

**Planning Commission Agenda
February 03, 2022 - 5:30 p.m.**

**Daniel Grannan – Chair
Tonia Herring – Vice Chair
Billy Gause
Randy Martin
Doug Smith**



**Terry Thompson
Alternate 1 –
Alternate 2 –
Chuck Dixon – School Board***

- 1) Call to Order
- 2) Roll Call
- 3) Moment of Silence
- 4) Pledge of Allegiance
- 5) Chairman Comments - discuss meeting procedures
- 6) Adoption of Agenda
- 7) Approval of Minutes: **December 02, 2021**
- 8) Citizen Input: 3 minutes
- 9) Public Hearings:
 - a) **Conduct a Public Hearing for Project No. JCPTA-0002/Application No. PZ22-0003 – Brought by the City of Crystal River Planning and Development Services Department – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment – Ordinance No. 22-O-03 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Capital Improvements Element pursuant to Chapter 163, Florida Statutes.**
 - b) **Conduct a Public Hearing for Project No. JCPTA-0003/Application No. PZ22-0009 - City of Crystal River Planning and Development Services Department – Comprehensive Plan Amendment – Ordinance No. 22-O-04 – An Amendment to the Crystal River Comprehensive Plan by removing the Public School Facilities Element, pursuant to Chapter 163, Florida Statutes.**
- 10) Unfinished Business:
- 11) New Business:
- 12) Citizen Input: 5 minutes
- 13) Staff Comments
- 14) Commissioner’s Comments

NOTICE TO PUBLIC

Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to provide that a verbatim record of the proceeding is made, which record includes testimony and evidence upon which the appeal is to be based. (Section 286.0105, Florida Statutes)

Any person requiring reasonable accommodation at this meeting because of a disability or physical impairment should contact the City of Crystal River, City Manager's Office, 123 N. W. Highway 19, Crystal River, FL 34428 (352) 795-4216, at least two (2) days prior to the meeting.

15) Chairman's Comments

16) Adjournment

*Appointed by School Board pursuant to §163.3174, Florida Statutes.

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**Planning Commission Minutes
December 02, 2021 - 5:30 p.m.**

**Daniel Grannan - Chair
Tonia Herring - Vice Chair
Scott Ebert
Randy Martin
Doug Smith**



**Terry Thompson
Alternate 1 - Vince Morris
Alternate 2 – Billy Gause
Chuck Dixon – School Board***

- 1) Call to Order by Chairman Grannan at 5:30 p.m.
- 2) Roll Call

Commissioners Present: Vince Morris, Doug Smith, Terry Thompson, Tonia Herring, Daniel Grannan, Randy Martin, Scott Ebert

Commissioners Absent: William Gause

Staff Present: City Attorney Gwen Williams, City Clerk Fink, Planning and Community Development Director Brian Herrmann, Urban Planner Jenette Collins, Zoning Coordinator Zach Ciciera, Assistant City Manager Jack Dumas, City Clerk Mia Fink

- 3) Moment of Silence was led by Chairman Grannan.
- 4) Pledge of Allegiance was led by Chairman Grannan.
- 5) Chairman Comments – N/A
- 6) **Motion to adopt the agenda was made by Commissioner Thompson; seconded by Commissioner Herring. Motion carried 7-0.**
- 7) **Motion to approve minutes of the Planning Commission meeting held November 04, 2021 was made by Commissioner Thompson; seconded by Commissioner Martin. Motion carried 7-0.**
- 8) Citizen Input: There was none.
- 9) Public Hearings:
 - a) **APPLICATION NO. JVAC21-0002 (PZ21-0108) brought by CLARK A STILLWELL LLC O/B/O EASTROB LLC** for a plat vacation of the below listed lots located in Section 28, Township 18S, Range 17E, and more particularly described Lots 1, 2, 3 and 4, Block E, Golf View Subdivision, recorded in Plat Book 3, Page 7, of the Public Records of Citrus County, Florida, and, which address is known as 9372 W Fort Island Trail, Crystal River.

Staff Presentation:

Jenette Collins introduced Zach Ciciera, Zoning Coordinator and presented the staff report to Commissioners. She noted correction of scrivener’s error contained in the third “whereas” clause (changing “R.O.W.” to “Plat”) and addressing questions regarding adjacent property.

Applicant Presentation:

Clark Stillwell - P.O. Box 250, Inverness, FL, 34450 - Mr. Stillwell presented on the item, noting parcel size and future steps in plans for development of the site.

Commission Discussion: Commissioner Thompson spoke in favor of the application.

Motion to recommend Council adoption of Resolution No. 22-R-01 and approval of Application No. JVAC21-0002 (PZ21-0108) brought by Clark Stillwell O/B/O Eastrob, LLC for a plat vacation of the below listed lots located in Section 28, Township 18S, Range 17E, and more particularly described Lots 1, 2, 3 and 4, Block E, Golf View Subdivision, recorded in Plat Book 3, Page 7, of the Public Records of Citrus County, Florida, and, which address is known as 9372 W Fort Island Trail, Crystal River was made by Commissioner Thompson; seconded by Commissioner Martin. Motion carried unanimously.

- 10) Unfinished Business: None
- 11) New Business:
- 12) Citizen Input: There was none.
- 13) Staff Comments
- 14) Commissioner's Comments - Commissioner Morris announced his resignation.
- 15) Chairman's Comments
- 16) Adjournment- Meeting was adjourned at 5:39 p.m.

ATTEST:

Recording Secretary Zach Cciera

Chairman Daniel Grannan



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Development Services Department

MEETING DATE:	February 3, 2022
Project No. JCPTA-0002/Application No. PZ22-0003 - City of Crystal River Planning and Development Services Department – Evaluation and Appraisal Report (EAR) Based Comprehensive Plan Amendment	
Ordinance No. 22-O-03 – An Amendment to the Crystal River Comprehensive Plan by providing revision to the Capital Improvements Element pursuant to Chapter 163, Florida Statutes.	
PROJECT MANAGER:	Jenette Collins, AICP Urban Planner, Planning and Development Services Department

PURPOSE AND INTENT: In accordance with the Florida Department of Economic Opportunity’s Evaluation and Appraisal Notification Schedule (Rule 73C-49.001 of the Florida Administrative Code, FAC) and Section 163.3191 of Florida Statutes, an evaluation of the City of Crystal River’s Comprehensive Plan has determined that a need exists to amend the Plan to assure consistency with changes in State policies and planning requirements, and to address local growth conditions and emerging trends.

STAFF ANALYSIS: The City has evaluated its Comprehensive Plan and determined that amendments are necessary to reflect changes in State requirements and local conditions pursuant to Section 163.3177, Florida Statutes. Specifically, the City evaluation indicates an update is necessary to the *Capital Improvements Element*. This amendment follows the 2018 Evaluation and Appraisal Notification letter to the Florida Department of Economic Opportunity (DEO), and preserves internal consistency of the Comprehensive Plan following recent EAR based amendments to the Future Land Use Element, Multi-Modal Transportation Element, and the Coastal Management Element adopted via Ordinance 2021-O-06.

▪ **Capital Improvements Element (Exhibit “A”)**

This amendment serves to update the Capital Improvements Element in accordance with Section 163.3177, Florida Statutes, which requires that the Crystal River Comprehensive Plan be updated based on relevant and appropriate data available at time of adoption. The amendment removes outdated references, updates standards of availability and the adequacy of facilities to meet established acceptable levels of service, and adds the City’s recent adopted (FY 2021-22) 5-year Schedule of Capital Improvements.

Changes to the text are shown in strike-through to identify language to be removed and underlines to identify language to be added. Most of the text changes include updated data and tables as well as updated programs and services. Goals, Objectives, and Policies were revised or updated to reflect new programs, agency name changes, changes in statutes, and similar items. Most importantly, the data and analysis reveal that no existing or projected level of service deficiencies have been identified as to the adequacy of public facilities.

SUMMARY OF AGENCY COMMENTS: As this application proposes to amend the *Capital Improvements Element* of the Crystal River Comprehensive Plan, Florida Statutes, Section 163.3184 (4) (b), states that the amendment is subject to State review and is required to be transmitted to reviewing agencies for comment.

PUBLIC COMMENTS: No public comments have been received as of this writing.

PROPOSED FINDINGS OF FACT:

1. The request is to update the *Capital Improvements Element* of the Crystal River Comprehensive Plan.
2. Florida Statutes, Section 163.3191 (1) and FAC 73C-49 outlines the need to update the Comprehensive Plan for all mandatory and optional elements based upon relevant and appropriate data and analysis for required elements, and this proposal will provide an update.
3. The proposed amendment is consistent with the Goals, Objectives, and Policies of the Crystal River Comprehensive Plan.
4. The proposed amendment is consistent with Florida Statutes, Section 163.3177 *Required and optional elements of comprehensive plan; studies and surveys.*

PLANNING COUNCIL RECOMMENDATION – Recommendation

- Comprehensive Plan Amendment – Capital Improvements Element (update)

CITY COUNCIL ACTION – Transmittal

- Comprehensive Plan Amendment – Capital Improvements Element (update)



City of Crystal River

Department of Planning & Community
Development
123 Northwest Highway 19
Crystal River, FL 34432
Telephone: (352) 795-4216
Facsimile: (352) 795-6351
development@crystalriverfl.org

**APPLICATION FOR
COMPREHENSIVE PLAN TEXT AMENDMENT**

P222-0003

JCPA-0002

AltKey: N/A Parcel #: City Wide

Name of Petitioner(s): CITY OF CRYSTAL RIVER, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES (Contact Person: Jenette Collins, AICP, Urban Planner)

Address of Petitioner(s): 123 North West Highway 19

City Crystal River State Florida Zip Code 34428

Phone # (352) 795-4216, EXT. 340 Fax # _____ Cell # _____

Email Address: jcollins@crystalriverfl.org

State the Comprehensive Plan Element you request to amend: updating the Capital Improvement Element

Explain the reason for the proposed amendment: This is an EAR-based amendment to the Comprehensive Plan pursuant to Section 163.3191, Florida Statutes

Give evidence of consistency of the Proposed Amendment with the Comprehensive Plan: Amendment made pursuant to Section 163.3177, Florida Statutes - Updates to required and optional elements of the comprehensive plan; studies and surveys

OLD NO. 22-0-03

Attachments:

- Standard Application Form.
- Copy of the proposed text change.
- Copy of the proposed ordinance in strike-through and underline form.
- Attach as many additional pages as necessary.

Jenette Collins
Signature

Urban Planner for City of Crystal River
Title

(352) 795-4216, Ext 340
Phone Number

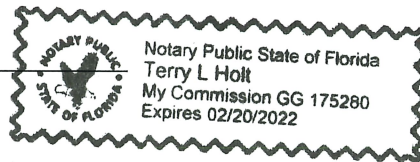
123 NW Hwy 19, Crystal River, FL 34428
City, State, Zip Code

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me by () physical presence or () remote audio-visual means this 5th, day of January, 2022, by Jenette Collins, who is personally known to me or has produced personally known as identification and who did/did not take an oath.

Terry L Holt
Notary Public



Commission No.: GG 175280

Commission Expires: 02/20/2022

ORDINANCE NO. 22-O-03

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY PROVIDING REVISION TO THE CAPITAL IMPROVEMENTS ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Crystal River, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, the City of Crystal River adopted the City of Crystal River Comprehensive Plan (the "Comprehensive Plan"), by Ordinance 11-O-06 on September 12, 2011, and subsequent amendments thereto:

WHEREAS, Section 163.3177, Florida Statutes, provides that elements of the Comprehensive Plan shall be based on relevant and appropriate data; and

WHEREAS, Section 163.3191 (evaluation and appraisal of comprehensive plan), Florida Statutes requires local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions.

WHEREAS, the City has reviewed the proposed amendment to the City's Comprehensive Plan, and said proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting on <DATE>, and submitted staff report, which determined such application to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendment is consistent with the Comprehensive Plan within the City; and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendment on <DATE>; and

WHEREAS, the City has received and responded to the Objections, Recommendations, and Comments Report; and

WHEREAS, a second public hearing was held by the City Council for adoption of this Ordinance on <DATE>.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Crystal River, Florida that:

SECTION 1.

The City of Crystal River, Florida hereby adopts amendments to its current Comprehensive Plan in accordance with Chapter 163.3191, F.S., which amendments consist of the pages which are identified as follows, attached hereto and incorporated by reference:

EXHIBIT “A” – CAPITAL IMPROVEMENTS ELEMENT

A copy of the Comprehensive Plan, as amended, is on file at City Hall in Crystal River, Florida.

SECTION 2.

The City Clerk is hereby directed that within ten (10) working days after initial public hearing, to transmit the amendments of the current Comprehensive Plan to the Department of Economic Opportunity as a PDF document through the online portal, and one copy in any format to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Department of Environmental Protection; Department of State; Department of Transportation; Citrus County Board of County Commissioners; and to any other unit of local government who has filed a written request for a copy, within ten (10) working days after adoption, in accordance with Florida Statutes and the Florida Administrative Code.

SECTION 3.

That all ordinances or parts of ordinances in conflict are and the same are hereby repealed.

SECTION 4.

That should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or work is declared by any court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective.

SECTION 6.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

UPON MOTION DULY MADE AND CARRIED, the foregoing ordinance was approved and adopted in a regular meeting of the City Council, this ____ day of _____, 20____.

ATTESTED:

CITY OF CRYSTAL RIVER

Mia Fink
City Clerk

Joe Meek
Mayor

**APPROVED FOR CORRECTNESS
AND FORM**

Robert W. Batsel, Jr. Esquire
CITY ATTORNEY

Exhibit "A"
DRAFT
with strikethrough and underlines

CAPITAL
IMPROVEMENTS
ELEMENT



ORD. 11-O-06 SEPTEMBER 12, 2011
ORD. 22-O-03 DRAFT IN PROGRESS

**Capital Improvements Element
Data and Analysis
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CAPITAL IMPROVEMENTS ELEMENT

Introduction

This element of the Crystal River comprehensive plan addresses the need for public facilities and provision of municipal services. The facilities considered here are also identified in the other elements of this plan. Assumptions related to the future population growth and extent of commercial development provide a basis for identifying those facilities necessary to maintain the levels of service adopted by the City Council. Through adopting levels of service, the City of Crystal River implements the comprehensive plan's commitment to a greater quality of life for residents of the community.

Organized planning for capital improvements represents one fundamental approach to the challenge of effectively managing growth. As a concept, capital improvements programming seeks to use fiscal practice to coordinate investment in public facilities, influencing the timing, location and character of growth. The 5-Year Schedule of Capital Improvements answers questions of when and what scale of public facilities should be developed, where they are best located, and which funding sources will be used. ~~Florida's 1985 Growth Management Act mandated that local governments make available public services and infrastructure to support new development as it occurs.~~

Public investment in essential services and infrastructure often takes the form of capital improvements. Capital improvements are physical assets that supply public services. Generally, capital improvements may be defined as large-scale, high cost expenditures that require multi-year financing. Many capital improvements are also long-term investments to the extent they represent non-reoccurring costs and are durable in nature. It is useful to separate an understanding of capital improvements from other types of costs. For instance, operating costs - such as maintenance, wages, or rents - are reoccurring; so they do not meet the basic definition of a capital improvement.

By adopting Capital Improvements Element (CIE) policies, a local government establishes a "level of service" standard that defines a minimum amount of services and infrastructure. Level of Service (LOS) standards function within a community to advance quality of life. LOS standards direct the availability of infrastructure, which in turn guides the location and timing of growth.

Within the framework outlined above, the CIE encompasses many individual tasks:

- Evaluating the future need for public facilities as identified in the Comprehensive Plan;
- Reviewing options for elimination of any anticipated LOS capacity deficits;
- Defining the geographic service area covered by the CIE and location of major capital improvements and ensure coordination of public facilities with the Future Land Use Map Series;
- Inventorying available existing revenue sources and funding mechanisms available to forward capital improvements;
- Estimating the cost of improvements for which the local government has fiscal responsibility;
- Analyzing the fiscal capacity of the local government to finance and construct improvements;
- Identifying local practices that guide the timing and location of capital improvements; and
- Scheduling projects with sufficient funding to achieve effective implementation through an adopted 5-year Schedule of improvements updated annually.

As a planning and policy document, the CIE does not directly authorize expenditure. Instead, the CIE sets the terms of by which the budgeting process and any local Capital Improvements Program (CIP) interact. CIE analysis identifies available resources and assesses demand for public facilities, and inventories any public facility needs identified in other comprehensive plan elements. Furthermore, the Capital Improvements Element's Goals, Objectives and Policies (GOPs) enact Level of Service standards, while indicating funding priorities. Hence, the CIE coordinates implementation of many important aspects of the comprehensive plan.

Another important function of the CIE is to establish a 5-year Schedule of Capital Improvements. The schedule functions to program expenditures that support facility development; and it acts to demonstrate that planning for public facilities, infrastructure and services, which will support quality of life, are the result of sustainable strategies. An often overlooked attribute of the CIE is its positive benefit to economic development - specifically the 5-year Schedule of Improvements determines the timing and location of public infrastructure investment. To the extent that the CIE can help clarify private sector expectations related to future availability of public services and improvements, its role is one that helps to minimize legislative risk in the business development process. Annual revision of the 5-Year Schedule of capital improvements is a key part of the CIE update process.

Best available data has been used to reflect current conditions within the community, and Element content has been structured to meet the requirements of Chapter 163, F.S., ~~and its implementing rule, Chapter 9J-5, F.A.C.~~ However, it should be noted that Capital Improvements monitoring and assessment of LOS is an ongoing process, and the CIE is updated annually to reflect implementation of its priorities or changing local conditions. This fact is reflected in state statute that requires annual amendment of the CIE, including modification of the 5-year Schedule of Capital Improvements. The need to update the CIE comes from the ordinary changes of the annual budgeting cycle. Projects programmed into the current year of the schedule are completed and then deleted; new projects are added as the schedule advances one fiscal year.

Capital Improvements Element Data

Information included in this section of the element addresses data requirements ~~specified in Department of Community Affairs (DCA) Rule 9J-5.016 that consider the need for and the location of public facilities in order to encourage the efficient use of such facilities covering at least a five-year planning period.~~ It represents best available information on the topics which follow.

Geographic Service Area

The geographic service area for public facilities service provided by the City of Crystal River is all land area within the City's incorporated limits. Outside City boundaries services are made available pursuant to a Utility Services Area established by a particular description contained in City Code. In short, Crystal River's utility service area includes the extent of incorporated jurisdictional boundaries as well as some adjacent area in unincorporated Citrus County.

Public Education, ~~Public Health, Joint and Non-jurisdictional Facilities~~

Cities typically do not organize or directly fund capital improvements related to public education. This area is the responsibility of county affiliated school districts. ~~As such, EAR-based amendments contain a chapter on public educational facilities that detail the school system in Crystal River. Accordingly, The~~ CIE adopts by reference the Citrus County School District's Five-Year District Facilities 2021-2022 Work Program. ~~The current district Five Year District Facilities Work Program was adopted September 9, 2010. Likewise, Citrus County adopted a School Facilities Element May 20, 2008, by Ordinance Number 2008 A12. And the City of Inverness adopted a Public Education Facilities Element in 2008. Such actions establish a critical school concurrency link in Citrus County.~~ The City of Crystal River is committed to working with the Citrus County School Board, ~~Citrus County, and the City of Inverness to implement school concurrency uniformly and effectively by entering into an interlocal agreement to jointly establish specific ways and processes which coordinate the plans of the district school board and the City.~~

Public Health

Within the State of Florida, the County forms the basic unit at which public health service is organized and most services provided. A range of services are available including health protection, health promotion and disease protection, and health treatment. Efforts at the county-level are augmented through partnership with the Florida Department of Health. The Citrus County Health Department has an office in ~~Crystal River~~ Lecanto serving the County and the Cities of Crystal River and Inverness. ~~It is important to note that Nature Coast Regional Hospital, a 40-bed private facility, is located in the vicinity of Crystal River, along US-19/SR-55.~~

Other Non-Jurisdictional Facilities

No state agencies, other than the Florida Department of Transportation, plan capital expenditures in Crystal River that would impact LOS for public facilities. In addition, the City of Crystal River has contracted with a firm to privatize solid waste collection and disposal and does not maintain solid waste service related capital improvements. The City will review arrangements for non-jurisdiction facilities as applicable through annual update of the Capital Improvements Element.

Inventory of Funding Sources

This section inventories the financial resources that are available to fund capital improvements each year. The inventory lists the main individual revenue sources the city utilizes to finance infrastructure. Information presented is from the city's adopted ~~2010-2011~~ 2020-2021 budget, which is the most recently available information. Accordingly, revenue figures presented here document of financial resources used by the City to fund capital improvements.

Ad Valorem Taxes – More commonly known as the property tax, this revenue source has primary importance as a major contributor to the general fund. The tax is levied in proportion to the value of all real property within the tax base. The taxable value of a parcel is total value of land and structure less any exemptions that may apply, such as the Homestead Exemption. Taxing authorities conduct regular appraisals to determine a fair valuation of property.

In general terms, a local government sets its millage rate based on a formula that relates revenues to costs. The minimum millage rate possible would be at least equal break-even revenue plus any tax abatements divided by total expenditures less other forms of income. If local governments adopt millage rates below the amount needed to adequately fund public facility services, then reserve funds or other revenue sources must be utilized to balance the budget. Florida's constitution limits ad valorem taxation ~~of~~ against real property for municipal purposes to 10 mills. For several years, the City's millage rate ~~has~~ remained at ~~3.8~~ 4.8 mills. ~~One mill was equal to \$454,370—and~~ The City's ~~2010/2011~~ 2021/2022 millage rate is ~~3.8~~ 6.59 mills. Approximately, ~~\$1,697,314~~ \$2,395,283 ~~was~~ collected in ~~2010~~ fiscal year 2021. The ad valorem tax provides approximately ~~39.2%~~ 47.5% of the total revenue for the city's general fund.

Sales Tax – The State of Florida levies a 6% tax upon retail sales, commercial rentals, admission fees for entertainment as well as numerous other transactions. The Florida Legislature shares a portion of the money collected with cities and counties. Of the 6% tax, one half of 1% is returned to be distributed between the county and cities in each county. Crystal River will receive approximately ~~\$ 255,505~~ \$184,654 in the ~~2010-2011~~ 2020-2021 fiscal year from the sales tax. This money is used to supplement the general fund of the city.

State Revenue Sharing – State revenue sharing is a return of the state collected cigarette, intangibles, and motor fuels taxes to local governments. The local government has the flexibility to use these funds at its discretion. Crystal River’s share for the ~~2010-2011~~ 2020-2021 fiscal year will be ~~\$334,767~~ \$361,362. This money traditionally goes to the general fund.

Local Option Fuel Tax – Counties have the option of adopting a tax of up to six cents per gallon on gasoline. The revenue generated must be used for transportation, but it is not limited to capital improvements. Citrus County has adopted the full six cents tax and distributes a portion of the proceeds to the municipalities. Crystal River will receive ~~\$111,257~~ \$194,902 in fiscal year ~~2010-2011~~ 2020-2021 and of that, 100% is dedicated to capital improvements.

Franchise Fees – This This source includes monies collected at the County level and distributed from the Clerk of the Circuit Court as specified in Florida Statutes. The franchise fee is a tax levied on electric companies, solid waste collection companies, and propane dealers in exchange for the privilege to do business in the city. This source will generate over ~~\$662,896~~ \$402,754 during fiscal year ~~2010-2011~~ 2020-2021.

Utility Service Tax – The utility tax is levied by the city on individuals who use electric, natural gas, or fuel oil. Five percent of the total bill is to be remitted to the city. This source of revenue only began in the 1980’s and will provide over ~~\$561,918~~ \$527,668 in fiscal year ~~2010-2011~~ 2020-2021 for Crystal River.

Water and Sewer User Charges – Aside from general fund revenues, the City also charges to recover the costs of public services provided. It is common for cities to organize provision of public services and utilities on an enterprise basis. Under this approach, users pay for the value of public services to fund capacity increase as feasible on a for profit basis. For the ~~2010-2011~~ 2020-2021 budget year, the City estimates ~~2,632,375~~ \$3,397,758 in enterprise fund operating revenue from water and sewer user fees. An additional ~~\$10,000~~ \$5,000 was collected in connection fees. Enterprise funds can be spent on capital improvements related to the water system, however, most of the funds generated go toward the utilities operating budget and its debt service.

Water and Sewer Expansion Fees – The expansion fees are collected on each new subscriber to either water or sewer service. The fees are restricted to be used for capital improvements that add to the capacity of the system. For FY ~~2010-2011~~ 2020-2021, the expansion fees for water and sewer are ~~\$2,170~~ \$6,085 and ~~\$2,740~~ \$4,910, respectively.

Impact Fees – Impact fees are assessed on all new construction to offset their impact on public facilities. Citrus County has adopted a series of impact fee ordinances to collect funds for road

improvements, parks, schools, libraries, law enforcement facilities, EMS facilities, and public buildings ~~and fire protection~~ facilities. The City has entered an agreement to collect impact fees on behalf of the County. All the money collected is forwarded to the Board of County Commissioners to be placed in trust funds until the funds are needed. ~~The City has adopted its own Transportation Impact Fee ordinance, which implemented a temporary moratorium on collecting transportation impact fees pending improved economic conditions as determined by commercial space occupancy rates.~~

Special Assessments – Special assessments are levied against residents or property owners who directly benefit from the new service or facility. In this way, special assessments function to achieve fairness by structuring the fee in proportion to benefits received. The City periodically uses special assessment to provide needed infrastructure or repair existing facilities. For Fiscal Year ~~2010-2011~~ 2020-2021, the City’s approved budget included about ~~\$2,700~~ \$1,988 in special assessment fees.

Debt – Crystal River has used revenue bonds to finance water and sewer improvement projects. ~~At present, the City has issued \$6.215 million in revenue bonds to pay for water and sewer enterprise activities to date, and The City will pay \$550,233~~ \$590,000 in debt service for water and sewer bond loans in ~~2010~~ 2021. Typically, Cities use general obligation bonds or revenue bonds to fund large capital improvement projects. General obligation bonds are backed by general fund revenue, while revenue bonds are repaid by new cash flow created by associated project development.

