

City of Davenport

Polk County, Florida



"Gateway to the Ridge"

2030 Comprehensive Plan

Capital Improvements Element

CAPITAL IMPROVEMENTS ELEMENT

GOAL: THE CITY OF DAVENPORT SHALL PROVIDE PUBLIC FACILITIES, AT THE ADOPTED LEVEL OF SERVICE STANDARD, IN A TIMELY AND EFFICIENT MANNER THROUGH THE IMPLEMENTATION OF SOUND FISCAL POLICIES. *[9J-5.016(3)(a)]*

OBJECTIVE 1: THE CAPITAL IMPROVEMENTS ELEMENT SHALL GUIDE THE PROVISION OF PUBLIC FACILITIES AT THE ADOPTED LEVEL OF SERVICE STANDARD, AND TO ACCOMMODATE FUTURE GROWTH AND REPLACE OBSOLETE OR WORN-OUT PUBLIC FACILITIES. *[9J-5.016(3)(B)1]*

Policy 1.1: The Davenport City Commission will evaluate and rank all proposed capital improvements projects within its 5-Year Schedule of Capital Improvements.

Policy 1.2: The City will ensure that all proposed capital improvements projects are ranked and evaluated based on the following criteria: *[9J-5.016(3)(c)1.a-g]*

- a) Is the project needed to protect public health and safety, fulfill the City's legal obligation to provide facilities and services, achieve maximum usage of existing facilities.
- b) Does the project: increase the efficiency of existing facilities and promote infill development.
- c) Whether the project represents the logical extension of facilities and services consistent with the Future Land Use Element, or is compatible with the plans of State Agencies, the Southwest Florida Water Management District, and the Polk County Transportation Planning Organization.
- d) Other priority criteria, as established in other elements of this Comprehensive Plan, shall be incorporated into the annual capital improvements prioritization.

Policy 1.3: The Davenport City Commission shall ensure that the City's fiscal policies are consistent with the other elements of the Comprehensive Plan. *[9J-5.016(3)(c)9]*

OBJECTIVE 2: THE CITY WILL COORDINATE LAND USE DECISIONS WITH THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN A MANNER THAT MAINTAINS THE ADOPTED LEVEL OF SERVICE STANDARDS AND MEETS THE EXISTING AND FUTURE FACILITY NEEDS. [9J-5.016(3)(B)3]

Policy 2.1: The City will use the following level of service standards in reviewing the impacts of new developments and redevelopments.

**Figure 2.1.1:
Level of Service Standards, City of Davenport**

Facility	Level of Service
Sanitary sewer	100 gallons per capita per day
Potable water	142.5 gallons per capita per day
Solid waste	8.0 pounds per person per day
Recreation and open space	5.5 acres per 1,000 residents
Drainage	Stormwater facilities shall be designed to accommodate the 25-year 24-hour storm event to meet the water quality and quantity standards set forth in Policy 4.1.5 of the Drainage Subelement.
Public schools	Consistent with Policy 2.2.2 of Public Schools Facilities Element

The City hereby adopts multi-modal levels of service as set forth in Figures 2.1.2 and 2.1.3.

Figure 2.1.2:

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

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

For roadways outside the multi-modal service area, the following peak season/peak hour standards are adopted as the minimum level of service (LOS) standard:

**Figure 2.1.3
Base Highway Level of Service Standards ⁽¹⁾**

Facility Type	Level of Service
Principal Arterial Roadways: SIS Facilities Non-SIS Facilities	Subject to Transportation Element Policy 1.2 D
Minor Arterial Roadways	D
All Other Roadways	D
⁽¹⁾ LOS is measured for the peak hour/peak direction using the average of the two highest peak hours.	

