new development a pro rata share of the costs required to expand or acquire capital facilities or equipment made necessary by the new construction from which the fees were collected or for principal payments on debt instruments for these facilities and services.

**Policy 1.4.5:** Require new developments to be responsible for installing all internal potable and reclaimed water and sewer systems, vehicular, bicycle, and pedestrian circulation systems, and internal recreation/open space facilities within their development. Connecting internal systems to designated major potable and reclaimed water and sewer trunk systems and vehicular, bicycle, and pedestrian circulation network is the financial responsibility of the developer. (Cross Reference: See Multi-Modal Transportation Element, Policies 1.5.3; 1.5.4; and 1.5.13) (Ord. 2010-18; 10-25-10)

**Objective 1.5: Funding Sources.** The City shall pursue adequate funding of capital projects identified in the Schedule of Capital Improvements (SCI). The School District retains the responsibility for financing and constructing school facilities.

**Policy 1.5.1:** Demonstrate that funds for the Capital Improvements Element are either funded or unfunded. Consider committed revenue sources as: ad valorem taxes, approved bonds, secured grants, state and federal funds, tax revenue, impact fees, service charges and developer contributions (included within an enforceable development agreement). (Ord. 2012-14)

**Policy 1.5.2:** Allow planned revenue sources to include the City's intent to increase the level or amount of a revenue source, which is contingent on ratification by public referendum. Amend the Capital Improvements Element if the referendum fails, to include policies which identify alternative funding sources or take other actions as needed to make the SCI financially feasibility while meeting concurrency.



- Policy 1.5.3:** Include projects which are relied upon to satisfy LOS standards even when funded by sources outside the City. Include those funds as the revenue source within the SCI.
- Policy 1.5.4:** Any funding for capital improvement projects provided by a developer shall be guaranteed in an enforceable development agreement or interlocal agreement or other enforceable agreement. Reflect the agreement in the SCI as the revenue source, if the capital improvement is necessary to serve the development within the 5-year period. (Ord. 2012-14)
- Policy 1.5.5:** Consider the following criteria in selecting sources to finance public facilities:  
Utilize to the extent possible, the following sources (listed in order of priority and preference) to finance public facilities:
- Grants or other intergovernmental sources
  - Developer contributions (inclusive of dedicated land and impact fees)
  - User revenues (inclusive of charges for services, local option gas tax, etc.)
  - Sales tax (local option infrastructure surtax)
  - Proceeds of Debt Instruments
  - Ad valorem property taxes
- Policy 1.5.6:** Continue to participate in METROPLAN ORLANDO to ensure funding distribution for transportation projects and mobility strategies identified in the SCI. (Ord. 2010-18; 10-25-10)
- Policy 1.5.7:** Apply state revenue sharing motor fuels tax funds for traffic related maintenance and capital improvement projects.
- Policy 1.5.8:** Reserve the net proceeds of the Seminole County Local Option Gasoline Tax (LGTX) specifically for traffic related maintenance and capital improvement projects, after payment of existing bond obligations.
- Policy 1.5.9:** Reserve total proceeds from the Seminole County Local Option Sales Tax (LCTX) for authorized capital projects.
- Policy 1.5.10:** Reserve funds collected from Impact Fees for growth related capital outlays.  
Reserve proceeds from the Stormwater Utility Fund (SUF) for stormwater management operating needs and capital projects.  
Maintain a reserve account restricted for sanitary sewer related capital projects.
- Policy 1.5.11:** Reserve a portion of funds collected from the Utility Enterprise Fund (UEF) to complete sanitary sewer and potable water capital projects.

**Policy 1.5.12:** Continue to contain provisions for all new developments to provide parks and recreation lands and/or facilities and/or fees-in-lieu-of as specified in the Recreation and Open Space Element.

**Objective 1.6: Debt Management.** The City shall manage debt issuance and obligations according to sound public fiscal management principles so that the City is able to provide needed capital improvements and maintain services at adopted levels of service (LOS).