Federal and State Grants – State and federal agencies administer grant programs which can be used to finance new facilities, provided the City qualifies for funding. While grant opportunities may be numerous, award of funds is often competitive and grant agreements frequently impose conditions or restrictions. As a result, there is a cost and risk associated with grant seeking. Grant funds also generally count as planned funding sources under the definition of financial feasibility. Still grant funds can prove to be significant enhancements local government fiscal capacity.

Miscellaneous Revenue – This category encompasses a variety of minor fee, license and permit revenue sources not already covered, including interest income collected on public funds. These funds amount to ~~\$3000~~ \$7,263 in ~~2010-2011~~ 2020-2021. Interest income totaled ~~\$54,550~~ \$21,480 during this same period.

Capital Improvements Needs Assessment

The process for prioritizing capital improvements begins with a recounting of the findings of individual comprehensive plan elements. Plan elements contain detailed and specific analysis. Those findings can help identify and explain what anticipated public facility needs must be addressed by the end of the planning timeframe.

In broadest terms, it is the purpose of this section of the CIE to present a full examination of municipal public facilities, defining what unmet needs might exist over ~~the first and second a five-~~

~~year~~ planning periods to ~~2020~~ 2025. Any necessary expansion, replacement or construction of new facilities will appear on the 5-Year Schedule of Capital Improvements. The comprehensive plan's Evaluation and Appraisal Report ~~assessed~~ assesses the performance of public facilities ~~as of 2005 over a five- and ten-year planning period.~~

Operating Level of Service analysis presents evaluation of where and how LOS will be maintained during the 5-year schedule period. In so doing, it then becomes necessary to demonstrate whether the City has adequate financial resources to fund and maintain public facilities through a ~~financially feasible comprehensive plan five-year planning period.~~ Official city budget projections of revenue and operating expenditures are used, and ~~financial feasibility~~ funding is reflected by presentation of the 5-Year Schedule of Capital Improvements. It also follows that such evaluation invites larger discussion of the policies and practices that guide municipal expenditure on improvement projects.

Needs Identified in Comprehensive Plan Elements

The role of the Capital Improvements Element is to coordinate a response to the public facility needs identified throughout other elements of the comprehensive plan. ~~The City of Crystal River adopted its most recent evaluation and appraisal report on December 20, 2005. That document clearly states that the City has been able to maintain adopted levels of service through implementation of the 5-Year Schedule of Capital Improvements. As a consequence, the result of the EAR process was to identify no existing or projected level of service deficiencies. As a result of the Evaluation and Appraisal Report (EAR) of the comprehensive plan, no existing or projected level of service deficiencies have been identified.~~ In the future, coordination will be achieved by annual update of Capital Improvement Element, including 5-Year Schedule information.

~~The EAR identifies expansion of the city's wastewater treatment system, improvements related to surface water quality, springs protection and road capacity enhancement as capital improvements priorities. However, the EAR contained a number of specific recommendations in infrastructure provision, where further action related to public facilities was identified as necessary, will in part be addressed through analysis contained in the Capital Improvements Element. EAR recommendations for the Infrastructure Element help set the terms of municipal LOS provision. As such, they are addressed by analysis contained in this section.~~

- ~~• Per F.S., establish separate objectives and policies for the sanitary sewer, solid waste, drainage (stormwater management), potable water, and groundwater aquifer recharge sub-elements.~~
- ~~• Re-evaluate Policy 1.1.A for a new sanitary sewer level of service based upon the WWTP expansion, which is scheduled for completion by 2006.~~
- ~~• Re-evaluate Policy 1.1.C, related to drainage facilities level of service, and all other policies related to stormwater management for consistency with the adopted Stormwater Master Plan.~~

- ~~Amend Objective 2.2 to include projects within the capital improvement plan, and any future projects necessary to remedy project demands or deficiencies.~~
- ~~Revise Policy 3.1.E to address the City's efforts to reduce leakage of potable water through routine infrastructure inspection and repair.~~

~~EAR Issues identified above have been assessed in the Infrastructure Element of the comprehensive plan. Recommendations for what, if any, planning response is needed to implement plan findings are contained in the modified goals and policies of that element. One of the most important purposes of annual update of the CIE is to coordinate implementation of the goals and policies of the other comprehensive plan elements. Thus, annual update of the CIE will have the effect of coordinating implementation of capital projects to maintain, enhance and expand public facility service provision within Crystal River consistent with specific Infrastructure Element content and as informed by the separate elements of the comprehensive plan.~~

Current and Projected Operating Level of Service

By assessing capital facilities' performance, the CIE documents how well planned levels of service have been achieved, or what, if any, LOS deficiencies exist. For the planning period as a whole, operating level of service analysis makes a determination of whether or not LOS deficiency will be encountered during the 5-Year Schedule period.

Operating level of service quantifies the demand for services provided by public facilities for the purposes of general planning evaluation. Understand how operating LOS analysis demonstrates compliance with LOS is straightforward. In this analysis, *design capacity* is the total, potential output in services produced from an existing capital improvement. Compliance for infrastructure LOS standards is shown by contrasting demand for public facility infrastructure against a system's stated design capacity. Performing this operation establishes whether surplus capacity exists beyond what is necessary to achieve LOS standards. When existing capacity has a positive value, it indicates that the minimum, required LOS standard has been exceeded thereby achieving LOS compliance. Oppositely, a negative existing capacity would show a planned level of service have not been achieved; signaling that a deficiency in LOS provision has been identified. A result of zero indicates LOS can be maintained but no surplus capacity exists to accommodate future demand.

TABLE 1A. EXISTING OPERATING LEVEL OF SERVICE SUMMARY (2010 2020)

Area	LOS Standard	Operating LOS	Design Capacity	Surplus Capacity	LOS Outcome
Sanitary Sewer	151 gal. per capita per day average and peak flow	228 133 gallons per capita per day (mgd)	1.5 mgd	0.665 0.79 average mgd	Compliant
Solid Waste (Citrus County)	2.5 lbs of solid waste per capita per day	2.71 3.94 lbs of solid waste per capita per day	2.35 million cubic yards	2.24 1.22 million cubic yards of landfill storage	Compliant

Area	LOS Standard	Operating LOS	Design Capacity	Surplus Capacity	LOS Outcome
			of landfill storage		
Drainage	25-Year, 24-Hour Storm	Chapter 62-25 <u>62-330</u> and Rule 40-D FAC	Achieved onsite	Achieved onsite	Compliant
Potable Water	128 gallons per capita per day	202 <u>121</u> gallons per capita per day average mgd	1.44 average mgd	0.698 <u>0.70</u> average mgd	Compliant
Parks/Recreation	Variable <u>1 acre/1,000 residents</u>	23.5 acres per capita <u>26.3 acres/1,000 residents</u>	84 acres	Variable <u>80.81 acres</u>	Compliant
Transportation	LOS “C” Peak Hour	LOS “C” Peak Hour	NA	(LOS Analysis in Transportation Element)	Compliant

Source: City of Crystal River (~~2010~~ 2020)

The Table 1A above outlines public facility provision within the City of Crystal River in detail showing how the City achieves LOS compliance for each public facility type,

Table 1B repeats operating LOS assessment but presents analysis to the end of the schedule’s 5-Year planning period. Current levels of consumption are carried forward and projected based on forecast population growth using medium population projections from the University of Florida Bureau of Business and Economic Research (BEBR). The table demonstrates that existing facilities, systems and improvements will easily provide surplus ~~2015~~ 2025 capacity to maintain LOS standards for the schedule period. Once again, no capital improvements deficiencies have been identified in the planning period.

TABLE 1B. 5-YEAR OPERATING LOS 2014-2015 2024-2025 CAPACITY SUMMARY

Area	LOS Standard	Operating LOS	Design Capacity	Surplus Capacity	LOS Outcome
Sanitary Sewer	151 gal. per capita per day average and peak flow	228 <u>133</u> gallons per capita per day (mgd)	1.5 average mgd	0.552 <u>1.11</u> average mgd	Compliant
Solid Waste (Citrus County)	2.5 lbs of solid waste per capita per day	2.71 <u>3.94</u> lbs of solid waste per capita per day	2.35 million cubic yards of landfill storage	1.14 <u>0.60 million</u> cubic yards of landfill storage	Compliant
Drainage	25-Year, 24-Hour Storm	Chapter 62-25 <u>62.330</u> and Rule 40-D	Achieved through <u>onsite design</u>	NA	Compliant

Area	LOS Standard	Operating LOS	Design Capacity	Surplus Capacity	LOS Outcome
		FAC			
Potable Water	128 gallons per capita per day	202 121 gallons per capita per day average mgd	1.44 average mgd	0.598 0.623 average mgd	Compliant
Parks/Recreation	Variable <u>1 acre/1,000 residents</u>	20.22 acres per capita <u>23.75 acres/1,000 residents</u>	84 acres	Variable <u>80.5 Acres</u>	Compliant
Transportation	LOS “C” <u>“D”</u> Peak Hour	LOS “C” Peak Hour	NA	(LOS Analysis in Transportation Element)	Compliant

Source: City of Crystal River (~~2010~~ 2020)

LOS determinations for sanitary sewer, solid waste and potable water are made at the system level. System attributes are evaluated for both the current budget year and to the end of the 5-year schedule period, ensuring adequate surplus capacity exists to provide LOS. As opposed to determination on a system-wide basis, drainage level of service references applicable FDOT and SWFWMD rule and is accomplished through permitting of development at the site level.

In contrast, major streets have an assigned level of service relating to their individual functional classification. Assessment of level of service for roadway facilities requires detailed examination of traffic counts, which measure the volume of traffic occurring during periods of peak use. Transportation facilities are analyzed by segment to determine LOS for generalized planning purposes in the Transportation Element. Florida Department of Transportation (FDOT) traffic counts are available from the *Florida Traffic Information* database. For roadways within the County and City Street systems 48-hour count data was used to develop comparable ~~2010~~ 2018 AADT traffic volumes. From traffic count data, peak hour directional volumes were calculated, and projection of AADT was accomplished through application of historical growth rate factor.

The City of Crystal River has adopted a level of service standard of LOS ~~C~~ D peak hour for all functionally classified roadways within the City. ~~Pursuant to Chapter 14-94 of the Florida Administrative Code, the City of Crystal River recognizes statewide minimum level of service standards as the appropriate LOS for State Highway System (SHS), Florida Intrastate Highway System (FIHS), and Strategic Intermodal System (SIS).~~ Adoption of local level of service standards all arterial and collector roadways within its system is an attempt to stay consistent with the quality of service expressed in FDOT ~~Rule~~ Policy for automobile mode LOS target in urbanized areas. ~~As an incorporated population center larger than 500 persons, the applicable statewide minimum level of service standard is LOS C peak hour.~~ It is the finding of this element that analysis of present roadway LOS and projected daily traffic volumes ~~through 2015 and 2025~~ indicate no deficiencies exist or are projected through 2025. (Reference full information as presented within the Multi-Modal Transportation Element of this Plan.)

Finally, the City has adopted a number of levels of service for parkland and recreational facilities. Levels of service for recreational facilities are organized on a per capita threshold basis; In addition, the Recreation Element presents a detailed LOS analysis by recreational facility type. Evaluation of that analysis contained in the Recreation and Open Space Element for operating LOS shows the City is in compliance with adopted standards for park land and recreational facilities to the extent that information exists for facility types. Specifically, with over 23 acres of public park land per capita, the City has supplied multiples of the minimum amounts of recreation area needed to maintain LOS. For the preceding reasons, CIE analysis concludes that no known level of service deficiencies exist or are projected to occur based population trends for recreational facilities or public parks.

In sum, operating Level of Service Analysis has, therefore, identified no existing or forecast deficiencies within the 5-Year Schedule period. Adequate surplus capacity exists for all public facilities such that it most unlikely deficiencies would be encountered during the planning timeframe given current population growth trends. Because of this fact, the City cannot experience adverse fiscal impacts resulting from the need to address LOS deficiency during the current planning timeframe. The City may periodically allocate revenue for public facility enhancements, but financial impact will be managed through the budget process and annual update of the CIE.

Assessment of Fiscal Capacity

Having earlier examined revenue sources and established the effectiveness of local LOS standards in the previous section, attention can now shift to the task of depicting municipal revenues and expenditures for planning purpose. The CIE is required to highlight those factors likely to have a significant impact on revenue and expenditures on capital improvements during the planning time frame, which includes the following:

- Projections of debt service outstanding bonds and overall debt capacity;
- Projection of ad valorem tax base including the millage ratio and assessment rate;
- Projection of Impact Fees;
- Projections of other tax bases and revenue sources; and
- Projections of operating cost

Tables below present a list of funding sources based on official projections of municipal revenues. These same figures are used as inputs to the municipal budget process as well as the 5-Year Schedule of Capital Improvements Analysis clearly shows city ~~revenues exceed expenditures~~ expenses are expected to exceed revenues in the current year as well as each forecast year until 2025. This fact ~~confirms that adequate funding resources should exist~~ supports the millage rate adjustment to 6.59 mills in the fiscal year 2021-2022 to support programmed improvements. Revenues and expenditures are shown by category.

Table 2. 5-Year Projection of General Fund Revenue in Dollars

-	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
(year)	0	1	2	3	4	5
-	-	-	-	-	-	-
Ad Valorem Taxes	1,726,607	1,697,314	1,731,260	1,765,885	1,818,862	1,873,428
Franchise Fees	671,124	662,896	696,041	730,843	767,385	805,754
Utility Service Tax	502,187	561,918	590,014	619,515	650,490	683,015
State Collected Revenue	271,188	255,505	260,615	265,827	271,144	279,278
Prof. & Occ. Licenses	40,400	40,804	41,620	42,869	44,155	45,479
Building Permits	54,000	65,000	66,300	68,289	70,338	73,855
Other Licenses & Permits	7,120	6,670	7,100	7,100	7,100	7,100
State Shared Revenue	374,500	334,767	341,462	351,706	362,257	373,125
General Government	31,600	37,000	37,370	37,744	38,121	38,884
Physical Environment	4,545	4,545	4,590	4,636	4,683	4,776
Culture/Recreation	700	700	700	700	700	700
Charges for Other Service	0	5,000	5,000	5,000	5,000	5,000
Court Cases	30,000	20,000	20,600	21,218	21,855	22,510
Ordinance Violations	5,600	5,600	5,600	5,600	5,600	5,600
Interest	88,947	54,550	55,096	55,646	56,203	56,765
Rents & Royalties	55,700	55,700	56,814	57,950	59,109	60,291
Special Assessments	2,700	2,700	2,754	2,809	2,865	2,923
Sales/Comp. Fixed Assets	8,000	2,000	8,000	8,000	8,000	8,000
Other Misc. Revenue	3,000	3,000	3,000	3,000	3,000	3,000
Enterprise Fund Transfer	177,688	177,688	183,019	188,509	194,164	199,989
Reserve Transfer	0	338,000	175,000	0	0	0
TOTAL REVENUE	4,055,606	4,331,357	4,291,955	4,242,847	4,391,031	4,549,473

Source: City of Crystal River, Adopted Budget FY 2011, Adopted September 27, 2010

Table 2. City of Crystal River 5-Year Projection of General Fund Revenue in Dollars

	Actual 2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025
(year)	0	1	2	3	4	5
Ad Valorem Taxes	2,293,416	2,395,283	3,465,371	3,500,025	3,535,025	3,570,376
Franchise Fees - Electric	473,397	402,754	463,029	467,660	472,336	477,060
Utility Service Taxes	624,551	527,668	622,748	628,975	635,265	641,617
State Collected Revenue - Telecommunication;	203,020	184,654	206,926	208,996	211,086	213,196
Professional & Occupational License	48,377	44,542	44,542	44,987	45,437	45,892
Building Permits	181,774	156,150	189,150	191,042	192,952	194,881
Other Licenses & Permits	7,870	7,263	7,243	7,315	7,389	7,462
State Shared Revenues	387,731	361,362	390,145	394,047	397,987	401,967
General Government	157,745	128,080	130,000	131,300	132,613	133,939
Other Charge for Service - PumpBoat	2,650	1,500	1,500	1,515	1,530	1,545

	<u>Actual</u> <u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
<u>Court Cases</u>	<u>28,687</u>	<u>29,450</u>	<u>28,845</u>	<u>29,133</u>	<u>29,425</u>	<u>29,719</u>
<u>Violation of Local Ord.</u>	<u>750</u>	<u>5,000</u>	<u>5,000</u>	<u>5,050</u>	<u>5,101</u>	<u>5,152</u>
<u>Interest Earnings</u>	<u>38,365</u>	<u>21,480</u>	<u>4,375</u>	<u>4,419</u>	<u>4,463</u>	<u>4,508</u>
<u>Rents & Royalties</u>	<u>38,196</u>	<u>73,774</u>	<u>36,887</u>	<u>37,256</u>	<u>37,628</u>	<u>38,005</u>
<u>Special Assessments</u>	<u>2,789</u>	<u>1,988</u>	<u>1,988</u>	<u>2,008</u>	<u>2,028</u>	<u>2,048</u>
<u>Other Misc. Revenues</u>	<u>2,430</u>	<u>20,185</u>	<u>10,435</u>	<u>10,539</u>	<u>10,645</u>	<u>10,751</u>
<u>Insurance</u>						
<u>Reimbursement</u>	<u>3,534</u>	<u>17,559</u>	-	-	-	-
<u>Transfers from Other</u>						
<u>Funds</u>	<u>324,814</u>	<u>338,314</u>	<u>324,814</u>	<u>328,062</u>	<u>331,343</u>	<u>334,656</u>
<u>Funding Renewal &</u>						
<u>Replacement - Fire& PW</u>	<u>179,000</u>	<u>149,000</u>	<u>249,000</u>	<u>249,000</u>	<u>249,000</u>	<u>249,000</u>
<u>Reserve Transfer</u>	-	<u>174,258</u>	-	-	-	-
<u>TOTAL REVENUE</u>	<u>4,999,095</u>	<u>5,040,264</u>	<u>6,181,999</u>	<u>6,241,329</u>	<u>6,301,253</u>	<u>6,361,775</u>

Source: City of Crystal River, Adopted Budget Fiscal Year 2022, Adopted September 15, 2021.

Table 3. 5-Year Projection of Operating Expenses in Dollars

	<u>2009-2010</u>	<u>2010-2011</u>	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>
<i>(year)</i>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
-	-	-	-	-	-	-
<u>Council & Attorney Fees</u>	<u>301,073</u>	<u>293,170</u>	<u>303,480</u>	<u>311,524</u>	<u>319,809</u>	<u>328,343</u>
<u>City Administration</u>	<u>216,076</u>	<u>268,405</u>	<u>263,634</u>	<u>276,685</u>	<u>290,439</u>	<u>307,176</u>
<u>Finance Department</u>	<u>327,776</u>	<u>323,510</u>	<u>336,818</u>	<u>350,885</u>	<u>367,499</u>	<u>385,117</u>
<u>Planning Department</u>	<u>257,877</u>	<u>195,532</u>	<u>202,949</u>	<u>210,743</u>	<u>219,600</u>	<u>228,936</u>
<u>Fire Department</u>	<u>281,754</u>	<u>272,539</u>	<u>279,005</u>	<u>287,624</u>	<u>297,514</u>	<u>307,996</u>
<u>Public Works Admin.</u>	<u>235,095</u>	<u>263,308</u>	<u>275,759</u>	<u>289,038</u>	<u>305,150</u>	<u>322,368</u>
<u>Facility and Vehicle Maint.</u>	<u>380,561</u>	<u>379,643</u>	<u>394,736</u>	<u>412,836</u>	<u>433,252</u>	<u>454,585</u>
<u>Facility Pumpout/Boat</u>	<u>0</u>	<u>16,303</u>	<u>16,453</u>	<u>16,608</u>	<u>16,767</u>	<u>16,931</u>
<u>Roads and Streets</u>	<u>360,551</u>	<u>336,299</u>	<u>348,941</u>	<u>362,218</u>	<u>376,966</u>	<u>392,498</u>
<u>Parks</u>	<u>183,462</u>	<u>201,428</u>	<u>211,431</u>	<u>220,787</u>	<u>231,232</u>	<u>242,277</u>
<u>Law Enforcement</u>	<u>1,144,686</u>	<u>1,138,610</u>	<u>1,172,768</u>	<u>1,207,951</u>	<u>1,244,190</u>	<u>1,281,516</u>
<u>Transfers</u>	<u>366,610</u>	<u>642,610</u>	<u>482,748</u>	<u>310,981</u>	<u>314,310</u>	<u>317,739</u>
<u>TOTAL OPERATING EXPENDITURE</u>	<u>4,055,521</u>	<u>4,331,357</u>	<u>4,288,722</u>	<u>4,257,880</u>	<u>4,416,728</u>	<u>4,585,482</u>

Source: City of Crystal River, Adopted Budget FY 2011, Adopted September 27, 2010

Table 3. City of Crystal River 5 -Year Projection of Operating Expenses in Dollars

	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
<i>(year)</i>	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
-	-	-	-	-	-	-

	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
-	-	-	-	-	-	-
<u>Council & Attorney Fees</u>	<u>362,523</u>	<u>400,776</u>	<u>480,321</u>	<u>493,099</u>	<u>507,556</u>	<u>522,440</u>
<u>City Administration</u>	<u>399,504</u>	<u>471,018</u>	<u>537,912</u>	<u>509,683</u>	<u>533,584</u>	<u>561,969</u>
<u>Finance Department</u>	<u>336,618</u>	<u>291,476</u>	<u>321,891</u>	<u>331,772</u>	<u>345,394</u>	<u>361,428</u>
<u>Planning Department</u>	<u>689,659</u>	<u>648,534</u>	<u>706,898</u>	<u>730,403</u>	<u>761,264</u>	<u>797,018</u>
<u>Fire Department</u>	<u>307,659</u>	<u>308,736</u>	<u>330,688</u>	<u>335,928</u>	<u>343,045</u>	<u>351,289</u>
<u>Public Works Admin.</u>	<u>736,331</u>	<u>756,625</u>	<u>942,198</u>	<u>964,958</u>	<u>1,014,944</u>	<u>1,074,732</u>
<u>Facility and Vehicle Maint.</u>	<u>229,268</u>	<u>235,825</u>	<u>222,617</u>	<u>229,296</u>	<u>236,174</u>	<u>243,260</u>
<u>Roads and Streets</u>	<u>236,200</u>	<u>240,400</u>	<u>248,400</u>	<u>255,852</u>	<u>263,528</u>	<u>271,433</u>
<u>Parks</u>	<u>231,152</u>	<u>240,989</u>	<u>386,321</u>	<u>396,441</u>	<u>406,864</u>	<u>417,600</u>
<u>Community Services</u>	<u>99,599</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Marketing</u>	<u>105,336</u>	<u>8,700</u>	<u>18,700</u>	<u>19,261</u>	<u>19,839</u>	<u>20,434</u>
<u>Non-Departmental</u>	<u>51,187</u>	<u>35,025</u>	<u>45,025</u>	<u>46,376</u>	<u>47,767</u>	<u>49,200</u>
<u>Law Enforcement</u>	<u>992,706</u>	<u>1,025,380</u>	<u>1,063,974</u>	<u>1,095,893</u>	<u>1,128,770</u>	<u>1,162,633</u>
<u>Transfers</u>	<u>350,000</u>	<u>363,064</u>	<u>1,025,137</u>	<u>1,288,000</u>	<u>1,137,000</u>	<u>499,000</u>
<u>TOTAL OPERATING EXPENDITURE</u>	<u>5,127,742</u>	<u>5,026,548</u>	<u>6,330,082</u>	<u>6,996,962</u>	<u>6,745,729</u>	<u>6,332,436</u>

Source: City of Crystal River, Adopted Budget Fiscal Year 2022, Adopted September 15, 2021

DELETE TABLE 4.5 IN ITS ENTIRETY

Table 4. 5-Year Projection of Municipal Tax Base

<u>(FY)</u>	<u>2009-2010</u>	<u>2010-2011</u>	<u>2011-2012</u>	<u>2012-2013</u>	<u>2013-2014</u>	<u>2014-2015</u>
<i>(Year)</i>	<i>0</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>
-	-	-	-	-	-	-
<u>Ad Valorem Tax</u>	<u>\$1,726,607</u>	<u>\$1,773,244</u>	<u>\$1,819,882</u>	<u>\$1,866,519</u>	<u>\$1,913,157</u>	<u>\$1,959,794</u>
<u>Millage Rate (mils)</u>	<u>3.8000</u>	<u>3.8000</u>	<u>3.8000</u>	<u>3.8000</u>	<u>3.8000</u>	<u>3.8000</u>
<u>Assessment Ratio</u>	<u>0.7463</u>	<u>0.7463</u>	<u>0.7463</u>	<u>0.7463</u>	<u>0.7463</u>	<u>0.7463</u>
<u>Projected Total Value of Tax Base</u>	<u>\$632,356,498</u>	<u>\$649,437,088</u>	<u>\$666,517,678</u>	<u>\$683,598,269</u>	<u>\$700,678,859</u>	<u>\$717,759,449</u>

Source: City of Crystal River, Adopted Budget FY 2011, Adopted September 27, 2010

5-Year Schedule of Capital Improvements

The City of Crystal River funds public facilities through a combination of general fund revenue and dedicated funding sources. Projects listed in Years 1 to 3 of the 5-Year schedule utilize only dedicated funds that are available and under City control, while projects in later years may utilize planned funds where are anticipated to become “committed” as the schedule advances on an annual basis.

Annually, the City's budget process coordinates the need to achieve financial feasibility through an updated 5-Year Schedule of Improvements, development of a capital budget, and all other fiscal practices that have proven effective at the local level. Within the structure of the city's general fund and enterprise revenues, there are a number of revenue categories dedicated to funding only capital improvements. Such revenue source can easily be seen to be the inputs to the capital budgeting process that result in output of projects programmed as part of a **financially feasible funded** 5-year schedule of capital improvements. Briefly, these revenue sources would include but are not limited to any of the following:

- General fund transfers including available cash, budgeted revenue, funds for parks and equipment;
- Impact fees;
- The water and sewer user and expansion fees designated for utility capital facilities that add capacity to those systems;
- Outside agency cooperative funding;
- The Capital Improvement Fund is derived from 1/3 state revenue sharing and the local option gas tax as limited to infrastructure;
- Interest income and miscellaneous revenue.

