

ORDINANCE NO. 91

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, AMENDING ITS COMPREHENSIVE DEVELOPMENT PLAN TO ADOPT ITS ANNUAL CAPITAL IMPROVEMENTS ELEMENT UPDATE PURSUANT TO SECTION 163.3177, *FLORIDA STATUTES*; PROVIDING THAT THE VILLAGE CLERK SHALL SEND A COPY OF THE ADOPTED UPDATE TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and

WHEREAS, Section 163.3177, *Florida Statutes*, requires that local governments review the adopted comprehensive plan, and adopt annual Capital Improvements Element updates by December 1 of each year; and

WHEREAS, the Village of Golf, Florida, has carefully prepared an annual update to its comprehensive development plan capital improvements element pursuant to Sec.163.3177, *Florida Statutes*; and

WHEREAS, the Village of Golf has held a duly required public hearing in accordance with Sec.163.3177, *Florida Statutes*; and

WHEREAS, the Village Council desires to adopt the annual update to its comprehensive development plan capital improvements element to preserve, promote and protect the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF GOLF, FLORIDA, THAT:

Section 1: The Village of Golf hereby adopts an annual capital improvements element update to its Comprehensive Development Plan; which update consists of ten (10) pages which are attached hereto as Exhibit "A" and made a part hereof and of the current Comprehensive Development Plan.

Section 2: A copy of the annual capital improvements element update shall be kept

on file in the office of the Village Clerk, Village of Golf, Florida.

Section 3: The Village Manager is hereby directed to transmit three (3) copies of the annual capital improvements element update to the current comprehensive development plan to the State Land Planning Agency, along with a copy to the Treasure Coast Regional Planning Council, 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 Section 163.3184(7), Florida Statutes.

Section 4: All ordinances or parts of ordinances in conflict be and the same are hereby repealed.

Section 5: Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

Section 6: The effective date of this annual update shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the annual update to its in compliance in accordance with Section 163.3177(3)(b), Florida Statutes, and Section 163.3184(8)(a), Florida Statutes.

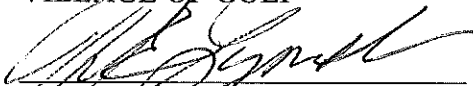
FIRST READING this 18th day of March, 2009.

SECOND AND FINAL READING this 15th day of April, 2009.

VILLAGE OF GOLF

X
Aye

Nay



Mayor Thomas E. Lynch

Aye

Nay

Vice Mayor Erik E. Joh

X
Aye

Nay



Councilmember Michael E. Botos

X
Aye

Nay



Councilmember Cynthia Ottaway

X
Aye

Nay



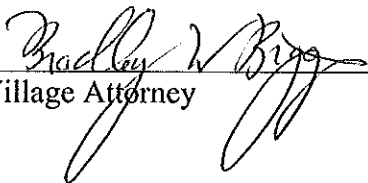
Councilmember Mark A. Fuller, Jr.

ATTEST:

(SEAL)


Carol Marciano, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY.


Village Attorney

Chapter 9

CAPITAL IMPROVEMENTS

9.0 INTRODUCTION

The community character goal, development objectives, and specific policy statements form the premise upon which this element is based. Essentially, the purpose of this element is to determine the cost of public facility improvements proposed for implementation and to demonstrate the ability to fund those improvements.

The feasibility of the Comprehensive Plan depends upon the ability of the community to carry out specific plan policies. To assist in implementing these policies, capital improvements planning outlines current thinking on how major community expenditures are programmed during a specified period. To best integrate capital improvement planning into the current financial structure, it is prepared in conjunction with the annual budget. This allows an independent analysis of both normal operating and maintenance budgets and capital improvement expenditures. The benefits of such analysis are described in the following manner:

- A) A priority rating system is created, and revised annually, which programs major expenditures in the manner most beneficial to the community;
- B) By initially separating expenditure types, a clear picture results relative to the total amount of community funds available for major expenditures. Therefore, if community needs are such that available funds are inadequate, the need for alternative funding sources is emphasized and;
- C) By integrating Capital Improvements planning into the annual budgetary process, capital expenditures programming becomes a continual process of evaluating and re-evaluating how capital improvements funds will be expended during a specified period (i.e. the first year, expenditures for an initial specified period are proposed, the second year, expenditures for the remaining years are re-evaluated and programmed and an additional expenditure year is added, evaluated and programmed, each additional year is approached in the same manner as the second year).

