

9. CAPITAL IMPROVEMENTS ELEMENT

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9. CAPITAL IMPROVEMENTS ELEMENT DATA, INVENTORY, AND ANALYSIS

PURPOSE

The Capital Improvements Element, including both the Goals, Objectives, and Policies as well as the supporting Data, Inventory, and Analysis Report, has a critical role in the comprehensive planning process. It provides a general discussion of the Town's financial situation and sets the overall economic framework within which the combined fiscal impact of all improvements specified in the Plan can be evaluated. The purpose of the CIE is threefold:

1. To evaluate the need for future capital improvements for each type of public facility identified in the other elements of the Comprehensive Plan in order to maintain the adopted public facility levels-of-service (LOS) pursuant to State law; and
2. To provide for funding for such improvements by estimating the costs for which the Town has fiscal responsibility, assessing the Town's fiscal capability to finance and construct improvements, and adopting financial policies to guide the funding of improvements; and
3. To schedule the funding and construction of improvements in a manner which ensures that public facilities are provided, as necessary, based upon the deficiencies identified in this Plan.

Through concurrency, the CIE has a crucial relationship to the Future Land Use Element. Concurrency requires that facilities and services be available at their adopted LOS standard concurrent with the impacts of development. Therefore, decisions concerning the planning of capital improvements and land use are directly linked. The CIE includes specifications for the implementation of the Concurrency Management System (CMS) to be adopted into in the Land Development Code.

CAPITAL IMPROVEMENTS DATA

This subsection presents an inventory of the public facility needs, existing revenue sources and funding mechanisms as they apply to the Town of Davie.

Public Facility Needs

A listing of the public facilities and infrastructure needed to correct deficiencies or maintain LOS as identified in the Infrastructure, Parks and Transportation Elements of this Comprehensive Plan (Comp Plan) are presented in Table 1. The table also indicates whether the required capital improvement is needed to correct an existing deficiency or to prevent a projected problem as well as the time frame in which the capital expenditure will be made.

Table 1: Existing and Projected Deficiencies Requiring Capital Improvements

No.	Facility	Existing Deficiency (ED)/Projected Need (PN)	Fiscal Year(s)	Controlling Agency
1.	Hiatus Road North of SW 14 Street	PN	2008-2012	BCC MPO
2.	Pine Island Road North of Nova Drive	ED	2008-2012	BCC MPO
3.	SW 14 Street East of I-75	ED	2008-2012	BCC MPO
4.	Griffin Road East of 148 Avenue	ED	2008-2012	BCC MPO
5.	SR 84 East of SW 136 Avenue	ED	2008-2012	BCC MPO/FDOT
6.	I-595 East of Sawgrass Expressway	ED	2008-2012	BCC MPO/FDOT
7.	I-595 East of SW 136 Avenue	ED	2008-2012	BCC MPO/FDOT
8.	I-595 East of Flamingo Road	ED	2008-2012	BCC MPO/FDOT
9.	I-595 East of Hiatus Road	ED	2008-2012	BCC MPO/FDOT
10.	I-595 East of 100 Avenue	ED	2008-2012	BCC MPO/FDOT
11.	I-595 East of Pine Island Road	ED	2008-2012	BCC MPO/FDOT
12.	I-595 East of University Drive	PN	2008-2012	BCC MPO/FDOT
13.	I-595 East of Davie Road	PN	2008-2012	BCC MPO/FDOT
14.	I-595 East of Florida's Turnpike	ED	2008-2012	BCC MPO/FDOT
15.	Florida's Turnpike North of Griffin Road	ED	2008-2012	BCC MPO/FDOT
16.	State Road 7 North of Orange Drive	PN	2008-2012	BCC MPO/FDOT
<i>Drainage</i>				
17.	Eastridge Drainage, Phase II and III	ED	2008 & 2009	Town of Davie

Sources: Town of Davie, Data, Inventory and Analysis (DIA) Reports of the Comprehensive Plan; Town of Davie Capital Projects Program, 2008-2012; Broward County MPO'S Long Range Transportation Plan (LRTP) for 2030; Broward County MPO Transportation Improvement Program for 2008-2012.

Public Health and Education Systems

Medical Facilities

No major health care facilities are located within the Town. The closest hospitals are the Cleveland Clinic of Florida in Weston, and the Westside Regional Medical Center in Fort Lauderdale. There are two minor health care facilities in Davie that are available to the public. These state-licensed health care facilities are indicated in Table 2.

Table 2: Florida Licensed Health Care Facilities in the City of Florida City

No.	Name	Address	Type
1	Heritage Homecare	7900 Nova Drive	Alcohol/Drug Hospital
2	MedTech Services of South Florida	5400 S. University Drive	Alcohol/Drug Hospital

Source: www.health-data.com 2008.