**Policy 1.6.1:** Consider the following as criteria for managing debt financing:

The City does not have legal debt limits or utilize specific debt ratios such as the limitation on the use of revenue bonds as a percent of total debt; the maximum ratio of total debt service to total revenue; and the maximum ratio of outstanding capital indebtedness to property tax base. Instead each debt issuance is evaluated on an individual basis giving consideration to the following factors:

- Type of facility being financed;
- Significance of the annual debt service requirement;
- Favorable impact to the City;
- Economic capacity of the City;
- Overlapping debt which depends on the same economic base; and
- Projected City growth rate.

**Policy 1.6.2:** Manage debt with the goal of maintaining or enhancing the City's credit rating so as to lower total borrowing costs.

**Policy 1.6.3:** Do not utilize long-term debt to fund current and ongoing operations;

Allow the use of short-term debt to allow the City to meet its cash flow requirements or to provide increased flexibility in financing programs;

Allow debt to be issued for renovations, updates, modernizations and rehabilitations provided the expenditures extend the useful life of the capital asset;

Require capital financed through the use of long-term debt to be financed for a period not to exceed the expected useful life of the asset.

**Policy 1.6.4:** Utilize external bond counsel for all debt issues and competitively bid all bonds issued by the City unless the City approves a negotiated sale.

**Policy 1.6.5:** Evaluate the use of revenue bonds as a debt instrument, based on the following criteria:

- A five (5) year projection of committed and/or planned revenues related to the capital project being financed shall be prepared and updated annually as a part of the SCI update.

- On an annual basis, the City will restrict, for enterprise operations, the amount of cash as required by bond covenants for the purpose of ensuring adequate repair and/or replacement of capital facilities.

**Policy 1.6.6:** Evaluate the use of tax revenues as a pledge for the repayment of debt, based on the following criteria:

- A five (5) year projection of committed and/or planned revenues related to the capital project being financed shall be prepared and updated annually as a part of the SCI update.
- The City may use long term capital lease payments on lease purchases for capital projects identified within this element, provided adequate debt service requirements are provided.

**Policy 1.6.7:** The impact of principal and interest revenue bond payments on the operation and maintenance of the affected utility and/or department will not require deferring current maintenance of existing infrastructure.

**Policy 1.6.8:** Budget cash restricted due to bond and grant covenants in accordance with the terms of the covenants.

**Policy 1.6.9:** Competitively bid investment of escrow funds for advance refunding if it is expected that bids will result in a lower cost and the required securities are available in the market.

**Objective 1.7: Concurrency Management.** The City shall continue to operate a Concurrency Management System for the review of all proposed developments within the City. As part of the City's Concurrency Management System, the City will help facilitate school concurrency review by the School Board and shall rely upon the School Board to determine and report to the City if school capacity is available.

The concurrency evaluation system shall measure the potential impact of any proposal for a development permit or order upon the City's multimodal transportation network and the established minimum acceptable levels of service (LOS) for public schools, sanitary sewer, solid waste, drainage, potable water, and parks and recreation facilities, unless the development permit or order is exempt from the review requirements of this section. No development permit or order which contains a specific plan of development, including densities and intensities of development, shall be issued unless adequate public facilities are available to serve the proposed development as determined by the concurrency evaluation set forth in this section. (Ord. 2010-18; 10-25-10)

**Policy 1.7.1:** *Facilities Inventory and Reporting.* Maintain an inventory of the bicycle and pedestrian facility network, and the available capacity of roads, potable water, and sanitary sewer facilities for purposes of concurrency management and mobility evaluation. The City shall coordinate with LYNX to determine the operating LOS for transit within the City as a part of its LOS monitoring. (Ord. 2010-18; 10-25-10)

**Policy 1.7.2:** Maintain an inventory of public parks and acreage within the City's Geographic Information Systems mapping software, for purposes of evaluating concurrency.