The 5-year Schedule of Capital Improvements contains a complete list of capital improvements projects. Scheduled improvements are necessary to maintain level of service standards over the planning period, while satisfying the goals, objectives and policies of the comprehensive plan. The schedule covers construction, extension, and increase of capacity for capital facilities over 5-year capital improvements planning increment. As part of that schedule, facility cost, revenue sources, location and any phasing of future facilities will be addressed.

~~Under state statute, two courses of action are available to modify the capital improvements schedule. The annual update proceeds as a comprehensive plan text amendment that modifies the 5-year capital improvement schedule or specifically changing any listed improvement is eliminated, deferred or delayed. However, minor changes regarding costs, revenue sources or acceptance of the facilities pursuant to dedication may be accomplished by ordinance, provided a copy of the executed ordinance is furnished to the Department of Community Affairs.~~

~~Mentioned briefly in the previous section, a key concept underlying the schedule of capital improvements is financial feasibility. The five (5) Year Schedule of Capital Improvements must be financially feasible, as defined by Section 163.3164(32) of the Florida Statutes. This means that "sufficient revenues are currently available or will be available from committed funding sources for the first three (3) years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements."~~

~~Generally, this reduces to an understanding that revenues from appropriate sources will balance expenditures over the planning period.~~

Committed funding sources include ad valorem taxes, bonds, state and federal funds, tax revenue, impact fees, and developer contributions subject to an executed and enforceable agreement. Planned funding sources are those in which the local government has only contingent rights to utilize the revenue source, such as a grant, a proposed bond, or other potential source of funding that requires a referendum. ~~Per 163.3177(3) (a) 5 Florida Statutes, the CIE must identify other existing revenue sources that will be used if the referendum or other action does not secure a planned bond. Per 163.3177(3) (a) 4. Florida Statutes, the 5-Year Schedule must identify any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the City has no fiscal responsibility. Projects necessary to ensure than any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. The schedule must include transportation improvements included in the Hernando/Citrus Metropolitan Planning Organization's (MPO) Long Range Transportation Plan adopted pursuant to s. 339.175(7) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the MPO's Transportation Improvement Program adopted pursuant to s. 339.175(8).~~

Revenue and expenditure totals utilized in the 5-Year Schedule are identical to those found in the City's adopted budget. Revenues exceed expenditures in the current year as well as each forecast year, meaning that adequate funding resources should exist to support programmed improvements. These same figures confirm that the City's 5-Year Schedule of Capital Improvements presents a ~~financially feasible~~ funded program of capital improvements for the 5-year planning period. ~~By so doing, the city demonstrates financial feasibility in its program of capital improvements plan through 2015.~~

5-Year Schedule of Capital Improvements

Resources	FY-10 Adopted	FY-11 Proposed	FY-12 Proposed	FY-13 Proposed	FY-14 Proposed	FY-15 Proposed
Local Option Gas Tax	\$ 180,000	\$ 194,266	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
State Shared Revenue	\$ 50,000	\$ 55,090	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Interest Earnings	\$ 80,000	\$ 29,000	\$ 30,000	\$ 31,000	\$ 32,000	\$ 33,000
Transfer from GF Cash	\$ 1,000,000	-	-	-	-	-
Transfer from GF Budget	\$ 262,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Transfer from GF for Parks	-	\$ 338,000	\$ 175,000	-	-	-
Transfer from Equip Replmnt	\$ 22,000	\$ 22,000	-	-	-	-
Transfer from Equip/Repl Reserv/Fire	-	\$ 100,000	-	-	-	-
Transportation Impact Fee	\$ 600,000	-	-	\$ 5,000	\$ 5,000	\$ 5,000
SWFWMD Cooperative Funding	\$ 100,000	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
FDOT Funding	\$ 400,000	-	-	-	-	-
CRA Contribution (Sidewalks)	-	\$ 40,000	\$ 40,000	-	-	-
	\$ 2,694,000	\$ 978,000	\$ 775,000	\$ 566,000	\$ 567,000	\$ 568,000
Requirements						
<i>— Infrastructure</i>						
Cutler Spur Road Improvements	\$ 2,200,000	-	-	-	-	-
Street Resurfacing	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Sidewalks—New Installation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Sidewalk—Repair	\$ 25,000	-	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
NW 6 th St.	-	-	-	-	-	-
— Stormwater Treatment	-	\$ 200,000	-	-	-	-
— Road Improvements	-	\$ 75,000	-	-	-	-
— Sidewalks (CRA Contrib.)	-	\$ 40,000	-	-	-	-
	\$ 2,375,000	\$ 465,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
<i>— Stormwater/Water Quality</i>						
Culvert Replacement/Rehab	\$ 150,000	\$ 175,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Stormwater Treatment	\$ 100,000	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Resolve local drainage issues	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
SE 2 nd Ave.	-	-	-	-	-	-
Fern Drive	-	-	-	-	-	-
NE 4 th St.	-	-	-	-	-	-
	\$ 350,000	\$ 275,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000

	FY 2010 Adopted	FY 2011 Adopted	FY 2012 Adopted	FY 2013 Adopted	FY 2014 Adopted	FY 2015 Adopted
<i>—Parks/Facilities/Equipment</i>						
Hunter Springs Park Master Plan	-	\$ 35,000	-	-	-	-
Water Feature	-	\$ 175,000	\$ 175,000	-	-	-
Kings Bay Park:	-	-	-	-	-	-
— Gazebo	-	\$ 40,000	-	-	-	-
— Restroom	-	\$ 70,000	-	-	-	-
— NW 3 rd St. Repl. Railing	-	\$ 18,000	-	-	-	-
— Copeland Park Reroof	\$ 10,000	-	-	-	-	-
— Copeland Park Improvements	-	-	-	-	-	-
Legrone Park						
— Tennis court resurfacing	\$ 10,000	-	-	-	-	-
— Basketball court resurface	-	\$ 10,000	-	-	-	-
Computer Replacement	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Software for Community Dev.	-	\$ 27,975	-	-	-	-
A/C PW & Chambers	\$ 20,000	-	-	-	-	-
Vehicle Replacement	\$ 22,000	-	-	-	-	-
— (1 Parks Dept.)	-	\$ 22,000	-	-	-	-
— (1 Fire Dept.)	-	\$ 100,000	-	-	-	-
	\$ 68,000	\$ 503,975	\$ 181,000	\$ 6,000	\$ 6,000	\$ 6,000
	\$ 2,793,000	\$ 1,243,975	\$ 706,000	\$ 531,000	\$ 525,000	-
Difference	\$ (99,000)	\$ (265,619)	\$ 69,000	\$ 35,000	\$ 42,000	\$ 568,000
Fund balance (2009 actual)						
— \$869,778	\$770,778	\$505,159	\$574,000	\$609,159	\$651,159	\$1,219,159

City of Crystal River FY 2011 5-Year Capital Improvement Program – Water & Sewer Fund

Resources	FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Non-Designated						
Earnings on Investments	\$ 100,000	\$ 100,000	\$ 101,000	\$ 102,010	\$ 103,030	\$ 104,060
Transfer from Water /Sewer Operating Fund	\$ 597,381	\$ 490,592	\$ 794,069	\$ 827,755	\$ 862,304	\$ 862,304
Transfer from GF Renewal/Replacement	-	\$ 22,000	-	-	-	-
Assessments	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Developer Agreement	-	-	-	-	\$ 200,000	-
— Total Non-Designated Revenue	\$ 717,381	\$ 632,592	\$ 1,349,973	\$ 949,765	\$ 1,185,334	\$ 2,135,099
Projects						
Non-Designated	FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Alternative Effluent Disposal Project	-	-	-	\$ 2,000,000	-	-
Cutler Spur Force Main	\$ 250,000	-	-	-	-	\$ 0
Inflow Infiltration Basin 29	\$ 820,000	-	-	\$ 250,000	-	\$ 0
Life Station Upgrades	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
LS 19 Upgrade	-	-	-	\$ 460,000	-	-
Line Renewal/Repl.	-	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Line Renewal/Repl. Woodland Estates	-	-	\$ 250,000	-	-	-
Line Renewal/Repl. Bunts Point	\$ 70,000	\$ 160,000	-	-	-	-
Line Renewal/Repl. US 19/44	-	\$ 100,000	-	-	-	-
Hwy 19 – South Service Relocates	-	-	-	-	\$ 200,000	-
Reroof NE 5 th Water Plant	\$ 20,000	\$ 20,000	-	-	-	-
Replace 1 effluent pump	\$ 20,000	-	-	-	-	-
WWTP Aeration Tank #2 Mixing Motor	\$ 33,000	-	-	-	-	-
Telemetry for Lift Stations	\$ 28,000	\$ 22,000	-	-	-	-
Mower Replacement	-	\$ 7,500	-	-	-	-
Jockey Pump & Motor	-	\$ 60,000	-	-	-	-
Payment of SRF Loan	-	\$ 175,492	-	-	-	-
Replacement truck for meter reader	-	\$ 22,000	-	-	-	-
Total Non-Designated Projects	\$ 1,341,000	\$ 666,992	\$ 500,000	\$ 2,960,000	\$ 450,000	\$ 250,000
Projected over (under) revenues	\$ (623,619)	\$ (34,400)	\$ 849,973	\$ (2,010,235)	\$ 735,334	\$ 1,885,099
Non-Designated Fund Balance — \$3,776,497	\$ 3,152,878	\$ 3,118,478	\$ 3,968,451	\$ 1,958,216	\$ 2,693,550	\$ 4,578,649

Designated		FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Expansion Fees	Water	-	\$ 10,000	\$ 10,000	-	-	\$ 0
	Sewer	-	\$ 1,200,000	\$ 1,200,000	-	-	\$ 0
Special Assessments		-	-	-	\$ 200,000	-	-
Total Restricted		-	\$ 1,210,000	\$ 1,210,000	\$ 200,000	-	-
Designated Projects							
12" Line Extension -- Turkey Oak		-	-	-	-	\$ 200,000	-
Parallel Force Main (City Portion)		-	-	-	\$ 650,000	-	-
Well #4 (Methodist Well) Plt Dsg		-	-	-	-	\$ 300,000	-
Total Designated Projects	Total	-	-	-	\$ 650,000	\$ 500,000	-
Projected over (under) revenues		-	\$ 1,210,000	\$ 1,210,000	\$ (450,000)	\$ (500,000)	-
Designated Fund Balance	\$1,480,912	\$ 1,480,912	\$ 2,690,912	\$ 3,900,912	\$ 3,450,912	\$ 2,950,912	\$ 2,950,912

Source: City of Crystal River. Prepared 3/26/2010; Revised 5/12/2010; Revised 6/30/2010

Table 4 - 5-Year Schedule of Capital Improvements (General Fund)

INSERT UPDATED TABLE BELOW

	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025
	Adopted	Activity 2/28/2021	Projected	Proposed	Proposed	Proposed	Proposed
RESOURCES / REVENUES							
Local Option Gas Tax	\$ 194,902	\$ 69,372	\$ 179,924	\$ 207,192	\$ 209,264	\$ 211,357	\$ 213,470
State Shared Revenue	\$ 44,174	\$ 14,760	\$ 44,282	\$ 41,987	\$ 42,407	\$ 42,831	\$ 43,259
Interest Earnings	\$ 1,000	\$ 1,985	\$ 4,510	\$ 3,000	\$ 1,000	\$ 1,000	\$ 1,000
Legislative Funding for City Hall Rebuild	\$ -						
State Appropriation - Linear Park	\$ -						
FDLE Grant - Chamber Streaming Equipment		\$ 40,038	\$ 40,038				
SWFMD - HSP Agreement 50/50	\$ 100,000		\$ 77,435				
Yeoman's Park Contest - Bark for your Park				\$ 15,000			
Koos FEMA Reimbursement	\$ 160,000		\$ 160,000				
Koos Reimb Agreement	\$ 255,000		\$ 255,000				
FWS - Boat Ramp Relocation							
Transfer from GF Operating	\$ 300,000	\$ 125,000	\$ 300,000	\$ 700,000	\$ 600,000	\$ 500,000	\$ 400,000
Transfer from Kings Bay Paddlecraft Program	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	\$ 1,055,076	\$ 251,155	\$ 1,061,190	\$ 1,017,179	\$ 902,671	\$ 805,187	\$ 707,729
Transfers from R&R Cash for Capital Purchases:							
Transfer from Fire for R&R Reserves	\$ 60,000		\$ 113,600	\$ -	\$ 575,000	\$ 450,000	
Transfer from PW for R&R Reserves	\$ 186,000		\$ 172,454	\$ 184,500	\$ 289,000	\$ 187,000	\$ 99,000
Transfer from GF-Parking Meter Revenue Excess	\$ -				\$ -	\$ -	\$ -
	\$ 246,000	\$ -	\$ 286,054	\$ 184,500	\$ 864,000	\$ 637,000	\$ 99,000
Other Revenue Sources							
CIC - Citrus Information Cooperative	\$ -			\$ -			
FMIT Safety Grant	\$ -						
Property Appraiser (GIS fund)	\$ -						
Grant - Pumpboat Replacement				\$ 106,500			
	\$ -	\$ -	\$ -	\$ 106,500	\$ -	\$ -	\$ -
Carryforward Funding	\$ 634,924			\$ 10,000	\$ -	\$ -	\$ -
Total Resources	\$ 1,936,000	\$ 251,155	\$ 1,347,244	\$ 1,318,179	\$ 1,766,671	\$ 1,442,187	\$ 806,729
REQUIREMENTS / EXPENDITURES							
<i>City Hall Equipment /City Owned Building Projects</i>							
City Hall Rebuild #17-11	\$ -						
Computer Replacements	\$ 7,000	\$ 578	\$ 7,000	\$ 7,000			
Chamber Streaming Equipment	\$ -	\$ 40,477	\$ 40,445	\$ -			
Mausoleum Granite Repair	\$ -	\$ -	\$ -	\$ 150,000			
Mausoleum Roof Replacement	\$ 15,000	\$ -	\$ 15,000	\$ -			

	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025
	<u>Adopted</u>	<u>Activity 2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
Noise Meters	\$ 2,000	\$ -	\$ 2,000	\$ -			
Parking Lots/Driveways Repaving - #17-13	\$ 10,000		\$ 10,000	\$ 10,000	\$ 12,000	\$ 13,500	\$ 14,000
Pumpboat Motor (repairs)	\$ 5,000			\$ 5,000			
Train Depot Windows	\$ 5,000	\$ -	\$ -	\$ 7,500			
Water Barricades	\$ 5,000		\$ -	\$ 5,000			
Water Tower Treatment/Paint				\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
Waterfronts Building Repl/Marina Services	0						
	\$ 49,000	\$ 41,055	\$ 74,445	\$ 219,500	\$ 47,000	\$ 48,500	\$ 49,000
<u>Parks' Improvement Projects:</u>							
Copeland Park - seal/stripe BB & parkinglot pave - #19-07	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Copeland Park - chain link fence replace	\$ -	\$ 23,480	\$ 23,480				
Copeland Park - General Improvments	\$ -			\$ 30,000	\$ 10,000	\$ 10,000	\$ 10,000
Copleland Park - Water Drinking Fountain #21-19			\$ 7,000	\$ -			
	\$ 7,000	\$ 23,480	\$ 30,480	\$ 30,000	\$ 10,000	\$ 10,000	\$ 20,000
Hunter Springs Park Buoy Replacement	\$ -		\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
KBP -Master Plan/ Repl FY2025	\$ 30,000		\$ 30,000				
KBP -Kiosk Plexiglass replacement panels				\$ 2,000			
KBP - General Improvements				\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	\$ 30,000	\$ -	\$ 30,000	\$ 62,000	\$ 60,000	\$ 60,000	\$ 60,000
Legrone Park - signage	\$ -		\$ -	\$ 10,000			
Legrone Park - YMCA Building	\$ -		20,000	\$ -	\$ -	\$ -	\$ -
Legrone Park - resurface Racketball Court	\$ -			\$ 20,000			\$ 20,000
Legrone Park - Shade Canopy - #17-16	\$ 10,500		\$ 17,500	\$ -			
Legrone Park - seal & strip BB & Parking - #17-16	\$ 7,000		\$ -			\$ 10,000	
Legrone Park - resurface Tennis Courts - #21-04	\$ 30,000		\$ 25,000				\$ 30,000
	\$ 47,500	\$ -	\$ 62,500	\$ 30,000	\$ -	\$ 10,000	\$ 50,000
Cutler Spur Dog Park/Yeoman's Pet Park - #19-14	\$ -			\$ 20,000			
Splash Pad/Linear Park - #16-08 / #21-09	\$ 155,000	\$ 24	\$ 155,000	\$ 25,000			
Parks - Miscellaneous	\$ 35,000	\$ -	\$ 35,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Boat Ramp Relocation	\$ -						
Connection to County Trail System	\$ -						
Crosstown Trail Connection to Plantation	\$ -						
Lighting - Path/KBD to 3rd (solar lighting) #18-05	0			6,000	6000	6000	6000
	\$ 190,000	\$ 24	\$ 190,000	\$ 71,000	\$ 26,000	\$ 26,000	\$ 26,000
<u>Public Works Equipment Purchases</u>							
Blower for Ventrac (attachments edger)				\$ 9,000			

	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025
	<u>Adopted</u>	<u>Activity 2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
Excavator - mini (50/50 split W&S)				\$ 27,500			
Lift - large 4 post for trolley, dump truck				\$ -	\$ 35,000		
Shop Gate Realign & Auto Opener	\$ 20,000	\$ 9,245					
Shop Material Bins	\$ -			\$ 3,000			
Storage Units - 40' Conex boxes	\$ 6,000	\$ 6,000	\$ 6,000	\$ 8,000			
Street Sweeper for Stormwater Cleanup (Riverwalk)	\$ -			\$ -		\$ 130,000	
Trailer - Enclosed for Equipment (7' x 16')	\$ 7,000						
	\$ 33,000	\$ 15,245	\$ 6,000	\$ 47,500	\$ 35,000	\$ 130,000	\$ -
<u>Road and Street Projects</u>							
Sidewalks - New Installation	\$ 25,000		\$ 22,448	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Sidewalk - Repair #MAINT	\$ 10,000		\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Street Resurfacing - annual projects	\$ 175,000		\$ 150,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Parking Lots & Driveways - repave			\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Street Striping and Marking	\$ 100,000		\$ 75,000	\$ -	\$ 35,000	\$ 35,000	\$ 35,000
Bridge Foundation Repairs/DOT Inspection #16-09	\$ 275,000		\$ 275,000	\$ -			
US 44 New Traffic Signal - #21-17			\$ -	\$ 50,000			
	\$ 585,000	\$ -	\$ 542,448	\$ 295,000	\$ 280,000	\$ 280,000	\$ 280,000
<u>Signage Projects</u>							
Welcome Signs - Freshen up 3 locations - #2015P	\$ 6,000	\$ -	\$ 6,000	\$ 5,000	\$ -	\$ 5,000	\$ -
Street Signs Replacement Plan	\$ 15,000	\$ -	\$ 10,000	\$ 7,500	\$ 5,000	\$ 5,000	\$ 5,000
Wayfinding Signage	\$ 2,500		\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Noise Ordinance Enforcement Signage	\$ 10,000	\$ -	\$ 5,000	\$ -	\$ -	\$ 5,000	\$ -
	\$ 33,500	\$ -	\$ 23,500	\$ 15,000	\$ 7,500	\$ 17,500	\$ 7,500
<u>Stormwater/Water Quality</u>							
Stormwater Impr - Culverts, Drainage, Treatment	\$ 200,000	\$ 5,382	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Stormwater Feasibility Study	\$ -						
Paradise Pt. Stormwater = #19-01	\$ 50,000		\$ 50,000	\$ -			
HSP DRA Improvements - #18-12	\$ -	\$ 117,682	\$ 154,870	\$ -			
	\$ 250,000	\$ 123,064	\$ 254,870	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Guard Rails - new & repl old #17-06	\$ 50,000		\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Hurricane Hermine - Koos House	\$ 415,000		\$ 415,000	\$ -			
	\$ 465,000	\$ -	\$ 440,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000

	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025
	<u>Adopted</u>	<u>Activity 2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
Vehicle/Equipment Replacement Purchases:							
Fire Dept. - Utility Fire Truck	\$ 45,000	\$ -	\$ 45,600		\$ 575,000	\$ 450,000	
Fire Dept - Utility Fire Boat			\$ 68,000				
Fire Dept - replace Roof on station & Paint	\$ 15,000	\$ -	\$ 15,000	\$ -			
PW Vehicles - Service Truck w/Air Compressor	\$ 35,000		\$ 37,100				
PW Vehicle - Bucket Truck	\$ 90,000		\$ 79,326				
PW Vehicle - F150 Trucks	\$ 50,000		\$ 45,653	\$ -	\$ 56,000	\$ -	\$ 60,000
PW Equip - Mower/Zero Turn	\$ 11,000	\$ 10,375	\$ 10,375	\$ 11,000	\$ 12,000	\$ 12,000	\$ 13,000
PW Shop - replace Roof	\$ -						
PW Equip - Backhoe Replacement (50/50 split W&S)				\$ -	\$ 45,000		
PW Equip - Bobcat							
PW Equip - Side by Side for Riverwalk & Town Square				\$ -		\$ 12,000	
PW Equip - Case Tractor & Bushhog						\$ 45,000	
PW Vehicle - Dump Truck Replacement				\$ -	\$ -	\$ 130,000	
PW Equip - Side Mower to replace 2013 Kubota				\$ -	\$ 176,000		
PW Equip - Grapple Truck							
PW Vehicles - Vacuum Truck Replacement (75/25% split W&S)				\$ 110,000			
PW - Administration Car							\$ 26,000
Code Enforcement Truck Replacement				\$ 28,000			
Pumpboat				\$ 142,000			
	\$ 246,000	\$ 10,375	\$ 301,054	\$ 291,000	\$ 864,000	\$ 649,000	\$ 99,000
R&R - Future PW Shop Building Rebuild (several yrs)				\$ -	\$ -	\$ -	\$ -
Community Projects - to be determined				\$ 400,000	\$ 300,000	\$ 200,000	\$ 100,000
Total Requirements	\$ 1,936,000	\$ 213,243	\$ 1,955,297	\$ 1,586,000	\$ 1,754,500	\$ 1,556,000	\$ 816,500
Difference	\$ -	\$ 37,912	\$ (608,053)	\$ (267,821)	\$ 12,171	\$ (113,813)	\$ (9,771)
Fund Balance (9-30-20) Estm	\$ 1,301,333	\$ 1,339,244	\$ 693,279	\$ 425,458	\$ 437,629	\$ 323,817	\$ 314,046

Water & Sewer Fund	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
	<u>Adopted</u>	<u>2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
<u>Resources /REVENUES - Non-Designated</u>								
Earnings on Investments	\$ 6,754	\$ 1,478	\$ 12,914	\$ 2,000	\$ 2,020	\$ 2,040	\$ 2,061	\$ 2,081
Transfer from W&S Operating Fund	\$ 525,313	\$ 208,333	\$ 525,313	\$ 500,000	\$ 512,500	\$ 525,313	\$ 538,445	\$ 551,906
Transfers from Renewal/Replacement	\$ 30,000				\$ -	\$ -	\$ -	\$ -
Assessments	\$ 35,000	\$ 47,751	\$ 105,800	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
SWMD - Reclaimed Water #1243A								
Grant - Grit Removal			\$ 84,519					
DEP Master Plan			\$ 139,500	\$ -				
Carryforward Funding	\$937,500			\$ -				
Total Non-Designated Revenue	\$ 1,534,567	\$ 257,562	\$ 868,046	\$ 552,000	\$ 544,520	\$ 557,353	\$ 570,506	\$ 583,988
	FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
	<u>Adopted</u>	<u>2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
<u>Projects/ EXPENDITURES - Non-Designated</u>								
Truck Replacements	\$ 115,000	\$ 38,344	\$ 97,652	\$ 28,000				
Sewer Cleaner/ Camera System	\$ -							
Pole Barn Pump/Generator	\$ 250,000		\$ 250,000	\$ -				
Omni-Site Communication Equipment	\$ -		\$ -	\$ 16,000				
Vacuum Truck Repl			\$ -	\$ 318,000				
Ground Penetrating Radar Unit			\$ -	\$ 15,000				
Spray Pump Motor Rebuild			\$ -	\$ 20,000				
Mower Replacement			\$ -	\$ 12,000				
Manhole Infiltration/Repairs	\$ 75,000		\$ 75,000	\$ 75,000				
Relocate 5th St. Generator	\$ -							
Bmap Consulting	\$ 2,500		\$ 2,500	\$ 2,500				
Utility Easements	\$ -							
Backflow Preventer Program- #1343H	\$ 3,000		\$ 3,000	\$ -				
Water Tower - paint/logo	\$ 15,000		\$ 15,000	\$ -				
Rate & Expansion Fee Study			\$ -	\$ 50,000				
Hwy 19 FDOT Engineering - #1343B	\$ 35,000	\$ 3,739	\$ 310,469	\$ -				
Hwy 19 Widening Utility Relocation #1343B	\$ -							
<u>Wastewater Treatment Plant Projects:</u>								
Grit removal from aeration tanks	\$ 150,000		\$ 84,519	\$ -				
Steel Digester Replacement	\$ -							
WWTP Capital Repairs	\$ -		\$ -	\$ 30,000				