Schools

There are currently twelve education facilities within the Town of Davie. The list of schools in Davie is provided below.

1. Davie Elementary
2. Silver Ridge Elementary
3. Fox Trail Elementary
4. Flamingo Elementary
5. Indian Ridge Middle School
6. NOVA Southeastern Middle School
7. Western High School
8. Broward Community College
9. Florida Atlantic University, Broward Campus
10. McFatter Technical Center
11. NOVA Southeastern University
12. University of Florida

Additionally, the table below indicates all other public schools which have service boundaries at least partially within Davie.

Table 3: Public Schools Outside of Davie which Serve Davie

Schools
Cooper City Elementary
Country Isles Elementary
Driftwood Elementary
Everglades Elementary
Foster, Stephen Elementary
Griffin Elementary
Hawkes Bluff Elementary
Pasadena Lakes Elementary
Stirling Elementary
Tropical Elementary
Driftwood Middle School
Falcon Cove Middle School
New River Middle School
Pioneer Middle School
Seminole Middle School
Silver Trail Middle School
Cooper City High School
Hollywood Hills School
South Plantation High School
Stranahan High School

Source: <http://www.broward.k12.fl.us/schoolboundaries>

The Broward County School Board's Adopted District Educational Facilities Plan for 2007-2012 includes four projects related to capacity relief for Davie area schools. These include a previously budgeted elementary school to relieve Country Isles, Eagle Point, Everglades and other elementary schools within Area D, and a new elementary school to be funded in 2010-2011, which will relieve Cooper City and other elementary schools within Area F (See Map 7 of the Public School Facilities Element, Goals, Objectives and Policies). There are also plans for a new Middle School, which will receive final budgeting in 2010-2011, and which will relieve Tequesta Trace, Falcon Cove, Indian Ridge, and other middle schools in south central-west Broward. Lastly, the final \$24 million dollars in funding for an approximately \$96 million dollar new high school is to be budgeted in 2008-2009. The new high school is to be located in Area D1, and will provide relief to Cypress Bay and Western High School (See Map 9 of the Public School Facilities Element, Goals, Objectives and Policies).

Charter Schools, fully recognized as public schools by the State of Florida, are funded in part by the Florida Department of Education in the same manner as public schools with additional funding obtained through grants and private donations. Enrollment is open to any student residing in the school district in which the charter school is located. There is currently one charter school located within the Town of Davie:

1. **The Somerset Academy of Davie #5211.** This school accommodates grades 6-8 and is located at 3788 S.W. Davie Road. Currently the school is below capacity.

The LOS standard cannot apply to charter schools. However, the capacity of a charter school can be credited against the impact of development, provided that the enrollment at the charter school is below 100% FISH capacity.

Existing Revenue Sources and Funding Mechanisms

The Town of Davie utilizes a diversified and stable revenue system to implement the financing administration, operations, and capital improvements required to efficiently maintain Town functions. This section describes the revenue sources and funding mechanisms the Town currently uses.

General Fund Revenues

The General Fund is used to account for revenues that are not allocated to specific purposes and serve as the general operating fund of the Town.

Ad Valorem Taxes – Real and Personal Property. These are taxes on non-exempt real property assessed according to a millage rate that is applied to the taxable value of the property equal to \$1.00 for each \$1,000.00 of assessed property value provided by the Broward County Property Appraiser’s Office. The ad valorem millage rate levied by the Town of Davie for FY2009 is 4.2456.

General Obligation Taxes. These are taxes on non-exempt real property levied in order to meet the jurisdiction’s voter approved debt service obligations. The ad valorem millage rate levied by the Town for voter approved debt for FY2009 is .7075.

Sales and Use Taxes. These are levied on consumer consumption of electricity, water, gas, and communications service utilities provided in the Town, and are calculated as a percentage of gross receipts.

Charges for Services. These include impact fees collected from development projects for infrastructure impacts on police and parks to fund capital improvements necessary due to increased usage; fees for participation in athletic, recreational and other programming; lien search fees and other miscellaneous fees.

Fines and Forfeitures. Fine and forfeiture revenue includes such things as traffic fines, false alarm fines, parking fines, animal control fines, code enforcement fines, etc.

Franchise Fees. These are levied on public service franchises for an exclusive/nonexclusive right to operate within the Town and are calculated as a percentage of gross receipts.

Intergovernmental Revenue. This includes a portion of the Occupational License fees collected by the County, grants and State Shared Revenues, which are distributed to the Town pursuant to State statutes.

Licenses and Permits. These include annual fees to businesses, professionals, or occupations located in the Town for Business taxes, Building Permits, Other Licenses and Permits, Zoning Hearing Fees, Zoning Plan Revenue Fees, Certificates of Occupancy and Alarm Permits.

