Chapter 12

Capital Improvements



CAPITAL IMPROVEMENTS

Through the Capital Improvements Element (CIE), a local government establishes a Level of Service (LOS) standard that defines the required quality of essential services and infrastructure.

LOS standards function within a community to promote quality of life.

The general use of LOS standards relates to the availability of infrastructure to guide the location and timing of growth. Capital improvement LOS needs must be satisfied as an initial condition of urban growth. This means before or as new development is approved it must be supported by adequate public facilities, infrastructure, and services. Consequently, the CIE helps promote the public health, welfare, and safety by facilitating consistency in LOS provided by public investment in capital improvements – achieving coordinated, public benefit from the growth management process.

The listing of capital improvements in this element is considered feasible within the five-year period based on current revenue projections. Additional funding sources will be explored to augment existing revenues and to fund additional desirable improvements consistent with the overall goals, objectives, and policies of the City's Comprehensive Plan.

GOAL 12

To ensure the orderly and efficient provision of all public services and facilities necessary to serve existing and future local population needs.

Objective 12.1

Retain a comprehensive and coordinated funding strategy for the implementation of existing or anticipated capital improvement needs identified in the adopted Capital Improvement Element, the Local Comprehensive Plan or through other local planning efforts.

- **Policy 12.1.1** Utilize the local capital project review criteria which, at a minimum, objectively prioritizes projects based on consistency with local comprehensive planning activities, cost feasibility and effectiveness, relative magnitude and term of need, intergovernmental commitments, the ability to take advantage of other jurisdictional capital improvements and overall budget impacts.
- **Policy 12.1.2** Recognize that capital expenditures necessary to maintain or improve existing facilities take precedent over expansion or anticipated future facility needs.
- **Policy 12.1.3** Utilize budget review procedures which recognize the need and priority criteria to fund capital improvement needs of the various Comprehensive Plan Elements.
- **Policy 12.1.4** Monitor, evaluate, and amend the Capital Improvements Element on an annual basis to incorporate the City's Capital Improvement Program in conjunction with annual budget deliberations and adoption.

- **Policy 12.1.5** The annual review of the Capital Improvements Element will be the joint responsibility of the City's Community and Economic Development and Engineering, Building Services, and Finance Departments along with the City Manager and his or her designee. A summary report with respect to the findings and modifications necessary as a result of this effort will be presented to the City Commission during a public meeting to occur at the approximate time of annual budget deliberations. The City Commission will direct staff to take the appropriate action as deemed necessary based upon findings and recommendations contained in the annual summary report. The following minimum activities shall occur:
  - Modifications necessary to the estimated date, costs and scope of specific projects currently listed in the Element;
  - The inclusion of new priority projects due to unanticipated conditions and the respective modifications to other, already listed projects; justification of new projects to be provided;
  - The inclusion of additional "fifth year" capital improvement projects based on project priority and justification;
  - Project priority ranking criteria as refined and/or otherwise modified from that existing in the Capital Improvements Element;
  - An assessment of the Capital Improvements Element and project listing in terms of its effectiveness of carrying out the goals, objectives and policies of the Comprehensive Plan;
  - The City's ability to maintain the adopted Level of Service standards and to eliminate existing deficiencies or problem conditions;
  - A status report with regard to grants received, pending or anticipate to be applied for as these relate to the City's Comprehensive Plan;
  - A status report with regard to local capital improvements undertaken by other agencies and the private sector as these relate to the City's Comprehensive Plan; and
  - Any additional information with regard to capital improvements and the City's Comprehensive Plan considered appropriate by the Committee.
- **Policy 12.1.6** Ensure that subdivision regulations provide for both the timely completion and regular maintenance of all required capital improvements and amenities.

Objective 12.2

Implement a Concurrency Management System that ensures development or redevelopment proposals are approved consistent with the programmed provision of additional services at the adopted Level of Service standards and that meets existing and future facility needs.

- **Policy 12.2.1** Review development proposals cognizant of the City's adopted Level of Service standards, existing levels of service and where appropriate, the timeframe for implementation of additional facility improvements.
- **Policy 12.2.2** Approve proposed development or redevelopment projects conditioned on the basis of project related service needs being concurrently available at the adopted Level of Service standards. Transportation facilities needed to serve development or redevelopment projects shall be in place or under construction within three (3) years after the building permit, or functional equivalent, is approved.
- **Policy 12.2.3** Allow for phasing of development related infrastructure improvements concurrently with project impacts on public facilities.
- **Policy 12.2.4** The Level of Service standards for capital facilities shall be:
  - For sanitary sewer – 86 gallons per day (GPD) per person for average and peak flow;
  - For potable water - 95 gallons per day per capita;
  - For fire flow - as required by the Fire Marshall;
  - For solid waste - 8.0 pounds per capita per day with bi-weekly pickup;
  - For drainage (Roadway Crown) - 10-year, 1-day storm;
  - For drainage (Finished Floor) - Floor elevation above 100-year, 3-day storm; finished floor shall be no lower than the highest of:

1. One (1) foot above the FEMA Flood Insurance Rate Base Flood Elevation; or
2. The 100-year flood elevation as determined by the Broward County 100-year Flood Criteria Map; or
3. Twelve (12) inches above the adjacent road crown for residential development and six (6) inches above the adjacent road crown for nonresidential development.

