

# Capital Improvements



## What is the Capital Improvements Element?

A well planned and properly financed Capital Improvement program is essential to maintaining a sustainable community, meeting community quality of life expectations, preserving property values and maintain a physically safe environment for our residents. Wellington provides law enforcement, potable water, waste water, parks and recreation, solid waste disposal, roadway maintenance, and water management services either directly or through other government agencies. Fire rescue, library, and public transit services are provided by Palm Beach County. The Comprehensive Plan, the Capital Improvements Element, and the Capital Improvements Plan address the services and facilities that the Village provides directly, particularly those which are required to be provided concurrently with the impacts of development.

The Capital Improvements Element and Capital Improvements Plan begin with a long range analysis of probable investment needs. The longest term facility lifecycles are identified and plans addressing the probable investment requirements over the next 10 and 20 year periods are developed. Specific construction and funding needs are then developed for the immediate five year period. It is this intermediate Five-Year Plan that is adopted annually by Council. The Capital Improvements Plan identifies and funds public facilities and services needed in the upcoming fiscal year and within the next five years to address level of service impacts. Together, the Village's Capital Improvements Plan and Capital Budget provide the planning and funding for all capital improvements in Wellington.

## CAPITAL IMPROVEMENT ELEMENT GOALS

### GOAL CI 1

#### CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND IMPLEMENTATION

Plan, program, fund, and construct public facilities, infrastructure and related capital improvements that serve the existing community and anticipate the services and facilities required by future demand and provide effective and timely construction and funding.



**GOAL CI 1  
CAPITAL IMPROVEMENT PLANNING, PROGRAMMING, AND  
IMPLEMENTATION**

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*[Revised Goal 1]*

**Objective CI 1.1  
Public Facilities and Infrastructure Monitoring**

Inventory assess and monitor public facilities and infrastructure. Develop and implement capital planning required to correct deficiencies, replace obsolete or end of service life facilities, and accommodate planned future reinvestment and growth.

*[Objective 1.1 separated into two objectives]*

**Policy CI 1.1.1**

**Facility and Infrastructure Inventory and Condition**

Maintain an inventory of all Wellington and Acme Improvement District-owned facilities and infrastructure including the type, capacity, location and condition of each. As a minimum infrastructure assessment plans shall be maintained and updated for:

- Roads
- Storm Water Management Facilities
- Water Treatment
- Water Supply and Distribution System
- Waste Water Treatment
- Waste Water Collection System
- Public Buildings
- Parks and Recreation Facilities

*[Revised Policy 1.1.3]*

**Policy CI 1.1.2**

**Facility/Infrastructure Inspections**

Wellington shall regularly schedule inspections of all facilities and infrastructure to monitor and record conditions.

*[Revised Policy 1.1.4]*

**Objective CI 1.2  
Procedures for Capital Improvements Planning**

Establish policies and procedures for the prioritization of capital projects and the preparation of an annual capital improvement budget and 5-year capital improvement plan. Development of the 5-year plan shall consider probable funding and include an analysis of 10 and 20 year capital projections.

*[Objective 1.1 separated into two objectives]*



**Policy CI 1.2.1**

**Capital Improvement Plan**

The list of capital projects in **Table CIE 1 - Wellington Capital Improvement Plan 5 years: 2020/2021 through 2025/2026 Level of Service Projects** is hereby adopted and all projects identified shall be carried out in accordance with that schedule and within one-year thereof unless the Capital Improvement Plan is modified during the annual comprehensive plan amendment process.

*[Revised Policy 1.1.7]*

**Policy CI 1.2.2**

**Capital Improvement Program**

Each year Wellington shall prepare and adopt a five-year capital improvements program and a one-year capital budget, to generally include all projects, which expenditures of at least \$25,000 and have a useful life span of at least three years.