Miscellaneous. This includes all other types of minor General Fund income not included in the other categories as listed above.

Other Sources. This category is a catch all for all other sources of revenue for the Town, which do not fall within any of the other above referenced categories, and includes interest/investment income and other income such as lobbyist registration fees, public document copying fees, etc.

Water/Sewer Fund Revenues

Charges for Services. Charges for services consist primarily of bills for customers of the Town's potable water treatment and distribution system, and the Town's wastewater collection system, as well as stormwater system fees.

Capital Grants and Contributions. Monetary grants or contributions provided for capital facilities improvements.

Investment Earnings. This category includes earnings from investments the Town has made in various types of equities.

Other Potential Revenue Sources

Special District Assessments. Special assessments may be levied against those who directly benefit from a new service or facility. Funds collected from such assessments are used to finance the service or facility benefiting a special group, need or area.

Bonds. The Town has the ability to issue bonds in order to finance capital improvements within the municipality. Bonds that are available for the Town's consideration include:

- General Obligation Bonds. These bonds are backed by the full faith and credit of a local government and are required to be approved by voter referendum. General obligation bonds offer lower interest rates than other bonds since they are secured by the taxing power of the government. Revenues collected from ad valorem taxes are generally used to service the government's debt.
- Special Revenue Bonds. Revenue bonds, unlike general obligation bonds, are financed by those directly benefiting from the capital improvement. Revenue

obtained from the issuance of these bonds is used to finance publicly-owned facilities, such as stormwater projects. Charges collected from the users of these facilities are used, in turn, to retire the bond obligations. In this respect, the capital project is self-supporting. Interest rates tend to be higher than for general obligation bonds. User fees collected are retained in a special fund to repay debt service. Similarly, the borrowed funds are maintained in a separate fund earmarked for the specific improvements for which the funds were borrowed.

- **Industrial Revenue Bonds.** This type of bond is issued by a local government, but is actually assumed by companies or industries that use the revenue for construction of plants or facilities. The attractiveness of these bonds to industry is that they carry comparatively low interest rates due to their tax-exempt status. The advantage to the local government is that the private sector is responsible for retirement of the debt and that new employment opportunities are created in the community.

Debt

The Town had debts of \$102,787,912 as of September 30, 2006, including \$20,892,260 in bonds issued for capital improvements, \$65,493,015 in General Obligation bonds and \$16,402,637 in Water and Sewer bonds. According to the Comprehensive Annual Financial Report for the Fiscal Year (FY) ended September 30, 2006 the Town's debt service in 2006 consisted of \$5,550,282 for principal retirement and interest.

Policies regarding debt management are essential to effective financial management. One typical policy that is used to manage debt is to limit the government's total debt service expenditures to a specific percentage of its total revenue. This ratio measures the relative burden that total debt service costs bear to the General Fund expenditures as a whole. Research of other municipalities with policies limiting the ratio of total debt service to total revenue shows that ratios of between 5% and 30% are used. The credit rating industry generally considers net debt service exceeding 20% of operating expenditures a potential problem.

Another typical policy that is used to manage debt is to limit the maximum ratio of outstanding capital indebtedness to property tax base. Research of other municipalities with policies limiting the ratio of outstanding capital indebtedness to property tax base shows that ratios of between 2½% and 20% are used; however, ratios in the range of 3% to 5% are considered acceptable.

Davie had estimated total revenues in 2007 of \$107,507,593. Thus, debt service expenditures in 2006 were equal to approximately 4.37% of the estimated 2007 total revenue. As of March 3, 2008, the Town's total assessed property value was \$13,340,041,180. Comparing the Town's outstanding capital indebtedness to property tax base shows that the Town's \$102,787,912 in debt in 2006 is equal to 0.77% of the Town's property tax base. These numbers show clearly that the Town's current capital indebtedness is very low.

As shown above, the Town has additional capacity to fund capital improvements through bond financing. A policy has been proposed in the CIE Goals, Objectives and Policies (GOPs) to limit annual debt service to 10% of total revenue, and to limit total bonded indebtedness to 5% of the Town's property tax base. Even if the value of the Town's property tax base did not grow, 5% of the property tax base would be \$667,002,059. Limiting total debt service to 10% of total revenue would result in the following amounts of allowed **debt service obligations** (based on the revenue projections discussed below) for the next five years:

- 2008-2009: \$10,481,616
- 2009-2010: \$10,507,515
- 2010-2011: \$10,676,672
- 2011-2012: \$10,977,942
- 2012-2013: \$11,405,061

Based on the above maximum debt service amounts, the Town could incur debt through 2012 up to the amount of approximately \$11,405,061. Thus, this is considered the City's debt capacity.