- Policy 1.7.3:** Require the Community Development Department- Planning Division in conjunction with the Public Works/Utility Department and Parks and Recreation Department to evaluate and report on current capacity within each public facility category, including any encumbrances or deficiencies as part of the annual update to the Capital Improvements Element. Identify any public facilities that will require improvements to maintain adopted LOS.
- Policy 1.7.4:** Require the Utility Department to maintain data on current water supply demand and permitted capacity and supply this data to the Planning Division on an as-needed basis for evaluation of proposed future land use map amendments. (Cross Reference: See Future Land Use Element, Policy 1.3.4.)
- Policy 1.7.5:** Withhold a development order unless it can be determined that adequate water supplies and associated public facilities and services are available. Consider public facility and service availability as sufficient if the public facilities and services for a development are phased, or the development is phased so that the public facilities and those related services which are deemed necessary by the City to operate the facilities necessitated by the development are available concurrent with the impacts of that development. (Cross Reference: See Future Land Use Element Policy 1.3.4.)
- Policy 1.7.6:** Withhold the approval of any site plan, final subdivision or functional equivalent which includes new residential units not exempted by the *current Seminole County School Board Interlocal Agreement for Public School Facility Planning and School Concurrency As Amended* until the School Board has reported that there is school capacity available or a mitigation agreement has been reached. Notwithstanding the availability of school capacity, the City Commission may also establish and consider school location and other school related factors in its land use decisionmaking process regarding any residential site plan, final subdivision or functional equivalent. (Cross Reference: See Public School Facility Element, Policy 1.2.1 and Intergovernmental Coordination Element, Policy 1.2.9)
- Policy 1.7.7** Notwithstanding the level of service standards established under the Concurrency Management System, the City may also withhold approval of any development permit for any project that does not comply with other applicable requirements of law.

Table IX – 1: City of Winter Springs Five-Year Schedule of Capital Improvements (SCI) FY 2021/22 – 2025/26

Project Name	LOS Purpose	Funding Source	Description / Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: PARKS &amp; RECREATION</b>												
Lake Jessup Overlook	FUTURE	CFM/CFR20/CFR23	Expansion consistent with recreational needs of residents to include but not limited to, pickleball facility, meeting space, additional parking and Event Center.	CWP	5	\$ 3,058,500					\$ 3,058,500	ROS 1.1.11, FLUE 1.3.3; ROS 1.5;
Torcaso Park	FUTURE	PIMF/CF 303	Torcaso Park expansion consistent with recreational needs of residents, including new pavilion, pier, and updated sidewalks	Torcaso Park	5	\$ 450,000					\$ 450,000	ROS 1.4; ROS 1.4.1; FLUE 1.3.3; HE 2.2.11; CIE 1.1.3
Trotwood Park	REPLCMT	CF-303	Pond and Landscape renovations	Trotwood Park	8	\$ 50,000					\$ 50,000	ROS 1.4; ROS 1.4.1; CIE 1.1.3
Land Acquisition	FUTURE	1CTX	TBD land acquisition for multi use trail projects	TBD	8			\$ 555,969			\$ 555,969	ROS 1.1.10, FLUE 1.3.3; ROS 1.5;
<b>TOTAL EXPENSE</b>						<b>\$ 3,558,500</b>	<b>\$ -</b>	<b>\$ 555,969</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,114,469</b>	
<b>TOTAL REVENUE</b>						<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ 500,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,000,000</b>	

