



INTERNAL SUPPORT

CAPITAL IMPROVEMENTS ELEMENT

PRINCIPLES

The Capital Improvement Element is the primary mechanism to consider which and where public facilities should be located to implement the City of Fort Lauderdale Comprehensive Plan. It describes standards to improve existing facilities and for constructing new facilities for at least a five-year period and includes a detailed schedule of funding, prioritization and timing for all capital projects within the City. It also includes guidelines for determining capital improvement needs using a combination of level of service standards, performance criteria from the Vision Scorecard and the FL2 STAT Community Investment Plan Ranking Team under the direction of the City Manager, the City Commission and the Capital Improvement Plan Committee.

In this way, the Capital Improvement Element is an integral part of the City of Fort Lauderdale's budget. The five-year capital improvement plan is presented to the City Commission annually for adoption.

The Capital Improvement Element will also implement components of the City of Fort Lauderdale's Vision Plan and Strategic Plan as they relate to:

1. Transportation as a pedestrian friendly and multi-modal City
2. A sustainable and resilient community
3. Unique, inviting and connected gathering places
4. Educational excellence
5. Public safety



GOALS, POLICIES, AND EVALUATION MEASURES

GOAL 1: The City will strive to provide infrastructure as appropriate to meet the standards set forth within the comprehensive plan elements, by preserving, modifying and replacing existing infrastructure and providing new infrastructure related to growth and resiliency.

OBJECTIVE CI 1.1: Funding Capital Improvements

Ensure that financial resources are available to provide capital improvements that meet existing needs and needs of planned future growth and in a cost-effective manner.

POLICY CI 1.1.1: The City Manager shall prepare and propose a five-year Capital Improvement Program and One-Year Capital budget to the City Commission annually as part of the Community Investment Plan preparation process, for adoption to meet present infrastructure deficiencies and future infrastructure needs as discussed in other Elements of this Comprehensive Plan as follows:



1. The proposed plan shall include sources of funding for each capital improvement or category of capital improvement.
2. Utilize the findings and recommendations of the Comprehensive Plan to develop the annual capital improvement plan.
3. The Capital Improvement Schedule should demonstrate that level of service standards will be maintained in a such a way that deficiencies and needs are addressed during the next five-year period.
4. The schedule of capital improvements provides an estimate of public facility costs including a delineation of when it will be needed, the general location of the facilities and projected revenue sources to fund the facilities. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period are identified as either funded or unfunded and given a level of priority for funding.

POLICY CI 1.1.2: Identify public facilities needed to adequately service existing development and development for which development orders were previously issued.

POLICY CI 1.1.3: Capital projects will be evaluated using the following criteria:

1. **Meets federal, state or legal requirement** - Whether there is a federal, state, local mandate, grant, court order, judgment, or other requirement that the project must be completed.
2. **Project feasibility** - Whether there are obstacles to proceeding with the project (land acquisition, easements, approvals required, etc.)
3. **Costs and sources of funds** - Whether the project would impact the City's operating costs, debt service level, and/or whether the project would yield revenue.
4. **Reduces risk and improves urgent safety needs** - Whether the project reduces an immediate or future risk, addresses a public health and/or safety hazard, or addresses an urgent safety needs.



5. **Relevant level of service and performance measures** - Is the impact of the project measurable? Will completing the project improve key performance measures or result in efficiencies?
6. **Addresses aging infrastructure needs and maintenance of existing facilities** - Whether the project helps to repair or replace the City's aging infrastructure (e.g. bridges, seawalls, roads) or provides for capital maintenance of existing City facilities (e.g. community centers, swimming pools, or sports complex).
7. **Project consistency with existing approved plans and projects** - Whether the project is directly consistent with a Commission approved plan, including the 10-Year Water Supply Facility Work Plan, Utility Master Plan, Parks and Open Space Master Plan, and the Long-Range Transportation Master Plan; advances the Strategic Plan; the Commission Priorities; and/or the 2035 Community Vision Plan.
8. **Improves traffic, mobility, connectivity, pedestrian safety and cyclist safety** - Whether the project would result in filling mobility gaps, supporting more effective interconnectivity, and ensuring increased and safe accessibility to activities, events and locations (bikeway path, commuter rail).
9. **Environmental benefits** - Whether the project would address sea level rise, flooding, energy efficiency, water quality, water efficiency or other sustainability measures.
10. **Promotes or accelerates sustainable economic development** - Whether the project would directly result in capital investment, increased tax base, increased property values, or improved job opportunities.

POLICY CI 1.1.4: The Capital Improvements Element will be reviewed annually. The Plan will include:

- Sources of funding
- Considerations of the Comprehensive Plan to develop the annual capital improvement plan
- Adherence to Level of Service Standards
- Estimate of costs
- Timing of program needs



POLICY CI 1.1.4a: The City shall maintain a five-year capital improvement schedule which shall be amended annually by the City Commission.

POLICY CI 1.1.4b: Top priority will be given to appropriate levels and schedules of recapitalization including quantity, replacement cost, life cycle and annual depreciation/recapitalization needs when developing budget recommendations for the Community Investment Plan.