Revenue and Expenditure History and Projections

Table 4 illustrates revenue projections for the planning period. The annual percentage increases in the various types of revenue are based upon historical trends, and then in most cases adjusted downward to be conservative. The property tax revenue projections are based upon the current millage rate of 4.9531 (\$4.2456 ad valorem tax and \$.7075 voter-approved debt service per \$1,000 of assessed, taxable value).

As indicated in Table 4 below, revenues exceeded expenditures by \$10,965,500 dollars over the past several fiscal years. In fiscal year 2005, there was a surplus of approximately \$6.34 million dollars. While the following fiscal year (2006) expenditures exceeded revenues by more than \$3.6 million dollars. In fiscal year 2007, the pendulum swung again, and revenues exceeded expenditures by more than \$8.3 million dollars.

Table 4: Governmental Fund Revenue/Expenditure History

Year	Revenues	Expenditures	General Fund Balance
FY 2004-05	\$88,320,275	\$81,978,380	\$6,341,895
FY 2005-06	\$104,894,866	\$108,558,873	\$-3,664,007
FY 2006-07	\$123,451,021	\$115,163,409	\$8,287,612

Source: FY 2006 Comprehensive Annual Financial Report, Town of Davie; FY 2008 Budget Book, Town of Davie.

The Town maintains two different fund types: governmental funds, which are mostly comprised of general fund activities, and proprietary (enterprise) funds, which include all business-type activities, namely the Town's water, sewer and drainage activities that are

operated basically like a business. For the purposes of analysis for this Element, the governmental funds and proprietary funds are both relevant.

Please note that the revenues and expenditures for FY2005, FY2006 and FY2007 were inflated due to hurricane preparedness, response and recovery activities during those years.

NOTE

During the analysis of past Town budgets it became apparent that recent fluctuations in the economy have created great disparity between the annual budgets, thus defying any reasonable trend analysis projection methodology. In order to provide a minimal amount of growth over the planning period in anticipation that economic fluctuations will eventually flatten out over time, the Town has utilized a conservative annual growth rate of 2% for all funds for the following expenditure and revenue projections.

Table 5: Revenue Projections

Revenue Type	Annual Increase	Actual Budgets		Current Budget	Projected Revenues (2% annual growth)			
		FY07	FY08	FY09	FY10	FY11	FY12	FY 13
Governmental Funds								
Taxes	2.00%	\$45,402,263	\$41,823,450	\$42,052,983	\$42,894,043	\$43,751,924	\$44,626,962	\$45,519,501
Communication								
Service Tax	2.00%	\$4,267,007	\$3,327,134	\$4,678,293	\$4,771,859	\$4,867,296	\$4,964,642	\$5,063,935
Utility Tax	2.00%	\$6,329,010	\$5,223,843	\$6,357,400	\$6,484,548	\$6,614,239	\$6,746,524	\$6,881,454
Franchise Fees								
	2.00%	\$10,708,330	\$7,568,100	\$9,493,439	\$9,683,308	\$9,876,974	\$10,074,513	\$10,276,004
Licenses and Permits								
	2.00%	\$4,397,901	\$5,178,338	\$4,468,000	\$4,557,360	\$4,648,507	\$4,741,477	\$4,836,307
Intergovernmental								
	2.00%	\$23,221,571	\$9,461,275	\$15,789,110	\$16,104,892	\$16,426,990	\$16,755,530	\$17,090,640
Charges for Services								
Special	2.00%	\$10,117,108	\$5,516,488	\$6,633,190	\$6,765,854	\$6,901,171	\$7,039,194	\$7,179,978
Assessments								
	2.00%	\$5,642,008	\$6,846,261	\$5,722,792	\$5,837,248	\$5,953,993	\$6,073,073	\$6,194,534
Fine and Forfeitures								
	2.00%	\$799,228	\$1,923,877	\$478,100	\$487,662	\$497,415	\$507,364	\$517,511
Interest Income								
	2.00%	\$6,480,356	\$2,405,100	\$3,525,173	\$3,595,676	\$3,667,590	\$3,740,942	\$3,815,761
Miscellaneous								
	2.00%	\$6,086,238	\$1,650,440	\$1,264,616	\$1,289,908	\$1,315,706	\$1,342,021	\$1,368,861
Reserves								
	2.00%			\$9,215,235	\$9,399,540	\$9,587,530	\$9,779,281	\$9,974,867
		\$123,451,020	\$90,924,306	\$109,678,331	\$111,871,898	\$114,109,336	\$116,391,522	\$118,719,353
Fund Total								
GRAND TOTAL		\$123,451,020	\$90,924,306	109,678,331	111,871,898	114,109,336	116,391,522	118,719,353