	FY2021 Adopted	FY2021 2/28/2021	FY2021 Projected	FY2022 Proposed	FY2023 Proposed	FY2024 Proposed	FY2025 Proposed	FY2026 Proposed
Wastewater Gravity Collection Projects:								
Inflow & Infiltration	\$ 150,000	\$ 110,127	\$ 150,000	\$ 150,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
AirVac Projects:								
Raise Breathers for Flood Protection	\$ -		\$ -	\$ 20,000				
Spare pit valves and controllers	\$ -		\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Spare vacuum pump & motor and sewage pump	\$ -							
Vacuum Leak Detection Lights	\$ 80,000		\$ 80,000	\$ -				
Wastewater Lift Stations/Forcemain Projects:								
Lift Station - Rehab	\$ -		\$ 150,000	\$ 300,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
	\$ -							
LS Rehab - Pipe & Pumps Only (No panel)	\$ 75,000							
Woodland Lift Stations	\$ 75,000							
Paradise Pt Forcemain Re-Route & LS #15, 16 & 32	\$ 200,000		\$ 244,100	\$ -				
Landscaping around Lift Stations	\$ 7,500							
Backup Generators (4)	\$ -		\$ -	\$ -				
Water Tower Generator to LS #29	\$ -							
Spray Field/Reclaim Projects:								
Spare Parts Allowance	\$ -				\$ 75,000			
Water Plant Projects:								
	\$ -							
Ground Storage Tank Coating #2015G	\$ 75,000		\$ 59,316	\$ -				
Jockey Pump Replacement #2015G	\$ 30,000		\$ -	\$ 75,000				
Well#2-WP-#2015F	\$ 40,000		\$ -	\$ 130,000				
	\$ -							
Water Distribution Projects:								
Insertion Valves for System Isolation	\$ -							
Leak Detection & Repair #17-18	\$ 50,000		\$ -	\$ 25,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Valves Replacement	\$ -				\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Line Renewal/Repl. - Woodland Est - #1343C	\$ -							
Line Repl. - various sites to mitigate water loss	\$ 50,000		\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Sewer Master Plan	\$ 150,000		\$ 139,500	\$ -				
Water Line Repl - NE 5th St	\$ -							
12" Watermain Loop on NW 6th Avenue	\$ -				\$ 125,000			
Pelican Bay WW Pkg Plant			\$ 377,590	\$ -				

	FY2021 Adopted	FY2021 2/28/2021	FY2021 Projected	FY2022 Proposed	FY2023 Proposed	FY2024 Proposed	FY2025 Proposed	FY2026 Proposed
Total Non-Designated Projects	\$ 1,628,000	\$ 152,210	\$ 2,038,646	\$ 1,336,500	\$ 695,000	\$ 495,000	\$ 495,000	\$ 495,000
Projected over (under) revenues	\$ (93,433)	\$ 105,352	\$ (1,170,600)	\$ (784,500)	\$ (150,480)	\$ 62,353	\$ 75,506	\$ 88,988
Non-Desig Avail \$ (9-30-20) Estn	\$ 583,595	\$ 490,162	\$ 688,947	\$ (1,371,505)	\$ (1,521,985)	\$ (1,459,632)	\$ (1,384,126)	\$ (1,295,138)
	FY2021 Adopted	FY2021 2/28/2021	FY2021 Projected	FY2022 Proposed	FY2023 Proposed	FY2024 Proposed	FY2025 Proposed	FY2026 Proposed
<u>Resources / REVENUES - Designated</u>								
Expansion Fees - Water	\$ -	\$ 3,720	\$ 10,480	\$ 5,240				
Expansion Fees - Sewer	\$ 1,000,000	\$ 20,594	\$ 17,125	\$ 500,000				
Interest -Expansion Agreements		\$ 432	\$ 922	\$ -				
	\$ -							
FEMA Grant - Lift Station Upgrades	\$ -	\$ -						
FEMA Grant - Bypass Pumps		\$ 1,591,240	\$ 1,591,240	\$ -				
SRF Water Project /Meter Repl- #18-09	\$ 2,750,000		\$ 2,500,000					
SRF Waste Treatment Upgrades								
<u>Indian Waters Phase 1 - #17-01</u>								
FL Dept Env Protection	\$ 900,000		\$ 845,000	\$ -				
Assessments	\$ 790,000		\$ 422,500	\$ -				
<u>Indian Waters Phase 2 - #17-19</u>								
FL Dept Env Protection	\$1,900,000		\$ -	\$ 2,250,000				
SW FL Management	\$975,000		\$ -	\$ 1,125,000				
Assessments	\$975,000		\$ -	\$ 1,125,000				
<u>South Sewer Project - #19-09</u>								
FL DEP & SW FL Management	\$3,633,000		\$ 375,000	\$ 3,257,813				
Assessments	\$1,210,000		\$ 125,000	\$ 1,085,938				
Carryforward Funding	\$6,207,617			\$ 8,243,400	\$ -	\$ -	\$ -	\$ -
Total Designated Revenue	\$ 20,340,617	\$ 1,615,986	\$ 5,887,267	\$ 17,592,390	\$ -	\$ -	\$ -	\$ -
<u>Projects/ EXPENDITURES - Designated</u>								
SRF Water Project /Meter Repl- #18-09	\$ 4,406,000		\$ 4,054,813	\$ -				
Lift Station upgrades/ Back up pumps & generator	\$ -		\$ -	\$ -	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
FEMA HMGP Bypass Pumps		\$ 2,121,353	\$ 2,121,353	\$ -				
SRF Waste Treatment Plant Upgrades	\$ 3,200,000		0	\$ 2,936,268				
Replace Digester Tank								
Demo blower buildings/blower mods								
Grit Removal Aeration/Anoxic/Headworks								
Return Activated Sludge Flow Meters								

		FY2021	FY2021	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026
		<u>Adopted</u>	<u>2/28/2021</u>	<u>Projected</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>	<u>Proposed</u>
Replace Headworks - Screens & Grit Chamber									
Aeration Mixer Upgrades									
Motor Control Center Replacement							\$ 250,000	\$ 250,000	\$ -
Mobile Dewatering Electrical Connection									
SCADA for WWTP									
Indian Waters Phase #1 - #17-01/#17-19		\$ 1,690,000	\$ 66,751	\$ 1,690,000	\$ -				
Indian Waters Phase #2 - #17-01/#17-19		\$ 3,900,000	\$ 27	\$ -	\$ 4,500,000				
South Sewer Expansion - #19-09		\$ 4,843,400	\$ 18,367	\$ 500,000	\$ 4,343,750				
United Methodist County Connections		\$ 100,000		\$ 100,000	\$ -				
Total Designated Projects		\$ 18,139,400	\$ 2,206,499	\$ 8,466,166	\$ 11,780,018	\$ 100,000	\$ 350,000	\$ 350,000	\$ 100,000
Projected over (under) revenues		\$ 2,201,217	\$ (590,513)	\$ (2,578,899)	\$ 5,812,372	\$ (100,000)	\$ (350,000)	\$ (350,000)	\$ (100,000)
Desig Avail \$ (9-30-20) Estm	\$ 1,750,786	\$ 3,952,003	\$ 1,160,273	\$ (828,113)	\$ 4,984,259	\$ 4,884,259	\$ 4,534,259	\$ 4,184,259	\$ 4,084,259
TOTALS Undesg & Desig	\$ 2,334,381	\$ 4,442,165	\$ 1,849,221	\$ (1,415,118)	\$ 3,612,754	\$ 3,362,274	\$ 3,074,627	\$ 2,800,133	\$ 2,789,121
Rollforward Funding - Non-Designated:									
Pole Barn Pump/Generator									
Paradise Pt Stormwater									
Water Plant Projects									
Lift Station Rehabs									
Line Replacement									
	\$ -						\$ 8,243,400		

Source: City of Crystal River Capital Improvements Program – Fiscal Years 2020/2021 – 2025/2026

Policies and Practices

The capital improvements listed in the 5-Year Schedule of Capital Improvements are derived from the City of Crystal River Capital Improvement Program ~~for FY 2011-2015~~ for the proposed fiscal year, which complements overall past practice of the municipal budgeting process including preparation of a capital budget. The location of each of these improvements is in response to either an existing deficiency or to expected development patterns. The timing of improvements hinges on expectations of when development will occur. Time frames given by existing, but not yet completed projects, was taken into account.

Effective capital improvements planning require that criteria be established to guide the provision of new public facilities. Decisions about how best to enhance existing facilities through repair, expansion, replacement or development of new facilities also requires a policy framework to ensure the best use of limited funds. Increasing demand or LOS deficiency are a frequent cause of the need to expand the scope of public facilities. However, capital improvements are long-term investments that often require communities to consider anticipated need or desired service many years into the future. For the City of Crystal River, any of the following reasons should be considered sufficient to take action related to the development of public facilities:

- When demand adversely impacts level of service performance—impacting public health, welfare, and safety—capital facilities shall be considered ready for expansion.
- Public facilities should be expanded to add LOS capacity as a necessary condition of growth and physical development patterns, especially for new development, as prescribed by the Comprehensive Plan.
- Public facilities should be expanded as whenever needed to achieve the Goals, Objectives, and Policies of the Comprehensive Plan.
- Expansion of public facilities should occur in a way that best serves the long-term financial interest of the City and given a level of priority for funding.
- The City shall accept private funding of capital improvements serving new development, pursuant to City Council approved development agreements executed with owner/developers agreeing to accept proportional cost for new improvements.
- Alternatives to development of new public facilities such as facility expansion or participation in joint facilities shall be considered during the capital improvements planning process to allow identification of the best solution in the public interest.

CONCLUSION

~~While the long range and indirect benefits of municipal capital improvements planning are numerous, the primary motivator to engage this area under Florida's system of growth management is to adequately plan for public facilities. Responding to public facilities needs ensures that LOS service will be maintained and the impact of new growth will be controlled throughout the planning period. To this end, the CIE's fiscal assessment demonstrates that the City has adopted a financially feasible 5-Year Schedule of Capital Improvements. Financial feasibility is based on the outcome of analysis which shows revenues are set to exceed expenditures over the course of the 5-Year Schedule, and it means sufficient revenues have been identified to fund all projects listed in the schedule. Data and analysis contained in this element functions broadly to advance the Goals, Objective and Policies of the Capital Improvements Element as well as the comprehensive plan as a whole.~~

Capital Improvements Element Goals, Objectives, and Policies

DRAFT

ORD. NO. 11-O-06 - SEPTEMBER 12, 2011

ORD. NO. 22-O-XX – <IN PROGRESS>

**Capital Improvements Element
Goals, Objectives, and Policies**

GOAL 1: Public facilities will be provided in a manner that promotes long-range, orderly and efficient development that responds to present and future needs identified in individual comprehensive plan elements and coordinates land use decisions with the adopted 5-year Schedule of Capital Improvements.

OBJECTIVE 1.1: Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn-out or obsolete facilities, consistent with the other Elements of the Comprehensive Plan and in the Five Year Schedule of Improvements.

POLICIES:

- A). Crystal River will develop a 5-Year Schedule of Capital Improvements as a part of the annual budget development process and perform annual update for each succeeding year.
- B). Projects contained in the 5-Year Schedule of Capital Improvements will not conflict with the Elements of the Crystal River Comprehensive Plan.
- C). All projects will have identified funding to minimize an individual projects cumulative, potential budget impact.
- D). A capital improvements budget will be adopted annually that reflects the priorities of the 5-Year Capital Improvements Schedule.
- E). Capital improvements programming through the 5-Year Schedule shall function to eliminate public hazards where identified.
- F). Projects necessary to ensure than any adopted Level of Service (LOS) standards are achieved and maintained for the 5-year period will be identified as either funded or unfunded and given a level of priority for funding.

OBJECTIVE 1.2: Capital Improvements in the Coastal High Hazard Areas will be limited to improvements necessary to implement the goal, objectives, and policies of the **Conservation Coastal Management** Element.

POLICIES:

- A). The City shall expend funds to maintain LOS for existing public facilities and services within the Coastal High Hazard Area, expanding such capital improvements only in cases where such action is necessary to protect the public health, welfare and safety and in a manner consistent with the Future Land Use Map.

OBJECTIVE 1.3: The City will either provide or require the provision of the required public facilities through coordination with the 5-year **Schedule of Capital I**mprovements when needed for new development or redevelopment.

POLICIES:

- A). The fiscal policies of the city and its budgeting process will be consistent with the Policies of the Capital Improvements Element and other Elements of the City of Crystal River Comprehensive Plan and shall support desired physical development patterns adopted in the Future Land Use Map.
- B). By performing annual update of the 5-Year Schedule of Capital Improvements, Crystal River will identify funds for elimination of existing capacity deficits, replace or renew existing capital facilities, and ensure ~~adequate resources are dedicated to support LOS by maintaining a financially feasible comprehensive plan the availability of public facilities and that the adequacy of those facilities meet established acceptable LOS.~~
- C). Crystal River will use the 5-Year Schedule as a means to budget funds to accommodate the LOS demands of new development and redevelopment.
- ~~D). To achieve “financial feasibility” of the comprehensive plan pursuant to statutory definition of that term, the City of Crystal River shall not utilize “planned funds,” such as grants not subject to the City’s control through an executed grant agreement, during Years 1 to 3 in the 5-Year Schedule of Capital Improvements but may list “planned funds” for projects in Years 4 and 5.~~
- E.D.)** The City of Crystal River shall follow applicable Florida statues and acceptable financial practices related to the issuance and repayment of public debt.
- FE.)** The City of Crystal River shall follow applicable Florida Statues and acceptable financial practices related to the issuance and repayment of debt related to special assessments, tax increment finances, or revenue bonds.
- G.F.)** The City shall use the annual update of the Capital Improvements Element to plan for elimination of capacity deficits, while minimizing local budget impact when implementing solutions to public facility development needs.

OBJECTIVE 1.4: New development will bear a proportionate cost of any facility improvements necessitated to maintain adopted LOS standards.

POLICIES:

- A). New development will be assessed impact fees to provide funding ~~if needed~~ to maintain facilities at the adopted LOS standards.
- B). Privately funded capital improvement projects, including those for which the local government has no fiscal responsibility, ~~shall guaranteed by an enforceable~~ may be considered through a development agreement or development order ~~so as to demonstrate financial feasibility such that the necessary facilities and services will be in place and available at the time of issuance of certificate of occupancy.~~ The City 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 5-Year Schedule of Capital Improvements, a plan amendment to delete the capital improvement from the Schedule shall be required.

- C). When planned funding sources require referenda to be made available, then an alternative committed funding source shall for project development be identified in the event that voter approval is not obtained.

OBJECTIVE 1.5: Development orders will ~~not be issued unless the~~ be reviewed to determine if required public facilities ~~will be provided with~~ have capacity sufficient to meet adopted LOS standards.

POLICIES:

- A). The acceptable level of service for public facilities under the jurisdiction of the City of Crystal River is as follows:

Local Streets	- Peak Hour LOS € D
Collector Roads	- Peak Hour LOS € D
Arterial Roads	- Peak Hour LOS € D
Park Land	- 1 acres/1000 population
Baseball/Softball Fields	- 1per/6000 population
Basketball Courts	- 1 per/5000 population
Community Center	- 1 per/7000 population
Multi-Purpose Field	- 1 per/5000 population
Swimming Pool	- 1 per/8000 population
Tennis Courts	- 1 per/2000 population
Bicycle Facilities	- 1 mile per/5000 population
Hiking Trails	- 1 mile per/7000 population
Sanitary Sewer	- 151 gallons per capita/per day (exclusive of the inflow/infiltration rate average <u>and peak flow</u>)
Potable Water	- 128 gallons per capita/per day water consumption rate.
Sanitation Service	- 5 2.5 lbs. per capita/day solid waste generation rate.

Stormwater Management – The Stormwater Management level of service will be for the design storm: 25 year frequency; 24 hour duration; rainfall intensity curve zone 8, DOT drainage manual. All new development shall meet the standards of Chapter ~~62-25~~ 62-330, F.A.C. ~~and Chapter 40 D-4~~, SWFWMD rules. Water quality, peak discharge, and rate of post-development runoff shall not exceed pre-development conditions. For properties which do not discharge into Kings Bay or Crystal River, either directly or via tributary or manmade structure, the volume of post-development runoff shall not exceed pre-development volume.

- B). Facilities that serve development permitted before the adoption of this plan will either be provided by the City or the City will require the provision of the required public facilities prior to the issuance of a further development order(s).
- C). The City will not issue a development order unless the public facilities ~~listed in Policy A for sanitary sewer, solid waste, drainage, and potable water~~ will be available at the adopted Level of Service standard ~~concurrent with the impact of the development pursuant to Chapter 163, Part III, F.S. and Chapter 163, Part II, F.S. and Chapter 9J-5, F.A.C when needed to provide service to development.~~
- D.) Through preparation of an annual update to the Capital Improvements Element, the City shall work to ~~eliminate public hazards correct existing public facility deficiencies, which are necessary to implement the comprehensive plan.~~

OBJECTIVE 1.6: The City will ensure that public facilities and services are available when needed to serve the development, or as otherwise specified in individual comprehensive plan elements.

POLICIES:

- A). Before new development is permitted, an assessment of the availability of services will be conducted in order to ensure that reservations have been made for previously permitted development.
- B). The City of Crystal River will review applications for development and a development approval will be issued only if the proposed development does not lower the level of service for the designated public facilities and services below the adopted level of service in this plan for sanitary sewer, solid waste, drainage, and potable water.
- C). The City’s land development code may include provisions to allow projects to be approved where such projects are determined to have a de minimis impact, ~~only if all of the following conditions are met:~~
 - 1. ~~The development proposal is for an increase in density or intensity of less than or equal to twice the density or intensity of the existing development, or for~~

~~the development of a vacant parcel of land, at a residential density of less than four dwelling units per acre or, for nonresidential uses, at an intensity of less than 0.1 floor area ratio. Isolated vacant lots in predominantly built-out residential areas where construction of a single family house would be the most suitable use, may be developed for single family residential under the de minimis exception even if smaller than one-quarter acre in size.~~

~~2. The transportation impact of the proposed development alone does not exceed 0.1 percent of the maximum service volume at the adopted level of service standard for the peak hour of the affected transportation facility.~~

~~3. The cumulative total transportation impact from the de minimis exemptions does not exceed three percent of the maximum service volume at the adopted level of service standard of the affected transportation facility if the facility does not meet the minimum level of service standard.~~

- ~~D). The City shall develop and implement a methodology to monitor and track approved de minimis impacts on the roadway network within its jurisdiction. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted Level of Service of the affected transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual Capital Improvements Element update.~~

OBJECTIVE 1.7: The City hereby adopts all outside local government and external agency plans necessary to maintain and provide for Level of Service.

POLICIES:

A). The City hereby adopts by reference the Citrus County School District's Five-Year District Facilities (2021-2022) Work Program (2010-1011), as adopted in 2010 to meet anticipated school capacity and student demands projected by the County and municipalities based on the adopted Level of Service standards to ensure the availability of satisfactory classrooms for the projected student enrollment for public schools K-12 programs.

B). The City hereby adopts by reference the Hernando/Citrus MPO 2040 LRTP, and the Florida Department of Transportation's 5-Year Work Program (2011-2015 2022-2026), as adopted on July 1st, 2010, to meet anticipated demand through improvement of state transportation facilities within the jurisdiction. ~~Two projects affecting Crystal River are:~~

- ~~i) Bike path/trail on US 19 from NW 19th Street to W. State Park Street, and~~
- ~~ii) Add lanes and reconstruct US 19 from W Jump Court to W Ft. Island Trail.~~

C). ~~Should the Southwest Florida Water Management District (SWFWMD) at a future date adopt a water supply plan, then the City will adopt that Plan by reference as part of its next annual update of the CIE. The City hereby adopts by reference the Southwest~~

Florida Water Management District (SWFWMD) 2020 Regional Water Supply Plan (RWSP) – Northern Planning Region, that provides an assessment of projected water demands and potential source of water to meet demands for the period from 2020 through 2040.

- D). The City hereby adopts by reference the City of Crystal River – Community Redevelopment Plan (CR-CRP), as adopted on December 1, 1988 to effectively coordinate the City’s program of redevelopment with the comprehensive plan.

DRAFT

REMOVE DUPLICATE LOCATION OF
TABLE FOR 5-YEAR CAPITAL
IMPROVEMENT PROGRAM

EXHIBIT A

FY 2011—2015 Capital Improvement Program

General Fund

Water/Sewer Fund

City of Crystal River FY 2011 5 Year Capital Improvement Program—General

Resources	FY 10 Adopted	FY 11 Proposed	FY 12 Proposed	FY 13 Proposed	FY 14 Proposed	FY 15 Proposed
Local Option Gas Tax	\$ 180,000	\$ 194,266	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000
State Shared Revenue	\$ 50,000	\$ 55,090	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Interest Earnings	\$ 80,000	\$ 29,000	\$ 30,000	\$ 31,000	\$ 32,000	\$ 33,000
Transfer from GF Cash	\$ 1,000,000	-	-	-	-	-
Transfer from GF Budget	\$ 262,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
Transfer from GF for Parks	-	\$ 338,000	\$ 175,000	-	-	-
Transfer from Equip Replmnt	\$ 22,000	\$ 22,000	-	-	-	-
Transfer from Equip/Repl Reserv/Fire	-	\$ 100,000	-	-	-	-
Transportation Impact Fee	\$ 600,000	-	-	\$ 5,000	\$ 5,000	\$ 5,000
SWFWMD Cooperative Funding	\$ 100,000	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
FDOT Funding	\$ 400,000	-	-	-	-	-
CRA Contribution (Sidewalks)	-	\$ 40,000	\$ 40,000			
	\$ 2,694,000	\$ 978,000	\$ 775,000	\$ 566,000	\$ 567,000	\$ 568,000
Requirements						
<i>Infrastructure</i>						
Cutler Spur Road Improvements	\$ 2,200,000	-	-	-	-	-
Street Resurfacing	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Sidewalks—New Installation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Sidewalk—Repair	\$ 25,000	-	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
NW 6 th St.	-	-	-	-	-	-
—Stormwater Treatment	-	\$ 200,000	-	-	-	-
—Road Improvements	-	\$ 75,000	-	-	-	-
—Sidewalks (CRA Contrib.)	-	\$ 40,000	-	-	-	-
	\$ 2,375,000	\$ 465,000	\$ 175,000	\$ 175,000	\$ 175,000	\$ 175,000
<i>Stormwater/Water Quality</i>						
Culvert Replacement/Rehab	\$ 150,000	\$ 175,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Stormwater Treatment	\$ 100,000	-	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Resolve local drainage issues	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
SE 2 nd Ave.	-	-	-	-	-	-

City of Crystal River

Fern Drive	-	-	-	-	-	-
NE 4th St.	-	-	-	-	-	-
	\$ 350,000	\$ 275,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
	FY 2010 Adopted	FY 2011 Adopted	FY 2012 Adopted	FY 2013 Adopted	FY 2014 Adopted	FY 2015 Adopted
<i>Parks/Facilities/Equipment</i>						
Hunter Springs Park Master Plan	-	\$ 35,000	-	-	-	-
Water Feature	-	\$ 175,000	\$ 175,000	-	-	-
Kings Bay Park:	-	-	-	-	-	-
—Gazebo	-	\$ 40,000	-	-	-	-
—Restroom	-	\$ 70,000	-	-	-	-
—NW 3rd St. Repl. Railing	-	\$ 18,000	-	-	-	-
—Copeland Park Reroof	\$ 10,000	-	-	-	-	-
—Copeland Park Improvements	-	-	-	-	-	-
Legrone Park						
—Tennis court resurfacing	\$ 10,000	-	-	-	-	-
—Basketball court resurface	-	\$ 10,000	-	-	-	-
Computer Replacement	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
Software for Community Dev.	-	\$ 27,975	-	-	-	-
A/C PW & Chambers	\$ 20,000	-	-	-	-	-
Vehicle Replacement	\$ 22,000	-	-	-	-	-
—(1 Parks Dept.)	-	\$ 22,000	-	-	-	-
—(1 Fire Dept.)	-	\$ 100,000	-	-	-	-
	\$ 68,000	\$ 503,975	\$ 181,000	\$ 6,000	\$ 6,000	\$ 6,000
	\$ 2,793,000	\$ 1,243,975	\$ 706,000	\$ 531,000	525,000	-
Difference	\$ (99,000)	\$ (265,619)	\$ 69,000	\$ 35,000	\$ 42,000	\$ 568,000
Fund balance (2009-actual)	\$770,778	\$505,159	\$574,000	\$609,159	\$651,159	\$1,219,159
\$869,778						

Prepared 3/26/2010; ~~Revised 5/12/2010;~~ ~~Revised 6/30/2010~~ ~~Revised 9/12/2011~~

City of Crystal River

City of Crystal River FY 2011 5-Year Capital Improvement Program—Water & Sewer Fund

Resources	FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Non-Designated						
Earnings on Investments	\$ 100,000	\$ 100,000	\$ 101,000	\$ 102,010	\$ 103,030	\$ 104,060
Transfer from Water/Sewer Operating Fund	\$ 597,381	\$ 490,592	\$ 794,069	\$ 827,755	\$ 862,304	\$ 862,304
Transfer from GF Renewal/Replacement	-	\$ 22,000	-	-	-	-
Assessments	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Developer Agreement	-	-	-	-	\$ 200,000	-
Total Non-Designated Revenue	\$ 717,381	\$ 632,592	\$ 1,349,973	\$ 949,765	\$ 1,185,334	\$ 2,135,099
Projects	FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Non-Designated						
Alternative Effluent Disposal Project	-	-	-	\$ 2,000,000	-	-
Cutler Spur Force Main	\$ 250,000	-	-	-	-	\$ 0
Inflow Infiltration Basin 29	\$ 820,000	-	-	\$ 250,000	-	\$ 0
Life Station Upgrades	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
LS 19 Upgrade	-	-	-	\$ 460,000	-	-
Line Renewal/Repl.	-	-	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Line Renewal/Repl. Woodland Estates	-	-	\$ 250,000	-	-	-
Line Renewal/Repl. Bunts Point	\$ 70,000	\$ 160,000	-	-	-	-
Line Renewal/Repl. US 19/44	-	\$ 100,000	-	-	-	-
Hwy 19—South Service Relocates	-	-	-	-	\$ 200,000	-
Reroof NE 5 th Water Plant	\$ 20,000	\$ 20,000	-	-	-	-
Replace 1 effluent pump	\$ 20,000	-	-	-	-	-
WWTP Aeration Tank #2 Mixing Motor	\$ 33,000	-	-	-	-	-
Telemetry for Lift Stations	\$ 28,000	\$ 22,000	-	-	-	-
Mower Replacement	-	\$ 7,500	-	-	-	-
Joekey Pump & Motor	-	\$ 60,000	-	-	-	-
Payment of SRF Loan	-	\$ 175,492	-	-	-	-
Replacement truck for meter reader	-	\$ 22,000	-	-	-	-
Total Non-Designated Projects	\$ 1,341,000	\$ 666,992	\$ 500,000	\$ 2,960,000	\$ 450,000	\$ 250,000
Projected over (under) revenues	\$ (623,619)	\$ (34,400)	\$ 849,973	\$ (2,010,235)	\$ 735,334	\$ 1,885,099
Non-Designated Fund Balance \$3,776,497	\$ 3,152,878	\$ 3,118,478	\$ 3,968,451	\$ 1,958,216	\$ 2,693,550	\$ 4,578,649

Designated		FY 10 Adopted	FY 11 Proposed	FY 12 Estimated	FY 13 Estimated	FY 14 Estimated	FY 15 Estimated
Expansion Fees	Water	-	\$ 10,000	\$ 10,000	-	-	\$ 0
	Sewer	-	\$ 1,200,000	\$ 1,200,000	-	-	\$ 0
Special Assessments		-	-	-	\$ 200,000	-	-
Total Restricted		-	\$ 1,210,000	\$ 1,210,000	\$ 200,000	-	-
Designated Projects							
12" Line Extension—Turkey Oak		-	-	-	-	\$ 200,000	-
Parallel Force Main (City Portion)		-	-	-	\$ 650,000	-	-
Well #4 (Methodist Well) Ph Dsg		-	-	-	-	\$ 300,000	-
Total Designated Projects	Total	-	-	-	\$ 650,000	\$ 500,000	-
Projected over (under) revenues		-	\$ 1,210,000	\$ 1,210,000	\$ (450,000)	\$ (500,000)	-
Designated Fund Balance	\$1,480,912	\$ 1,480,912	\$ 2,690,912	\$ 3,900,912	\$ 3,450,912	\$ 2,950,912	\$ 2,950,912



CITY OF CRYSTAL RIVER PLANNING COMMISSION

STAFF REPORT

Planning and Development Services Department

MEETING DATE:	February 3, 2022
Project No. JCPTA-0003/Permit No. PZ22-0009 - City of Crystal River Planning and Development Services Department – Comprehensive Plan Amendment	
Ordinance No. 22-O-04 – An Amendment to the Crystal River Comprehensive Plan by removing the Public School Facilities Element, pursuant to Chapter 163, Florida Statutes.	
PROJECT	Jenette Collins, AICP
MANAGER:	Urban Planner, Planning and Development Services Department

PURPOSE AND INTENT: The purpose of this amendment is to remove the optional *Public School Facilities Element* (attached Exhibit “A”) from the Comprehensive Plan. This element was adopted pursuant to former legislation which required local governments to adopt a Public School Facilities Element to address school concurrency which has since been removed from statutory requirements.