POLICY CI 1.1.4c: Coordinate planning for City improvements with applicable government agencies.

POLICY CI 1.1.4d: Prioritize CIP projects based on hierarchy of program needs.

POLICY CI 1.1.5: Examples of financing methods that may be used include:

1. **General Fund Revenues** - General tax revenues, transfers in from other funds, and other receipts that are not allocated by law or contractual agreement used for new construction as well as improvements to infrastructure primarily for community-wide benefit and use, such as municipal buildings and parks.



2. **Enterprise Fund Revenues** - Revenues from a fund that provides goods or services to the public for a fee that makes the entity self-supporting (e.g. Water and Sewer, Stormwater, Sanitation, Parking, and Airport Funds).
3. **General Obligation (GO) Bonds** - Obligations secured by the full faith and credit of a governmental unit or payable from the proceeds of ad valorem taxes of a government unit which require voter approval.
4. **Grants** - Priorities adopted by the Commission that direct staff's pursuit of funds used for capital projects when available.
5. **Regulatory Fees** - Fees that are imposed for a sovereign function and shouldn't exceed the regulated activity's cost such as Park Impact Fees and Water and Sewer Capital Expansion Fees.
6. **Special Assessments** - Used to construct and maintain capital facilities such that the construction improves the property and the assessment has been fairly and reasonably apportioned among the properties receiving the benefit.
7. **Special Assessment Bonds** - Bonds that provide for capital improvements and are paid in whole or in part by levying and collecting special assessment on the abutting, adjoining, contiguous, or other specially benefited property.
8. **Revenue Bonds** - These are typically bonds that finance income-producing projects and are secured by a specified revenue source (e.g. Parking Revenues, Stormwater Fees, Water and Sewer Rates).
9. **Public Private Partnership** - A contractual agreement between a public agency and private sector entity with the intention in delivering a service or facility for the use of the general public.
10. **Energy Performance Contracts** - Projects that guarantee energy, water, and operational savings that must be greater than the cost of the project.

POLICY CI 1.1.6: All legal, feasible, cost-effective methods of financing capital improvements shall be explored. Capital projects shall not be dictated by the nature of funding available except to the extent that the projects meet an initial test of being required to achieve City goals and to the extent that project must be placed in priority dictated by the nature of funds available.

OBJECTIVE CI 1.2: Public Facilities and Standards for LOS

Provide infrastructure, roads and public education facilities to meet existing needs and needs of planned future growth at the adopted level of service standards.

POLICY CI 1.2.1: Water - Provide the necessary capital improvements to maintain water, wastewater and stormwater levels of service, based on service area proportional needs as described in the Infrastructure Element through 2040 and for consistency with the Sustainability Action Plan as follows:

1. Capital improvements will adhere to all construction standards, minimize construction costs and assure acceptable useful life and minimum maintenance cost.
2. Water, sanitary sewer, and stormwater improvements will be designed and constructed to the size required to serve the City's projected needs.
3. To the maximum extent possible, water and sanitary sewer support systems should be designed to accept future facilities without the need to substantially redesign existing facilities.
4. Utilize existing and future sources of funding for water, stormwater and wastewater improvements including water and wastewater impact fees. Ensure all enterprise funds are continued and utilized for the intended purpose.



- 5. Assure that adequate water supplies and potable water facilities meeting the adopted level of service, shall be in place and available to serve new development no later than the issuance of a certificate of occupancy.
- 6. Implement the water supply projects described in the 10-Year Water Supply Facilities Plan. These improvements shall be incorporated into the Capital Improvements Element and City's budget on an annual basis.
- 7. Water supply projects to be undertaken within the next five years shall be included in the Five-year Capital Improvements Plan with identified, committed funding sources for the initial three years as required by Chapter 163, F.S.



POLICY CI 1.2.2: Transportation - Provide capital improvements necessary to meet the adopted levels of service specified in the Transportation Element, giving due consideration to the City's street closure policy and neighborhood needs and the following additional considerations:

Prioritize roadway improvement projects from the Connecting the Blocks Program which improve safety, contain sustaining elements, fill existing network gaps and support transit in compliance with the City's 2013 Complete Streets Policy as adopted or amended.

EVALUATION MEASURE CI 1.2.3: The City shall provide capital improvements related to the stormwater management, operations and maintenance including drainage improvements designed to improve flood protection and pollution controls to City's streets and roadways. These improvements will be identified and prioritized by the City's Watershed Asset Management Plan (WAMP) through adopted Level of Service (LOS) metrics and in alignment with asset management best practices, as defined by the Institute of Asset Management (IAM).

EVALUATION MEASURE CI 1.2.4: Solid Waste - Provide for adequate solid waste collection and disposal necessary to remain consistent with Broward County's Comprehensive Plan solid waste generation rates.

EVALUATION MEASURE CI 1.2.5: Parks - Provide improvements necessary to meet the adopted levels of service specified in the Parks, Recreation, and Open Space Element.

GOAL 2: Ensure adequate funding for infrastructure and capacity exist concurrent with development or redevelopment.