* Source: Town of Davie FY 2006 Comprehensive Annual Financial Reports; Town of Davie 2008 Annual Budget; Iler Planning Group

Table 6: Expenditure Projections

Expenditure Type	Annual Increase	Actual Budgets		Current Budget	Projected Expenditures (2% annual growth)			
		FY07	FY08	FY09	FY10	FY11	FY12	FY 13
Governmental Funds								
General Government	2%	\$16,650,340	\$15,469,318	\$17,169,290	\$17,512,676	\$17,862,929	\$18,220,188	\$18,584,592
Public Safety *	2%	\$50,001,365	\$49,545,919	\$53,617,896	\$54,690,254	\$54,690,254	\$55,784,059	\$55,784,059
Public Works *	2%	\$6,055,890	\$6,200,423	\$7,503,421	\$7,653,489	\$7,653,489	\$7,806,559	\$7,962,690
NonDepartmental	2%	\$1,561,117	\$4,379,911	\$3,520,425	\$3,590,834	\$3,662,650	\$3,735,903	\$3,810,621
Parks and Recreation	2%	\$4,997,751	\$4,581,521	\$5,069,508	\$5,170,898	\$5,274,316	\$5,379,802	\$5,487,398
Capital Outlay	2%	\$23,039,279	\$9,906,718	\$14,169,726	\$14,453,121	\$14,742,183	\$15,037,027	\$15,337,767
Debt Service	2%	\$8,238,744	\$8,284,180	\$8,528,065	\$8,698,626	\$8,872,599	\$9,050,051	\$9,231,052
Other Charges **	2%	4,618,923	\$0	\$100,000	\$100,000	\$102,000	\$104,040	\$106,121
Total Governmental Funds:		\$115,163,409	\$98,367,990	\$109,678,331	\$111,869,898	\$112,860,421	\$115,117,629	\$116,304,301

Source: Town of Davie FY 2006 Comprehensive Annual Financial Reports; Town of Davie 2008 Annual Budget; Iler Planning Group

Notes: 1. Figures given for the Base Years (FY07 & FY08) are actual.

CAPITAL IMPROVEMENT ANALYSIS

This subsection presents an analysis of the fiscal implications of the identified capital improvement needs within the Town of Davie. A summary of local practices to guide the timing and location of construction and/or extension of public facilities and services needed to keep pace with new development are also included. These capital improvements are identified to continue to meet minimum LOS standards.

Current Local Practices That Guide Capital Improvements

Current local practices that guide the timing and location of construction, extension or increases in capacity of each public facility system are detailed below. Generally, the Town prioritizes capital improvements through its annual budgeting process. Projects to correct an existing LOS deficiency are given first priority in making capital improvements. Other criteria include availability of impact fee funds that may only be applied to particular types of projects and within a certain area; State statutory requirements (i.e. development of an alternative water supply plan); and, general Town priorities.

Level of Service Standards

Level of Service (LOS) is a performance measurement used to evaluate the extent to which a public facility or service satisfies the demands placed on that system. LOS indicates the capacity per unit of demand of each public facility. They are, in short, a summary of existing or desired public facility conditions.

A level of service “standard” sets the minimum expectations for performance of a particular public facility or service that is maintained by a governmental agency. The State of Florida typically monitors level of service for potable water, sanitary sewer, stormwater drainage, solid waste, recreation and open space, transportation, and public schools as addressed in local government comprehensive plans. These standards become the criteria used to evaluate the adequacy of new development applications and determine the appropriateness of issuing development orders or permits to ensure that adequate facility capacity will be maintained and available for future development. LOS standards affect the timing and location of development by encouraging development in areas where facilities have excess capacity, and not permitting development unless needed facilities and services are provided. Such provision and development may occur in a phased sequence over time.

Table 7 provides a summary of the level of service standards adopted in the Town’s comprehensive plan, recommended in the Evaluation and Appraisal Report (EAR) adopted in 2005, or recommended as part of these amendments.

Table 7: Level of Service (LOS) Standards for the Town of Davie (Proposed)

Public Facility	Level of Service Standard
Potable Water	<u>Water Treatment Plant Production</u> – capacity to produce at least 10.0 MGD <u>User LOS (peak)</u> – 145 gallons per capita per day (gpcd)
Sanitary Sewer	110 gallons per capita per day (gpcd)
Stormwater Drainage	1) Adequate to accommodate runoff from a 25-year, 3-day storm event; 2) Post development runoff shall not exceed pre-development rates; and 3) All stormwater treatment and disposal facilities shall meet the design and performance standards established in Chapter 17-25, Florida Administrative Code (F.A.C.)
Solid Waste	Disposal shall not exceed a generation rate of 8.9 pounds per residential unit per day.
Recreation/Open Space	2008-2018: At least 10 acres per 1,000 population
Transportation:	<ul style="list-style-type: none"> - All state, county or local roadways including state principal arterial, state minor arterial, and city collectors shall be maintained at Level “D” status or higher as defined by the State of Florida Department of Transportation, except in cases where another entity is responsible for a roadway within the Town and has – with proper authority – established a higher level of service. - All county and local roadways within the Broward County South Central Transit Oriented Concurrency Exception Area are required to meet the provide transit oriented improvements or funds toward transit oriented improvements, according to the requirements of the Broward County Land Development Code.
Public School Facilities	110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Capital Improvement Program