STAFF ANALYSIS: The amendment follows discussion with the Citrus County School District, and that the County amended its Comprehensive Plan in 2019 to remove its Public School Facilities Element. Simultaneous to this application, the City has coordinated with the School District to prepare a new Interlocal Agreement as required pursuant to Section 163.31777 *Public schools interlocal agreement* of Florida Statutes, which jointly establishes the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated.

SUMMARY OF AGENCY COMMENTS: As this application proposes an amendment to remove the *Public School Facilities Element* of the Crystal River Comprehensive Plan, Florida Statutes, Section 163.3184 (4) (b), states that the amendment is subject to State review and is required to be transmitted to reviewing agencies for comment.

PUBLIC COMMENTS: In an email dated January 11, 2022, the school board’s representative had no objection to this amendment. No additional public comments have been received as of this writing.

PROPOSED FINDINGS OF FACT:

1. The request is to remove the optional *Public School Facilities Element* of the Crystal River Comprehensive Plan.
2. The proposed amendment is consistent with Florida Statutes, Section 163.3177 *Required and optional elements of comprehensive plan; studies and surveys*.

PLANNING COUNCIL RECOMMENDATION – Recommendation

- Comprehensive Plan Amendment – Public School Facilities Element (removal)

CITY COUNCIL ACTION – Transmittal

- Comprehensive Plan Amendment – Public School Facilities Element (removal)

From: [Dixon, Chuck](#)
To: [Jenette Collins](#)
Cc: [Bishop, Jonny](#); [Wes Bradshaw](#); [Willette, Lori](#)
Subject: RE: School Concurrency
Date: Tuesday, January 11, 2022 8:35:13 AM
Attachments: [image001.png](#)
[image003.png](#)
[Draft 1 Schools Interlocal Agreement On Intergovernmental Coordination with Crystal River.docx](#)

Thank you for bringing this to our attention.

Since the School Board agreed to these terms with the County, I agree that the element should be removed from the City Comprehensive Plan and that the same provisions of the County Interlocal Agreement are appropriate for a new interlocal agreement between the City of Crystal River and the School Board.

The draft looks good to go.

Please have the City Council approve it and send it to me for School Board adoption when completed.

Chuck Dixon, AICP
Director of Planning and Growth Management
Citrus County Schools

(352) 746-3960 or
(352) 726-1931 extension 6319

http://www.citrus.k12.fl.us/departments/planning_and_growth_management

From: Jenette Collins <jcollins@crystalriverfl.org>
Sent: Monday, January 10, 2022 4:55 PM
To: Dixon, Chuck <dixonc@citruschools.org>
Cc: kfrink@crystalriverfl.org; Robert Batsel <rbatsel@ocalalaw.com>; Jack Dumas <jdumas@crystalriverfl.org>; Brian Herrmann <BHerrmann@crystalriverfl.org>
Subject: RE: School Concurrency

CAUTION: This E-mail originated outside of Citrus County Schools. **DO NOT** click links or open attachments unless you confirm the incoming address, and are expecting an attachment/link from the sender.

Good Afternoon Chuck:

Thank you for meeting with Brian and me this morning. This follows our discussion that it is the City's intent to remove the optional Public School Facilities Element from its Comprehensive Plan as was done by the County. We would like reassurance that the School District has no objection and likewise, that it is amenable to entering into an public schools interlocal agreement as required by S. 163.31777 consistent with what was adopted between the School District and the County.

I have taken the County's version of the interlocal agreement and adapted it for the City by essentially replacing "County" with "Crystal River".

Your comments are kindly appreciated. Let me know if you have any questions.

Sincerely,

Jenette Collins, AICP
Urban Planner

Planning & Community Development Services

City of Crystal River

123 NW Highway 19

Crystal River, Florida 34428

Direct: 352-795-4216 x 340

jcollins@crystalriverfl.org

Link to Crystal River Land Development Code [Mini TOC: APPENDIX A - LAND DEVELOPMENT CODE](#) | [Code of Ordinances](#) | [Crystal River, FL](#) | [Municode Library](#)

The City of Crystal River is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under Chapter 119 and are thus subject to public records disclosure. All email messages sent and received are captured by our server and retained as public records. This footnote also confirms that this email message has been swept for the presence of computer viruses, and illegal or questionable content. This system is a private system and is monitored for electronic tampering. Violators will be prosecuted to the fullest extent of the law. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not the intended recipient, please delete this email.

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Under Florida law, e-mail addresses, and all forms of communications, including e-mail communications, made or received in connection with the transaction of School Board business are public records, which must be retained as required by law and must be disclosed upon receipt of a public records request, except as may be excluded by federal or state laws. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone.



City of Crystal River

Department of Planning & Community Development
123 Northwest Highway 19
Crystal River, FL 34432
Telephone: (352) 795-4216
Facsimile: (352) 795-6351
development@crystalriverfl.org

APPLICATION FOR COMPREHENSIVE PLAN TEXT AMENDMENT

PZ 22-0009

JCPTA-0003

AltKey: N/A Parcel #: City Wide

Name of Petitioner(s): CITY OF CRYSTAL RIVER, DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES (Contact Person: Jenette Collins, AICP, Urban Planner)

Address of Petitioner(s): 123 North West Highway 19

City Crystal River State Florida Zip Code 34428

Phone # (352) 795-4216, EXT. 340 Fax # _____ Cell # _____

Email Address: jcollins@crystalriverfl.org

State the Comprehensive Plan Element you request to amend: by deleting the optional Public School Facilities Element

Explain the reason for the proposed amendment: This is an amendment to the Comprehensive Plan pursuant to Section 163.3184, Florida Statutes to remove the optional Public School Facilities Element. Instead, the City will enter into a Public Schools Interlocal Agreement (S. 163.31777, F.S.), which jointly establishes the specific ways in which the plans and processes of the district school board and the City are to be coordinated.

Give evidence of consistency of the Proposed Amendment with the Comprehensive Plan: Amendment made pursuant to Section 163, Florida Statutes

Attachments:

- Standard Application Form.
- Copy of the proposed text change.
- Copy of the proposed ordinance in strike-through and underline form.
- Attach as many additional pages as necessary.

Janette Collins
Signature

Urban Planner for City of Crystal River
Title

(352) 795-4216, Ext 340
Phone Number

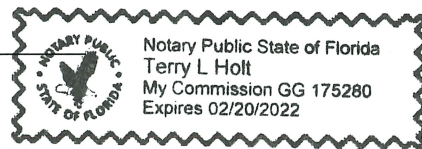
123 NW Hwy 19, Crystal River, FL 34428
City, State, Zip Code

State of Florida

County of Citrus

The foregoing instrument was acknowledged before me by () physical presence or () remote audio-visual means this 11th, day of January, 20 22, by Janette Collins, who is personally known to me or has produced personally known as identification and who did/did not take an oath.

Terry L Holt
Notary Public



Commission No.: GG 175280

Commission Expires: 02/20/2022

ORDINANCE NO. 22-O-04

AN ORDINANCE OF THE CITY OF CRYSTAL RIVER, FLORIDA, AMENDING THE CITY OF CRYSTAL RIVER COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163, FLORIDA STATUTES, BY REMOVING THE PUBLIC SCHOOLS FACILITIES ELEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION AND SCRIVENER'S ERRORS; PROVIDING FOR MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Crystal River, Florida recognizes the need to plan for orderly growth and development; and

WHEREAS, the City of Crystal River adopted the City of Crystal River Comprehensive Plan (the "Comprehensive Plan"), by Ordinance 11-O-06 on September 12, 2011, and subsequent amendments thereto:

WHEREAS, Section 163.3177, Florida Statutes, provides that elements of the Comprehensive Plan shall be based on relevant and appropriate data; and

WHEREAS, Section 163.3191 (evaluation and appraisal of comprehensive plan), Florida Statutes requires local governments to comprehensively evaluate and, as necessary, update comprehensive plans to reflect changes in local conditions.

WHEREAS, the City has reviewed the proposed amendment to the City's Comprehensive Plan, and said proposed amendment was reviewed by the City's Local Planning Agency at a duly advertised meeting on <DATE>, and submitted staff report, which determined such application to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council has agreed with the recommendations of the Local Planning Agency that the proposed amendment complies with the requirements of Chapter 163, Florida Statutes, Part II, and that the proposed amendment is consistent with the Comprehensive Plan within the City; and

WHEREAS, City Council held a public hearing for the transmittal of the proposed amendment on <DATE>; and

WHEREAS, the City has received and responded to the Objections, Recommendations, and Comments Report; and

WHEREAS, a second public hearing was held by the City Council for adoption of this Ordinance on <DATE>.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Crystal River, Florida that:

SECTION 1.

The City of Crystal River, Florida hereby adopts amendments to its current Comprehensive Plan in accordance with Chapter 163.3191, F.S., which amendments consist of the pages which are identified as follows, attached hereto and incorporated by reference:

EXHIBIT “A” – REMOVAL OF THE PUBLIC SCHOOLS FACILITIES ELEMENT

A copy of the Comprehensive Plan, as amended, is on file at City Hall in Crystal River, Florida.

SECTION 2.

The City Clerk is hereby directed that within ten (10) working days after initial public hearing, to transmit the amendments of the current Comprehensive Plan to the Department of Economic Opportunity as a PDF document through the online portal, and one copy in any format to the Tampa Bay Regional Planning Council; Southwest Florida Water Management District; Department of Environmental Protection; Department of State; Department of Transportation; Citrus County Board of County Commissioners; and to any other unit of local government who has filed a written request for a copy, within ten (10) working days after adoption, in accordance with Florida Statutes and the Florida Administrative Code.

SECTION 3.

That all ordinances or parts of ordinances in conflict are and the same are hereby repealed.

SECTION 4.

That should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or work is declared by any court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

SECTION 5.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged pursuant to Section 163.3184(5), Florida Statutes, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on these amendments may be issued or commence before it has become effective.

SECTION 6.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

UPON MOTION DULY MADE AND CARRIED, the foregoing ordinance was approved and adopted in a regular meeting of the City Council, this ____ day of _____, 20____.

ATTESTED:

CITY OF CRYSTAL RIVER

Mia Fink
City Clerk

Joe Meek
Mayor

**APPROVED FOR CORRECTNESS
AND FORM**

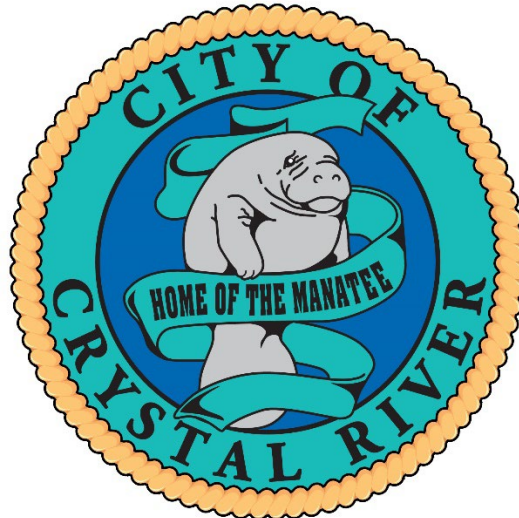
Robert W. Batsel, Jr. Esquire
CITY ATTORNEY

EXHIBIT “A”

DRAFT TO REMOVE

Eliminates the optional
Public Schools Facilities Element in
its entirety

**PUBLIC SCHOOL
FACILITIES
ELEMENT**



ORD. NO. 11-O-06 - September 12, 2011

ORD. NO. 22-O-XX REMOVED ELEMENT - <IN PROGRESS>

**Public School Facilities Element
Data and Analysis
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Public School Facilities Element –Data and Analysis

Introduction

Public schools are critical components to the future of our community. Because of the significance of the public school system and its impact on the future of Citrus County, coordinated school planning among the School District, the County, the City of Crystal River, and the City of Inverness will ensure that future public school capacity needs are achieved. The element is based on the specific data and analysis outlined in § 163.3177(12) (c) and Rule 9J-5.025 (3) (b) of the Florida Administrative Code.

Residential development is a primary factor associated with the growth of the public school system. Due to the relationship between residential growth and the public school system, the Public School Facilities Element (PSFE) focuses on coordinated planning among the School District, County, and local governments to accommodate future student growth needs in the school system. This element establishes public school system concurrency, including level of service standards and procedures for establishing a concurrency management system.

The City of Crystal River participates along with Citrus County, the City of Inverness, and the School District with implementing school concurrency.

Once implemented, school concurrency will ensure that the necessary public school facilities are in place or planned for concurrent with future residential development. This ensures adopted level of service standards are maintained.

Background

In 2005, the Florida Legislature amended §. 163.3180, F.S., and mandated the implementation of public school concurrency. The legislation requires that local government adopt a Public School Facilities Element (PSFE) as part of its Comprehensive Plan and amend its Capital Improvement Element and Intergovernmental Coordination Element. The PSFE must address school level of service; school utilization; school proximity and compatibility with residential development; availability of public infrastructure; co-location opportunities; and financial feasibility.

As mandated by Rule 9J-5-025 F.A.C., the PSFE must contain the following:

- Existing school facility deficiencies and school facilities required to meet future needs
- School level of service standards
- A financially feasible five-year schedule of school-related capital improvements that ensure adequate school capacity is available to maintain the adopted level of service
- Provisions to ensure that school facilities are located consistent with the existing and proposed residential areas they serve; that schools be used as community focal points, and that schools be co-located with other public facilities
- Maps depicting existing school sites, areas of anticipated future school sites, ancillary facilities, and School Service Area Boundaries (SSAB's)
- Goals, objectives, and policies for school planning and school concurrency

Definitions:

~~*Financial Feasibility:* means that sufficient revenues are currently available or will be available from committed funding sources for the first three years, or will be available from committed or planned funding sources for years four and five, of a five-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the Comprehensive Plan necessary to ensure that adopted level of service standards are achieved and maintained within the period covered by the five-year schedule of capital improvements. The requirement that level of service standards be achieved and maintained shall not apply if the proportionate share process set forth in F.S. 163.3180(12) and (16) is used.~~

~~Existing and Future Conditions~~

~~For school concurrency purposes, existing conditions relate not only to the number and location of public schools but also to the County's population and overall level of residential development activity. Because the County's land use and demographic characteristics relate to various components of the public school system, this section identifies past and projected County population figures, student enrollment data and the existing conditions of the Citrus County Public School System.~~

~~County and Municipal Related Data~~

~~A. — Past and Projected Population~~

~~The first set of data used to establish the level of growth in Citrus County is the population increase over time. For the time period of 1996-2006, demographic data was obtained from the Bureau of Economic and Business Research (BEBR). Table 16-1 details the population estimates for Citrus County, the City of Crystal River, and the City of Inverness during this ten-year period. Table 16-2 shows population projections for five-year time horizons in the County to the year 2030.~~

TABLE 16-1 POPULATION DATA 1995-2006											
-	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
County Population	107,889	109,984	112,319	114,898	118,085	120,354	123,080	125,738	129,101	132,635	136,749
Cities Population	-	-	-	-	-	-	-	-	-	-	-
Crystal River	4,153	4,301	4,324	4,375	3,485	3,497	3,503	3,593	3,685	3,813	3,737
Inverness	6,660	N/A*	N/A*	N/A*	6,789	6,789	6,878	6,878	7,105	7,295	7,295

*N/A – Not Available

Source: University of Florida, Bureau of Economic and Business Research, February 2006, Volume 39, Bulletin No. 144
 Prepared by: Citrus County Community Development Division, 2007

TABLE 16-2 POPULATION GROWTH 2005-2030					
	2005	2010	2015	2020	2030
County Population	132,635	144,800	156,700	168,500	190,400
Growth	3,534	12,165	11,900	11,800	21,900

Source: University of Florida, Bureau of Economic and Business Research, February 2006,
 Volume 39, Bulletin No. 144
 Prepared by: Citrus County Community Development Division, 2007

B. Permit Activity and Housing Counts

In Citrus County, the population increase has been accompanied by an increase in residential housing units. Table 16-3 shows the residential permit activity for 2003-2007 for the unincorporated portion of the County. The data shows a rapid increase with a sharp decline. Citrus County experienced record permitting activity from 2004 through 2005, as did much of the State of Florida. As the data illustrates, the permit activity slowed in late 2005 and continued through 2006. Staff expects that 2008 permit activity will continue at 2007 levels, with a possible slight increase.

Building Type	2003	2004	2005	2006	2007
Single Family	1,714	2,457	3,309	1,625	1,024
Mobile Home Setups	536	646	558	399	276
Totals	2,250	3,103	3,867	2,024	1,300

Prepared by: Citrus County Building Division, 2006

-	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Housing Unit—Totals ¹	53,949	54,869	56,072	57,278	58,987	60,161	61,170	62,362	63,678	66,180
R1 Single Family	38,420	39,303	40,316	41,267	42,663	43,691	44,539	45,614	46,821	49,065
R2 Duplex	357	334	338	335	341	340	344	343	349	372
R3 Triplex	72	70	70	71	72	72	69	68	68	69
R4 Quadplex	61	57	57	59	60	60	64	64	64	80
R5 Mobile/Manufactured Home	15,305	15,382	15,585	15,865	16,208	16,378	16,542	16,789	16,902	17,129
R6 Enclosed Mobile Home	208	210	211	217	225	229	232	120	121	124
55/+ Adult Communities ²	(474)	(487)	(505)	(536)	(582)	(609)	(620)	(636)	(647)	(659)

¹ Citrus County Property Appraiser (CCPA), 2006—residential housing counts from yearly certifiable tax rolls

² Numbers derived by CCPA based on 55+ communities in Citrus County registered with the Florida Commission on Human Relations, 2006

Prepared by: Citrus County Community Development Division, 2006

The data in Table 16-4 shows the housing counts for Citrus County from 1996-2005. These numbers were prepared based on the certified tax roll for each year, provided by the Citrus County Property Appraiser. The data shows a steady increase in the single family residential housing counts and the mobile/manufactured homes housing counts. The multi-family categories show modest rises. The multi-family housing in Citrus County remains limited.

Utilizing the Housing Unit Counts found in Table 16-4, an average growth rate of 2.30 percent was calculated based on the rate of change in the Housing Unit Counts. Using the average annual growth rate of 2.30 percent building permit data was projected over the five-year time horizon. Table 16-5 shows the projected building permit activity for 2008-2012. Table 16-3 includes the building permit activity for FY 2007. The County's Future Land Use Element directs development into the Central Ridge Area. This is where the majority of the projected students will be located.

**TABLE 16-5
PROJECTED NEW HOUSING UNITS**

Year	Projected New Housing Units
2008	1330
2009	1361
2010	1393
2011	1425
2012	1458

Prepared by: Citrus County Community Development Division, 2008

C. Student Generation Multiplier

The crucial component of the school concurrency process is projecting the number of students that will be generated by new residential development. In order to calculate the number of students associated with new residential development, a student generation multiplier was created. The student generation rate is based on the student enrollment and housing unit data.

DELETE TABLES 16-6 & 16-7

**TABLE 16-6
STUDENT ENROLLMENT**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
PK-12 total	13,802	14,110	14,487	14,528	14,743	15,088	15,123	15,249	15,415	15,609
Grades PK-5	6,739	6,787	6,869	6,820	6,863	6,855	6,828	6,693	6,767	6,861
Grades 6-8	3,286	3,421	3,485	3,535	3,576	3,625	3,622	3,680	3,772	3,814
Grades 9-12	3,677	3,748	3,851	3,897	4,016	4,237	4,313	4,472	4,446	4,513
Others	100	154	282	276	288	371	360	404	430	421

Prepared by: Citrus County School District, 2006

**TABLE 16-7
STUDENT ENROLLMENT/HOUSING UNIT**

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
PK-12:h-unit	0.256	0.257	0.259	0.254	0.250	0.250	0.248	0.245	0.242	0.236
PK-5:h-unit	0.125	0.124	0.123	0.119	0.116	0.114	0.112	0.107	0.106	0.104
6-8:h-unit	0.061	0.062	0.062	0.062	0.061	0.060	0.059	0.059	0.059	0.058
9-12:h-unit	0.068	0.068	0.069	0.068	0.068	0.070	0.071	0.072	0.070	0.068
Others:h-unit	0.002	0.003	0.005	0.005	0.005	0.006	0.006	0.007	0.007	0.006

Prepared by: Citrus County Community Development Division, 2006

~~Table 16-6 shows the student enrollment numbers for the last ten years. Table 16-7 details the student enrollment per housing unit. The data in Table 16-7 was generated using the Total Housing Units from Table 16-4 and the Total PK-12 Student Enrollment from Table 16-6. Student enrollment totals were divided by housing units to generate a rate. The rate was generated on a yearly basis for the last ten years. The ten years of Student Enrollment /Housing Units was averaged to determine the Student Generation Rate Multiplier. Table 16-8 represents the Student Generation Multiplier.~~

~~DELETE TABLE 16-8~~

**TABLE 16-8
STUDENT GENERATION MULTIPLIER**

District Total PK-12:h-unit	0.249
Grades P-K-5:h-unit	0.115
Grades 6-8:h-unit	0.06
Grades 9-12:h-unit	0.069
Others:h-unit	0.005

Prepared by: Citrus County Community Development Division, 2006

Public School System

~~As required by the State, the School District must implement a financially feasible Five Year Work Facilities Program for school capacity improvements to accommodate projected student growth. Those improvements budgeted and programmed for construction within the first three years of the program are considered committed projects for concurrency purposes. Within the current Five Year Work Program, the capacity to be added includes one elementary school.~~

~~As structured, the public school system consists of students, personnel, schools, and administrative facilities. Residential development impacts the students and school facilities because the increase in new student enrollment can place demands on school capacity and cause overcrowding of facilities. Therefore, an accurate inventory of both current and projected school capacity and student enrollment is crucial for school planning.~~

A. Enrollment and Capacity

~~The Citrus County School District provides the public school facilities necessary to educate its students. Recently enacted state mandated changes, such as early childhood education and smaller teacher/pupil ratios at each school, significantly impact the capacity needs of the School District.~~

~~Currently the School District operates 17 public schools and 5 additional institutions, which offer a range of specialized programs to the students of Citrus County. The School District operates ten elementary schools, four middle schools, and three high schools. Figures 16-1 through 16-3 show the locations of all the public schools. Table 16-9 illustrates the enrollment for the 2004/05 and 2005/06 school years and the projected enrollment until 2020/21. The capacity available at each public school is shown.~~

~~School capacity numbers are determined by the Florida Department of Education (FDOE) and are based on the Florida Inventory of School Houses (FISH) capacity analysis. As the basis for determining capacity at individual schools, the School District utilized FDOE's FISH capacity data.~~

DELETE TABLE

**TABLE 16-9
STUDENT ENROLLMENT/PROJECTED ENROLLMENT AND CAPACITY**

Facilities Name	Capacity	2004/05	2005/06	2010/11	2015/16	2020/21
Elementary Schools						
Citrus Springs Elementary	882	877	884	1,033	1,160	1,294
Crystal River Primary	767	652	731	764	838	935
Floral City Elementary	479	448	424	479	571	637
Forest Ridge Elementary	795	768	800	872	960	1,075
Hernando Elementary	710	655	717	784	872	975
Homosassa Elementary	412	329	366	393	437	477
Inverness Primary	766	766	775	823	912	1,015
Lecanto Primary	840	864	825	904	1,030	1,155
Pleasant Grove Elementary	721	747	719	767	879	975
Rock Crusher Elementary	717	755	752	804	904	1,015
Total Elementary	7,089	6,861	6,993	7,623	8,563	9,553
Middle Schools						
Citrus Springs Middle	867	895	903	839	899	995
Crystal River Middle	1,147	878	856	1,028	1,108	1,234
Inverness Middle	1,341	1,182	1,121	1,250	1,346	1,493
Lecanto Middle	860	859	800	777	837	935
Total Middle	4,215	3,814	3,680	3,894	4,190	4,657
High Schools						
Citrus High	1,712	1,558	1,598	1,668	1,855	2,070
Crystal River High	1,535	1,336	1,344	1,328	1,500	1,673
Lecanto High	1,796	1,619	1,738	1,522	1,766	1,971
Total High	5,002	4,678	5,101	4,518	5,121	5,714

Prepared by: Citrus County School District, 2007

B. Enrollment Projections

For a school concurrency system, enrollment and capacity for each school are critical components. Current enrollment and school capacity data provides a baseline used to develop a financially feasible level of service (LOS) standard.