- For parks and recreation facilities – three (3) acres per 1,000 residents, with two (2) acres per 1,000 population provided by neighborhood parks or mini-parks and one (1) acre per 1,000 population provided by community parks; and
- For transportation facilities:
  - I-95 (a Strategic Intermodal System (SIS) Corridor) - LOS D;
  - Cypress Creek Road from I-95 to Andrews Avenue and Andrews Avenue from Cypress Creek Road to the Tri-Rail station entrance (a SIS Connector) - LOS D; and
- As part of the Broward County Transportation Concurrency Management Area

(TCMA)Central District, the transportation LOS standards, for the purpose of issuing development orders and permits, are to achieve and maintain the following:

- Coordinate with the County to achieve 30 minute peak hour headways on or less on 80% of routes,
- Establish at least one neighborhood transit center,
  - Establish at least two additional community bus routes,
  - Increase bus shelters at 1/3 of stop locations, and
  - Maintain the peak hour two-way maximum service volumes on arterial roads, as listed below:
    - **Two-lane arterials:** 2,800;
    - **Four-lane arterials:** 6,265;
    - **Six-lane arterials:** 9,433;
    - **Eight-lane arterials:** 12,618

- **Policy 12.2.5** Review and modify, as necessary, the Land Development Code to be consistent with the Level of Service standards in Policy 9.2.4 and the requirements of Florida State Statute regarding the timing of development and the provision of facilities and infrastructure following the annual update of the Capital Improvement plan.
- **Policy 12.2.6** Modify the Concurrency Management System to require approval from water suppliers regarding available capacity to support new development as described in the Future Land Use Element.



Objective 12.3

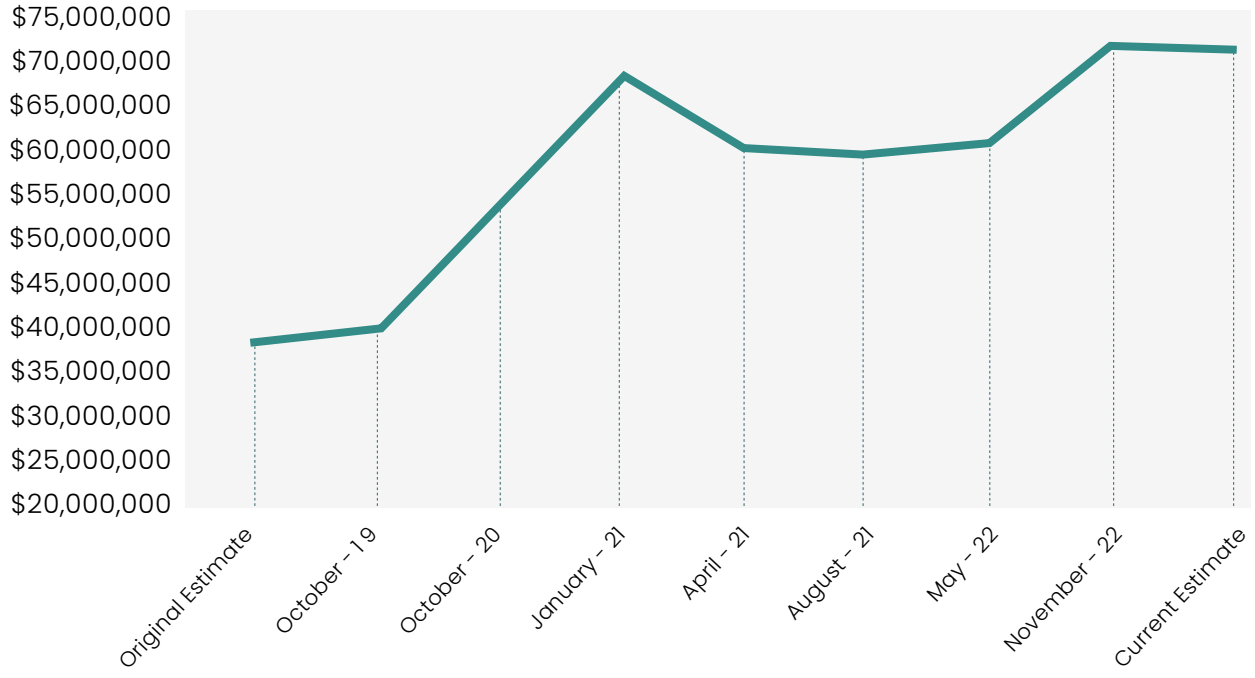
Provide that private developers participate on a proportionate share basis in any facility improvement costs necessary to maintain LOS Standards.