9.1 ECONOMIC ASSUMPTIONS

The economic well being of Golf residents is not linked to the regional economy. Many of Golf's residents are retired individuals, and thus, do not depend on local employment for income. In addition, a large portion of the population is seasonal which also emphasizes the Village's non-dependency on the regional economy.

Because of these conditions and the fact that Golf is a residential community, it is not necessary for the Village to promote employment opportunities for residents through land use distribution and other policies.

Ad valorem taxes are expected to provide the bulk of municipal general fund revenues in the future. Ad valorem taxes provide the Village with its major source of revenues. This trend is expected to continue in the future. As development occurs in the Village, the tax base will continue to expand. Categories of

general government expenditures which can be expected to reach a stable, no growth level (excluding inflation) are

- o Street lighting
- o Solid waste removal
- o Postal services

The socio-economic characteristics of the Village population are expected to remain a recreation oriented community with a relatively large proportion of its population in retirement age categories. Population projections are set forth in the land use element at Chapter 3. See Table 2-3.

9.2 INVENTORY OF CAPITAL IMPROVEMENT NEEDS

The Village of Golf is for all practical purposes developed. All potable water distribution services and sanitary sewer collection facilities are in place. The new reverse osmosis facility is in operation. Continued maintenance of existing equipment facilities and roadways will suffice for existing improvements and be paid for through the budgetary process. This process has worked well for the Village and all infrastructure is currently in good repair. Capital needs for the Village projected through 2013 are shown at Tables 9-1 and 9-2 below.

TABLE 9-1

**CAPITAL IMPROVEMENT NEEDS – GENERAL FUND
FY 2008/2013**

Project Description	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
Administration:						
Vehicle Replacement						<u>22,000</u>
Network Computers						
Copier Replacement	10,000					
Subtotal Administration	10,000					<u>22,000</u>
Public Safety:						
Security Station Renovations*	125,000					
Vehicle Replacement			20,000			<u>22,000</u>
Subtotal Public Safety	125,000		20,000			<u>22,000</u>
Physical Environment:						
Park Rehabilitation						
Mower						
Vehicle Replacement						
Re-paving Streets phased over 2 years +			200,000	200,000	200,000	
Park Development**	92,000	92,000	92,000	92,000	92,000	
Subtotal Physical Environment	92,000	92,000	292,000	292,000	292,000	
TOTAL	227,000	92,000	312,000	292,000	292,000	<u>44,000</u>

* Funds are in 2007/2008 Budget

* Proposed to be funded through FRDAP grants; if grant funding not received, parks will not be improved

+ Funds will be earmarked in the budget for the appropriate fiscal year

TABLE 9-2
CAPITAL IMPROVEMENT NEEDS – UTILITY
FY 2008/2013

Project Description	2007/2008	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013
Water System:						
Crom Tank Repair					70,000	<u>70,000</u>
Membrane Replacement						
Tank Replace						
Subtotal Water System					70,000	<u>70,000</u>
Wastewater System:						
Lift Station Rehabilitation	55,000	58,000	55,000	60,000		<u>60,000</u>
Generator Purchase	100,000					
Sewer System Evaluation-Lining	50,000	50,000	55,000	50,000	50,000	
Sewer Pump Purchase	65,000	30,000				
Subtotal Wastewater System	270,000	138,000	105,000	110,000	120,000	<u>60,000</u>
Miscellaneous:						
Utility Vehicle						<u>25,000</u>
Subtotal Miscellaneous						<u>25,000</u>
TOTAL	270,000	138,000	105,000	110,000	120,000	<u>155,000</u>

Note: All improvements are fully funded and will be paid from the renewal and replacement fund set-aside for these purposes.

