

# **CAPITAL IMPROVEMENT ELEMENT:**

## **GOALS, OBJECTIVES AND POLICIES**

**GOAL:** The Town of Davie shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents at adopted levels of service in a timely, orderly, and efficient manner that encourages intergeneration equity between taxes collected and services received.

**OBJECTIVE 1:** The Capital Improvements Element shall identify those capital facilities necessary to serve existing and proposed development in the Town of Davie at adopted levels of service identified in this Comprehensive Plan.

- **Policy 1.1:** Each fiscal year the Town Council shall adopt a five-year capital budget listing all capital improvements which are proposed to be undertaken during the ensuing five fiscal years. The capital improvement program shall include cost estimates, method of financing, and recommended time schedules for each listed improvement.
- **Policy 1.2:** The five-year capital budget shall be consistent with this element, as amended and updated, and shall use this element as a basis for the inclusion of projects and projected construction dates.
- **Policy 1.3:** The five-year capital budget will only include those projects which are financially feasible.
- **Policy 1.4:** This element shall reflect the capital improvements needs identified in other elements of the Plan.
- **Policy 1.6:** Capital projects shall be prioritized, with consideration given to the following criteria:
  - (a) The immediacy of the need.
  - (b) The financial feasibility of the project. This analysis shall consider developer contributions and grants from other also governmental units.

- (c) The adopted plans of Broward County, adjacent municipalities and special districts. Interjurisdictional projects should be programmed to capitalize on simultaneous construction funding.
- (d) The need for periodic replacement and renewal of existing capital facilities.
- (e) The location of projects, with priority given to those located in newly developing areas, redevelopment areas, and communities' demonstrable need.
- (f) The operating expenses associated with each new capital improvement. The Town should not undertake projects which cannot be adequately operated and maintained.
- (g) In the event it has been determined that a condition exists that creates a public hazard, priority shall be given to the capital project(s) designed to correct such condition.

- **Policy 1.7:** The Town shall consider the feasibility of formulating an Education Element or sub-element of the Future Land Use Element to be consistent with that of Broward County in order to sufficiently plan for the educational needs of the anticipated populations in the Town.

**OBJECTIVE 2:** Land use decisions which impact the provision of public facilities and services shall take into consideration the ability of the Town of Davie to maintain adequate Levels Of Service as described in the elements of this Comprehensive Plan.

- **Policy 2.1:** All proposed development shall be analyzed based on maximum development impact, unless appropriate sureties that reflect less than maximum impact are provided, to insure that the adopted levels essential services are available to accommodate such development. This determination shall be made during the platting process for land which must be platted or replatted prior to development, or during the site plan review process if platting is not required.
- **Policy 2.2:** No plat or site plan shall be approved which will result in the regional transportation network operating below the adopted level of service as established in the Traffic Circulation Element.
- **Policy 2.3:** No plat or site plan shall be approved without the reservation of adequate wastewater treatment capacity based on the projected need of the proposed development (projected average daily generation, in gallons), or which does not provide an adequate wastewater collection system.

- **Policy 2.4:** No plat or site plan shall be approved without the reservation of potable water treatment capacity based on the projected need of the proposed development (projected average daily consumption, in gallons), or which does not provide an adequate distribution system.
- **Policy 2.5 :** No plat or site plan shall be approved which does not provide for the dedication of land for municipal recreation and open space purposes pursuant to the adopted level of service contained in the Parks, Recreation and Open Space element. The Town shall reserve the right to determine if the dedication of land is consistent with Comprehensive Plan goals, objectives and policies, or if payment into the Recreational Trust Fund is more appropriate.
- **Policy 2.6:** No plat or site plan shall be approved which does not provide a storm water management system appropriate for the proposed development, in accord with the criteria of the appropriate drainage district(s) and the Town.
- **Policy 2.7:** No plat or site plan shall be approved which does not provide the capacity to store and collect solid waste generated by the proposed development for recycling and/or disposal.

**OBJECTIVE 3:** The Town will implement revenue policies which prevent undue or unbalanced reliance on certain revenues, especially property taxes, which distribute the costs of municipal services fairly, and which provide adequate funds to operate programs.

- **Policy 3.1:** Deficit financing is an inappropriate vehicle for the provision of public services needed to correct existing deficiencies.
- **Policy 3.2:** User fees may be utilized to offset current operating costs and to create reserves for replacement of deteriorated or obsolete capital facilities.
- **Policy 3.3:** Tax increment financing may be an appropriate tool for financing capital improvements in redevelopment areas established pursuant to Chapter 163, Part III, F.S.
- **Policy 3.4:** The Town will continually seek categorical grants-in-aid and discretionary grants from other units of government and private foundations for use in capital improvement financing; however, the Town shall not rely on these sources as a primary means of financing capital improvements.