A capital improvement program (CIP) is a schedule for capital expenditures to be incurred each year over a fixed period of years (usually 5 years) to meet anticipated capital needs. The CIP is revised annually and adopted by the Town Council typically with the first year converting into the annual capital budget. The mechanism for implementing the CIP is the Five-Year Schedule of Capital Improvements (SCI).

The CIP must be consistent with the Capital Improvements Element of the Comprehensive Plan, and address the projects required to maintain and improve the adopted Level of Service standards. Furthermore, the CIP must reflect the goals, objectives and policies of this Comprehensive Plan and its implementation strategies. The CIP is generally more inclusive than the SCI as it contains small scale recurring projects (less than \$25,000) that do not require multi-year financing as well as those public facilities not addressed in the Comprehensive Plan.

Concurrency Management

A Concurrency Management System (CMS) ensures the availability and sufficiency of public facilities and services at the time that the impacts of development occur and provides a program to prevent a reduction in the levels of service (LOS) below the adopted LOS standards. Furthermore it assures the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. The following benefits may also be realized with the adoption of a CMS:

- Support consistency of the Capital Improvements Element with the Future Land Use Element;
- Provide for the orderly and cost-effective expansion of public facilities;
- Supplement capital improvements expenditures and taxing structures for capital improvements; and
- Reduce the possibility of damage to the environment from the use of overburdened facilities.

Concurrency is typically applied during the development review process wherein approval is conditioned on demonstrated compliance with the local concurrency ordinance. Concurrency may also function at the building permit stage where it controls development in areas that are already approved but not yet built out, such as pre-platted lands. The Town applies the CMS at the rezoning, site plan review, building permit and certificate of occupancy stages in the development review process. In addition, the Town considers the public facility and concurrency ramifications of all proposed amendments to the Future Land Use Map (FLUM) in order to avoid any potential public facility deficiencies to serve the land uses shown on the FLUM.

Impact Fees

Impact fees are imposed by many local governments on new development to offset the costs of new capital facilities necessitated by that development. Local governments may use this financing technique as one strategy for implementing the Capital Improvements Element. Chapter 163, F.S. includes impact fees as an innovative technique that may be integrated into the land development regulations. The Town charges fees to offset needed capital improvements for water and sewer projects, as well as projects relating to police service, fire service, and parks, recreation and open space. These revenues are used to offset the cost of capital expenditures due to the impacts of new development.

General Fiscal Implications of Existing Deficiencies and Future Needs

The Five-Year Schedule of Capital Improvements (SCI) (Table 8) lists, along with other projects, those capital facilities identified to correct existing deficiencies and provide for projected needs of facilities for which the Town has operation and maintenance responsibility. The SCI projects, plus improvements by other governmental entities charged with operation and maintenance of certain infrastructure within the Town, should maintain the minimum LOS standards set forth in this Comprehensive Plan to support the land uses and densities/intensities set forth in the Future Land Use Element.

Financial Feasibility Analysis

Several capital improvements have been identified for the next five year planning period needed to achieve and maintain LOS standards. Existing deficiencies have been identified concerning transportation facilities, drainage, potable water and wastewater services. The SCI includes several projects to correct these deficiencies. The SCI identifies the funding source for each project needed within the planning period.

Table 8 below provides the Town's 5 Year SCI projects necessary to achieve and maintain the adopted level of service standards through 2013. Committed funding sources have been identified for each project, and include impact fees, general funds, tax increment revenue, and grants. While facility improvements which are the responsibility of other public providers are included in the SCI, funding sources have not been specifically identified herein.

Table 8: Five Year Schedule of Capital Improvements, FY 2008-2012

<u>Project</u>	<u>Location</u>	<u>Estimated Cost</u>	<u>Schedule</u>	<u>Funding Source</u>
Potable Water				
New Water and Wastewater Plant & Infrastructure	3500 NW 76 Ave	\$2,867,791	2015	Utility Rate Increase Ordinance 2007-38 (utilities water and sewer bonds)

In order to address drainage deficiencies within the Town, there are two drainage improvement projects included in the SCI. These consist of Phases II and III of the Eastridge Drainage project. The total cost of the two phases is approximately \$1.4 million dollars, which is to be funded through the tax increment revenues generated by the Town's Community Redevelopment Agency. The two phases are to be completed by the end of 2009.