9.3 FINANCIAL RESOURCES

The Village's major revenues for the General and Enterprise Funds are derived from ad valorem taxes and water and sewer fees. Ad valorem taxes constitute 66% of general fund revenues while water and sewer fees consisted of 75% of the enterprise fund revenues

The current assessed valuation of the Village is \$152,472,624 million dollars with the current millage rate for 2007/2008 of 6.1890 mills for operating purposes, which includes Fire/Rescue Services. No additional millage has been levied for debt service. This millage rate is expected to generate \$972794.00 for the 2007/2008 fiscal year.

Water and sewer fees generated \$1,943,220 in revenue for the fiscal year ending September 30th 2008 to the enterprise fund.

9.3.1 Other Revenues

Fees, Licenses and Service Fees. Fees for occupational licenses, building permit fees, beverage licenses comprised roughly 12% of Village general fund income.

9.3.2 Intergovernmental Revenues

This category is primarily sales tax revenues transferred from the State as well as other State funding. This provides about 10% of the general fund revenue

9.3.3 Franchise Tax

This category consists of predetermined percentages of utility billing from Florida Power & Light, Adelphia Cable and Southern Bell Telephone Company is included in "Other Revenues" listed above.

9.3.4 Transfers In

Service fees for services rendered to the enterprise fund by the general fund provides about 10% of general fund revenues.

9.3.5 Miscellaneous Income

The other sources of income are derived from a variety of services, which includes interest income and charges from other local funding sources. This equals 2% of the general revenue and 2% of the enterprise fund.

9.3.6 Historic and Projected Revenues

A historical listing of general fund and enterprise fund revenues available to the Village for the past five (5) years is provided in Table 9-3. As illustrated in this Table, yearly growth in revenues has been consistent in most categories. Total revenues in the general fund have increased 43% in the five (5) year period. Based on the five-year averages, the Table also indicates that the relative contribution of each revenue source has also remained fairly constant over the five (5) year period.

TABLE 9-3
HISTORIC AND PROJECTED REVENUES

A. General Fund – Historic Revenue

FY	Ad Valorem Taxes	% of Total	Transfers In	% of Total (approx)	Licenses & Permits	% of Total (approx)	Other Income (interest etc.)	%	Total General
2006-07	1,028,470	71	25,000	2	159,751	11	232,366	16	1,452,290
2005-06	853,307	68	25,000	2	159,536	13	212,875	17	1,252,207
2004-05	846,911	70	25,000	2	164,486	13	189,792	15	1,265,284
2003-04	640,267	66	25,000	2	135,995	14	174,671	18	970,396
2002-03	570,118	65	25,000	2	132,163	15	158,595	18	881,087
2001-02	454,654	55	25,000	2	191,317	23	166,362	20	831,814

B. Enterprise

FY	Service Charges	% of Total	Interest	% Approximate	Total
2006-07	1,801,730	98	38,770	2	1,838,500
2005-06	1,352,241	99	14,900	1	1,365,900
2004-05	1,337,304	99	2,020	1	1,350,813
2003-04	1,368,452	98	20,360	2	1,396,380
2002-03	1,417,666	99	3,128	1	1,431,986
2001-02	1,256,198	99	3,521	1	1,269,212

9.4 FUTURE REVENUE PROJECTION

Future revenue projection is based on an analysis of historical average annual growth trends for total Village of Golf revenues. The average increase of total revenues between 2003 through 2007 was approximately thirty-one percent 31% for the enterprise fund and approximately forty-nine (49%) for the general fund. Recent changes indicate this trend will not continue but will decrease to some degree.

In addition to local actions, policy changes of the State or Federal or County Government could affect revenue sharing funds available to the Village of Golf. However, the future revenues should meet future expenses for the five-year planning horizon. During the years 2004 to 2008 the interest varied only from 1% to 2%.