According to state law, the School District is required to accurately project future student enrollment and school capacity. To determine future school capacity needs, the School District uses both short term and long term student enrollment projections. Student enrollment projections are based on data obtained from the following sources:

- School District of Citrus County
- University of Florida Bureau of Economic and Business Research (BEBR)

Student projections based on residential growth trends in the County provide a data driven profile of the short term and long term future conditions driving the demand for new public school facilities. The projected Full Time Enrollment Equivalent (FTE) student counts by grade are based on cohort survival history and historical population growth estimates compiled from BEBR. Table 16-10 below summarizes the Citrus County School District enrollment forecast.

DELETE TABLE

**TABLE 16-10
STUDENT ENROLLMENT FORECASTS
BY GRADE LEVEL**

	Actual 2000-01	Actual 2005-06	Projected 2010-11	Projected 2015-16	Projected 2020-21
PK	106	95	111	124	139
Grade K	1,004	1,136	1,174	1,359	1,534
Grade 1	1,055	1,120	1,230	1,385	1,554
Grade 2	1,075	1,104	1,168	1,375	1,554
Grade 3	1,139	1,119	1,209	1,419	1,594
Grade 4	1,230	1,117	1,278	1,386	1,554
Grade 5	1,157	1,168	1,324	1,384	1,554
Grade 6	1,283	1,143	1,287	1,406	1,574
Grade 7	1,284	1,281	1,294	1,375	1,554
Grade 8	1,155	1,328	1,268	1,377	1,554
Grade 9	1,736	1,471	1,410	1,609	1,813
Grade 10	1,047	1,250	1,195	1,346	1,514
Grade 11	875	1,022	1,064	1,162	1,315
Grade 12	812	914	1,003	1,000	1,116
Total	14,958	15,268	16,015	17,707	19,923

Prepared by: Citrus County School District, 2007

~~Table 16-11 shows the growth rate by grade level over the last five years. The figures are based on FTE data. The Department of Education’s FTE Forecast Data is attached as Table 16-13.~~

DELETE TABLE

**TABLE 16-11
STUDENT GROWTH RATE**

	2000/01	2005/06	Growth Rate
PreK	106	95	-10.38%
Grade K	1,004	1,136	13.15%
Grade 1	1,055	1,120	6.16%
Grade 2	1,075	1,104	2.70%
Grade 3	1,139	1,119	-1.76%
Grade 4	1,230	1,117	9.19%
Grade 5	1,157	1,168	0.95%
Grade 6	1,283	1,143	-10.91%
Grade 7	1,284	1,281	-0.23%
Grade 8	1,155	1,328	14.98%
Grade 9	1,736	1,471	25.31%
Grade 10	1,047	1,250	19.39%
Grade 11	875	1,022	16.80%
Grade 12	812	914	12.53%

Prepared by: Citrus County School district, 2007

~~Table 16-12 displays the projected student growth over the long term planning horizon. The projected growth rates for 2010/11 & 2015/16 are prepared by Citrus County School Board staff using models that look at Cohort Progression. The 2020/21 growth rate projections were done by Citrus County School District Planning staff using a more uniform growth model to adjust for immigration into the district over a longer timeframe.~~

DELETE TABLE

**TABLE 16-12
PROJECTED STUDENT GROWTH**

	2010/11	Growth Rate	2015/16	Growth Rate	2020/01	Growth Rate
PreK	111	16.84%	124	11.71%	139	12.10%
Grade K	1,174	3.35%	1,359	15.76%	1,534	12.88%
Grade 1	1,230	9.82%	1,385	12.60%	1,554	12.20%
Grade 2	1,168	5.80%	1,375	17.72%	1,554	13.03%
Grade 3	1,209	8.04%	1,419	17.37%	1,594	12.33%
Grade 4	1,278	14.41%	1,386	8.45%	1,554	12.12%
Grade 5	1,324	13.36%	1,384	4.53%	1,554	12.28%
Grade 6	1,287	12.60%	1,406	9.25%	1,574	11.95%
Grade 7	1,294	1.01%	1,375	6.26%	1,554	13.02%
Grade 8	1,268	-4.52%	1,377	8.60%	1,554	12.85%
Grade 9	1,410	-4.15%	1,609	14.11%	1,813	12.68%
Grade 10	1,195	-4.40%	1,346	12.64%	1,514	12.48%
Grade 11	1,064	6.40%	1,162	9.21%	1,315	13.17%
Grade 12	1,003	9.74%	1,000	-0.30%	1,116	11.60%

Prepared by: Citrus County School District, 2007

**TABLE 16-13
CITRUS DISTRICT
2007 CAPITAL OUTLAY FTE FORECAST**

Grade	Actual 2004- 2005	Actual 2005- 2006	Actual 2006- 2007	Projected 2007- 2008	Projected 2008- 2009	Projected 2009- 2010	Projected 2010- 2011	Projected 2011- 2012	Projected 2012- 2013	Projected 2013- 2014	Projected 2014- 2015	Projected 2015- 2016	Projected 2016- 2017	Projected 2017- 2018
Birth Data for K	927	974	1,000	1,027	1,051	1,078	1,095	1,111	1,125	1,140	1,152	1,158	1,163	1,165
PreK	104	95	87	92	95	97	100	103	106	108	110	112	114	115
Grade K	1,098	1,136	1,150	1,061	1,103	1,186	1,177	1,230	1,265	1,298	1,329	1,360	1,382	1,404
Grade 1	1,083	1,120	1,185	1,211	1,127	1,160	1,243	1,241	1,292	1,330	1,365	1,399	1,432	1,455
Grade 2	1,073	1,104	1,162	1,194	1,220	1,139	1,168	1,250	1,251	1,302	1,340	1,375	1,409	1,443
Grade 3	1,124	1,119	1,145	1,229	1,257	1,279	1,193	1,218	1,297	1,293	1,344	1,382	1,418	1,452
Grade 4	1,130	1,117	1,136	1,144	1,235	1,269	1,296	1,210	1,240	1,326	1,324	1,377	1,417	1,454
Grade 5	1,135	1,168	1,147	1,175	1,183	1,277	1,312	1,340	1,251	1,282	1,371	1,369	1,424	1,466
Grade 6	1,193	1,143	1,270	1,198	1,225	1,234	1,330	1,368	1,398	1,307	1,337	1,429	1,429	1,485
Grade 7	1,317	1,281	1,225	1,321	1,251	1,276	1,287	1,383	1,424	1,456	1,364	1,393	1,486	1,489
Grade 8	1,323	1,328	1,322	1,244	1,338	1,269	1,293	1,305	1,401	1,443	1,476	1,384	1,412	1,505
Grade 9	1,419	1,471	1,491	1,420	1,338	1,419	1,362	1,378	1,392	1,484	1,535	1,571	1,488	1,506
Grade 10	1,133	1,250	1,288	1,323	1,270	1,198	1,257	1,217	1,226	1,238	1,313	1,360	1,394	1,332
Grade 11	1,064	1,022	1,087	1,181	1,216	1,171	1,106	1,154	1,121	1,128	1,139	1,205	1,250	1,282
Grade 12	879	914	943	985	1,071	1,103	1,062	1,003	1,046	1,016	1,023	1,033	1,092	1,133
PreK-12	15,074	15,268	15,640	15,778	15,929	16,077	16,186	16,400	16,710	17,011	17,370	17,749	18,147	18,521
Grade Level Summary														
PreK-5	6,746	6,859	7,013	7,106	7,220	7,407	7,489	7,592	7,702	7,939	8,183	8,374	8,596	8,789
6-8	3,833	3,752	3,818	3,763	3,814	3,779	3,910	4,056	4,223	4,206	4,177	4,206	4,327	4,479
9-12	4,495	4,657	4,809	4,909	4,895	4,891	4,787	4,752	4,785	4,866	5,010	5,169	5,224	5,253
PreK-12	15,074	15,268	15,640	15,778	15,929	16,077	16,186	16,400	16,710	17,011	17,370	17,749	18,147	18,521
Growth Summary*														
PreK-5				93	114	187	82	103	110	237	244	191	222	193
6-8				0	0	0	96	146	167	0	0	0	121	152
9-12				100	0	0	0	0	0	79	144	159	55	29
PreK-12				193	114	187	178	249	277	316	388	350	398	374
*Growth for the first year is the difference between the current year and the highest of the three previous years. Subsequent growth is the difference each year and the prior year. Negative differences are show as zero.														

Prepared by: Citrus County Community Development Division, 2007

~~C. Department Of Education (DOE) Full Time Equivalency Projections~~

~~In addition to the enrollment projections prepared by the School District, student enrollment projections are also prepared by the DOE. The DOE projections are updated annually based on information derived from BEBR statistics and are used as a planning tool to determine facility needs in the public schools throughout the state. In Table 16-13, the DOE Capital Outlay Full Time Equivalent (COFTE) results are displayed. COFTE represents the sum of unweighted FTE enrollment from the second (October) and the third (February) counts. Those counts include only schools reported in the FISH report. Those counts do not include student categories (hospital bound, homebound, summer school students, etc.). Consequently, unique categories were not included in these estimates because they do not require additional student stations. Therefore, estimates of school demand are shown for schools that count toward FISH.~~

~~The School District has identified a need for additional student stations for the School Years 2007-08 within the Elementary School Type. The School Board has a planned Elementary School programmed to come online fall 2008. When the new Elementary School comes online, the deficiencies within the Elementary School level will be addressed.~~

~~D. School Utilization~~

~~The projected student enrollment data was used to determine the need for school facilities in light of the growing demand on public schools because of new residential development. An evaluation of Citrus County's current school enrollment and capacity in conjunction with projected student enrollment provided a determination of surpluses and deficiencies over the long term planning period. Table 16-14 shows the existing capacities for each school by school type. The FISH inventory used to establish the number of student stations or FISH Capacity for each school was taken from the January 2007 FISH Inventory. The enrollment numbers and utilization rates were taken from worksheet three of the Citrus County School District Five Year Facilities Work Plan, dated October 2006. The surplus capacity was calculated using the FISH Capacity data and enrollment data from Table 16-9.~~

DELETE TABLE

**TABLE 16-14
SCHOOL UTILIZATION**

Facilities Name	FISH Capacity	2006 Enrollment	Current % Utilization	Surplus Capacity
Elementary Schools				
Citrus Springs Elementary	882	880	100	2
Crystal River Primary	767	679	89	88
Floral City Elementary	479	401	84	78
Forest Ridge Elementary	795	788	99	7
Hernando Elementary	754	703	99	7
Homosassa Elementary	412	340	83	72
Inverness Primary	766	771	101	-5
Lecanto Primary	862	823	98	17
Pleasant Grove Elementary	721	705	98	16
Rock Crusher Elementary	717	741	103	-24
Elementary School Average	7,155	6,831	95.4	258
Facilities Name	FISH Capacity	2006 Enrollment	Current % Utilization	Surplus Capacity
Middle Schools				
Citrus Springs Middle	868	814	94	53
Crystal River Middle	1,178	985	86	162
Inverness Middle	1,341	1,158	86	183
Lecanto Middle	860	770	90	90
Middle School Average	4,247	3,727	89	488
Facilities Name	FISH Capacity	2006 Enrollment	Current % Utilization	Surplus Capacity
High Schools				
Citrus High	1,721	1,634	88 95	87
Crystal River High	1,535	1,282	78 84	253
Lecanto High	1,746	1,597	87 91	149
High School Average	5,002	4,513	85 90	489

Prepared by: Citrus County School District, 2007

E. Existing Level of Service

Table 16-15 shows a comparison of the existing LOS figures versus the adopted LOS standards. The existing LOS figures were calculated using the average of the utilization rates from Table 16-14. The existing LOS figures are within the adopted LOS standards for each school type. A few of the individual elementary schools exceed the adopted LOS standards, however since Citrus County is measuring its adopted LOS standards based on a district wide SSAB (School Service Area Boundary) the capacity and enrollment at an individual school is not paramount. While the School District strives to provide educational services without overcrowding any individual school, capacity existing within the district at the elementary school level and therefore LOS standards have been achieved. It is up to the School District to provide relief to overcrowded schools by redistributing children to individual schools where seats are available.

DELETE TABLE

**TABLE 16-15
EXISTING LEVEL OF SERVICE
PER SCHOOL TYPE**

School Type	Adopted LOS	Existing LOS
Elementary	100%	95%
Middle School	100%	89%
High School	100%	90%

Analysis

With the data collected from the School District, County, and the City of Crystal River and the City of Inverness, an analysis was performed to determine the short term and long term future conditions that will impact public schools. As part of the analysis, the current inventory of public schools and planned school capital improvements was reviewed based on projected student growth and available revenue to finance planned capital improvements. Generally, the analysis focuses on whether existing and planned school capacity can support residential development at the adopted level of service standards. Specific outputs of this analysis include school capacity statistics, a financially feasible adopted level of service, goals, objectives, and policies for the school concurrency program.

A. School Service Area Boundary

A fundamental requirement of school concurrency is the establishment of geographic School Service Area Boundaries (SSAB's) to which school concurrency is applied when reviewing the impact of new residential development on public schools. The SSAB's are used to determine whether adequate capacity is available to accommodate new students generated from residential development. There are two alternatives to establishing SSAB's, a district wide SSAB for each school type or less than district wide SSAB's for each school type. Citrus County SSAB will be district wide for each school type. The district wide method calculates the utilization rate for all schools facilities for the same school type. For example the utilization for the elementary schools in year 2006/07, as identified in Table 16-14, is 95.4 percent. This rate is calculated by taking the average of the utilization rates for all of the elementary schools. By measuring capacity in this manner, the School District is currently operating at a level of service under 100 percent even though three individual schools are operating at a level of service greater

~~than 100 percent. This system will allow development to continue without mitigation where there is no capacity at a specific elementary school because capacity is available within the district.~~

~~The assumption is that the School District can meet the needs of all students within each school type by modifying attendance zones. Additional capacity cannot be funded using state funds unless forecasts and student statistics show the need for additional capacity on a district basis. By reducing the SSAB to a less than district-wide standard, the School District will be forced to construct new school facilities using bonds rather than state funding. Redistricting may provide a means for the School District to continue to provide required educational services to all students and remain debt free over the short-term planning horizon.~~

~~B. School Level of Services Standards~~

~~Essentially, level of service (LOS) is the relationship between supply and demand. For schools, LOS is expressed as a ratio of enrollment and capacity, with capacity being the number of student stations.~~

~~To establish an acceptable level of service, the School District and local governments must project future demand, identify needed capacity, and determine the level of financial resources available to construct additional capacity. The level of service standard controls the maximum utilization of schools.~~

~~Florida Law requires that the Public School Facilities Element of a local government Comprehensive Plan address how the level of service standards will be achieved and maintained. The ability to achieve and maintain the adopted level of service must be based on a financially feasible Five Year Facilities Work Plan for capital improvements. Furthermore, the law requires that the public school level of service standard be adopted into local government Capital Improvement Element and must apply to all schools of the same type (elementary, middle, high). Initial shortfalls in capacity over the five-year period following adoption may be addressed by adopting a tiered level of service standard along with a Concurrency Management System.~~

~~Prior to establishing a level of service standard, the School District must determine the maximum capacity of public schools. Table 16-14 identifies the capacity of all public schools and their current enrollment and utilization rates for 2006/07 school year. Table 16-16 shows the subsequent years through the five-year planning period. Table 16-17 shows the enrollment and capacity by individual school through the five-year planning horizon. Beyond the five-year planning horizon DOE forecasts are used as shown in Table 16-13. The School District projections (Tables 16-9 & 16-10) show the projected enrollment through the long-range planning horizon; however, these figures do not take into account different growth rates, adjustment to attendance zone boundaries or new facilities coming online. These figures represent the proportioned projected enrollment within the existing attendance zone for each school. For analysis purposes, Citrus County will use the DOE's forecast as a basis for long-range LOS discussions. Level of Service issues will be discussed further under the needs assessment section for each school type.~~

~~The current enrollment and capacity are critical in developing a school concurrency system. Public school concurrency should ensure that capacity of schools is sufficient to support current enrollment and the projected students from future residential development. Current enrollment and school capacity data provide a baseline for developing a financially feasible level of service standard. As adopted, the public school level of service standard should maximize the efficiency of each school facility for educating students. Based on this ideal, the Citrus County Level of Service is 100 percent of FISH capacity.~~

~~C. Needs Assessment~~

To determine the capacity for each school, the School District uses FISH capacity. The FISH capacity is the number of students that may be housed in an educational facility at any given time based on a utilization percentage of the number of existing student stations. FISH capacity is a product of the number of classrooms at a school and the student stations assigned to each room type. No capacity is assigned to small instructional spaces and specialized classrooms (labs), art, music, etc

Table 16-16 provides the five year projected enrollment, capacity and utilization rates for each school type. Since Citrus County is using a district wide service area, it is not necessary to look at the LOS for each individual school. While one school may exceed the adopted LOS standard, available capacity is measured at the district level and student stations may be available at adjacent schools within the district allowing the transferring of students from overcrowded schools to elsewhere within the district. The number of student stations at a school is used to calculate the school's capacity. A student station is defined as the square footage required per student for an instructional program based on the particular course content.

A utilization rate was also calculated for school type. The utilization rate is calculated by totaling all the enrollment and capacities of all the individual schools within a school type and dividing the total enrollment by the total capacity. The utilization value determines whether a school is over crowded or within its capacity designation. Schools with utilization rates less than 100 percent are operating within their capacity, and schools with a utilization rate greater than 100 percent are over crowded.

Based on the data and analysis for school year 2006/07, current district wide school capacity utilization is at 95.4 percent for elementary schools, 89 percent for middle schools, and 90 percent for high schools. All school types are currently meeting the adopted LOS standards. Based on Table 16-16 and Table 16-17, LOS standards are maintained for each level through the five year planning horizon.

**TABLE 16-16
FIVE YEAR PROJECTED CAPACITY & ENROLLMENT DATE**

School Type FISH Capacity		2006-2007				2007-2008				2008-2009			
		Enrollment	Capacity	Remaining Stations	Utilization	Enrollment	Capacity	Remaining Stations	Utilization	Enrollment	Capacity	Remaining Stations	Utilization
Elementary	7089	7013	7089	76	98.93%	7106	7089	-17	100.24%	7220	7899	679	91.40%
Middle	4215	3818	4215	397	90.58%	3763	4215	452	89.28%	3814	4215	401	90.49%
High	5002	4809	5002	193	96.14%	4909	5002	93	98.14%	4895	5002	107	97.86%
TOTAL	16306	15640	16306			15778	16306			15929	16306		
School Type FISH Capacity		2009-2010				2010-2011				2011-2012			
		Enrollment	Capacity	Remaining Stations	Utilization	Enrollment	Capacity	Remaining Stations	Utilization	Enrollment	Capacity	Remaining Stations	Utilization
Elementary	7089	7407	7899	492	93.77%	7489	7899	410	94.81%	7592	7899	307	96.11%
Middle	4215	3779	4215	436	89.66%	3910	4215	305	92.76%	4056	4215	159	96.23%
High	5002	4891	5002	111	97.78%	4787	5002	215	95.70%	4752	5002	250	95.00%
TOTAL	16306	16077	16306			16186	16306			16400	16306		

Source: DOE—Citrus Total 2007 Capital Outlay FTE Forecast and FISH 2008
 Prepared by: Citrus County School District, 2007

**TABLE 16-17
CAPACITY AND ENROLLMENT BY INDIVIDUAL SCHOOL**

Location	2007-2008 Satis. Stu. Sta.	Actual 2007-2008 FISH Capacity	Actual 2006-2007 COFTE	#-Class Rooms	Actual Average 2007-2008 Class Size	Actual 2007-2008 Utilization	New Stu. Capacity	New Rooms to-be Added/Removed	Projected 2011-2012 COFTE	Projected 2011-2012 Utilization	Projected 2011-2012 Class-Size
Elementary Schools											
Citrus Springs Elementary	882	882	959	48	20	109.00%	-144	-8	714	97.00%	18
Crystal River Primary	767	767	688	41	17	90.00%	0	0	714	93.00%	17
Floral City Elementary	479	479	430	25	17	90.00%	0	0	479	100.00%	19
Forest Ridge Elementary	795	795	776	43	18	98.00%	0	0	714	90.00%	17
Hernando Elementary	754	754	733	39	19	97.00%	0	0	714	95.00%	18
Homosassa Elementary	412	412	347	22	16	84.00%	0	0	412	100.00%	19
Inverness Primary	766	766	780	41	19	102.00%	0	0	714	93.00%	17
Lecanto Primary	862	862	828	46	18	96.00%	0	0	714	83.00%	16
Pleasant Grove Elementary	721	721	704	38	19	98.00%	0	0	714	99.00%	19
Rock Crusher Elementary	717	717	727	38	19	101.00%	0	0	714	100.00%	19
New Citrus K-5 School*	838	0	0	48	0	00.00%	810	44	714	88.00%	8
Middle Schools											
Citrus Springs Middle	964	868	814	42	19	94.00%	0	0	868	100.00%	21
Crystal River Middle	1,309	1,178	983	56	18	83.00%	0	0	1,084	92.00%	19
Inverness Middle	1,490	1,341	1,163	64	18	87.00%	0	0	1,084	81.00%	17
Lecanto Middle	956	860	761	40	19	89.00%	0	0	860	100.00%	22
High Schools											
Citrus High	1,952	1,854	1,617	77	21	87.00%	0	0	1,572	85.00%	20
Crystal River High	1,720	1,634	1,280	70	18	78.00%	0	0	1,572	96.00%	22
Lecanto High	1,928	1,832	1,600	75	21	87.00%	0	0	1,572	86.00%	21