Project Name	LOS Purpose	Funding Source	Description/ Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: POTABLE WATER</b>												
WTP #3 Electrical Upgrades	REPLCMT	UEF	Water Treatment Plant #3 standby by power connection upgrades	WTP #3	2	\$ 400,000					\$ 400,000	CIE 1.1.3; IE IV.C.3, FLUE 1.3.1
WTP #2 & WTP #3 Storage Tank	REPLCMT	UEF	Water Treatment Plant #2 and Water Treatment Plant #3 storage tank rehab	WTP #2 & WTP #3	5		\$ 100,000				\$ 100,000	IE IV.C.7, FLUE 1.3.1
Water Line Restoration	REPLCMT	UEF	Annual reline portions of systems	City Wide	3	\$ 250,000	\$ 1,158,000	\$ 704,000	\$ 704,000	\$ 704,000	\$ 3,520,000	IE IV.C.5, FLUE 1.3.1; HE 1.12
WTP#1 Esthetics	EXISTING	UEF	Water Treatment Plant 1 project to reduce taste and odor caused by hydrogen sulfide in the wells	WTP #1	2	\$ 250,000					\$ 250,000	IE IV.C.7, FLUE 1.3.1
WTP#1 Header Replacement	REPLCMT	UEF	WTP #1 design and chemical feed header replacement	WTP#1	2	\$ 1,000,000					\$ 1,000,000	IE IV.C.4; FLUE 1.3.1
<b>TOTAL EXPENSE</b>						<b>\$ 1,900,000</b>	<b>\$ 1,258,000</b>	<b>\$ 704,000</b>	<b>\$ 704,000</b>	<b>\$ 704,000</b>	<b>\$ 5,270,000</b>	
<b>TOTAL REVENUE</b>						<b>\$ 3,900,000</b>	<b>\$ 3,997,500</b>	<b>\$ 4,097,438</b>	<b>\$ 4,199,873</b>	<b>\$ 4,304,870</b>	<b>\$ 20,499,681</b>	

Project Name	LOS Purpose	Funding Source	Description/ Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: RECLAIMED WATER</b>												
Reclaim Expansion	REPLCMT	UEF / GRT	Reclaimed Expansion (ie Tuskawilla Crossing)	City Wide	3	\$ 2,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 6,000,000	IE IV.B.B.1.d.5; CIE 1.1.3
Plant Rehab	REPLCMT	UEF	Lake Jessup Reclaim Water Augmentation Plant Rehab	Reclaim Plant	3	\$ 250,000					\$ 250,000	IE IV.B.B.1.d.5; CIE 1.1.3
<b>TOTAL EXPENSE</b>						<b>\$ 2,250,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 6,250,000</b>	
<b>TOTAL REVENUE</b>						<b>\$ 435,000</b>	<b>\$ 445,875</b>	<b>\$ 457,022</b>	<b>\$ 468,447</b>	<b>\$ 480,159</b>	<b>\$ 2,286,503</b>	

Project Name	LOS Purpose	Funding Source	Description/ Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: SANITARY SEWER</b>												
Sewer Line Restoration	REPLCMT	UEF	Annual reline of portions of system.	City Wide	3	\$ 250,000	\$ 1,334,000	\$ 792,000	\$ 792,000	\$ 792,000	\$ 3,960,000	FLUE 1.3.1; CIE 1.3.3; IE IV.B.B.1; HE 1.12
Bypass Pump Replacement	REPLCMT	UEF	Bybass Pumps at Lift Stations (50)	City Wide	3	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	IE IV.B.B.1.d.3; CIE 1.6.1; FLUE 1.3.1
Lift Station #7 Upgrades	REPLCMT	UEF	Major maintenance to master pump station.	Lift Station #7 - S. Edgemon Avenue	4	\$ 150,000	\$ 2,200,000				\$ 2,350,000	IE IV.B.B.1.d.3; CIE 1.6.1; FLUE 1.3.1
Lift Station 1E Upgrades	REPLCMT	UEF	Major maintenance to master pump station.	Lift Station 1E	4	\$ 100,000					\$ 100,000	IE IV.B.B.1.d.3; FLUE 1.3.1
Waste Water Plant Upgrades	REPLCMT	UEF	Emergency Plant Upgrades, continued rehab to plants until replacement necessary.	WWTP #1 & WWTP #2	1	\$ 1,777,000					\$ 1,777,000	IE IV.B.B.1.d.1-2; FLUE 1.3.1
Replacement of WWTP	REPLCMT	ARPA/BND	Replacement of Waste Water Treatment Plant that is at end of useful life	TBD	1	\$ 2,500,000		\$ 25,000,000			\$ 27,500,000	IE IV.B.B.1.d.1-2; FLUE 1.3.1;
Replacement of WWTP	REPLCMT	GRT/BND	Replacement of Waste Water Treatment Plant that is at end of useful life	TBD	1		\$ 1,700,000			25,000,000	\$ 26,700,000	IE IV.B.B.1.d.1-2; FLUE 1.3.1;
<b>TOTAL EXPENSE</b>						<b>\$ 5,177,000</b>	<b>\$ 5,634,000</b>	<b>\$ 26,192,000</b>	<b>\$ 1,192,000</b>	<b>\$ 26,192,000</b>	<b>\$ 64,387,000</b>	
<b>TOTAL REVENUE</b>						<b>\$ 14,640,000</b>	<b>\$ 14,806,000</b>	<b>\$ 6,976,150</b>	<b>\$ 7,150,554</b>	<b>\$ 7,329,318</b>	<b>\$ 50,902,021</b>	