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

Policy 2.2: The City will issue development orders and permits only when public facilities are operating at the adopted level of service standard; or those facilities will be made available concurrent with the impacts of the development. *[9J-5.016(3)(c)6]*

Policy 2.3: The City hereby adopts, by reference, the Polk County School District Five-Year Facilities Work Program, as approved by the Polk County School Board for the years 2009/10 through 2013/14, and subsequent annual updates thereto, as part of its Schedule of Capital Improvements.

Policy 2.4: The City of Davenport hereby adopts, by reference, the Five-Year Schedule of Capital Improvements as formally adopted by the Polk County School Board, the Southwest Florida Water Management District, Polk County Transportation Planning Organization, and the Florida Department of Transportation into the City’s Five-Year Schedule of Capital Improvements.

- Policy 2.5:** The City shall not grant exceptions for developments of de minimis impact.
- OBJECTIVE 3:** **TO MAINTAIN THE ADOPTED LEVEL OF SERVICE STANDARD, FUTURE DEVELOPMENT SHALL BEAR A PROPORTIONATE COST OF FACILITY IMPROVEMENTS NECESSITATED BY THE IMPACTS OF THE DEVELOPMENT. [9J-5.016(3)(B)4]**
- Policy 3.1:** City shall examine the feasibility of implementing impact fees or other user fees for the provision of public services and facilities. Collected impact fees shall be equitably allocated to the specific group(s) which will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. [9J-5.016(3)(c)8]
- Policy 3.2:** As a requirement of land subdivision or land development, the City shall require land dedication, or payment-in-lieu of dedication, or some other form of exaction, to retain easements for utilities and roadways. This is required to maintain the established level of service standards and to pay for public facility improvements necessitated by new development. [9J-5.016(3)(c)8]
- Policy 3.3:** The City shall require new developments and redevelopments to dedicate land or payment in lieu of dedication, or some other form of exaction, to retain easements for utilities and roadways. [9J-5.016(3)(c)8]
- Policy 3.4:** The City shall continue to apply for and secure grants or private funds when available to finance the provision of capital improvements.
- OBJECTIVE 4:** **THE CITY WILL MANAGE ITS FISCAL RESOURCES TO ENSURE THAT NEEDED CAPITAL IMPROVEMENTS ARE PROVIDED FOR PREVIOUSLY ISSUED DEVELOPMENT ORDERS, CONCURRENT WITH THE IMPACTS OF ANY FUTURE DEVELOPMENT AND REDEVELOPMENT. [9J-5.016(3)(B)5]**
- Policy 4.1:** Consistent with policies adopted in its Comprehensive Plan, the City will issue a Development Order only when supporting public facilities and services are available concurrent with the impacts of development. Supporting public facilities and services must be at or above the levels of service established in the Comprehensive Plan. [9J-5.016(3)(c)5]
- Policy 4.2:** The City shall adopt a Capital Budget as part of the annual budget process, and be consistent therewith in any update to this Element and Capital Improvement Schedule, in order to reserve funding for capital improvement needs. [9J-5.016(3)(c)7]

Policy 4.3: Debt service shall not exceed 20 percent of annually budgeted revenues.
[9J-5.016(3)(c)2]