* New School

Prepared by: Citrus County School District, 2008

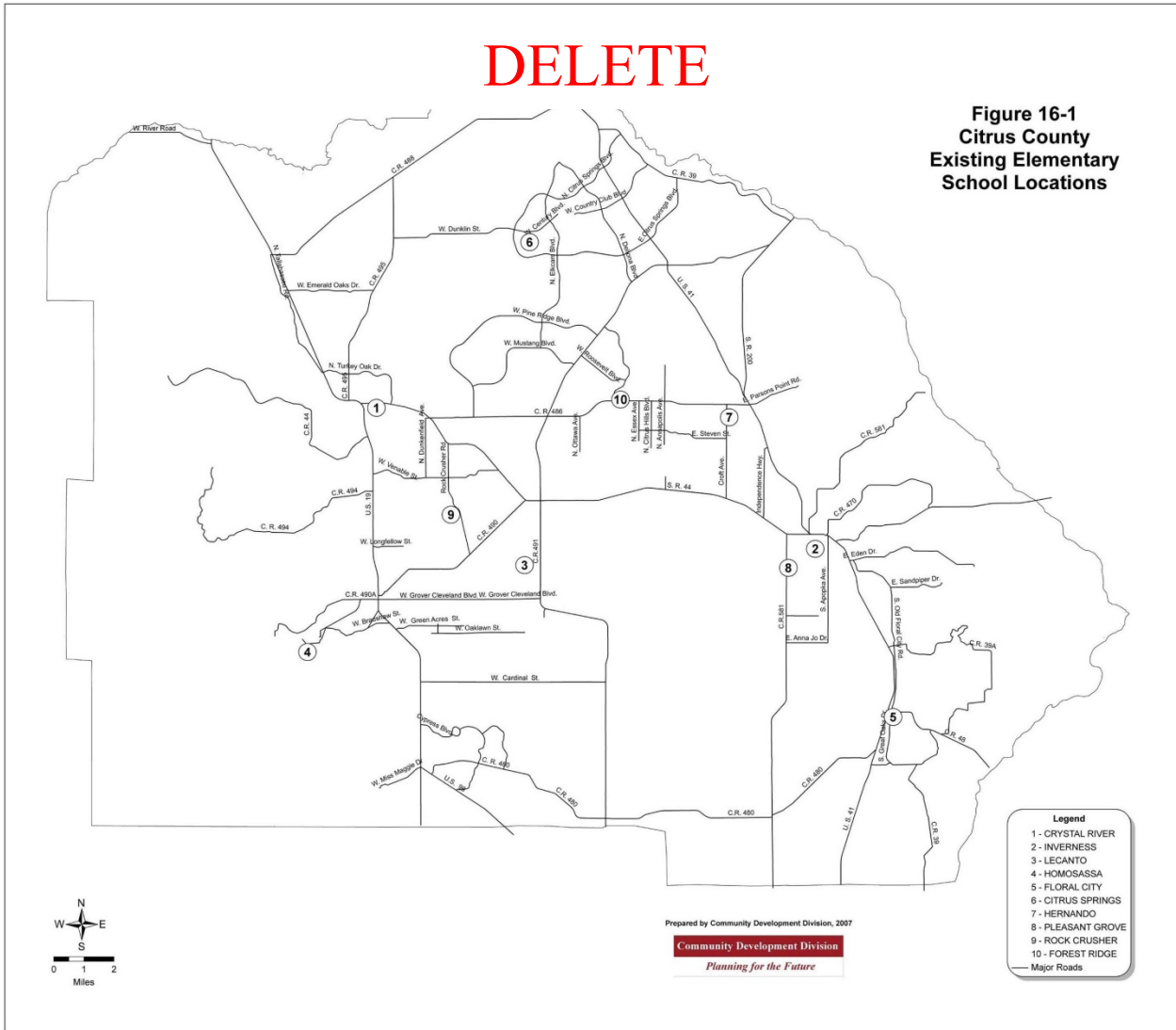
D. Elementary Schools

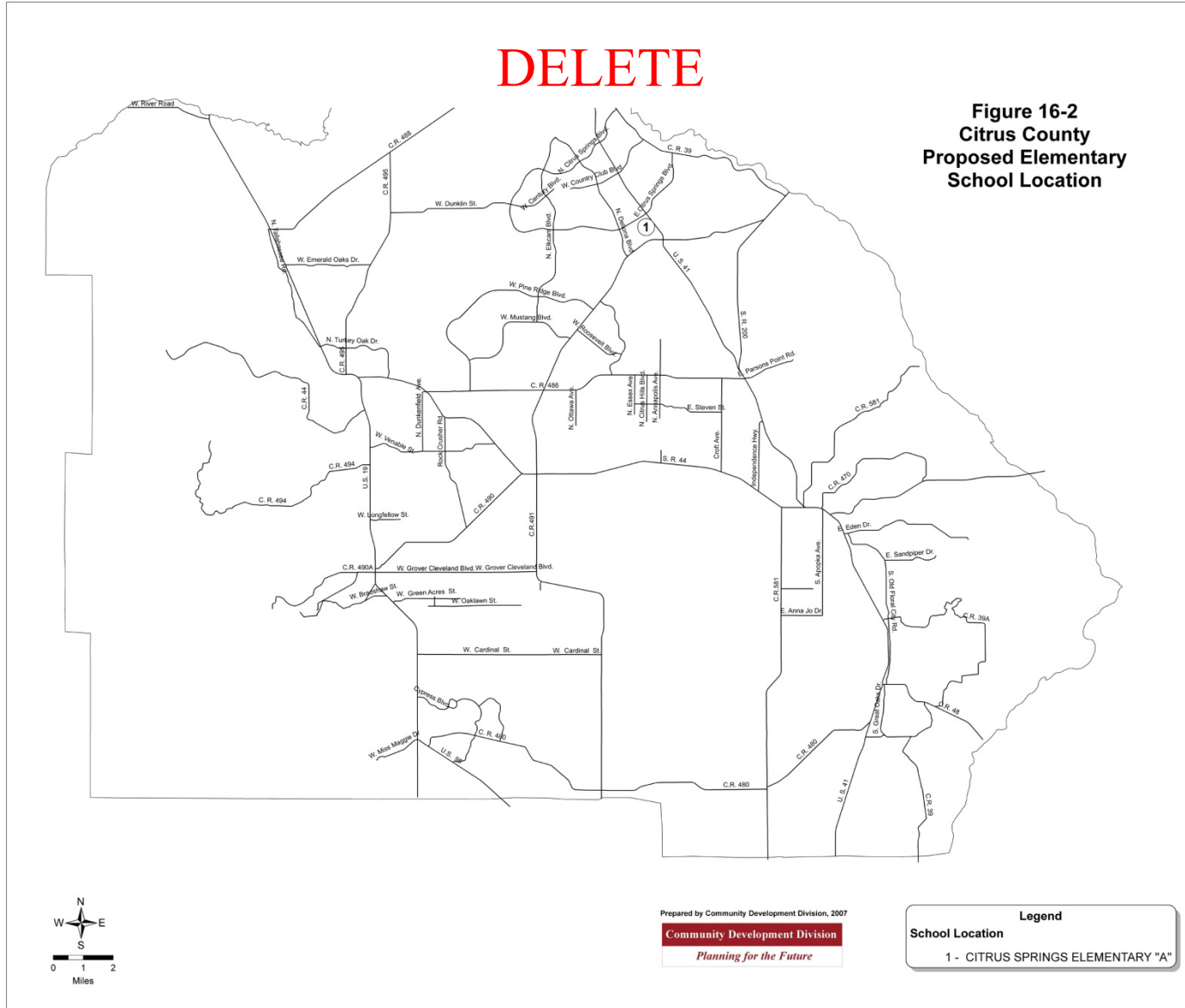
The current adopted LOS standard for the elementary school level is 100 percent of FISH capacity. Citrus County currently operates ten individual elementary schools. Figure 16-1 provides a general location and name for each school. Based on Table 16-15 the current LOS figure is 95.4 percent of FISH capacity. Based on the FISH inventory there are 7,089 elementary school level permanent student stations. Within the 2007-08 school year it is projected that 7,106 elementary students will be enrolled at the various elementary schools. There will be a deficiency of 17 student stations based on the DOE projections. A new elementary school is already programmed in the 2006 Five Year Facilities Work Plan. This new elementary school will be opening in the fall of 2008. The new school consists of 810 student stations based on design. Elementary school "A" when opened will increase the FISH capacity at the elementary school level to 7,899 student stations. Figure 16-2 shows the location of the new elementary school.

Table 16-16 shows that after the 2008/09 school year the adopted LOS standard is met at the elementary school level. Table 16-13 provides a look at the elementary student projections beyond the 2011-12 school year. Table 16-13 is the DOE enrollment projections through 2017-18. Based on the summary data from the DOE forecasts the School District will need to add additional student stations. By year 2017-18, the school district will need to provide student stations for 8,596 students. Based on the existing capacity as of school year 2007-2008, 666 student stations will need to be added at the elementary school level, with the new school coming online at or before the 2013-14 school year to meet the needs for student stations by school year 2017-18. Table 16-18 below shows the long term planned capacity and utilization from the School Districts 2007-2012 Facilities Work Plan. The planned improvements to address long term capacity are outlined in Table 16-18. By year 2016-17, a new elementary school will be constructed on the west side of Citrus County to provide the required number of projected student stations. Table 16-9 shows that school district enrollment will be 9,553 students by school year 2020-21. Staff is relying on DOE forecast for long term projections.

DELETE

**Figure 16-1
Citrus County
Existing Elementary
School Locations**





E. Middle Schools

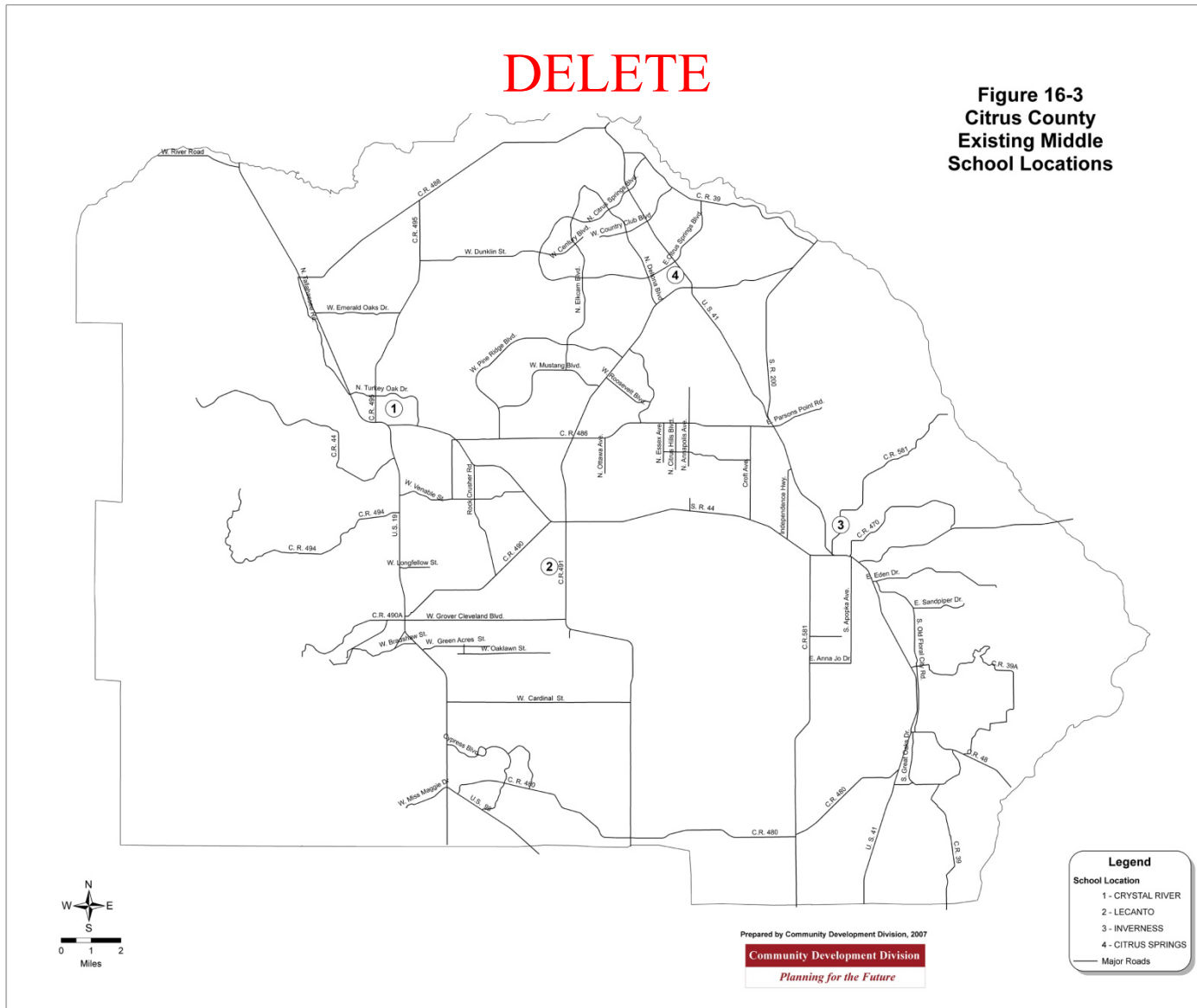
The current adopted LOS standard for the middle school level is 100 percent of permanent FISH capacity. Citrus County currently operates four middle schools. Figure 16-3 provides a general location and name for each school. Based on Table 16-15 the current LOS figure is 89 percent of FISH capacity. Based on the FISH inventory there are 4,215 middle school level permanent student stations. Based on Table 16-16 the adopted LOS standard will be maintained through the 2011-12 school year. By 2011-12 4,056 middle school aged students will be enrolled in Citrus County Schools.

Based on DOE forecasts in Table 16-13 the School District will need to add new middle school student stations on or before school year 2012-13. As of the 2012-13, school year eight additional student stations will need to be added to meet the projected enrollment. By school year 2017-18, a total of 300 additional student stations must be added to address projected student enrollment according to the DOE forecasts in Table 16-13. Based on Table 16-9 Citrus County expects projected enrollment at the middle school level to be 4,657 by school year 2020-21. This is consistent with DOE's Forecasts in Table 16-13. This increase would represent approximately 300 additional students beyond the school year 2017-18 DOE projections. This is in line with current growth rates in the county. The School District plans to add middle school capacity as outlined in Table 16-18.

F. High Schools

The current adopted LOS standard for the high school level is 100 percent of permanent FISH capacity. Citrus County currently operates three high schools. Figure 16-4 provides a general location and name for each school. Based on Table 16-14 the current LOS figure is 90 percent of FISH capacity. Based on the FISH inventory there are 5002 high school level permanent student stations. Based on Table 16-16 the adopted LOS standard will be maintained through the 2011-12 school year. By 2011-12, 4,752 high school students will be enrolled in Citrus County Schools.

Table 16-15 the DOE forecasts show that at school year 2017-18, 66 student stations will remain unfilled at the high school level. Table 16-9 shows that by school year 2020-21, 5,714 students will be enrolled at the high school level. According to the projections in Table 16-9, approximately 461 additional students will be added in two years time. This is not consistent with the DOE projections. To go from a 66 student station excess in school year 2017-18 to a deficient of 395 in school year 2020-21 is not likely given Citrus County's growth rate. DOE projections are therefore being utilized for long term planning horizons. Based on DOE projections the School District may plan for a new high school sometime between 2014-15 school year and 2020-21 school year.



DELETE TABLE

**TABLE 16-18
LONG-TERM CAPACITY AND UTILIZATION**

Grade Level Projections	FISH Student Station	Actual 2006-07 Capacity	Actual 2006-07 COFTE	Actual 2006-07 Utilization	New Capacity	Projected 2016-17 COFTE	Projected 2016-17 Utilization
Elementary	7,155	7,155	6,972	97.44%	1,476	8,596	99.59%
Middle	4,719	4,247	3,722	87.64%	300	4,327	95.16%
High	5,600	5,320	4,497	84.53%	0	5,224	98.20%
Projects		Location			Projected Cost		
New Elementary School		West Side of County			40,000,000		
Add wing to middle school		Citrus Springs			9,000,000		
					49,000,000		

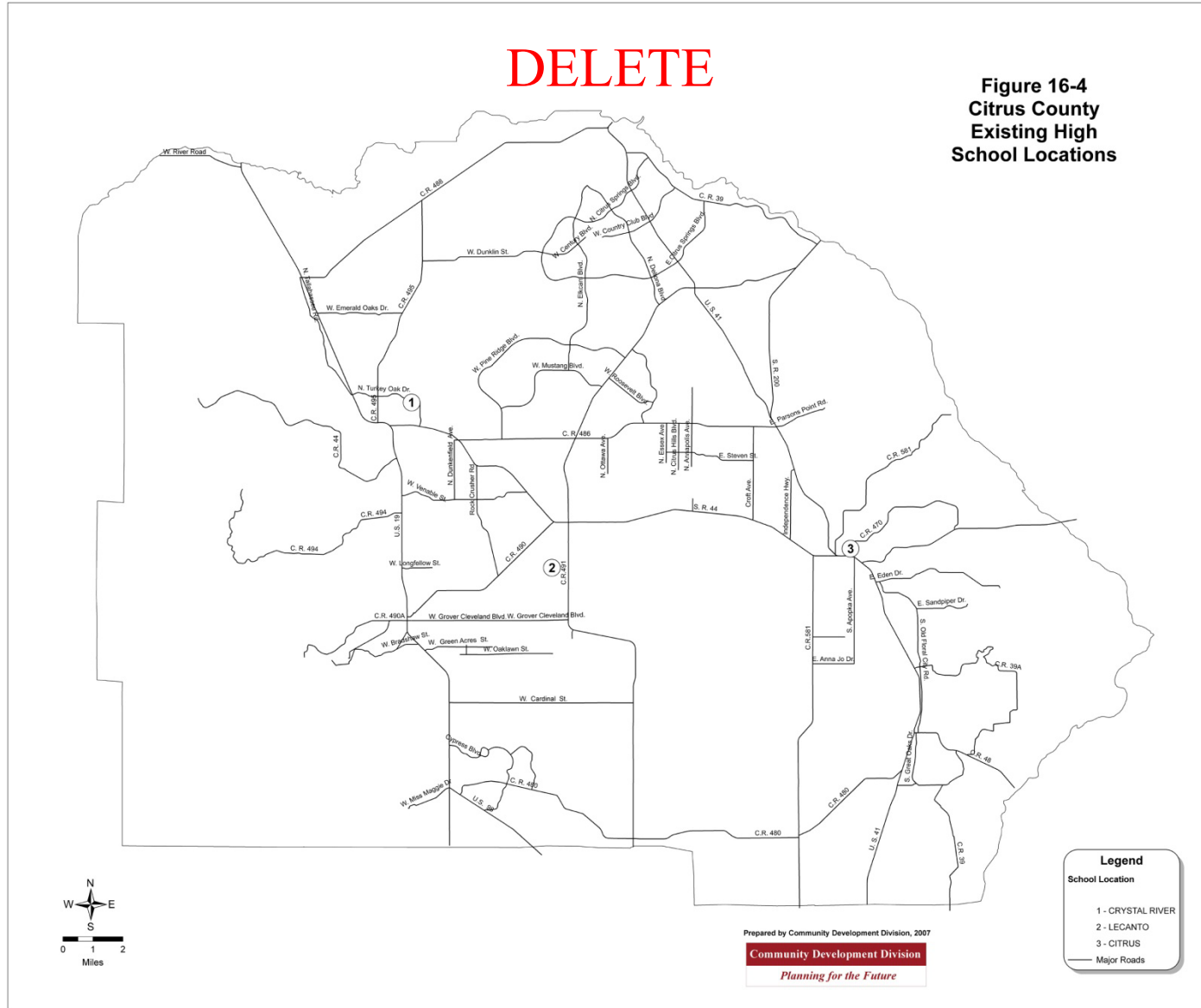
*Data taken from the 2007-08 School District Work Plan
Prepared by: Citrus County Community Development, 2007

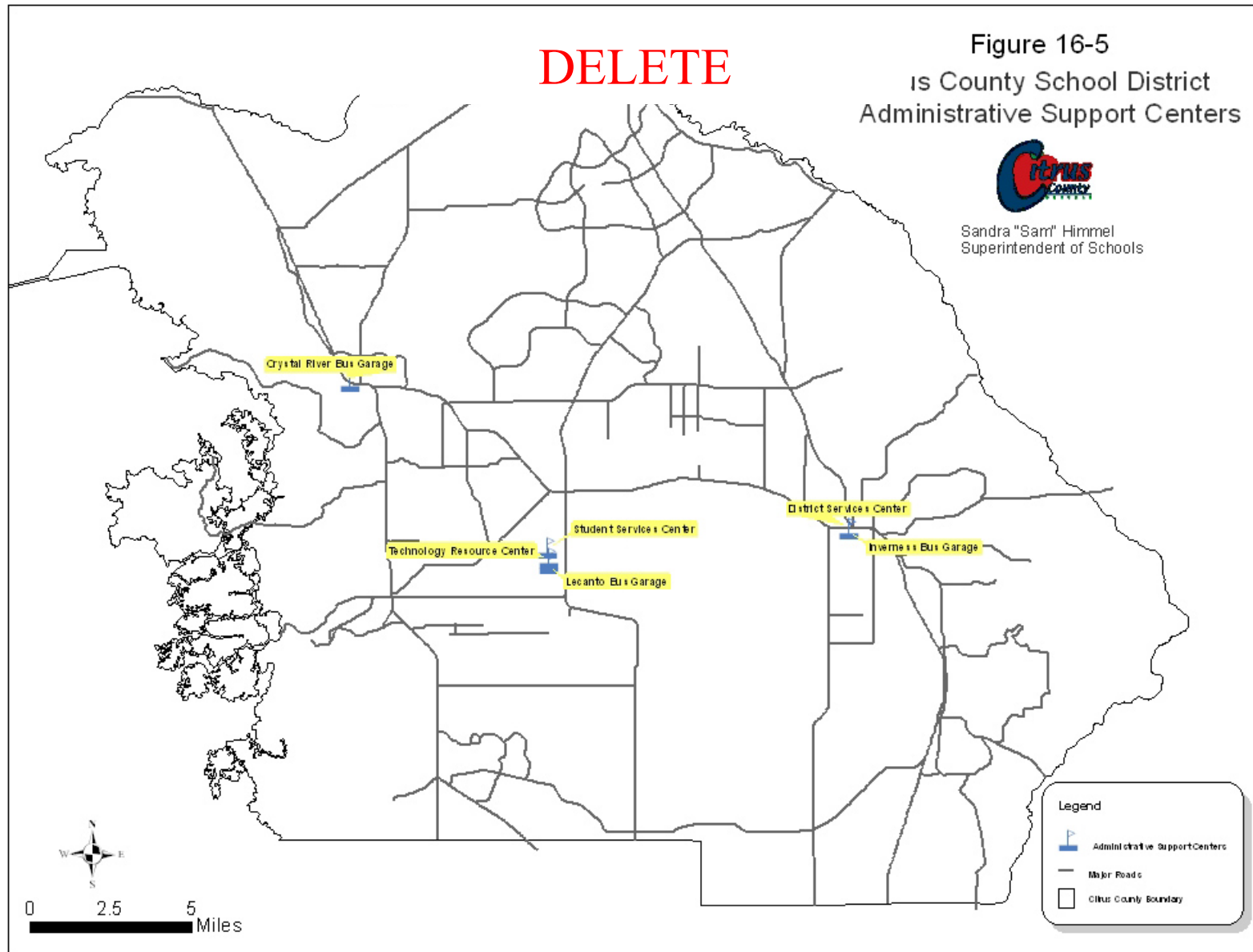
~~G. Ancillary Facilities~~

~~The School District has several different types of ancillary facilities. Figure 16-5 shows the location and type of each facility. The different facilities included are three bus garages, a technology resources center, a student service center and a district service center. The School District at this time does not have any plans over the short or long term time horizons to add any additional ancillary facilities.~~

DELETE

**Figure 16-4
Citrus County
Existing High
School Locations**





School District Facilities Work Plan & Financial Feasibility

To accommodate projected future student growth, additional capacity projects were added to the School District's Facilities Work Program through school year 2010-11. An additional elementary school will be opening in the fall of 2008. The additional elementary school is being built to maintain the adopted (LOS) standards for public school facilities. The Citrus County School District is in the process of adopting a district wide school concurrency system to maintain adopted (LOS) for each school type (elementary, middle, and high school). The additional capacity provided by the projects listed in the School District's Facilities Work Program will be used to balance future enrollment by redistributing students from their existing school to new or upgraded schools through redistricting of attendance zone boundaries. Table 16-19 shows the Citrus School District's Facilities Work Program as it relates to additional capacity.

The financial feasibility of the School District Facilities Work Plan is discussed below. During the next update to the Capital Improvement Element of the Comprehensive Plan the School District capital expansion and improvement plans will be included with references to the School District Facilities Work Plan. A detail analysis of the revenues and expenditures of the School District is included below and will be relocated to the Capital Improvement Element during the next update. The financial information for the School District will be updated annually in the Capital Improvement Element to ensure adopted level of service standards are maintained. The School District Facilities Work Plan annual update will be driven by the school concurrency system. The fiscal year for the School District begins each July so it coincides with the Citrus County budgetary process and annual updates of the Capital Improvement Element.

Financial Feasibility

Florida Statutes mandate that all capital improvement plans must be financially feasible. The School District has modified its procedures to recognize that the Five Year District Facilities Work Plan must also be financially feasible. To this end, the School District and the county have worked to ensure that the School District's Facilities Work Plan balances and any discrepancies are accounted for and corrected. The School District's Five Year Facilities Work Plan will be adopted as part of the yearly update of to the Capital Improvement Element. This will ensure that LOS standards are maintained and any contributions made by a developer through proportionate share mitigation are recognized.

School concurrency requires the School District to adopt a financially feasible Five Year Capital Facilities Plan. The Five Year Facilities Work Plan, which is annually updated and adopted each year, details the capital improvements needed and funding revenues available to maintain the adopted level of service.

As structured the FY 2007-2012 School District Facilities Work Program identifies one project, which will ensure the level of service standards are met. School Concurrency requires that the School District annually update and adopt a plan that contains capacity to meet the anticipated demand for student stations. The School District Facilities Plan identifies how each project meets school capacity needs and when the capacity will be available. The Five Year Facilities Work Program provides a foundation of an annual planning process that allows the School District to effectively address changing enrollment patterns, development, and growth. The summary of capital improvements is shown in Table 19. While this summary has been added to the Capital Improvement Element of the City's Comprehensive Plan, the School District's Work Program does not require county or city funding.

The revenue for capital expenditures will continue to be derived from local and state sources. Impact fee revenues, PECO, and CO&DS revenues, and revenue from the two mills tax assessment will comprise the

~~bulk of the revenue stream. According to the Five Year Estimated Capital Outlay Revenue Forecast, the two mills tax will generate 70 million dollars. Table 16-20, details the School District's projected revenue sources over the next five years. The projected revenues are sufficient to fund all necessary capital improvements programmed in the School District Facilities Work Plan.~~

DELETE TABLE

**TABLE 16-19
CITRUS SCHOOL DISTRICT FACILITIES WORK PROGRAM**

	2007-08	2008-09	2009-10	2010-11	2011-12	5-Year Total
Elementary School "A"	\$17,892,173	\$0	\$0	\$0	\$0	\$17,892,173

Prepared by: Citrus County School Board, 2007

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DELETE TABLE

**TABLE 16-20
CITRUS SCHOOL DISTRICT REVENUE SOURCES**

Item	Fund	2007-08	2008-09	2009-10	2010-11	2011-12	Total
2 Mill Revenue Source							
Non exempt property assessment		\$12,388,874,371	\$13,397,251,034	\$14,424,374,441	\$15,544,668,413	\$16,829,695,295	\$72,584,863,554
Millage for Capital Outlay		2.00	2.00	2.00	2.00	2.00	2.00
Full Value of Capital Millage		\$23,538,861	\$25,454,777	\$27,406,311	\$29,534,870	\$31,976,421	\$137,911,240
Value of portion of the 2 mills ACTUALLY levied	370	\$23,538,861	\$25,454,777	\$27,406,311	\$29,534,870	\$31,976,421	\$137,911,240
PECO Revenue Source							
PECO New Construction	340	\$3,230,253	\$859,547	\$468,591	\$688,801	\$736,713	\$5,983,905
PECO Maintenance		\$1,402,232	\$1,345,355	\$1,202,078	\$1,120,871	\$1,113,629	\$6,184,165
Total		\$4,632,485	\$2,204,902	\$1,670,669	\$1,809,672	\$1,850,342	\$12,168,070
CO & DS Revenue Sources							
CO & DS Cash Flow-through Distributed	360	\$97,620	\$97,620	\$97,620	\$97,620	\$97,620	\$488,100
CO & DS Interest on Undistributed CO		\$15,457	\$15,457	\$15,457	\$15,457	\$15,457	\$77,285
Total		\$113,077	\$113,077	\$113,077	\$113,077	\$113,077	\$565,385

Prepared by: Citrus County Community Development Division, 2007

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TABLE 16-20 (continued)
CITRUS SCHOOL DISTRICT REVENUE SOURCES

Item	Fund	2007-08	2008-09	2009-10	2010-11	2011-12	Total
Additional Revenue Sources							
Classrooms for Kids		\$7,455,967	\$0	\$0	\$0	\$0	\$7,455,967
Proceeds from a S.1011.14/15 F.S. Loans		\$0	\$0	\$0	\$0	\$0	\$0
District Bonds		\$0	\$0	\$0	\$0	\$0	\$0
Special Act Bonds		\$0	\$0	\$0	\$0	\$0	\$0
Co & DS Bonds		\$0	\$0	\$0	\$0	\$0	\$0
1/2 cent sales tax		\$0	\$0	\$0	\$0	\$0	\$0
Local governmental infrastructure surtax		\$0	\$0	\$0	\$0	\$0	\$0
Proceeds COP's sales		\$0	\$0	\$0	\$0	\$0	\$0
Classroom first proceeds		\$0	\$0	\$0	\$0	\$0	\$0
Proportionate Share Mitigation		\$0	\$0	\$0	\$0	\$0	\$0
Impact Fees received		\$3,487,780	\$3,836,558	\$4,028,385	\$4,226,805	\$4,441,295	\$20,023,823
Private Donations		\$0	\$0	\$0	\$0	\$0	\$0
Grants from not for profit or local government		\$0		\$0	\$0	\$0	\$0
Interest, Including Profit On Investment		\$1,100,000	\$0	\$0	\$0	\$0	\$1,100,000
Revenue from Bond pledging process		\$0	\$0	\$0	\$0	\$0	\$0
Balanced Carried forward		\$25,029,929	\$0	\$0	\$0	\$0	\$25,029,929
Obligated Fund Balances Carried forward		\$0	\$0	\$0	\$0	\$0	\$0
Special facilities Account		\$0	\$0	\$0	\$0	\$0	\$0
Total		\$37,073,676	\$3,836,558	\$4,028,385	\$4,229,805	\$4,441,295	\$53,609,719

Prepared by: Citrus County Community Development Division, 2007

School District Capital Funding Sources

To address the new construction and renovation needs of the School District's Five-Year Facilities Work Program, the School District relies on local and state funding.