As referenced in the Data, Inventory and Analysis for the Recreation, Open Space and Conservation element of the Comprehensive Plan, the Town has a sufficient amount of parks, recreation and open space to meet its Level of Service standard of 10 acres of open space and parks per 1,000 residents through the end of the planning period, 2018. Nevertheless, several parks and recreation projects have been included within the SCI. The projects are to be funded through funds from the previously approved open space bond and open space impact fees. In addition, there is a \$200,000 grant which was obtained from the Land and Water Conservation Fund program. All the projects are expected to be completed between 2008 and 2010.

Several transportation improvements to the Town's roadway network are included in the SCI. The projects address LOS deficiencies which occur throughout the Town. However, roadway LOS deficiencies which occur in the portions of the Town under Broward County's South Central Transit Oriented Concurrency Exception District are not required to meet a specified LOS. Instead, projects within those areas are to pay into a

Transit Oriented Concurrency fund to mitigate traffic impacts and provide for future transit improvements within the area. The majority of the projects identified within the SCI are roadway improvement projects on state or county roadways. The State has proposed roadway improvement projects scheduled for I-595 and Florida's Turnpike. The Broward County MPO is proposing roadway improvements on Griffin Road, Davie Road, and Pine Island Road. These improvements and their anticipated costs have been included in the SCI. However, funding sources for these projects are the responsibility of the state or county, and therefore have not been included. The Town is proposing roadway improvements along Oakes Road, and the provision of pedestrian shelters within the Regional Activity Center along University Drive, Davie Road, the Davie Road extension, and Griffin Road.

Table 8: Five Year Schedule of Capital Improvements, FY 2008-2012

<u>Project</u>	<u>Location</u>	<u>Estimated Cost</u>	<u>Schedule</u>	<u>Funding Source</u>
Transportation				
Oakes Road Improvements	From SW 47 th to SW 51 st Street	\$373,295	2008-2009	FDOT TE Grant (\$309,744) and P&Z Operating Budget (\$63,551)
Pedestrian Transit Shelters	Within the RAC along University Dr., Davie Rd./Davie Rd. Extensions and Griffin Rd.	\$412,000	2008-2009	FDOT TE Grant (\$365,000) and General Fund (\$47,000)
Griffin Road	Between I-75 and Flamingo		Underway	Broward County MPO
I-595 – Interchange Improvements	Between Davie Rd. and Turnpike	\$83,146,000	2009-2011	FDOT
I-595 – Interchange Improvements	Between University Dr. and Turnpike	\$47,7686,000	2009-2011	FDOT
I-595 – Add 1 and reconstruct 8 lanes	Between University Dr. and Davie Rd.	\$62,925,000	2008-2011	FDOT
Pine Island Rd.	Between I-595 and Nova Dr.	\$6,715,000	2011	Broward County MPO
Davie Road – Add 2 lanes	Between Nova Drive and I-595	\$5,672,000	2008-2011	Broward County MPO
Davie Rd. Extension	Between University Dr. & Stirling Rd.	\$5,061,000	Pending	Broward County MPO
Florida Turnpike	Between Griffin Rd. and Sunrise Blvd.	\$3,300,000	Underway	FDOT
Drainage				
Phase II Eastridge Drainage	SW 38 Court and connecting L. Lake to N-5 Canal	\$855,000	2008	Tax Increment Revenue
Phase III Eastridge Drainage	Drainage for SW 63 Avenue to existing drainage at 41 Place	\$600,000	2009	Tax Increment Revenue
Potable Water				
New Water and Wastewater Plant & Infrastructure	3500 NW 76 Avenue	\$99,872,361	2009-2013	Utility Rate Increase – Ordinance 2007-38
Wastewater				
Wastewater Treatment Plan Expansion	3500 NW 76 Avenue	\$6,500,000	2009-2010	Utility Rate Increase – Ordinance. 2007-38
LS 8 and Force Main Replacement		\$4,000,000	2009-2010	Utility Rate Increase – Ordinance. 2007-38
Parks and Recreation				
Open Space Bond	Acquisitions and Improvements of Parks and Open Space Lands throughout Town	\$20,000,000	2008-2009	Open Space Funds
Linear Park		\$42,000	2008	Open Space Impact Fees
Equestrian Trails	Townwide	\$40,000	2008	Open Space Impact Fees
Recreation Trails	Townwide	\$145,000	2008-2009	Open Space Impact Fees
Van Kirk Parcel	1750 SW 136 th Avenue	\$790,000	2008-2010	Land and Water Conservation Fund Grant (\$200,000) and Open Space Impact Fees (\$590,000)

Relative Priority of Need Among Facility Types

Generally, those capital facilities identified as needed to meet the Town's adopted levels of service standards over the planning timeframe are given first priority in capital improvements funding. This includes existing deficiencies in the areas of transportation and drainage through 2013 and 2018 (see Table 1). These issues are addressed through 2013 and, to a large extent through 2018, in the Town's Schedule of Capital Improvements (SCI). (See Table 8).