OBJECTIVE CI 2.1: Infrastructure Concurrency Management

Maintain Principles for constructing, extending or increasing capacity of public facilities. and principles for correcting existing deficiencies.

EVALUATION MEASURE CI 2.1.1: Concurrency Management System - The following is the Concurrency Management System used by the City for monitoring and ensuring adherence to: the adopted LOS standards, the availability of public facility capacity, and the schedule of capital improvements as defined in appropriate Comprehensive Plan elements. It includes guidelines for interpreting and applying LOS standards to applications for development orders (D.O.'s) and development permits (D.P.'s) and determining when the test for concurrency must be met, including the latest point in the application process for the determination of concurrency prior to the approval of an application. The Concurrency Management System provides a program that ensures D.O.'s and D.P.'s are issued in a manner that will not result in a reduction in the LOS below the adopted LOS standard for the affected facility.



1. Capacity and LOS Inventory

The provisions and requirements of the Concurrency Management System applies only to those facilities listed herein. The following inventories shall be maintained by the appropriate City departments and they will be used for the concurrency assessment of new development. The inventory shall be reviewed annually and updated as necessary.

a. Transportation

- Design capacity of different roadway and transit networks.
- The existing LOS measured by the average annual number of trips per day on a roadway link and the peak hour trips as provided in the last counts taken before November 1 by the Florida Department of Transportation, Broward County or the City.
- The status of service degradation on those roads classified as backlogged, based on the methodology described in the Transportation Element of this plan.
- The adopted level of service standards for roadways and transit.
- The existing capacities or deficiencies of the roadway and transit network. The capacities reserved for approved, but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the roadway and transit network by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- The improvements to be made to the roadway and transit network by the City, Broward County, the State of Florida Department of Transportation, or other public agency and the impact of such improvements on the existing capacities or deficiencies.



b. Sanitary Sewer

- The design capacity of the wastewater treatment facilities.
- The existing level of service standards measured by the average number of gallons per day per unit based on the average flows experienced at the treatment plant and the total number of equivalent residential units within the service area.
- The adopted LOS standard for average daily flows per equivalent residential unit.
- The existing deficiencies of the system.
- The capacities reserved for approved but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the facility by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.





c. Potable Water

- The design capacity of potable water treatment facilities.
- The existing LOS measured by the average number of gallons per day per unit based on the average flows experienced and the total number of equivalent residential units within the service area.
- The existing potable water storage capabilities of the water system. The existing minimum water pressure.
- The adopted LOS standards for the potable water facility components.
- The existing capacities or deficiencies of the system.
- The capacities reserved for approved but unbuilt development.
- The improvements to be made to the facility by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.
- The improvements to be made to the facility by the City and the impact of such improvements on the existing capacities or deficiencies.

d. Solid Waste Disposal

- The design capacity of solid waste disposal facilities.
- The existing level of service measured by the number of units served per route.
- The adopted LOS standard for solid waste.
- The capacities reserved for approved but unbuilt development.
- The projected capacities or deficiencies due to approved but unbuilt development.
- The improvements to be made to the system by any approved developments pursuant to previous development orders and the impact of such improvements on the existing capacities or deficiencies.

e. Stormwater Drainage

- The existing LOS determined by the current City's roadway flood protection criteria and environmental regulations.
- The adopted LOS standards and metrics for stormwater and environmental protection as defined by the City's Watershed Asset Management Plan (WAMP).



f. Parks - The following standards will apply in the administration of Park LOS:

- Park LOS will be assessed prior to the issuance of a building permit.
- The Park LOS shall be evaluated separately for both citywide parks and community parks as provided for in the Parks, Recreation, and Open Space Element, and shall be on the basis of acreage per 1000 people.
- The City may accept, for the purposes of meeting the adopted LOS, payments in lieu of parks and donation of land to the City.
- Privately owned land which will serve as publicly accessible parks and open space may be utilized to fulfill Park LOS requirements, provided that this usage is preserved through land use designation and/or deed and covenant restrictions.



OBJECTIVE CI 2.2: Coordination with School Board for School Capacities

POLICY CI 2.2.1: The City of Fort Lauderdale shall advise Broward as needed in regards to school needs generated by City's growth. Broward County, in collaboration with the School Board of Broward County and the municipalities shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.

POLICY CI 2.2.1a: Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning the Five-Year District Educational Facilities Plan (DEFP) shall contain a five year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all concurrency service areas. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.

EVALUATION MEASURE CI 2.2.2: The LOS for School Type A shall be 100% gross capacity (including relocatables). The LOS for School Type B shall be 110% permanent Florida Inventory of School Houses (FISH) capacity.

POLICY CI 2.2.3: The LOS shall be adopted and incorporated into the PSFE of Broward County and Fort Lauderdale's Comprehensive Plan.

POLICY CI 2.2.4: Fort Lauderdale shall automatically amend its CIE to reflect any amendment, correction or modification to the Broward County School Board's adopted Five-Year DEFP concerning costs, revenue sources, or acceptance of facilities pursuant to dedications or proportionate share mitigation, once adopted by the School Board.