The primary local funding sources are ad valorem property taxes, impact fees, and bonds. By Florida Statute, school districts may levy up to two mills to fund the district capital program. Citrus County has levied School Impact fees since 1988. The 2006 school impact fee for a single family residence is \$1,917.01. The Citrus County impact fees were updated in January 2007. The new fee schedule becomes effective June 1, 2007. Citrus County has moved to a tier system for the collection of residential impact fees. Table 16-21 demonstrates the new impact fee structure effective June 1, 2007.

Less than 1,500 sf & Low Income ⁽¹⁾	\$1,894.35
0 to 1,500 sf	\$1,894.35
1501 to 2,499 sf	\$2,109.05
2,500 sf or greater	\$2,298.48

(1) "Low Income" designation refers to those households with annual household incomes under 80 percent of the county median income.
Prepared By: Citrus County Community Development Division, 2007

Impact fees are collected for new housing to offset a portion of the cost of students generated by the new residential development. The School District may also sell bonds or offer certificates of participation (COPs). To date the Citrus County School District has not chosen to use bonds as a funding source.

A. Ad valorem Tax/Assessment Ratio

Table 16-22 shows the millage rate for the School District. The School District levies a millage rate of 5.77 percent to support the operating budget. An additional 2.00 percent is levied to support the capital improvement program outlined in the Five-Year Work Plan.

DELETE TABLE

**TABLE 16-22
AD VALOREM TAX BASE MILLAGE RATE**

Budget Type	Millage Rate
Operating Dollars	5.77
Capital Improvement Dollars	2.00

Prepared by: Citrus County School District, 2007

B. Additional Capital Outlay Revenue Sources

The Florida Statutes place restrictions on the School District's portion of state funding for capital outlay specific uses. Expansion projects for student stations may make use of state capital outlay funding

~~sources derived from motor vehicle license tax revenue, known as Capital Outlay Debt Service funds (CO&DS), and gross receipts tax revenue from utilities Public Education Outlay funds (PECO). The recent legislative mandates have provided additional state funding for smaller class sizes and early childhood education. Table 16-20 outlines all the funding sources and expected revenues by year from 2010 through 2015 for the Citrus County School Board.~~

~~C. Facility Operation Costs~~

~~A large portion of the school district’s budget is devoted to the operational costs maintaining schools and ancillary facilities. Transportation and busing costs also must be factored into the school district budget. For this reason only a portion of the ad valorem tax revenue received by the school district is devoted to capital improvements or investments in new facilities. Table 16-22 above shows the breakdown of ad valorem tax millage collected on behalf of the school district. Table 16-23 shows the operation costs associated with the operation of the school district.~~

DELETE TABLE

**TABLE 16-23
COST OF OPERATIONS**

Year	Cost of Operation
2006-07	124,673,760
2007-08	151,672,018
2008-09	156,222,179
2009-10	160,908,844
2010-11	165,736,109
2011-12	170,708,192

Prepared by: Citrus County School District, 2007

~~D. School District Revenues and Expenditures~~

~~The School District’s Five Year Work Facilities Plan provides a variety of information including both the projected construction cost of the capital improvement projects and the revenue sources that support the full operation of the School District. Only a portion of ad valorem taxes collected for the School District are used to fund capital outlay projects. In addition, impact fees and other state funding sources are used to fund the capital expenditures for the School District. Table 16-24 below shows the projected revenue from impact fees over the next five years.~~

DELETE TABLE

**TABLE 16-24
PROJECTED IMPACT FEES**

Year	Projected Revenue
2008	\$3,487,780.00
2009	\$3,836,558.00
2010	\$4,028,385.00
2011	\$4,229,805.00
2012	\$4,441,295.00
Total	\$20,023,823.00

Prepared by: Citrus County School District, 2007

~~Table 16-24 assumes a 10 percent increase over 2007 building permit numbers. The projection is based on the 2003 building permit numbers. Since late 2006 Citrus County has seen a decrease in the number of residential permits this trend is directly attributable to the down turn in the Florida housing market. The 2003 permit numbers are more sustainable and appear to be consistent with the most current data available for the first half of 2007. The revenue projected for each year beyond 2008 was derived from a 5 percent increase. Funds generated from Impact Fees are directly related to new home starts and increases in student enrollment. Impact Fees can only be used for Capital Improvement projects. While impact fees are not a dedicated funding source for bonding purposes, many times impact fee funds are used to repay debt. These funds can be used in lieu of ad valorem funds or other state monies when available.~~

~~Table 16-25 shows the School District expenditure. The School District has been thrifty in the past and for this reason no debt service is shown. The total expenditures are shown for each year of the five year planning horizon.~~

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TABLE 16-25						
SCHOOL DISTRICT EXPENDITURES						
	2007-08	2008-09	2009-10	2010-11	2011-12	5-Year Total
Capacity Projects	\$17,892,173	\$0	\$0	\$0	\$0	\$17,892,173
Other Projects	\$24,460,666	\$13,859,291	\$17,567,413	\$16,995,343	\$18,136,483	\$91,019,196
Total Expenditures	\$42,352,839	\$13,859,291	\$17,567,413	\$16,995,343	\$18,136,483	\$108,911,369

Prepared by: Citrus County School District, 2007

Table 16-26 shows all the revenue funds available from current sources. Impact fees have been included in these calculations. The impact fee revenues are provided as supplemental income to the School District. Impact fees are shown as additional revenue sources in Table 16-26. The funds are utilized for planning, design, and construction of capital project as identified in the Five Year Facilities Work Plan.

It is readily apparent based on Table 16-25 & 16-26 that the School District Work Plan is financially feasible. The School District does not require any additional off-site improvements under the current Five Year Facilities Work Plan. The School District and County will continue to monitor the existing school site and all public facilities to ensure that LOS issues do not arise that would hamper the School District's ability to provide a quality education for all school age children.

DELETE TABLE**TABLE 16-26
SCHOOL DISTRICT REVENUES**

	2007-08	2008-09	2009-10	2010-11	2011-12	5-Year Total
Local 2 Mill Capital Outlay	\$23,538,861	\$25,454,777	\$27,406,311	\$29,534,870	\$31,976,421	\$137,911,240
Maintenance Expenditures	-\$7,345,271	-\$7,589,880	-\$7,984,234	-\$8,393,508	-\$8,159,915	-\$39,472,808
Local 2 Mill Expenditure	-\$14,257,757	-\$9,514,788	-\$9,464,717	-\$10,177,702	-\$10,971,108	-\$54,386,072
State PECO Funds Expenditures	-\$1,402,232	-\$1,345,355	-\$1,202,078	-\$1,120,871	-\$1,113,629	-\$6,184,165
PECO Maintenance Revenue	\$1,402,232	\$1,345,355	\$1,202,078	\$1,120,871	\$1,113,629	\$6,184,165
Subtotal	\$1,935,833	\$8,350,109	\$9,957,360	\$10,963,660	\$12,845,398	\$44,052,360
CO & DS Revenue	\$113,077	\$113,077	\$113,077	\$113,077	\$113,077	\$565,385
PECO New Construction Revenue	\$3,230,253	\$859,547	\$468,591	\$688,801	\$736,713	\$5,983,905
Other/Additional Revenue	\$37,073,676	\$3,836,558	\$4,028,385	\$4,229,805	\$4,441,295	\$53,609,719
Total Revenue	\$42,352,839	\$13,159,291	\$14,567,413	\$15,995,343	\$18,136,483	\$104,211,369

Prepared by: Citrus County School District, 2007

E. Debt Service & Capacity

The school district currently has no outstanding debt service. The cost of school building will be planned and programmed by the School District. Each year the City will adopt the Five Year Facilities Work Program as part of the Capital Improvement Element update.

As for debt capacity, the City does not currently plan to issue any debt on behalf of the School District. The debt capacity of the School District is shown below in Table 16-27 below. The debt capacity is normally completed by a lender and UBS securities completed a COP debt capacity range for the School District on November 1, 2006. This debt capacity is based on the use of one mill of the two mill capital improvement dollars to repay debt. Debt will be issued at the School District's discretion. Neither the City of Crystal River, the City of Inverness, nor the County plan to issue debt on the School District's behalf.

DELETE TABLE

**TABLE 16-27
DEBT CAPACITY**

Years	Capacity (million dollars)
15	122.62
20	146.86
25	165.42

Prepared by: Citrus County School District, 2006

Some planned road improvements, sewer & water upgrades, or drainage improvements may benefit specific school sites; however, these improvements are being planned, programmed, and completed to satisfy County, the City of Crystal River, and the City of Inverness level of service issues. There are no planned or program infrastructure improvements to service specific school sites.

Proportionate Fair Share

In the event that there is not adequate school capacity available to accommodate a development's demand for student stations, The School District may entertain proportionate share mitigation options and if accepted, shall enter into an enforceable and binding agreement with the developer and the affected local government to mitigate the impact from the development through the creation of additional school capacity.

A mitigation contribution provided by a developer to offset the impact of a residential development must be directed by the School District toward school capacity projects identified in the School District Facilities Work Plan. Capacity projects identified within the first three years of the Five Year Facilities Work Plan shall be considered as committed projects. If capacity projects are planned in years four or five of the School District's Facilities Work Plan, the developer may pay his proportionate share of the identifies capacity project to mitigate the proposed development.

If a capacity project does not exist in the School District's Five Year Facilities Work Plan, the School District may add a capacity project to satisfy the impacts from a proposed residential development, as long as financial feasibility of the Five Year Facilities Work Plan can be maintained. When the student impacts from the proposed development cause the adopted level of service to fail, a developer may enter

~~into a 90 days negotiation period with the School District and the applicable local government to review potential mitigation projects. To be acceptable, a proportionate share project must create a sufficient number of additional student stations to maintain the establish level of service with the addition of the development project's demand. Mitigation options may include, but are not limited to:~~

- ~~• Contribution of land in conjunction with the provision of additional school capacity~~
- ~~• Provision of additional student stations through the donation of buildings for use as primary or alternative learning facilities~~
- ~~• Provisions of additional student stations through the renovation of existing buildings for use as learning facilities~~
- ~~• Construction of permanent student stations or core capacity~~
- ~~• Construction of a school in advance of the time set forth in the School District Five Year Facilities Work Plan~~

~~The amount or proportionate share mitigation to be paid will be calculated utilizing the total cost per student station, established by Florida Department of Education, plus a share of the land acquisition and infrastructure expenditures for school sites as determined and published annually in the School District's Five Year Facilities Work Plan. The costs associated with the identified mitigation shall be based on the estimated cost of the improvement on the date that the improvement is programmed for construction. Future costs will be calculated using estimated values at the time the mitigation is anticipated to commence. The cost of the mitigation required by the developer shall be credited toward the payment of school impact fees. If the mitigation cost is greater than the school impact fees for the development, the difference between the developer's mitigation costs and the impact fee credit is the responsibility of the developer.~~

~~School Planning and Shared Costs~~

~~By coordinating the planning of future schools with affected local governments, the school district can better identify the costs associated with site selection and the construction of new schools. Coordinated planning requires the School District to submit proposed school sites to the Interlocal School Planning Working Group for review. The Interlocal School Planning Working Group consists of representatives from various government agencies. Prior to the Interlocal Working Group review, the affected jurisdiction may coordinate with School District staff to perform its own technical review of the site. This analysis permits the School District and the affected local governments to jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.~~

~~Under Crystal River Future Land Use Element, schools are allowed in the following land use categories: Public/Semi-Public; Medium Density Residential; High Density Residential; and, Mixed Use; and should be sited within proximity to existing urban residential areas and public utilities whenever possible to encourage efficient use of infrastructure. Access for public schools should be from collector or local roads whenever possible and encourage safe traffic circulation for pedestrians, bicycles, cars, and buses. School suitability is analyzed by both the School District and the affected local government. The Interlocal agreement outlines the criteria for site selection and evaluation, as does Policy 23.3.4 of this element. The preferred acreage requirements for each new proposed school are determined by School District policy and criteria are as follows:~~

- ~~• High School, ——— 80 acres;~~
- ~~• Middle School, ——— 40 acres;~~
- ~~• Elementary School, — 20 acres.~~

The School District is responsible to ensure that all design criteria are met.

~~Other cost effective measures should be considered by local governments during the process of formulating neighborhood plans and programs and reviewing large residential projects. During those processes, the County, the City of Crystal River, and the City of Inverness can encourage developers or property owners to provide the School District with incentives to build schools in their neighborhoods. These incentives may include, but are not limited to, donation and preparation of site(s), acceptance of stormwater run-off from future school facilities into a development projects stormwater management system, reservation or sale of school sites at pre-development prices, construction of new school facilities, or renovation of existing school facilities, and provision of transportation alternatives.~~

Coordination

~~The Florida Statutes requires the School District and local governments to consider co-locating public schools and public facilities. The co-location and shared use of facilities provides an important economic advantage to the County, School District, and local governments. During the preparation of its Educational Plant Survey, the School District can identify co-location and shared-used opportunities for new schools and public facilities. Likewise, co-location and shared use opportunities should be considered by the local governments when updating their Comprehensive Plans, schedule of capital improvements, and when planning and designing new or renovating existing libraries, parks, recreational facilities, community centers, auditoriums, learning centers, museums, performing arts centers, and stadiums. Co-location and shared use of school and governmental facilities for health care and social services should also be considered.~~

~~As detailed in Figure 16-9, several co-location opportunities are available for existing facilities. Middle schools and high schools are particularly well equipped to serve as community centers because of their capacity, parking and multi-purpose classrooms. If middle schools were available for such purposes, community associations and private organizations could utilize schools for meetings and events.~~

~~For each instance of co-location and shared use, the School District and the County or affected municipality must enter into an agreement addressing each party's liability, operating and maintenance costs, scheduling of use, facility supervision, and other issues that may arise. As residential development occurs near school facilities, opportunities exist for the County and School District to jointly plan for community focal points and parks. Coordinated planning between the School District and the County ensures proposed school sites will be consistent with land use plans and regulations. Likewise, a co-location review by the School District of a proposed County capital project will enhance co-location opportunities. The required coordinated planning for co-location will additionally result in capital savings for the School District and the County.~~

Plan Implementation

~~The implementation of the Public School Facilities Element will involve numerous activities. The most extensive of these will be the implementation of the provisions contained in the Interlocal Agreement for Coordinated Planning and School Concurrence. The Public School Facilities Element's implementation is contingent upon the implementation of the other elements of the Comprehensive Plan.~~

~~Overall implementation responsibility rest with the School District staff. County staff will be responsible to support School District and bear the primary role of executing the Interlocal Agreement. The School~~

~~District staff will provide the county planning staff, Cities and the Board of County Commissioners the information and analysis upon which their actions and decisions will be based.~~

~~Evaluation and Monitoring Procedures~~

~~To be effective, a plan must not only provide a means for implementation; the plan must also provide a mechanism for assessing its effectiveness. Generally, a plan's effectiveness can be judged by the degree to which its objectives have been met. Because objectives are measurable and have specific time frames, the plan's objectives are the benchmarks used to evaluate the plan.~~

~~The Community Development Division staff will be responsible for monitoring and evaluating the Public Schools Facilities Element on a regular basis, which involves collection of data, compilation of information regarding school capacity and the new residential development. To this end, the School District and its staff will provide the necessary data and information from Attendance records, School Utilization Reports and the School Concurrence Management System. Formal evaluation of the Public School Facilities Element will occur every seven years in conjunction with the formal evaluation and appraisal of the entire Comprehensive Plan. In addition to assessing progress, the evaluation and appraisal process will also be used to determine whether the Public School Facilities objectives should be modified or expanded. In this way, the monitoring and evaluation of the Public School Facilities Element will not only provide a means of determining the degree of success of the plan's implementation; it will also provide a mechanism of evaluating needed changes to the plan element.~~

Sources

~~Citrus County Board of County Commissioners. Citrus County Comprehensive Plan, Chapter Sixteen, "Public School Facilities Element." May 20, 2008, Ordinance No. 2008-A12.~~

~~Citrus County School Board. "2010-2011 Work Plan. September 7, 2010. Located on the web at www.citrus.k12.fl.us~~

~~Public School Facilities Element~~
~~Goals, Objectives, and Policies~~

~~SEPTEMBER 6, 2011~~

**Public Schools Facilities Element
Goals, Objectives, and Policies**

~~**GOAL 1:** — Citrus County shall have a public school system that offers a high quality educational environment, provides accessibility for all students, and ensures adequate school capacity to accommodate student enrollment demand.~~

Adequate School Facilities

~~**OBJECTIVE 1.1:** — Provide a high quality education environment and address any LOS deficiencies within the Citrus County Public School System by ensuring that all educational facilities are fully utilized in accordance with program capacity.~~

POLICIES:

~~A) In conjunction with Citrus County, the City hereby adopts the following district wide level of service (LOS) standards for public schools:~~

FACILITY TYPE DISTRICT WIDE	ADOPTED LOS[†]
Elementary Grades PK-5	100%
Middle Grades 6-8	100%
High Grades 9-12	100%
Other	100%
The LOS standard is a percentage of school student capacity based upon the permanent Florida Inventory of School Houses (FISH) specified in the Citrus County School District's annual Tentative Facilities Program Plan for each school type.	

~~Source: Citrus County PEFE, 2008.~~

School Concurrency

~~**OBJECTIVE 1.2:** — Adequate school facility capacity will be provided by the Citrus County Public School System to accommodate existing and future development to ensure that adopted level of service standards are maintained in compliance with Florida Statutes.~~

POLICIES:

~~A) The City shall not approve any non-exempt residential development applications for comprehensive plan amendments, rezonings, conceptual plans, preliminary plats, site plans, or their functional equivalents until the School District has issued a concurrency determination verifying available capacity.~~

~~B) The City shall consider the following residential uses exempt from the requirements of school concurrency:~~

- ~~1. Single family lots of record existing at the time school concurrency is adopted~~
- ~~2. Any residential development that has received final site plan, final plat approval or the functional equivalent by the County, the City of Crystal River, or City of Inverness prior to the adoption date of the Citrus County Public School Facilities Element~~

- ~~3. Any amendment to any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units (single family to multi family, etc.)~~
- ~~4. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older~~
- ~~C) The City, through its land development regulations, shall establish a school concurrency review process for all residential projects that are not exempt under Objective 1.2, Policy B).~~
- ~~D) The School District in conjunction with the County, the City of Crystal River, and/or the City of Inverness shall review developer proposed applications for proportionate fair share mitigation projects to add the school capacity necessary to satisfy the impacts of a proposed residential development.~~
- ~~E) The City may, upon acceptance of a mitigation option identified in Objective 1.2, Policy D, enter into an enforceable binding agreement with the School District and the developer.~~
- ~~F) The School District along with County, the City of Crystal River and the City of Inverness may accept the following forms of mitigation to meet concurrency criteria:
 - ~~1. the contribution of land of sufficient type, size and location to meet the need as determined by the School Board;~~
 - ~~2. the construction, expansion, or payment for land acquisition or construction of a public school facility;~~
 - ~~3. renovation of existing buildings into a public school facility of sufficient type, size and location to meet the need as determined by the School Board; or,~~
 - ~~4. construction of permanent student stations or core capacity consistent with established School Board standards.~~~~

School Site Selection Criteria

OBJECTIVE 1.3: ~~The School District, in conjunction with the City, shall establish procedures for reviewing potential new school locations.~~

POLICIES:

- ~~A) Any proposed school site within the City of Crystal River will be evaluated by the City to ensure that the proposed educational facilities are compatible with the surrounding area. The Future Land Use Element allows schools in the following land use categories: Public/Semi Public; Medium Density Residential; High Density Residential; and, Mixed Use.~~
- ~~B) Any proposed amendment to the Future Land Use Map adjacent to a property either developed with an educational facility or under the ownership of the School District must demonstrate there will be no adverse impacts to School District property.~~
- ~~C) The School Board shall maintain a Long Range Planning Committee and Interlocal Working Group for the purpose of reviewing potential sites for new educational facilities.~~
- ~~D) The following criteria shall be reviewed by the Long Range Planning Committee and the Interlocal Working Group to for each potential site:~~

- ~~1. The location of potential sites proximate to urban service areas and/or existing school sites, which provide logical focal points for community activities, including opportunities for shared use and collocation with other community facilities~~
- ~~2. The location of elementary schools proximate to residential neighborhoods~~
- ~~3. The location of high schools on the periphery of residential neighborhoods, with access to major roads~~
- ~~4. Compatibility of the school site with present and projected uses of adjacent property~~
- ~~5. Encouraging community redevelopment, revitalization and efficient use of existing infrastructure, and the discouragement of urban sprawl~~
- ~~6. Site acquisition and development costs~~
- ~~7. Safe access to and from the site by pedestrians and vehicles~~
- ~~8. Existing or planned availability of adequate public facilities and services to support the school~~
- ~~9. Environmental constraints that would preclude school site development~~
- ~~10. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource~~
- ~~11. The site is well drained and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements~~
- ~~12. The proposed location is not in conflict with the local government comprehensive plan, stormwater management plans, or watershed management plans~~
- ~~13. The proposed location is not within a velocity flood zone as delineated in the Flood Insurance Rate Maps for Citrus County~~
- ~~14. The proposed site can accommodate the required parking, circulation and queuing of vehicles~~
- ~~15. The proposed location lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.~~

~~E) — At least 60 days prior to acquiring or leasing property that may be used for a new public educational facility, the School District shall provide written notice to the local government with jurisdiction over the use of the land. The local government, upon receipt of this notice, shall notify the School District within 45 days if the proposed new school site is consistent with the land use categories and policies of the local government's comprehensive plan.~~

Coordination

~~**OBJECTIVE 1.4:** — All new public schools built within Crystal River will be consistent with the City's Future Land Use Element and the Future Land Use Map designation.~~

POLICIES:

~~A) The School District, in conjunction with the County, the City of Crystal River and the City of Inverness shall jointly determine the need for and timing of on-site and off-site infrastructure improvements necessary to support a new school. All required infrastructure will be in place and functional prior to the opening of any educational facility. The County, the City of Crystal River, the City of Inverness, and School District will work together to fund all necessary infrastructure based on jurisdiction.~~

~~B) The City shall enter into an agreement with the School District identifying the timing, location and party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school if such agreement is needed to ensure that the required infrastructure will be in place concurrently with the opening of a new facility.~~

~~C) The City shall encourage the location of schools near residential areas by:~~

- ~~1. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or County/City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage, and other infrastructure improvements~~
- ~~2. Review and provide comments on all new school sites within the City limits~~
- ~~3. Allow schools within medium and high density residential land use categories~~

~~D) The School District, County, and the City of Crystal River and the City of Inverness shall encourage developers to consider making new and existing schools focal points in all new development. The County, Municipalities, and School District will seek opportunities to partner with future developments to provide shared infrastructure to support community character and continuity.~~

~~E) The County, the City, and School District shall utilize the Interlocal School Planning Working Group as a monitoring group for coordinating planning and school concurrency in Citrus County.~~

~~F) The City shall adopt appropriate provisions for school concurrency into its Land Development Code.~~

~~G) The City, in conjunction with the School District, Citrus County, and the City of Inverness, shall identify issues relating to public school emergency preparedness, such as:~~

- ~~1. The determination of evacuation zones, evacuation routes and shelter locations~~
- ~~2. The design and use of public schools as emergency shelters~~
- ~~3. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.~~

~~**OBJECTIVE 1.5:** The County, the City of Crystal River, and the City of Inverness will seek opportunities to collocate appropriate facilities when new school facilities are planned. Any required infrastructure needed to support collated facilities will be provided. The County, the City of Crystal River, the City of Inverness, and School District will work together to fund all infrastructure.~~

POLICIES:

- ~~A) The County, the City of Crystal River, and the City of Inverness, in conjunction with the School District, shall seek opportunities to co-locate public facilities with schools, such as parks, libraries, and communities centers. Collocated facilities shall be compatible with other surrounding land uses.~~

Five-Year Schedule of Capital Improvements

~~OBJECTIVE 1.6: — LOS deficiencies will be addressed through the five year capital improvement schedule. School facilities and related infrastructure that are required to meet and maintain the adopted LOS standards will be programmed into the County, the City of Crystal River, and the City of Inverness five year capital improvement schedules.~~

- ~~A) The School District will ensure that all school facilities required to meet the School LOS standards are included in the School District’s five year work plan. The City shall, no later than December 1 of each year, incorporate into the Capital Improvement Element the Summary of Capital Improvements Program and the Summary of Estimated Revenue tables from the School District’s annually adopted Five Year Capital Facilities Plan.~~
- ~~B) The educational map series will be incorporated into the Comprehensive Plan in compliance with Florida Statutes. The School District, in conjunction with the County, the City of Crystal River, and the City of Inverness, shall annually review the Public School Facilities Element and maintain a long range public school facilities map series, including the planned general location of schools and ancillary facilities for the five year planning period and the long range planning period.~~
- ~~C) The Public School Facilities Element will be updated annually to reflect the annual update to the Capital Improvement Element. The School Board, County, the City of Crystal River, and the City of Inverness will ensure that the Capital Improvement Element has a complete and fully funded five year schedule, including all programmed educational facilities and supporting infrastructure required to maintain the adopted LOS.~~
- ~~D) The School District Five Year Facilities Work Plan will be adopted annually by author, date, and title, as part of the Capital Improvement Element.~~