Cost Analysis of Capital Improvements and Basis of Cost Estimates

Due to inflationary factors associated with national and state economies, these costs are likely to increase over the extent of the planning period. The Town should update project costs on an annual basis to reflect more accurate project costs.

The method employed to reach cost estimates for each proposed capital improvement varies according to its respective public facility. The basis for these cost estimates is summarized as follows:

Transportation Improvements. The costs of the transportation improvements in the Schedule of Capital Improvements (SCI) for which the Town has financial responsibility were provided by the Town Engineer.

Drainage Improvements. All cost estimates for drainage improvements were based on plans for these improvements provided by the Town engineer.

Alternative Water Supply Plan facilities. All facilities listed in the SCI relate to the Town's Water Supply Facilities Work Plan (WSFWP) as prepared by Calvin, Giordano & Associates, Inc. dated July 2015. The WSFWP is based on submissions made by the Town to the South Florida Water Management District, and as identified in the 2013 Lower East Coast Water Supply Plan Update.

Impact of Proposed School or Medical System Facilities on Public Facilities

A hospital or other major public health facility has not established a presence within the Town's corporate limits. No medical corporation has contacted the Town to indicate an interest to locate with the Town; however, the Town would be open to such dialogue, if approached. Any improvements to the closest area hospitals will not have a direct impact on Davie, and it is anticipated that any such facility could be served without serious impact to the Town's public facilities.

Pursuant to the Interlocal Agreement for Public School Facility Planning that the Town entered into with Broward County, the Town will coordinate land use and public school

facilities planning with all affected parties of the Agreement. Any impacts that future schools in the Town will place on Davie's public facilities will be addressed on a case-by-case basis after development sites have been acquired. Currently, there are no plans for a new facility within the Town of Davie within the School Board's Five Year Plan. Furthermore, it is anticipated that future improvements will not have any significant effect on current or proposed levels of service for short- and long-range planning periods.

Timing and Location of Capital Improvements in Accordance with the FLUM

The Town's Comprehensive Plan has incorporated management concepts that require the efficient location and timing of supportive urban infrastructure to service existing and anticipated future development. Existing and anticipated future land use patterns are included in the Future Land Use Element Data, Inventory and Analysis Report. The Future Land Use Map (FLUM) is adopted as part of the Comprehensive Plan Goals, Objectives and Policies.

Management techniques, which have been applied in order to control the location, timing and design of public facilities, are summarized below. Application of the following techniques has been mandated through goals, objectives and policies within the Future Land Use, Transportation, Utilities, Parks and Recreation and Capital Improvements Elements. This section primarily emphasizes techniques applicable to the location, timing and design of potable water and wastewater systems, parks facilities and transportation improvements since these facilities most significantly impact the location and timing of future development and redevelopment. These techniques are as follows:

- a. Minimum level of service standards have been adopted for potable water, sanitary sewer, solid waste, drainage, parks and recreation and the transportation system.
- b. A concurrency management system (CMS) is incorporated in the Capital Improvements Element. The CMS shall assure the proper timing, location and design of supportive urban service systems concurrent with the impacts of new development. This management program stipulates that no new development will be approved unless the applicant has presented plans demonstrating that the new development shall:
 - Be serviced with all requisite public facilities concurrent with the impacts of development;
 - Provide LOS for all requisite facilities which is compliant with the Town's adopted LOS standards; and
 - Shall not cause a reduction of levels of service for existing infrastructure below minimum adopted thresholds.
- c. A Schedule of Capital Improvements (SCI) has been established within the Capital Improvements Element. The SCI shows capital improvements that are programmed to occur within the municipal boundaries by the Town and other public agencies. Capital improvement programming is a continuing process, which includes annual

evaluations and updates of the SCI and CIP. Each year a capital improvement schedule is adopted which describes capital improvement expenditures programmed for the current fiscal year as well as a schedule of anticipated capital improvements that are programmed over the following five-year period.

- d. Also, the Town has proposed intergovernmental coordination policies for purposes of assuring continued coordination with local, State and regional agencies that are responsible for major components of urban infrastructure.

The Town continues to plan for and meet all concurrency requirements through its Capital Improvements Element of the Comprehensive Development Master Plan.