

Subdivision IX. Capital Improvement Element Review

Sec. 82-281. Annual review.

(a) *Generally.* The planning commission shall conduct an annual review of the capital improvements element of the Sanibel Plan. The purpose of the review of this element is to ensure that the required fiscal resources are available to provide the public facilities needed to maintain the level of service standards established in the capital improvements element of the Sanibel Plan. In conducting its annual review, the planning commission may request any relevant information it deems appropriate from other city departments, with particular emphasis on the input and recommendation of the planning department as to current and future needs for public facilities in terms of current and immediately anticipated development taking place or that might take place within the next year. The planning commission shall then present its findings and recommendations to the city council for appropriate action with respect to any necessary amendments to the annual capital budget. The annual review of the capital improvements element shall include the following:

- (1) A review of current costs and revenue and possible corrections and modifications to the capital budget suggested or required as a result of such review.
- (2) The capital improvements element's consistency with other elements of the Sanibel Plan.
- (3) A determination, based on the forecast of costs and revenues, of the economic feasibility of the Sanibel Plan.
- (4) The city's progress in reducing any existing deficiencies of the established levels of service for such public facilities.
- (5) A recommendation as to assignment of priorities with respect to scheduled capital improvements.
- (6) A review to determine the effectiveness of the city's ability to maintain adopted level or service standards.

(b) *Human support systems (public facilities).* The planning commission shall review the present level of service of all human support systems to determine whether or not the level of service standards established have been achieved, and if not achieved, whether mechanisms are in place to achieve such established levels of service standards. Upon a finding that any human support system is below the established level of service standard, it shall make recommendations to the city council as to recommendations in terms of the capital improvements element to alleviate the deficiency.

(c) *Below market rate housing program.* The planning commission shall review the effectiveness of the below market rate housing program, and to make recommendations to implement warranted revisions in terms of the capital improvements element; and in addition thereto, review the housing needs of the present and future residents of the city, particularly those with special housing needs and to make suitable recommendations as determined by those findings.

(Ord. No. 85-26, § 1(III.H.7), 11-27-1985; Ord. No. 89-23, § 43, 8-15-1989)

Secs. 82-282—82-300. Reserved.