9.5 BONDING CAPACITY

During the planning period, there appears to be no requirement for any bond issues in the general or enterprise funds. The Village's general obligation bonds issued in 1974 have been paid off and the Village issued utility revenue bonds in 2002 which enabled it to complete extensive renovations to its utility including a new reverse osmosis plant. These bonds are more fully described below:

A. Long Term Debt – Enterprise Fund

Long term debt at September 30, 2008 comprises the following: 2002 Revenue Bonds, in the amount of \$2,183,457 bearing interest rates ranging from 3.25% to 5.13% due semi-annually; principal installments of \$35,000 to \$140,000 due annually through May 1, 2032. Bonds are collateralized by non-ad valorem taxes and water and sewer services revenues.

The following is a summary of changes in long-term debt during the year ended September 30, 2008 is as follows:

	Balance September 30, 2003	Additions	Retirements	Balance September 30, 2008	Current Portion
2002 revenue bonds	\$2,205,000	-	\$35,000	\$2,005,000	\$40,000
Note payable	6,821	-	6,821	-	-
Add: 2002 revenue bonds original issue premium net of authorization	13,944	-	487	13,457	-
Long term debt, net	2,225,765	-	42,308	\$2,018,457	\$40,000

Summary of Future Debt Service Requirements

Total debt service requirements for the bonds and note payables of the enterprise fund outstanding as of September 30, 2004 are as follows:

Fiscal year ending September 30 th :	Principal	Interest	Total
2005	40,000	109,306	149,306
2006	40,000	107,306	147,306
2007	40,000	105,306	145,306
2008	45,000	103,706	148,706
2009	45,000	101,906	146,906
2010	45,000	100,106	145,106
2011	50,000	98,306	148,306
2012	50,000	96,244	146,244
2013	55,000	93,743	148,743
2014-2018	310,000	421,419	731,419
2019-2023	405,000	329,344	733,344

<u>2024-2028</u>	<u>525,000</u>	<u>215,219</u>	<u>740,219</u>
<u>2029-2031</u>	<u>520,000</u>	<u>68,419</u>	<u>588,419</u>
	<u>2,005,000</u>	<u>1,523,705</u>	<u>3,528,705</u>
Add bond premium	<u>11,508</u>	<u>-</u>	<u>11,508</u>
Net total	<u>2,016,508</u>	<u>1,523,705</u>	<u>3,540,213</u>

* Village of Golf audit report for fiscal year ended September 30,2008, Rachlin, Cohen & Holtz, LLP, Certified Public Accountants.

9.6 LEVEL OF SERVICE STANDARDS

The minimum criteria for comprehensive plans requires that Level of Service Standards be included for public facilities described in the plan. The Level of Service Standards for the Village of Golf are in the goals, objectives and policies of this element.

9.7 CAPITAL IMPROVEMENTS IMPLEMENTATION

The Capital Improvements identified in Table 9-2A are proposed for implementation within the next five (5) years. These improvements are being funded within the anticipated revenues available to the Village. No new funding mechanisms are required by the Village of Golf. For this reason the Capital Improvement listing is fiscally sound.

9.8 GOALS, OBJECTIVES AND POLICIES

- Goal: 1.0.0 The Village shall ensure that public facilities and services are provided, on a fair-share cost basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.
- Objective: 1.1.0 The Village Manager shall use the Capital Improvements Element to schedule construction and identify funding sources for the Village's capital facility needs in order to accommodate existing and future development, and to replace obsolete or worn out facilities.
- Policies: 1.1.1 When reviewing proposed capital improvements expenditures, the following criteria shall be used to rank and evaluate according to appropriate policies adopted in other elements of the comprehensive plan:
- a. The improvement is consistent with the appropriate applicable element of the comprehensive plan in addition to the Capital Improvements Element;
 - b. If elimination of public hazards are addressed;
 - c. Deficiencies in the current system are addressed;
 - d. The impact on the local budget is assessed;
 - e. Locational standards are addressed including compatibility with

surrounding land uses;

- f. Whether the improvement is intended to accommodate new development or redevelopment;
- g. The financial feasibility of the proposed improvement; and
- h. Consistency with State and Regional policies.