Project Name	LOS Purpose	Funding Source	Description/ Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: STORMWATER</b>												
Culvert Upsizing	EXISTING	SUF	Shore Rd and Alton Culvert Upsizing	Shore Rd. / Alton	2	\$ 76,000	\$ 550,000				\$ 626,000	IE IV .E.B.3; CIE 1.1.3
Land	FUTURE	SUF	Local Conveyance Holiday Ln, Sailfish & Lido Rd.	Holiday Ln. / Lido Rd	9			\$ 42,000	\$ 360,000		\$ 402,000	IE IV .E.B.1; CIE 1.1.8
Facilities	FUTURE	SUF	Storage and Treatment Facility	TBD	8				\$ 282,000		\$ 282,000	IE IV .E.C.2; CIE 1.1.3
Bank Stabilization	FUTURE	SUF	Shore and Bank Stabilization Murphy to Moss & Hacienda Village	Murphy, Moss, & Hacienda Village	5		\$ 100,000	\$ 945,000			\$ 1,045,000	IE IV .E.B.1
Bank Stabilization	FUTURE	SUF	Shore and Alton Bank Stabilization	Shore Rd/Alton	5	\$ 50,000	\$ 400,000				\$ 450,000	IE IV .E.B.1
Stormwater Pipe Reline and Replacement	REPLACE	SUF	Reline or Replace Failing Storm Piping	City Wide	3	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000		\$ 200,000	CIE 1.1.3; FLUE 1.3.1; HE 1.1.9
<b>TOTAL EXPENSE</b>						<b>\$ 176,000</b>	<b>\$ 1,100,000</b>	<b>\$ 1,037,000</b>	<b>\$ 692,000</b>	<b>\$ -</b>	<b>\$ 3,005,000</b>	
<b>TOTAL REVENUE</b>						<b>\$ 1,176,000</b>	<b>\$ 1,176,000</b>	<b>\$ 1,176,000</b>	<b>\$ 1,176,000</b>	<b>\$ 1,176,000</b>	<b>\$ 5,880,000</b>	