*[Revised Policy 1.1.6]*

**Policy CI 1.2.3**

**Capital Improvement Prioritization**

In setting priorities for capital improvement projects, the Wellington Council shall consider the following criteria:

- 1) Is the project required to fulfill Wellington's obligation to provide public services to the community or achieve or maintain an adopted level of service, or eliminate an existing capacity deficit?
- 2) Does the project benefits accrue to the whole community or to a specific neighborhood or area?
- 3) Does the project enhance the efficiency or quality of service delivery?
- 4) Is the project necessary to eliminate public hazards or to protect or enhance the public's health, safety and/or welfare?
- 5) Is the project necessary to comply with a Federal, State or local mandate?
- 6) Does the project conform to principles of sound municipal capital expenditure within the scope of the Council's legislative authority?
- 7) Such other criteria as the Wellington Council may choose.

*[Revised Policy 1.1.1]*

**Policy CI 1.2.4**

**Special Assessments**

When deemed appropriate, Wellington may consider making public improvements or providing public services that benefit real property or provide amelioration of the condition



of real property, including the installation, construction, upgrade, repairs, and replacement of improvements, works, and facilities where the special benefit conferred is borne by the owners of the benefitted property through a special assessment levied in accordance with Florida law.

*[Policy 1.1.5]*

### **Policy CI 1.2.5**

#### **School District of Palm Beach County**

School Concurrency is no longer a requirement when adhering to growth management regulations. However, Wellington will continue intergovernmental coordination efforts as set forth in the Interlocal Coordinating Plan between Palm Beach County School District and all municipalities within the county. This includes coordination planning efforts to address capacity, future growth, and development patterns to meet the needed Level of Service for schools. Additionally, Wellington adopts, by reference, the School District of Palm Beach County's 10-Year Capital Improvements Schedule as adopted by the School District's Fiscal Year 2020/2021 Budget.

*[Current Reference revised into a Policy]*

### **Objective CI 1.3**

#### **Concurrent Improvements for New Development or Redevelopment**

Where new development or re-development requires the expansion of existing infrastructure or construction of new infrastructure, Wellington shall require that the developer bear all the cost of construction of those required improvements. Where modifications to existing facilities are required by a development, the developer shall be responsible for the proportional share of the facility or infrastructure improvement. Where new facilities or infrastructure are required to serve the proposed development or redevelopment, the developer may either pay a proportional share of the facilities cost and wait for the construction of the facility prior to the inception of development or pay the entire cost of the new facilities or infrastructure and enter into an agreement for reimbursement as defined in Policy 1.3.2.

*[Revised Objective 1.3]*

### **Policy CI 1.3.1**

#### **Concurrency Management System**

Maintain a concurrency management system whereby no development permit shall be issued unless:

- 1) the public facilities necessitated by a development (to meet level of service standards specified in the Mobility, Parks & Recreation, and Public Facilities & Services Elements) are in place; or
- 2) the development permit is conditioned on an assurance that the necessary facilities will be in place concurrent with the impact of development; **and**
- 3) **that the** no part of the cost required to construct new development or increase density or intensity in redevelopment projects be borne by the public.

*[Revised Policy 1.4.3]*



### **Policy CI 1.3.2**

#### **Proportionate Share**

Development approval for any new construction or redevelopment project which creates a need for new or expanded public facilities or infrastructure shall not be granted unless the project pays the costs of those improvements. To the extent that the improvements provide capacity above and beyond the specific project requirements, the Village at its discretion may enter into a reimbursement agreement providing for repayment by new development utilizing that excess capacity. Any such agreement will have a maximum term of 10 years. No reimbursements will be made beyond that 10 year term. Alternately, when projects are happening concurrently, each development shall pay its proportionate share of the costs of the required.

*[Revised Policy 1.4.2]*

### **Policy CI 1.3.3**

#### **Impact Fees**

Continue to collect impact fees for all new construction to ensure that development bears a proportionate cost of impact-fee related facility development.

*[Revised Policy 1.3.1]*

### **Objective CI 1.4**

#### **Coordination with Land Use**

Maintain programs and procedures within the Land Development Regulations to ensure all development orders and building permits are coordinated with the capital improvement budget and program and ensure facilities are provided concurrent with the impacts of development.

*[Revised Objective 1.4]*

### **Policy CI 1.4.1**

#### **Development Impacts**

Any new construction, redevelopment, or renovation projects which creates the need for new or expanded public facilities shall be required to pay its proportional share of the costs of the required new or expanded facilities based upon the impacts of the project. Any infrastructure required solely for the proposed development shall be funded entirely by the proposed development, such as the extension of water or sanitary sewer lines.