1.1.2 The Village shall identify its needs for public facility improvements, the revenues required for project funding, and shall itemize the costs for such projects in its 5 year schedule of Capital Improvements.

1.1.3 In setting priorities, the following criteria will be used

- o Security implications,
- o Level of service or capacity problems,
- o Ability to finance, and
- o New development as either a cause or a result.

1.1.4 Continue to pursue a prudent borrowing policy when deemed appropriate.

1.1.5 Commercial development shall be coordinated with provision of concurrent infrastructure (sanitary sewer, solid waste, drainage, potable water etc.) in order to ensure that the levels of service established by the Village of Golf are met.

Objective: 1.2.0 Village officials shall coordinate Land Use decisions with the schedule of Capital Improvements in a manner that maintains the adopted level of service standards and meets existing and future needs.

Policies: 1.2.1 The adopted level of service shall be 350 gallons per equivalent residential connection (ERC) per day average daily flow for both potable water and wastewater service.

1.2.2 The Village of Golf's level of service is based on the return period, or frequency of a storm and its duration. The Village of Golf's level of service is to remain consistent with the South Florida Water Management District standards and requires that floor levels be above the 100 year flood plan. Grade level of 18" above the crown of the road is required as part of the Village process.

1.2.3 The Village of Golf shall adopt the level of service (LOS) standards that are utilized in Table 7-1, Table 703, Table 7-4 and Table 7-5.

1.2.4 Require Level of Service "C" for average daily traffic conditions and Level of Service "D" for peak season peak hour traffic conditions in order to maintain

acceptable level of service for the consistent, safe, and efficient movement of traffic on the regional roadway network in the Village of Golf, including Golf Road and Woolbright Road. Military Trail is not within the Village of Golf limits.

1.2.5 Future zoning code revisions shall include provisions that assure compliance with level of service standards concurrent with development.

1.2.6 Adopt the maximum level of service standard for Solid Waste of 7 pounds per capita per day.

Objective: 1.3.0 In order to maintain adopted levels of service standards, future development projects shall pay their fair share of the costs of necessary public facility improvements they generate equivalent to the benefits they receive from the improvements.

Policy: 1.3.1 The building permit review process shall continue to require on-site detention and retention.

1.3.2 The Village of Golf shall apply for and secure grants or private funds when available to finance the provision of Capital Improvements.

Objective: 1.4.0 The Village of Golf shall continue to ensure the provision of needed public facilities within the Village limits, based on adopted level of service standards as set forth in the Comprehensive Plan. Public facilities needs shall be determined on the basis of previously issued development orders as well as the Village's budgeting process and its joint activities with Palm Beach County for planning, zoning and concurrency management.

Policies: 1.4.1 A 5 year Capital Improvements program and annual capital budget shall be adopted as part of the Village of Golf's annual budgeting process. This program shall include the annual review, and revision as needed, of the 5 year schedule of Capital Improvements.

1.4.2 The following criteria shall be applied during the preparation of each annual budget for the Village of Golf.

- a. The determination of overall revenue bonds as a percent of total debt;
- b. The maximum debt does not exceed total revenue; and
- c. The maximum ratio of outstanding capital indebtedness does not exceed the property taxes collected by the Village of Golf.

9.9 MONITORING AND EVALUATION

Should the Village, at some time in the future, determine that an expanded capital improvement program process is necessary, the following procedure on the subsequent pages is recommended as a format

guide for the preparation of such process.

Published Daily and Sunday
West Palm Beach, Palm Beach County, Florida


Pub: April 4, 2009

[Handwritten signature]

Who is personally known to me?

to me.

John P. M. M.

 Karen M. McLinton
Commission # DD832672
Expires: NOV. 15, 2012
BONDED THRU ATLANTIC BONDING CO., INC.