Project Name	LOS Purpose	Funding Source	Description / Justification	Location	Ranking Score	Year 1 2021/2022	Year 2 2022/2023	Year 3 2023/2024	Year 4 2024/2025	Year 5 2025/2026	TOTALS (Years 1-5)	Comprehensive Plan Reference
<b>LOS: TRANSPORTATION</b>												
Bridge Replacement	REPLCMT	1CTX/LGTX	Bridge Replacement / Long Term Maintenance	Sheoah Blvd, Murphy Rd, Gee Creek, TBD Based on Priority	1	\$ 1,275,000	\$ 1,200,000	\$ 1,200,000	\$ 250,000	\$ 250,000	\$ 4,175,000	CIE 1.1.3 TE 1
Resurfacing-	REPLCMT	1CTX	Major maintenance; Refurbishes existing streets so that transportation network is maintained.	City Wide	2	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	CIE 1.3.1; FLUE 1.3.1-TE 1
Traffic Calming	EXISTING	1CTX	Traffic Calming Upgrades	City Wide	2	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 500,000	HE 1.1.9; CIE 1.3.1; FLUE 1.3.1
Intersection Improvements at SR 434 and Michael Blake Blvd.	FUTURE	TIMF	New traffic signal and related intersection improvements	Town Center	3	\$ 500,000					\$ 500,000	HE 1.1.9; CIE 1.3.1; FLUE 1.3.1
Intersection Improvements at SR 434 and Integra Entrance Road	FUTURE	TIMF	New traffic signal and related intersection improvements	SR 434 at Integra 360 Entrance	8	\$ 330,000					\$ 330,000	HE 1.1.9; CIE 1.3.1; FLUE 1.3.1; TE 1
Town Center Sidewalk Improvements	FUTURE	LGTX	New sidewalks in the Town Center District and Pedestrian Bridge	Town Center	7		\$ 475,000				\$ 475,000	TE 1; TE 1.2; CIE 1.3.1; CIE 1.6.1; FLUE 1.3.1;
Sidewalk Improvements Howell Creek	FUTURE	1CTX	New Sidewalks and Pedestrian Bridge at Winter Springs Blvd and Howell Creek	Winter Spgs Blvd/ Howell Creek	8		\$ 500,000				\$ 500,000	FLUE 1.3.1; TE 1.2
Sidewalks	FUTURE	LGTX	Safety improvement; Improves City collector streets with the addition of sidewalks to increase safety of pedestrians in cooperation with Seminole County.	City Wide	2	\$ 50,000	\$ 50,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 325,000	FLUE 1.3.1; TE 1.2
Right Turn Deceleration Lane on SR 434 at Winding Hollow Blvd.	FUTURE	LGTX	Addresses future deficiency of SR 434 by adding a deceleration lane to ensure adequate movement of people and goods. Grant funded for right-of-way acquisition and construction.	SR 434 at Winding Hollow Blvd.	8	\$ 550,000	\$ 100,000				\$ 650,000	CIE 1.3.1; FLUE 1.3.1; TE 1; TE 1.2
Right Turn Deceleration Lane on SR 434 at City Hall	FUTURE	LGTX	Addresses future deficiency of SR 434 by adding a deceleration lane to ensure adequate movement of people and goods.	SR 434 & City Hall Entrance	8			\$ 500,000			\$ 500,000	TE 1; TE 1.2; CIE 1.3.1; FLUE 1.3.1;
Right Turn Deceleration Lane on SR 434 at Tuscora Drive	FUTURE	TIMF	Addresses future deficiency of SR 434 by adding a deceleration lane to ensure adequate movement of people and goods.	SR 434 & Tuscora Drive	8		\$ 250,000				\$ 250,000	TE 1; TE 1.2; CIE 1.3.1; FLUE 1.3.1;
<b>TOTAL EXPENSE</b>						<b>\$ 3,805,000</b>	<b>\$ 3,675,000</b>	<b>\$ 2,875,000</b>	<b>\$ 1,425,000</b>	<b>\$ 1,425,000</b>	<b>\$ 13,205,000</b>	
<b>TOTAL REVENUE</b>						<b>\$ 2,332,000</b>	<b>\$ 2,332,000</b>	<b>\$ 2,332,000</b>	<b>\$ 532,000</b>	<b>\$ 532,000</b>	<b>\$ 8,060,000</b>	

**LEGEND:**

Funding Sources:		Funding Sources:	
1CTX	One Cent Sales Tax (Road Improvement Fund) - 121	LGTX	Local Option Gas Tax (Transportation Improvement)
ARPA	American Rescue Plan Act	PIMF	Park & Rec Impact Fee Fund
BND	Bonds	R&R	Utility Renewal & Replacement Fund
CF-301	1999 Construction Capital Project Fund - 301	SUF	Stormwater Utility Enterprise Fund
CF-303	Construction Fund - 303	TIMF	Transportation Impact Fee Fund
GNF	General Fund	UCF	Utility Construction Fund
GRT	Grants & CDBG (Comm Dev Block Grant)	UEF	Utility Enterprise Fund

## **B. SUMMARY**

The Capital Improvements Element (CIE) is the mechanism used to guide and implement the Comprehensive Plan through the programming of public facilities and services as identified in the other elements of the Comprehensive Plan. The CIE is to be annually updated and adopted to reflect the timing and funding of capital projects to meet or maintain adopted Levels of Service (LOS) standards or implement the Goals, Objectives, and Policies of the Comprehensive Plan. (Ord. 2012-14)

The purpose of the CIE and the Schedule of Capital Improvements (SCI) is to ensure that necessary facilities and infrastructure will be in place to meet the LOS standards established within the Comprehensive Plan, by addressing them through the annual budgeting process. The SCI also acts as a monitoring system to ensure that programmed capital improvements are actually completed during the five-year planning period.