- **Policy 3.5:** The Town will coordinate with the Tax Collector's office to maintain a very high tax collection rate, to the extent consistent with the marginal costs of collection.
- **Policy 3.6:** The Town will support economic development and the annexation of residential, commercial, and industrial parcels, provided such annexation is consistent with the Goals, Objectives and Policies of this Plan.
- **Policy 3.7:** The Town will continue its low reliance on intergovernmental revenues as funding sources for normal operations and services.
- **Policy 3.8:** The Town will maintain water and sewer rate structures which are adequate to insure that this enterprise fund remains self-supporting, and accommodates the costs of operation, capital plant maintenance, debt service, depreciation, and system expansion other than that required by new development.

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- OBJECTIVE 4:** The County, in collaboration with the School Board and the Town shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted LOS.
- Policy 4.1:** Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the DEFP shall contain a 5 year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted LOS in all CSA's. This financially feasible schedule shall be updated on an annual basis and annually adopted into the CIE.
- Policy 4.2:** The uniform, district-wide LOS shall be 110% of the permanent FISH capacity for each public elementary, middle and high school.
- Policy 4.3:** The adopted LOS shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.
- Policy 4.4:** The School Board's DEFP adopted by the School Board on August 1, 2007, are adopted by reference into the CIE.

## **Capital Improvements Element: Monitoring, Evaluation And Plan Implementation**

The Capital Improvements Element shall be reviewed annually, as required by Chapter 163, F.S., to ensure that adopted level of service standards are maintained with respect to the infrastructure improvements necessary to maintain the standards. The annual review is also designed to ensure that adequate funding is available for public facilities and services, at the time they are needed, to meet concurrency requirements of Chapter 163, F.S.

The following procedures shall be used to annually review the Capital Improvements Element:

1. Review of the Capital Improvements Element for internal consistency with other Comprehensive Plan Elements and its support of the Future Land Use Plan.
2. Review of the implementation schedule for capital expenditures to determine the continued need of the expenditure, and the relative priority in comparison to other scheduled improvements in this Element.
3. Review of the Town's ability to meet or maintain its adopted Level of Service standards.
4. Review of the Town's current and projected cost and revenue estimates to ensure the continued capability of providing the capital expenditures recommended in each element of the Comprehensive Plan.
5. Review of the Town's progress towards eliminating service and facility deficiencies as identified in other comprehensive plan elements.
6. Review of the ratio of debt service to total revenue.
7. Review of impact fee schedules, assessments, land dedications and other requirements used to assess new developments a share of the public service and facility costs necessary to provide the adopted Levels of Service.
8. Review of cost estimates for improvements to or expansion of public facilities and services, as detailed in Table VII-5 as amended from time to time.
9. At least once every five years, monitor trends in the Town's financial condition.

## Capital Improvements Element: Glossary

- **Bonds**: a certificate of debt issued by a local government guaranteeing payment of a specific amount of borrowed funds plus interest payments on specific dates.
- **Capital Budget**: the first year of the capital program which includes capital project appropriations and the revenues required to support the projects.
- **Appropriation**: the legal authorization given by the Town Council to make expenditures and incur obligations using town funds.
- **Capital Outlay**: expenditures which result in the acquisition of or addition to fixed assets.
- **Capital Plan**: a compilation of all capital and infrastructure needs which are not funded in the Capital Program.
- **Capital Program**: all capital expenditures planned for the next five years. The program specifies both proposed projects and the resources estimated to be available to fund projected expenditures.
- **Contingency**: costs which may arise as a result of conditions undetermined at a given date.
- **Debt Service**: payments of principal and interest on obligations resulting from the issuance of bonds.
- **Enterprise Fund**: a fund which pays for the cost of its operations and capital improvements from user fees and does not generally receive property tax support.
- **Fiscal Year**: the period of time for which funds are appropriated and accounted for. The Town's fiscal year begins annually on October 1st and ends of September 30th of the next calendar year.
- **General Obligation Bonds**: bonds financed with the ad valorem taxes "or full faith and credit" of the issuing government. These bonds must be approved by a majority of voters.
- **Grants**: contributions or gifts of cash or other assets from another government to be used or expended for a specific purpose, activity, or facility.
- **Impact Fees**: funds collected from a developer to fund the improvements required to serve the residents or users of the development. The Town currently collects impact fees for municipal parks and open space needs.

- **Infrastructure**: the land, equipment, facilities and other capital improvements necessary to provide services.
- **Revenue Bonds**: bonds financed with charges paid exclusively by the users of the public improvement or with another specific revenue source except ad valorem taxes.
- **Revenues**: the taxes, fees, charges, special assessments, grants and other funds collected and received by the town in order to support the services provided.
- **Special Assessments**: a compulsory charge made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.
- **User Charges or Fees**: the payment of a fee for direct receipt of a public service by the person or entity benefiting from the service.