- **Policy 12.3.1** Require the performance bonding and an enforceable development agreement of project related utility or traffic circulation improvements necessary to accommodate the development of vacant parcels or substantial redevelopment of existing properties.
- **Policy 12.3.2** Give preference for the actual construction of adjacent site road improvements in lieu of impact fee payments.
- **Policy 12.3.3** Implement a process for assessing new development on a pro rata share of the costs necessary to finance public facility improvements in order to maintain the adopted Level of Service standards specified in Policy 9.2.4 through the implementation of the Land Development Code.

Table 12-1: Bond Budget

Funding Available	
G.O. Bond	$40,000,000
G.O. Bond Premium	$8,495,304
Awarded Grants	$4,650.495
TOTAL	$53,147,799

Figure 12-1: Facilities Estimates



Objective 12.4

Provide a capital program that can be adequately accommodated by projected revenues or other available financial resources.

- **Policy 12.4.1** Consider a range of revenue and project cost projections based on varying assumptions with regard to the local property tax base, shared tax revenues, inflation, contingency costs and the level and sources of shared project funding commitment by other jurisdictions.
- **Policy 12.4.2** Establish and maintain a minimum debt service coverage ratio of 1:1 (110%) to guide the development and implementation of all future bond issues of the City.
- **Policy 12.4.3** Identify funding sources for specific projects or project categories through the City's Capital Improvement Program.
- **Policy 12.4.4** Capital projects scheduled in the first five years of the ten-year Work Plan shall be included in the Capital Improvements Element. This schedule shall be updated annually as necessary to maintain consistency with the capital projects listed in the Work Plan and within 18 months following updates to the Lower East Coast Water Supply Plan, the City of Fort Lauderdale Water Supply Plan, or the Broward County Water Supply Plan.
- **Policy 12.4.5** The Capital Improvement Schedule shall cover a 5-year period, and identify projects as either funded and unfunded and given a level of priority for funding.



Objective 12.5

Amend the CIE annually to incorporate the updated District Educational Facilities Plan (DEFP) consistent with the provisions and procedures of the interlocal agreement (ILA) once the School Board adopts and transmits it.

- **Policy 12.5.1** Monitor the School District's Work Program in order to implement the requirements of F.S. Section 1013.33 and to ensure the provision of adequate Public School Facilities as new residential development occurs in the County/City.
- **Policy 12.5.2** Review, comment, and participate in the development of the School District's 5-Year Work Program with the County in accordance with the Public Schools' ILA. Provide input with respect to the Work Program's consistency with the City's Comprehensive Plan. The City by reference adopts the Broward County School District's DEFP as a part of the Comprehensive Plan, as amended. Considering the input of the County and the City, the School District shall amend the Work Program annually to include the immediately subsequent fifth year of Public School Facilities. Each annual update shall address the status of Public School Facilities, including, but not limited to the following:
  - (i) The Available School Capacity by Concurrency Service Area;
  - (ii) Anticipated increases in residential development within the County/City and the incorporated municipalities within the County;
  - (iii) The existing and projected Level of Service for each Concurrency Service Area by year for the 5-year planning period;
  - (iv) For each Concurrency Service Area and each year of the 5-year planning period, the needed school facilities to achieve and maintain the Level of Service Standard;
  - (v) The current need for any Public School Facilities resulting from changes in population trends, employment growth, or other relevant factors;
  - (vi) The rate and location of Exempt Development;
  - (vii) Any amendments necessary to effectuate the purpose and intent of this Ordinance and state law, including any demand assumptions, need factors, and other matters recommended by the School District for reconsideration or revision; and
  - (viii) The projected financing for any additional School Capacity resulting from the factors set forth in subsections (i) through (v), above.

The tables in the appendix contain the City's Capital Improvements Program. As the City of Oakland Park is almost fully developed, no specific infrastructure improvements to achieve Level of Service standards are identified in the City's Comprehensive Plan. There are two improvements identified in Table 12-1 related to water supply. Both are projects being undertaken by the City's water suppliers, the City of Fort Lauderdale and Broward County, and are included as a separate table to comply with state law. Projects included in the capital improvements program are designed to ensure operational capacity and efficiency to maintain Level of Service standards.