The SCI includes those capital improvement projects for which the local government has fiscal responsibility, as well as some projects for which the City does not have fiscal responsibility, including school facilities, certain transportation facilities, some water supply facilities, and privately funded projects necessary to ensure that adopted LOS standards are achieved and maintained.

Capital improvements must be based on sufficient revenues being currently available or available from committed funding sources for the first three years of the CIE. Sufficient revenues for years 4 and 5 shall be demonstrated by ensuring that funds are committed or planned. Revenue sources may include: tax revenues, bonds, state and federal funds, impact fees, service charges, and developer contributions. Expenditures or appropriations included in the City's annual operating and capital budget are to coincide with SCI as well as the City's capital improvements program. (Ord. 2012-14)

Concurrency related facilities in the following areas are to be included:

- Transportation Facilities
- Sanitary Sewer
- Potable Water
- Solid Waste
- Stormwater (drainage)
- Parks and Recreation
- Schools

If the LOS Standards are not met, City concurrency management policies requires the denial of applications for development orders and permits until the deficiency is addressed. In order to assure that facilities will be in place to maintain LOS standards in a timely manner and prevent a concurrency moratorium, the SCI must address known or identified deficiencies. [Note: Land acquisition and design studies should be included, but do not satisfy concurrency- Only programmed construction phases satisfy concurrency.] (Ord. 2012-14)



Ron Desantis  
GOVERNOR



Dane Eagle  
SECRETARY

May 19, 2022

The Honorable Kevin Mccann  
Mayor, City of Winter Springs  
City Hall  
1126 East State Road 434  
Winter Springs, Florida 32708

Dear Mayor Mccann:

The Department of Economic Opportunity ("Department") has completed its review of the comprehensive plan amendment for the City of Winter Springs adopted by Ordinance No. 2021-07 on March 28, 2022 (Amendment No. 21-04ER), which was received and determined complete on April 5, 2022. We have reviewed the amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), and have determined that the adopted amendment meets the requirements of Chapter 163, Part II, F.S., for compliance, as defined in Section 163.3184(1)(b), F.S. The Department is therefore issuing a Notice of Intent to find the comprehensive plan amendment "In Compliance." A copy of the Notice of Intent is enclosed and will be posted on the Department's Internet website. You may access the Notice of Intent at: <http://floridajobs.force.com/orc>.

The Department's Notice of Intent to find a plan amendment "In Compliance" is deemed to be a final order if no timely petition challenging the amendment has been filed. If this plan amendment is challenged by an affected person, the amendment will not become effective until the Department or the Administration Commission enters a final order determining the amendment to be "In Compliance."

Florida Department of Economic Opportunity | Caldwell Building 1 107 E. Madison Street | Tallahassee, FL 32399  
(850) 245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org) | [www.Twitter.com/FLDEO](http://www.Twitter.com/FLDEO) | [www.Facebook.com/FLDEO](http://www.Facebook.com/FLDEO)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Kevin Mccann

May 19, 2022

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If you have any questions concerning this review, please contact Paul Lim, Planning Analyst, by telephone at (850) 717-8511 or by email at Paul.Lim@deo.myflorida.com.

Sincerely,

A handwritten signature in cursive script that reads "Kelly Corvin".

Kelly D. Corvin, Regional Planning Administrator  
Bureau of Community Planning and Growth

KOC/pl

Enclosure: Notice of Intent

cc: Christopher Schmidt, Economic and Community Development Director, City of Winter Springs  
Tara Mccue, AICP, Executive Director, East Central Florida Regional Planning Council