*[Revised Policy 1.4.2]*

### **Policy CI 1.4.2**

#### **Coordinate Land Use Decisions**

Coordinate land use decisions and available or projected fiscal resources in the capital improvements budget/program by evaluating the following:

- 1) existing and approved, but not built development;
- 2) Land Use Map;
- 3) capital improvement budget/program; and
- 4) Level of Service standards.



*[Revised Objective 1.2]*

**Policy CI 1.4.3**

**Manage the Land Development Process**

Manage the land development process so that public facilities and services demands created by issued development orders or pending development orders do not exceed the ability of Wellington to fund or provide required public facilities and services.

*[Revised 1.4.1]*

**Objective CI 1.5**

**Level of Service**

Maintain programs and procedures in the Land Development Regulations to ensure the land use changes are coordinated with the capital improvement budget and program to maintain adopted levels of service for potable water, sanitary, sewer, stormwater management, solid waste, and roads.

*[Revised Objective 1.2]*

**Policy CI 1.5.1**

**Potable Water LOS**

Maintain the level of service standard for potable water within the Work Plan and consistent with applicable federal, state, and Palm Beach County regulations at no less than 105 gallons per capita per day.

*[Revised Policy 1.2.1]*

**Policy CI 1.5.2**

**Sanitary Sewer LOS**

Maintain the level of service standard for sanitary sewer within the Work Plan and consistent with applicable federal, state and Palm Beach County regulations at no less than 85 gallons per capita per day.

*[Revised Policy 1.2.1]*

**Policy CI 1.5.3**

**Stormwater Management LOS**

Require all development and redevelopment to adequately accommodate runoff to meet all federal, state and local requirements for water quality/quantity and discharge control criteria. Also, ensure stormwater is treated in accordance with Chapter 62, Florida Administrative Code, to meet receiving water standards and retain one-inch of runoff on-site prior to the inception of discharge into the public storm water management system. The surface water management system shall prevent discharge onto adjacent property and limit post-development to not more than 1.07 inches per day or to pre-development runoff volumes and rates, whichever is lower.

*[Revised Policy 1.2.1]*



#### **Policy CI 1.5.4**

##### **Solid Waste Disposal System LOS**

Maintain a minimum level of service of five years of capacity for solid waste disposal based upon a solid waste generation rate of 7.1 pounds per person per day.

*[Revised Policy 1.2.1]*

#### **Policy CI 1.5.5**

##### **Roads LOS**

Wellington shall regulate the timing of development for the purpose of maintaining at least the following peak hour level of service standards on streets and roads within its municipal boundaries:

<b>Road</b>	<b>LOS</b>
State Road 7/US 441	D
Forest Hill Boulevard	D
All local, collector, and arterial roads (not within Equestrian Preserve Area)	D
All local, collector and arterial roads in the Equestrian Preserve Area	E

*[Revised Policy 1.2.1]*

**Table CI 1 - Wellington Capital Improvement Plan 5 years:  
2020/2021 through 2025/2026 Level of Service Projects**

<b>Project</b>	<b>Location</b>	<b>Description</b>	<b>Funding Year</b>	<b>Funding Source</b>	<b>Funding Status</b>	<b>Budget</b>
<b>ACME 10-Year Flood Mitigation Program</b>	Canals: C2, C8, C9, C24, C13  Roadways: Forest Hill Blvd, Wellington Trace East	Improved conveyance and roadway drainage	FY 2020-2024	Drainage Assessments	Committed	\$3,700,000
<b>Village Park Field Improvements</b>	Park Fields #6, #7, and #21	Improvements to fields and major equipment additions to ensure the quality standard of recreational programs and facilities	FY 2020-2024	General Fund Revenues	Committed	\$1,930,000
<b>Utilities General Facilities Improvements</b>	Utility and Field services facilities	Construction of a central warehouse, field services building modifications and construction of equipment canopies	FY 2018 - 2021	Utility Operating Revenues	Committed	\$5,000,000
<b>Neighborhood Parks Program</b>	Essex Park and Brampton	Additional amenities at Essex Park and Brampton	FY 2020-2024	General Fund Revenues	Committed	\$1,350,000