DAVENPORT FIVE YEAR CIP 2008/09-2012/13

Project Number	Project Name	FY 08-09		FY 09-10		FY 10-11		FY 11-12		FY 12-13		Total Project Cost	Comp Plan
PARKS AND RECREATION													
1	Lewis W. Mathews Memorial Sports Complex Renovations & Equipment	\$6,500	City Funds	\$81,000	City Funds	\$12,000	City Funds	\$75,000	City Funds			\$174,500	Yes
2	Adair Field Renovations			\$50,000	City Funds	\$12,000	City Funds			\$50,000	City Funds	\$112,000	Yes
3	Municipal Pool Renovations					\$300,000	City Funds					\$300,000	Yes
4	Wilson Park Improvements			\$5,000	City Funds	\$50,000	City Funds			\$25,000	City Funds	\$80,000	Yes
5	Lake Play Improvements	\$60,000	Impact Fees									\$60,000	Yes
6	Lake Davenport Municipal Park									\$100,000	TBD	\$100,000	Yes
Parks and Recreation		\$66,500		\$136,000		\$374,000		\$75,000		\$175,000		\$826,500	
TRANSPORTATION													
1	Sidewalk & Curb Replacement (Citywide)			\$15,000	City Funds	\$30,000	City Funds	\$15,000	City Funds	\$30,000	City Funds	\$90,000	Yes
2	Alley & Apron Construction (Citywide)			\$65,000	City Funds							\$65,000	Yes
3	Street Resurfacing	\$100,000	City Funds			\$100,000	City Funds					\$200,000	Yes
Transportation Total		\$100,000		\$80,000		\$130,000		\$15,000		\$30,000		\$355,000	
STORMWATER DRAINAGE													
1	Stormwater Collection System Renovation					\$500,000	City funds					\$500,000	Yes
Stormwater Drainage Total		\$0		\$0		\$500,000		\$0		\$0		\$500,000	
SANITATION													
Sanitation Total		\$0		\$0		\$0		\$0		\$0		\$0	
POTABLE WATER													
1	Water Line Extension (Southwest Looping Project, CR 547 West Blvd to 10th St, North Blvd West Blvd to Kingham Rd)			\$254,200	Impact Fees	\$40,000	Impact Fees	\$95,000	Impact Fees	\$120,000	Impact Fees	\$509,200	Yes
2	Manatee Avenue Water Plant Renovations			\$50,000	City Funds	\$50,000	City Funds					\$100,000	
3	Water Meter Replacement			\$25,000	City Funds	\$25,000	City Funds	\$25,000	City Funds			\$75,000	
4	Historic Water Tower			\$50,000	City Funds							\$50,000	
5	Water Line Extension (General)			\$120,000	City Funds	\$120,000	City Funds	\$120,000	City Funds			\$360,000	Yes
Potable Water Total		\$0		\$499,200		\$235,000		\$240,000		\$120,000		\$1,094,200	
WASTEWATER													
1	Wastewater Collection Line Extension (General)			\$120,000	City Funds	\$120,000	City Funds	\$120,000	City Funds	\$120,000	City Funds	\$480,000	Yes
2	Phase III - Downtown FM & 11 Alleys	\$900,000	STAG Grant Funds, CBIR, USDA Grant/Loan	\$8,115,000	STAG Grant Funds, CBIR, USDA Grant/Loan							\$9,015,000	Yes
3	Phase IV - Jamestown FM & (Alleys							\$194,017	USDA Grant/Loan, Impact Fees	\$1,067,424	USDA Grant/Loan, Impact Fees	\$1,261,441	Yes
4	Phase V - West of Downtown - Various Alleys							\$131,214	USDA Grant/Loan, Impact Fees	\$721,677	USDA Grant/Loan, Impact Fees	\$852,891	Yes
5	Phase VI - Construct 500,000 GPD WWTF (North Blvd)							\$2,600,000	USDA Grant/Loan, Impact Fees	\$14,300,000	USDA Grant/Loan, Impact Fees	\$16,900,000	Yes
Wastewater Total		\$900,000		\$8,235,000		\$120,000		\$3,045,231		\$16,209,101		\$28,509,332	
TOTAL ALL CATEGORIES		\$1,066,500		\$8,950,200		\$859,000		\$3,375,231		\$16,534,101		\$31,285,032	

**City of Davenport FY09-10 to FY14-15 Capital Improvements Plan
Long-Range Planning Period Needs List**

	Anticipated Funding Source	Planning Cost
Wastewater		
Wastewater Treatment Plant Expansion	Developer Contributions	Unknown
Potable Water		
Water Treatment Plant Expansion	Developer Contributions	Unknown
Parks & Recreation		
City of Davenport Public Park (estimated 4 acres (min) - year 2030)	Developer Contributions	Unknown