## Capital Improvements Element Goals, Objectives, and Policies



<b>Multi-modal Trails</b>	6.41 miles – Aeroclub Drive, Binks Forest Drive, Paddock Drive, and Big Blue Trace	Expand multipurpose pathways in various locations.	FY 2020-2024	General Fund Revenues	Committed	\$1,625,000
<b>Safe Neighborhoods</b>	Tiger Shark Cove	Install basketball court, sidewalks and crossings	FY 2020	General Fund Revenues	Committed	\$142,000
<b>Sheriff Substation</b>	Greenbriar Boulevard	Planning, design and construction	FY 2020-2024	General Funds Revenue	Committed	\$6,600,000
<b>Multi-use Paths and Bike Lanes</b>	Big Blue Trace and Aero Club Drive	Widening path on Big Blue Trace and adding bike lane on Aero Club Drive	FY 2020-2024	Gas Tax and Road Impact	Committed	\$3,730,000
<b>Town Center</b>	Town Center complex	Construction of waterfront promenade and amenities	FY 2019-2023	General Revenues and Sales Surtax	Committed	\$8,300,000
<b>WCHS Sports Complex</b>	Wellington Community High School	Reconfigure and restructure sports facilities and bus loop.	FY 2019-2021	Sales Surtax	Committed	\$14,900,000
<b>Wellfield Rehabilitation</b>	Various	Wellfield Rehabilitation	FY 2021-2025	Utility Operating Revenues	Committed & Scheduled	\$1,020,000
<b>Well Construction, Mechanical &amp; Electrical</b>	Various	Well Construction, Mechanical & Electrical	FY 2021-2025	Utility Operating Revenues	Committed & Scheduled	\$9,380,000
<b>Lime Well Improvements</b>	Lime Well	Lime Well Improvements	FY 2021-2023	Utility Operating Revenues	Committed & Scheduled	\$2,700,000
<b>Raw Watermain Extension</b>	Southfield	Raw Watermain Replacement	FY 2021-2022	Utility Operating Revenues	Committed & Scheduled	\$1,900,000
<b>WTP Raw Watermain Replacement</b>	Water Treatment Plant	Raw Watermain Replacement	FY 2022-2024	Utility Operating Revenues	Scheduled	\$3,200,000
<b>Lime R/O Raw Water System Connection</b>	Water Treatment Plant	Lime R/O Raw Water System Connection	FY 2022-2023	Utility Operating Revenues	Scheduled	\$1,900,000
<b>Water Treatment Plant Expansion</b>	Water Treatment Plant	Generator Set, Membrane Plant Expansion, Roofing Improvements, Post Treatment & Disinfection Improvements	FY 2021-2024	Utility Operating Revenues	Committed & Scheduled	\$7,950,000



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<b>Water Storage &amp; Repump Improvements</b>	Water Treatment Plant	Water Storage & Repump Improvements	FY 2024-2025	Utility Operating Revenues	Scheduled	\$2,200,000
<b>Neighborhood Reinvestment Program</b>	Various	Water and Sewer replacement program	FY 2022-2025	Utility Operating Revenues	Scheduled	\$8,800,000
<b>South Shore Watermain Replacement</b>	South Shore	Watermain Replacement	FY 2024-2025	Utility Operating Revenues	Scheduled	\$2,200,000
<b>Utilities General Facilities Improvements</b>	Utility and Field services facilities	Construction of a central warehouse, field services building modifications and construction of equipment canopies	FY 2018 - 2021	Utility Operating Revenues	Committed	\$5,000,000
<b>Water Reclamation Facility Improvements</b>	Water Reclamation Facility	Generator replacement, Headworks, Aeration Basin Upgrades, Reuse Wetwell, Digesters and Solids Handling	FY 2021 - 2025	Utility Operating Revenues	Committed & Scheduled	\$15,810,000
<b>Peaceful Waters Wetland Phase III</b>	Peaceful Waters Retention Park	Boardwalk and retention area improvements	FY 2022	Utility Operating Revenues	Scheduled	\$300,000